CITY OF LINCOLN
2026 REGULAR MEETING - CITY COUNCIL / LINCOLN REDEVELOPMENT SUCCESSOR AGENCY / LINCOLN PUBLIC FINANCING AUTHORITY
March 10, 2026

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

-COUNCIL MEETING AGENDA-

6:00 PM

Mayor Richard Pearl
Mayor Pro Tem Whitney Eklund **Councilmember Holly Andreatta**
Councilmember Ben Brown **Councilmember John Reedy**

City Hall (Extremely Limited Seating Capacity)
3rd Floor Council Chambers
600 Sixth Street
Lincoln, CA 95648

or attend via

ZOOM
register by using this link:
https://us06web.zoom.us/webinar/register/WN_BuE0s3EcQD-zsbFvqlr9eQ

or participate by calling US: +1 (669) 900-6833
use ID #867 6709 0429
and use *9 to raise hand to speak

EXECUTIVE TEAM

Sean Scully, City Manager	
Nita Wracker, Asst. City Manager / Finance Director	Matt Alves, Police Chief
Jennifer Brown, Chief Innovation & Tech. Officer	Vin Cay, City Engineer
Erin Frye, Econ. Dev. & Communication Specialist	Kathryn Hunt, Library Services Director
Hope Ithurburn, City Clerk	Matthew Medill, Public Works Director
Veronica Rodriguez, Human Resources Director	Anthony Mejia, Fire Chief

MISSION STATEMENT: To provide the highest level of service responsive to our community's expectations and to enhance the quality of life and economic vitality.

THE FOLLOWING INFORMATION IS PROVIDED TO ASSIST WITH PUBLIC PARTICIPATION:

Americans with Disabilities Act (ADA): In compliance with the ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk's Office at (916) 434-2490. The meeting room is wheelchair accessible and disabled parking is available. Notification at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring reasonable arrangements can be made to provide accessibility to the meeting or service.

Agenda Availability: The main posting location of the City Council Agenda pursuant to the Brown Act, Government Code § 54954.2(a) is on the public kiosk outside the entrance of City Hall, 600 6th Street, Lincoln, California. City Council Agenda Packets are available for review at the City Clerk's Office, 600 6th Street, Lincoln, California, and "Live and Archived" meetings, minutes and videos are available on the City's website at www.Lincolnca.gov. City Council Meetings are televised live 6:00PM on Cable channel 18.

Public Input: Persons wishing to address the City Council are asked to voluntarily complete and submit a speaker card to City staff. Speaker cards are available near the entrance of the meeting location. Persons wishing to address the City Council on an item appearing on this agenda will be called upon at the appropriate time during the item's consideration. Persons wishing to address the City Council on an item not appearing on the agenda will be called upon during "Public Comment on Non-Agenda Items." In either case, please stand to be recognized by the Mayor when your name is called. Please note: comments from the audience without coming to the podium may be disregarded or ruled out of order. All speakers' time will be limited to three (3) minutes, unless extended by the Mayor. All comments or questions should be addressed to the Mayor and in most cases, the City Council 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.

Special Meeting Public Input: Only issues listed on a special meeting agenda may be addressed pursuant to the Brown Act's regulation of Special Meetings.

Consent Agenda: All matters on the Consent Agenda are considered routine business and will be enacted by one motion. There will be no separate discussion of these items unless a member of the City Council requests a specific item be removed from the Consent Agenda for separate action. Any items removed will be considered after the remainder of the Consent Agenda.

Judicial Review: Pursuant to applicable laws and regulations, including without limitation, California Government Code § 65009 and/or California Public Resources Code § 21177, if you wish to challenge in court any of the decisions made by the City Council, including any action regarding planning, zoning 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.

1. CALL TO ORDER

2. ROLL CALL

3. REPORT FROM CLOSED SESSION (if any)

4. PLEDGE OF ALLEGIANCE

5. AGENDA MODIFICATIONS

6. PRESENTATIONS

6.A Art League of Lincoln Presentation. (Janet Phinick)

6.B Ensuring Equal Access Online: ADA Title II Digital Accessibility Compliance Update Presentation. (Jennifer Brown)

7. PUBLIC COMMENT ON NON-AGENDA ITEMS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COUNCIL ***All speakers' time will be limited to three (3) minutes, unless extended by the Mayor. All comments or questions should be addressed to the Mayor and in most cases, the City Council 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.***

8. CONSENT

8.A Approval of Meeting Minutes of February 24, 2026 Regular City Council Meeting. (Hope Ithurburn)

8.B Approval of Meeting Minutes of January 20, 2026 Special Meeting, Work Session. (Hope Ithurburn)

8.C Approval of Meeting Minutes of October 23, 2025 Special Meeting, Work Session. (Hope Ithurburn)

8.D Adopt a Resolution Approving the 2026 Water Master Plan Update. (Araceli Cazarez)

8.E Adopt a Resolution Accepting the Notice of Completion for the McBean Pool Resurfacing Capital Improvement Project (CIP 703). (Jonnelyn Espartero)

8.F Adopt a Resolution Authorizing the City Manager to Execute the Ferrari Ranch Road Public Highway At-Grade Crossing Agreement. (Araceli Cazarez)

8.G Waive Second Reading and Adopt an Ordinance of the City of Lincoln Repealing Lincoln Municipal Code Chapter 6.28, and Amending Lincoln Municipal Code Sections 6.24.010, 6.24.060, 18.22.020, 18.22.030, 18.26.010, 18.26.020, and 18.26.030 regarding Canine and Feline Kennel Uses. (Nita Wracker)

8.H Adopt a Resolution Authorizing the City Manager to Execute Construction Contract for Verdera Tank #3 Ladder Retrofit Capital Improvement Project (CIP) 715. (Jonnelyn Espartero)

8.I Adopt a Resolution Approving the Plans and Specifications and Authorizing Bidding for Crack Seal & Seal Coat Airport Apron Project (CIP 720). (Roland Neufeld)

8.J Adopt a Resolution Authorizing the Acceptance of Funds from Placer County Grant Funding Acceptance for the Community Center Park Project and a budget augmentation to revenues in Fund 2460 in the amount of $274,423. (Araceli Cazarez)

8.K Adopt a Resolution Approving the Establishment of a Limited-Term Dispatch Supervisor Position and a Limited-Term Police Lieutenant Position. (Veronica Rodriguez)

9. PUBLIC HEARINGS

9.A Introduce and Waive First Reading of an Ordinance of the Lincoln Municipal Code Establishing Chapter 3.8 Related to the Regulation of the Operation of Tobacco and Vape Retailers. (Sean Scully)

10. GENERAL BUSINESS

10.A Adopt a Resolution Amending and Restating Special Assessment and Community Facilities District Goals and Policies. (Nita Wracker)

10.B Adopt a Resolution Authorizing Staff to File Reports with the Governor's Office of Land Use and Climate Innovation (LCI) and California Department of Housing and Community Development (HCD) and Review and Accept the 2025 General Plan and Housing Element Annual Progress Reports. (Efren Sanchez)

10.C Adopt a Resolution Approving the Salary Schedule for the Newly Established Senior Property and Evidence Technician Classification. (Veronica Rodriguez)

11. CITY MANAGER REPORTS

12. COUNCIL INITIATED BUSINESS

13. COMMITTEE REPORTS

14. INFORMATION ITEMS

15. ADJOURNMENT

NOTE: *Materials related to an item on this Agenda submitted to the Council/Redevelopment Successor Agency after distribution of the agenda packet are available for public inspection in the City Clerk's office at 600 Sixth Street, Lincoln, CA during normal business hours. Such documents are also available on the City of Lincoln's website at https://www.lincolnca.gov/ subject to staff's availability to post the documents before the meeting.*

In compliance with the American with Disabilities Act, the City will provide special assistance for disabled members of the public. The meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need a disability-related modification or accommodation to participate in the meeting, please contact the City Clerk's Office at (916) 434-2490. As a courtesy, please make every effort to inform the Clerk of your needs at least 24 hours prior to the meeting so the City may make reasonable arrangements to ensure accessibility to this meeting.

Pursuant to applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (including any action regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

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

STAFF REPORT

Item Number 6.A

SUBJECT: Art League of Lincoln Presentation. (Janet Phinick)

SUBMITTED BY: City Clerk

DEPARTMENT: City Attorney's Office

DATE: March 10, 2026

ATTACHMENTS:
ARPA Fund Grant Report 20260302js(3)(1).docx

Rea_Consulting_Timeline_ALoL-1-3-4.pdf

ARPA Grant Fund Report

March 3, 2026

Background

This status report covers the ARPA grant funds in the amount of $200,000 awarded to the Art League of Lincoln (ALL) by the City of Lincoln's (COL) Arts Funding Plan, Resolution 2025-018, dated January 28, 2025.

The four areas covered by the grant are: Feats of Clay, Public Art, Arts in Schools and Art Education for the Community. $50,000 was awarded for each of these categories:

Our strategy for the use of this funding is rooted in taking the time to strategically plan and develop programs that are long lasting, reliable and provide quality services to the community. In addition, we have been successful in many of our fundraising efforts to date, so that we have been able to minimize draws on the ARPA grant funds.

To date, the Art League of Lincoln (ALL) has submitted two payment requests to the Lincoln Community Foundation (LCF), the funds administrator. The first request was submitted in February 2025 for $21,000 for Feats of Clay expenses. The second request was submitted in November 2025: $16,500 for the 2026 Feats of Clay and $15,000 to develop the Public Art program.

We also developed a mutually agreed upon process with Kris Knutson of the LCF to work out the details and process for future funding requests that includes submitting a plan for the use of the funds before the funds are allocated.

Major Accomplishments to date:

1. Feats of Clay

a. Feats of Clay 2025

Prizes and Awards totaling $6,500 were distributed to the artists our juror and sponsors chose. We procured an internationally known Juror and covered her travel expenses and per diem. The Juror and ALL presented the awards in front of an audience of approximately one hundred artists, art appreciators and the local community. In addition, we estimate that more than 250 people attended the exhibit during this month long exhibit. We also sold over $5,000 in exhibit artwork at the opening reception, setting a record. In addition, we raised over $17,000 in a variety of Sponsorships, Merit Awards and Purchase Award sponsorships.

b. Feats of Clay 2026

This year, the Feats of Clay (FOC) event will be held from April 23, 2026 to May 31, 2026, with the opening reception on Friday, April 24, 2026. We are in the active planning and preparation stages, with the various teams in place, roles established and our schedule on target. We anticipate sponsorships to be in the $15,000 to $20,000 range with increased community support and attendance. Once again, we have procured an internationally known Juror recommended by Ray Gonzales.

The funding we have received has allowed us to expand the Feats of Clay to artists nationwide. Below is a chart to show the entries from 2024, 2025 and 2026 to date:

	2024 (pre ARPA)	**2025**	**2026**
Entries	187	337	389
Invited	69	48	48-50
#Artist submissions	69	124	147

In addition, we have gone from a regional show in 2024 to a national level with 22 states participating in 2025 and 26 states in 2026.

As part of this month long event, we will again be presenting our annual **ClayFest** on May 16th. Currently, we are planning a street festival from Beermann Plaza to the Art League Gallery. There will be a variety of artist media and more live art demonstrations. In addition, we will have local vendors and food trucks and a volunteer program to be implemented with WPUSD. We are also seeking grants from the Arts Council of Placer County and the Placer County Revenue Sharing program for this event.

2. Public Art

a. Public Art (AESS Collaboration)

In 2025, we piloted a public art project within the educational support in schools program called **Art in Action Day**. We also videotaped the event, which can be found on YouTube, https://www.youtube.com/watch?v=Xtz5X5xUedc This video will be used as part of a larger Public Art marketing campaign in 2026.

For this project, Gladding, McBean donated and delivered the pipes, the COL installed foundation pavers, the Kiwanis's Club of Lincoln provided crossing guards, and Phoenix High provided the artists. There are plaques on the pavers and a large sign nearby describing the event for pedestrians.

ALL is planning another art project that engages more schools. We are discussing a large public art project with multiple schools, which will include High Schools and Middle Schools. The current plan is for another single day event, in the spring or fall, and the subject will be a mural at a visible public site that needs beautification. This project will involve the support of several of our largest local sponsors, who will be honored for their contribution to the community.

b. Public Art (Community Focused)

In 2026, as part of the funding request made in November 2025, we will be formalizing a public art screening and application process and market it to the community.

To help us fulfill our goals, we have engaged Stacy Rae Consulting to develop the process and necessary application documents. A copy of the Gantt chart and timeline she has submitted is attached to this report as Exhibit A. In addition we are in the process of choosing a pilot project to test case the processes. We expect this phase to be completed by the end of May.

3. Arts Education Support in Schools (AESS)

In 2024, ALL was awarded two grants totaling $26,200 from the State of California and Placer Community Foundation for the purpose of developing a more robust arts education support program in schools and in the community. With these funds we selected two schools, Creekside Oaks Elementary and Phoenix High School. We taught several classes in paint and clay. Once again, Phoenix High School students earned valuable credit towards graduation, which would otherwise pose a challenge for this school as they don't receive enough funding to cover a salary for an art teacher. Our ongoing support fills the gap for underserved students.

Early in 2025, we were able to fund a class coordinator to manage this program, making the administration of arts education more functional. We plan to continue this model as we develop more programs with the ARPA funding.

Currently, ALL conducts two types of arts education programs for students:

a. For the program on school campuses or other venues, we provide teaching artists under the supervision of school instructors.

b. For community arts education, we offer instruction to youth through the Lincoln Recreation Guide and direct registration through our website.

We also currently have four charter school contracts and several teaching artists ready to provide instruction for 2026.

During the past year, our President, Janet Phinick, has been an active participant in developing partnerships and relationships with other educational initiatives in the area, including: CreateCA Advocacy; PCOE Strategic Arts Plan workshop; WPUSD collaboration and Video; and Regional Arts Organization collaboration with Friends of Sacramento Arts.

4. **Arts Education for the Community**

One of the obstacles to offering more classes for the community has been the lack of space at the Art League of Lincoln. With the help of the City, we have recently identified several new venues, which will allow us to expand our program in the community significantly and provide programs for all ages. We are in the process of piloting these new venues with a variety of classes in 2026.

In addition to the classes, Feats of Clay and ClayFest events, we presented the following programs/events in 2025:

- Seven 6th St Gallery Shows
- Eight Spotlight Shows
- Six Rotunda Exhibits
- Over 12 exhibit and show Receptions

In January 2026, we had a very successful Youth ART show and reception which was attended by over 200 people. This is the fourth year for this juried show. In June 2026, we are planning a youth and young adult show for Placer County.

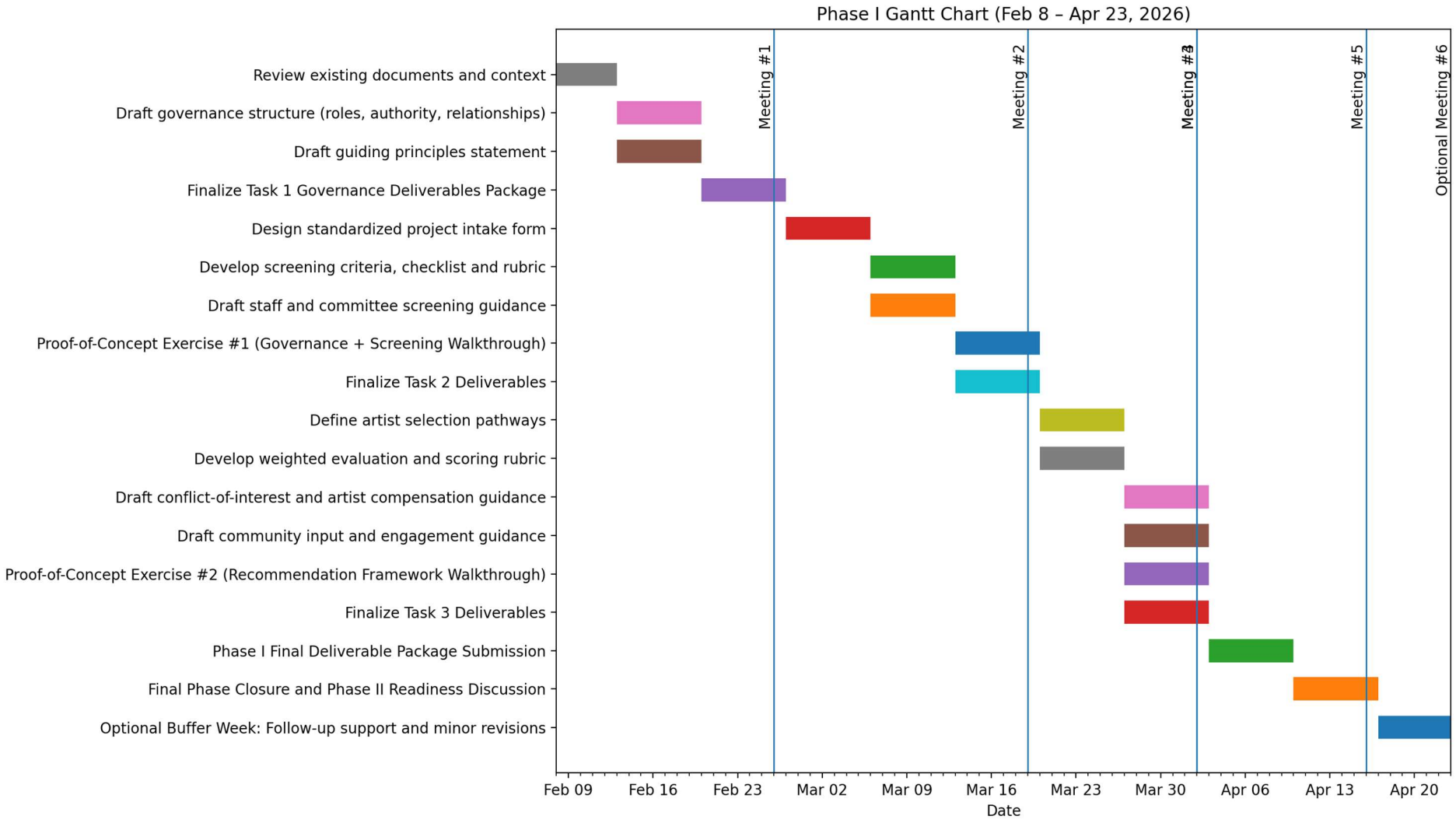
Summary

We are proud of what we have accomplished over the past year and extremely grateful that the City of Lincoln has placed ART high in the ladder of community needs. Our objective is to continue to build our programs so we can grow our capacity and provide more services for the City in the coming years.

PHASE I PROJECT PLAN GANTT & TABLE

Governance, Screening and Recommendation Frameworks
Start: February 8 | **End:** Second Week of April | **Final Phase Closure:** First Week of April

PHASE I PROJECT GANTT CHART



PHASE I PROJECT PLAN GANTT & TABLE

Governance, Screening and Recommendation Frameworks
Start: February 8 | **End:** Second Week of April | **Final Phase Closure:** First Week of April

PHASE I PROJECT PLAN TABLE

Task / Deliverable	Owner	Due Date	Status	Client Meeting
Review existing documents and context	Art League of Lincoln (ALoL) + Rea Coaching & Consulting (RCC)	Feb 12	Planned	
Draft governance structure (roles, authority, relationships)	RCC	Feb 19	Planned	
Draft guiding principles statement	RCC + ALoL Committee Input	Feb 19	Planned	
Finalize Task 1 Governance Deliverables Package	RCC	Feb 26	Planned	Meeting #1 – Feb 26
Design standardized project intake form	RCC	Mar 5	Planned	
Develop screening criteria, checklist and rubric	RCC	Mar 12	Planned	
Draft staff and committee screening guidance	RCC	Mar 12	Planned	
Proof-of-Concept Exercise #1 (Governance + Screening Walkthrough)	RCC + ALoL	Mar 19	Planned	

PHASE I PROJECT PLAN GANTT & TABLE

Governance, Screening and Recommendation Frameworks

Start: February 8 | **End:** Second Week of April | **Final Phase Closure:** First Week of April

Finalize Task 2 Deliverables	RCC	Mar 19	Planned	Meeting #2 – Mar 19
Define artist selection pathways	RCC	Mar 26	Planned	
Develop weighted evaluation and scoring rubric	RCC	Mar 26	Planned	
Draft conflict-of-interest and artist compensation guidance	RCC	Apr 2	Planned	
Draft community input and engagement guidance	RCC	Apr 2	Planned	Meeting #3 – Apr 2
Proof-of-Concept Exercise #2 (Recommendation Framework Walkthrough)	RCC + ALoL	Apr 2	Planned	
Finalize Task 3 Deliverables	RCC	Apr 2	Planned	Meeting #4 – Apr 2
Phase I Final Deliverable Package Submission	RCC	Apr 9	Planned	
Final Phase Closure and Phase II Readiness Discussion	RCC + ALoL	Apr 16	Planned	Meeting #5 – Apr 16
Optional Buffer Week: Follow-up support and minor revisions	RCC (as needed)	Apr 16	Planned	Optional Meeting #6 – Apr 23

STAFF REPORT

Item Number 6.B

SUBJECT:	Ensuring Equal Access Online: ADA Title II Digital Accessibility Compliance Update Presentation. (Jennifer Brown)
SUBMITTED BY:	City Clerk
DEPARTMENT:	Information Technology
DATE:	March 10, 2026

STAFF REPORT

Item Number 8.A

SUBJECT: Approval of Meeting Minutes of February 24, 2026 Regular City Council Meeting. (Hope Ithurburn)

SUBMITTED BY: City Clerk

DEPARTMENT: City Clerk's Office

DATE: March 10, 2026

ATTACHMENTS:
FINAL DRAFT - MEETING MINUTES, 2.24.26.docx

MINUTES
CITY OF LINCOLN CITY COUNCIL,
PUBLIC FINANCE AUTHORITY
and REDEVELOPMENT SUCCESSOR AGENCY
Regular Meeting
February 24, 2026

CLOSED SESSION MEETING – 4:00pm
The meeting was conducted in person at City Hall, 600 6th Street, Lincoln, CA in the City Manager's Conference Room.

1. CLOSED SESSION AGENDA ITEMS

1.A Public Employee Performance Evaluation and Compensation, Title: City Attorney

1.B Public Employee Performance Evaluation and Compensation, Title: City Manager

1.C Conference with Legal Counsel - Existing Litigation. City of Lincoln v. The Gathering Inn, et al., Placer County Superior Court case no. S-CV-0053711

1.D Conference with Labor Negotiator - Pursuant to Government Code Section §54957.6, City Designated Representative: Veronica Rodriguez, Organization: Local 39 Professional and Administrative Employee Group.

2. CALL TO ORDER -The meeting was called to order by Mayor Pearl at 4:00pm.

3. ROLL CALL Councilmembers present:
Mayor Richard Pearl
Holly Andreatta
Ben Brown
Whitney Eklund
John Reedy

4. PUBLIC COMMENT ON CLOSED SESSION * In person only.
There was no public comment.

GENERAL SESSION – 6:00pm
The meeting was conducted in person at City Hall, 600 6th Street, Lincoln, CA, and virtually on Zoom with a Live Stream on the City of Lincoln YouTube Channel and WAVE Channel 18.

5. CALL TO ORDER by Mayor Pearl at 6:05 PM

6. ROLL CALL: Councilmembers present:
Mayor Richard Pearl
Holly Andreatta
Ben Brown
Whitney Eklund
John Reedy

7. REPORT FROM CLOSED SESSION (if any) – none.

8. PLEDGE OF ALLEGIANCE – led by Scott Boynton.

9. AGENDA MODIFICATIONS – correction to Item 12.A, agenda title should reflect February 10th, 2026.

10. PRESENTATIONS – None.

11. PUBLIC COMMENT ON NON-AGENDA ITEMS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COUNCIL

The following provided public comment:
Ross Snyder, Lincoln resident, Lincoln resident
Sela Greenhouse, Lincoln resident
Fran Neves, Lincoln resident (via Zoom)

12. CONSENT

Mayor Pearl asked if any members of the City Council or staff would like to pull any items from the consent agenda – no items were pulled from consent.

12.A **Approval of Meeting Minutes** of February 10, 2026 Regular City Council meeting.

12.B Adopt **Resolution 2026-015** Authorizing the City Manager to Accept $11,500 in Additional Funds From the California Office of Traffic Safety for the 2025 Police Traffic Services Grant Program, Selective Traffic Enforcement Program (STEP).

12.C Adopt **Resolution 2026-016** Accepting the Joiner Ranch East-Phase 1 Subdivision and Frontage/Public Improvements and Authorize the City Clerk to File the Notices of Completion with the Placer County Recorder.

12.D Adopt **Resolution 2026-17** Accepting the Joiner Ranch East-Phase 2 Subdivision Improvements, with the Exception of the Frontage Landscaping along Nicolaus Road and Within the Lot E drainage basin, as Complete and Authorize the City Clerk to File the Notice of Completion with the Placer County Recorder.

12.E Adopt **Resolution 2026-018** Authorization the City Manager to Execute an Accommodation Recording Agreement for Acceptance of Landscaped Parcels (APNs 009-160-069-0000 and 009-160- 068-0000).

12.F *pulled by Council.

Mayor Pearl called for a motion of approval for the items, excluding Item 12.F. Councilmember Andreatta motioned to approve, motion was seconded by Councilmember Brown. Passed by the following voice vote:

Ayes: Andreatta, Brown, Eklund, Pearl, Reedy
Noes: None
Absent: None
Abstain: None

12.F Waive Second Reading and Adopt **ORDINANCE 1103B** of the City of Lincoln Amending Lincoln Municipal Code Section 10.40.140 Regarding Parking on Unpaved Surfaces.

City Attorney Kristine Mollenkopf presented to Council with a brief discussion following.

Mayor Pearl called for a motion of approval for the item. Councilmember Reedy motioned to

approve, motion was seconded by Mayor Pro Tem Eklund. Passed by the following voice vote:

Ayes: Andreatta, Brown, Eklund, Pearl, Reedy
Noes: None
Absent: None
Abstain: None

13. PUBLIC HEARINGS

13.A Introduce and Waive First Reading of an Ordinance of the City of Lincoln Repealing Lincoln Municipal Code Chapter 6.28, and Amending Lincoln Municipal Code Sections 6.24.010, 6.24.060, 18.22.020, 18.22.030, 18.26.010, 18.26.020, and 18.26.030 - Canine and Feline Kennel Uses.

City Attorney Kristine Mollenkopf presented to Council with a brief discussion following. Mayor Pearl opened the public hearing.

Seeing no public comment, Mayor Pearl called for a motion of approval for the item. Councilmember Andreatta motioned to approve, motion was seconded by Councilmember Reedy. Passed by the following voice vote:

Ayes: Andreatta, Brown, Eklund, Pearl, Reedy
Noes: None
Absent: None
Abstain: None

14. GENERAL BUSINESS

14.A Adopt **Resolution 2026-019** Authorizing an Amendment to the 2025- 2027 Biennium Budget for Fiscal Year 2025-2026.

Assistant City Manager Nita Wracker presented to Council with a brief discussion following. Mayor Pearl opened public comment.

Seeing no public comment, Mayor Pearl called for a motion of approval for the item. Councilmember Brown motioned to approve, motion was seconded by Councilmember Andreatta. Passed by the following voice vote:

Ayes: Andreatta, Brown, Eklund, Pearl, Reedy
Noes: None
Absent: None
Abstain: None

14.B Authorize Augmentation of the Fiscal Year 2025-2026 Budget by $125,000 (Fund 2850) and Adopt **Resolution 2026-020** Authorizing the City Manager to Execute a Contract with Integrazers for Citywide Grazing Services.

Public Works Director Matt Medill presented to Council with Scott Boynton, Maintenance Services Manager provided comments with a brief discussion following. Mayor Pearl opened public comment.

Seeing no public comment, Mayor Pearl called for a motion of approval for the item. Mayor Pro Tem Eklund motioned to approve, motion was seconded by Councilmember Brown. Passed by the following voice vote:

Ayes:	Andreatta, Brown, Eklund, Pearl, Reedy
Noes:	None
Absent:	None
Abstain:	None

14.C Adopt **Resolution 2026-021** Establishing Five (5) Reserve Fire Inspector Positions Within the Fire Department and Authorize a Stipend of $150 Per Month to be Funded Within the Fire Department Operating Budget.

Senior Human Resources Analyst Claire True presented to Council with a brief discussion following. Mayor Pearl opened public comment.

Seeing no public comment, Mayor Pearl called for a motion of approval for the item. Councilmember Andreatta motioned to approve, motion was seconded by Councilmember Brown. Passed by the following voice vote:

Ayes:	Andreatta, Brown, Eklund, Pearl, Reedy
Noes:	None
Absent:	None
Abstain:	None

15. CITY MANAGER REPORTS
City Manager Scully provided comments regarding his recent attendance at the Lincoln Public Safety Foundation's 1st Annual Gala event, Building Industry Association meeting, an upcoming workshop discussing the City's open space, provided an update on the City's fee studies, and the skate park opening event tentative scheduled for April 1st.

16. COUNCIL INITIATED BUSINESS – none.

17. COMMITTEE REPORTS
Councilmember Andreatta reported on a recently attended Sacramento Area Council of Government (SACOG) board meeting and commented on the Lincoln Public Safety Foundation's event. Mayor Pearl reported on a recently attended Pioneer Community Energy board meeting and an upcoming Placer County Air Pollution Control District board meeting. Councilmember Reedy reported on a recently attended Economic Development Committee (EDC) meeting, Lincoln-Sewer Maintenance District 1 Wastewater Authority (LiSWA) board meeting, Western Placer Waste Management Authority (WPWMA) board meeting, Placer County Economic Development Committee board meeting, and Placer Conservation Authority (PCA) board meeting. Councilmember Brown reported on an upcoming Placer County Transportation Planning Agency (PCTPA) board meeting.

18. INFORMATION ITEMS
Mayor Pro Tem Eklund announced that City Manager Sean Scully was recently recognized as a Public Sector Champion from the International Economic Development Council and read aloud the nomination letter submitted. Economic Development Specialist Erin Frye provided

information regarding the nomination process and announced that Scully will be recognized at the 2026 Leadership Summit in Washington, D.C.; Scully thanked all involved.

19. **ADJOURNMENT**

Mayor Pearl adjourned the meeting at 7:11 pm.

Respectfully submitted by Hope Ithurburn, City Clerk

_____
Hope Ithurburn, City Clerk

DRAFT

STAFF REPORT

Item Number 8.B

SUBJECT: Approval of Meeting Minutes of January 20, 2026 Special Meeting, Work Session. (Hope Ithurburn)

SUBMITTED BY: City Clerk

DEPARTMENT: City Clerk's Office

DATE: March 10, 2026

ATTACHMENTS:
DRAFT - SPECIAL MEETING MINUTES, 1.20.26.docx

MINUTES
CITY OF LINCOLN CITY COUNCIL,
PUBLIC FINANCE AUTHORITY
and REDEVELOPMENT SUCCESSOR AGENCY
Special Meeting – Work Session
January 20, 2026

OPEN SESSION MEETING
The meeting was conducted in person at City Hall, 600 6th Street, Lincoln, CA, and virtually on Zoom with a Live Stream on the City of Lincoln YouTube Channel and WAVE Channel 18.

CALL TO ORDER by Mayor Pearl at 4:34 PM.

1. ROLL CALL: Councilmembers present: Mayor Richard Pearl
Holly Andreatta
Whitney Eklund
John Reedy

Absent: Ben Brown

2. PLEDGE OF ALLEGIANCE – led by Joann Hilton

3. PUBLIC COMMENT ON NON-AGENDA ITEMS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COUNCIL

None.

4. BOARD/COMMISSION/COMMITTEE RECONFIGURATION DISCUSSION

City Clerk Hope Ithurburn began the presentation to the Committee. City Manager Sean Scully and City Attorney Kristine Mollenkopf provided comments and answered questions throughout the presentation.

Mayor Pearl opened the discussion on the agenda item. The following public comment was received:

Joann Hilton addressed the Committee and made a suggestion.

Council provided direction to staff.

5. COUNCIL INITIATED BUSINESS

Councilmember Andreatta had questions regarding a cell phone tower near Twelve Bridges and about an entertainment zone downtown.

6. ADJOURNMENT

Mayor Pearl adjourned the meeting at 5:58 PM

Respectfully submitted by Hope Ithurburn, City Clerk

_____
Hope Ithurburn, City Clerk

STAFF REPORT

Item Number 8.C

SUBJECT: Approval of Meeting Minutes of October 23, 2025 Special Meeting, Work Session. (Hope Ithurburn)

SUBMITTED BY: City Clerk

DEPARTMENT: City Clerk's Office

DATE: March 10, 2026

ATTACHMENTS:
DRAFT - Meeting Minutes, Special Meeting - Work Session, 10.23.2025.docx

MINUTES
CITY OF LINCOLN CITY COUNCIL,
PUBLIC FINANCE AUTHORITY
and REDEVELOPMENT SUCCESSOR AGENCY
Special Meeting – Work Session
October 23, 2025

OPEN SESSION MEETING
The meeting was conducted in person at City Hall, 600 6th Street, Lincoln, CA, and virtually on Zoom.

CALL TO ORDER by Mayor Andreatta at 4:01 PM.

1. ROLL CALL: Councilmembers present: Mayor Holly Andreatta
Ben Brown
Richard Pearl
John Reedy

Councilmembers absent: Whitney Eklund

2. PLEDGE OF ALLEGIANCE – led by Mayor Andreatta.

3. PUBLIC COMMENT ON NON-AGENDA ITEMS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COUNCIL

None.

4. DISCUSSION ITEM

4.A Receive a Report on the Amending Special Assessment and Community Facilities District Goals and Policies

Nita Wracker, Assistant City Manager introduced Brian Forbath, Stradling Law who presented to Council. A lengthy City Council discussion followed with Chris Norem, North State Building Industry Association and Phil Rodriguez, Lewis Group providing comments.

5. COUNCIL INITIATED BUSINESS

None.

6. ADJOURNMENT

Mayor Andreatta adjourned the meeting at 5:11pm.

Respectfully submitted by Hope Ithurburn, City Clerk

_____
Hope Ithurburn, City Clerk

STAFF REPORT

Item Number 8.D

SUBJECT: Adopt a Resolution Approving the 2026 Water Master Plan Update. (Araceli Cazarez)

SUBMITTED BY: Araceli Cazarez

DEPARTMENT: Engineering

DATE: March 10, 2026

STAFF RECOMMENDATION:

Staff recommends the City Council adopt a resolution approving the 2026 Water Master Plan Update.

BACKGROUND/INTRODUCTION:

The City's last Water Master Plan (WMP) Update was completed in 2017, based on development plans described in the City's General Plan 2050 (GP). Since that time, the City has experienced growth, constructed a new storage tank (Verdera Tank No. 3), and identified proposed changes in land uses from the General Plan 2050. The City has also updated its water system model since the 2017 WMP to reflect existing system conditions.

The goal and purpose of this Water Master Plan (WMP) Update is to develop a useful planning implementation document, along with defining and prioritizing needed improvements to the City's water system. Primary objectives of this WMP update include:

- Describing the City's existing water system and facilities (Chapter 2).
- Evaluating historical and existing water demands to understand recent water use patterns and water use by customer type (Chapter 3).
- Developing new unit use factors based on land use categories and recent water demand trends (Chapter 3).
- Developing future water demand projections for near-term and built out conditions based on future planned development in the City, and updated unit water use factors (Chapter 3).
- Reviewing the City's existing water supplies, and the availability and reliability of each supply source (Chapter 4).
- Reviewing City and industry water system standards, and refining performance and operational criteria under which the City water system will be evaluated, and recommendations for future facilities will be formulated (Chapter 5).
- Updating and calibrating the City's water system hydraulic model to provide an updated, accurate tool for evaluating various water system demand and operational scenarios (Chapter 6).
- Evaluating the need for new water system facilities (including pipelines, supply facilities, storage facilities and pumping facilities) to meet existing, near-term, and built out water demands within the City (Chapters 7 and 8).

- Assessing the remaining useful life of the City's water system assets, and developing a recommended rehabilitation and replacement program (Chapter 9).
- Developing a CIP for implementation of recommended water system improvements, and recommended rehabilitation and replacement program (Chapter 10).

FINDINGS/ANALYSIS:

Overall, the Water Master Plan document and associated background analysis provide a comprehensive, interactive planning tool for use by City staff in implementing policy, analyzing proposed development infrastructure, commissioning design of replacement and improvement projects and managing the City's water system. It is important to note that the WMP Update is a living document, and the details presented including assumptions, evaluations and recommendations are based on the data available at the time of preparation. Per industry standards, this document will be updated every 5 to 8 years and will incorporate new information and updates.

FISCAL IMPACT:

Budgeted
Water Master Plan Update
Fund 7100 $300,000

Actual project
Fund 7100
West Yost $295,740

Budgeted Remaining
Fund 710 $4,260

ATTACHMENTS:

R - 206 - City of Lincoln Water Master Plan Update - Appendices A-G.pdf

R - 206 - City of Lincoln Water Master Plan Update - January 21, 2026.pdf

WaterMasterPlanUpdate.DOC2.Reso.2026Feb24.acazarez__1_ (1).docx

Appendix A

Water Supply Agreements

RESOLUTION 2023 - 109

RESOLUTION OF THE CITY COUNCIL OF LINCOLN APPROVING A FUNDING AGREEMENT BETWEEN THE CITY OF LINCOLN AND PLACER COUNTY WATER AGENCY FOR CONSTRUCTION OF ADDITONAL TREATED WATER CAPACITY

WHEREAS, Placer County Water Agency (PCWA) has been planning construction of Ophir Water Treatment Plant (WTP) for more than a decade to meet the growing needs of treated water in the western side of the county; and

WHEREAS, the 2017 Water Master Plan prepared for the City of Lincoln included water management recommendations to support PCWA's decision to design and construct the Ophir Water Treatment Plant. Additionally, the Ophir WTP was identified as a capital program project outside of the city to be completed as necessary to maintain service; and

WHEREAS, current treated water needs, including that of the City of Lincoln, are mostly provided by Foothill WTP in Newcastle; and

WHEREAS, current estimates are that Ophir WTP is needed by 2030 to keep pace with growing demands in both Lincoln and PCWA retail service areas; and

WHEREAS, Lincoln and PCWA have an established history of cooperatively developing treated water infrastructure as the region has grown; and

WHEREAS, the 1998 treated water supply contract has been updated several times, most recently in 2012, which now includes a provision for joint financing of new infrastructure to increase capacity; and

WHEREAS, given the fact that Lincoln and PCWA need Ophir WTP at the same time, and that PCWA anticipates bidding the project in 2025, it is appropriate to take advantage of this contract provision; and

WHEREAS, staff of both parties have negotiated terms for joint financing with two primary objectives: 1) to defray borrowing costs for PCWA and 2) to maximize Lincoln's investment in future capacity; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LINCOLN AS FOLLOWS:

Section 1. The City Council hereby approves the attached agreement (Exhibit A) funding construction of additional treated water capacity; and

Section 2. The City Manager is hereby authorized to execute the attached agreement hereto and incorporated by this reference, including minor revisions that are in substantial conformance with the agreement on behalf of the City of Lincoln.

PASSED AND ADOPTED this 13th day of June, 2023:

AYES:	COUNCILMEMBERS:	Karleskint, Andreatta, Lauritsen, Joiner
NOES:	COUNCILMEMBERS:	
ABSENT:	COUNCILMEMBERS:	Brown

Paul Joiner, Mayor

ATTEST:

Gwen Scanlon, City Clerk

FUNDING AGREEMENT BETWEEN PLACER COUNTY WATER AGENCY AND THE CITY OF LINCOLN FOR CONSTRUCTION OF ADDITIONAL TREATED WATER CAPACITY

This Funding Agreement for Construction of Additional Treated Water Capacity is entered into by and between Placer County Water Agency, a public agency ("PCWA"), and the City of Lincoln, California, a municipal corporation ("Lincoln") (hereafter, the "Funding Agreement" or "Agreement"). PCWA and Lincoln may be collectively referred to as the "Parties," or each individually as a "Party."

Recitals

A. PCWA is a public agency and the primary water resource agency for Placer County, California, created under the Placer County Water Agency Act, that provides, among other things, retail and wholesale supplies of treated and untreated water to customers throughout the west slope of Placer County.

B. Lincoln is an incorporated city in Placer County that purchases wholesale treated water from PCWA and operates its own retail water system.

C. It is currently estimated that both PCWA and Lincoln will need additional treated water capacity by approximately 2030.

D. PCWA and Lincoln both collect capacity charges from new connections to their respective water systems to pay for the capacity needed when constructing new or expanded infrastructure.

E. To serve the needs of PCWA and Lincoln, PCWA must construct the first phase of its next major water treatment plant ("WTP"), named Ophir WTP. Phase 1 of the project will create an additional capacity of 10 million gallons per day ("MGD").

F. Lincoln wishes to use some of its current funds accrued by way of capacity charges to guarantee future capacity from PCWA's Ophir WTP and related infrastructure.

G. PCWA wishes to minimize the borrowing necessary to fund the construction of Ophir WTP.

H. Article 6(c) of the "Contract between Placer County Water Agency and City of Lincoln for a Treated Water Supply," dated December 10, 2012 (the "Contract") provides the option for joint financing of new infrastructure to increase capacity.

I. PCWA is willing to reduce the Water Connection Charge ("WCC") normally applicable to Lincoln based upon the defrayed borrowing costs for Ophir WTP if Lincoln pays for capacity in advance pursuant to the terms of this Agreement.

In consideration of the mutual covenants contained herein, the Parties agree as follows:

1. **Recitals Incorporated:** The foregoing recitals are true and are incorporated by reference.

2. **Purpose:** The purpose of this Agreement is to memorialize the agreement and understanding of the Parties with respect to a partnership that is intended to provide PCWA the funding for construction

of Ophir WTP, to enable PCWA to meet future water delivery obligations in both PCWA and Lincoln service areas, which is contemplated in the Contract.

3. **WCC Currently.** Pursuant to the Contract, Lincoln pays a WCC for "Regulated" Units of Capacity ("UOC"). The current WCC for a UOC of Regulated delivery in 2023 dollars is as follows:

Component	Amount
Treatment	$10,564
Transmission	$7,829
Planning	$95
Total	$18,488

4. **The Proposed WCC for Advanced Payment (the "Partner WCC").** In exchange for Lincoln's advance payment, PCWA shall reduce the treatment component by twenty-seven percent (27%), resulting in a revised total of $15,636 in 2023 dollars for the Partner WCC. This percent reduction is the estimated financing cost for Ophir WTP from PCWA's "Water Connection Charge Cost Study – 2017 Update," dated March 17, 2017.

5. **Purchased Capacity (the "Partner Capacity").** The parties agree that the volume of Partner Capacity purchased is variable based upon the amount of advanced payment(s) made by Lincoln and is expressed in UOC and MGD as follows:

Partner Funding	Partner Capacity	
	UOC	MGD
$35 million	2,239	2.58
$40 million	2,558	2.94
$45 million	2,878	3.31
$50 million	3,198	3.68
$55 million	3,518	4.05

Actual Partner Capacity may be interpolated or extrapolated from the incremental amounts listed.

6. **Terms of Payment.**

a. Lincoln shall submit an initial payment ("Partner Funding") by June 30, 2023.

b. PCWA shall place the Partner Funding in a designated account only used for construction of Ophir WTP.

c. Partner Funding shall be invested and maintained in accordance with PCWA's investment policy with the goal of investing at a market rate yield for the limited duration from the date received until the date the funds are needed for the construction contract for Ophir WTP.

i. Interest and/or dividends earned shall be accumulated in the fund.

ii. Expenses incurred for the management of the funds shall be offset first against interest and/or dividends earned and second against the funding amounts.

iii. PCWA shall report quarterly to Lincoln the type of investment, issuer, purchase date, par value, market value, stated rate and maturity date of the Partner Funding.

d. Lincoln may submit additional payments contributing to the Partner Funding up until such time as PCWA awards a construction contract for Ophir WTP; however, Lincoln's Partner Capacity may not exceed 5 MGD.

7. **Escalations.** Beginning January 1, 2024, the Partner WCC will increase each January 1st by the previous June-to-June annual increase as published in the Engineering News Record Construction Cost Index for the San Francisco region. The parties agree to meet and confer regarding this calculation.

8. **Conversion of Partner Funding to Partner Capacity.** Upon PCWA's award of a construction contract for Ophir WTP, the cash balance of the Partner Funding account shall be converted to Partner Capacity (i.e., UOC and MGD) using the Partner WCC at the time of conversion. The parties agree to meet and confer regarding this calculation.

9. **Construction Timeline.** PCWA's currently planned project timeline for Ophir WTP is as follows, along with provisions for adjustment:

a. Final design work and preparation of bid documents, through 2024;

b. Bidding for construction, award of contract, and mobilization, through 2025; and

c. Construction in 2026, 2027, and 2028.

d. This timeline assumes continuation of the current pace of housing and commercial development in both PCWA and Lincoln service areas. With this timeline, Partner Capacity would be available in 2029. Although both PCWA and Lincoln currently estimate needing the capacity gained by construction of Ophir WTP by 2030, the parties acknowledge this timeline could be delayed by up to several years, depending upon economic conditions and demand.

e. PCWA shall update Lincoln regarding changes to this timeline and the amount of the Partner Funding each year in its annual water supply letter, pursuant to Article 5(f) of the Contract.

f. If PCWA has delayed construction of Ophir WTP and Lincoln needs the additional capacity sooner than planned, Lincoln shall notify PCWA in writing of any requested changes to the timeline at least eighteen (18) months before the date Lincoln wishes for the project to be bid.

10. **Notification of Critical Path Events.** PCWA shall notify Lincoln in writing of the following critical path events for construction of the Ophir WTP:

a. Ninety (90) days in advance of its intent to advertise for construction bids and upon advertisement;

b. One (1) week prior to any recommendation for award of a construction contract to PCWA's board, and within one (1) week after a successful award; and

c. Within one (1) week after recordation of the Notice of Completion ("NOC") of construction.

11. **Partner Capacity Availability.** The Partner Capacity will be available upon recordation of the NOC.

12. **Rate Adjustment.**

    a. The Partner Capacity will be added incrementally to the basis for Lincoln's fixed monthly water rates (fixed charge and renewal and replacement charge) at a rate of 400 UOC per year, effective each January 1 following recordation of the NOC of Ophir WTP, and continue until all Partner Capacity has been added.

    b. If development conditions within the City of Lincoln are such that 400 UOC per year is significantly too high or too low, Lincoln and PCWA may mutually agree to revise this rate by written amendment to this Agreement, to be executed by the City Manager and General Manager.

    c. If Lincoln's actual usage exceeds this incremental increase in capacity, the basis for their fixed monthly water rates will be increased to their actual usage for the year of exceedance and Lincoln will retroactively pay the difference in fixed rates back to January 1.

13. **Separate Agreement:** Nothing in this Funding Agreement is intended to amend or modify the terms, conditions and obligations of the Contract.

14. **No Obligation:** The Parties acknowledge and agree nothing in this Agreement requires, or implies that this Agreement is intended to obligate, Lincoln to contribute to Partner Funding beyond its initial contribution.

15. **Notices:** Any notice to be given under this Agreement shall be provided to those representatives identified in **Exhibit A** and may be made by: (a) depositing in any United States Post Office, postage prepaid, and shall be deemed received at the expiration of 72 hours after its deposit; (b) transmission by a reputable overnight delivery service; (c) transmission by electronic mail; or (d) personal delivery. Receipt of any notice sent by transmission method (b), (c) or (d) shall be deemed effective upon delivery.

16. **Term and Termination:**

a. This Funding Agreement will take effect as of the last date on which both PCWA and Lincoln have executed same, or on such date as PCWA accepts Lincoln's Partner Funding,

whichever occurs first.

b. This Agreement may be mutually terminated by written agreement of both parties. If the Agreement is mutually terminated by the written agreement of both Parties or by operation of law, any balance of Partner Funding contributed by Lincoln, including interest earned thereon, shall be promptly returned to Lincoln.

c. If PCWA, due to no fault of its own, becomes unable to perform construction of the Ophir WTP due to, for example, protracted environmental litigation, passage of prohibitive laws or regulations, or the effects of extended "Acts of God" such as fire, flood, drought, earthquake, war, terrorism, riots, civil disorders, rebellions, revolutions or pandemic, either party may elect to provide sixty (60) days' written notice of termination of this Funding Agreement to the other party. In such case, PCWA shall promptly return any balance of Partner Funding contributed by Lincoln, including interest earned thereon.

17. **Amendments:** Amendments to this Agreement must be in writing and executed by both Parties.

18. **Assignment:** The rights and duties of the Parties may not be assigned or delegated without the written consent of the other Party and its respective governing body. Subject to the foregoing, this Agreement will inure to the benefit of, and be binding upon, the successors and assigns of the Parties hereto.

19. **No Agency:** Each Party understands and agrees that there is no agency or joint venture relationship between the Parties. It is further understood and agreed by the Parties that notwithstanding anything contained herein, the employees of each Party shall continue to be entirely and exclusively under the direction, supervision, and control of the employing Party.

20. **Responsibility for Costs:** Each Party understands and agrees that any internal, in-house or administrative costs, or expenses incurred by either Party related to that Party's obligations hereunder shall be the sole responsibility of the Party incurring said costs and expenses.

21. **No Third-Party Beneficiary:** The Parties understand and agree that this Agreement creates rights and obligations solely among the Parties and is not intended to benefit any other party. No provision of this Agreement shall in any way inure to the benefit of any third person so as to constitute any such third-person as a third-party beneficiary of this Agreement or any of its items or conditions, or otherwise give rise to any cause of action in any person not a Party hereto.

22. **Governing Law and Venue:** This Agreement shall be governed by the laws of the State of California. Any action brought on any claims founded on this Agreement shall be brought in the Superior Court of Placer County.

23. **No Conflict:** Nothing in this Agreement is intended to conflict with current law, regulations, or policy. Further, nothing in this Agreement is intended to restrict the authority of either Party to act as provided by law or regulation, or to restrict either Party from enforcing any laws or regulations within its authority or jurisdiction.

24. **Severability:** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will continue in full force and effect without being impaired or invalidated in any way, but only to the extent that the intent of the Parties can be effectuated without the provision or provisions held invalid, void, or unenforceable.

25. **No Waiver:** The waiver by any Party to this Agreement of any requirements, condition, or provision of this Agreement shall not be deemed a waiver of any subsequent breach of that or any other requirement, condition or provision.

26. **Signatories' Authority:** The Parties represent that the undersigned individuals executing this Agreement are fully authorized to do so by law or other appropriate instrument and to bind the Parties to the obligations set forth herein.

27. **Counterparts:** The Parties agree this Agreement may be executed and delivered in counterparts which, when taken together, shall constitute a fully-executed Agreement. In addition, this Agreement may be executed via electronic transmission and any such electronic signature shall be deemed to be an original signature.

28. **Entire Agreement:** This instrument and any attachments hereto constitute the entire Agreement between the Parties concerning the subject matter hereof.

29. **Interpretation.** The Parties agree and acknowledge they have each had the equal opportunity to review the terms and conditions of this Agreement, enter into the Agreement freely, and that no law governing interpretation of the provisions of the Agreement in favor or against the drafter or either Party is enforceable.

The foregoing is hereby agreed to by the Parties as of the date executed below.

PLACER COUNTY WATER AGENCY

By: _____ Date: _____
Name:
Title:

ATTEST

By: _____ Date: _____
Name:
Title:

CITY OF LINCOLN

By: _____ Date: 6/20/23

Name: Sean Scully
Title: City Manager

ATTEST

By: _____ Date: 6/20/2023

Name: Gwen Scanlon
Title: City Clerk

Approved as to form:

By: _____ Date: 6.15.23

Name: Kristine Mollenkopf
Title: City Attorney

Exhibit A

Placer County Water Agency and City of Lincoln Representatives for Notice

PCWA:

General Manager
Placer County Water Agency (PCWA)
P.O. Box 6570
Auburn, CA 95604
Office: (530) 823-4860

Lincoln:

City Manager
City of Lincoln
600 6th Street
Lincoln, CA 95648
Office: (916) 434-2490

MEMORANDUM OF AGREEMENT
BETWEEN PLACER COUNTY WATER AGENCY AND THE CITY OF LINCOLN
FOR METERING FACILITIES KNOWN AS
LINCOLN METERING STATIONS NO. 1 & 2 AND RELATED FACILITIES

This Memorandum of Agreement ("MOA") for shared use and mutual responsibilities with respect to Lincoln Metering Stations Number 1 and 2, and Lincoln Water Tanks Number 1 and 3, and facilities related or connected to these facilities (collectively referred to as "Facilities" or individually "Facility"), is entered into by and among the City of Lincoln ("LINCOLN") and the Placer County Water Agency, a public agency ("AGENCY") and will take effect as of the date on which both LINCOLN and the AGENCY have executed this MOA. LINCOLN and the AGENCY may be collectively referred to as the "Parties," or each individually as a "Party." Additional defined terms are set forth in Section 3 under "Agreement," below.

RECITALS

A. WHEREAS, LINCOLN and the AGENCY previously entered into a "Contract Between Placer County Water Agency and City of Lincoln for a Treated Water Supply," dated December 10, 2012 ("2012 Contract"), that describes delivery entitlements, operations and locations of purchased water from the AGENCY to LINCOLN.

B. WHEREAS, on October 17, 2013, the Parties entered into "Facilities Agreement No. 2521," subsequently amended September 16, 2016, and December 13, 2018 ("FA 2521"), which provides for the construction, funding and operation of the "Lincoln-Penryn Phase 3 Pipeline and Metering Station Project" (also known as "Lincoln Metering Station 2").

C. WHEREAS, each Party owns and operates certain facilities which are interdependent with or on the other Party's facilities.

D. WHEREAS, the Parties also require regular access between their facilities, across properties owned by or under the control of the other Party.

E. WHEREAS, the Parties now desire to delineate shared use and mutual responsibilities with respect to various facilities.

AGREEMENT

NOW, THEREFORE, IT IS AGREED as follows:

1. **INCORPORATION OF RECITALS**. The foregoing recitals are hereby incorporated by reference.

2. **PURPOSE**. The purpose of this MOA is to memorialize the Parties' responsibilities and obligations upon completion of construction contemplated in FA 2521 with respect to matters involving shared and interdependent use of facilities not previously addressed in the 2012 Contract. The focus includes identifying shared site access, maintenance of shared access, easements and shared fiber optic conduits.

3. **DEFINITIONS**. When used in this MOA, the following terms shall have the meanings set forth below:

a. Assessor's Parcel Number ("APN"): APN at the time of execution of this MOA. APNs are listed for reference to subject parcels of land in the attached exhibits but, as they are subject to change by the Placer County Assessor's Office, they should not be considered the primary reference information for purposes of this MOA.

b. Caperton Canal: Raw water conveyance canal owned, operated and maintained by the AGENCY under pre-existing rights. LINCOLN is providing a defined easement to the AGENCY concurrent with the execution of this MOA.

c. Lincoln Metering Station 1 ("LMS1"): Treated water metering facility owned and maintained by the AGENCY as granted in document 2000-0059693, a grant deed recorded August 16, 2000 in Placer County Official Records. The boundaries of the AGENCY and LINCOLN's treated water facilities for LMS1 are depicted on Attachment A, attached hereto and incorporated by reference.

d. Lincoln Metering Station 2 ("LMS2"): Also known as "Twelve Bridges Metering Station," this is a treated water metering facility owned and maintained by the AGENCY. Currently the metering station is located on a portion of LINCOLN's Lot 301. LINCOLN shall grant this portion of Lot 301 to the AGENCY via grant deed upon the execution of this MOA. The boundaries of the AGENCY and LINCOLN's treated water facilities for LMS2 are depicted on Attachment B, attached hereto and incorporated by reference.

e. Lot A: A public utility easement dedicated on Final Map No. 2003-156 Verdera Large Lot Subdivision, recorded in Book Z of Maps, Page 32, Placer County Official Records (attached hereto as Attachment C), and is described as being "...for the installation and maintenance of water, gas, sewer and drainage pipes, and for poles and overhead and underground wires and conduits for electric, television, and telephone services, traffic control appurtenances together with any and all appurtenances pertaining thereto on, over, under and across Lots "A" and "B". Lot A is commonly known as the Camino Verdera road right-of-way.

f. Lot 301: Site of LINCOLN's Tank #3 ("LT3") and future Tank #4, and shown in Book Z Maps at Page 32. This lot is owned and maintained by LINCOLN.

g. Lot 502: Shown in Book Z Maps at Page 32, this lot is owned and maintained by the Verdera Community Association, not a party to this MOA.

h. Lot 503: Shown in Book Z Maps at Page 32, this lot is owned and maintained by LINCOLN.

i. Lot 504: Shown in Book Z Maps at Page 32, this lot is owned and maintained by LINCOLN.

j. Lot 512: Shown in Book Z Maps at Page 32, this lot is owned and maintained by LINCOLN.

k. R-20: A 0.2-acre parcel of land granted to LINCOLN by Ridgeview Land Ventures, LLC in document 2017-0072626, Placer County Official Records, via a grant deed recorded September 20, 2017, being a portion of Lot R-20 Bickford Ranch Large Lot Subdivision, recorded in Book BB of Maps, at Page 77.

l. Joint Use Amenities: Facilities that are jointly used by the Parties or connect one Party's facility to the other Party's facility. Particular Joint Use Amenities and associated shared uses are described in Sections 4, 5, 6, and 7 of this MOA.

m. Lincoln Tank #1 ("LT1"): Lincoln Tank No. 1 is a five (5)-million-gallon tank, owned and maintained by LINCOLN, sited on a portion of Lot 512, APN 337-012-041, adjacent to LMS1.

n. Lincoln Tank Site #3 ("LT3"): Lincoln Tank No. 3 is a five (5)-million-gallon tank, owned and maintained by LINCOLN, sited on Lot 301 immediately adjacent to LMS2.

o. Twelve Bridges Drive Shared Access: An approximate twenty-foot (20')-wide gravel access road benefitting both LINCOLN and the AGENCY providing access to LT3 and LMS2, respectively, beginning near the intersection of Twelve Bridges Drive and Camino Verdera and traversing across Lots 502, 503 and 301, generally following LINCOLN's 36-inch pipeline as shown on Attachment D, attached hereto and incorporated by reference. Twelve Bridges Drive Shared Access road surface is a combination of gravel and paved road surfaces at the connections to Camino Verdera and at the entrances into the tank and metering station sites. Ownership of this access road varies by lot, as indicated in Attachment D.

p. Whitney Reservoir: Raw water reservoir owned and maintained by the AGENCY, depicted in Record of Survey Book 11 at Page 042, Placer County Official Records.

q. Whitney Reservoir Shared Access: FA 2521 included the construction of an access road that connects LMS1 and LMS2, as well as LT1 and LT3. This access road passes over four LINCOLN-owned parcels (Lots 301, R-20, 504, 512) and through the AGENCY's Whitney Reservoir site. Whitney Reservoir Shared Access road surface is primarily gravel with paving near the LMS2 site and traverses various LINCOLN-owned properties as well as the AGENCY-owned Whitney Reservoir site as depicted on Attachment E, attached hereto and incorporated by reference.

4. PROPERTIES AND RIGHTS-OF-WAY.

In addition to the ownership and access rights described under Section 3, Definitions, various easements exist which impact the properties referenced in this MOA. These easements are as follows:

a. Caperton Canal: A twenty-foot (20')-wide easement shall be granted by LINCOLN to benefit the AGENCY that traverses Lot 301 and Lot 504 as depicted on Attachment F. This easement is a requirement of FA 2521 and shall be granted concurrent with the execution of this MOA. Said easement is intended to serve the operation, maintenance and perpetuation of the use of the Caperton Canal. Associated access will generally follow the constructed gravel road alignment, which deviates from the canal easement and may change over time. Easement deeds with legal descriptions and plats maps for this easement, substantially in the form of those attached hereto as Attachment J, shall be recorded after this MOA is fully executed by the Parties.

b. Water Transmission Pipeline and Fiber Optics ("WTPFO easement"): This easement shall be granted by LINCOLN to benefit the AGENCY over portions of Lot 512, Lot 504, and Lot 301 for a water transmission pipeline and fiber optics conduit as depicted on Attachment G. This easement is a requirement of FA 2521 and shall be granted concurrent with the execution of this MOA. Easement deeds with legal descriptions and plats maps for this easement, substantially in the form of those attached hereto as Attachment J, shall be recorded after this MOA is fully executed by the Parties.

c. Camino Verdera Access and Waterline Easement: Lot A, also known as Camino Verdera, is a roadway that benefits LINCOLN and the AGENCY shall be granted by Verdera Community Association, and provides access through various parcels within the Verdera Large Lot Subdivision and was dedicated in Book Z Maps, Page 032. In addition, this reference includes a twenty foot (20')-wide waterline easement, traversing Lot 502, that benefits LINCOLN and was recorded in Book 511 Page 372, Placer County Official Records.

d. Telemetry Easement: This easement benefits the AGENCY and traverses the easterly portion of Lot 512 for telemetry systems. Recorded in Document 1997-0035561, Placer County Official Records.

5. **USAGE RIGHTS – ROADWAYS AND GATES.** Due to the interdependent nature of the water systems of the Parties, each Party acknowledges that it may, from time to time, need to enter, cross over, or pass through the other Party's facilities or property to access its own facilities or property for operations and maintenance purposes. Facilities requiring such operations and maintenance include: (i) communications and equipment controls-related facilities for the interactive operation of metering facilities, (ii) water storage tanks, and (iii) water transmission pipelines. Access to facilities shall be allowed by each Party as set forth in this section and with adequate notifications pursuant to Articles 8.g. and 13.b.

As a result of this need for access, the Parties agree that access shall be provided with respect to the below facilities and properties as follows:

a. General:

i. LINCOLN and the AGENCY shall maintain twenty-four (24)-hour access, three hundred sixty-five (365) days a year, to enter, cross over, or pass through all access routes covered by this MOA.

ii. Notwithstanding Section 5.a.i., access into the other Party's structures or within fences surrounding that Party's facilities must be requested and shall only be granted upon prior approval by the other Party.

iii. Where costs to resurface an access road is shared, surfacing material and limits shall be negotiated in good faith by the Parties.

b. Twelve Bridges Drive Shared Access:

i. The AGENCY and LINCOLN require continuous, daily use of the Twelve Bridges Drive access road, which traverses properties owned by LINCOLN and Verdera Community Association. See Attachment D.

ii. Recognizing that the route of the road crossing parcels owned by LINCOLN may be modified from time to time, LINCOLN hereby grants the AGENCY access rights along the road.

iii. Parties each anticipate receiving a dedicated easement over that portion of the road traversing Lot 502, owned by Verdera Community Association. Easement deeds with legal descriptions and plats maps for this easement, substantially in the form of those attached hereto as Attachment J, shall be recorded after this MOA is fully executed by the Parties.

iv. There are three (3) LINCOLN-owned, manual gates to enter various sections of the access road. Locks shall be installed on each gate and LINCOLN shall allow the AGENCY to also install its own locks, such that each lock will work independent of one another to open the gate. Users other than the AGENCY and LINCOLN that may be provided access by LINCOLN may include the Verdera Homeowners' Association ("Verdera HOA") and other AGENCY water customers with turnouts on the properties covered by this MOA.

c. Whitney Reservoir Shared Access:

i. The AGENCY and LINCOLN require continuous, daily use of the Whitney Reservoir Shared Access, which traverses properties owned by LINCOLN and the AGENCY.

ii. In general, this access follows the WTPFO easement; although, the access road may meander away from the pipeline easement as needed, and from time to time (*see* Attachment E, attached hereto and incorporated by reference). LINCOLN grants the AGENCY access rights along the road, to the extent such access is not covered by the WTPFO easement.

iii. There are two (2) LINCOLN-owned gates that control access at each end of this roadway, as well as two (2) intermediate gates located at the Whitney Reservoir site that are AGENCY-owned and maintained. Locks shall be installed on each LINCOLN-owned gate as described in Article 5(b)(iii) and shall be used so that each Party is able to independently open the gate. Gate access will be limited to the AGENCY and LINCOLN. See 5.c.vi below for access through the two AGENCY-owned gates.

iv. Due to the vulnerability of the Whitney Reservoir site, LINCOLN's access across Whitney Reservoir shall be limited to driving between LT1 and LT3 sites for routine operations and in-house maintenance activities. LINCOLN staff typically performs daily maintenance using a full-size, highway-legal pick-up truck not exceeding a one (1)-ton capacity. A Right-of-Entry Agreement, substantially in the

form of those attached hereto as Attachment K, shall be recorded after this MOA is fully executed by the Parties.

v. LINCOLN may use the site more or less often than described in the preceding paragraph, or with alternate vehicles as the AGENCY acknowledges that such equipment shall change from time to time over the term of this MOA; however, such modifications shall remain restricted to "routine operations and maintenance activities." More specifically, LINCOLN shall not use the access route for construction equipment without additional permission and insurance requirements as stipulated by AGENCY.

vi. Conditions and Restrictions:

1. While the AGENCY's intent is to provide LINCOLN with a permanent access route with respect to Whitney Reservoir, the AGENCY has an obligation to protect the water supply and therefore LINCOLN's failure to strictly follow any of the conditions and restrictions set forth herein may result in termination of LINCOLN's access to and across Whitney Reservoir.

2. LINCOLN shall use the primary shared access road across the northwesterly portion of the Whitney Reservoir site, as the road is currently established. If the northwesterly road is not passable, LINCOLN shall have the right to use the secondary shared access road southeasterly of the Whitney Reservoir until such time as the primary northwesterly access road becomes passable. These two roads are depicted in Attachment E, attached hereto and incorporated by reference.

3. LINCOLN's employee(s) shall close and lock all gates after passing through the gates. Under no circumstances shall any of the gates be left open or be "false-" or "dummy-locked."

4. The Whitney Reservoir site is protected by a security alarm system and such system is owned and maintained by the AGENCY. In the event that LINCOLN has obtained AGENCY approval to access the Whitney Reservoir site, the AGENCY will provide LINCOLN with an access code to disarm and re-alarm the system. This code shall not be shared with any person or persons not directly employed by LINCOLN, including any third-party vendor, contractor, or any other person or entity not employed by LINCOLN.

5. LINCOLN shall be responsible for setting any alarms upon leaving the Whitney Reservoir site and securing the site each time LINCOLN accesses it, using the safety and security measures then in use by the AGENCY. Safety and security systems may change from time-to-time and the

AGENCY shall promptly communicate such changes to LINCOLN when they occur.

6. LINCOLN shall not perform any work on AGENCY property without written authorization from the AGENCY.

7. LINCOLN shall immediately notify the AGENCY of any damage to AGENCY property or structures.

8. AGENCY maintains the road in a passable condition for its use only. If LINCOLN desires to make additional improvements to the road, such improvements shall be at LINCOLN's sole cost and expense and shall be made only after receiving written authorization from the AGENCY.

d. Metering Station Bypass Road:

i. Access for this paved road, which is used by LINCOLN and the AGENCY to bypass the LMS2 site for day-to-day operations by both LINCOLN and the AGENCY, is on LINCOLN property as depicted on Attachment D.

ii. There is one (1) LINCOLN-owned gate that controls said access. Locks shall be installed on this gate as described in Article 5(b)(iii) shall be used so that each Party is able to independently open the gate. Gate access will be limited to the AGENCY and LINCOLN. Users other than the AGENCY and LINCOLN that may be provided access by LINCOLN may include the Verdera HOA and other AGENCY water customers with turnouts on the properties covered by this MOA.

e. LMS1 Site:

i. The sliding gates that provide access to this property are AGENCY-owned and operated and LINCOLN is not anticipated to require independent, keyed access.

ii. In the event that LINCOLN requires access to the site, LINCOLN shall coordinate such access with the AGENCY and an AGENCY representative will accompany LINCOLN's representative to provide site access.

f. LMS2 Site:

i. The automatic gates that provide access to this property are AGENCY-owned and operated and LINCOLN is not anticipated to require independent, keyed access.

ii. In the event that LINCOLN requires access to the site, LINCOLN shall coordinate such access with the AGENCY and an AGENCY representative will accompany LINCOLN's representative to provide site access.

6. **USAGE RIGHTS – UTILITIES.** The Parties also acknowledge that they may, from time to time, need to utilize or pass through or upon the other Party's facilities or property for the operation and maintenance of its own facility-related utilities. Such operations and maintenance include: (i) raw water facilities for service, (ii) communications- and electrical-related facilities for the interactive

operation of metering facilities and tanks, and (iii) various drainage and sewer facilities for proper operation. Facility usage shall be allowed by each Party as set forth in this section and with adequate notifications pursuant to Articles 8.g. and 13.b.

As a result of this need for access, the Parties agree that usage rights shall be provided with respect to the below facilities and properties as follows:

a. Raw Water:

   i. Caperton Canal Turnouts/Raw Water Service Lines: Certain AGENCY raw water service pipelines from the Caperton Canal are known to traverse LINCOLN-owned parcels to serve adjacent properties and LINCOLN; however, the exact locations of services pipelines are not known by LINCOLN or the AGENCY. The AGENCY's responsibility for these raw water services terminates at the turnouts (see Attachment H for turnout locations) and the AGENCY bears no responsibility for the raw water services beyond the turnouts. Each raw water customer owns and is responsible for the operation and maintenance of its raw water service pipeline. There are currently ten (10) known raw water service customers with locations that require private pipelines to traverse LINCOLN-owned parcels.

      The AGENCY will direct impacted raw water customers to contact LINCOLN's Public Works Department at (916) 434-245 for maintenance and repair access. LINCOLN agrees that it will coordinate separately with said raw water customers if the customer locations and/or land rights need to be addressed in the future.

      LINCOLN acknowledges and agrees that the AGENCY may modify or add/remove customers and may modify diversions on canals such as the Caperton Canal. Any changes to privately-owned pipelines associated with customers and easements are the responsibility of the customer and LINCOLN agrees that, to the extent feasible, it shall not endeavor to restrict new easements, installation of new private lines, or maintenance of existing private lines.

   ii. Canal Spill Facilities: The AGENCY has existing spill facilities upon the Caperton Canal which have been used historically by the AGENCY to manage flows within the canal (see Attachment H, attached hereto and incorporated by reference).

      A spill easement is granted per document number 98-0070888 recorded on September 3, 1998, for a spill (a.k.a. North Spill) located at the northeast portion of the Whitney Reservoir site. An additional spill easement, memorializing prescribed rights, for a spill (a.k.a. Spill #10) at approximate PCWA Caperton Canal Station 505+26, substantially in the form of those attached hereto as Attachment J, shall be recorded after this MOA is fully executed by the Parties.

      This MOA is not intended to change or modify the AGENCY's right to perpetuate the use of those spill facilities, including the ability to spill water onto and across LINCOLN lands in a responsible and managed fashion as needed for canal operations.

b. Communication & Low Voltage:

i. Fiber Optic Communications: AGENCY-owned fiber optic conduits and pull boxes run along the transmission pipeline alignment extending from LMS1/LT1 to LMS2/LT3. The Parties agree to shared use of one (1) four-inch (4") diameter conduit containing three color-coordinated 1-1/4" innerducts. The AGENCY will have sole ownership of the orange and blue innerducts, and LINCOLN will have sole ownership of the red innerduct.

LINCOLN shall be responsible to pay one-third (1/3) of the installation costs and one-third (1/3) of the maintenance costs for those fiber-optic facilities described in this Section 6.b.i. and as depicted on Attachment G.

ii. Signal Wiring:

1. Communication wiring via shared conduits exists between the LMS1 and LT1 sites and between the LMS2 and LT3 sites. It is also anticipated that similar wiring will be installed between LT3 and a future adjoining fourth tank that will be owned and maintained by LINCOLN.

2. Level Transducers and Signal Wires (LMS2 to LT3): Redundant tank level transducers on LT3 and related signal wires exist between the AGENCY's LMS2 control panel and LINCOLN's LT3 control panels that allow for the sharing of operating data of the respective control systems between the Parties. Access to the separately owned control panels for both Parties is intended to be maintained and perpetuated. The Parties acknowledge that the data provided pursuant to this paragraph is for informational purposes only and its reliability is not guaranteed. Accordingly, the Parties agree that each Party will be held harmless for the data shared with the other Party.

3. Telephone: To the extent that the AGENCY determines that telephone communications facilities are required for the AGENCY's operation of LMS2, LINCOLN agrees that it will cooperate with the AGENCY and communications providers to allow for installation, maintenance and operation of telecommunication facilities over and upon Lots 301 and 503 as necessary to meet the AGENCY's needs.

iii. Low Voltage (Electricity):

1. Pacific Gas & Electric ("PG&E") electric service to LMS2: A PG&E electric meter and an individual 240v-400A sub-meter pedestal providing service to the AGENCY for LMS2 is located at on Parcel 337-012-001 as depicted on Attachment I. The AGENCY shall own and maintain the service for operation of LMS2. A dedicated four-inch (4") electrical conduit from the sub-meter pedestal traverses over sections of Lots 301, APN 337-070-033 and APN 337-012-001 to meet the electrical service needs of the

AGENCY's LMS2. LINCOLN agrees that it will cooperate with the AGENCY and PG&E to allow for the maintenance and operation of electrical service facilities over and upon Lots 301 and Parcels 337-070-033 and 337-012-001. Easement deeds with legal descriptions and plats maps for this easement, substantially in the form of those attached hereto as Attachment J, shall be recorded after this MOA is fully executed by the Parties.

2. Future 480v: See Section 7.b.ii.

c. Drainage (surface, subsurface): The LMS1 and LMS2 facilities generate storm water runoff that drains onto Lots 512 and 301. Storm drainage lines extend from the LMS2 building and site and flow to LINCOLN property. LINCOLN agrees that it shall allow and not impede the perpetuated use of surface and subsurface drainage from both sites.

d. Sewer: LINCOLN's sewer system provides service to both the LT3 drinking water sampling station and to LMS2 for sewage and "grey water". A LINCOLN-owned two-inch (2") force main conveys wastewater west from a LINCOLN-owned and operated pump station near LT3 to a gravity sanitary sewer manhole at Bella Circle. LMS2 has a sewage lateral connecting to a LINCOLN-owned sewer manhole immediately adjacent to LT3 as depicted on Attachment B. The AGENCY's LMS2 sewer connection constitutes a commercial sewer service and will be subject to on-going LINCOLN sewer services fees.

7. SPECIAL CONDITIONS.

a. Landscaping:

i. Landscape Plantings: The landscape plantings installed on portions of Lot 301 in the immediate vicinity of LMS2 for screening purposes, are owned by LINCOLN and will be monitored and maintained by LINCOLN for the initial five (5)-year plant establishment period. Thereafter, LINCOLN will maintain this area to a standard as determined by the City.

ii. Irrigation Systems (five [5]-year establishment): The irrigation systems installed with and in the immediate vicinity of LMS2, including the easterly slope area alongside the AGENCY parcel, shall be owned and maintained by LINCOLN and are intended to be necessary only for the initial five (5)-year plant establishment period for the landscape plantings. It is anticipated that irrigation will be terminated after the plant establishment period is complete, as determined by LINCOLN.

Irrigation water is provided from LINCOLN's unregulated water main (already metered by AGENCY).

iii. Slope Maintenance: LINCOLN will maintain fill or cut slopes and retaining structures along Twelve Bridges Drive Shared Access road and within the immediate vicinity of that portion of Lot 301 deeded to the AGENCY and where

LMS2 is located. No grading shall occur along fill or cut slopes without the written consent of both Parties.

iv. Fencing: Fencing and gate maintenance and repair is the sole responsibility of the Party that owns the fencing. For ease of reference, such ownership at the time of execution of this MOA is as follows:

1. LMS1 site: AGENCY
2. LMS2 site: AGENCY
3. Lot 502: Verdera Homeowners Association
4. Tank 1 Site: LINCOLN
5. Tanks 3 & 4 Site: LINCOLN
6. Twelve Bridges Access roads: LINCOLN
7. Whitney Reservoir: AGENCY

b. Future accommodations:

i. Future 60" treated water from Ophir: The AGENCY has plans for a future water pipeline from Ophir Road to LMS2. Some provisions have been made in the planning of these future facilities regarding LMS2, but specific accommodation, conditions, easements and design requirements of the pipeline are not yet defined or contemplated in this MOA.

ii. Hydroelectric Generation at LMS2: LINCOLN will cooperate with the AGENCY and any partnered electrical utilities to make reasonable accommodation for future installation, maintenance and operation of electrical transmission facilities over and upon the adjacent LINCOLN properties as needed for electrical transmission facilities necessary for the envisioned future hydroelectric generation plant at LMS2. Planning and implementation of such facilities will be subject to LINCOLN review and approval.

8. RESPONSIBILITIES OF THE PARTIES.

a. Unless otherwise noted, each Party shall be responsible for all maintenance, operation and replacement of facilities identified herein as solely owned by each Party.

b. Neither Party shall perform any construction or make any modifications that will impact the other Party's accessibility as described herein without prior written approval from the other Party.

c. Each Party is solely responsible to repair any damage caused by that Party to the other Party's facilities, outside of normal wear and tear. Such repairs shall restore the damaged facility to as good as or better than its condition prior to the damage and shall be to the satisfaction of the Party sustaining such damage.

i. In order to perform the repairs outlined herein, the Party that caused the damage may choose to either utilize its own internal staff to make such repairs or retain outside services when deemed necessary or appropriate.

ii. With the exception of damage by LINCOLN to the Whitney Reservoir site, the damaged Party shall allow the damaging Party sufficient and reasonable time to budget for such repairs (including obtaining bids and/or Board approval, if necessary) and then to perform same. Damage by LINCOLN to the Whitney Reservoir site shall be repaired immediately by LINCOLN.

iii. In the event that the damaging Party does not perform such repairs in a reasonable amount of time, then the damaged Party reserves the right to make the necessary repairs itself upon notice to the damaging Party, and the damaging Party shall reimburse the other Party for all time and materials required to make repairs and subject to submission of an invoice and receipts.

d. Each Party shall be responsible for the cost of operation and maintenance of the gates owned by that Party.

e. The cost of all access road maintenance shall be shared equally between the AGENCY and LINCOLN unless otherwise noted.

i. Cost-sharing maintenance activities shall generally consist of the width of the access road, and include preventative pavement maintenance, re-surfacing, regrading and conditioning of the gravel surfacing.

ii. Non-cost sharing items shall generally consist of managing vegetation that may be impeding the use of the access road on the respective Party's property.

iii. Each Party shall be responsible for performing the maintenance on that Party's respective property. Each Party may perform maintenance on the other Party's facility with written consent.

iv. Nothing in this section precludes a Party from requesting reimbursement of maintenance costs from third parties. Any such reimbursements shall be applied to the total cost of maintenance first, with the remaining cost thereafter divided between the Parties.

v. Prior to the commencement of any shared cost activity, Parties shall mutually agree upon scope and budget for cost sharing purposes.

vi. Parties shall allow sufficient and reasonable time to budget for such cost-share activities (including obtaining bids and/or Board approval, if necessary)

f. Where there will be an impact to use or access of the Joint Use Amenities, each Party shall provide either written or personal notice to the other Party as follows:

i. Emergency: Notice shall be provided as soon as practicable, but no later than forty-eight (48) hours to the other Party. Where emergency maintenance or

repairs need to be made immediately to avoid loss or damage, no advance notice is required.

ii. Use of LMS1 or LMS2: When LINCOLN requires use of LMS1 or LMS2, LINCOLN shall provide seventy-two (72) hours' notice to the AGENCY.

iii. Tank site access: When AGENCY requires access to a LINCOLN tank site, the AGENCY shall provide seventy-two (72) hours' notice to LINCOLN.

iv. Construction: The Party performing construction shall provide six (6) months' notice to the other Party prior to the commencement of construction having potential to impact access or operations of the other Party pursuant to this Agreement so that the other Party can plan accordingly and determine alternate access where necessary.

v. Maintenance: The maintaining Party shall provide thirty (30) days' notice to the other Party prior to performing maintenance work on or within the properties described in this Agreement.

vi. Invoicing: Each Party shall submit invoices for work as it is performed, but at a minimum of once a quarter (if any such statements exist). Such statements, if determined to be correct and approved by the receiving Party, shall be paid within forty-five (45) days of their receipt. The receiving Party will advise as soon as practicable in the event an invoice is disputed. The Parties agree to exercise good faith and diligence in the resolution of any disputed invoice amounts.

9. INDEMNIFICATION.

a. The AGENCY agrees to save harmless and indemnify LINCOLN from any liability, claim or demand which may be made by any person resulting from the negligence of the AGENCY in the performance of its responsibilities under this MOA, and further agrees, at its own cost and expense, to defend any action which may be brought against LINCOLN resulting from such negligence of the AGENCY upon request from LINCOLN, and further agrees to pay or satisfy any judgment which may result from such action. The foregoing provisions shall not be applicable to claims or actions that arise from the negligence of LINCOLN in its performance of the terms of this MOA.

b. LINCOLN agrees to save harmless and indemnify the AGENCY from any liability, claim or demand which may be made by any person resulting from the negligence of LINCOLN in the performance of its responsibilities under this MOA, and further agrees, at its own cost and expense, to defend any action which may be brought against the AGENCY resulting from such negligence of LINCOLN upon the request from the AGENCY, and further agrees to pay or satisfy any judgment which may result from such action. The foregoing provisions shall not be applicable to claims or actions that arise from the negligence of the AGENCY in its performance of the terms of this MOA.

10. **INSURANCE.** Each Party shall procure and maintain, at each Party's own expense and until all obligations under this MOA have been discharged, sufficient insurance coverage to ensure its liabilities under this MOA and provide coverage against claims for injury to persons or damages to property which may arise from or in connection with the performance of services or activities under this MOA by the insured Party, its agents, representatives, employees, or subcontractors. Such insurance shall include all coverage reasonable and customary to be procured and maintained for such work and/or required by applicable law, including but not limited to, workers' compensation, comprehensive general liability (including contractual liability and completed operations coverage), commercial automobile liability, errors and omissions, and excess umbrella liability. Self-insurance complies with the requirements of this section.

11. **ASSIGNMENT**. Except as otherwise provided in this MOA, the rights and duties of the Parties may not be assigned without the written consent of the Parties to this MOA and their respective governing bodies. Subject to the foregoing, this MOA will inure to the benefit of, and be binding on, the successors and assigns of the Parties hereto.

12. **TERM**. This MOA will remain in full force and effect until terminated in writing by both Parties upon thirty (30) days' prior written notice. In the event that this MOA is terminated, each Party shall fulfill access and ownership obligations, including the provision of any related easements (for example, allowing access to LMS2), incurred under this MOA prior to the effective date of termination. With the exception of the fulfillment of such outstanding obligations, upon termination the additional benefits of Joint Use Amenities afforded herein shall also terminate.

13. **MISCELLANEOUS TERMS.**

    a. Related Agreements. This MOA is wholly separate and is not intended to modify or supersede the conditions of FA 2521 or the 2012 Contract.

    b. Notices. All notices that are required either expressly or by implication to be given by any party to the other under this MOA shall only be signed by authorized representatives of the notifying party.

    All notices to Parties required by this MOA shall be hand-delivered, mailed U.S. first class postage prepaid, or over-night mailed to the following addresses:

City of Lincoln	**Placer County Water Agency**
City Manager	General Manager
600 6th Street	P.O. Box 6570
Lincoln, CA 95648	Auburn, CA 95604

    If agreed upon by both Parties in writing, notice via email, return receipt, for the notice types set forth in Section 8.g. will be considered sufficient notice for same.

    c. Rights and Responsibilities. The Parties hereby agree and acknowledge that, except as otherwise set forth in this MOA, the Parties retain full use and enjoyment of their respective facilities.

d. Amendment of MOA. This MOA may be amended only in writing upon approval by both Parties' respective governing bodies.

e. Addition of Parties. Upon written approval by all of the Parties respective governing bodies, the Parties may approve the addition of a new party to the MOA and any terms or conditions related to the new party's addition. The terms and conditions applicable to a joining party shall be set forth in an amendment to this MOA, executed by all Parties and the joining party.

f. Remedies. The use by either Party of any remedy specified for the enforcement of this MOA is not exclusive and shall not deprive the Party using such remedy of, or limit the application of, any other remedy provided by law.

g. Choice of Law. This MOA shall be governed by the laws of the State of California. Venue for any action to enforce the terms of this MOA shall be in Placer County, California. The Parties each waive any federal court removal and/or jurisdictional rights they may have.

h. Severability. If one or more clauses, sentences, paragraphs or provisions of this MOA is held by a court of competent jurisdiction to be unlawful, invalid or unenforceable, it is hereby agreed by the Parties that the remainder of the MOA shall not be affected thereby and will continue in full force and effect, but only to the extent that the intent of the Parties can be effectuated without the provision(s) held unlawful, invalid or unenforceable. Such clauses, sentences, paragraphs or provisions shall be deemed reformed so as to be lawful, valid and enforced to the maximum extent possible.

i. Good Faith Resolution. Without limiting any rights or remedies of either Party under this MOA, in the event that, at any time during the term of this MOA, a disagreement, dispute, controversy or claim should arise out of or relating to the interpretation of this MOA, or performance by a party under this MOA, or a breach of this MOA by a Party, or any claim by a Party that any provision of this MOA is invalid ("Dispute", or collectively "Disputes"), one Party shall give written notice to the other Party that a Dispute exists and the Parties will then attempt in good faith to resolve such Dispute through negotiation. If the Parties cannot resolve the disputed matter within thirty (30) days after such notice, then either Party shall be free to submit the Dispute to mediation as provided in the next paragraph.

In recognition of the negative consequences associated with disputes both in terms of lost time and expense to all Parties, the Parties agree to attempt to settle their disputes by good-faith, non-binding mediation as a condition precedent to the institution of legal proceedings by either Party. Request for mediation shall be filed in writing with the other Party to this MOA and with the American Arbitration Association. If mediation would jeopardize the substantive rights of either Party including, but not limited to, the application of any applicable statute of limitations or other timing requirement, then such Party may proceed to enforce such rights notwithstanding this mediation requirement and mediation will be required during the dispute resolution process to the extent it may be used without jeopardizing the substantive rights of either Party. The Parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in Placer County, California unless another location is mutually agreed upon.

j. Headings. The section headings used in this MOA are intended for convenience only and shall not be used in interpreting this MOA or in determining any of the rights or obligations of the Parties to this MOA.

k. No Third-Party Beneficiaries. The Parties understand and agree that this MOA creates rights and obligations solely between the Parties and is not intended to benefit any other party. No provision of this MOA shall in any way inure to the benefit of any third person so as to constitute any such third person as a third-party beneficiary of this MOA or any of its items of conditions, or otherwise give rise to any cause of action in any person not a party hereto.

l. Reasonable Cooperation; No AGENCY Relationship. The Parties will reasonably cooperate with each other, including the execution of all necessary documents required to perform the obligations under this MOA, and to carry out the purpose and intent of this MOA; provided that each Party understands and agrees that there is no AGENCY or joint venture relationship between the Parties, and no Party is authorized to act for or on behalf of any other Party except as expressly authorized under this MOA.

m. Construction and Interpretation. This MOA is entered into freely and voluntarily. This MOA has been arrived at through negotiation, and each Party has had a full and fair opportunity to revise the terms of this MOA. Consequently, the normal rule of construction that any ambiguities are to be resolved against the drafting party will not apply in construing or interpreting this MOA.

n. Waiver. The waiver at any time by a Party of its rights with respect to a default or other matter arising in connection with this MOA will not be deemed a waiver with respect to any other default or matter.

o. Allocation of Liabilities. The Parties expressly agree that the debts, liabilities and obligations of each Party shall remain the debts, liabilities and obligations of that Party and shall not be the debts, liabilities and obligations of the other Party.

p. Counterparts. The Parties hereto agree that this MOA may be executed and delivered in counterparts which, when taken together, shall constitute a fully executed MOA. In addition, this MOA may be executed via electronic pdf transmission and any such pdf signature shall be deemed to be an original signature.

The foregoing is hereby agreed to by the Parties.

IN WITNESS THEREOF, the Parties have executed this MOA as of the dates written below.

ATTEST:

Clerk, Board of Directors
Placer County Water AGENCY
P.O. Box 6570
Auburn, California 95604

PLACER COUNTY WATER AGENCY

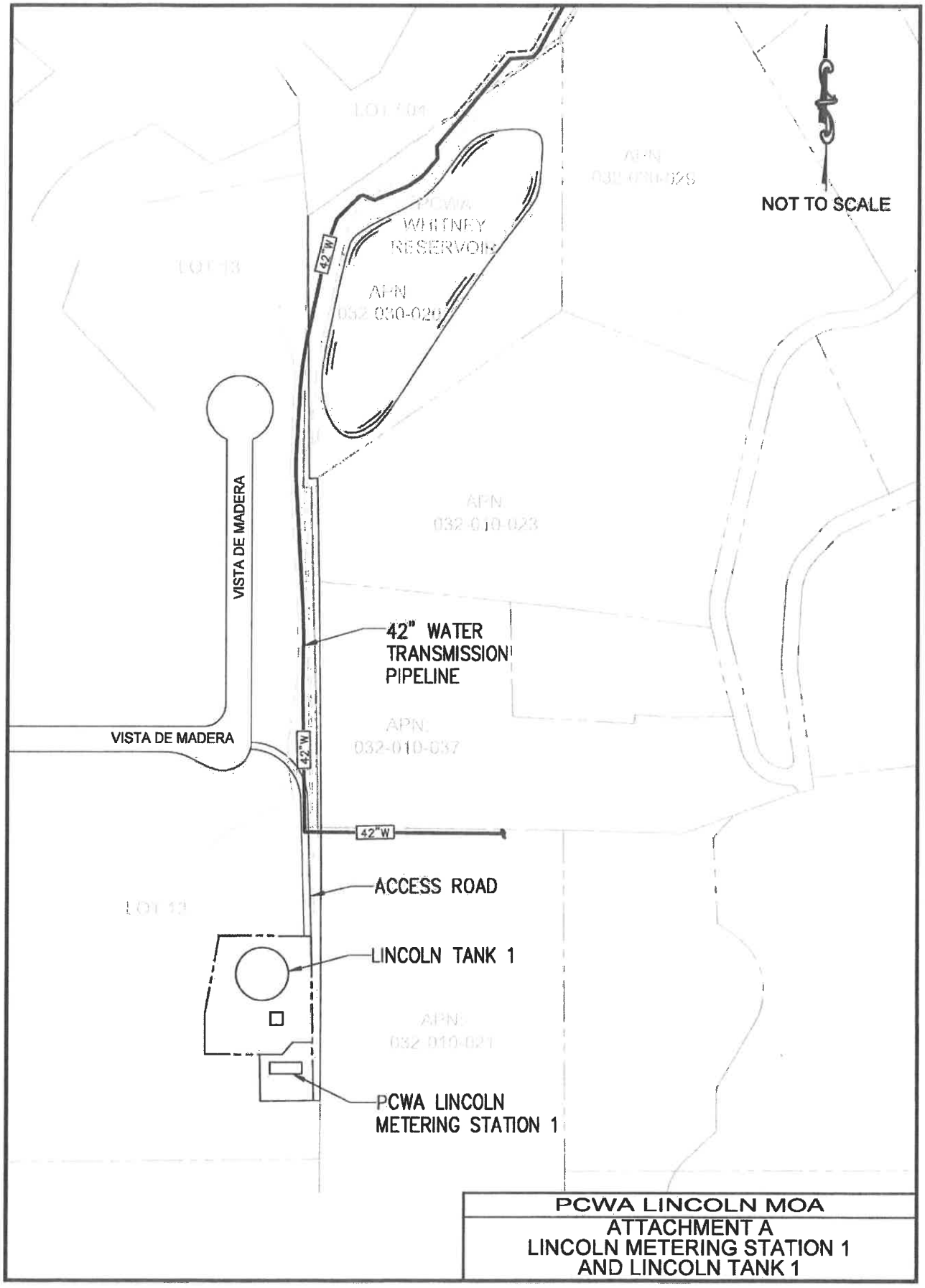
Chairman of the Board

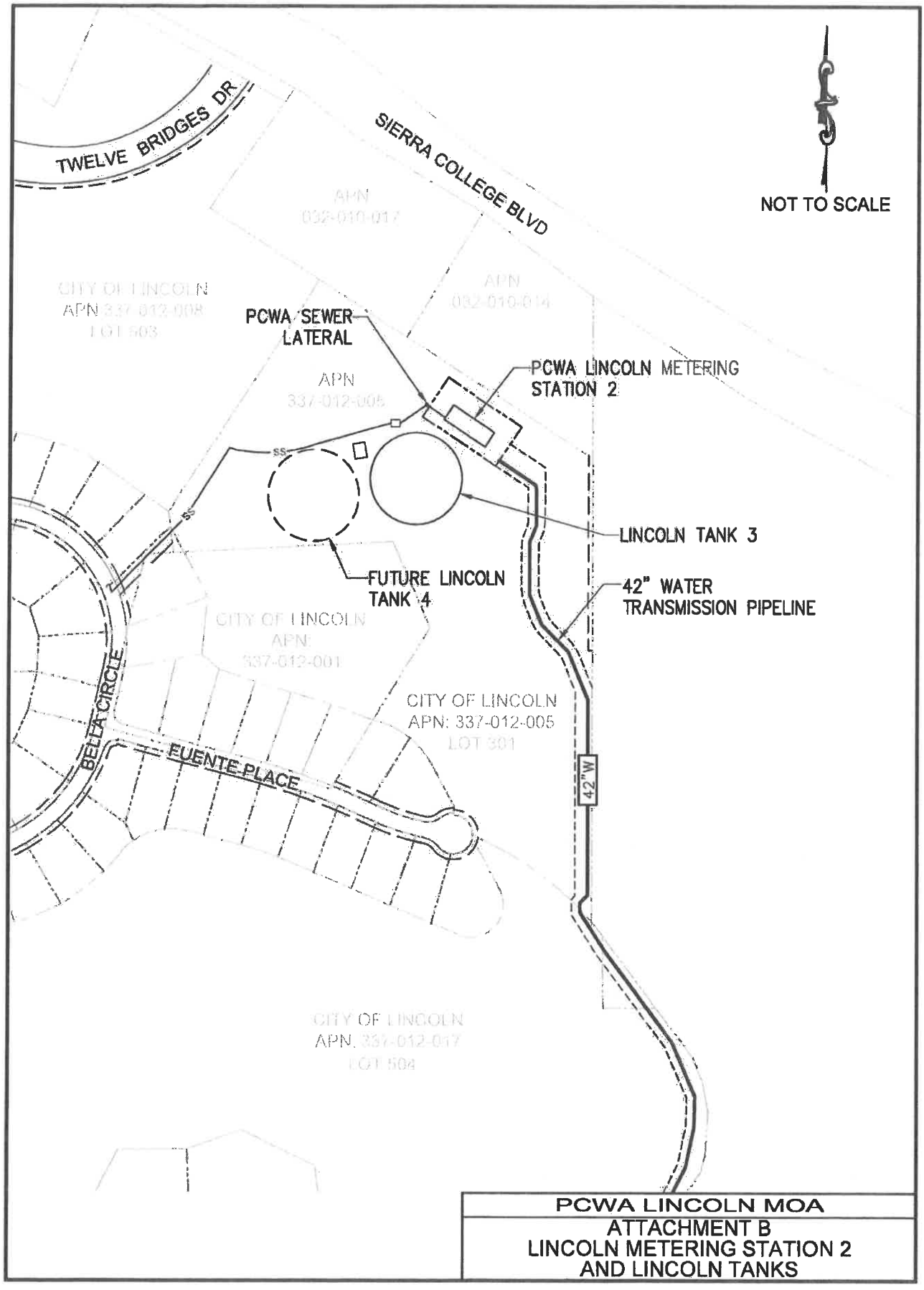
ATTEST:

City Clerk
City of Lincoln
600 Sixth Street
Lincoln, California 95648

CITY OF LINCOLN

Sean Scully, City Manager


NOT TO SCALE
PCWA
WHITNEY
RESERVOIR
APN
032-030-029
APN
032-010-023
APN
032-010-037
APN
032-010-021
LOT 13
LOT 12
42"W
VISTA DE MADERA
VISTA DE MADERA
42" WATER
TRANSMISSION
PIPELINE
ACCESS ROAD
LINCOLN TANK 1
PCWA LINCOLN
METERING STATION 1
PCWA LINCOLN MOA
ATTACHMENT A
LINCOLN METERING STATION 1
AND LINCOLN TANK 1


TWELVE BRIDGES DR
SIERRA COLLEGE BLVD
NOT TO SCALE
APN
032-010-017
CITY OF LINCOLN
APN 337-012-008
LOT 503
APN
032-010-014
PCWA SEWER
LATERAL
PCWA LINCOLN METERING
STATION 2
APN
337-012-005
SS
SS
LINCOLN TANK 3
FUTURE LINCOLN
TANK 4
42" WATER
TRANSMISSION PIPELINE
CITY OF LINCOLN
APN:
337-012-001
CITY OF LINCOLN
APN: 337-012-005
LOT 301
BELLA CIRCLE
FUENTE PLACE
42"W
CITY OF LINCOLN
APN: 337-012-017
LOT 504
PCWA LINCOLN MOA
ATTACHMENT B
LINCOLN METERING STATION 2
AND LINCOLN TANKS

BOOK 7 OF MAPS, PAGE 32

FINAL MAP NO. 2003-156
VERDERA LARGE LOT SUBDIVISION

BEING A RESUBDIVISION OF LOTS 14, 15, 16 & 20 AND PORTIONS OF LOTS 11 & 13 OF THE "TWELVE BRIDGES LARGE LOT SUBDIVISION" MAP RECORDED IN "V" OF MAPS AT PAGE 31, PLACER COUNTY RECORDS, AND ALL OF PARCELS 'A' AND 'C' AS DESCRIBED PER DOCUMENT NO. 95-043645 O.R.P.C., AND ALSO BEING A PORTION OF SECTIONS 25 & 36, TOWNSHIP 12 NORTH, RANGE 6 EAST, AND A PORTION OF SECTIONS 29, 30 & 31, TOWNSHIP 12 NORTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN.

CITY OF LINCOLN • PLACER COUNTY • CALIFORNIA

MACKAY & SOMPS (CIVIL ENGINEERING AND PLANNING/LAND SURVEYING, ROSEVILLE, CA 95661, (916) 773-1189)

AUGUST 2003

Sheet 1 of 10 18208-LL

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION; THAT THEY HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS SUBDIVISION MAP; THAT THEY HEREBY RELINQUISH AND WAIVE THEIR PRIORITY TO ANY AND ALL GROUNDWATER ASSOCIATED WITH THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AS AGAINST ANY RIGHTS TO THIS GROUNDWATER THAT MAY NOW OR HEREINAFTER BE ASSERTED BY THE CITY OF LINCOLN; THAT THEY IRREVOCABLY OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES TWELVE BRIDGES DRIVE AS SHOWN HEREON; AND THAT THEY OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO THE PUBLIC FOR SPECIFIC PURPOSES THE FOLLOWING:

A. PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF WATER, GAS, SEWER AND DRAINAGE PIPES, AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION, AND TELEPHONE SERVICES, TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS "A" & "B" AND THOSE STRIPS OF LAND 12.5' IN WIDTH LYING CONTIGUOUS TO THE PRIVATE ROADWAY AND THE PRIVATE ACCESS EASEMENT AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

B. EMERGENCY VEHICLE ACCESS EASEMENTS FOR INGRESS/EGRESS AND USE BY PUBLIC, COUNTY OR STATE AGENCIES IN RESPONSE TO LAW ENFORCEMENT, FIRE, MEDICAL AND NATURAL DISASTER CAUSED EMERGENCIES ON, OVER AND ACROSS THOSE CERTAIN STRIPS OF LAND AND LOTS "A" AND "B" AS SHOWN HEREON AND DESIGNATED AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT).

C. PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A WATER LINE TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, UNDER AND ACROSS THOSE STRIPS OF LAND AS SHOWN HEREON AND DESIGNATED "W.L.E." (WATER LINE EASEMENT).

JTS COMMUNITIES, INC.,
A CALIFORNIA CORPORATION

BY: Vikki Holt
PRINT NAME: Vikki Holt
ITS: Treasurer

BY: _____
PRINT NAME: _____
ITS: _____

NOTARY STATEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF _____ }

ON SEPTEMBER 8, 2003 BEFORE ME, TIMOTHY J. O'CONNOR,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
VIKKI HOLT AND _____

☒ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

Timothy J. O'Connor
Signature — Print Name: TIMOTHY J. O'CONNOR

MY PRINCIPAL PLACE OF BUSINESS IS: SACRAMENTO COUNTY, CALIFORNIA

MY COMMISSION NO. IS 1290839 AND EXPIRES: 1-14-05

CENTEX HOMES,
A NEVADA GENERAL PARTNERSHIP
BY: CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION, ITS MANAGING GENERAL PARTNER

BY: _____
PRINT NAME: STEVEN C. PORTER
ITS: LAND DEVELOPMENT MANAGER

BY: _____
PRINT NAME: _____
ITS: _____

BENEFICIARY STATEMENT

BANK OF THE WEST, A NATIONAL BANKING ASSOCIATION, BENEFICIARY FOR DEED OF TRUST RECORDED JULY 5, 2002, PER DOCUMENT NO. 2002-77899 OFFICIAL RECORDS, PLACER COUNTY.

BY: _____ V.P.
PRINT NAME: RICHARD L. CARTER TITLE

BY: _____
PRINT NAME: _____ TITLE

NOTARY STATEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF Placer }

ON 9/10/03 BEFORE ME, Laura Wilder,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
Richard L. Carter AND _____

☐ PERSONALLY KNOWN TO ME OR ☒ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

Laura Wilder
Signature — Print Name: Laura Wilder

MY PRINCIPAL PLACE OF BUSINESS IS: Placer COUNTY, CALIFORNIA

MY COMMISSION NO. IS 1327107 AND EXPIRES: Oct. 27, 2005

NOTARY STATEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF Placer }

ON Sept. 5, 2003 BEFORE ME, Jennifer A. Jurgens,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
Steven C. Porter AND _____

☒ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

Jennifer A. Jurgens
Signature — Print Name: Jennifer A. Jurgens

MY PRINCIPAL PLACE OF BUSINESS IS: Placer COUNTY, CALIFORNIA

MY COMMISSION NO. IS 1425725 AND EXPIRES: June 21, 2007

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF B & Z INVESTMENTS, LLC, DURING JULY 2002. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, AND THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE JANUARY 1, 2005 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

DAVID W. KOPP, P.L.S. 4533
EXPIRATION DATE: DECEMBER 31, 2005

DATE: 9/15/03

CITY ENGINEER'S STATEMENT

I, JOHN E. PEDRI, CITY ENGINEER FOR THE CITY OF LINCOLN, DO HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF THE SUBDIVISION OF "VERDERA LARGE LOT SUBDIVISION" LINCOLN, CALIFORNIA, COMPRISING TEN (10) SHEETS; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: 9-15-03

JOHN E. PEDRI, CITY ENGINEER
CITY OF LINCOLN, R.C.E. 35,266, EXPIRES 9-30-03

CITY SURVEYOR'S STATEMENT

THIS FINAL MAP HAS BEEN EXAMINED BY ME AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

DATE: Sept. 15, 2003

CARY G. SHUMAT, LS 4645
LICENSE EXPIRES 09-30-06

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF LINCOLN, HAS APPROVED THIS FINAL MAP OF THE SUBDIVISION OF "VERDERA LARGE LOT SUBDIVISION", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC ALL EASEMENTS HEREON OFFERED FOR DEDICATION INCLUDING RELINQUISHMENT OF GROUNDWATER RIGHTS IN ACCORDANCE WITH THE TERMS OF THAT OFFER.

AND TO THE ABANDONMENT OF A PORTION OF TWELVE BRIDGES DRIVE ROAD RIGHT OF WAY REFERENCED IN NOTE NO. 12 ON SHEET 3.

DATE: 9-16-03

CITY CLERK, CITY OF LINCOLN

RECORDER'S STATEMENT

FILED THIS 22nd DAY OF September 2003, AT 15:13 P.M.
IN BOOK 7 MAPS, AT PAGE 32 AT THE REQUEST OF B & Z TB, LLC; CATTA VERDERA-GOLF COURSE, LLC; CENTEX HOMES; CELO PARTNERS, LLC, AND JTS COMMUNITIES, INC.

DOCUMENT NO. 2003-0163211
FEE: $35.00

JIM McCAULEY
PLACER COUNTY RECORDER

BY: _____
DEPUTY

Lts 14-16 V-31
L-1 20 V-31

Attachment C
Page 1 of 10

BOOK Z OF MAPS, PAGE 32

B & Z TB, LLC.
A CALIFORNIA LIMITED LIABILITY COMPANY
BY: B & Z INVESTMENTS, LLC.
A CALIFORNIA LIMITED LIABILITY COMPANY, MANAGING MEMBER

BY: _____
BRUCE W. BELL, MEMBER

BY: _____
JAMES M. ZURBUCHEN,
CO-TRUSTEE OF THE ZURBUCHEN FAMILY TRUST, UNDER TRUST AGREEMENT
DATED OCTOBER 27, 1999, MEMBER

NOTARY STATEMENT

STATE OF CALIFORNIA)
COUNTY OF Sacramento) S.S.

ON September 4, 2003 . BEFORE ME, Kimberly M. Robinson
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
Bruce Bell AND James M Zurbuchen

☒ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

Kimberly M. Robinson — Signature
Kimberly M. Robinson — Print Name

MY PRINCIPAL PLACE OF BUSINESS IS: Sacramento COUNTY, CALIFORNIA

MY COMMISSION NO. IS 1424471 AND EXPIRES: June 14, 2007

TRUSTEE'S STATEMENT

NORTH AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER A DEED OF TRUST RECORDED ON AUGUST 19, 2003, PER DOCUMENT NUMBER 2003-0140528, OFFICIAL RECORDS OF THE COUNTY OF PLACER, AND AS TRUSTEE UNDER A DEED OF TRUST RECORDED ON AUGUST 19, 2003, PER DOCUMENT NUMBER 2003-0140529, OFFICIAL RECORDS OF THE COUNTY OF PLACER, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP IN THE RECORDS OF THE COUNTY OF PLACER.

BY: Mark Gamba
PRINT: Marcy Gamba
TITLE: Vice President

BY: —
PRINT: —
TITLE: —

FINAL MAP NO. 2003-156
VERDERA LARGE LOT SUBDIVISION

BEING A RESUBDIVISION OF LOTS 14, 15, 16 & 20 AND PORTIONS OF LOTS 11 & 13 OF THE "TWELVE BRIDGES LARGE LOT SUBDIVISION" MAP RECORDED IN "V" OF MAPS AT PAGE 31, PLACER COUNTY RECORDS, AND ALL OF PARCELS 'A' AND 'C' AS DESCRIBED PER DOCUMENT NO. 95-043645 O.R.P.C., AND ALSO BEING A PORTION OF SECTIONS 25 & 36, TOWNSHIP 12 NORTH, RANGE 6 EAST, AND A PORTION OF SECTIONS 29, 30 & 31, TOWNSHIP 12 NORTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN.

CITY OF LINCOLN • PLACER COUNTY • CALIFORNIA

MACKAY & SOMPS
CIVIL ENGINEERING AND PLANNING AND SURVEYING
ROSEVILLE, CA. 95661 (916) 773-1188

AUGUST 2003

Sheet 2 of 10

18208-LL

CERTIFICATE FOR DEDICATION

A) SUBDIVIDER DEDICATING PROPERTY:

B & Z TB, LLC
2882 PROSPECT PARK DRIVE, SUITE 250
RANCHO CORDOVA, CALIFORNIA 95670

B) DESCRIPTION OF PROPERTY BEING DEDICATED:

TWELVE BRIDGES DRIVE
(ADDITIONAL RIGHT-OF-WAY ALONG NORTHERLY SIDE OF LOT 503)

C) PUBLIC AGENCY STATEMENT:

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT THE CITY OF LINCOLN DOES HEREBY CERTIFY THE FOLLOWING: THAT UPON DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY, DESCRIBED IN (B) ABOVE IS DEDICATED, NO LONGER EXISTS, THE CITY OF LINCOLN WILL RECONVEY TO THE SUBDIVIDER, NAMED IN (A) ABOVE, ALL PROPERTY THAT IS REQUIRED FOR THE SAME PUBLIC PURPOSE.

TRUSTEE'S ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Placer) SS.

ON Sept. 10, 2003 BEFORE ME: Marcy Steele
PERSONALLY APPEARED: Mark Gamba

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
SIGNATURE: Marcy Steele
PRINT: Marcy Steele

COUNTY OF: Placer
MY COMMISSION NO: 1329339
AND EXPIRES: Nov. 10, 2005

CATTA VERDERA-GOLF COURSE, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Christopher R. Steele
CHRISTOPHER R. STEELE,
CO-TRUSTEE OF THE STEELE 1994 FAMILY TRUST, UNDER TRUST AGREEMENT
DATED JUNE 22, 1994, MEMBER

NOTARY STATEMENT

STATE OF CALIFORNIA)
COUNTY OF Placer) S.S.

ON September 9, 2003 BEFORE ME, John W. Gibson
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
Christopher R. Steele AND _____

☒ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

John W. Gibson — Signature
John W. Gibson — Print Name

MY PRINCIPAL PLACE OF BUSINESS IS: Placer COUNTY, CALIFORNIA

MY COMMISSION NO. IS 1234678 AND EXPIRES: September 16, 2003

CATTA VERDERA-VILLAGE 13, LLC.
A CALIFORNIA LIMITED LIABILITY COMPANY
BY: CRSTB PARTNERS, LLC.
A CALIFORNIA LIMITED LIABILITY COMPANY, MANAGING MEMBER

BY: Christopher R. Steele
CHRISTOPHER R. STEELE,
CO-TRUSTEE OF THE STEELE 1994 FAMILY TRUST, UNDER TRUST AGREEMENT
DATED JUNE 22, 1994, MEMBER

NOTARY STATEMENT

STATE OF CALIFORNIA)
COUNTY OF Placer) S.S.

ON September 9, 2003 BEFORE ME, John W. Gibson
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
Christopher R. Steele AND _____

☒ PERSONALLY KNOWN TO ME OR ☐ PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

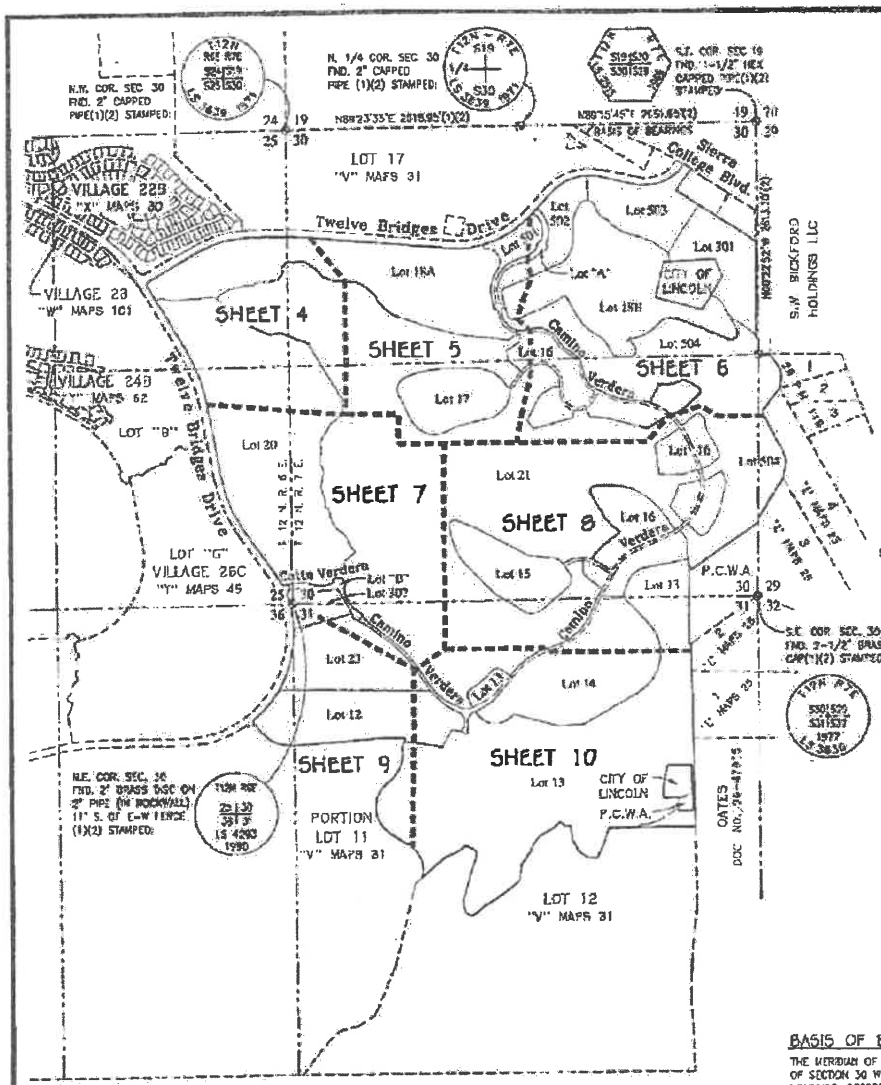
John W. Gibson — Signature
John W. Gibson — Print Name

MY PRINCIPAL PLACE OF BUSINESS IS: Placer COUNTY, CALIFORNIA

MY COMMISSION NO. IS 1234678 AND EXPIRES: September 16, 2003

Attachment C
Page 2 of 10

BOOK 2 OF MAPS, PAGE 32



LEGEND:

○	DIMENSION POINT
⊙	FOUND COPPERWELD MARKER WITH CENTER PUNCH IN MONUMENT WELL SET PER (1)
⊠	FOUND COPPERWELD MARKER WITH CENTER PUNCH IN MONUMENT WELL, STAMPED "L.S. 6046" SET PER "W" MAPS 55 (SUN CITY LINCOLN HILLS PHASE 4)
⌀	FOUND 3/4" GALVANIZED PIPE WITH PLASTIC CAP, STAMPED "L.S. 6046" SET PER "W" MAPS 55
⊕ ⊞	FOUND SECTION CORNER, QUARTER CORNER, AS NOTED
⊟	QUARTER SECTION CORNER AS NOTED. (NOT FOUND)
⊻	SET COPPERWELD MARKER WITH CENTER PUNCH IN MONUMENT WELL STAMPED "L.S. 4533"
⌀	SET 3/4" GALVANIZED PIPE, L.S. 4533
(R)	RADIAL BEARING
(1)	"V" MAPS 31 (TWELVE BRIDGES LARGE LOT SUBD.)
(2)	14 SURVEY 128 (TWELVE BRIDGES RDS.)
(3)	"X" MAPS 30 (VILLAGE 22B SUN CITY LINCOLN HILLS)
(4)	DOC. NO. 2000-062424 (CERTIFICATE OF CORRECTION)
(5)	DOC. NO. 2000-059893
(6)	DOC. NO. 2001-010055
(7)	DOC. NO. 2001-122933
(8)	DOC. NO. 2002-057628 (LOT LINE ADJUSTMENT)
(9)	31 P.M. 34
(OA)	OVERALL
O.R.P.C.	OFFICIAL RECORDS OF PLACER COUNTY
P.M.	PARCEL MAP
P.U.E.	PUBLIC UTILITY EASEMENT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
S.F.	SQUARE FEET
N.A.P.G.T.S.	NOT A PART OF THIS SURVEY
R.O.W.	RIGHT OF WAY

NOTES:

1. TOTAL GROSS ACREAGE OF VERDERA LARGE LOT SUBDIVISION IS: 845.014 ACRES. THIS SUBDIVISION CONTAINS 10 LARGE LOTS, 4 OPEN SPACE LOTS (501 – 504), 2 MISCELLANEOUS LOTS (301-FUTURE CITY PARK SITE AND PROPOSED CITY WATER STORAGE TANK SITE & 302) AND 2 PRIVATE ROAD LOTS ("A" & "B"). THERE ARE 5 PARCELS OF LAND (EXCEPTIONS) THAT LIE ENTIRELY WITHIN THE BOUNDARY OF THIS SUBDIVISION.
2. SOURCE OF METES AND BOUNDS: DOC. NO 2002-077898, JTS COMMUNITIES, INC.
3. THIS PROJECT MAY NOT USE THE NAME "HOFMAN RANCH" OR "HOFMAN", AS DESCRIBED IN BOOK 2509 AT PAGE 421 OFFICIAL RECORDS PLACER COUNTY.
4. ALL CURVE DIMENSIONS ARE IN RADIUS, DELTA AND ARC LENGTH.
5. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
6. THE SUM OF THE INDIVIDUAL PARTS OF A GIVEN LINE OR CURVE MAY NOT EQUAL THE OVERALL WHOLE DUE TO ROUNDING.
7. ALL ANGLE POINTS, REAR LOT CORNERS AND FRONT LOT CORNERS ARE MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED L.S. 4533. FRONT LOT CORNERS WILL BE RESET AS NEEDED WITH THE SMALL LOT VILLAGE FINAL MAPS.
8. THIS PROPERTY MAY BE AFFECTED BY THE FOLLOWING EASEMENTS THAT ARE UNDISCLOSED AS TO THEIR EXACT LOCATION:
   A) CONSTRUCTION/MAINTENANCE OF DAM, RESERVOIR, PIPELINE TO THE CITY OF LINCOLN RECORDED IN BOOK 3 OF CONTRACTS, PAGE 9 O.R.P.C.;
   B) DITCH FOR WATER TO CITRUS FRUIT COMPANY RECORDED IN BOOK 69 DEEDS, PAGE 570, O.R.P.C.
9. THE CITY OF LINCOLN MAY REQUIRE THE DEVELOPER OF ANY LARGE LOT TO CONSTRUCT SIGNIFICANT ON AND OFF SITE IMPROVEMENTS AS SET FORTH IN THE "PLACER HOLDINGS, INC. DEVELOPMENT AGREEMENT" WITH THE CITY OF LINCOLN, COVERING THE "TWELVE BRIDGES PROJECT" PER DOCUMENT NO. 98-053215, AMENDED PER DOC. NOS. 99-084205, 2001-008137, 2001-046026 AND 2002-136067, O.R.P.C. THE COSTS OF THE IMPROVEMENTS SHALL BE BORNE BY THE DEVELOPER OF THE LARGE LOTS.
10. CONDITIONS AND APPROVALS SET FORTH PER THE TENTATIVE MAP (LARGE LOT) AND SPECIFIC DEVELOPMENT PLAN APPROVED BY THE CITY OF LINCOLN JANUARY 13, 1998 PER CITY COUNCIL RES. NO. 98-06.
11. THE WATERLINE EASEMENT PER BK. 511, PG. 372, O.R.P.C., TO THE CITY OF LINCOLN WAS INCORRECTLY SHOWN ON THE MAP OF "TWELVE BRIDGES LARGE LOT SUBD." PER BOOK "V" OF MAPS, PG 31, P.C.R. DUE TO A LACK OF DEED ROTATION TO THE SAID BASIS OF BEARINGS.
12. PORTIONS OF TWELVE BRIDGES DRIVE AS SHOWN ON THE OFFER OF DEDICATION PER DOCUMENT NO. 2001-008955, O.R.P.C., (PORTIONS OF THE RETURNS ALONG THE EASTERN RIGHT-OF-WAY OF TWELVE BRIDGES AS SHOWN ON SHEET 7) AND PORTIONS ALONG THE NORTHERLY LINE OF LOT 503 PER "V" MAPS 31 ARE HEREBY ABANDONED BY THE FILING OF THIS FINAL MAP PURSUANT TO SECTION 66434(g) AND 66499.20 1/2 OF THE SUBDIVISION MAP ACT (2002).
13. THE 25-FOOT WIDE WATERLINE, ELECTRIC LINE AND INGRESS/EGRESS EASEMENT TO P.G.&E. PER BOOK 1048, PAGE 473, O.R.P.C. AND THE 15-FOOT WIDE WATERLINE, ELECTRIC LINE AND INGRESS/EGRESS EASEMENT TO PLACER COUNTY WATER WORKS DISTRICT NO. 1 PER BOOK 1486, PAGE 476, O.R.P.C. LIE ENTIRELY WITHIN THE EASEMENT AREAS OF DOC. NOS. 97-35571 & 97-35582, O.R.P.C. AS SHOWN ON THIS MAP.

BASIS OF BEARINGS:

THE MERIDIAN OF THIS SURVEY IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30 WHICH IS N89°18'45"E AS SHOWN ON THE "12 BRIDGES PLACER HOLDINGS, RECORD OF SURVEY NO. 1921" RECORDED IN BOOK 14 OF SURVEYS AT PAGE 128, OFFICIAL RECORDS OF PLACER COUNTY, AND WAS DETERMINED FROM THE MONUMENTS SHOWN HEREON AS FOUND.

FINAL MAP NO. 2003-156
VERDERA LARGE LOT SUBDIVISION

BEING A RESUBDIVISION OF LOTS 14, 15, 16 & 20 AND PORTIONS OF LOTS 21 & 13 OF THE "TWELVE BRIDGES LARGE LOT SUBDIVISION" MAP RECORDED IN "V" OF MAPS AT PAGE 31, PLACER COUNTY RECORDS, AND ALL OF PARCELS "A" AND "C" AS DESCRIBED PER DOCUMENT NO. 95-043645 O.R.P.C., AND ALSO BEING A PORTION OF SECTIONS 25 & 30, TOWNSHIP 12 NORTH, RANGE 6 EAST, AND A PORTION OF SECTIONS 29, 30 & 31, TOWNSHIP 12 NORTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN.

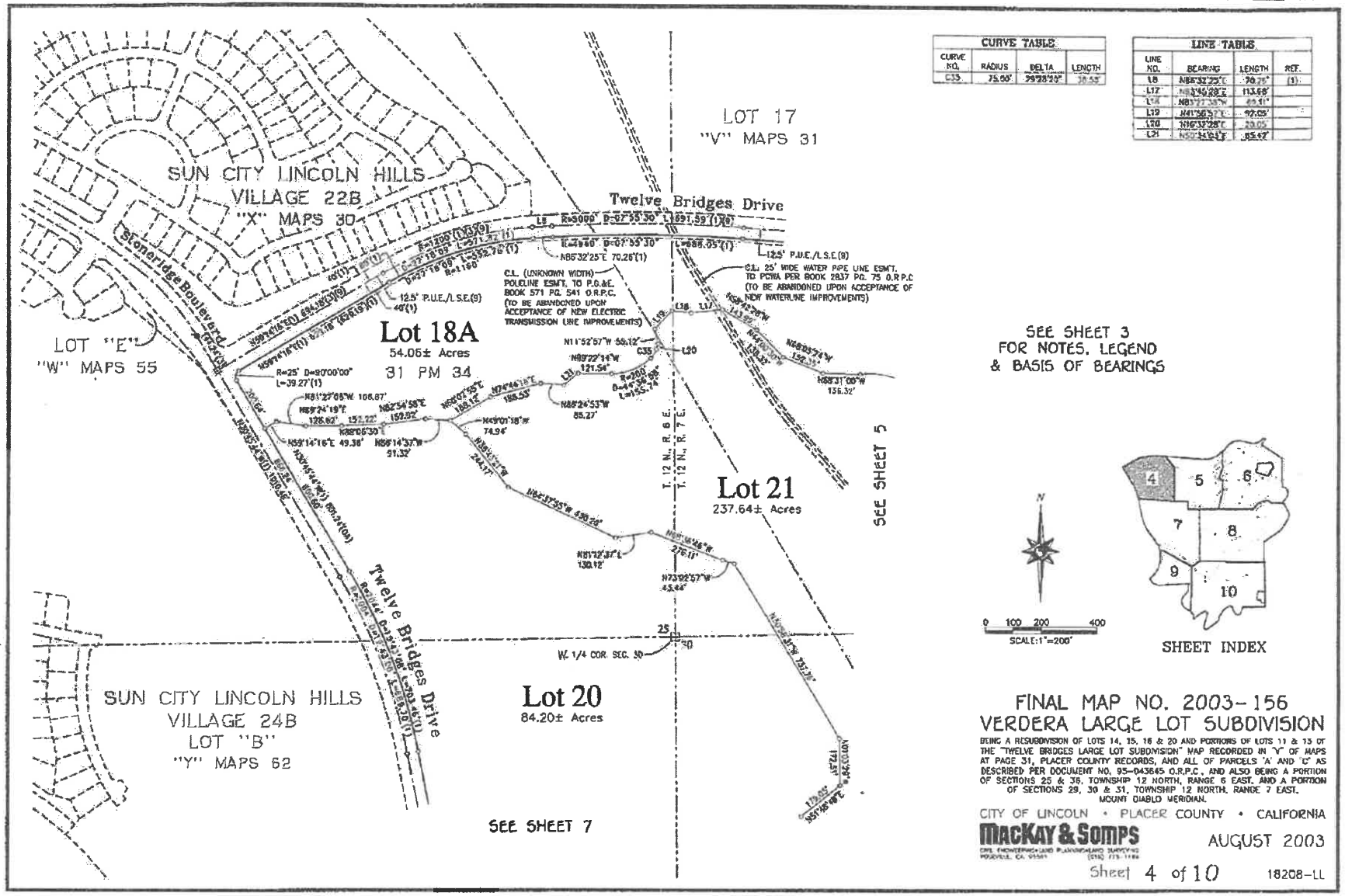
CITY OF LINCOLN • PLACER COUNTY • CALIFORNIA

MACKAY & SOMPS
CIVIL ENGINEERING AND PLANNING • LAND SURVEYING
ROSEVILLE, CA. 95661 (916) 772-1100

AUGUST 2003

Sheet 3 of 10 18208-11

BOOK 2 OF MAPS, PAGE 32



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C35	75.00'	39°28'29"	51.67'

LINE TABLE			
LINE NO.	BEARING	LENGTH	REF.
L18	N85°32'25"E	70.26'	(1)
L19	N41°26'57"E	97.05'	
L20	N16°33'28"E	23.05'	
L21	N50°34'04"E	85.67'	

FINAL MAP NO. 2003-156
VERDERA LARGE LOT SUBDIVISION

BEING A RESUBDIVISION OF LOTS 14, 15, 18 & 20 AND PORTIONS OF LOTS 13 & 19 OF THE "TWELVE BRIDGES LARGE LOT SUBDIVISION" MAP RECORDED IN "V" OF MAPS AT PAGE 31, PLACER COUNTY RECORDS, AND ALL OF PARCELS 'A' AND 'C' AS DESCRIBED PER DOCUMENT NO. 95-043645 O.R.P.C., AND ALSO BEING A PORTION OF SECTIONS 25 & 36, TOWNSHIP 12 NORTH, RANGE 6 EAST, AND A PORTION OF SECTIONS 29, 30 & 31, TOWNSHIP 12 NORTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN.

CITY OF LINCOLN • PLACER COUNTY • CALIFORNIA

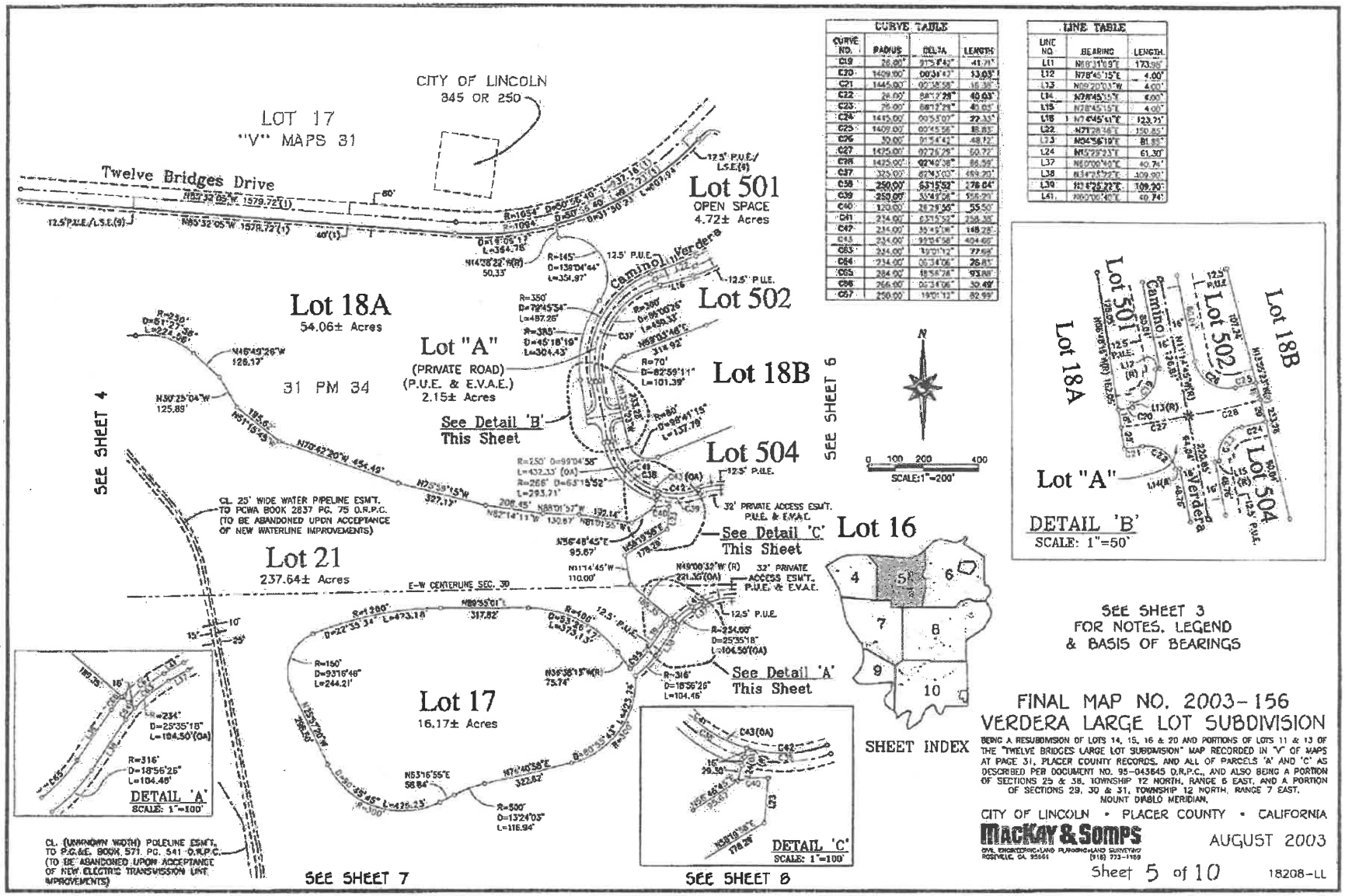
MACKAY & SOMPS

AUGUST 2003

Sheet 4 of 10 18208-LL

Attachment C
Page 4 of 10

BOOK 2 OF MAPS, PAGE 32



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C19	28.00'	91°54'42"	41.71'
C20	1409.00'	00°39'43"	13.03'
C21	1445.00'	02°38'58"	66.86'
C22	28.00'	88°17'28"	40.63'
C23	28.00'	88°17'28"	41.05'
C24	1445.00'	00°53'07"	22.33'
C25	1409.00'	00°45'56"	18.83'
C26	30.00'	91°54'42"	48.12'
C27	1425.00'	02°26'29"	60.72'
C28	1425.00'	02°40'38"	66.59'
C37	325.00'	87°53'03"	498.20'
C38	250.00'	63°15'52"	276.04'
C39	350.00'	33°47'06"	206.20'
C40	120.00'	26°29'56"	55.50'
C41	214.00'	63°15'52"	236.36'
C42	234.00'	35°45'36"	146.28'
C43	234.00'	97°54'58"	400.00'
C63	234.00'	19°01'12"	77.68'
C64	234.00'	06°34'06"	26.81'
C65	284.00'	18°56'28"	93.89'
C66	266.00'	06°34'06"	30.49'
C67	250.00'	19°01'12"	82.99'

LINE TABLE		
LINE NO.	BEARING	LENGTH
L11	N89°11'19"E	173.96'
L12	N78°45'15"E	4.00'
L13	N09°20'01"W	4.00'
L14	N78°45'15"E	6.00'
L15	N78°45'15"E	4.00'
L16	N14°45'41"E	123.71'
L22	N73°28'36"E	150.85'
L23	N36°56'19"E	81.89'
L24	N15°27'23"E	61.30'
L37	N69°00'36"E	60.74'
L38	N34°45'15"E	109.00'
L39	N21°25'22"E	109.00'
L41	N89°00'36"E	60.74'

FINAL MAP NO. 2003-156
VERDERA LARGE LOT SUBDIVISION

BEING A RESUBDIVISION OF LOTS 14, 15, 16 & 20 AND PORTIONS OF LOTS 11 & 13 OF THE "TWELVE BRIDGES LARGE LOT SUBDIVISION" MAP RECORDED IN "V" OF MAPS AT PAGE 31, PLACER COUNTY RECORDS, AND ALL OF PARCELS 'A' AND 'C' AS DESCRIBED PER DOCUMENT NO. 95-043645 O.R.P.C., AND ALSO BEING A PORTION OF SECTIONS 25 & 36, TOWNSHIP 12 NORTH, RANGE 6 EAST, AND A PORTION OF SECTIONS 29, 30 & 31, TOWNSHIP 12 NORTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN,

CITY OF LINCOLN • PLACER COUNTY • CALIFORNIA

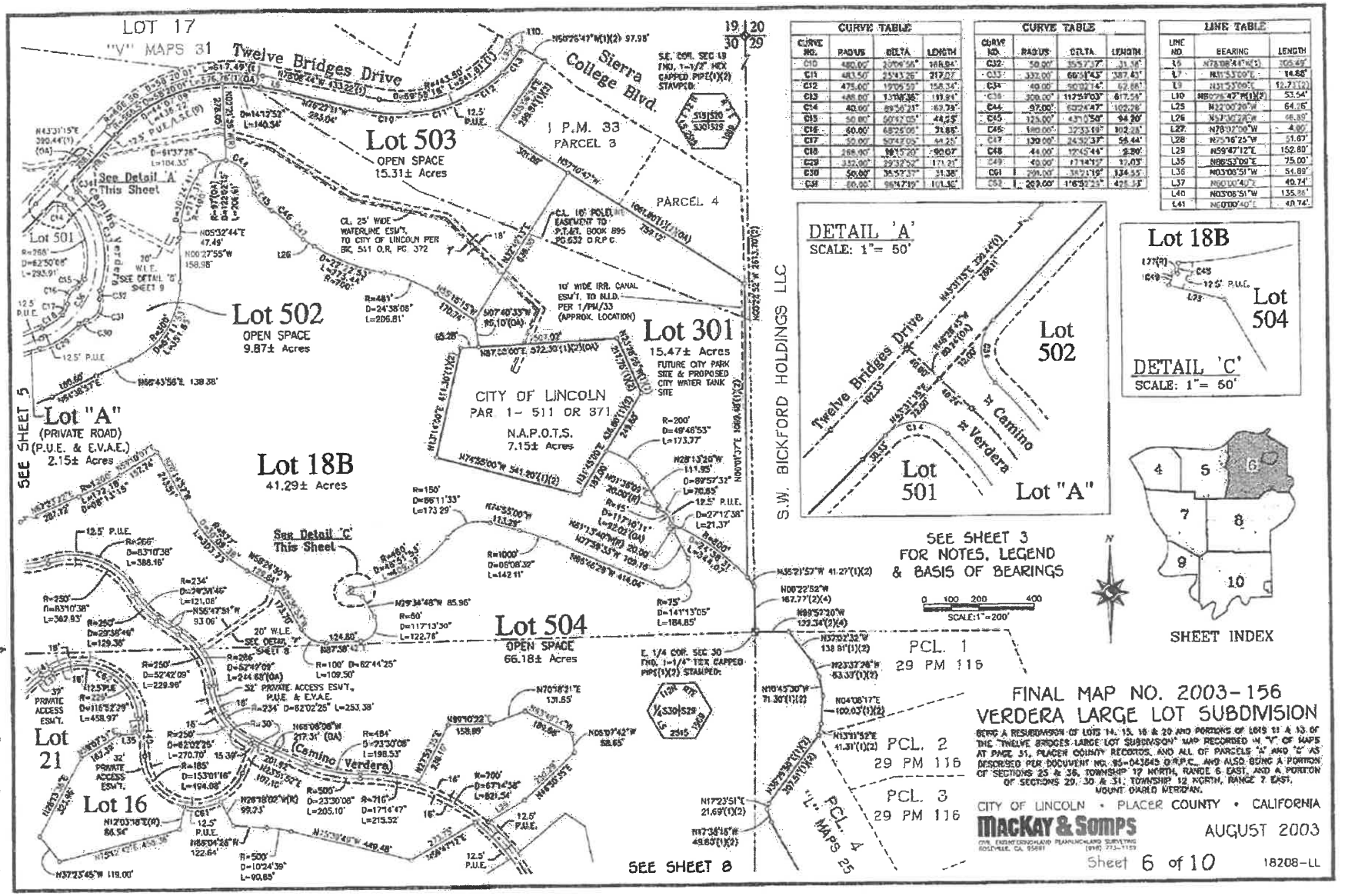
MacKAY & SOMPS
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
ROSEVILLE, CA. 95661 (916) 773-1159

AUGUST 2003

Sheet 5 of 10 18208-LL

Attachment C
Page 5 of 10

BOOK 2 OF MAPS, PAGE 32



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C10	480.00'	20°04'56"	168.84'
C11	481.50'	25°43'26"	317.07'
C12	475.00'	19°05'52"	158.34'
C13	488.00'	13°18'38"	113.34'
C14	40.00'	89°26'21"	62.44'
C15	50.00'	60°12'05"	48.85'
C16	50.00'	68°25'05"	33.88'
C17	50.00'	52°43'59"	46.23'
C18	288.00'	18°15'20"	92.07'
C29	350.00'	29°32'52"	171.31'
C30	50.00'	35°57'37"	31.38'
C31	50.00'	69°47'19"	101.56'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C32	50.00'	35°57'37"	31.38'
C33	350.00'	66°31'43"	387.45'
C34	40.00'	90°00'14"	62.83'
C35	300.00'	11°23'03"	59.64'
C44	97.00'	52°24'47"	88.75'
C45	125.00'	43°10'58"	94.20'
C46	150.00'	32°33'19"	85.23'
C47	130.00'	24°30'37"	55.61'
C48	44.00'	17°45'44"	13.64'
C49	50.00'	17°14'17"	15.05'
C61	200.00'	14°52'19"	124.55'
C62	200.00'	11°51'23"	41.38'

LINE TABLE		
LINE NO.	BEARING	LENGTH
L6	N78°08'44"W(C)	205.49'
L7	N11°53'00"E	14.58'
L9	N11°53'00"E	12.71'(2)
L10	N89°26'47"W(1)(2)	53.54'
L25	N12°00'28"W	64.26'
L26	N53°30'28"W	66.89'
L27	N78°02'06"W	4.90'
L28	N75°16'25"W	51.67'
L29	N59°47'12"E	152.80'
L35	N86°53'00"E	75.00'
L36	N03°06'51"W	54.89'
L37	N60°00'40"E	40.74'
L40	N03°06'51"W	135.26'
L41	N60°00'40"E	40.74'

FINAL MAP NO. 2003-156
VERDERA LARGE LOT SUBDIVISION

BEING A RESUBDIVISION OF LOTS 14, 15, 16 & 20 AND PORTIONS OF LOTS 11 & 13 OF THE "TWELVE BRIDGES LARGE LOT SUBDIVISION" MAP RECORDED IN "Y" OF MAPS AT PAGE 31, PLACER COUNTY RECORDS, AND ALL OF PARCELS "A" AND "C" AS DESCRIBED PER DOCUMENT NO. 95-043649 O.R.P.C., AND ALSO BEING A PORTION OF SECTIONS 25 & 36, TOWNSHIP 12 NORTH, RANGE 6 EAST, AND A PORTION OF SECTIONS 29, 30 & 31, TOWNSHIP 12 NORTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN.

CITY OF LINCOLN • PLACER COUNTY • CALIFORNIA

MacKAY & SOMPS

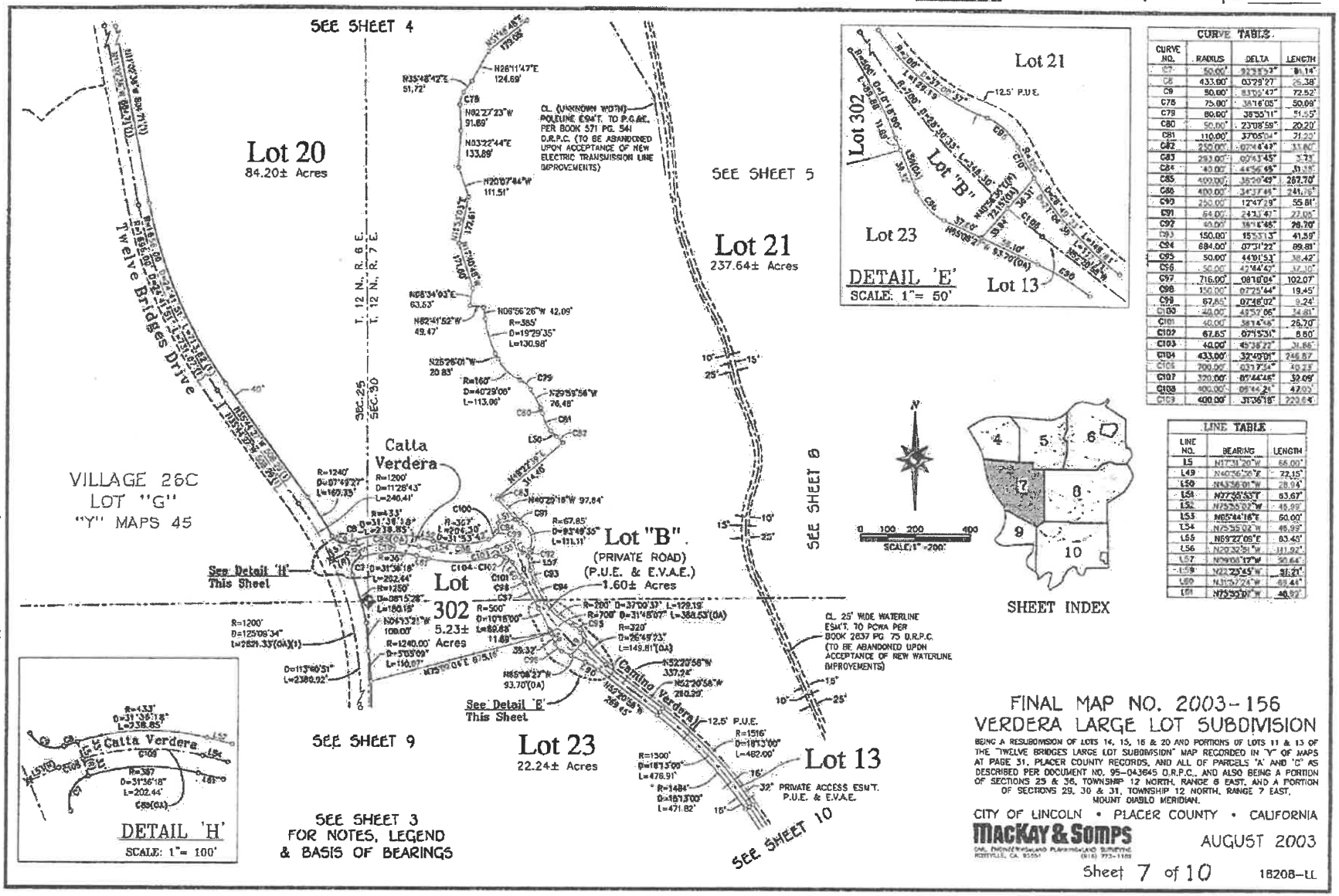
AUGUST 2003

Sheet 6 of 10

18208-LL

Attachment C
Page 6 of 10

BOOK 2 OF MAPS, PAGE 32



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C5	50.00'	92°33'33"	80.78'
C6	433.00'	03°29'27"	26.38'
C9	50.00'	83°00'47"	72.52'
C75	75.00'	38°16'05"	50.09'
C79	80.00'	38°35'11"	51.55'
C80	50.00'	23°08'59"	20.20'
C81	110.00'	37°05'04"	71.20'
C82	350.00'	02°18'43"	14.14'
C83	283.00'	07°43'45"	38.21'
C84	43.00'	44°56'46"	33.73'
C85	400.00'	38°20'49"	267.70'
C86	400.00'	34°37'46"	241.76'
C90	250.00'	12°47'19"	55.81'
C91	64.00'	24°33'47"	27.05'
C92	40.00'	38°16'46"	26.70'
C93	150.00'	15°53'13"	41.59'
C94	684.00'	07°31'22"	89.81'
C95	50.00'	44°01'53"	38.42'
C96	50.00'	42°44'42"	37.30'
C97	716.00'	08°10'04"	102.07'
C98	150.00'	07°25'44"	19.45'
C99	67.65'	07°46'02"	9.24'
C100	40.00'	48°57'06"	34.81'
C101	40.00'	38°16'46"	26.70'
C102	67.65'	07°15'31"	8.60'
C103	40.00'	45°26'22"	31.86'
C104	433.00'	32°49'01"	248.87'
C105	700.00'	03°17'34"	40.23'
C107	320.00'	07°44'45"	32.09'
C108	400.00'	08°44'21"	42.00'
C109	400.00'	31°36'18"	220.64'

LINE TABLE		
LINE NO.	BEARING	LENGTH
L5	N17°31'20"W	58.00'
L49	N40°36'26"E	22.15'
L50	N43°56'01"W	28.94'
L51	N72°25'55"E	63.67'
L52	N75°55'02"W	45.99'
L53	N05°44'16"E	50.00'
L54	N75°55'02"W	46.99'
L55	N69°27'05"E	63.45'
L56	N20°32'55"W	181.92'
L57	N79°01'17"W	50.64'
L58	N22°23'45"W	91.21'
L59	N15°27'24"W	69.41'
L61	N75°55'02"W	46.92'

FINAL MAP NO. 2003-156
VERDERA LARGE LOT SUBDIVISION

BEING A RESUBDIVISION OF LOTS 14, 15, 16 & 20 AND PORTIONS OF LOTS 11 & 13 OF THE "TWELVE BRIDGES LARGE LOT SUBDIVISION" MAP RECORDED IN "Y" OF MAPS AT PAGE 31, PLACER COUNTY RECORDS, AND ALL OF PARCELS 'A' AND 'C' AS DESCRIBED PER DOCUMENT NO. 95-043645 O.R.P.C., AND ALSO BEING A PORTION OF SECTIONS 25 & 36, TOWNSHIP 12 NORTH, RANGE 6 EAST, AND A PORTION OF SECTIONS 29, 30 & 31, TOWNSHIP 12 NORTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN.

CITY OF LINCOLN • PLACER COUNTY • CALIFORNIA

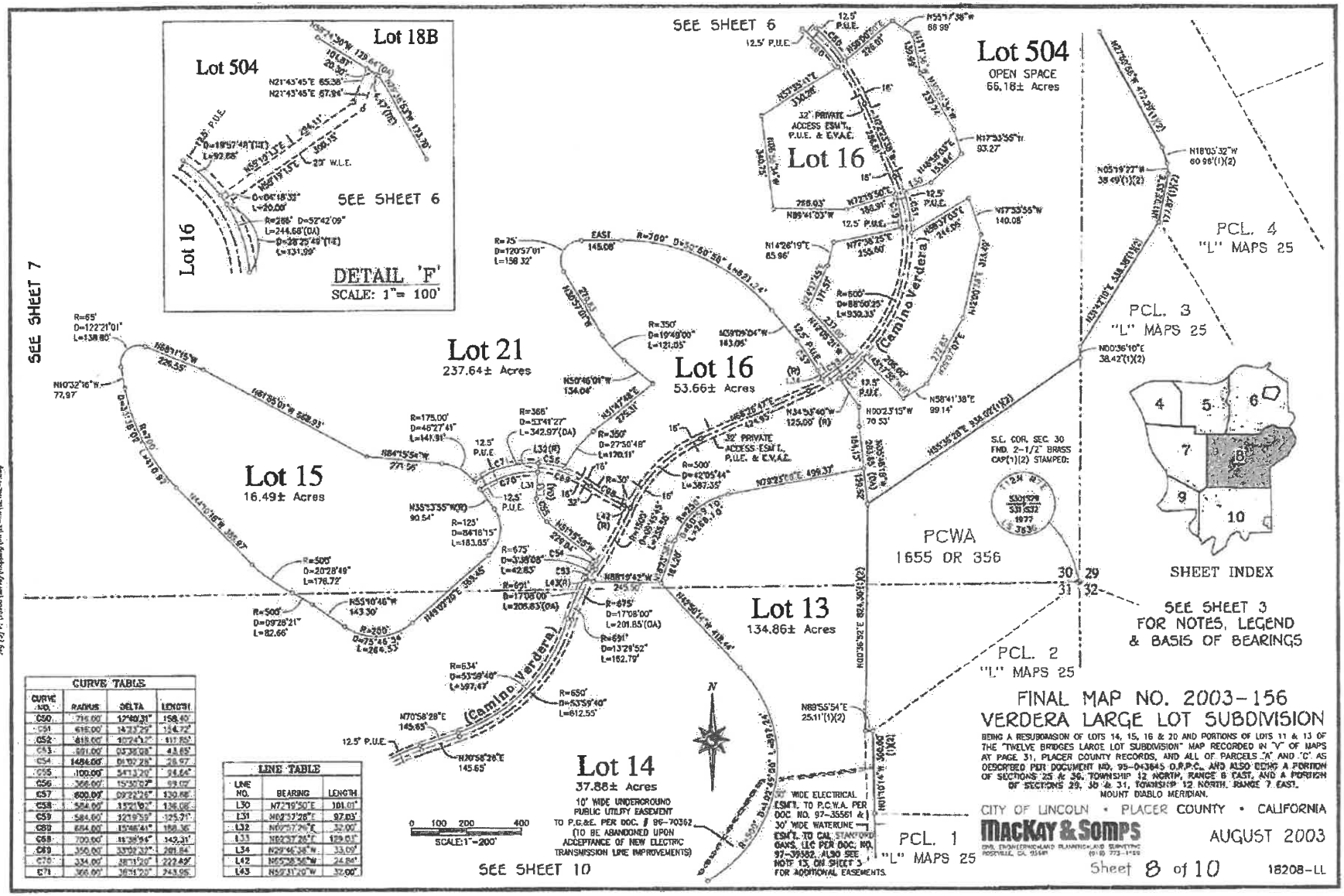
MACKAY & SOMPS
CIVIL ENGINEERING AND PLANNING LAND SURVEYING
ROSEVILLE, CA. 95661 (916) 773-1100

AUGUST 2003

Sheet 7 of 10 18208-LL

Attachment C
Page 7 of 10

BOOK Z OF MAPS, PAGE 32



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C50	716.00'	12°49'31"	158.40'
C51	616.00'	14°23'29"	154.72'
C52	616.00'	10°04'17"	111.80'
C53	601.00'	05°36'08"	43.85'
C54	1484.00'	01°07'26"	29.97'
C55	100.00'	54°13'20"	94.64'
C56	366.00'	15°30'02"	99.05'
C57	600.00'	09°23'26"	130.86'
C58	584.00'	13°21'02"	136.08'
C59	584.00'	12°19'59"	125.71'
C60	654.00'	15°46'41"	180.36'
C68	700.00'	11°39'34"	142.31'
C69	350.00'	33°02'20"	201.84'
C70	334.00'	38°11'20"	222.69'
C71	366.00'	38°11'20"	243.95'

LINE TABLE		
LINE NO.	BEARING	LENGTH
L30	N72°19'50"E	101.01'
L31	N68°57'26"E	97.03'
L32	N05°57'26"E	32.00'
L33	N82°57'26"E	129.01'
L34	N29°46'38"W	33.09'
L42	N65°28'56"W	24.84'
L43	N52°31'20"W	32.00'

FINAL MAP NO. 2003-156
VERDERA LARGE LOT SUBDIVISION

BEING A RESUBDIVISION OF LOTS 14, 15, 16 & 20 AND PORTIONS OF LOTS 11 & 13 OF THE "TWELVE BRIDGES LARGE LOT SUBDIVISION" MAP RECORDED IN "V" OF MAPS AT PAGE 31, PLACER COUNTY RECORDS, AND ALL OF PARCELS "A" AND "C" AS DESCRIBED PER DOCUMENT NO. 95-043645 O.R.P.C., AND ALSO BEING A PORTION OF SECTIONS 25 & 36, TOWNSHIP 12 NORTH, RANGE 6 EAST, AND A PORTION OF SECTIONS 29, 30 & 31, TOWNSHIP 12 NORTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN.

CITY OF LINCOLN • PLACER COUNTY • CALIFORNIA

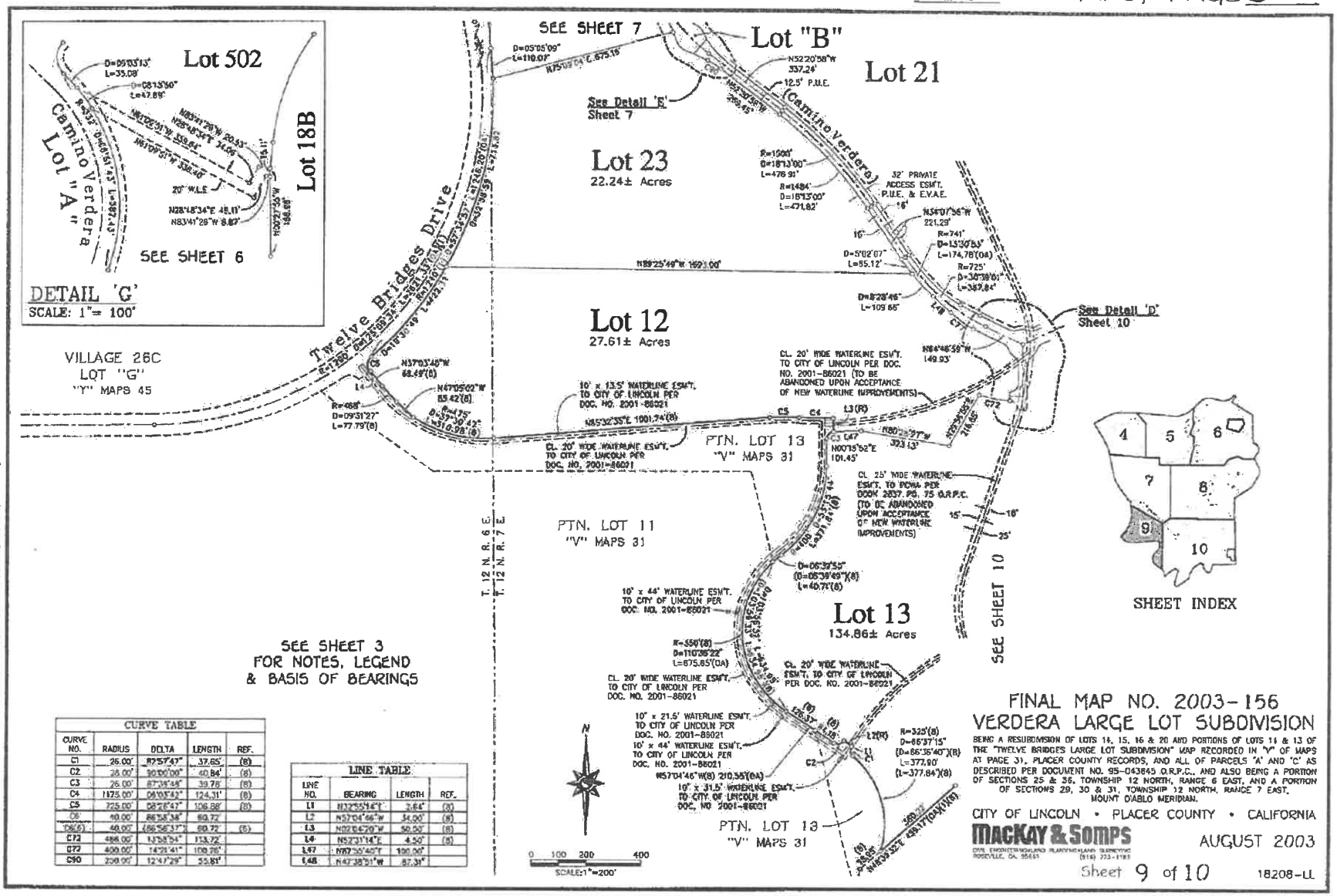
MacKAY & SOMPS
CIVIL ENGINEERING AND PLANNING AND SURVEYING
ROSEVILLE, CA 95661
(916) 773-1100

AUGUST 2003

Sheet 8 of 10 18208-LL

Attachment C
Page 8 of 10

BOOK 2 OF MAPS, PAGE 32



CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	REF.
C1	25.00'	87°57'47"	37.65'	(B)
C2	25.00'	90°00'00"	40.84'	(B)
C3	25.00'	87°35'55"	39.76'	(B)
C4	1175.00'	06°03'42"	124.31'	(B)
C5	725.00'	08°26'47"	106.88'	(B)
C6	60.00'	86°58'38"	89.72'	
C6(R)	60.00'	(86°58'37")	89.72'	(B)
C72	486.00'	13°58'54"	118.72'	
C72	400.00'	14°21'41"	100.26'	
C90	250.00'	12°47'29"	55.81'	

LINE TABLE			
LINE NO.	BEARING	LENGTH	REF.
L1	N32°55'14"E	2.64'	(B)
L2	N57°04'46"W	34.00'	(B)
L3	N02°04'29"W	50.00'	(B)
L4	N52°31'14"E	4.50'	(B)
L47	N87°55'40"E	100.00'	
L48	N47°38'21"W	87.31'	

FINAL MAP NO. 2003-156
VERDERA LARGE LOT SUBDIVISION

BEING A RESUBDIVISION OF LOTS 14, 15, 16 & 20 AND PORTIONS OF LOTS 11 & 13 OF THE "TWELVE BRIDGES LARGE LOT SUBDIVISION" MAP RECORDED IN "V" OF MAPS AT PAGE 31, PLACER COUNTY RECORDS, AND ALL OF PARCELS "A" AND "C" AS DESCRIBED PER DOCUMENT NO. 95-043645 O.R.P.C., AND ALSO BEING A PORTION OF SECTIONS 25 & 36, TOWNSHIP 12 NORTH, RANGE 6 EAST, AND A PORTION OF SECTIONS 29, 30 & 31, TOWNSHIP 12 NORTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN.

CITY OF LINCOLN • PLACER COUNTY • CALIFORNIA

MACKAY & SOMPS

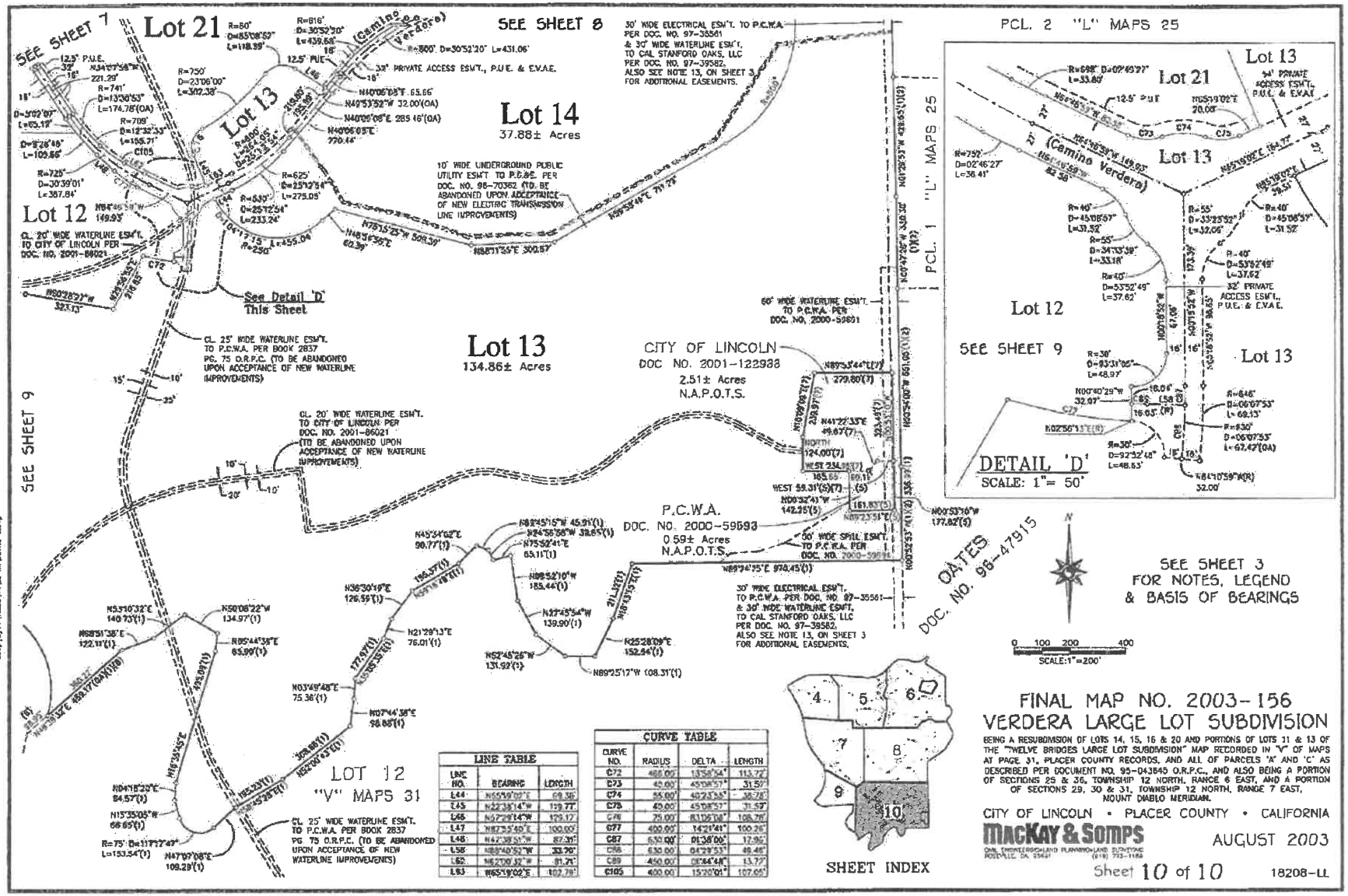
AUGUST 2003

Sheet 9 of 10

18208-LL

Attachment C
Page 9 of 10

BOOK 2 OF MAPS, PAGE 32



LINE TABLE		
LINE NO.	BEARING	LENGTH
L44	N65°59'02"E	69.36'
L45	N22°38'14"W	139.77'
L46	N67°29'14"W	129.12'
L47	N87°35'40"E	100.00'
L48	N47°38'20"W	87.31'
L56	N89°40'52"W	33.79'
L82	N62°00'32"W	91.71'
L93	N65°59'02"E	107.79'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C72	468.00'	13°58'24"	113.72'
C73	40.00'	45°08'57"	31.51'
C74	55.00'	40°13'36"	38.78'
C75	40.00'	45°08'57"	31.51'
C76	75.00'	81°06'08"	106.16'
C77	400.00'	14°21'49"	100.26'
C87	530.00'	01°36'06"	17.96'
C96	530.00'	04°23'31"	40.46'
C89	450.00'	01°44'48"	13.72'
C105	400.00'	15°20'01"	107.05'

FINAL MAP NO. 2003-156
VERDERA LARGE LOT SUBDIVISION

BEING A RESUBDIVISION OF LOTS 14, 15, 16 & 20 AND PORTIONS OF LOTS 21 & 13 OF THE "TWELVE BRIDGES LARGE LOT SUBDIVISION" MAP RECORDED IN "V" OF MAPS AT PAGE 31, PLACER COUNTY RECORDS, AND ALL OF PARCELS 'A' AND 'C' AS DESCRIBED PER DOCUMENT NO. 95-043645 O.R.P.C., AND ALSO BEING A PORTION OF SECTIONS 25 & 36, TOWNSHIP 12 NORTH, RANGE 6 EAST, AND A PORTION OF SECTIONS 29, 30 & 31, TOWNSHIP 12 NORTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN.

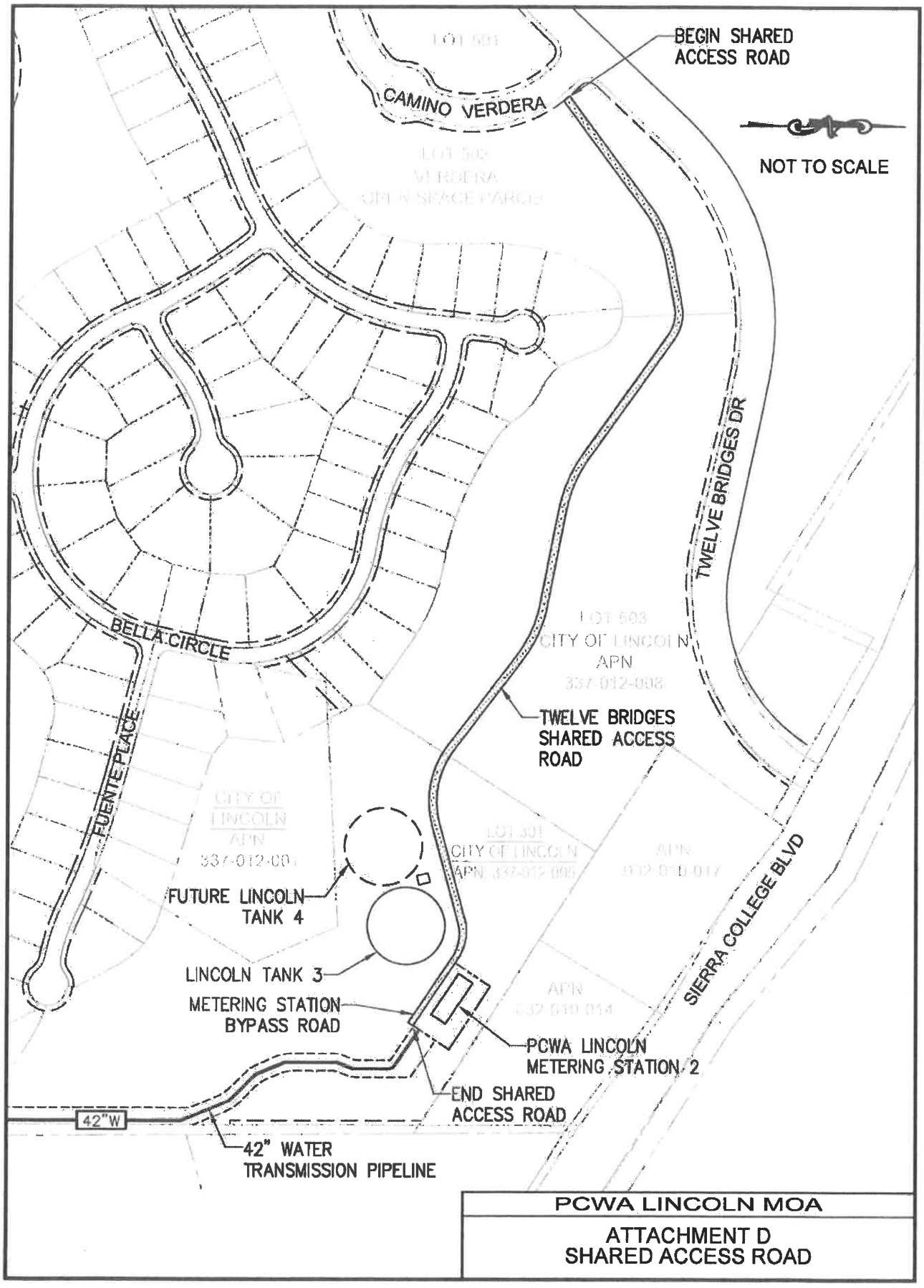
CITY OF LINCOLN • PLACER COUNTY • CALIFORNIA

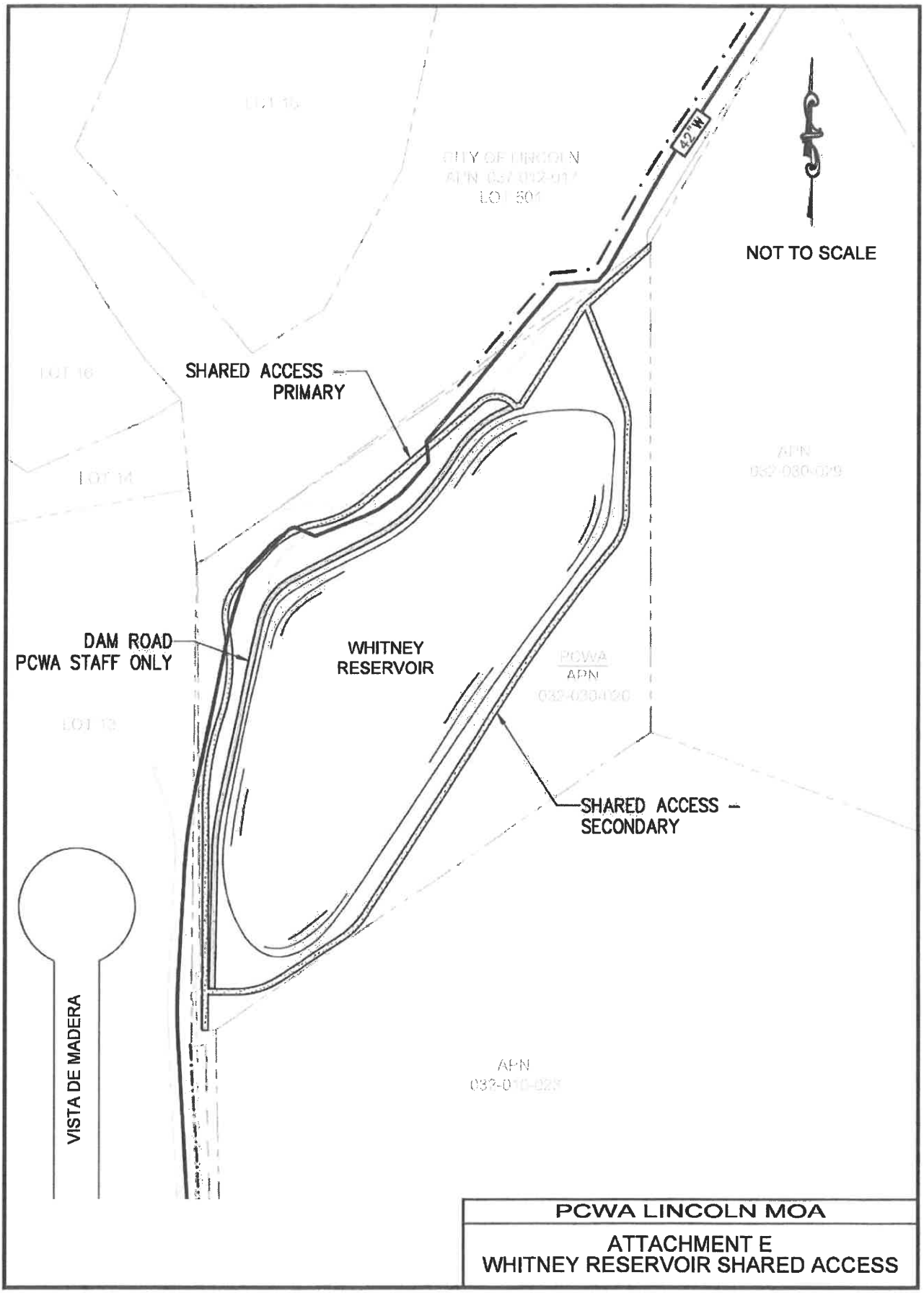
MACKAY & SOMPS

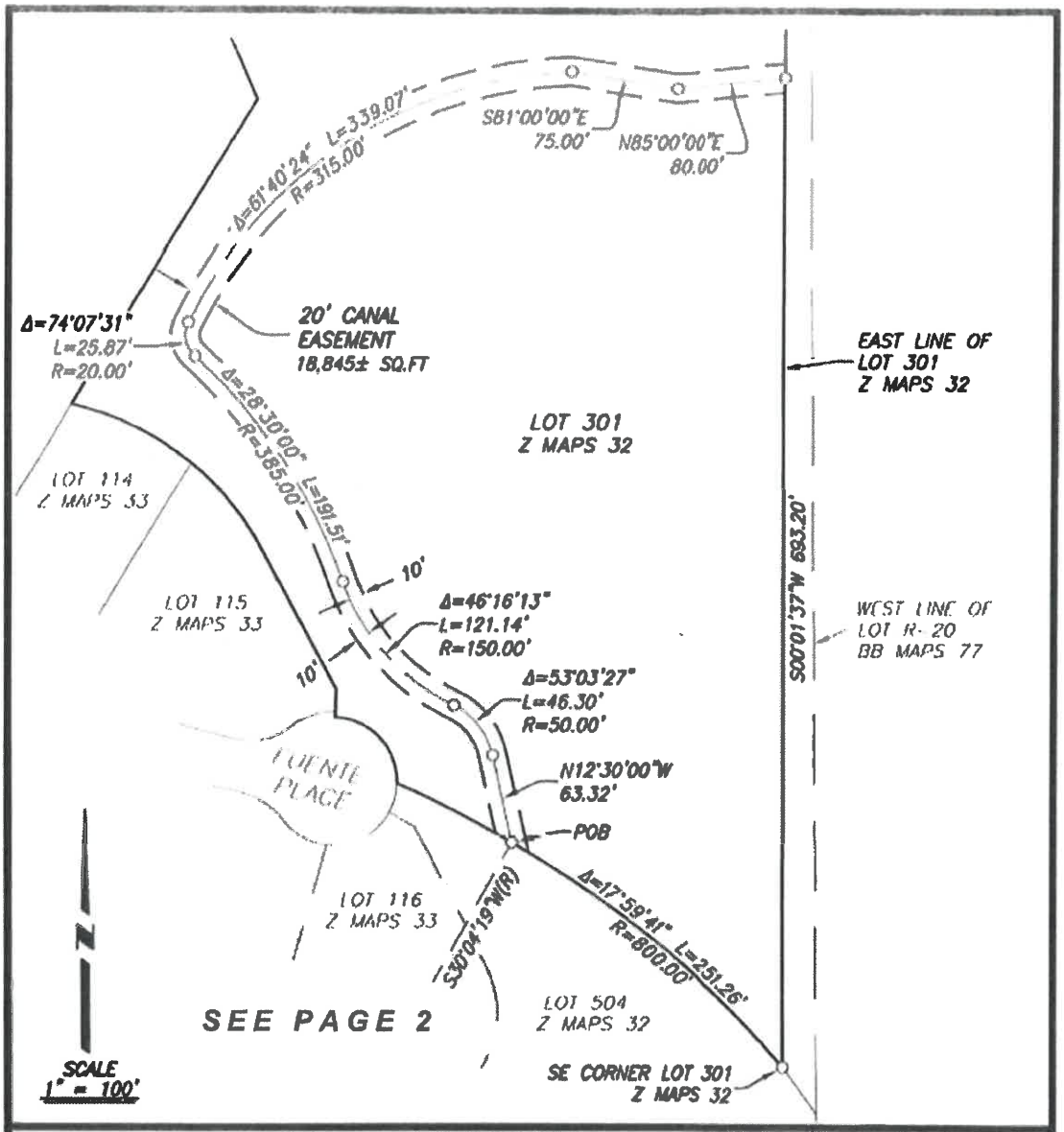
AUGUST 2003

Sheet 10 of 10 18208-LL

Attachment C
Page 10 of 10


BEGIN SHARED ACCESS ROAD
CAMINO VERDERA
NOT TO SCALE
TWELVE BRIDGES DR
BELLA CIRCLE
FUENTE PLACE
TWELVE BRIDGES SHARED ACCESS ROAD
FUTURE LINCOLN TANK 4
LINCOLN TANK 3
METERING STATION BYPASS ROAD
PCWA LINCOLN METERING STATION 2
END SHARED ACCESS ROAD
42"W
42" WATER TRANSMISSION PIPELINE
SIERRA COLLEGE BLVD
PCWA LINCOLN MOA
ATTACHMENT D
SHARED ACCESS ROAD


42 W
NOT TO SCALE
SHARED ACCESS – PRIMARY
DAM ROAD
PCWA STAFF ONLY
WHITNEY RESERVOIR
SHARED ACCESS – SECONDARY
VISTA DE MADERA
PCWA LINCOLN MOA
ATTACHMENT E
WHITNEY RESERVOIR SHARED ACCESS



20' CANAL EASEMENT
LOT 301, Z B.M. 32
CITY OF LINCOLN, COUNTY OF PLACER, STATE OF CALIFORNIA

LICENSED PROFFESSIONAL SURVEYOR
BRADEN D. BARNUM
No. 8507
DP. 12-31-20
STATE OF CALIFORNIA

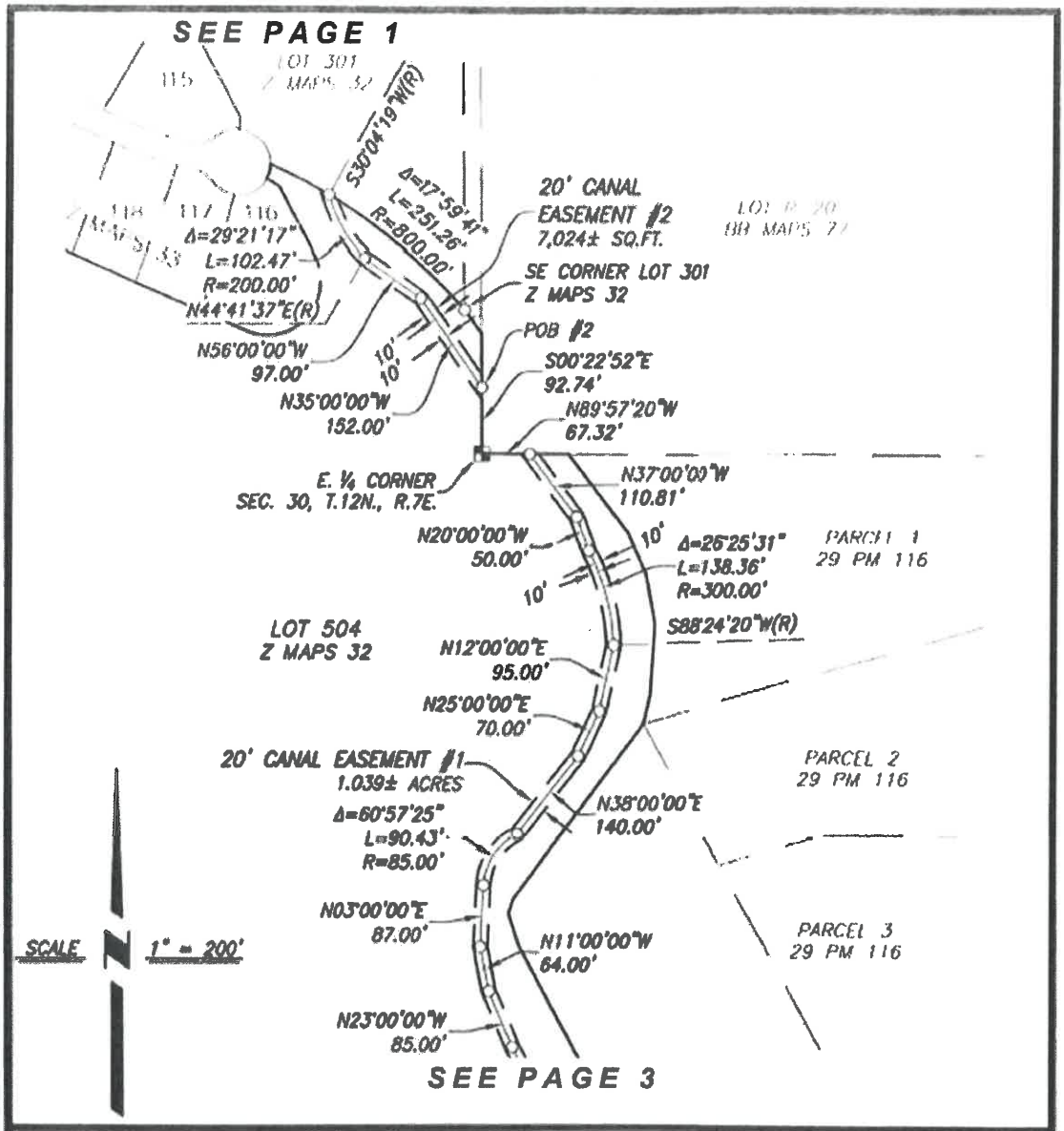
CenterPoint Engineering, Inc.
Civil Engineering & Land Surveying
Phone 916 773-4005 Fax 916 773-4106

DRAWN BY: BB
CHECKED BY: MH
SHEET: 1 OF 2
DATE: 07-13-20

FILE: K:\113600\SURVEY\CANAL ESMT LOT 301.dwg

PCWA LINCOLN MOA

ATTACHMENT F
PCWA LINCOLN MOA
PAGE 1 OF 3



20' CANAL EASEMENT
LOT 504, Z B.M. 32
CITY OF LINCOLN, COUNTY OF PLACER, STATE OF CALIFORNIA

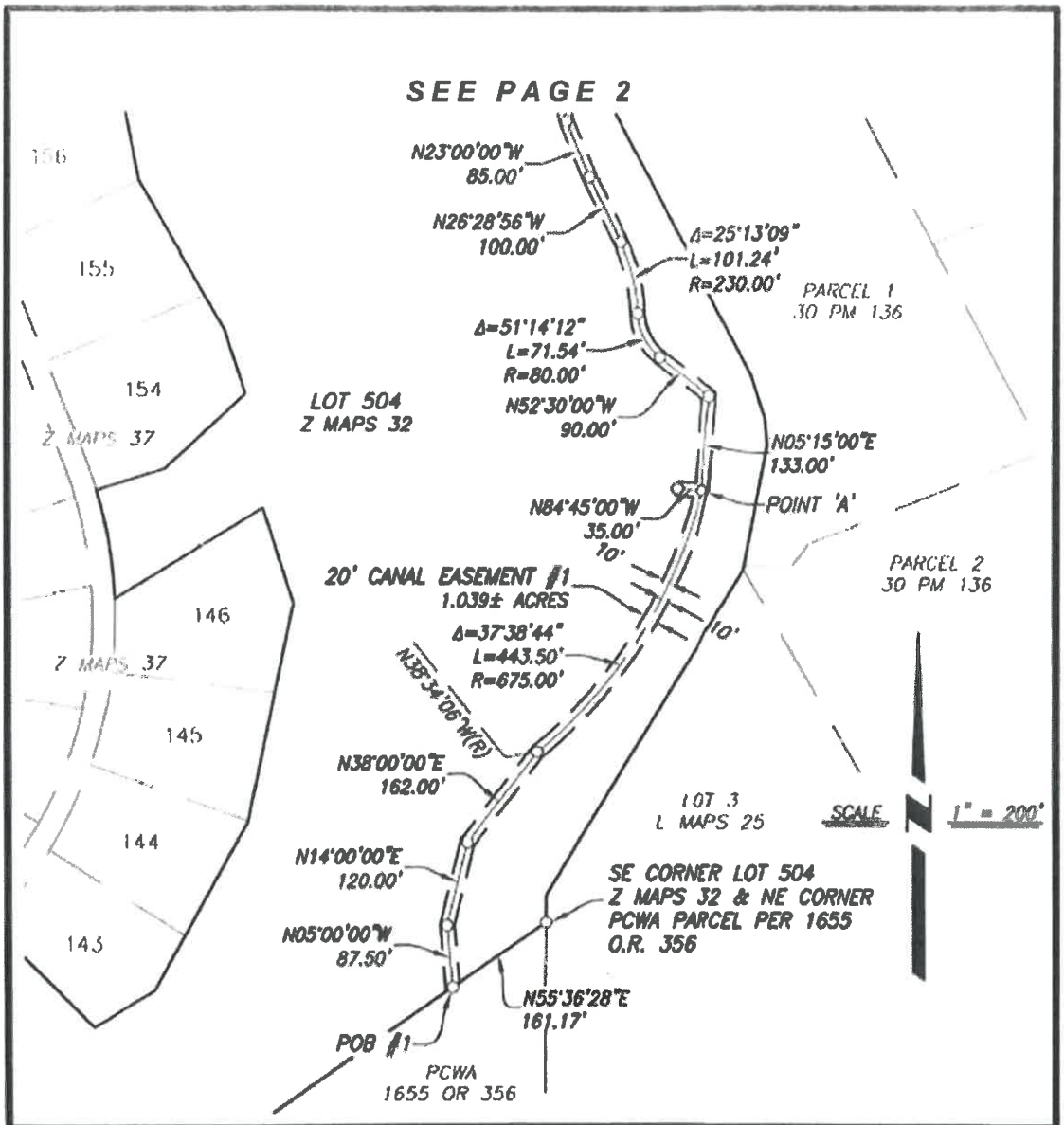
LICENSED PROFESSIONAL SURVEYOR
BRADEN D. BARNUM
No. 8507
EXP. 12-31-20
STATE OF CALIFORNIA

CenterPoint Engineering, Inc.
Civil Engineering & Land Surveying
1217 Pleasant Grove Blvd. Suite 130 · Roseville, CA 95678
Phone 916-773-4005 Fax 916-773-4406

DRAWN BY:	BB
CHECKED BY:	MH
SHEET:	2 OF 2
DATE:	07-13-19

FILE: K:\113600\SURVEY\CANAL EXHIBIT LOT 504.dwg

PCWA LINCOLN MOA
ATTACHMENT F
PCWA LINCOLN MOA
PAGE 2 OF 3



20' CANAL EASEMENT
LOT 504, Z B.M. 32
CITY OF LINCOLN, COUNTY OF PLACER, STATE OF CALIFORNIA

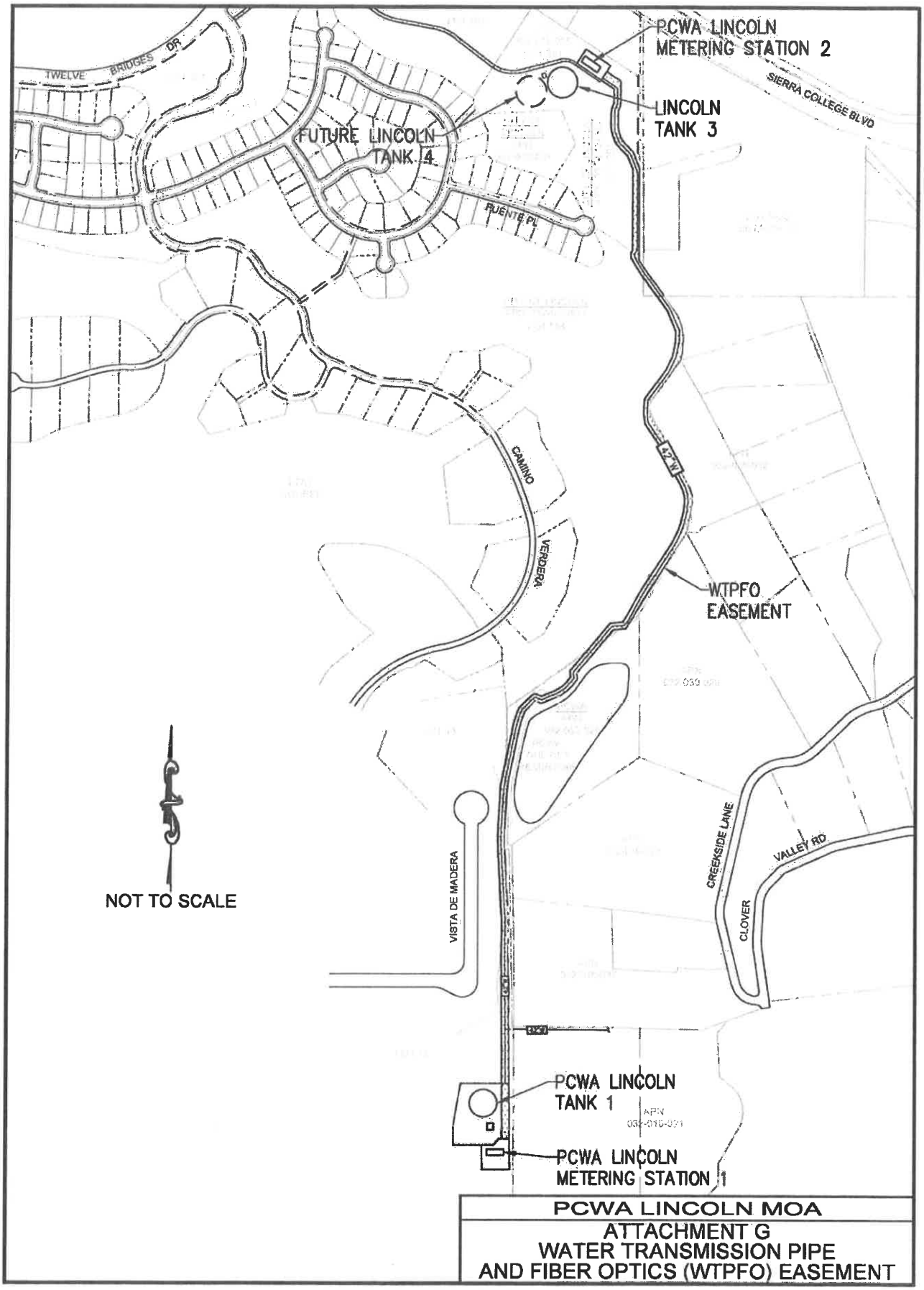
LICENSED PROFFESSIONAL SURVEYOR
BRADEN D. BARNUM
No. 8507
EXP. 12-31-20
STATE OF CALIFORNIA

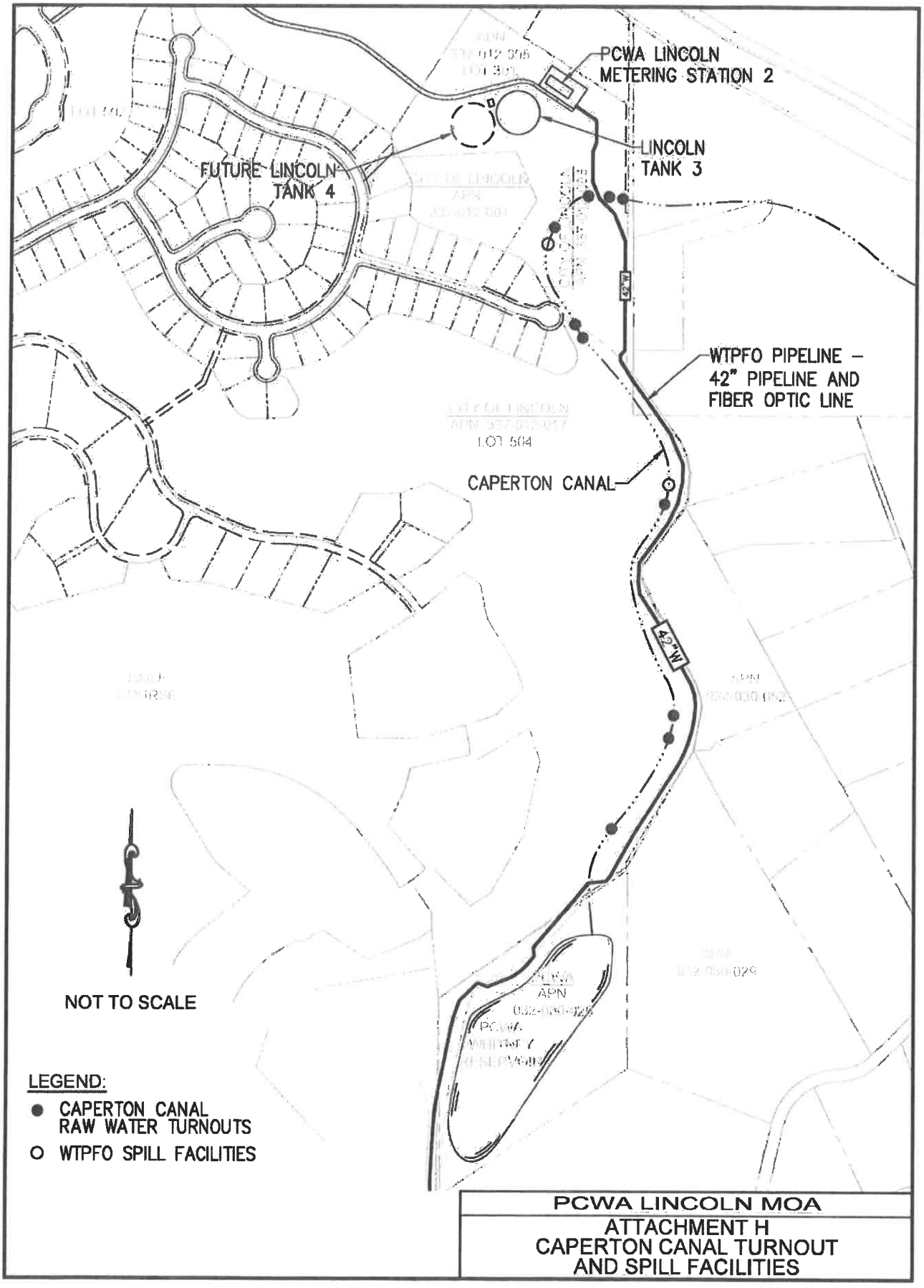
CenterPoint Engineering, Inc.
Civil Engineering & Land Surveying
1217 Pleasant Grove Blvd. Suite 120 Roseville CA 95678
Phone 916 773-4000 Fax 916-773-4498

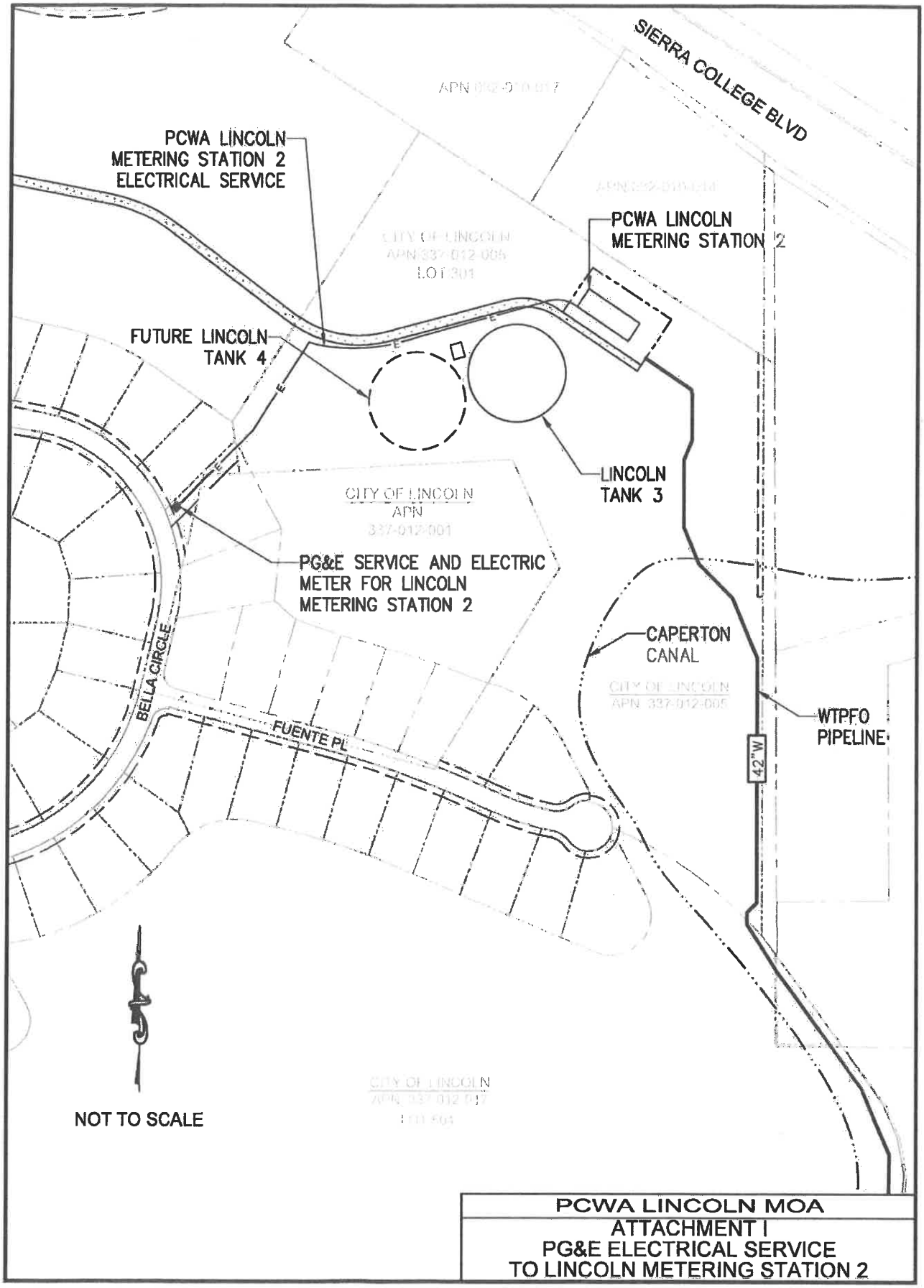
DRAWN BY:	BB
CHECKED BY:	MH
SHEET:	1 OF 2
DATE:	07-13-20

FILE: K:\11.3600\SURVEY\CANAL ESMT LOT 504.dwg

PCWA LINCOLN MOA
ATTACHMENT F
PCWA LINCOLN MOA
PAGE 3 OF 3


PCWA LINCOLN
METERING STATION 2
SIERRA COLLEGE BLVD
LINCOLN
TANK 3
TWELVE BRIDGES DR
FUTURE LINCOLN
TANK 4
RUENTE PL
CAMINO VERDERA
WTPFO
EASEMENT
NOT TO SCALE
VISTA DE MADERA
CREEKSIDE LANE
VALLEY RD
CLOVER
PCWA LINCOLN
TANK 1
APN
032-010-021
PCWA LINCOLN
METERING STATION 1
PCWA LINCOLN MOA
ATTACHMENT G
WATER TRANSMISSION PIPE
AND FIBER OPTICS (WTPFO) EASEMENT


PCWA LINCOLN
METERING STATION 2
LINCOLN
TANK 3
FUTURE LINCOLN
TANK 4
WTPFO PIPELINE –
42" PIPELINE AND
FIBER OPTIC LINE
CAPERTON CANAL
42"W
NOT TO SCALE
LEGEND:
CAPERTON CANAL
RAW WATER TURNOUTS
WTPFO SPILL FACILITIES
PCWA LINCOLN MOA
ATTACHMENT H
CAPERTON CANAL TURNOUT
AND SPILL FACILITIES



PCWA LINCOLN MOA
ATTACHMENT I
PG&E ELECTRICAL SERVICE
TO LINCOLN METERING STATION 2

SUMMARY OF CALIFORNIA RECORDING LAWS

1. Any instrument, paper, or notice submitted for recording must be authorized or required by law to be recorded, meet the requirements of statute, and contain original signatures except as otherwise provided by law, or be originally certified by a government agency.
2. Any document submitted must indicate the title or titles of the document(s) contained therein. Titles should appear on the first page, directly below the space reserved for the Recorder.
3. Recording fees for documents which contain only 8 ½" by 11" pages will not change. However, for any document which contains a sheet or sheets which do not measure 8 ½" by 11", an additional fee of $3.00 for every page of that document will apply.**
4. Any document submitted for recording shall have at least a ½" margin on each vertical side. In addition, the top 2 ½" of the first page shall be reserved for recording information with the left hand 3 ½" used by the public to show the name of the person requesting recording and the name and address to which the document is to be returned following recording. The right hand portion of the space is for use by the recorder only.
5. If a document modified, releases, or cancels provisions of a previously recorded document, it must contain the recorders identification number of the prior document.

**** (PCWA REQUIRES 8 ½" BY 11" AND 12 FONT TIMES NEW ROMAN)**

GUIDELINES FOR PREPARATION OF NEW FORMS

In addition to compliance with the requirements outlined above, any form developed for recording should also follow these general guidelines.

1. 8 ½" by 11" single-sided sheet of white paper, preferably 16 lb or heavier.
2. If multiple notary acknowledgements are used, they should be on separate 8 ½" by 11" sheets, and not stapled or taped to the document on half sheets.
3. Exhibits should appear on separate pages, be properly marked, and be referred to in the body of the main document. Exhibits, including plats, must have the ½ inch vertical margin.
4. All information required by the statute which provides for the creation of the document must be there. In addition, all recording requirements must be met.

RECORDING REQUESTED BY AND
FOR THE BENEFIT OF:

Placer County Water Agency

No fee required, pursuant to Gov't
Code § 27383.

AND WHEN RECORDED MAIL TO:

Placer County Water Agency
P.O. Box 6570
Auburn, CA 95604

Space above for Recorder's use only

For internal use only:
T12N, R07E, Sec. 30, NE ¼
Facility Name: Lincoln Metering Station #2
APN: 337-012-005
Project No. and Name: FA 2521 – Lincoln-Penryn Phase III Pipeline Ptn. Pcl1 Bk.511 Pg 371
Exempt from fee imposed by the building Homes & Jobs Act (SB2)(GC27388.1)
Reason for exemption: GC27388.1(D) Transfer to Government Agency
The undersigned grantor(s) declare(s)
Documentary transfer tax is $0 per R&T Code § 11922

[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale
[ ] Unincorporated Area of [X] City of Lincoln

Declared by: _____

GRANT OF EASEMENT FOR UTILITIES AND ACCESS

FOR VALUABLE CONSIDERATION, the **CITY OF LINCOLN** (hereinafter called "GRANTOR") hereby grants to the **PLACER COUNTY WATER AGENCY**, (hereinafter called "AGENCY") a non-exclusive permanent easement for utilities purposes, including but not limited to, electrical lines and associated conduit, telecommunication lines and associated conduit, and appurtenances associated thereto, together with a non-exclusive permanent easement for access in, on, over, under, and across that certain real property in the County of Placer, State of California, described in Exhibit "A" attached hereto and incorporated herein by reference, and depicted on Exhibit "B", the map attached hereto showing the boundaries of the easement. In the event of any conflict between the description of the easement in Exhibit "A" and its depiction on Exhibit "B", the description in Exhibit "A" controls.

The easement granted herein is a right-of-way for the purpose of ingress and egress for access across GRANTOR'S property.

GRANTOR further grants to the AGENCY:

(a) the right to grade the easement area for the full width thereof as well as the right to surface the area if required to prevent erosion and/or ensure safe passage;

(b) the right from time to time to trim and to cut down and clear away any and all trees, stumps, brush and landscaping now or hereafter in the easement area and to trim and cut down and clear away portions of any trees extending onto or over the easement area which may interfere with the exercise of the AGENCY'S rights hereunder; provided, however, that all trees which the AGENCY is hereby authorized to cut and remove, if valuable for timber or wood, shall continue to be the property of GRANTOR, but all tops, lops, brush, stumps, and refuse wood shall be burned, chipped, or removed at the discretion of the AGENCY;

(c) the right to use gates in all fences which cross or inhibit access to the easement area and the right to install Agency locks on existing or future gates installed in any such fences;

INDEMNITY

The AGENCY hereby covenants and agrees to indemnify and hold harmless the GRANTOR from and against any and all claims, demands, causes of action, damages, losses and liabilities of every kind and nature whatsoever arising out of or in connection with the issuance of this Right of Entry, as granted to the AGENCY or by any wrongful or negligent act or omission of the AGENCY or of its agents or employees in the course of their employment.

ASSIGNMENT

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

City of Lincoln

By: _____

Print Name: Sean Scully

Title: City Manager

Date: 6/27/23

(Signature must be acknowledged by a Notary Public)

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer }

On 6/27/2023 (Date) before me, Gwen Scanlon, Notary Public, (Here Insert Name and Title of the Officer)

personally appeared Sean Scully (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

GWEN SCANLON
Notary Public - California
Placer County
Commission # 2403304
My Comm. Expires May 31, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gwen Scanlon

Place Notary Seal and/or Stamp Above *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant of Easement COL to PCWA APN #337-012-005

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

EXHIBIT "A"
PUBLIC UTILITY EASEMENT
LEGAL DESCRIPTION

All that real property situated in the City of Lincoln, County of Placer, State of California, located in Section 30, Township 12 North, Range 7 East, M.D.M., being a portion of Lot 301 as shown on the "Final Map No. 2003-156 Verdera Large Lot Subdivision" filed in Book Z of Maps at Page 32, Placer County Official Records more particularly described as follows:

Easement 1

A strip of land 20 feet in width the centerline of which is described below:

Commencing at the Northeast corner of said Lot 301, thence along the North line of said Lot 301 North 57"10'47" West, 179.36 feet; thence leaving said North line South 33°46'37" West, 37.01 feet; thence North 56°13'23" West, 177.00 feet; thence South 33°46'37" West, 91.00 feet to the **True Point of Beginning**; thence along the arc of a curve to the left having a radius of 80 feet, through a central angle of 48°21'57", subtended by a chord bearing North 80°24'21" West, 65.54 feet, an arc distance of 67.53 feet; thence South 75°24'40" West, 307.32 feet; thence along the arc of a curve to the right having a radius of 130 feet, through a central angle of 46°58'47", subtended by a chord bearing North 81°05'56" West, 103.63 feet, an arc distance of 106.59 feet; thence South 32°49'13" West, 250.66 feet; thence South 45°04'33" West, 8.68 feet to a point on the Northeasterly line of Lot 304 as shown on the "Final Map No. 2003-155 Verdera Village 18" filed in Book Z of Maps at Page 33, Placer County Official Records from which the most Northerly corner of said Lot 304 bears North 07°40'33" West, 20.10 feet.

Sidelines of described 20 foot strip of land are to be elongated or shortened to end on the Eastern boundary line of said Lot 304.

The Basis of Bearings for this description is the Northerly line of said lot 301 North 57°10'47" East as shown on the "Final Map No. 2003-156 Verdera Large Lot Subdivision" filed in Book Z of Maps at Page 32, Placer County Official Records

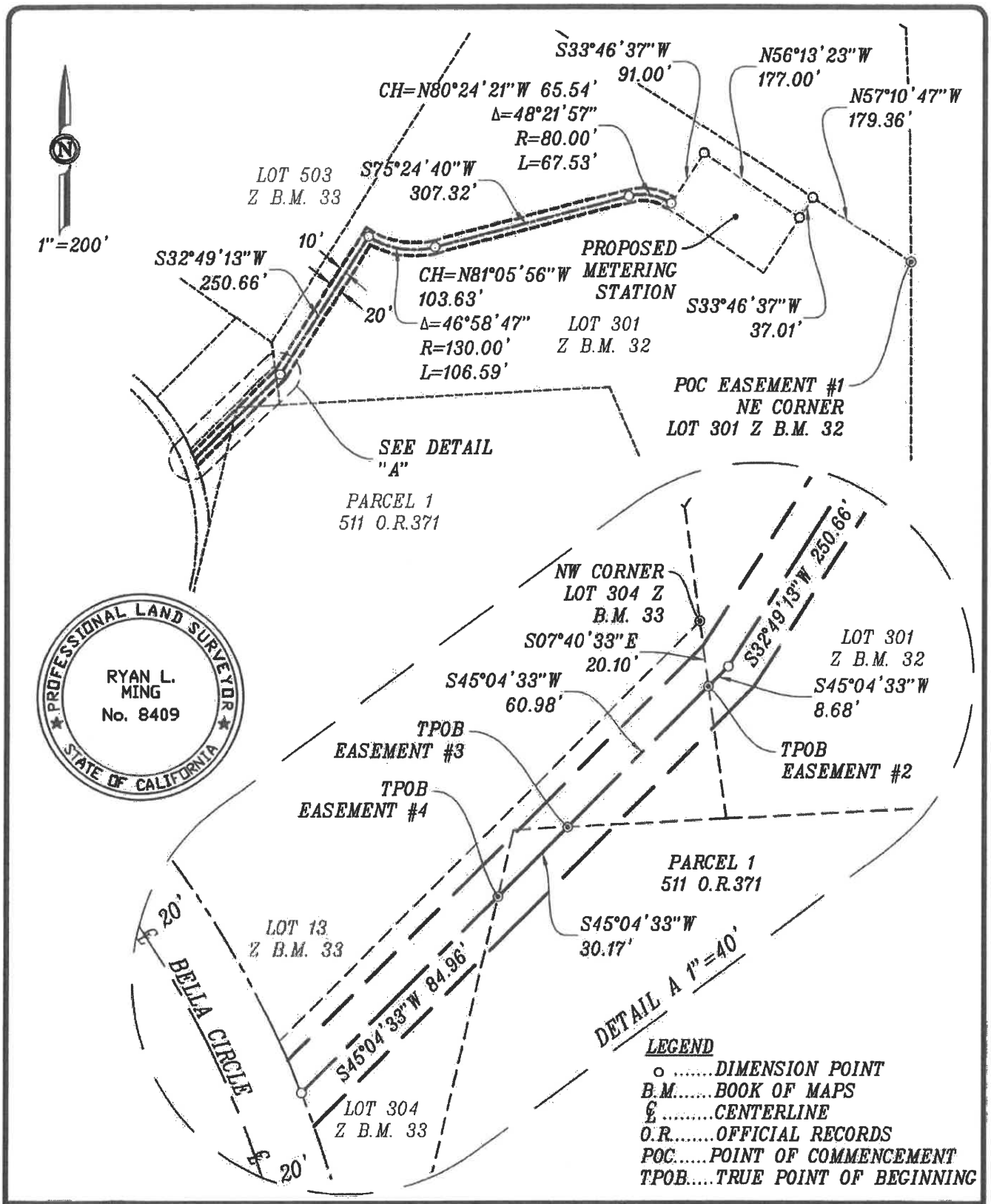
End of description

This description has been prepared by me or under my direct supervision in conformance with the Professional Land Surveyor's Act.

Ryan L. Ming P.L.S. 8409

2/14/23
Date





SHEET 1 OF 1

EXHIBIT B

PUBLIC UTILITY EASEMENT
PORTION OF LOT 301 Z B.M. 32, LOT 304 & PARCEL 1 511 O.R. 371
AS SHOWN ON "VERDERA VILLAGE 18" Z B.M. 33
CITY OF LINCOLN COUNTY OF PLACER STATE OF CALIFORNIA

UNICO ENGINEERING
110 BLUE RAVINE RD SUITE 101 | FOLSOM, CA 95630
PHONE: 916.900.6623 | unicoengineering.com

RECORDING REQUEST BY

Placer County Water Agency
No fee required, pursuant to Gov't Code § 27383.

AND WHEN RECORDED MAIL TO

Placer County Water Agency
P.O. Box 6570
Auburn, CA 95604

This space for recorder's use only

For internal use only:
T. 12N., R. 07E., SEC. 30, NE1/4
A.P. No: 337-012-005-000, 337-012-008-000 and 337-012-001-000 Project Type: treated
Project: FA2521 – Lincoln/Penryn Phase 3

Exempt from fee imposed by the building Homes & Jobs Act (SB2)(GC27388.1)
Reason for exemption: GC27388.1(D)
Documentary Transfer Tax: $0.00 Rev & Tax Code § 11911

GRANT DEED

FOR VALUABLE CONSIDERATION, the **City of Lincoln, a municipal corporation** (hereinafter GRANTOR) hereby grants to **Placer County Water Agency** (hereinafter AGENCY), in fee simple title, all that certain real property situated in the City of Lincoln, County of Placer, State of California, described as follows:

See attached legal description marked as Exhibit "A"
and corresponding plat map marked as Exhibit "B"

In the event of any conflict between the PROPERTY, as described in Exhibit "A", and the PROPERTY as depicted in Exhibit "B", the description of the PROPERTY in Exhibit "A" controls.

GRANTOR also grants to AGENCY a non-exclusive easement for ingress to and egress from the PROPERTY over and across all that certain real property owned by GRANTOR described as follows: Lot 301 and Lot 503 of the Final Map No. 2003-156 Verdera Large Lot Subdivision, recorded on September 22, 2003, in Book Z of Maps, Page 032, Placer County Official Records; and over and across that certain parcel identified as Parcel 1 in the Grant Deed recorded on November 21, 1947, in Book 511 at Page 371, Placer County Official Records.

The above-described easement for ingress to and egress from the PROPERTY is limited to the most reasonable route required by AGENCY to access the PROPERTY.

City of Lincoln, a Municipal Corporation

By: _____ 6/27/23
Sean Scully Date
City Manager

(Signature(s) must be acknowledged by a Notary Public)
(Document must be Accepted by the Agency)

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer }

On 6/27/2023 *Date* before me, Gwen Scanlon, Notary Public, *Here Insert Name and Title of the Officer*

personally appeared Sean Scully *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

GWEN SCANLON
Notary Public - California
Placer County
Commission # 2403304
My Comm. Expires May 31, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gwen Scanlon
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant Deed COL to PCWA APN's 337-012-005, -008 & -001
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

Exhibit 'A'

A portion of Lot 301 as shown on "Final Map No. 2003-156 Verdera Large Lot Subdivision" filed in Book Z of Maps at Page 32, Placer County Records, located in Section 30, Township 12 North, Range 7 East, M.D.M., City of Lincoln, Placer County, California, described as follows:

Beginning at a point from which the Northeast corner of said Lot 301 bears the following two (2) courses:

1) North 33°46'37" East 37.01 feet to the North line of said Lot 301,
2) Along said North line, South 57°10'47" East 179.36 feet,

Thence, from Said Point of Beginning, South 33°46'37" West 101.00 feet;

Thence, North 56°13'23" West 177.00 feet;

Thence, North 33°46'37" East 101.00 feet;

Thence, South 56°13'23" East 177.00 feet to the Point of Beginning.

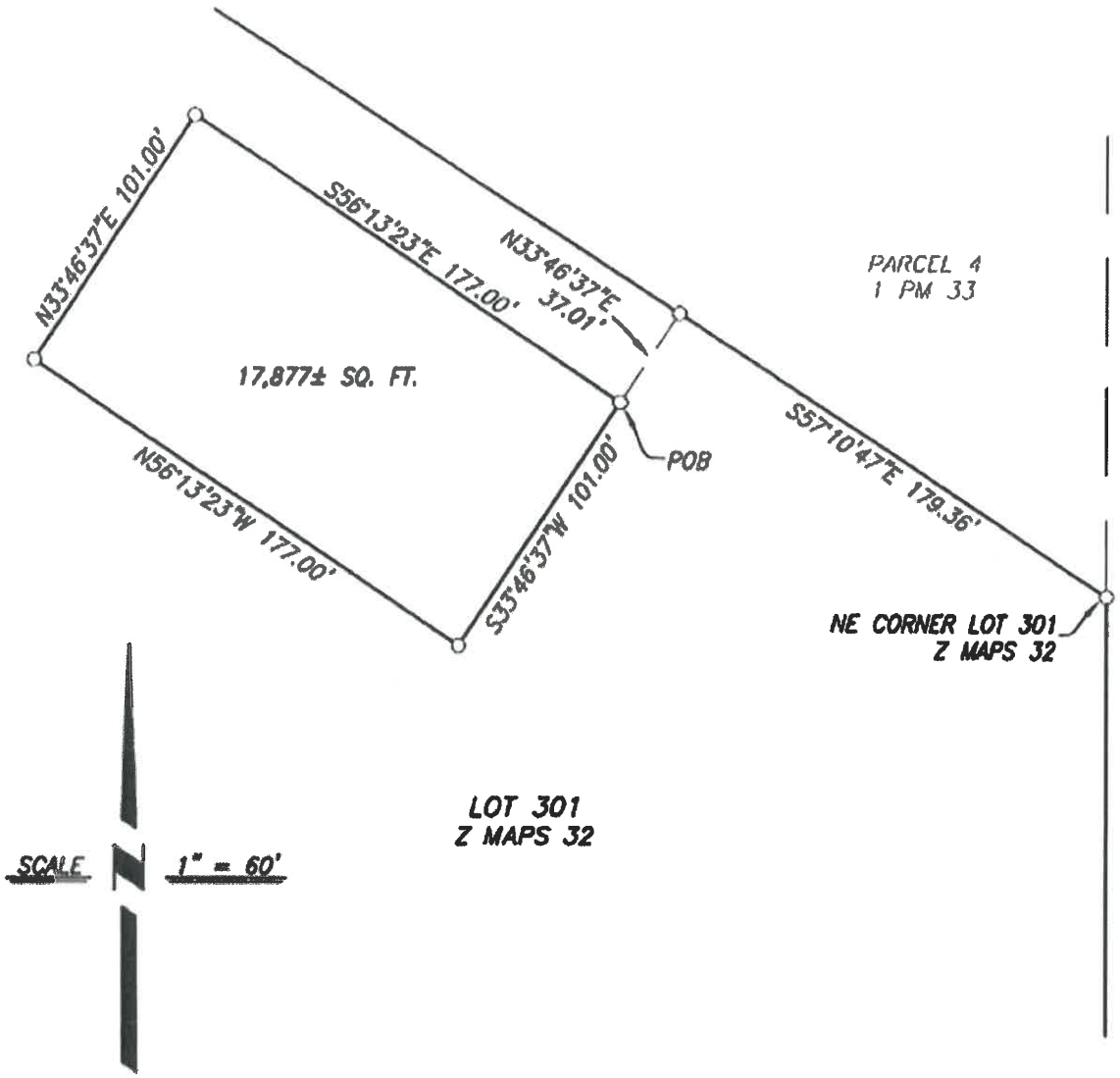
Containing 17,877 square feet, more or less.

The Basis of Bearings of this description is "Final Map No. 2003-156 Verdera Large Lot Subdivision" filed in Book Z of Maps at Page 32, Placer County Records.



3/22/19

Exhibit 'B'



A PORTION OF LOT 301, Z B.M. 32
CITY OF LINCOLN, COUNTY OF PLACER, STATE OF CALIFORNIA

LICENSED PROFFESSIONAL SURVEYOR
BRADEN D. BARNUM
No. 8507
EXP. 12-31-20
STATE OF CALIFORNIA

CenterPoint Engineering, Inc.
Civil Engineering & Land Surveying
1217 Pleasant Grove Blvd. Suite 130 · Roseville, CA · 95678
Phone 916-773-4008 Fax 916-773-4496

DRAWN BY:	BB
CHECKED BY:	MH
SHEET:	1 OF 2
DATE:	03-22-19

FILE: K:\11.5600\SURVEY\EASEMENT 5.dwg

RECORDING REQUEST BY

City of Lincoln

No fee required, pursuant to Gov't Code § 27383.

AND WHEN RECORDED MAIL TO

City of Lincoln City Clerk
600 6th Street
Lincoln, CA 95648

This space for recorder's use only

For internal use only:
T.___N.,R.___E.SEC.___,___1/4
A.P. No: 337-012-007
Project: Verdera 5MG Water Tank #3

Exempt from fee imposed by the building Homes & Jobs Act (SB2)(GC27388.1)
Reason for exemption: GC27388.1(D)
Documentary Transfer Tax: $0.00 Rev & Tax Code § 11922

GRANT OF ACCESS AND PIPELINE EASEMENT

FOR VALUABLE CONSIDERATION, **VERDERA COMMUNITY ASSOCIATION** (hereinafter called "GRANTOR") hereby grants to the **City of Lincoln, a Municipal Corporation** (hereinafter "CITY") a non-exclusive permanent easement for the purpose of ingress and egress to adjoining lands across GRANTOR'S property, described as Lot 502 of the Verdera Large Lot Subdivision, as recorded in Book Z of Maps, at Page 032, by existing roads and lanes thereon, or if at any time no such roads or lanes exist, then over such route as shall be most convenient to second party doing as little damage to said premises as practicable, pursuant to the purpose of the right granted.

Additionally, GRANTOR grants herein a non-exclusive easement to construct, reconstruct, maintain, repair, replace and operate any size water pipeline or pipelines, conduits, above and below ground appurtenant facilities, including but not limited to metering equipment, water sampling stations, gate valves, air valves, and blow-off valves. Said easement shall be in, on, over, under, and across that certain real property in the County of Placer, State of California, described in Exhibit "A" attached hereto and incorporated herein by reference, and depicted on Exhibit "B", the map attached hereto showing the boundaries of the easement. In the event of any conflict between the description of the easement in Exhibit "A" and its depiction on Exhibit "B, the description in Exhibit "A" controls.

GRANTOR further grants to CITY:

(a) the right to grade and travel upon for the purpose of patrolling and maintaining the easement area for the full width thereof;

(b) the right from time to time to trim and to cut down and clear away any and all trees, stumps, and brush now or hereafter in the easement area and to trim and cut down and clear away portions of any trees extending onto or over the easement area which may interfere with the exercise of the CITY'S rights hereunder; provided, however, that all trees which the CITY is hereby authorized to cut and remove, if valuable for timber or wood, shall continue to be the property of GRANTOR, but all tops, lops, brush, stumps, and refuse wood shall be removed by the CITY;

(c) the right to install, maintain, and use gates in all fences which cross or inhibit access to the easement area and the right to install City locks on existing or future gates installed in any such fences; and

(d) the right to mark the location of pipelines and other underground facilities in the easement area by suitable markers set in the ground.

Any damages caused by CITY on GRANTOR'S property, including damage to paved surfaces, shall be repaired and restored by CITY to GRANTOR'S satisfaction at CITY'S sole expense.

Any work performed by CITY on GRANTOR'S property, is at CITY'S sole expense. CITY shall provide written notification to GRANTOR at least 48-hours in advance of any proposed work on GRANTOR'S property.

INDEMNITY

The CITY hereby covenants and agrees to indemnify and hold harmless the GRANTOR from and against any and all claims, demands, causes of action, damages, losses and liabilities of every kind and nature whatsoever arising out of or in connection with the issuance of this Grant of Easement, as granted to the CITY or by any wrongful or negligent act or omission of the CITY or of its agents or employees in the course of their employment.

ASSIGNMENT

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

Tony P. Manning
Name Tony Manning
President, Verdera Community Association

06·03·2022
Date

(Signature(s) must be acknowledged by a Notary Public)
(Document must be Accepted by the City and may be submitted to escrow)

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer }

On June 3, 2022 before me, Odilia Anne Gix, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Tony Manning
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ODILIA ANNE GIX
Notary Public - California
Placer County
Commission # 2360640
My Comm. Expires Jun 9, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Odilia A. Gix

Place Notary Seal and/or Stamp Above *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant of Easement Verdera HOA

Document Date: _____ Number of Pages: 4

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

Exhibit 'A'
40' Pipeline Easement

A portion of Lot 502 as shown on "Final Map No. 2003-156 Verdera Large Lot Subdivision" filed in Book Z of Maps at Page 32, Placer County Records, located in Section 30, Township 12 North, Range 7 East, M.D.M., Placer County, California, described as follows:

A 40' wide strip of land, the centerline of which is described as follows:

Beginning at a point on the East line of said Lot 502, from which the Northeast corner thereof bears North 02°21'36" West 141.95 feet; thence, from the Point of Beginning, along the following five (5) courses:

1) South 88°07'54" West 8.06 feet,
2) South 80°22'36" West 20.00 feet to the beginning of a 650.00 foot radius tangent curve to the left,
3) Along said curve through a central angle of 27°51'44" a distance of 316.09 feet,
4) South 52°30'52" West 97.02 feet;
5) North 82°29'08" West 132.26 feet to a point on the Northwest line of said Lot 502.

The sidelines of the above described strip of land to be lengthened or shortened so as to terminate at the boundary of said lot 502.

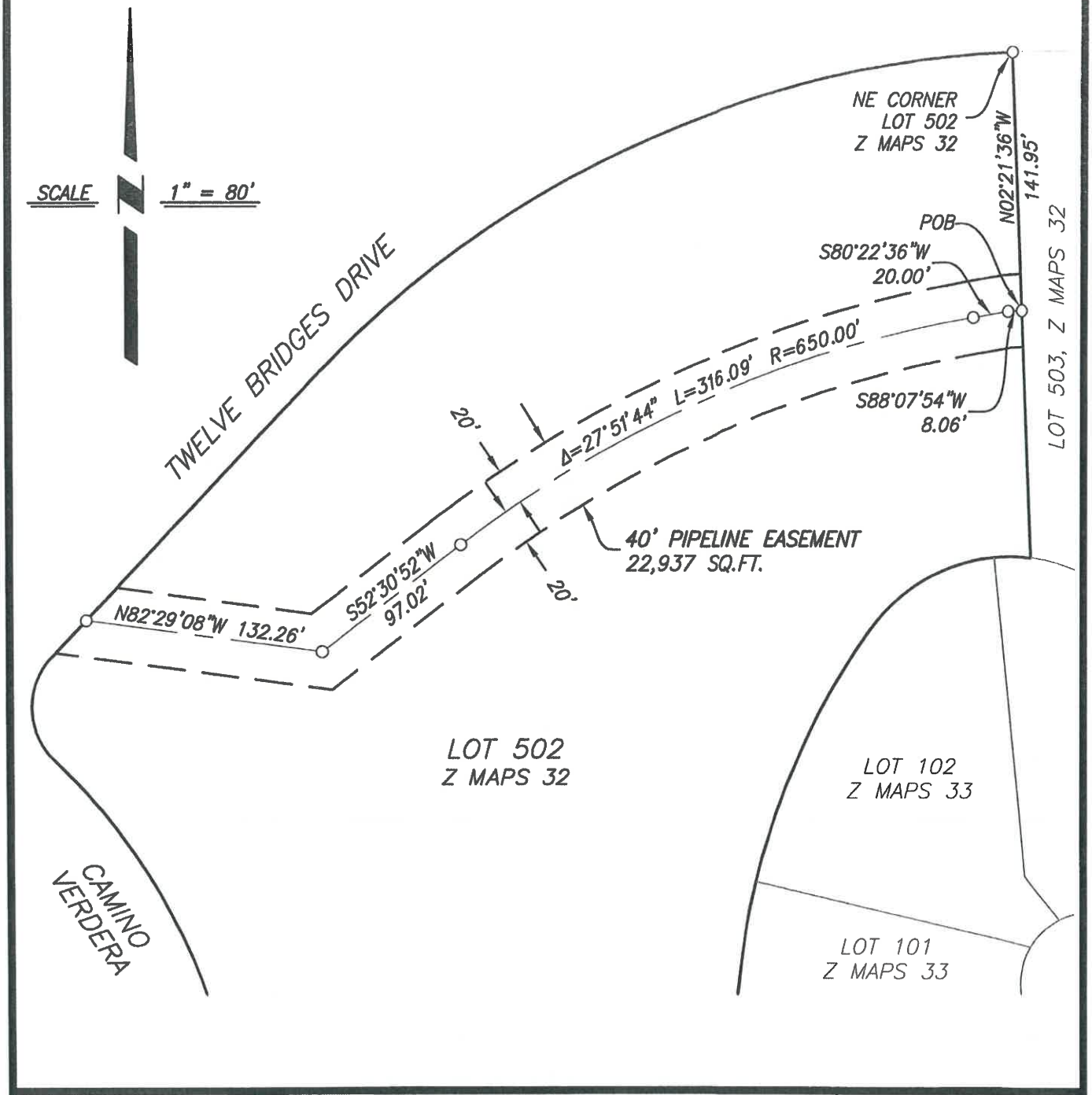
Containing 22,937 square feet, more or less.

The Basis of Bearings of this description is "Final Map No. 2003-156 Verdera Large Lot Subdivision" filed in Book Z of Maps at Page 32, Placer County Records.



6/30/2020

Exhibit 'B'



40' PIPELINE EASEMENT
LOT 502, Z B.M. 32
CITY OF LINCOLN, COUNTY OF PLACER, STATE OF CALIFORNIA

LICENSED PROFFESSIONAL SURVEYOR
BRADEN D. BARNUM
No. 8507
EXP. 12-31-20
STATE OF CALIFORNIA

CenterPoint Engineering, Inc.
Civil Engineering & Land Surveying
1217 Pleasant Grove Blvd. Suite 130 · Roseville, CA · 95678
Phone: 916-773-4006 Fax: 916-773-4498

DRAWN BY:	BB
CHECKED BY:	MH
SHEET:	1 OF 2
DATE:	06-30-20

FILE: K:\113600\SURVEY\WATERLINE ESMT LOT 502.dwg

City of Lincoln

CERTIFICATE OF ACCEPTANCE
GRANT OF ACCESS AND PIPELINE EASEMENT

Ref: APN 337-012-007

The City of Lincoln, a Municipal Corporation, hereby accepts the **GRANT OF ACCESS AND PIPELINE EASEMENT,** a non-exclusive permanent easement for the purpose of ingress and egress to adjoining lands across property owned by **VERDERA COMMUNITY ASSOCIATION**, described as Lot 502 of the Verdera Large Lot Subdivision, as recorded in Book Z of Maps, at Page 032, in the County of Placer, State of California, as further described in that certain document entitled **GRANT OF ACCESS AND PIPELINE EASEMENT** consisting of the preceding five pages (attached), signed by Verdera Community Association President Tony Manning and dated 06-03-2022.

City Clerks Statement:

I herby certify that Resolution No. 2023-044 was adopted on the 14th day of March, 2023, by the City Council, City of Lincoln, authorizing the City Manager to accept the GRANT OF ACCESS AND PIPELINE EASEMENT on behalf of the City and is attached hereto.

6/27/2023 _____ Gwen Scanlon _____

Date Gwen Scanlon, City Clerk, City of Lincoln

Certificate of Acceptance:

This is to certify that the interest in real property conveyed to the City of Lincoln, a Municipal Corporation, by the within instrument, the provisions of which are incorporated by the attached document as though fully set forth in this certification, is hereby accepted by the undersigned office, on behalf of the City pursuant to the authority conferred by the City of Lincoln City Council Resolution No. 2023-044, and the City consents to recordation thereof by its duly authorized officer.

6/29/23 _____ _____

Date Sean Scully, City Manager, City of Lincoln

See following page for Acknowledgement

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer }

On 6/27/2023 before me, Gwen Scanlon, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Sean Scully,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

GWEN SCANLON
Notary Public - California
Placer County
Commission # 2403304
My Comm. Expires May 31, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gwen Scanlon

Place Notary Seal and/or Stamp Above *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Cert. of Acceptance Vedera HOA to COL Grant of Access & Pipeline Easement

Document Date: APN# 337-012-007 Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

©2019 National Notary Association

RECORDING REQUEST BY

Placer County Water Agency

No fee required, pursuant to Gov't Code § 27383.

AND WHEN RECORDED MAIL TO

Placer County Water Agency
P.O. Box 6570
Auburn, CA 95604

This space for recorder's use only

For internal use only:
T.___N.,R.___E.SEC.___,___1/4
A.P. No: 337-012-007 project type: treated
Project: Lincoln Metering Station #2

Exempt from fee imposed by the building Homes & Jobs Act (SB2)(GC27388.1)
Reason for exemption: GC27388.1(D)
Documentary Transfer Tax: $0.00 Rev & Tax Code § 11922

GRANT OF EASEMENT FOR INGRESS AND EGRESS

FOR VALUABLE CONSIDERATION, **VERDERA COMMUNITY ASSOCIATION** (hereinafter called "GRANTOR") hereby grants to the **Placer County Water Agency, a public body,** (hereinafter called "AGENCY"), a non-exclusive permanent easement for purposes of ingress and egress over and across, that certain parcel of land described as Lot 502 of the Verdera Large Lot Subdivision, as recorded in Book Z of Maps, at Page 032, by means existing roads and lanes thereon, or if at any time no such roads or lanes exist, then over such route as shall be most convenient to second party doing as little damage to said premises as practicable, pursuant to the purpose of the right granted.

GRANTOR further grants to the AGENCY:

(a) the right to grade and travel upon for the purpose of patrolling and maintaining the easement area for the full width thereof;

(b) the right from time to time to trim and to cut down and clear away any and all trees, stumps, and brush now or hereafter in the easement area and to trim and cut down and clear away portions of any trees extending onto or over the easement area which may interfere with the exercise of the AGENCY'S rights hereunder; provided, however, that all trees which the AGENCY is hereby authorized to cut and remove,

if valuable for timber or wood, shall continue to be the property of GRANTOR, but all tops, lops, brush, stumps, and refuse wood shall be chipped, or removed at the discretion of the AGENCY; and

(c) the right to install, maintain, and use gates in all fences which cross or inhibit access to the easement area and the right to install AGENCY locks on existing or future gates installed in any such fences.

Any damages caused by AGENCY on GRANTOR'S property, including damage to paved surfaces, shall be repaired and restored by AGENCY to GRANTOR'S satisfaction at AGENCY'S sole expense.

Any work performed by AGENCY on GRANTOR'S property, is at AGENCY'S sole expense. AGENCY shall provide written notification to GRANTOR at least 48-hours in advance of any proposed work on GRANTOR'S property.

INDEMNITY

The AGENCY hereby covenants and agrees to indemnify and hold harmless the GRANTOR from and against any and all claims, demands, causes of action, damages, losses and liabilities of every kind and nature whatsoever arising out of or in connection with the issuance of this Grant of Easement for Ingress and Egress, as granted to the AGENCY or by any wrongful or negligent act or omission of the AGENCY or of its agents or employees in the course of their employment.

ASSIGNMENT

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

Tony L. Manning — 06·03·2022

Name Tony Manning — Date

President, Verdera Community Association

(Signature(s) must be acknowledged by a Notary Public)
(Document must be Accepted by the Agency and may be submitted to escrow)

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer }

On June 3, 2022 before me, Odilia Anne Gix, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Tony Manning
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ODILIA ANNE GIX
Notary Public - California
Placer County
Commission # 2360640
My Comm. Expires Jun 9, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Odilia A. Gix
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant of Easement Verdera HOA

Document Date: 6/3/2022 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

RECORDING REQUEST BY AND
FOR THE BENEFIT OF

Placer County Water Agency

No fee required, pursuant to Gov't
Code § 27383.

AND WHEN RECORDED MAIL TO
Placer County Water Agency
Attn: Real Property Program Manager
P.O. Box 6570
Auburn, CA 95604

For internal use only: SPACE ABOVE FOR RECORDER'S USE ONLY
T12N, R07E, SEC. 29 SW ¼ & SEC 30 SE ¼
Facility Name: Caperton Canal; Spill No.
APN: 337-012-017 Project Type: Raw
Project No. and Name:

Exempt from fee imposed by the building Homes & Jobs Act (SB2)(GC27388.1)
Reason for exemption: GC27388.1(D) Transfer to Government Agency
The undersigned grantor(s) declare(s)
Documentary transfer tax is $0 per R&T Code § 11922

[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale
[ ] Unincorporated Area of [X] City of Lincoln

Declared by: _____

GRANT OF EASEMENT FOR SPILL

FOR VALUABLE CONSIDERATION, **the CITY OF LINCOLN** (hereinafter called "GRANTOR") hereby grant (s) to **PLACER COUNTY WATER AGENCY**, a public body, (hereinafter called "AGENCY") its successors and assigns an exclusive easement in, on, over, under, and across that certain real property in the County of Placer, State of California, described in the grant deed recorded as Document No. 2010-0000486, Placer County Official Records (the "Property").

The easement granted herein is a right-of-way to conduct spill flows, consistent with historic use in terms of both flow rate and total volume, from the Caperton Canal across the Property. Such spills shall be released by the AGENCY at AGENCY Canal Station 505+26 and travel downhill in a generally westerly direction.

GRANTOR further grants to the AGENCY the right of ingress to and egress from the easement area over and across the Property by means of roads and lanes thereon, if such there be, otherwise by such route or routes as shall cause the least practical damage and inconvenience to GRANTOR; provided, further, that if any portion of such land is or shall be subdivided and dedicated roads or

highways on such portion shall extend to the easement area, this right of ingress and egress on the Property shall be confined to such dedicated roads and highways.

GRANTOR reserves the right, at GRANTOR'S sole expense, to change the location at which the AGENCY releases the spill water to a new location suitable for the GRANTOR'S convenience; provided that GRANTOR shall pay all expenses of the AGENCY resulting from such change in location. GRANTOR shall notify the AGENCY a minimum of thirty (30) business days in advance of any such planned change to the location of the spill to allow AGENCY to make the appropriate preparations.

GRANTOR further grants to AGENCY the following incidental rights:

(a) the right from time to time to trim and to cut down and clear away any and all trees, stumps, landscaping, and brush now or hereafter in the easement area and to trim and cut down and clear away portions of any trees extending onto or over the easement area which may interfere with the exercise of the AGENCY'S rights hereunder; provided, however, that all wood from all trees which the AGENCY is hereby authorized to cut and remove shall continue to be the property of GRANTOR, but all tops, lops, brush, and refuse wood shall be burned, chipped, or removed at the discretion of the AGENCY;

(b) the right to install, maintain, and use gates in all fences which cross or inhibit access to the easement area and the right to install Agency locks on existing or future gates installed in any such fences;

(c) the right to mark the location of pipelines and other underground facilities in the easement area by suitable markers set in the ground; and

(d) the right to line, seal, patch, or replace pipelines and other facilities, installed in the easement area.

INDEMNITY

The AGENCY hereby covenants and agrees to indemnify and hold harmless the GRANTOR from and against any and all claims, demands, causes of action, damages, losses and liabilities of every kind and nature whatsoever arising out of or in connection with the issuance of this Grant of Easement, as granted to the AGENCY or by any wrongful or negligent act or omission of the AGENCY or of its agents or employees in the course of their employment.

ENCROACHMENT

Subject to application for and receipt of an encroachment permit from the AGENCY, GRANTOR reserves the right to use the easement area for purposes which will not interfere with the AGENCY'S full enjoyment of the rights herein granted; provided, that GRANTOR shall not obstruct the easement area nor modify the course of the natural flow.

GRANTOR:

CITY OF LINCOLN

By: _____

Print Name: Sean Scully

Title: City Manager, City of Lincoln

Date: 6/27/23

(Signature(s) must be acknowledged by a Notary Public)
(Document must be Accepted by the Agency and may be submitted to escrow)

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer }

On 6/27/2023 (Date) before me, Gwen Scanlon, Notary Public, (Here Insert Name and Title of the Officer)

personally appeared Sean Scully (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

GWEN SCANLON
Notary Public - California
Placer County
Commission # 2403304
My Comm. Expires May 31, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gwen Scanlon
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant of Easement for Spill Ctl to PCWA Apn# 337-012-017

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

RECORDING REQUEST BY

Placer County Water Agency
No fee required, pursuant to Gov't Code § 27383.

AND WHEN RECORDED MAIL TO

Placer County Water Agency
P.O. Box 6570
Auburn, CA 95604

This space for recorder's use only

For internal use only:
T. 12N., R. 07E., SEC. 29, NW/4
A.P. No: 032-020-053-000 project type: treated & raw
Project: FA2521 – Lincoln/Penryn Phase 3

Exempt from fee imposed by the building Homes & Jobs Act (SB2)(GC27388.1)
Reason for exemption: GC27388.1(D)
Documentary Transfer Tax: $0.00 Rev & Tax Code § 11911

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, **City of Lincoln, a Municipal Corporation** (hereinafter called "GRANTOR") hereby grants to the **Placer County Water Agency**, a public body, (hereinafter called "AGENCY") a non-exclusive, permanent easement in, on, over, under, and across that certain real property in the County of Placer, State of California, described in Exhibit "A" attached hereto and incorporated herein by reference, and depicted on Exhibit "B", the map attached hereto showing the boundaries of the easement. In the event of any conflict between the description of the easement in Exhibit "A" and its depiction on Exhibit "B", the description in Exhibit "A" controls.

The easement granted herein is a right-of-way to construct, reconstruct, maintain, repair, replace and operate any size water pipeline or pipelines, conduits, lined or unlined canals, open ditches, flumes, and above and below ground appurtenant facilities, including but not limited to metering devices, water sampling stations, gate valves, electrical/electronic equipment including poles, antennae, solar panels, fiber optic conduits, and electrical cabinets, and equipment necessary to convey and/or meter water and the right to convert said ditch or flume to pipeline.

GRANTOR further grants to the AGENCY

(a) the right to grade and travel upon for the purpose of patrolling and maintaining the easement area for the full width thereof;

(b) the right of ingress and egress over and across GRANTOR'S remaining lands as described in that certain document, recorded on September 20, 2017, in document number 2017-0072626 Official Records of Placer County, by means of roads and

lanes thereon, if such there be, otherwise by such route or routes as shall cause the least practical damage and inconvenience to GRANTOR; provided further, that if any portion of Grantor's land is or shall be subdivided and dedicated roads or highways on such portion shall extend to the easement area, this right of ingress and egress on GRANTOR'S remaining land shall be confined to such dedicated roads and highways thence along and adjacent to said easement;

(c) the right from time to time to trim and to cut down and clear away any and all trees, stumps, brush and landscaping now or hereafter in the easement area and to trim and cut down and clear away portions of any trees extending onto or over the easement area which may interfere with the exercise of the AGENCY'S rights hereunder; provided, however, that all trees which the AGENCY is hereby authorized to cut and remove, shall continue to be the property of GRANTOR, but all tops, lops, brush, stumps, and refuse wood shall be burned, chipped, or removed at the discretion of the AGENCY;

(d) the right to install, maintain, and use gates in all fences which inhibit access to the easement area and the right to install Agency locks on such existing or future gates;

(e) the right to mark the location of pipelines and other underground facilities in the easement area by suitable markers set in the ground; and

(f) the right to limit or prohibit access to the easement area during construction or repair of the facilities within the easement. AGENCY shall endeavor to keep any such disruptions to the shortest time reasonably necessary to complete such construction or repairs; and

(g) the right to line, seal, patch, or replace pipelines, canals, ditches, conduits and other facilities, installed in the easement area.

ENCROACHMENT BY GRANTOR

Subject to all of the rights and easements granted to AGENCY herein, GRANTOR reserves the right to use the easement area; provided, that GRANTOR shall not erect or construct any building or other structure in the easement area or cut and/or fill over any AGENCY pipeline, or appurtenant facilities in the easement area or drill or operate any well, or drill any holes for fence posts or other structures, or construct any reservoir or other obstruction in the easement area, or diminish or substantially add to the ground cover over the easement area, or otherwise use the easement area in any way that interferes with AGENCY's full enjoyment and use thereof. If issued an encroachment permit by the AGENCY, GRANTOR may construct fences within or crossing the easement, provided that GRANTOR shall provide a gate or gates of sufficient width to allow ingress and egress to the easement by the AGENCY for personnel, trucks and equipment and a means for AGENCY to install its own lock on any such gates.

ASSIGNMENT

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

GRANTOR
City of Lincoln, a Municipal Corporation

By: _____ _____
Sean Scully Date
City Manager

(Signature(s) must be acknowledged by a Notary Public)
(Document must be Accepted by the Agency and may be submitted to escrow)

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer }

On 6/27/2023 before me, Gwen Scanlon, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Sean Scully
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

GWEN SCANLON
Notary Public - California
Placer County
Commission # 2403304
My Comm. Expires May 31, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gwen Scanlon
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant of Easement COL to PCWA Apn # 032-020-053
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

Exhibit 'A'
Pipeline and Canal Easement

All that land described in the Grant Deed to the City of Lincoln recorded September 20, 2017 as Document No. 2017-0072626, Placer County Records, being located in Section 29, Township 12 North, Range 7 East, M.D.M.



3/22/19

RECORDING REQUEST BY

Placer County Water Agency
No fee required, pursuant to Gov't Code § 27383.

AND WHEN RECORDED MAIL TO

Placer County Water Agency
P.O. Box 6570
Auburn, CA 95604

This space for recorder's use only

For internal use only:
T. 12N., R. 07E., SEC. 30, NE1/4
A.P. No: 337-012-005-000 project type: treated
Project: FA2521 – Lincoln/Penryn Phase 3

Exempt from fee imposed by the building Homes & Jobs Act (SB2)(GC27388.1)
Reason for exemption: GC27388.1(D)
Documentary Transfer Tax: $0.00 Rev & Tax Code § 11911

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, **City of Lincoln, a Municipal Corporation** (hereinafter called "GRANTOR") hereby grants to the **Placer County Water Agency**, a public body, (hereinafter called "AGENCY") a non-exclusive, permanent easement in, on, over, under, and across that certain real property in the County of Placer, State of California, described in Exhibit "A" attached hereto and incorporated herein by reference, and depicted on Exhibit "B", the map attached hereto showing the boundaries of the easement. In the event of any conflict between the description of the easement in Exhibit "A" and its depiction on Exhibit "B", the description in Exhibit "A" controls.

The easement granted herein is a right-of-way to construct, reconstruct, maintain, repair, replace and operate any size water pipeline or pipelines, conduits, and above and below ground appurtenant facilities, including but not limited to metering devices, gate valves, electrical/electronic equipment and fiber optic conduits, as necessary to convey, monitor, and/or meter water.

GRANTOR further grants to the AGENCY:

(a) the right to grade and travel upon for the purpose of patrolling and maintaining the easement area for the full width thereof; and surface the area if required to prevent erosion and/or ensure safe passage.

(b) the right of ingress and egress over and across GRANTOR'S remaining lands as described in that certain document, recorded on August 05, 2008, in document number 2008-0063334 Official Records of Placer County, by means of roads and lanes thereon, if such there be, otherwise by such route or routes as shall cause the least practical damage and inconvenience to GRANTOR; provided further, that if any portion of Grantor's land is or shall be subdivided and dedicated roads or highways on such portion shall extend to the easement area, this right of ingress and egress on GRANTOR'S remaining land shall be confined to such dedicated roads and highways;

(c) the right from time to time to trim and to cut down and clear away any and all trees, stumps, brush and landscaping now or hereafter in the easement area and to trim and cut down and clear away portions of any trees extending onto or over the easement area which may interfere with the exercise of the AGENCY'S rights hereunder; provided, however, that all trees which the AGENCY is hereby authorized to cut and remove, if valuable for timber or wood, shall continue to be the property of GRANTOR, but all tops, lops, brush, stumps, and refuse wood shall be burned, chipped, or removed at the discretion of the AGENCY;

(d) the right to install, maintain, and use gates in all fences which inhibit access to the easement area and the right to install Agency locks on such existing or future gates;

(e) the right to mark the location of pipelines and other underground facilities in the easement area by suitable markers set in the ground; and

(f) the right to line, seal, patch, or replace pipelines, canals, ditches, conduits and other facilities, installed in the easement area.

ENCROACHMENT BY GRANTOR

Subject to all of the rights and easements granted to AGENCY herein, GRANTOR reserves the right to use the easement area; provided, that GRANTOR shall not erect or construct any building or other structure in the easement area or cut and/or fill over any AGENCY pipeline, or appurtenant facilities in the easement area or drill or operate any well, or drill any holes for fence posts or other structures, or construct any reservoir or other obstruction in the easement area, or diminish or substantially add to the ground cover over the easement area, or otherwise use the easement area in any way that interferes with AGENCY's full enjoyment and use thereof. If issued an encroachment permit by the AGENCY, GRANTOR may construct fences within or crossing the easement, provided that GRANTOR shall provide a gate or gates of sufficient width to allow ingress and egress to the easement by the AGENCY for personnel, trucks and equipment and a means for AGENCY to install its own lock on any such gates.

ASSIGNMENT

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

GRANTOR
City of Lincoln, a Municipal Corporation

By: _____ Date 6/27/23
Sean Scully
City Manager

(Signature(s) must be acknowledged by a Notary Public)
(Document must be Accepted by the Agency and may be submitted to escrow)

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer }

On 6/27/2023 (Date) before me, Gwen Scanlon, Notary Public, (Here Insert Name and Title of the Officer)

personally appeared Sean Scully (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

GWEN SCANLON
Notary Public - California
Placer County
Commission # 2403304
My Comm. Expires May 31, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gwen Scanlon
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant of Easement COL to PCWA Apn # 337-012-005

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

Exhibit 'A'
Pipeline Easement

A portion of Lot 301 as shown on "Final Map No. 2003-156 Verdera Large Lot Subdivision" filed in Book Z of Maps at Page 32, Placer County Records, located in Section 30, Township 12 North, Range 7 East, M.D.M., City of Lincoln, Placer County, California, described as follows:

Beginning at the Southeast corner of said Lot 301; Thence, from the Point of Beginning, along the South line of said Lot 301, being an 800.00 foot radius curve to the left, from a radial bearing of South 48°04'01" West, through a central angle of 05°01'10" a distance of 70.08 feet;

Thence, leaving said South line along the follow twenty-seven (27) courses:

1) North 45°01'37" East 12.84 feet to a point which is 40.00 feet West of the East line of said Lot 301,
2) North 00°01'37" East 472.95 feet,
3) North 22°28'23" West 70.24 feet to the beginning of an 80.00 foot radius tangent curve to the left,
4) Along said curve, through a central angle of 22°30'00" a distance of 31.42 feet,
5) North 44°58'23" West 48.69 feet to the beginning of a 120.00 foot radius tangent curve to the right,
6) Along said curve, through a central angle of 22°30'00" a distance of 47.12 feet,
7) North 22°28'23" West 34.08 feet to the beginning of a 120.00 foot radius tangent curve to the right,
8) Along said curve, through a central angle of 22°30'00 a distance of 47.12 feet,
9) North 00°01'37" East 93.54 feet to the beginning of a 70.00 foot radius tangent curve to the right,
10) Along said curve, through a central angle of 22°30'00" a distance of 27.49 feet,
11) North 22°31'37" East 19.31 feet to the beginning of a 30.00 foot radius tangent curve to the left,
12) Along said curve, through a central angle of 22°30'00" a distance of 11.78 feet,
13) North 00°01'37" East 78.06 feet,
14) North 56°13'23" West 90.93 feet to a point from which the Northeast corner of said Lot 301 bears North 33°46'37" East 138.01 feet and South 57°10'47" East 179.36 feet;
15) North 33°46'37" East 60.00 feet,
16) South 56°13'23" East 98.95 feet,
17) South 00°01'37" West 123.49 feet to the beginning of a 70.00 foot radius curve to the right,
18) Along said curve, through a central angle of 22°30'00" a distance of 27.49 feet,
19) South 22°31'37" West 19.31 feet to the beginning of a 30.00 foot radius curve to the left,
20) Along said curve, through a central angle of 22°30'00" a distance of 11.78 feet,
21) South 00°01'37" West 93.54 feet to the beginning of an 80.00 foot radius tangent curve to the left,
22) Along said curve, through a central angle of 22°30'00" a distance of 31.42 feet,
23) South 22°28'23" East 34.08 feet to the beginning of an 80.00 foot radius tangent curve to the left,
24) Along said curve, through a central angle of 22°30'00" a distance of 31.42 feet,
25) South 44°58'23" East 48.69 feet to the beginning of a 120.00 foot radius tangent curve to the right,
26) Along said curve, through a central angle of 22°30'00" a distance of 47.12 feet,

27) South 22°28'23" East 78.20 feet to the East line of said Lot 301,

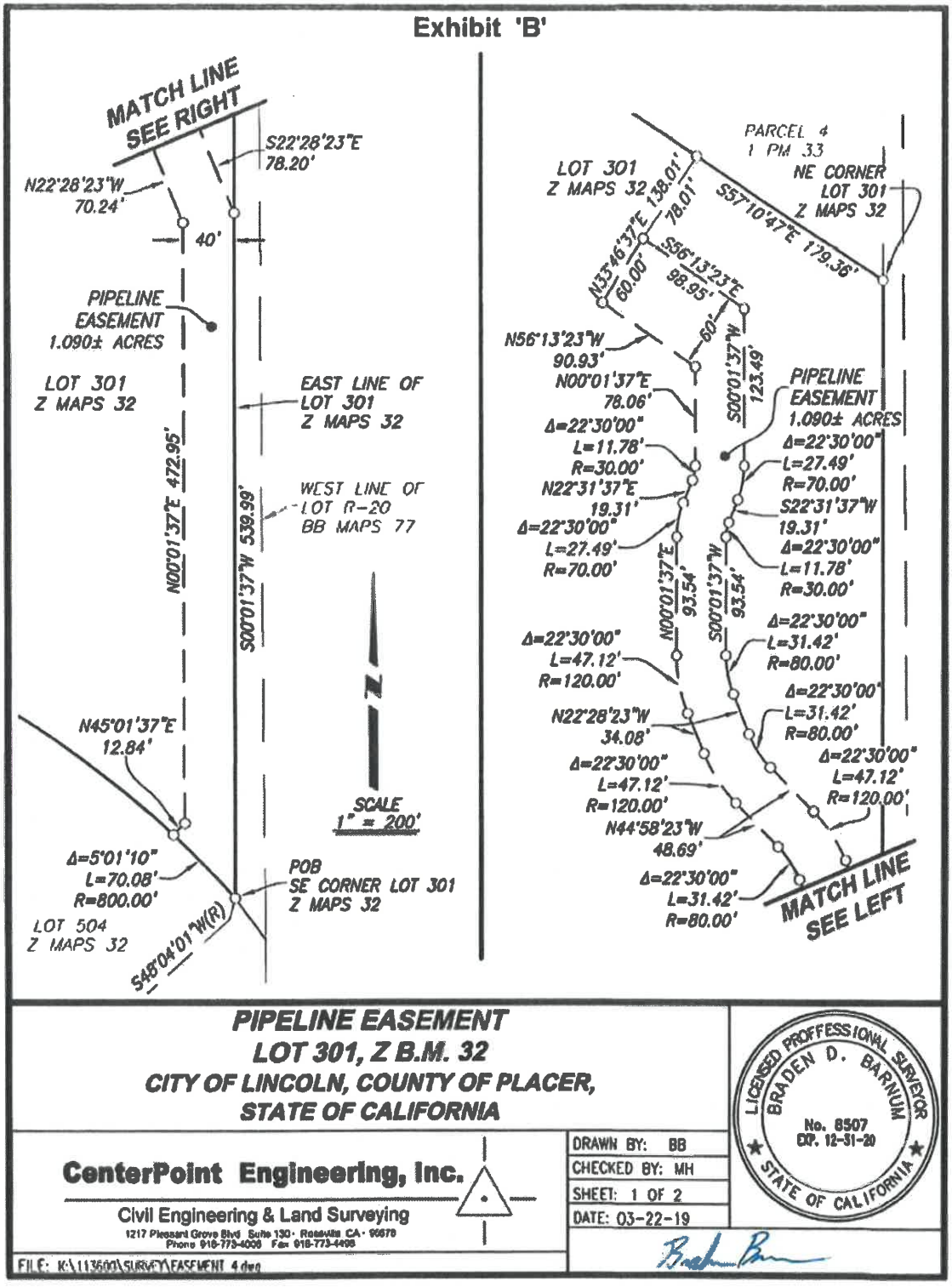
Thence, along said East line of Lot 301, South 00°01'37" West 539.99 feet to the Point of Beginning.

Containing 1.090 acres, more or less.

The Basis of Bearings of this description "Final Map No. 2003-156 Verdera Large Lot Subdivision" filed in Book Z of Maps at Page 32, Placer County Records.



Water Esmt Lot 301



Water Esmt Lot 301

RECORDING REQUEST BY

Placer County Water Agency
No fee required, pursuant to Gov't
Code § 27383.

AND WHEN RECORDED MAIL TO

Placer County Water Agency
P.O. Box 6570
Auburn, CA 95604

This space for recorder's use only

For internal use only:
T. 12N., R. 07E., SEC. 29 SW/4 and SEC. 30 E/2
A.P. No: 337-012-017-000 project type: treated
Project: FA2521 – Lincoln/Penryn Phase 3

Exempt from fee imposed by the building Homes & Jobs Act (SB2)(GC27388.1)
Reason for exemption: GC27388.1(D)
Documentary Transfer Tax: $0.00 Rev & Tax Code § 11911

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, **City of Lincoln, a Municipal Corporation** (hereinafter called "GRANTOR") hereby grants to the **Placer County Water Agency**, a public body, (hereinafter called "AGENCY") a non-exclusive, permanent easement in, on, over, under, and across that certain real property in the County of Placer, State of California, described in Exhibit "A" attached hereto and incorporated herein by reference, and depicted on Exhibit "B", the map attached hereto showing the boundaries of the easement. In the event of any conflict between the description of the easement in Exhibit "A" and its depiction on Exhibit "B", the description in Exhibit "A" controls.

The easement granted herein is a right-of-way to construct, reconstruct, maintain, repair, replace and operate any size water pipeline or pipelines, conduits, and above and below ground appurtenant facilities, including but not limited to metering devices, gate valves, electrical/electronic equipment and fiber optic conduits, as necessary to convey, monitor, and/or meter water.

GRANTOR further grants to the AGENCY:

(a) the right to grade and travel upon for the purpose of patrolling and maintaining the easement area for the full width thereof; and surface the area if required to prevent erosion and/or ensure safe passage.

(b) the right of ingress and egress over and across GRANTOR'S remaining lands as described in that certain document, recorded on January 5, 2010, in document number 2010-0000486 Official Records of Placer County, by means of roads and lanes thereon, if such there be, otherwise by such route or routes as shall cause the least practical damage and inconvenience to GRANTOR; provided further, that if any portion of Grantor's land is or shall be subdivided and dedicated roads or highways on such portion shall extend to the easement area, this right of ingress and egress on GRANTOR'S remaining land shall be confined to such dedicated roads and highways;

(c) the right from time to time to trim and to cut down and clear away any and all trees, stumps, brush and landscaping now or hereafter in the easement area and to trim and cut down and clear away portions of any trees extending onto or over the easement area which may interfere with the exercise of the AGENCY'S rights hereunder; provided, however, that all trees which the AGENCY is hereby authorized to cut and remove, if valuable for timber or wood, shall continue to be the property of GRANTOR, but all tops, lops, brush, stumps, and refuse wood shall be burned, chipped, or removed at the discretion of the AGENCY;

(d) the right to install, maintain, and use gates in all fences which inhibit access to the easement area and the right to install Agency locks on such existing or future gates;

(e) the right to mark the location of pipelines and other underground facilities in the easement area by suitable markers set in the ground; and

(f) the right to line, seal, patch, or replace pipelines, canals, ditches, conduits and other facilities, installed in the easement area.

ENCROACHMENT BY GRANTOR

Subject to all of the rights and easements granted to AGENCY herein, GRANTOR reserves the right to use the easement area; provided, that GRANTOR shall not erect or construct any building or other structure in the easement area or cut and/or fill over any AGENCY pipeline, or appurtenant facilities in the easement area or drill or operate any well, or drill any holes for fence posts or other structures, or construct any reservoir or other obstruction in the easement area, or diminish or substantially add to the ground cover over the easement area, or otherwise use the easement area in any way that interferes with AGENCY's full enjoyment and use thereof. If issued an encroachment permit by the AGENCY, GRANTOR may construct fences within or crossing the easement, provided that GRANTOR shall provide a gate or gates of sufficient width to allow ingress and egress to the easement by the AGENCY for personnel, trucks and equipment and a means for AGENCY to install its own lock on any such gates.

ASSIGNMENT

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

GRANTOR
City of Lincoln, a Municipal Corporation

By: _____ Date 6/29/23
Sean Scully
City Manager

(Signature(s) must be acknowledged by a Notary Public)
(Document must be Accepted by the Agency)

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer }

On 6/27/2023 (Date) before me, Gwen Scanlon, Notary Public, (Here Insert Name and Title of the Officer)

personally appeared Sean Scully (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

GWEN SCANLON
Notary Public - California
Placer County
Commission # 2403304
My Comm. Expires May 31, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gwen Scanlon
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant of Easement COL to PCWA Apn # 337-012-017

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

Exhibit 'A'
Pipeline Easement

A portion of Lot 504 as shown on "Final Map No. 2003-156 Verdera Large Lot Subdivision" filed in Book Z of Maps at Page 32, Placer County Records, located in Section 30 and Section 29, Township 12 North, Range 7 East, M.D.M , Placer County, California, described as follows:

Pipeline Easement #1

Beginning at the Southeast corner of said Lot 504, also being the Northeast corner of the parcel described in the Grant Deed to Placer County Water Agency recorded in Book 1655 at Page 356, Placer County Records; Thence, from the Point of Beginning, along the South line of said Lot 504, South 55°36'28" West 395.18 feet;

Thence, leaving said south line along the follow nineteen (19) courses:

1) North 40°17'40" East 251.03 feet,
2) North 85°17'40" East 70.30 feet,
3) North 40°17'40" East 15.83 feet,
4) North 29°02'40" East 158.33 feet to the beginning of a 1020.00 foot radius tangent curve to the right,
5) Along said curve, through a central angle of 4°27'39" a distance of 79.41 feet,
6) North 33°30'19" East 264.56 feet to the beginning of a 530.00 foot radius tangent curve to the left,
7) Along said curve, through a central angle of 29°07'49" a distance of 269.46 feet,
8) North 04°22'30" East 2.75 feet to the beginning of an 180.00 foot radius tangent curve to the left,
9) Along said curve, through a central angle of 32°46'44" a distance of 102.98 feet,
10) North 28°24'14" West 271.79 feet,
11) North 33°40'06" West 150.56 feet,
12) North 07°37'48" West 58.28 feet,
13) North 02°09'48" East 84.68 feet,
14) North 36°54'50" East 209.23 feet,
15) North 26°24'25" East 85.50 feet,
16) North 11°57'36" East 90.14 feet,
17) North 01°01'01" East 64.56 feet,
18) North 23°09'48" West 127.21 feet,
19) North 36°20'06" West 111.91 feet to the East line of said Lot 504,

Thence, along said East line of Lot 504 the following fifteen (15) courses:

1) South 89°57'20" East 45.96 feet,
2) South 37°02'32" East 138.81 feet,
3) South 23°37'26" East 63.39 feet,
4) South 10°45'30" East 71.30 feet,
5) South 04°08'17" West 100.03 feet,
6) South 13°11'52" West 41.31 feet,
7) South 36°29'50" West 307.51 feet,
8) South 17°23'51" West 21.69 feet,
9) South 17°38'16" East 48.80 feet,
10) South 27°59'56" East 472.29 feet,
11) South 18°05'32" East 60.96 feet,
12) South 05°19'27" East 38.49 feet,
13) South 11°02'33" West 177.87 feet,

14) South 31°42'10" West 538.38 feet,
15) South 00°36'10" West 38.42 feet to the Point of Beginning.

Containing 2.580 Acres, more or less.

Pipeline Easement #2

Beginning at the Northeast corner of said Lot 504; Thence, from the Point of Beginning, along the East line of said Lot 504, South 00°22'52" East 63.03 feet;

Thence, leaving said East line the following three (3) courses:

1) North 36°20'06" West 22.61 feet,
2) North 32°29'07" West 110.60 feet,
3) North 00°01'37" East 33.68 feet to the North line of said Lot 504 being an 800.00 foot radius non-tangent curve to the right,

Thence, along said curve, from a radial bearing of South 43°09'41" West, through a central angle of 04°54'20" a distance of 68.49 feet;

Thence, South 36°21'57" East 41.27 feet to the Point of Beginning.

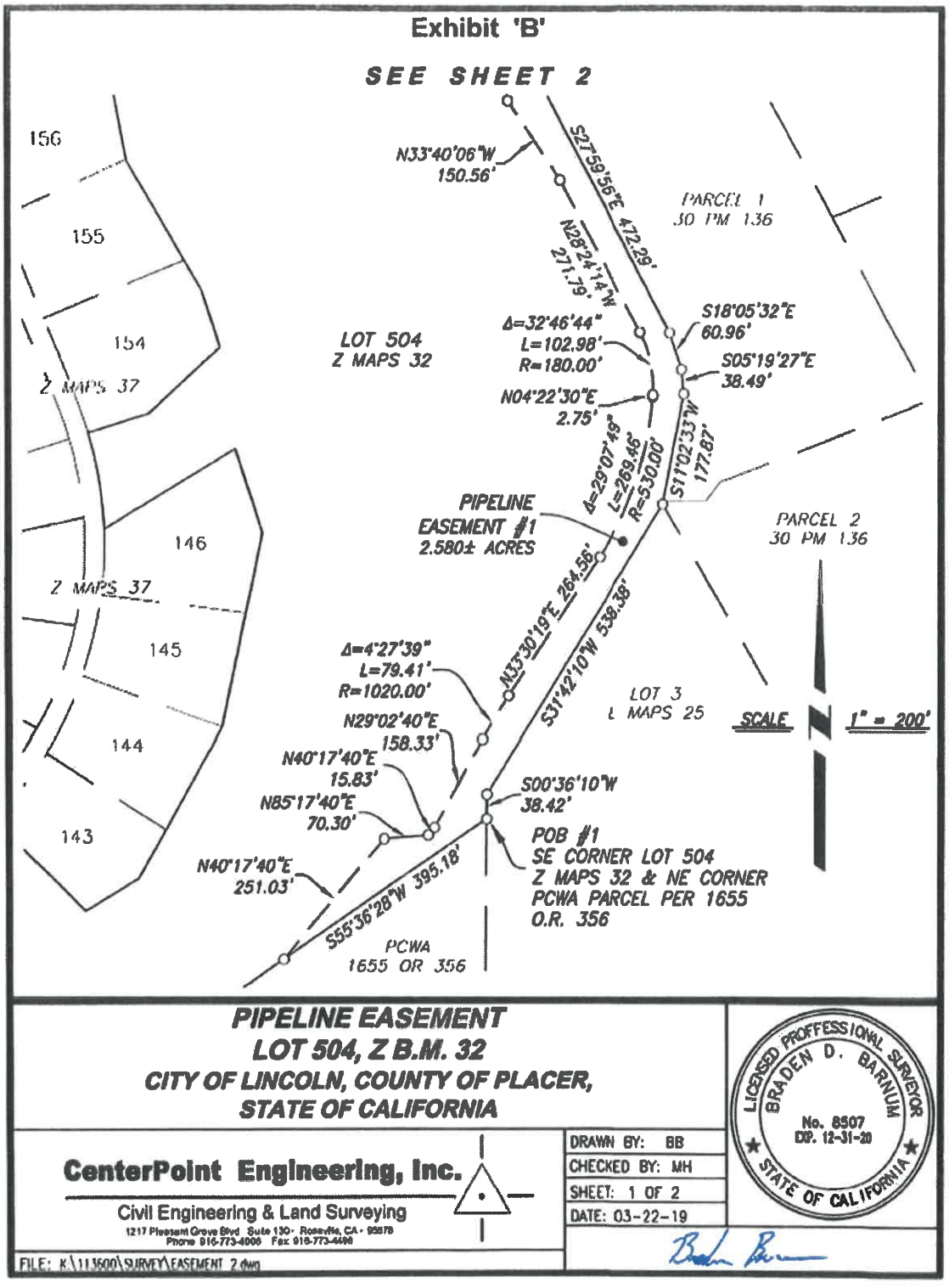
Containing 3,804 square feet, more or less.

The Basis of Bearings of this description is "Final Map No. 2003-156 Verdera Large Lot Subdivision" filed in Book Z of Maps at Page 32, Placer County Records.



3/22/19

Water Esmt Lot 504



Water Esmt Lot 504

RECORDING REQUEST BY

Placer County Water Agency
No fee required, pursuant to Gov't Code § 27383.

AND WHEN RECORDED MAIL TO

Placer County Water Agency
P.O. Box 6570
Auburn, CA 95604

This space for recorder's use only

For internal use only:
T. 12N., R. 07E., SEC. 31, NE1/4
A.P. No: 337-012-040-000 project type: treated
Project: FA2521 – Lincoln/Penryn Phase 3

Exempt from fee imposed by the building Homes & Jobs Act (SB2)(GC27388.1)
Reason for exemption: GC27388.1(D)
Documentary Transfer Tax: $0.00 Rev & Tax Code § 11911

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, **City of Lincoln, a Municipal Corporation** (hereinafter called "GRANTOR") hereby grants to the **Placer County Water Agency**, a public body, (hereinafter called "AGENCY") a non-exclusive, permanent easement in, on, over, under, and across that certain real property in the County of Placer, State of California, described in Exhibit "A" attached hereto and incorporated herein by reference, and depicted on Exhibit "B", the map attached hereto showing the boundaries of the easement. In the event of any conflict between the description of the easement in Exhibit "A" and its depiction on Exhibit "B", the description in Exhibit "A" controls.

The easement granted herein is a right-of-way to construct, reconstruct, maintain, repair, replace and operate any size water pipeline or pipelines, conduits, and above and below ground appurtenant facilities, including but not limited to metering devices, gate valves, electrical/electronic equipment and fiber optic conduits, as necessary to convey, monitor, and/or meter water.

GRANTOR further grants to the AGENCY:

(a) the right to grade and travel upon for the purpose of patrolling and maintaining the easement area for the full width thereof; and surface the area if required to prevent erosion and/or ensure safe passage.

(b) the right of ingress and egress over and across GRANTOR'S remaining lands as described in that certain document, recorded on January 5, 2010, in document number 2010-0000486 Official Records of Placer County, by means of roads and lanes thereon, if such there be, otherwise by such route or routes as shall cause the least practical damage and inconvenience to GRANTOR; provided further, that if any portion of Grantor's land is or shall be subdivided and dedicated roads or highways on such portion shall extend to the easement area, this right of ingress and egress on GRANTOR'S remaining land shall be confined to such dedicated roads and highways;

(c) the right from time to time to trim and to cut down and clear away any and all trees, stumps, brush and landscaping now or hereafter in the easement area and to trim and cut down and clear away portions of any trees extending onto or over the easement area which may interfere with the exercise of the AGENCY'S rights hereunder; provided, however, that all trees which the AGENCY is hereby authorized to cut and remove, if valuable for timber or wood, shall continue to be the property of GRANTOR, but all tops, lops, brush, stumps, and refuse wood shall be burned, chipped, or removed at the discretion of the AGENCY;

(d) the right to install, maintain, and use gates in all fences which inhibit access to the easement area and the right to install Agency locks on such existing or future gates;

(e) the right to mark the location of pipelines and other underground facilities in the easement area by suitable markers set in the ground; and

(f) the right to line, seal, patch, or replace pipelines, canals, ditches, conduits and other facilities, installed in the easement area.

ENCROACHMENT BY GRANTOR

Subject to all of the rights and easements granted to AGENCY herein, GRANTOR reserves the right to use the easement area; provided, that GRANTOR shall not erect or construct any building or other structure in the easement area or cut and/or fill over any AGENCY pipeline, or appurtenant facilities in the easement area or drill or operate any well, or drill any holes for fence posts or other structures, or construct any reservoir or other obstruction in the easement area, or diminish or substantially add to the ground cover over the easement area, or otherwise use the easement area in any way that interferes with AGENCY's full enjoyment and use thereof. If issued an encroachment permit by the AGENCY, GRANTOR may construct fences within or crossing the easement, provided that GRANTOR shall provide a gate or gates of sufficient width to allow ingress and egress to the easement by the AGENCY for personnel, trucks and equipment and a means for AGENCY to install its own lock on any such gates.

ASSIGNMENT

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

GRANTOR

City of Lincoln, a Municipal Corporation

By: _____ Date 6/27/23
Sean Scully
City Manager

(Signature(s) must be acknowledged by a Notary Public)
(Document must be Accepted by the Agency and may be submitted to escrow)

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer }

On 6/27/2023 before me, Gwen Scanlon, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Sean Scully
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

GWEN SCANLON
Notary Public - California
Placer County
Commission # 2403304
My Comm. Expires May 31, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gwen Scanlon
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant of Easement COL to PCWA Apn # 337-012-040
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

Exhibit 'A'
Pipeline Easement

A portion of Lot 512 as shown on "Final Map No. 2003-224 Verdera Village 13 - Phase 3" filed in Book Z of Maps, at Page 58, Placer County Records, located in Section 31, Township 12 North, Range 7 East, M.D.M., Placer County, California.

All that portion of said Lot 512 lying Northerly of the following described line:

Beginning at a Point on the East Line of Said Lot 512, from which the Southwest corner of Lot 1 as shown on "Tract No. 382 Clover Valley Ranch Unit No. 1", filed in Book L of Maps, at Page 25, Placer County Records, bears South 00°47'26" East 75.00 feet; said Point of Beginning is on the North line of the Water Pipeline Easement described Document No. 2000-0059691, Placer County Records;

Thence, along the North line of said Water Pipeline Easement, West 60.00 feet to a point on the West line of said Lot 512.

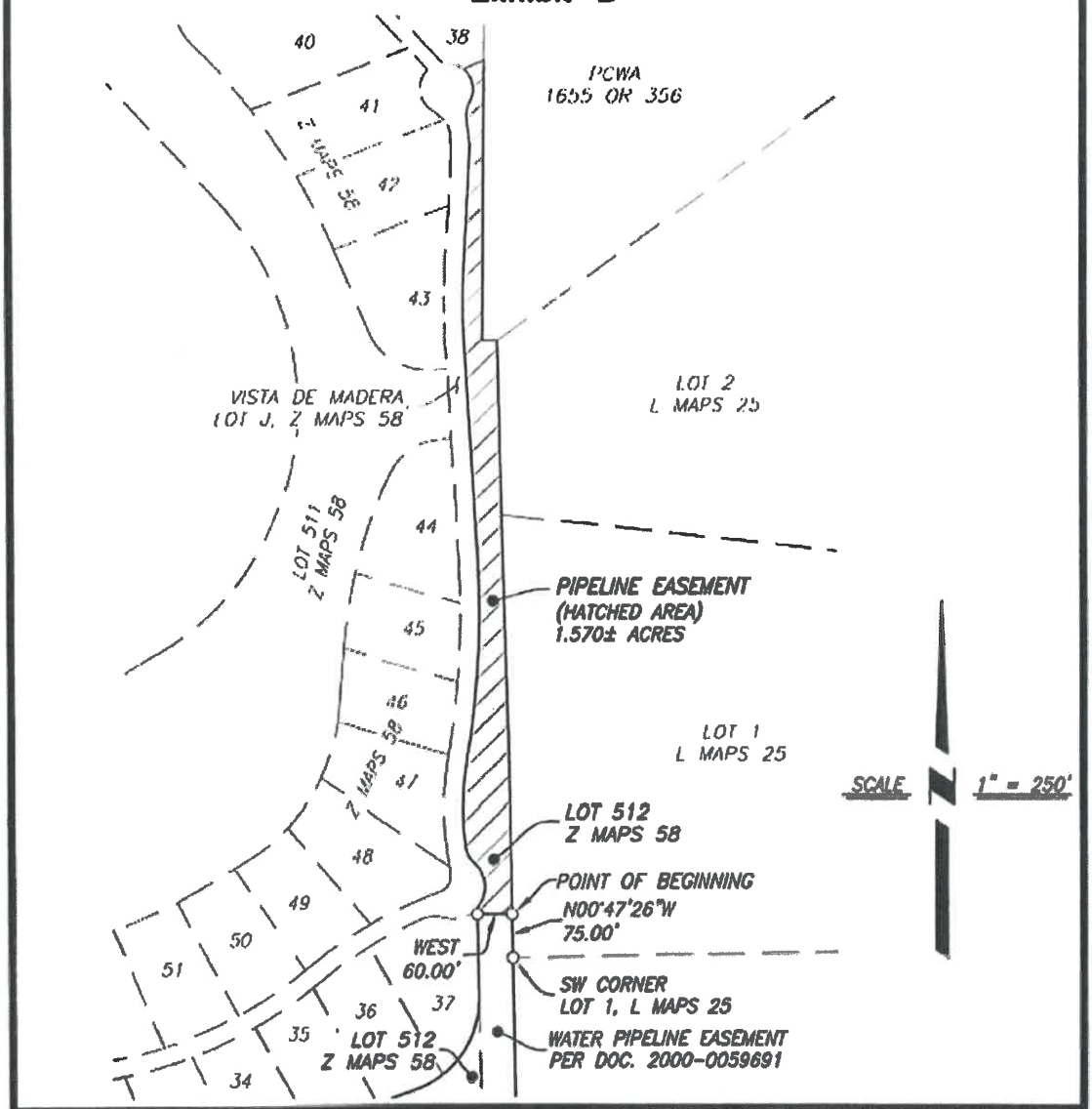
Containing 1.570 Acres, more or less.

The Basis of Bearings of this description is "Final Map No. 2003-224 Verdera Village 13 - Phase 3" filed in Book Z of Maps, at Page 58, Placer County Records.



3/22/19

Exhibit 'B'



PIPELINE EASEMENT
LOT 512, Z B.M. 58
CITY OF LINCOLN, COUNTY OF PLACER, STATE OF CALIFORNIA

LICENSED PROFFESSIONAL SURVEYOR
BRADEN D. BARNUM
No. 8507
EXP. 12-31-20
STATE OF CALIFORNIA

CenterPoint Engineering, Inc.

Civil Engineering & Land Surveying

1217 Pleasant Grove Blvd Suite 130 · Roseville, CA · 95678
Phone: 916-773-4008 Fax 916-773-4498

DRAWN BY:	BB
CHECKED BY:	MH
SHEET:	1 OF 2
DATE:	03-22-19

FILE: K:\113600\SURVEY\EASEMENT 1.dwg

T12N, R07E, SEC 30 SE ¼ & SEC 31 NE ¼
APN: 032-010-020
WHITNEY RESERVOIR PARCEL

RIGHT OF ENTRY AGREEMENT
City of Lincoln Access Through PCWA's Whitney Reservoir Property
1275 Camino Verdera, Loomis, CA 95650

This Right of Entry Agreement (the "Right of Entry") is entered into by and between Placer County Water Agency ("Agency") and the City of Lincoln, a municipal corporation ("Lincoln"). For purposes of this Right of Entry, Lincoln includes its agents, employees, contractors, subcontractors and invitees. The parties agree as follows:

1. **Premises**: Agency grants Lincoln permission to enter its property located at 1275 Camino Verdera, Loomis, California, also identified as Placer County Assessor Parcel Number (APN) 032-010-020 (the "Premises"), for access purposes. Lincoln may access the Premises with Lincoln's vehicles, equipment and personnel for purposes of and relating to the operation and maintenance of Lincoln's facilities associated with the parties' Lincoln-Penryn Pipeline Phase III Project. The Premises is depicted on Exhibit "A", attached hereto and incorporated herein by reference.

2. **Description of Access Rights**: During the Term of this Right of Entry, Lincoln shall have the following rights to the Premises.

a. For the purposes of this Right of Entry, Lincoln and Agency agree to work together to generate an expected work schedule for each day of the week that Lincoln intends to access the Premises (the "Normal Business Hours"). Should Lincoln desire to access the Premises beyond the Normal Business Hours, Lincoln shall obtain the Agency's prior written authorization for such use.

b. There are two gates located at the Premises that are Agency-owned and maintained. Lincoln shall install its own locks on each gate using a daisy-chain locking method such that each party may independently operate and use the gates for access to the Premises.

c. Due to the vulnerability of the Whitney Reservoir site, Lincoln's access across the Premises shall be limited to driving between Lincoln's Tank #1 and Tank #3 sites for routine operation and in-house maintenance activities.

d. Lincoln may drive a full-size, highway-legal pick-up truck not exceeding a one (1) ton payload capacity.

e. Lincoln may access the Premises with alternate vehicles, as it is understood that such vehicles may change from time to time over the term of this Right of Entry,

provided however, that the use of such alternate vehicles shall be restricted to routine operation and maintenance activities.

f. Lincoln shall not use the access route for construction equipment or other heavy equipment without prior written permission from the Agency and any additional insurance requirements as stipulated by the Agency.

3. **Conditions and Restrictions/Standards of Use:**

a. While the Agency's intent is to provide Lincoln with a permanent access route with respect to the Premises, the Agency has an obligation to protect the water supply and therefore, Lincoln's failure to strictly follow any of the conditions and restrictions set forth herein may result in termination of this Right of Entry.

b. Lincoln shall use the road across the northwesterly portion of the Premises (depicted on Exhibit "A" as "Shared Access – Primary"), as the road is currently established. If the northwesterly road is not passable, Lincoln shall have the right to use the road southeasterly of the Whitney Reservoir (depicted on Exhibit "A" as "Shared Access – Secondary") until such time as the primary northwesterly access road becomes passable. Lincoln access across the "Dam Road" shall be prohibited.

c. Lincoln shall close and lock all gates after passing through the gates. Under no circumstances shall any gate be left open, unlocked or "false-" or "dummy-locked".

d. The Premises is protected by a security alarm system and such system is owned and maintained by the Agency. The Agency shall provide Lincoln with an access code to disarm and re-arm the system. This code shall not be shared with any person or persons not directly employed by Lincoln, including any third-party vendor, contractor, or any other person or entity not employed by Lincoln.

e. Lincoln shall be responsible for setting any alarms upon leaving the Premises and securing the site each time Lincoln access the Premises, using the safety and security measures then in use by the Agency. Safety and security systems may change over the term of this Right of Entry, and the Agency shall promptly communicate any such changes to Lincoln if and when they occur.

f. Lincoln shall not perform any work within the Premises without the prior written authorization from the Agency.

g. Lincoln shall immediately notify the Agency of any damage to the property or any improvements within the Premises.

h. Agency maintains the access roads within the Premises in a passable condition for its use only. If Lincoln desires to make additional improvements to the northwesterly or southeasterly access road, such improvements shall be at Lincoln's sole cost and expense. Any improvements to the access roads by Lincoln may commence only after receiving prior written authorization from the Agency.

i. Lincoln agrees and understands that the refueling of any vehicle(s) or equipment within the Premises is strictly forbidden.

j. Lincoln shall not do anything or permit anything to be done, in or about the Premises that might subject the Agency to any liability or responsibility for any injury or damages to any person or property by reason of any activity, use, business operation or other practice conducted on the Premises.

k. Disposal, Use and Storage of Hazardous Materials. Lincoln shall not store or dispose of hazardous materials on the Premises, nor cause, permit, or allow any officer, agent, employee, contractor, permittee, or invitee of Lincoln to store or dispose of hazardous materials on the Premises.

For purposes of this Right of Entry, "hazardous materials" means any and all substances, products, by- products, waste, or other materials of any nature or kind whatsoever, commonly referred to or defined in any law as a hazardous material or hazardous substance (or other similar term)including, but not limited to: petroleum products, asbestos, chemicals, solvents, flammable materials, explosives, urea formaldehyde, PCB's, chlorofluorocarbons, freon, radioactive materials, or any other toxic material which may be hazardous or harmful to the air, water, soil, environment or affect industrial hygiene, occupational health, safety and/or general welfare conditions.

l. Explosive Materials. Any vehicles containing explosive materials or explosive liquids are expressly prohibited within the Premises.

4. **Insurance:** The parties shall maintain insurance coverage throughout the course of this Right of Entry in accordance with the provisions specified in that certain Memorandum of Agreement Between Placer County Water Agency and the City of Lincoln for Metering Facilities Known as Lincoln Metering Station No. 1 & 2 and Related Facilities (the "MOA") entered into by the parties on June 15, , 2023.

5. **Indemnity:**

a. Agency agrees to save harmless and indemnify Lincoln from any liability, claim or demand which may be made by any person resulting from the negligence of the Agency in the performance of its responsibilities under this Right of Entry, and

further agrees, at its own cost and expense, to defend any action which may be brought against Lincoln resulting from such negligence of the Agency upon request from Lincoln, and further agrees to pay or satisfy any judgment which may result from such action. The foregoing provisions shall not be applicable to claims or actions that arise from the negligence of Lincoln in its performance of the terms of this Right of Entry.

b. **Lincoln** agrees to save harmless and indemnify the Agency from any liability, claim or demand which may be made by any person resulting from the negligence of Lincoln in the performance of its responsibilities under this Right of Entry, and further agrees, at its own cost and expense, to defend any action which may be brought against the Agency resulting from such negligence of Lincoln upon the request from the Agency, and further agrees to pay or satisfy any judgment which may result from such action. The foregoing provisions shall not be applicable to claims or actions that arise from the negligence of the Agency in its performance of the terms of this Right of Entry.

6. **Damage or Destruction to Agency's Premises, Facilities or Improvements**: If damage occurs to the Premises or to any Agency improvements or facilities on, over, above or below the Premises, Lincoln shall: 1) immediately notify Agency of the type and extent of the damage or destruction; 2) upon Agency's authorization to do so, repair or replace the damaged or destroyed facility, improvement or portion of the Premises; or 3) reimburse Agency, upon receipt of an invoice from Agency, for its costs of labor and materials should Agency determine that the repair or replacement of the damaged or destroyed facility, improvement or portion of the Premises shall be completed by Agency.

7. **Term**: This Right of Entry shall be effective as of the date it is signed by the parties (the "Effective Date") and shall remain in full force and effect until terminated in writing by the parties upon thirty (30) days' prior written notice.

8. **Access Maintained for Agency Operations and Maintenance:** Lincoln shall not, at any time during the term of this Right of Entry, hinder, prevent, block or limit access to the Premises by Agency staff of Agency contractors, subcontractors, consultants or invitees.

9. **Inspection of Premises by Lincoln**: Agency makes no representations as to the condition or suitability of the Premises for the purposes of this Right of Entry and Lincoln accepts the Premises in their As-Is, Where-Is condition.

10. **Notices:** Any and all notices or demands by or from Agency to Lincoln or Lincoln to Agency, shall be in writing. They shall be served either personally or by mail. If served personally, services shall be conclusively deemed made at the time of service. If served by mail, service of notices or demands shall be conclusively deemed made as of the time of deposit in the United States mail, postage paid, return receipt requested.

Any notice or demand may be given to:

Lincoln:	Agency:
City of Lincoln	Placer County Water Agency
Attn: Public Works Director	Attn: Brian Rickards
600 Sixth Street	P.O. Box 6570
Lincoln, CA 95648	Auburn, CA 95604

Any party hereto may change the address for notice by giving written notice to the other party according to this Section 10.

11. Surrender at End of Term. Lincoln agrees on the last day of the Term, or sooner termination of this Right of Entry, to surrender the Premises with appurtenances to the Agency in the same condition as when received, reasonable wear and tear thereof accepted. If Lincoln, at the termination of this Right of Entry has not restored the Premises to their original condition, the Agency may take necessary action to restore the Premises to Agency's satisfaction and invoice Lincoln for the cost thereof.

12. Default.

a. Events of Default. The occurrence of any of the following shall constitute a default by Lincoln or, as and where the context allows, by Agency:

(i). In the case of either Lincoln or Agency, failure to perform any other provision of this Right of Entry if the failure to perform is not cured within thirty (30) days after written notice has been given to the defaulting party. If the default cannot be reasonably cured within thirty (30) days, the defaulting party shall not be in default of this Right of Entry if the defaulting party commences to cure the default within the thirty (30) day period and diligently and in good faith continues to endeavor to cure the default.

(ii). The discontinuance of Lincoln's operation and maintenance activities such that access across the Premises is no longer necessary.

b. Default Notices. Notices given under this paragraph shall specify the alleged default and applicable Right of Entry provision or provisions connected thereto, and shall demand that the defaulting party cure the default or quit the Premises. No such notice shall be deemed a forfeiture or termination of this Right of Entry unless the non-defaulting party so elects in the notice. The purpose of the notice

requirements set forth in this paragraph is to extend the notice requirements of the unlawful detainer statutes of California, and to provide the defaulting party a reasonable opportunity to cure the alleged default.

c. Remedies. Upon the occurrence of any one or more of the defaults referenced in Section 13(a) above, Agency shall have the right to terminate this Right of Entry. Upon such termination, Lincoln's right to possession of the Premises shall terminate and Lincoln shall surrender possession and vacate the Premises immediately according to the provisions of Section 12, above. Election by Agency to terminate this Right of Entry shall not prejudice any rights or claims Agency may have for sums remaining due it or for damages or pursuing such other remedies as may be available to Agency by law or equity, all remedies of Agency to be cumulative and not alternative.

13. Entire Agreement: This Right of Entry constitutes the entire agreement relating to the subject matter hereof. Any other prior agreements, promises, negotiations, or representations concerning the subject matter hereof not expressly set forth in this Right of Entry are of no force and effect. Any amendment to this Right of Entry shall be of no force and effect unless it is in writing and signed by each party.

ACKNOWLEDGED:

City of Lincoln, a municipal corporation

By: _____

Print Name: Sean Scully

Title: City Manager

Date: 6/27/23

ACCEPTED:

Placer County Water Agency

By: _____

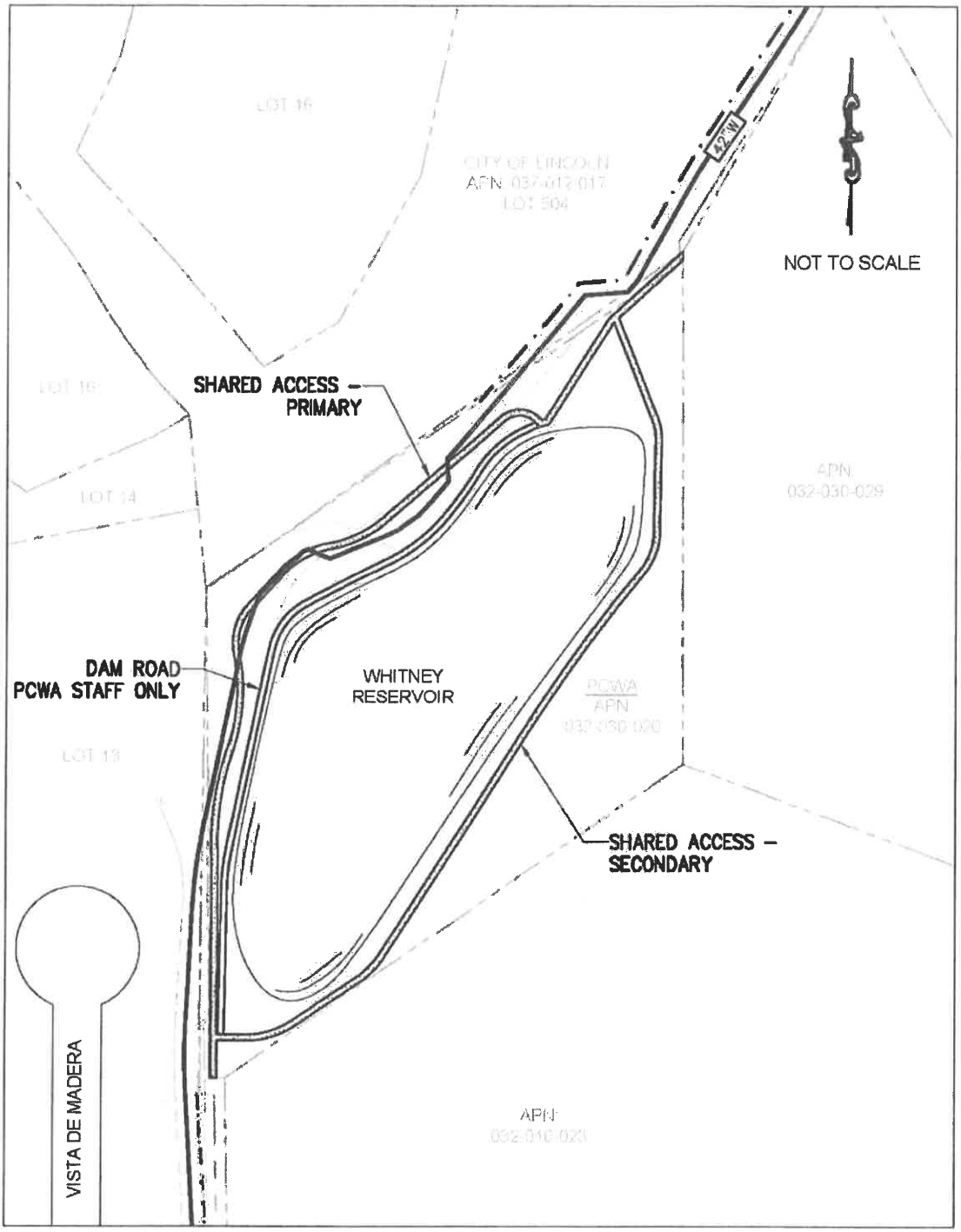
Print Name: Jeremy Shepard

Title: Director, Technical Services Department

Date: _____

Exhibit "A"

Premises


LOT 16
CITY OF LINCOLN
APN 037-012-017
LOT 504
42 PW
NOT TO SCALE
SHARED ACCESS –
PRIMARY
LOT 15
LOT 14
APN
032-030-029
DAM ROAD
PCWA STAFF ONLY
WHITNEY
RESERVOIR
PCWA
APN
032-030-020
LOT 13
SHARED ACCESS –
SECONDARY
VISTA DE MADERA
APN
032-010-023

RESOLUTION 2023 - 044

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF AGREEMENT AND AMENDMENT NO. 1 TO THE WATER SUPPLY AGREEMENT BETWEEN THE PLACER COUNTY WATER AGENCY AND THE CITY OF LINCOLN; AND AUTHORIZING THE CITY MANAGER TO EXECUTE DEEDS TO PCWA AND ACCEPT A DEED FROM VERDERA COMMUNITY ASSOCIATION

WHEREAS, On December 10, 2012, the City and Placer County Water Agency (PCWA) entered into a Water Supply Contract which included provisions for the financing, design and construction of the Lincoln-Penryn Phase 3 Project (CIP 307, Project) consisting of a water transmission main along the City's easterly limits and a pressure reducing/metering station near Sierra College Boulevard and Twelve Bridges Drive; and

WHEREAS, On September 13, 2016, the City Council adopted a resolution authorizing the City Manager to execute Amendment No.1 to Facilities Agreement No. 2521 (FA 2521) for the upsizing of the pipeline from a 30-inch diameter pipeline to a 42-inch diameter pipeline and upsize the metering station to accommodate 42-inch and 60-inch pipelines; and

WHEREAS, On December 11, 2018, the City Council adopted a resolution authorizing the City Manager to execute Amendment No.2 to FA 2521 to modify terms of treated water capacity in exchange for the City's cost to design and construct the project, and to provide for roles and responsibilities in construction management; and

WHEREAS, On April 13, 2021, in coordination with PCWA the City Council adopted a resolution accepting the CIP 307 improvements and authorizing the City Clerk to file a Notice of Completion for the Project; and

WHEREAS, a Memorandum of Agreement (MOA) was developed by PCWA and City Staff that describes the various details, entitlements, operations, necessary agency cooperation, responsibilities and locations of shared facilities that were constructed with the Project as contemplated in FA 2521 with respect to matters involving shared and interdependent use of facilities not previously addressed in FA 2521 including identifying shared site access, maintenance of shared access roads, easements and shared fiber optic conduits; and

WHEREAS, FA 2521, the MOA and the City Council Agenda Report associated with this resolution describe in detail the various land transactions needed to complete the Project; and

WHEREAS, In recent years the City's maximum day unregulated water consumption for the high elevation water pressure zone near Catta Verdera has reached or exceeded the current PCWA contract maximum of 1.1-million gallons; and

WHEREAS, City Staff, in consultation with PCWA staff, have determined that increasing the City's maximum day unregulated water supply from PCWA to the high elevation water supply zone in Catta Verdera should be increased by 58,750-gallons to provide for approximately five years of growth plus 59,509-gallons for a 5% operational

contingency for a total increase of 118,259-gallons for a revised contract daily maximum of 1,249,686-gallons or, as defined by PCWA as 1,086.7-Units of Capacity (UOCs); and

WHEREAS, PCWA's current rate for unregulated water is $22,805 per UOC, the cost to purchase the recommended additional maximum day supply in the proposed Amendment No.1 to the Water supply Agreement is $2,345,124.91; and

WHEREAS, the $2,345,124.91 cost to purchase the recommended additional maximum day supply would be covered by redeeming water connection credits generated by the City's construction of CIP 307; and

WHEREAS, execution of the above mentioned Memorandum of Agreement, Amendment No. 1 to the Water Supply Agreement, and acceptance of land grants require subsequent review and ratification by the PCWA Board of Directors.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lincoln authorizes the City Manager to take any actions necessary to execute:

1. A Memorandum of Agreement with Placer County Water Agency regarding facilities constructed by CIP 307 memorializing the various details, entitlements, operations, necessary agency cooperation, responsibilities and locations of shared facilities that were constructed with CIP 307 as contemplated in FA 2521 with respect to matters involving shared and interdependent use of facilities not previously addressed in FA 2521 including identifying shared site access, maintenance of shared access roads, easements and shared fiber optic conduits.
2. Grant deeds for the new PCWA Lincoln Metering Station No. 2 and various project related easements conveyed to PCWA, and acceptance of an easement from Verdera Community Association.
3. Amendment No. 1 to the Water Supply Agreement with PCWA to increase the unregulated supply contract daily maximum usage by 118,259-gallons for a revised contract daily maximum of 1,249,686-gallons or 1,086.7-Units of Capacity (UOCs) as defined by PCWA. This includes redeeming water connection credits resulting from construction of CIP 307 and in accordance with PCWA Facilities Agreement 2521.

PASSED AND ADOPTED this 14th day of March, 2023.

AYES: COUNCILMEMBERS: Andreatta, Karleskint, Brown, Lauritsen, Joiner

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

Paul Joiner, Mayor

ATTEST:

Gwen Scanlon, City Clerk

CONTRACT BETWEEN PLACER COUNTY WATER AGENCY

AND CITY OF LINCOLN FOR A TREATED WATER SUPPLY

adopted by PCWA Board on 12/10/2

This contract made this 13th day of November, 2012, by and between the Placer County Water Agency, hereinafter referred to as the "Agency", a public agency created by the California Legislature by the Placer County Water Agency Act, and the City of Lincoln, a municipal corporation, located within the Agency, hereinafter referred to as "Lincoln."

RECITALS

The Agency and Lincoln entered into a water supply contract on February 24, 1998, which was supplemented on July 13, 1999, November 7, 2002 and again on December 11, 2006 and expires on December 31, 2012.

The Agency recognizes and acknowledges an existing contribution by Lincoln of $4 million towards facilities construction, as set forth in the Supplement to the Contract between the Agency and Lincoln, dated December 11, 2006, which contribution entitles Lincoln to 351.7 future EDU's (404,455 gpd) through the unregulated delivery facilities.

The Agency and Lincoln now wish to enter into a new water supply contract that consolidates and supersedes the February 24, 1998, as amended and sets forth their mutual understandings and agreement regarding water supplies from the Agency in the future.

SCANNED

NOW, THEREFORE, the above Recitals are true and correct and incorporated herein by reference, and the parties hereto mutually agree as follows:

ARTICLE 1 – TERM OF CONTRACT

This contract ("Contract") shall supersede the contract of February 24, 1998, as amended and supplemented, and shall become effective on January 1, 2013 and remain in effect through December 31, 2032.

ARTICLE 2 – OPTION FOR CONTINUED SERVICE

At the expiration of the term of this Contract, Lincoln shall be entitled to renewals of this Contract for successive periods not to exceed twenty years at a time, provided that the terms and conditions of each such renewal are agreed upon not later than one year prior to the expiration of the then-existing contract. The renewal contract shall provide for service of water under the same conditions of service as the then-existing contract including time, place, amount and rate of delivery, provided *that* the conditions of service may be altered if necessary to meet regulatory or legal requirements imposed on Agency or Lincoln.

ARTICLE 3 – POINTS OF DELIVERY AND INTERTIES

(a) Points of Delivery. All water furnished pursuant to the Contract shall be delivered to Lincoln at the Lincoln Metering Station adjacent to Lincoln's 5 million gallon storage tank near the Catta Verdera development as shown on **Exhibit A** attached hereto and incorporated herein by reference, and at other locations that may in the future be agreed to in writing by the parties. All locations where water is to be delivered are hereinafter referred to

collectively as "Points of Delivery". Upon agreement as to additional Points of Delivery, Exhibit A shall be amended to show those Points of Delivery. Upon agreement by the Agency, which shall not be unreasonably withheld, Lincoln may also elect to take delivery of water from the Agency at a point along the Agency's existing 18-inch line in Athens Road, provided that Lincoln pays the Agency's full Water Connection Charge ("WCC") at the time of request for such delivery and complies with such additional terms and conditions as are appropriate at that location. Lincoln shall be solely responsible for all costs of constructing the Points of Delivery and all costs of operating and maintaining all Lincoln's facilities beyond the Points of Delivery, provided, however, that the costs of construction of metering stations and facilities upstream of the Points of Delivery shall be a credit against future Water Connection Charges.

(b) Interties. The Agency and Lincoln recognize that there is a mutual benefit in having interties between their respective distribution systems to provide for the exchange of water between Agency and Lincoln under emergency conditions and during planned maintenance periods. These interties will be established and operated in a manner mutually agreed to in writing.

ARTICLE 4 – EXISTING AND PLANNED INFRASTRUCTURE

(a) Existing Infrastructure. The location of the major existing and planned infrastructure elements associated with the delivery of treated water from the Agency to Lincoln are also shown on **Exhibit A**.

(b) Penryn-Lincoln-Sunset Pipeline. Phases 1A, 1B and 2 segments of the Penryn-Lincoln-Sunset pipeline have been completed in accordance with prior agreements between the parties. The Phase 3 segment was envisioned in a prior agreement but has not been constructed as of the date of this Contract.

The Phase 3 segment will extend a pipeline from the Lincoln Metering Station north to Lincoln's City Pond site. The Phase 3 segment will include a new Metering Station at the City Pond site similar to the existing Lincoln Metering Station. Lincoln and the Agency are in the process of negotiating a Facilities Agreement for the construction of the Phase 3 segment, which shall cover issues of timing, funding and changes in Lincoln's Maximum Delivery Entitlement, and the Agency recognizes the existing contribution by Lincoln of $4 million towards the future construction.

(c) Lincoln Metering Station. The existing Lincoln Metering Station, located at the northerly end of the Phase 1B pipeline, includes two separate metering facilities: one for the unregulated metered delivery of water to the high elevation lots of the Catta Verdera development, and one for the flow-regulated metered delivery to the Lincoln Pressure Zone. "Regulation" as used in this Article means the Agency's ability to control the rate of flow and limit flow fluctuations. The Lincoln Metering Station is designed to deliver up to 20 mgd combined (both regulated and unregulated delivery).

(d) Future Facilities. Exhibit A also shows the approximate location of the proposed Ophir Water Treatment Plant ("Ophir WTP") and transmission lines needed to

connect it to the existing Foothill-Sunset system. Completion of these future facilities will increase the Agency's maximum delivery rate capability to Lincoln and the remainder of the Agency's service area.

(e) Reservation of Transmission Capacity. As of the date of this Contract, all payments made by Lincoln, whether direct investments in pipelines or payments of the Agency's WCC, have been incorporated into the calculation of Lincoln's Maximum Delivery Entitlement and Lincoln has no separate or additional rights to transmission capacity in the Agency's system.

ARTICLE 5 – MAXIMUM DELIVERY ENTITLEMENTS

(a) General Provisions

The Agency will supply Lincoln with water each year at the Points of Delivery, up to the maximum quantities and maximum rates of flow specified in this Article, subject to the terms and conditions of this Contract.

During the non-peak season, generally from September to May, but not during a PG&E water service outage, Lincoln may exceed the maximum quantities and flow rates to which it is entitled under the Contract for purposes of performing maintenance on its system, provided that the Agency is notified in advance and determines it has the capability to provide such accommodation of flow rates and quantities.

In an emergency situation within Lincoln's system Lincoln shall have equal access to the Agency's storage and delivery capacity on the same basis as other Agency customers if needed.

In an emergency situation within Agency's system, Lincoln agrees to utilize its alternative groundwater supplies and internal storage capacity to the maximum extent feasible at the request of the Agency.

(b) Current Maximum Delivery Entitlement. As of the date of this Contract, the maximum amount of water which Lincoln may require the Agency to deliver to Lincoln through the regulated delivery facilities in a single day is 17,774,452 gallons, and through the unregulated delivery facilities in a single day is 726,972.5 gallons, for a combined total of 18,501,424.5 gallons per day (Maximum Delivery Entitlement). For purposes of this Contract, a day shall be the twenty-four hour period beginning one second after midnight.

(c) Service to High Elevation Lots. It is anticipated that ultimately there will be approximately 600 dwelling lots within Lincoln's service area at elevations higher than can be served by gravity from the Lincoln Pressure Zone. The Agency agrees that Lincoln may elect to take unregulated delivery from the Agency for these lots, provided that Lincoln first pays to the Agency the Agency's full WCC, as it exists at the time of such payment. To date, Lincoln has paid for WCC credits for a maximum day water delivery of 726,972.5 gallons for the unregulated deliveries for the high elevation lots in Lincoln that are served by the Agency's storage facilities. Should Lincoln desire to purchase additional maximum day capacity for service to high elevation lots, Lincoln shall submit to the Agency a written request specifying the additional maximum day water delivery required. Assuming there is adequate capacity in

the Agency's system to accommodate this request, as determined in the Agency's sole discretion, Lincoln shall pay the full WCC cost per gallon as it exists at that time.

(d) Service to Lincoln Pressure Zone. With the exception of the unregulated delivery to the Catta Verdera high elevation lots, under normal operating conditions Lincoln shall, at its own expense, provide all storage and groundwater facilities necessary to regulate pressures and to accommodate hourly changes in demands within its Lincoln Pressure Zone while receiving uniform regulated deliveries from the Agency.

Lincoln will provide to the Agency on a routine basis, but not more frequently than daily, the required daily volume of water to be delivered to Lincoln. The Agency shall operate control valves which regulate the rate of flow of water from the Agency's system to Lincoln's at the Points of Delivery. At the option of the Agency, deliveries to Lincoln may be made at a uniform rate of delivery over a twenty-four hour period, or at fluctuating rates not to exceed plus or minus 10 percent of the daily average delivery rate, *provided however, that* the Agency may temporarily halt delivery if Lincoln's storage facilities become full.

(e) Increases in Maximum Delivery Entitlement Through Existing Facilities.

The Agency's Foothill-Sunset-Ophir ("FSO") water system has an approximate maximum permitted treatment capacity of 66 mgd and an unallocated treatment capacity of approximately 5.7 mgd as of the date of this Contract, which unallocated capacity is available on a first-come, first-served basis upon payment of the applicable WCC. Lincoln shall have the right to access any or all of the then-unallocated treatment and transmission capacity within

the Agency's FSO water system by paying the WCC applicable to Lincoln in effect at the time payment is made until the existing FSO system reaches capacity, as objectively and quantifiably determined by PCWA.

(f) Annual Notification. The Agency shall notify Lincoln annually in writing of the then-remaining water and capacity which the Agency is able to deliver to and from the FSO water system, and the amount of water and capacity which has been committed to and from the FSO water system since the date of the immediately preceding report.

ARTICLE 6. WATER CONNECTION CHARGES

(a) WCC Applicable to Lincoln for Service from Agency's Existing Infrastructure.

The Agency's current full WCC is composed of five components: (1) a treatment plant component, the amount of which is generally intended to cover the costs of delivering raw water to the treatment plant and providing treatment and clearwell storage facilities; (2) a groundwater component, the amount of which is generally intended to cover the costs of providing groundwater pumping and treatment facilities which the Agency determines is necessary to insure water supply reliability, for emergency backup, periods of drought, or for maintenance or peak management; (3) a storage component, the amount of which is generally intended to cover the costs of providing distribution system storage facilities; (4) a transmission component, the amount of which is generally intended to cover the costs of providing regional transmission facilities; and (5) a planning component, the amount of which is generally intended to cover the costs of regional planning efforts.

Except for service to high elevation lots, as provided in Article 5, the Parties agree that the Agency will not provide distribution system storage or groundwater service to Lincoln and will be providing only a portion of the planning required by Lincoln. Therefore, the WCC components applicable to Lincoln to increase its Maximum Delivery Entitlement from the existing Foothill-Sunset-Ophir system shall be the Agency's treatment component, transmission component and one-half the planning component. As of the date of this agreement the Agency's WCC components for the PCWA Zone 1 treated water service and the amounts applicable to Lincoln for one (1) equivalent dwelling unit (EDU) are as shown in the following table. Also shown is the assumed maximum day demand for one (1) EDU which was used to calculate these charges, and a calculation of the WCC amount per gallon per day of maximum demand ($/GPD).

Component (effective 01/01/12)	Zone 1	Lincoln
Treatment	$5,834	$5,834
Groundwater	648	0
Storage	2,755	0
Transmission	6,807	6,807
Planning	162	81
Total	$16,206	$12,722

1 EDU Max Day Water Use, GPD	1,150	1,150
$/GPD	$14.09	$11.06

The Maximum Delivery Entitlement for Lincoln shall be increased by one gallon per day from the existing FSO water system for each $11.06 of WCC payment received by the Agency in 2012.

Beginning January 1, 2013 and each year thereafter, until the Agency determines that there is no remaining unallocated capacity in the existing FSO water system, the amount of WCC payment required to increase Lincoln's Maximum Delivery Entitlement shall be increased by the percent increase in the ENR San Francisco Construction Cost Index over the preceding year.

(c) Increases in Maximum Delivery Entitlement Requiring New Infrastructure.

Additional increases in Lincoln's Maximum Delivery Entitlement requiring new infrastructure may be made available to Lincoln through implementation of negotiated Facilities Agreement(s) that include provisions for joint financing of the planning, design, environmental processing and mitigation, and construction of the proposed source water supply, water treatment and transmission infrastructure and appurtenances necessary to increase the maximum rate of delivery from the Agency to Lincoln. The Agency agrees to cooperate with Lincoln in the planning and development of infrastructure in the Agency's facilities upstream of the Points of Delivery and interties which Lincoln requires to meet its development needs, provided, however, that this Contract imposes no obligation on PCWA to construct or enhance its existing infrastructure. PCWA shall own and operate all such infrastructure. Lincoln shall have exclusive rights to the portion of capacity in said infrastructure represented by the proportion of funding provided by Lincoln, to be defined in those Facilities Agreement(s).

ARTICLE 7 – LIMITATION ON AGENCY SERVICE

Except for those properties that abut the existing Agency pipeline in Athens Road, the Agency will not provide treated water service within Lincoln's sphere of influence as of the date of this Contract; provided that Lincoln offers to furnish such service to those areas upon the same terms and conditions that it furnishes service to areas outside its city limits.

ARTICLE 8 – OTHER LINCOLN WATER SOURCES

Lincoln has a developed groundwater system which is integrated into its municipal water system; a portion of Lincoln's sphere of influence lies within Nevada Irrigation District's (NID) service area and Lincoln is pursuing a separate treated water supply from NID to serve that portion of the city. In addition, Lincoln is planning on developing its recycled water sources to meet local irrigation requirements. Both of these source developments may affect Lincoln's need for water supplied under this Contract. The Agency acknowledges that Lincoln has the right to use these other water sources within the City in any way it determines is best.

ARTICLE 9 – MEASUREMENT

All water furnished pursuant to this Contract shall be measured by the Agency at the Points of Delivery. Such measurements shall be with equipment chosen by the Agency and approved by Lincoln. All measuring equipment shall be installed and maintained by the Agency and the Agency shall pay for all installation and maintenance. The Agency shall have the primary obligation to measure the quantity of water delivered to Lincoln. Lincoln may request, at any time, investigation of the measurements being made as well as the charges associated

with those measurements. Errors in measurement and charges discovered by the investigation will be corrected by the Agency. Lincoln may, at its own cost, at any time, inspect the measuring equipment and the records of such measurements for the purpose of determining the accuracy of the equipment and measurements.

ARTICLE 10 – RATES OF PAYMENT FOR WATER

(a) Current Rates and Charges. Beginning the earlier of January 1, 2014 or the effective date of the next change in Agency's rates, and continuing until otherwise agreed to in writing by both parties, the rates and charges that Lincoln shall pay the Agency for all water furnished under this Contract shall be the Agency's Schedule No. 1 – Treated Water – for Metered Industrial and Resale Service within the Western Water System, which is the Agency's lowest volumetric rate for treated water. Until January 1, 2014, Lincoln shall pay the Agency's rates and charges implemented in 2009 that Agency designated as applicable to Lincoln.

(b) Changes in Rates and Charges. The Agency may alter its rates and charges at any time as it deems necessary; provided, however, it shall give Lincoln 45 days' written notice of its intention to consider any changes in rates and charges and shall hold a public hearing at which Lincoln and any members of the public can present evidence in support of or in opposition to any such proposed changes and provided further *that* no increase in rates to be charged to Lincoln shall become effective until 90 days after the Agency has notified Lincoln in writing of the rate change.

ARTICLE 11 – RESERVED

ARTICLE 12 – TIME AND METHOD OF PAYMENTS

On or before the tenth day of each month, the Agency shall send Lincoln a statement of charges due for all water actually delivered to Lincoln during the preceding month. Lincoln shall pay all statements via electronic transfer within thirty (30) days after they are received.

ARTICLE 13 – WATER SHORTAGES

At times there may occur a shortage in the quantity of water available for delivery to Lincoln pursuant to this Contract. In the event of any shortage (due to natural causes, casualties, regulatory requirements or any other causes) which causes the total quantity of water available to the Agency for distribution to Lincoln and to the Agency's other customers to be less than the total of all quantities required by Lincoln and the other customers, the Agency reserves the right to apportion the available water supply among Lincoln and others entitled to receive water from the Agency. In such events, no liability shall accrue against the Agency or any of its officers, agents or employees for any damage, direct or indirect, arising from such shortage or shortages or resulting allocations. The Agency shall give Lincoln written notice as far in advance as possible of any such reduction in water deliveries, which notice shall state the basis for the reduction and the anticipated duration. Also, if the Agency's supply of water for its Zone No. 1 is reduced by events outside the control of the Agency, or is being fully utilized by the Agency's then-existing customers, and as a result the Agency is unable to increase Lincoln's Maximum Delivery Entitlement then, notwithstanding any other provision of this Contract, the Agency shall not be required to increase its rate of delivery to Lincoln.

ARTICLE 14 – OPERATION AND MAINTENANCE

The Agency may temporarily discontinue or reduce the amount of water to be furnished to Lincoln as provided for herein for the purpose of maintaining, repairing, replacing, investigating or inspecting any of the facilities necessary for furnishing water to Lincoln. Insofar as it is feasible, the Agency will give Lincoln reasonable notice in advance of any such temporary discontinuance or reduction, except in cases of emergency, in which case no advance notice need be given. The Agency shall schedule its routine maintenance of facilities so that, to the extent feasible, such discontinuances or reduction in delivery will result in minimum impact to Lincoln's customers.

ARTICLE 15 – WATER QUALITY

All water delivered by the Agency pursuant to this Contract shall meet all applicable Federal, State of California and Placer County water quality requirements for water for domestic use. If public notification is required to be given to Lincoln's customers because the quality of the water fails to meet standards, Agency shall so notify Lincoln in writing as promptly as reasonably feasible, and Lincoln shall be responsible for sending such notices, *provided that* the Agency shall reimburse Lincoln for its reasonable costs in doing so. The Agency shall provide Lincoln with copies of any reports received by the Agency from health departments concerning the quality of the water being furnished to Lincoln. Lincoln shall indemnify the Agency against any claims of damages of any nature whatsoever that may result

from a failure of Lincoln to provide notice to its customers of water quality problems pursuant to this Article 15.

ARTICLE 16 – INDEMNIFICATION

Except for any claim or action for damages based upon the quality of water prior to its reaching the Points of Delivery, neither the Agency nor its officers, agents or employees shall be liable for the control, carriage, handling, use, disposal, or distribution of water furnished to Lincoln pursuant to this Contract after such water has passed the Points of Delivery, nor for the claims of damages of any nature whatsoever, including but not limited to, property damage, personal injury, or death, arising out of or connected with the control, carriage, handling, use, disposal or distribution of such water beyond the Points of Delivery,; and Lincoln shall indemnify, defend and hold harmless the Agency and its officers, agents and employees from any such damages or claims of damages.

ARTICLE 17 – OBLIGATIONS OF LINCOLN TO MAKE PAYMENTS

The obligations of Lincoln arising out of or pursuant or incidental to this Contract shall constitute general obligations of Lincoln, and Lincoln shall use all the powers and resources available to it under the law to collect the funds necessary for and to pay its obligations to the Agency under this Contract. Lincoln as a whole is obligated to pay to the Agency the payments becoming due under this Contract, notwithstanding any individual default by its water users, constituents or others in the payment to Lincoln of assessments, taxes, tolls, or other charges levied by Lincoln.

ARTICLE 18 – INTEREST ON OVERDUE PAYMENTS

Interest shall accrue at the legal rate of interest charged on judgments issued in California courts on any unpaid charges to be paid by Lincoln to the Agency pursuant to this Contract from their due date until paid, and Lincoln hereby agrees to pay such interest.

ARTICLE 19 – DEFAULT

In the event of any default by Lincoln for a period of more than sixty (60) days in the payment of any money required to be paid to the Agency hereunder, the Agency in its discretion may suspend delivery of water during the period when Lincoln is delinquent in its payments or obligations due to the Agency under the terms of this Contract. Action taken pursuant to this Article shall not deprive the Agency of or limit any remedy provided by this Contract or by law for the recovery of money due or which may become due under this Contract.

ARTICLE 20 – REMEDIES NOT EXCLUSIVE

The use of either party of any remedy for the enforcement of this Contract is not exclusive and shall not deprive the party using such remedy of, or limit the application of, any other remedy provided by law.

ARTICLE 21 – ASSIGNMENT

The provisions of this Contract shall apply to and bind the successors and assigns of the respective parties, but no assignment or transfer of this Contract, or any part hereof or interest herein, shall be valid without the consent of the non-assigning party.

ARTICLE 22 – AREA SERVED BY LINCOLN

Without the prior written consent of the Agency, water delivered to Lincoln pursuant to this Contract shall not be sold or otherwise disposed of by Lincoln for use outside Lincoln's city limits as they may exist from time to time, except to those customers outside the city limits located in the area shown on Exhibit "B" attached hereto and incorporated herein by reference that were receiving service from Lincoln as of the date of the 1998 contract. The consent of the Agency shall not be unreasonably withheld. Refusal of the Agency to grant consent shall be based upon the lack of water or capacity in Agency facilities or the intention of the Agency to provide service to the area outside Lincoln's sphere of influence. Lincoln shall require annexation to the Agency's Zone No. 1 as a condition to providing water service to any new customers outside of Lincoln's city limits that are connected to Lincoln's water system after the date of this Contract.

ARTICLE 23 – OPINIONS and DETERMINATIONS

Where the terms of this Contract provide for action to be based upon opinion, judgment, approval, review or determination of either party, such terms are not intended to be and shall never be construed as permitting such opinion, judgment, approval, review or determination to be arbitrary, capricious or unreasonable.

ARTICLE 24 – NOTICES

All notices, including but not limited to rate or WCC increases, that are required either expressly or by implication to be given by any party to the other under this Contract shall be

signed for the Agency and for Lincoln by such officers as they may, from time to time, authorize in writing to so act. All such notices shall be deemed to have been given and delivered personally if enclosed in a properly addressed envelope and deposited in a United States Post Office for delivery by registered or certified mail. Unless and until formally notified otherwise, all notices shall be addressed to the parties at their addresses as shown on the signature page of this Contract.

ARTICLE 25 – INSPECTION of BOOKS and RECORDS

The proper officers or agents of Lincoln shall have full and free access at all reasonable times to the account books and official records of the Agency insofar as the same pertain to the matters and things provided for in this Contract, with the right at any time during office hours to make copies thereof at Lincoln's expense, and the proper representatives of the Agency shall have similar rights in respect to the account books and records of Lincoln.

ARTICLE 26 – AMENDMENTS

This Contract may be amended at any time by mutual written agreement of the parties, except insofar as any proposed amendments are in any way contrary to applicable law.

ARTICLE 27 – WAIVER; REMEDIES CUMULATIVE

Failure by a party to insist upon the strict performance of any of the provisions of this Contract by the other party, irrespective of the length of time for which such failure continues, shall not constitute a waiver of such party's right to demand strict compliance by such other party in the future. No waiver by a party of a default or breach of the other party shall be

effective or binding upon such party unless made in writing by such party, and no such waiver shall be implied from any omission by a party to take any action with respect to such default or breach. No express written waiver of a specified default or breach shall affect any other default or breach and/or period of time specified. All of the remedies permitted or available to a party under this Contract, or at law or in equity, shall be cumulative and alternative, and invocation of any such right or remedy shall not constitute a waiver or election of remedies with respect to any other available right or remedy.

ARTICLE 28 – CONSTRUCTION of LANGUAGE of CONTRACT

The provisions of this Contract shall be construed as a whole according to its common meaning and purpose of providing a public benefit and not strictly for or against any party. It shall be construed consistent with the provisions hereof, in order to achieve the objectives and purposes of the parties. Wherever required by the context, the singular shall include the plural and vice versa, and the masculine gender shall include the feminine or neutral genders or vice versa.

ARTICLE 29 – MITIGATION of DAMAGES

In all situations arising out of this Contract, the parties shall attempt to avoid and minimize the damages resulting from the conduct of the other party.

ARTICLE 30 – GOVERNING LAW

This Contract, and the rights and obligations of the parties, shall be governed and interpreted in accordance with the laws of the State of California.

ARTICLE 31 – CAPTIONS

The captions or headings in this Contract are for convenience only and in no other way define, limit or describe the scope or intent of any provision or section of the Contract.

ARTICLE 32 – PARTIAL INVALIDITY

If any provision in this Contract is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

ARTICLE 33 – RELATIONSHIP of the PARTIES

The relationship of the parties to this Contract shall be that of independent contractors. Each party shall be solely responsible for any workers compensation, withholding taxes, unemployment insurance and any other employer obligations associated with the described work or obligations assigned to them under this Contract.

ARTICLE 34 – WATER CONSERVATION

The Agency is required by federal and state laws and regulations to implement various water conservation measures and require its customers, whether they be retail, wholesale, or resale customers, to abide by these measures in order to prevent the waste of water. Lincoln shall, within its service area, implement the water conservation measures adopted by the Agency from time to time for the Agency's Zone No. 1 Water System and shall require its customers to comply with those measures to the same extent that other customers within the Agency's Zone No. 1 are required to do so.

ARTICLE 35 – YEAR

The term "year" as used in this Contract shall mean the calendar year beginning on each January 1.

IN WITNESS WHEREOF, the parties hereto have executed this Contract as of the date first above written.

ATTEST:

Clerk, Board of Directors
Placer County Water Agency
P O. Box 6570
Auburn, California 95604

PLACER COUNTY WATER AGENCY

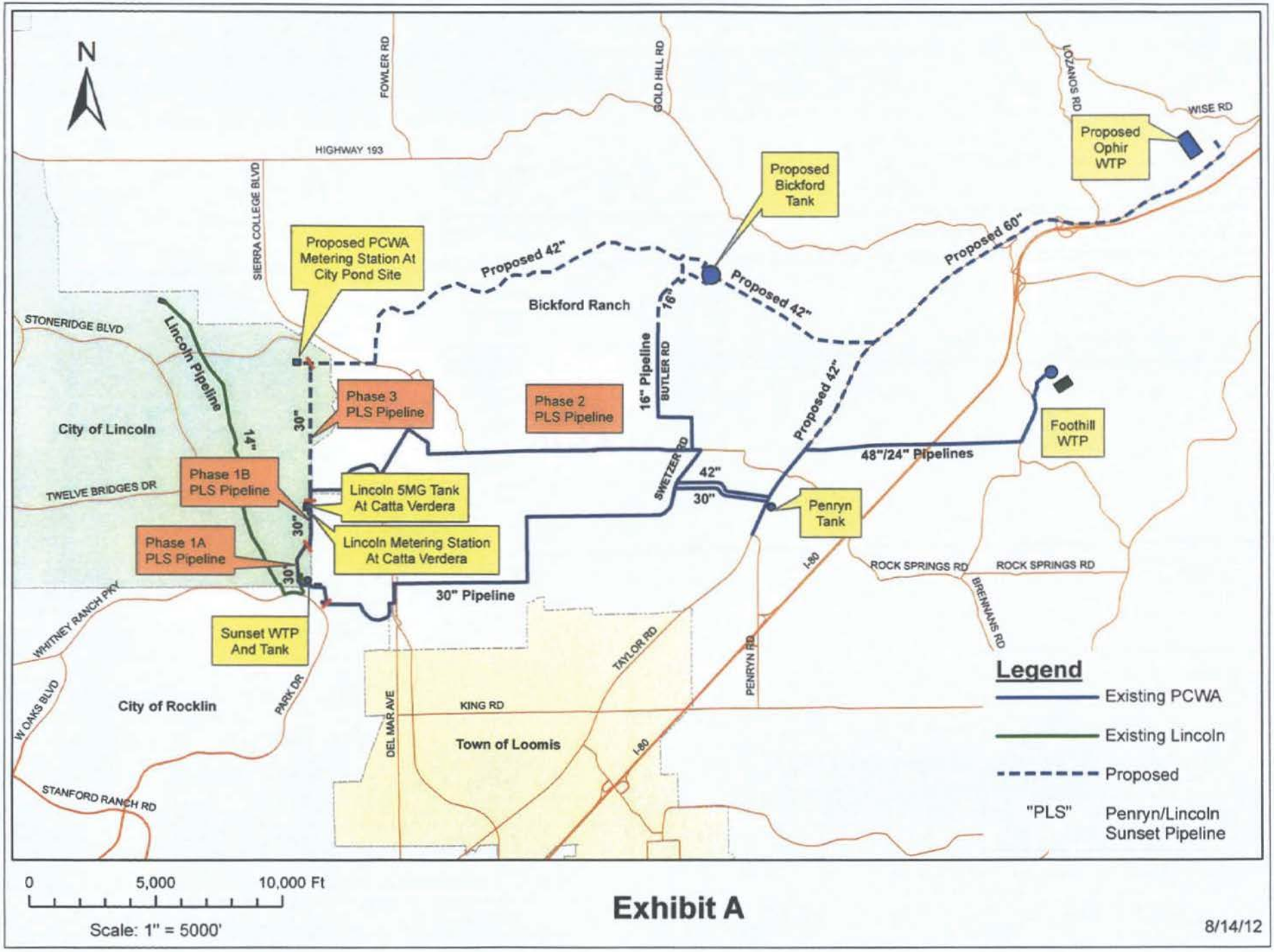
12/10/12
Chairman of the Board

ATTEST:

Clerk
City of Lincoln
600 6th Street
Lincoln, California 95648

CITY OF LINCOLN

Mayor


N
FOWLER RD
GOLD HILL RD
LOZANOS RD
WISE RD
HIGHWAY 193
SIERRA COLLEGE BLVD
Proposed Ophir WTP
Proposed Bickford Tank
Proposed PCWA Metering Station At City Pond Site
Proposed 42"
Proposed 42"
Proposed 60"
Bickford Ranch
16"
16" Pipeline
BUTLER RD
STONERIDGE BLVD
Lincoln Pipeline
14"
30"
Phase 3 PLS Pipeline
Phase 2 PLS Pipeline
Proposed 42"
City of Lincoln
Foothill WTP
48"/24" Pipelines
SWETZER RD
42"
30"
TWELVE BRIDGES DR
Phase 1B PLS Pipeline
Lincoln 5MG Tank At Catta Verdera
Penryn Tank
30"
Phase 1A PLS Pipeline
Lincoln Metering Station At Catta Verdera
I-80
ROCK SPRINGS RD
ROCK SPRINGS RD
BRENNANS RD
30" Pipeline
WHITNEY RANCH PKY
Sunset WTP And Tank
TAYLOR RD
PENRYN RD
W OAKS BLVD
City of Rocklin
PARK DR
KING RD
DEL MAR AVE
Town of Loomis
I-80
STANFORD RANCH RD
Legend
Existing PCWA
Existing Lincoln
Proposed
"PLS" Penryn/Lincoln Sunset Pipeline
0
5,000
10,000 Ft
Scale: 1" = 5000'
Exhibit A
8/14/12

AMENDMENT NO. ONE TO FACILITIES AGREEMENT NO. 2521
FOR DESIGN AND CONSTRUCTION OF PHASE 3 LINCOLN/PENRYN PIPELINE
AND METERING STATION BETWEEN PLACER COUNTY WATER AGENCY AND THE CITY OF LINCOLN

This Amendment, by and between Placer County Water Agency, hereinafter called "Agency," and the City of Lincoln, California, hereinafter called "Lincoln," shall be effective on the date last executed by either the Agency or Lincoln.

Whereas, Lincoln and the Agency entered into Facilities Agreement No. 2521 ("FA 2521") on October 17, 2013 for design and construction of the Phase 3 Lincoln/Penryn Pipeline and Metering Station; and

Whereas, this pipeline and metering station will initially serve Lincoln from the Agency's Foothill Water Treatment Plant ("WTP") and Lincoln is constructing it because their need for the pipeline preceded that of the Agency; and

Whereas, Lincoln is the lead agency under the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq., CEQA) for environmental documentation and review under the California Environmental Quality Act and covered the Phase 3 Lincoln/Penryn Pipeline and Metering Station within the Revised Twelve Bridges Specific Plan Subsequent Environmental Impact Report in 1998 and an addendum to this document in 1999 ("Previous CEQA Documents"); and

Whereas, this pipeline is planned to later serve Lincoln and western Placer County from the Agency's proposed Ophir WTP via a proposed pipeline through the Bickford Ranch development project; and

Whereas, the diameter of the Phase 3 Lincoln/Penryn Pipeline is sized assuming Lincoln takes approximately half the supply from Ophir WTP being delivered through the Bickford Ranch development; and

Whereas, Lincoln is considering several options in its long-term water supply planning and may not need half the supply provided by Ophir WTP; and

Whereas, the Agency wishes to provide flexibility in where water from Ophir WTP is delivered and also maximize the ability for Ophir WTP to backup Foothill WTP; and

Whereas, increasing the diameter of the Phase 3 Lincoln/Penryn Pipeline from 30-inches to 42-inches ("Pipe Increase") would provide this flexibility and redundancy; and

Whereas, the Agency has requested that Lincoln increase the Phase 3 Lincoln/Penryn Pipeline accordingly; and

Whereas, the Agency is acting as the Lead Agency under CEQA for the Pipe Increase and has determined and finds that the environmental impacts of the Pipe Increase will not result in a new or more severe significant effect than those identified in the Previous CEQA Documents. Furthermore, all of the pertinent mitigation measures identified in the Previous CEQA Documents will be implemented as part of the Pipe Increase project. Therefore, the conditions under which

preparation of a subsequent Initial Study/Mitigated Negative Declaration (IS/MND) or EIR would be required have not been triggered pursuant to Section 15162 of the State CEQA Guidelines.

Now, therefore, it is agreed as follows:

1. The Agency finds that:
    a. On the basis of an addendum prepared for this action, and concurrent consideration of the addendum and the previous EIR and addendum referenced above, the environmental impacts of the Pipe Increase will not result in a new or more severe significant effect than those identified in the Previous CEQA Documents.
    b. All of the pertinent mitigation measures identified in the Previous CEQA Documents will be implemented as part of the Pipe Increase project.
    c. The conditions under which preparation of a subsequent Initial Study/Mitigated Negative Declaration (IS/MND) or EIR would be required have not been triggered pursuant to Section 15162 of the State CEQA Guidelines.
2. Lincoln will increase the diameter of the Phase 3 Lincoln/Penryn Pipeline from 30-inches to 42-inches in its design plans and specifications and construct the pipeline with the larger diameter. Appurtenant piping within the Metering Station to deliver water from the Bickford Ranch development to western Placer County will also be increased in diameter.
3. The Agency will pay for the increased cost of the project as a result of this Amendment in accordance with the terms of the original facilities agreement.

4. The Agency will defend, indemnify, and hold Lincoln, its elected and appointed commissioners, officers, agents, and employees harmless from and against any and all damages, claims, costs and liabilities arising out of the approval of the Pipe Increase, including claims under the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.)
5. All other terms of FA 2521 remain unchanged.

In witness whereof, the parties hereto have executed this Agreement on the dates written below.

PLACER COUNTY WATER AGENCY

BY: _____

Date: August 4, 2016

ATTEST:

_____
Clerk, Board of Directors

CITY OF LINCOLN

_____
Signature

_____
Print name

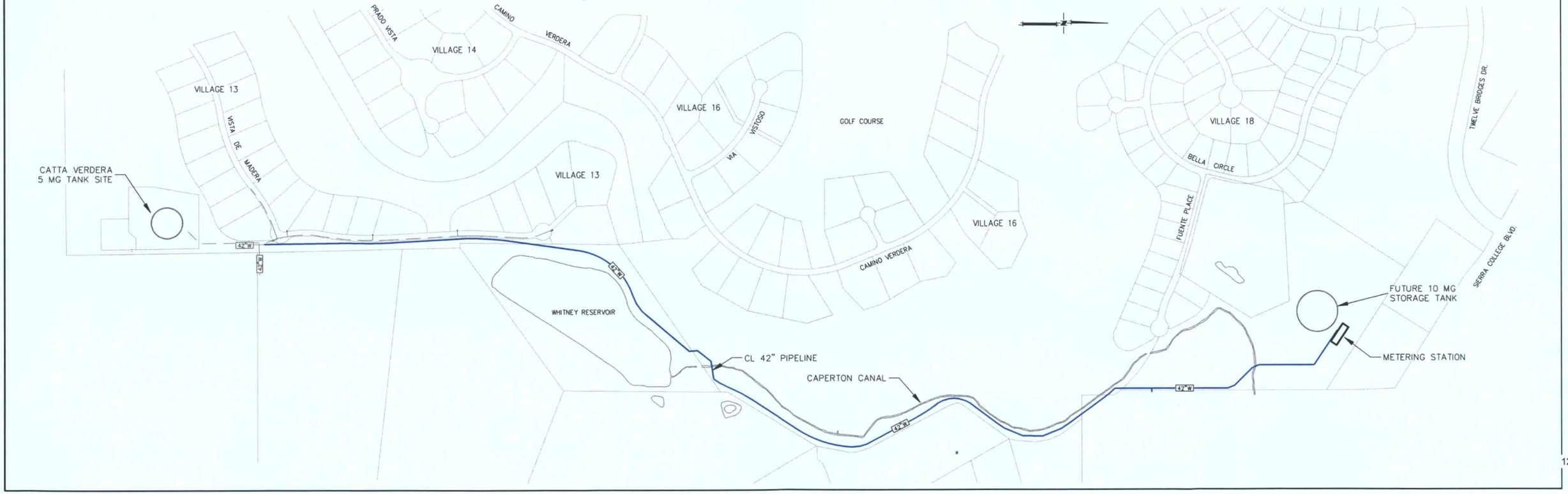
City Manager
Title

Date: 9/16/16

City of Lincoln
600 Sixth Street
Lincoln, CA 9564

1475936.1 13583-018

Penryn-Lincoln Pipeline Phase 3 - December 21, 2015



127

PENRYN-LINCOLN PIPELINE PHASE 3 - AREA OF DISTURBANCE



UBORA *ENGINEERING & PLANNING*

"EXCELLENCE"

2901 DOUGLAS BOULEVARD, SUITE 285
ROSEVILLE, CA 95661 (916) 780-2500
www.uborainc.com

PENRYN-LINCOLN PIPELINE PHASE 3 - AREA OF DISTURBANCE



UBORA *ENGINEERING & PLANNING*

"EXCELLENCE"

2901 DOUGLAS BOULEVARD, SUITE 285
ROSEVILLE, CA 95661 (916) 780-2500
www.uborainc.com

PCWA
water • energy • stewardship

PLACER COUNTY WATER AGENCY
SINCE 1957

BOARD OF DIRECTORS
Gray Allen, District 1
Primo Santini, District 2
Mike Lee, District 3
Robert Dugan, District 4
Joshua Alpine, District 5

Einar Maisch, General Manager

BUSINESS CENTER
144 Ferguson Road
MAIL
P.O. Box 6570
Auburn, CA 95604
PHONE
(530) 823-4850
(800) 464-0030
WWW.PCWA.NET

August 8, 2016
File No.: FA 2521

Ray Leftwich, P.E.
City Engineer
City of Lincoln
600 Sixth Street
Lincoln, CA 95648

SUBJECT: FA 2521 Phase 3 Lincoln / Penryn Pipeline and Metering Station

Dear Ray:

Enclosed find two copies of the contract referenced above, which was approved by the PCWA's Board of Directors on August 4, 2016. Please sign both copies and return one fully executed copy to the attention.

Should you have any questions please contact me at (530) 823-4801.

Sincerely,

Stephanie Wens

Stephanie Wens
Administrative Aide

Enclosure

RESOLUTION NO. 16- 29 OF THE BOARD OF DIRECTORS OF THE PLACER COUNTY WATER AGENCY APPROVING AN ADDENDUM TO A PREVIOUSLY CERTIFIED SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR PHASE 3 OF THE LINCOLN/PENRYN PIPELINE AND METERING STATION

WHEREAS, the *Revised Twelve Bridges Specific Plan Subsequent Environmental Impact Report* ("1998 SEIR"), and an *Addendum to the Revised Twelve Bridges Specific Plan Subsequent Environmental Impact Report for the 30-Inch Pipeline and Water Storage-Tank* ("1999 Addendum") were certified by the City of Lincoln; and

WHEREAS, Placer County Water Agency was a responsible agency under CEQA for the 1998 SEIR and 1999 Addendum and was consulted by the City of Lincoln in preparation of and certifications of those documents; and

WHEREAS, Placer County Water Agency has reviewed and considered the information and findings contained in the City's 1998 SEIR and 1999 Addendum; and

WHEREAS, the State CEQA Guidelines Section 15164 provide the authority for a responsible agency to adopt an addendum to the environmental analysis for changes made to a project that was previously the subject of an Environmental Impact Report (EIR), conditioned that changes or additions are necessary and do not result in new significant impacts and preparation of a subsequent EIR.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Placer County Water Agency as follows:

1. This Board hereby finds and declares that all of the above recitals are true and correct.

2. This Board finds that (a) no substantial changes have been proposed in the project which would require major revisions of the 1998 SEIR or 1999 Addendum, (b) no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require major revisions in that 1998 SEIR or 1999 Addendum, and (c) no new information, not known at the time the 1998 SEIR and 1999 Addendum was certified as complete, has become available.

3. Under Public Resources Code section 21166, no new environmental impact report is required to be prepared by the City of Lincoln or Placer County Water Agency prior to approval of Phase 3 of the Lincoln/Penryn Pipeline and Metering Station project. None of the conditions that would trigger a subsequent or supplemental document are applicable.

4. Based upon the aforedescribed evidence, the Board hereby approves the Addendum for Phase 3 of the Lincoln/Penryn Pipeline and Metering Station project submitted to it in conjunction with the 1998 SEIR and 1999 Addendum, and hereby directs the Agency staff to prepare and file a Notice of Determination in the prescribed form in compliance with the California Environmental Quality Act.

The foregoing resolution was duly passed at a regular meeting of the Board of Directors of the Placer County Water Agency held on August 4, 2016, by the following vote on roll call:

AYES DIRECTORS: Graham "Gray" Allen, Joshua Alpine, Robert Dugan, Primo Santini, III, and Chair Michael "Mike" Lee

NOES DIRECTORS: None

ABSENT DIRECTORS: None

PLACER COUNTY WATER AGENCY

FACILITIES AGREEMENT NO. 2521

FOR DESIGN AND CONSTRUCTION OF PHASE 3

LINCOLN/PENRYN PIPELINE AND METERING STATION

PLACER COUNTY WATER AGENCY – CITY OF LINCOLN

THIS AGREEMENT, by and between PLACER COUNTY WATER AGENCY, hereinafter called "Agency," and the City of Lincoln, California, hereinafter called "Lincoln," shall be effective on the date executed by the Agency.

W I T N E S S E T H:

WHEREAS, Lincoln and the Agency entered into an agreement for water supply dated February 24, 1998 ("1998 agreement") that provided a framework for provision of water supply facilities for Lincoln, and a July 13, 1999 supplement ("1999 supplement") to the 1998 agreement further defined the facilities, delivery points, and phasing of construction of the water supply facilities, now referred to as the Lincoln/Penryn Pipeline, which has been constructed in phases; and

WHEREAS, construction of Phases 1a, 1b, and 2 of the Lincoln/Penryn Pipeline have been completed; and

WHEREAS, the 1999 supplement required a separate agreement to further define the terms of construction of the Lincoln/Penryn Pipeline and Metering Station, which agreement is to include reimbursement for Agency costs, and credits to Lincoln for costs incurred; and

WHEREAS, on December 11, 2006, the Agency Board of Directors approved a further supplement to the 1998 agreement which allowed Lincoln to increase its maximum delivery

entitlement based upon the Water Connection Charge (WCC) in effect on November 2, 2006, provided that Lincoln deposit $4,000,000 with the Agency, and construct and convey to the Agency, prior to May 1, 2012 a metering and pressure reducing station and related appurtenances and property at Lincoln's City Pond Site, referred to herein comprehensively as the "Metering Station"; and

WHEREAS, Lincoln has paid $4,000,000 to the Agency for participation in the construction of a pipeline from the Bickford Tank to Lincoln's City Pond Site, and

WHEREAS, Lincoln has requested that the remaining funds from the $4,000,000 paid by Lincoln on December 11, 2006 to upsize the pipeline from the Bickford tank to the City Pond Site be applied to the construction of the Phase 3 Pipeline and Metering Station; and

WHEREAS, the Phase 3 Pipeline extension from the Agency's Foothill Sunset Plant/Foothill Pressure Zone requested by Lincoln will require the installation of approximately 6040 feet of 30-inch diameter pipeline, construction of the Metering Station at the City Pond Site, telemetry and SCADA controls, and associated appurtenances, all of which will be described more fully in the Lincoln Penryn Phase 3 project plans to be prepared by Ubora for Lincoln as shown in Exhibit A, and which are all collectively hereinafter referred to herein as the "Facilities"; and

WHEREAS, Lincoln desires to connect the Facilities to the Agency's water system and have the Agency assume ownership of such Facilities, as further described herein, and the responsibility for furnishing water service therefrom; and

WHEREAS, the Agency is willing to accept the Facilities in accordance with the provisions of this Agreement, the Agency's Personnel and Administrative Manual, Improvement Standards, Technical Provisions, Standard Drawings, and approved drawings and specifications not covered in the Agency's Standards; and

WHEREAS, Lincoln intends to engage a qualified contractor and has agreed to bear expenses to furnish and install the Facilities as further described in this agreement ("Agreement"), and

NOW, THEREFORE, IT IS AGREED as follows:

1. Deposit: The following cash deposits shall be paid to the Agency upon submission of a copy of this Agreement duly executed by Lincoln on or before ninety (90) days after the execution of the Agreement by the Agency's Board of Directors or before installation of the Facilities under this Agreement is commenced, whichever is earlier:

(a)	Engineering review, inspection, CEQA compliance and other costs	$40,000
	TOTAL	$40,000

The amount for Item 1(a) represents an estimated cost. Item 1(a) is in addition to any amount previously paid by Lincoln, and shall be charged on an actual cost basis. The actual cost as determined by the Agency for engineering review, supervision, inspection, compliance with the California Environmental Quality Act, the preparation and administration of this Agreement, inspection and testing of the Facilities, water system outages, tests and other associated activities, and costs associated with mediation, arbitration, or attorneys' fees incurred by the Agency in connection with this Agreement shall be charged against the amount deposited for Item 1(a). Should the amount of deposit for Item 1(a) become depleted the Agency may require an additional deposit be paid by Lincoln before proceeding with further work Any cost over and above the amount deposited for Item 1(a), less the amount of deposit retention referred to in paragraph 3, shall be paid upon demand, and any excess shall be refunded within 90 days after completion and acceptance of the work.

2. Minimum Deposit/Retention. Lincoln shall maintain a minimum balance of the deposit referred to in paragraph 1, Item 1(a), in an amount of $1,000 or more until completion and acceptance of the work. In order for the Agency to reimburse itself for actual costs incurred after the

date of completion and acceptance of the work, the Agency shall retain $1,000 for a period of three (3) years from the date of completion and acceptance of the work. Within 90 days thereafter the Agency shall return to Lincoln any remaining deposit balance.

3. Time: If the construction and installation of the Facilities provided for herein is not commenced within one (1) year after the date of execution of this Agreement by the Agency and completed within twelve (12) months after that date, the Agency shall have the right to terminate this Agreement at any time thereafter. Upon such termination by the Agency, the Agency shall refund any portion of the deposit made for engineering review and inspection costs, pursuant to Paragraph 1, that has not been used by the Agency prior to the date of such termination.

4. Plans: It is the responsibility of Lincoln to prepare plans and specifications for the Facilities and submit them to the Agency for acceptance. All materials to be furnished and all construction shall be in accordance with the Agency's Improvement Standards, Technical Provision, Standard Drawings, and other plans and specifications not the Agency standards. The plans and specifications, when accepted in writing by the Agency, shall become a part of this Agreement

5. Installation of Facilities: Lincoln shall construct and install the Facilities described in the plans and specifications accepted by the Agency in accordance with the provisions of this Agreement and the Agency's Personnel and Administrative Manual, Improvement Standards, Technical Provisions and Standard Drawings No work may be done except by a California State Licensed Class A contractor or forces approved by the Agency. Lincoln shall comply with all laws and regulations, including any prevailing wage and other employment laws and regulations such as California Labor Code Sections 1720 *et seq.*, to the extent they are applicable to construction and installation of the Facilities. A minimum of three qualified bids shall be provided. Prior to awarding a contract for construction, Lincoln shall allow PCWA to review and reject any bids.

6. Property and Rights-of-Way: No construction work shall be performed or installation

made until Lincoln provides the following easements or fee title for the properties that contain or will contain facilities that will be conveyed to the Agency in accordance with this Agreement, as follows: fee title property underlying the Metering Station, non-exclusive access easements over access roads to Agency facilities, non-exclusive pipeline and access easements over pipeline alignments, and non-exclusive canal and access easements over canals and canal spill locations on the properties All easements shall be provided in a form acceptable to the Agency and must be reviewed, approved, submitted into escrow by the Agency, and recorded.

7. Grade Established· No work shall be performed or installation made until street subgrades have been established to the satisfaction of the Agency.

8. Inspection: The Agency shall provide one or more inspectors to inspect the construction and installation of the Facilities. The Agency shall be fully responsible for inspection of all Facilities. The cost of inspection shall be charged against the deposit provided in paragraph 1.

9. No Water Deliveries to Facilities Prior to Acceptance: No water shall be delivered to the Facilities until all of the Facilities have been completed and accepted by the Agency, unless delivery prior thereto is approved by the Agency in writing.

10. Acceptance: The Agency assumes no obligation for operation or maintenance of the Facilities included in this Agreement until such time as they are formally accepted in writing by the Agency. Any costs incurred by the Agency due to emergency or other repairs prior to final acceptance by the Agency shall be billed to, and paid by, Lincoln.

Lincoln shall be notified in writing of acceptance of such Facilities when they are satisfactorily installed in accordance with the Agency Accepted Plans and the Agency's current Improvement Standards, Technical Provisions and Standard Drawings, all grading and paving is completed, all required easements are received, accepted and recorded by the Agency; the required maintenance guarantee is posted; and Lincoln has no monies due the Agency on any accounts with the Agency.

Immediately upon notice by Agency of acceptance, all rights, titles, and interest in the pipeline, metering station and all other portions of the Facilities, shall be vested in the Agency.

11. Indemnification: Lincoln shall assume the defense of, and indemnify and save harmless the Agency, its Directors, employees, agents and volunteers, from all claims, costs, losses, damages and expenses, including attorney's fees of any kind arising from the design of the Facilities, performance of work under this Agreement or from challenges to the adequacy of the environmental review for such work, including but not limited to claims for personal injury or death, claims for damage to property, alleged damages due to runoff onto other properties, and claims for loss of business; and Lincoln agrees to require in any contract entered into with anyone for the performance of work under this Agreement that all work will be done pursuant to the Agency's Improvement Standards, Technical Provisions and Standard Drawings, and that the contractor will indemnify and save harmless the Agency, its Directors, employees, agents and volunteers from all claims of any kind arising from the contractor's performance of work covered by this Agreement, including, but not limited to, claims for personal injury and death, claims for damages to property and claims for loss of business, except for active negligence, sole negligence, or willful misconduct of the Agency.

12. Insurance: Lincoln or Lincoln's contractor shall carry Automobile Liability insurance in the amount of at least $1,000,000, and Commercial General Liability in the amount of at least $1,000,000 per occurrence and $2,000,000 aggregate with a maximum $5,000 deductible, which insurance shall be primary and underlying to the Agency's insurance and Commercial General Liability and shall specifically name the Agency as an additional insured and certificate holder. Before work is commenced, Lincoln or Lincoln's contractor shall furnish the Agency with a certificate(s) of insurance and Additional Insured Endorsement (ISO CG 2010) or equivalent as satisfactory proof that Lincoln or Lincoln's contractor carries the insurance required by the Agreement and Worker's Compensation Insurance in compliance with the laws of the State of California. Lincoln's insurance shall be primary

and any insurance or self-insurance maintained by the Agency shall be excess and not contribute to it The insurance carriers will have a Best Rating of no less than A:-VII or equivalent or as otherwise approved by the Agency.

13. Performance, Payment and Maintenance Bonds: The estimated cost of the Facilities is $3,600,000. Prior to construction or installation of any of the Facilities and during all such construction and installation, Lincoln shall ensure that the Agency is provided a Performance Bond with a penal sum of 100% of the estimated cost of the Facilities. The performance bond shall be in a form substantially as that attached hereto as Exhibit B, that is acceptable to the Agency. In addition, prior to construction, Lincoln shall ensure that the Agency is provided a Public Works Payment Bond with the identical penal sum in a form substantially as that attached as Exhibit C that is acceptable to the Agency Lincoln shall ensure that the Performance Bond and Payment Bond are maintained in full effect at all times until the Agency accepts the Facilities.

After completion of work and before acceptance by the Agency, a Maintenance Bond in the amount of 50% of the estimated cost of the Facilities shall be provided to the Agency by Lincoln or Lincoln's Contractor A cash deposit in an amount adequate to cover such guarantee may be provided. Such maintenance guarantee shall remain good for a period of one (1) year after acceptance by the Agency of the Facilities All bonds shall be issued by California admitted surety insurers.

14 Special Conditions:

A) The Facilities shall consist of a 30 inch diameter pipeline and ancillary facilities to deliver water from the 30 inch Tee heading north from the Phase 2-42 inch pipeline that supplies the Agency's Metering Station at Catta Verdera to Lincoln's City Pond Site, and a new Metering Station and related ancillary facilities meeting the Agency's specifications to be constructed and installed at Lincoln's City Pond Site. Lincoln shall convey to the Agency fee title to sufficient land for the Metering Station and to facilitate the operation and maintenance of

the Facilities, together with all necessary access easements.

B) Lincoln shall be the Lead Agency under the California Environmental Quality Act (CEQA), and shall perform any actions and assume all costs for compliance and mitigation under CEQA related to the installation of the Facilities. All such costs shall be reimbursable as allowed under section 14H.

C) PCWA has already credited Lincoln with the WCC based on the $4,000,000 paid by Lincoln in accordance with the Supplement to the Contract between Placer County Water Agency and City of Lincoln for a Water Supply dated December 11, 2006 Upon completion of the Facilities and acceptance by the Agency, Lincoln shall be entitled to 351.7 EDU's (404,455 gallons per day) through the unregulated delivery facilities. Should the cost of Facilities exceed the monies paid by Lincoln under the December 11, 2006 contract, the Agency will credit Lincoln additional maximum day water delivery. Such additional increases in the maximum day water delivery over and above the current maximum daily flow applied pursuant to the December 11, 2006 contract shall be calculated by dividing the cost of the Facilities less the monies paid by Lincoln per the 2006 Supplemental Agreement by the cost per gallon of the WCC components applicable to Lincoln, consisting of either treatment and transmission components and one half of the planning component applicable for the 18-inch regulated meter, or full Zone 1 WCC components applicable for the 8-inch unregulated meter.

D) Lincoln has requested that the funds remaining from the $4,000,000 amount paid per the December 11, 2006 Supplement to the Water Supply Contract be used to assist in funding the Facilities. Once the Facilities are under construction, the Agency will release funds remaining from the $4,000,000 deposit on a monthly basis. Prior to release of funds, Lincoln shall provide a summary invoice with support documentation showing total expenses, a breakdown of costs that are the responsibility of Lincoln and which costs are the responsibility

of the Agency, copies of contractor pay records and any approved change orders. Raw water system right of way costs shall be separately tracked and identified for purposes of reimbursement payments. The Agency will make payment to Lincoln within 30 days provided that the information and backup meets the submission requirements of this Agreement.

E) The Agency shall reimburse Lincoln in the form of cash payments for the costs of raw water system right of way acquisition; these costs shall be in addition to the allowable Facilities costs The amount to be reimbursed for the raw water system right of way acquisition shall not exceed $40,000, per the estimated costs from Ubora Engineering. If the actual cost at acceptance is greater than $40,000 this Agreement shall be amended, subject to Agency approval, to provide reimbursement equal to the actual costs

F) PCWA shall not apply monthly service charges for the WCCs credited to Lincoln under this Agreement until the Facilities have been accepted and metered flows are delivered to Lincoln through the Metering Station at the City Pond Site.

G) WCC credits shall be applied to Lincoln for the following allowable Facilities costs incurred by Lincoln: CEQA compliance and mitigation, pipeline, Metering Station design and construction, permitting, surveying, potable water system right of way acquisition, electrical instrumentation and control design and construction, PLC programming and integration, fencing and landscaping design and installation at the metering station, inspection, testing, staff costs of a designated Lincoln project manager plus other reasonable internal staff costs when working on the Facilities, advanced funding required under Section 1 for Agency staff costs, bonding and warranties as required by this Agreement. Internal Lincoln staff costs shall be applied at Lincoln's fully burdened rate without additional overhead applied. Only firms prequalified by PCWA shall be allowed to provide PLC programming and network integration services. Allowable Facilities costs shall also include construction of access roads to Agency

canals and pipelines connecting to the Facilities, including vehicle turn arounds and basic bridges over the canal where needed

H) PCWA shall credit Lincoln costs for the access road to Lincoln's future tank site and the Metering Station as follows:

From the Twelve Bridges subdivision road to the midpoint of the future tank location: 50% of cost of approved road design.

From the future tank site to the Metering Station: 100% of cost of approved road design.

Lincoln shall be solely responsible for the following costs, which shall be subtracted from the request for credits or payment: any costs for canal or pipeline access roads that exceed the minimum width or design approved by PCWA for its facilities, fencing for public exclusion or screening along the pipeline rights of way other than at the Metering Station site, and project features applied for recreational or aesthetic purposes. Lincoln shall be solely responsible for the cost of any warranty work per section 10.

Changes to the preceding definitions, or change orders during construction, shall be credited or reimbursed only if approved in writing by both Lincoln and PCWA in advance of incurring expenses for those changes.

15 Placing Work in Service: If desired by the Agency, portions of the work may be placed in service or locked off when completed, and Lincoln shall provide proper access to the work for this purpose. Such use and operation shall not constitute an acceptance of the work, and Lincoln shall be liable for defects due to faulty construction throughout the duration of this Agreement and thereafter as provided under Warranties and Repairs

16. Warranties and Repairs: Lincoln hereby agrees to pay to the Agency or to make at its own expense, all repairs, replacements or payments necessitated by defects in materials or

workmanship supplied under the terms of this Agreement which exist or manifest within one year after the date of final acceptance of the work, including defects that are in existence during such one year period but which do not become apparent until thereafter. Lincoln shall be fully responsible for all direct and indirect damages and expenses to the Agency proximately caused by such defects in materials or workmanship including defects in materials or workmanship supplied to Lincoln's Contractor by any subcontractor or manufacturer or equipment. As to any equipment which bears a guarantee or warranty in writing or by law for a period longer than one year, Lincoln hereby stipulates and agrees that such guarantee shall inure to the benefit of the Agency for such longer period. Lincoln shall make all repairs and replacements or payments promptly upon receipt of written order for same from the Agency. If Lincoln fails to make the repairs, replacements or payments promptly, the Agency may do the work, and Lincoln and its Surety shall be liable for the cost thereof.

17. Assignment of Agreement: The provisions of this Agreement shall apply to and bind the successors and assigns of the respective parties, but no assignment or transfer of this Agreement, or any part hereof, or interest herein, shall be valid until and unless approved by the Agency.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date written below.

PLACER COUNTY WATER AGENCY

BY: _____

Date: 10/17/13

ATTEST:

_____
Clerk, Board of Directors

CITY OF LINCOLN

_____
Signature

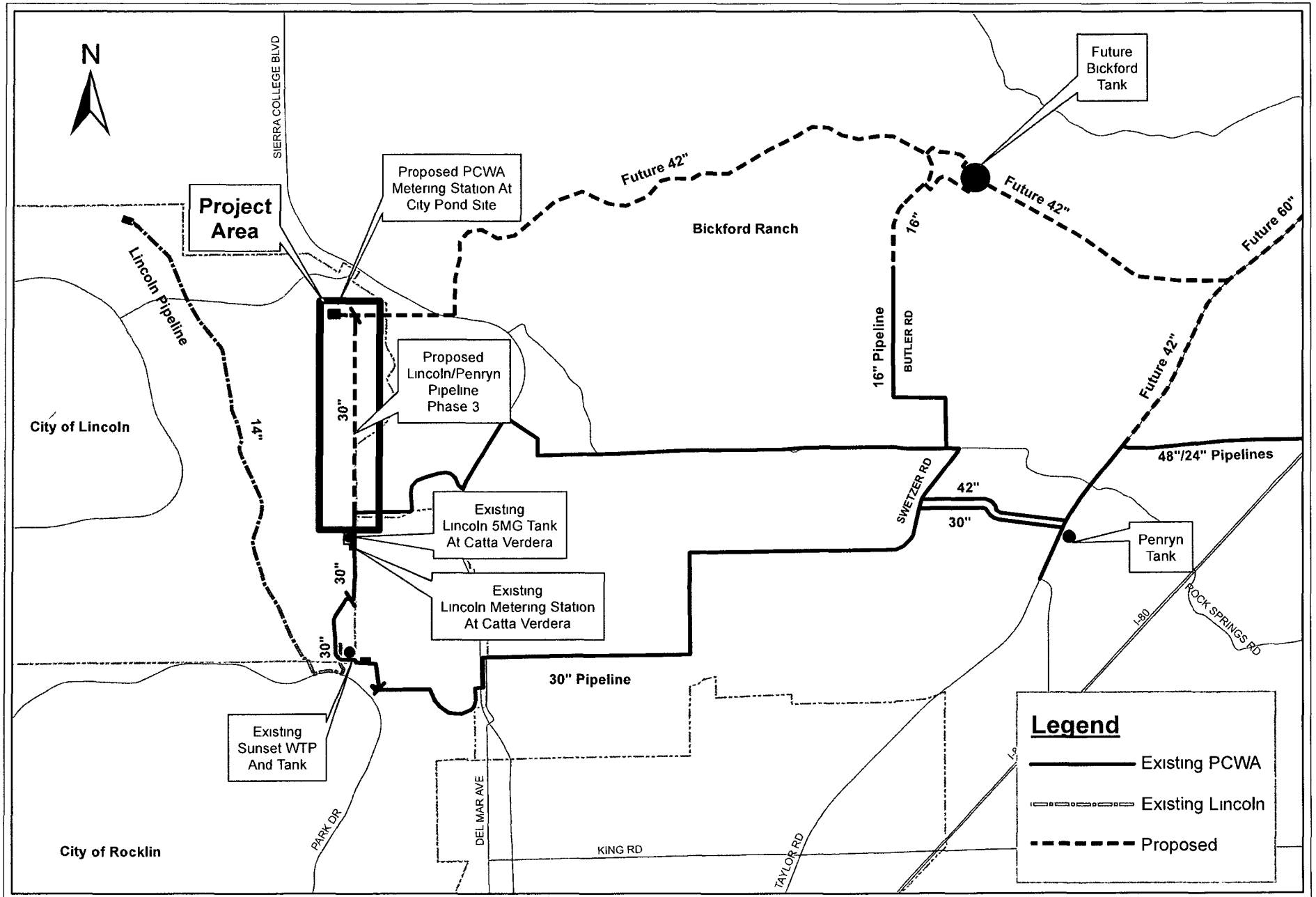
Jim Estep
Print name

City Manager
Title

Date: 10/10/13

City of Lincoln
600 Sixth Street
Lincoln, CA 95648

Exhibit A



FA 2521

Lincoln/Penryn Pipeline Phase 3

10/11/12

EXHIBIT B

Faithful Performance Bond
(1 of 2)

Whereas, Placer County Water Agency, and _____ (hereinafter designated as "Principal") have entered into an agreement dated _____ (the "Agreement") whereby Principal agrees to install and complete certain designated public improvements, and identified as project _____; and

Whereas, Principal is required under the terms of that Agreement to furnish a bond for the faithful performance of that Agreement.

Now, therefore, we, the Principal and _____, as surety, are held and firmly bound unto Placer County Water Agency, in the penal sum of _____ dollars ($_____) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the Agreement and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless Placer County Water Agency, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by Placer County Water Agency in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Agreement or to the work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Agreement or to the work or to the specifications.

Faithful Performance Bond
(2 of 2)

In witness whereof, this instrument has been duly executed by the Principal and surety above named, on _____, 20____.

[SURETY]

(Seal)

BY: _____

Its: _____

(PRINCIPAL)

Seal)

BY: _____

Its: _____

NOTARY STAMP
ATTACH POWER OF ATTORNEY

(The signature of the Surety on
this Bond must be acknowledged
before a Notary Public)

EXHIBIT C

Bond for Security of Laborers and Materialmen
(1 of 2)

Whereas, Placer County Water Agency, and _____ (hereinafter designated as "Principal") have entered into an agreement dated _____ (the "Agreement") whereby Principal agrees to install and complete certain designated public improvements, and identified as project _____; and

Whereas, Under the terms of the Agreement, the Principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the Placer County Water Agency to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California.

Now, therefore, the Principal and the undersigned, as corporate surety, are held and firmly bound unto Placer County Water Agency and all contractors, subcontractors, laborers, materialmen, and other persons employed in the performance of the Agreement and referred to in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code in the sum of _____ dollars ($_____), for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this work or labor, that the surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by Placer County Water Agency in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Agreement or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration or addition.

Bond for Security of Laborers and Materialmen
(2 of 2)

In witness whereof, this instrument has been duly executed by the Principal and surety above named, on _____, 20____.

[SURETY]

(Seal)

BY: _____

Its: _____

(PRINCIPAL)

(Seal)

BY: _____

Its: _____

NOTARY STAMP

ATTACH POWER OF ATTORNEY

(The signature of the Surety on this Bond must be acknowledged before a Notary Public)

PCWA
water • energy • stewardship

PLACER COUNTY WATER AGENCY
SINCE 1957

BOARD OF DIRECTORS
Gray Allen, District 1
Primo Santini, District 2
Mike Lee, District 3
Robert Dugan, District 4
Joshua Alpine, District 5

David Breninger, General Manager
Ed Tiedemann, General Counsel

BUSINESS CENTER
144 Ferguson Road
MAIL
P.O. Box 6570
Auburn, CA 95604
PHONE
(530) 823-4850
(800) 464-0030
WWW.PCWA.NET

October 18, 2013

RECEIVED

OCT 22 2013

Jim Estep
City of Lincoln
600 Sixth Street
Lincoln, CA 95648

RE: FACILITIES AGREEMENT 2521
LINCOLN/PENRYN PIPELINE PHASE 3

Dear Mr. Estep:

Enclosed is a fully executed Facilities Agreement for the aforementioned project.

Thank you for your continued interest in our agency.

Sincerely,

Darcy Erickson
Office Assistant

Enclosure

Temporary Water Sales Agreement Between the Nevada Irrigation District (NID), Placer County Water Agency (PCWA), and the City of Lincoln (Lincoln)

This agreement is made and entered into this 26th day of October, 2004, by and between the Nevada Irrigation District, hereafter referred to as "NID", Placer County Water Agency, hereafter referred to as "PCWA", and the City of Lincoln, hereafter referred to as "Lincoln".

Recitals

A. NID is authorized to provide water for irrigation, municipal and domestic use within its boundaries, in accordance with Division 11 of the California Water Code. PCWA is a county water agency created in 1959 by the California Legislature (statutes of 1957, Chapter 1234) and is authorized to provide water for the same uses within its service area.

B. NID's boundaries overlap portions of PCWA's Zone 1 service area and Lincoln's city limits.

C. Lincoln currently purchases treated surface water from PCWA pursuant to a long-term contract between Lincoln and PCWA, and delivers the treated water to its customers, some of whom are in that portion of the city that is also within the boundaries of NID.

D. NID currently does not have infrastructure to provide treated water within its service area in the vicinity of Lincoln.

E. NID and Lincoln have entered into an agreement for joint planning and site evaluation of a domestic water treatment plant to be owned by NID to serve Lincoln's long-term needs within NID's boundary.

F. PCWA currently has infrastructure in place to treat and deliver surface water to Lincoln for use by customers of Lincoln within NID's boundaries, but requires raw water from NID for treatment and delivery to Lincoln for re-delivery to residents within NID's boundaries.

G. NID has raw water available that can be temporarily delivered to PCWA for this purpose until such time as NID has other means available to serve Lincoln's needs within NID's boundary.

H. PCWA is desirous of substituting NID's water for the water PCWA now delivers to Lincoln for use within NID's boundaries so that it can reallocate a similar amount of water to PCWA customers which may include Lincoln, for use outside of NID's boundaries.

I. Lincoln is desirous of purchasing additional treated water capacity from PCWA's system throughout the life of this temporary water sales agreement.

AGREEMENT

Now, therefore, the parties mutually agree as follows:

1) NID agrees to sell PCWA raw water that will be delivered to PCWA's treatment plants. PCWA will treat and deliver equivalent quantities of water to Lincoln, less losses, for distribution to customers of Lincoln that are within the boundaries of NID as described in Exhibit A.

2) NID water delivered and sold to PCWA including a 10 percent loss factor will be measured and will be equal to an amount retailed by Lincoln to customers within the boundaries of NID plus the 10 percent loss factor.

3) Lincoln will ensure that all treated water use within NID's boundaries will be metered and Lincoln will provide such metered water sales information that will include a 10 percent loss factor to NID and PCWA on a monthly basis. An annual water balance will be completed by NID by January 31 of each year.

4) PCWA shall pay NID for water delivered at the NID's municipal rate for raw water, subject to changes to that rate authorized by NID's Board from time to time. (Rate Schedule 5-R)

5) Water sold and delivered by NID under the terms of this agreement is untreated water which has flowed in open canals, conduits and flumes, and which has been stored in reservoirs. Such water is not potable and NID does not represent or guarantee that it is fit for domestic purposes. PCWA shall be solely responsible for any treatment, storage, or transmission of said water to Lincoln for human consumption in accordance with laws and regulations applicable to potable water.

6) Raw water delivered by NID under this agreement is subject to scheduled and unscheduled outages. It will be PCWA and/or Lincoln's responsibility to provide an alternate treated water supply during such outages so that deliveries to Lincoln's customers by NID will not be disrupted.

7) It is understood and agreed that in a year which is considered or deemed by NID to be a drought year or in a year which in the estimation of NID requires rationing or curtailment of water use, NID at its discretion may impose a drought surcharge, and/or reduce or restrict the raw water service to PCWA, in proportion to any reduction, limitation or curtailment of treated water customers within the District.

8) It is understood and agreed that in any year in which PCWA determines it must ration or curtail water deliveries in its Zone 1, and if NID is able to deliver water to PCWA, for delivery to Lincoln, PCWA will make that water available to Lincoln for delivery to Lincoln's customers in NID's boundaries.

9) It is also understood that PCWA shall not be required to deliver water to Lincoln obtained from NID pursuant to this agreement whenever PCWA determines that it does not have sufficient capacity in its facilities to treat and deliver such water to Lincoln. PCWA will notify NID whenever PCWA does not have capacity to deliver such water to Lincoln.

10) This agreement is intended to be a temporary agreement to be in effect until such time as NID constructs a treatment plant and other facilities sufficient to enable NID to supply treated water to Lincoln for those customers within Lincoln that are also within NID's boundary. This agreement is not intended to usurp nor weaken NID's water rights nor customer base.

11) This Water Sales agreement may not be modified without the express written consent of NID, PCWA, and Lincoln.

12) NID, PCWA, and Lincoln will each comply with all legal requirements applicable to each of their respective services and obligations under this agreement.

City of Lincoln

Mayor

City Clerk

Nevada Irrigation District

President

Secretary

Placer County Water Agency

Chair of the Board

Board Secretary

Appendix B

Water Use Factor Technical Memorandum

WEST YOST
Water. Engineered.

2020 Research Park Drive
Suite 100
Davis CA 95618

530.756.5905 phone
530.756.5991 fax
westyost.com

TECHNICAL MEMORANDUM

DATE: December 17, 2025

Project No.: 206-60-24-56
SENT VIA: EMAIL

TO: Araceli Cazarez, PE, City of Lincoln

FROM: Colton Short, EIT, #174039
Angie Yan, EIT, #172428

REVIEWED BY: Brenda Estrada, PE, RCE #67062



SUBJECT: City of Lincoln 2023 Water Use Factors Development Methodology

In 2021, West Yost developed water use factors for the City of Lincoln (City) using 2019 water consumption data. Currently, the City is in the process of completing their 2024 Water Master Plan Update (WMPU). As part of the work for the WMPU, West Yost has updated the water use factors using 2023 water consumption data. This technical memorandum (TM) details the update of and presents the recommended City's water use factors .

DEVELOPMENT OF WATER USE FACTORS

Since 2019, the COVID pandemic occurred which altered how people work, with many continuing to work remotely from home. In addition, customers have continued to conserve water. These changes have had an impact on water consumption trends. To capture the changes, new unit water use factors were developed using the 2023 water consumption data.

The City projects future system demands using land-use based unit water use factors. To develop these factors, the City provided West Yost with the following data:

- 2023 metered water consumption data in a spreadsheet with meter IDs,
- Spatially-located water meter locations, and
- City of Lincoln existing zoning land use and parcel information in Geographic Information System (GIS).

Water use factors were then determined by using the following methodology:

- Metered water consumption data was filtered to exclude rate descriptions that do not represent potable water consumption (i.e., reclaim water, hydrant water, and null). In addition, accounts which did not include a full year's worth of data were excluded from the analysis.
- Annual 2023 water consumption data were linked to the spatially-located water meters using register number.

- Spatially-located metered water consumption was then linked to the parcel file with the City's land use designations by using a spatial join.

This methodology allowed West Yost to develop water use factors for land use designations used in the City's current General Plan. The following sections discuss the methodologies for updating residential and non-residential unit water demand factors.

General Methodology

Unit water demand factors were developed using 2023 meter data and existing land use information in GIS format. The City's metered water consumption data was spatially joined to the GIS parcels. Some records were manually linked to land use data if the meter was located outside of its respective parcel. The unit water demand factor for each land use designation was calculated by dividing the total metered water consumption by the associated dwelling units or the parcel area per land use for residential and non-residential land uses, respectively. Figure 1 shows the spatial distribution of linked meter data. Figure 2 shows the land use areas used to develop the unit water demand factors.

The parcel area calculation did not include streets and therefore resulted in "net" unit water use factors. The "net" unit water use factors were then adjusted to account for streets so they could be applied to the gross acreage information provided by City staff for future development.[1] The following sections describe the updated unit water use factors by land use designation.

Unit Water Use Factors

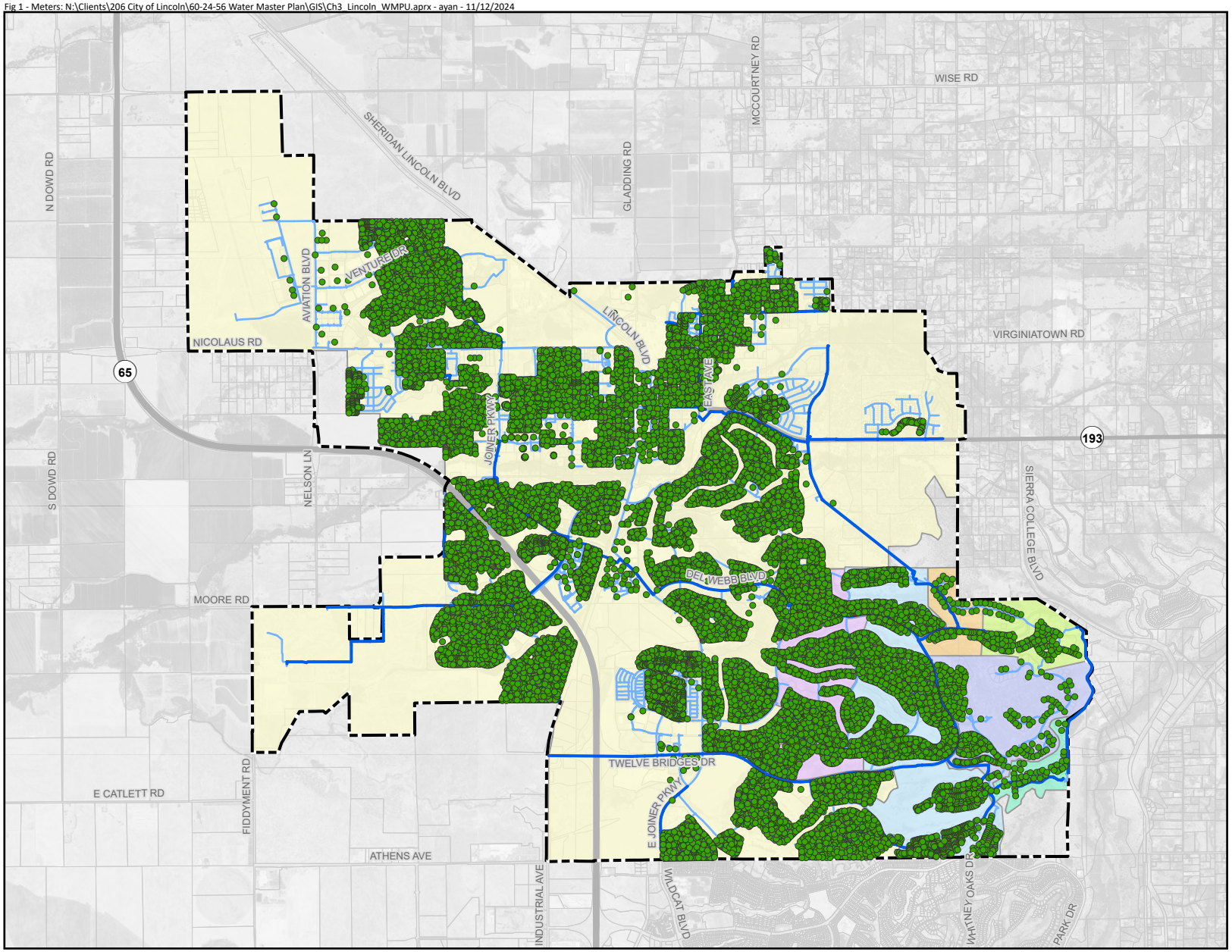
Unit water use factors were developed by joining the spatially-located metered water consumption data and the land use data. Single-family residences (Low Density Estates, Low-Density Residential, and Medium-Density Residential) are typically served by a single meter. High-Density Residential and non-residential land uses may have multiple meters. To calculate residential unit water use factors, the total annual water use was divided by the associated total dwelling unit counts[2] for the parcels with 2023 water use. To calculate the non-residential unit water use factors, the total annual water use was divided by the total parcel acreage per respective land use. As described in the following sections, some adjustments were made to include or exclude water use from select meters and parcel acreage as necessary to develop water use factors which are representative of water use expected in future development.

In 2021, each unit use factor was increased by 5 percent to be conservative and account for variability in annual water use. This 5 percent increase was not applied to the unit use factors developed in this TM due to the State Water Board's adoption of the 2018 Water Conservation Legislation to Making Water Conservation a California Way of Life (Senate Bill [SB] 606 and Assembly Bill 1668) on July 3, 2024, which requires water purveyors to calculate and be held to annual urban water use objectives to improve water use efficiency.

[1] The gross acreage within the existing City limits is 15,425 acres, and the net acreage within the City limits assigned to an existing or planned land use is 13,798 acres. Therefore, a factor of 1.12 (15,425 acres divided by 13,798 acres) was used to convert from net acreage to gross acreage.

[2] Mintier & Associates and Matrix Design Group, Inc. March 2008. *City of Lincoln General Plan 2050.* Table 4-1. General Plan Land Use Designations and Development Standards.

Fig 1 - Meters: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch3_Lincoln_WMPU.aprx - ayan - 11/12/2024



Spatially Located Water Meters

City Limit

Existing Pipelines

Distribution Pipeline (<18-inch)

Transmission Pipeline (≥18-inch)

Pressure Zones

375 Zone

475 Zone

575 Zone

610 Zone

650 Zone

750 Zone

775 Zone

Notes:

1. GIS meter shapefile provided by the City of Lincoln in 2024.
2. Meters shown in this figure represent metered potable water used only for the purpose of developing unit water use factors and does not represent all of the City's water meters.

Prepared by:

WEST YOST

N

0 3,000 6,000 Feet

Prepared for:

City of Lincoln

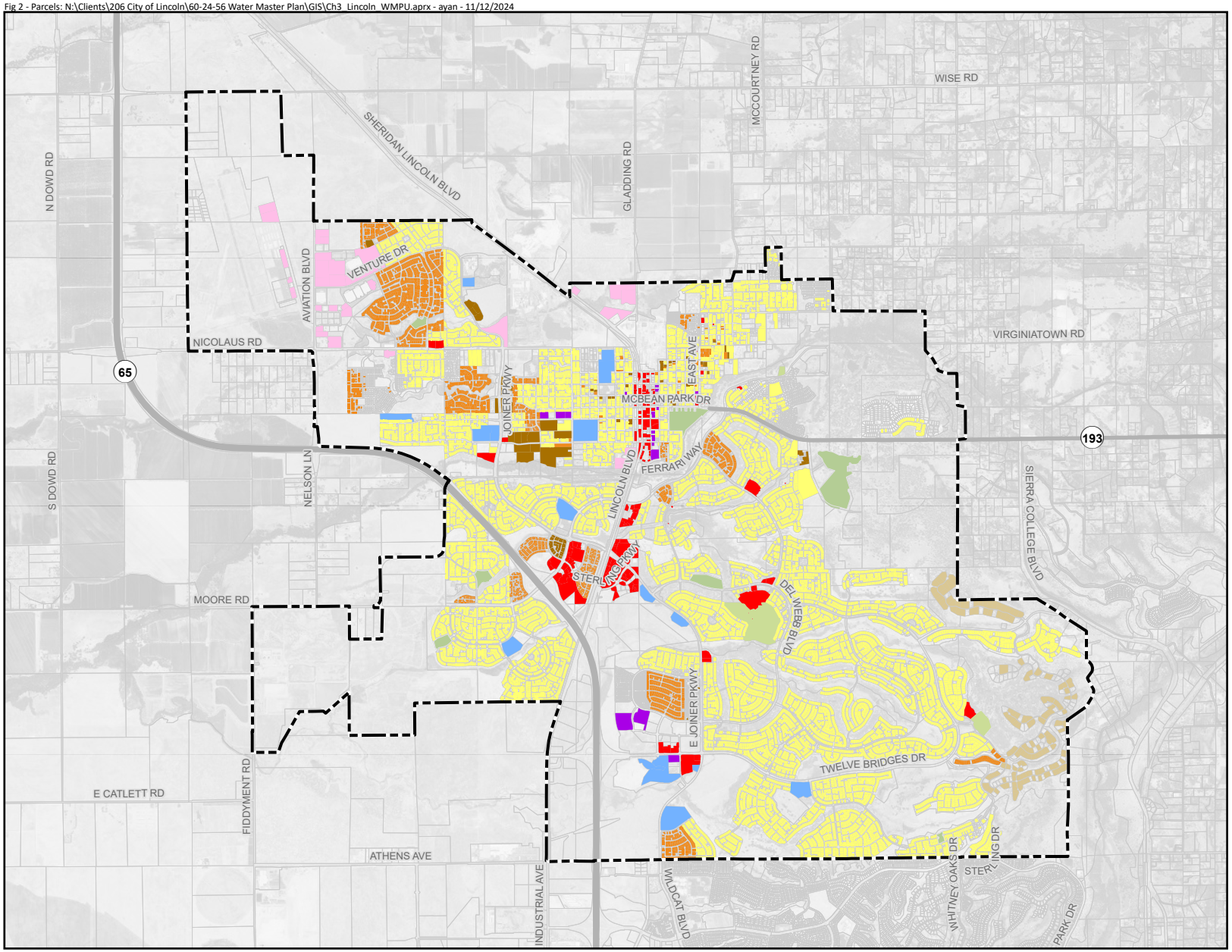
Water Master Plan Update

Lincoln Live. Life. Lincoln

Spatially Located Water Meters

Figure 1

Fig 2 - Parcels: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch3_Lincoln_WMPU.aprx - ayan - 11/12/2024



City Limit

Zoning

- Country Estates
- Low Density Estates
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Business and Professional
- Industrial
- Public Facilities
- Parks and Recreation

Notes:

1. GIS zoning and land use shapefiles provided by the City of Lincoln in 2024.
2. Zoning is only shown for parcels which were used to calculate acreage in the unit water use factor development.
3. Land use for meters originally categorized as open space were revised by the City. The parcels for these meters were manually drawn in, and therefore, the land use shown is not an exact match to the City's Zoning Map.
4. Mixed Use land use is not shown since the associated parcel has not been developed, and therefore, was not used to calculate the unit water use factor.
5. Recommended unit use factors for Public Facilities, and Parks and Recreation were not based on the parcels shown.
6. Parks and Recreation zoning shown represents the total park area served by a meter and in some cases can include multiple parcels, some of which may not directly have a meter.

Prepared by:

WEST YOST

N

0 3,000 6,000 Feet

Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Parcels Used in Water Use Factor Calculations

Figure 2

Low Density Estates

The 2021 water use factor update listed a Country Estates land use. However, recent Specific Plans have included a Low Density Estates designation as a planned land use with similar characteristics as the Country Estates. For this update, a single Low Density Estates water use factor was developed to represent the Low Density Estates and Country Estates land use designations. The Low Density Estates land use designation represents residential parcels with a density of up to 2 dwelling units per acre (du/ac) and Country Estates land use designation represents residential parcels with a density of 1 to 2.9 du/ac. Low Density Estates parcels tend to include large multi-story homes on lots of 20,000 square feet or greater, with large yards and extensive landscaping. Similar to Low Density Estates, Country Estates parcels tend to be large parcels with large single-family homes. It was assumed that there is a single dwelling unit on each existing Low Density Estates parcel. A Low Density Estates unit use factor of 1.46 acre-feet per dwelling unit (af/du) was calculated from the 2023 meter consumption data and is recommended for the City to adopt. This represents an increase of approximately 7 percent from the 2021 calculated unit use factor.

Low Density Residential

The Low Density Residential land use designation represents residential parcels with a density of 3 to 5.9 du/ac. Low Density Residential land use consists of traditional single-family homes on individual lots. It was assumed that there was a single dwelling unit on each existing Low Density Residential parcel. A Low Density Residential unit use factor of 0.39 af/du was calculated from the 2023 meter consumption data and is recommended for the City to adopt. This represents a decrease of approximately 3 percent from the 2021 calculated unit use factor.

Medium Density Residential

The Medium Density Residential land use designation represents residential parcels with a density of 6 to 12.9 du/ac. Medium Density Residential land use consists of traditional single-family homes on lots which are slightly smaller than those of Low Density Residential use. It was assumed that 10 dwelling units, the median of the Medium Density Residential dwelling unit range, was on each existing Medium Density Residential parcel. The calculated unit use factor using the 2023 meter consumption data was approximately 30 percent lower than the 2021 calculated unit use factor. While the City has seen a decrease in water demands, it was decided a more conservative approach to account for demand variability be used to calculate the unit use factor. A Medium Density Residential unit use factor of 0.30 af/du was calculated based on the average from the 2021 and 2023 meter consumption data and is recommended for the City to adopt. This represents a decrease of approximately 16 percent from the 2021 calculated unit use factor.

High Density Residential

The High Density Residential land use designation represents residential parcels with a density of 13 to 20 du/ac or greater. The High Density Residential land use designation includes higher density living styles, such as condominiums, townhouses, triplexes and fourplexes, and multi-family residential units. It was assumed that 17 dwelling units, the median of the High Density Residential dwelling unit range, was on each existing High Density Residential parcel. The calculated unit use factor using the 2023 consumption data was approximately 24 percent lower than the 2021 calculated unit use factor. While the City has seen a decrease in water demands, it was decided a more conservative approach to account for demand variability be used to calculate the unit use factor. A High Density Residential unit use factor of 0.18 af/du was calculated based on the average from the 2021 and 2023 meter consumption data and is

recommended for the City to adopt. This represents a decrease of approximately 12 percent from the 2021 calculated unit use factor.

Commercial

A single Commercial water use factor was developed to represent the Neighborhood Commercial and Community Commercial land use designations. The calculated unit use factor using the 2023 consumption data was approximately 28 percent lower than the 2021 calculated unit use factor. While the City has seen a decrease in water demands, it was decided a more conservative approach to account for demand variability be used to calculate the unit use factor. A Commercial unit use factor of 1.45 acre-feet per acre (af/ac) was calculated based on the average from the 2021 and 2023 meter consumption data and is recommended for the City to adopt. This represents a decrease of approximately 14 percent from the 2021 calculated unit use factor.

Business and Professional

A single Business and Professional water use factor was developed to represent the Business and Professional and Employment Center land use designations. These land use types include offices and other buildings associated with professional services. The calculated unit use factor using the 2023 consumption data was approximately 48 percent lower than the 2021 calculated unit use factor. While the City has seen a decrease in water demands, it was decided a more conservative approach to account for demand variability be used to calculate the unit use factor. A Business and Professional unit use factor of 1.15 af/ac was calculated based on the average from the 2021 and 2023 meter consumption data and is recommended for the City to adopt. This represents a decrease of approximately 24 percent from the 2021 calculated unit use factor.

Mixed Use

The Mixed Use land use designation represents developments that physically and functionally provide space to integrate residential and commercial use. Generally, mixed use developments are anticipated to consist of buildings with commercial use on the first floor and residential use on all floors above the first. There is currently only one meter associated with the Mixed Use land use designation, and that respective area has yet to be developed. Since there is no current consumption data associated with this land use, an updated unit water use factor from the City's consumption data could not be developed. Therefore, it is recommended for the City to continue to use the previously developed Mixed Use unit use factor of 2.00 af/ac from the 2021 water use factor update, which was developed based on other agencies in the Central Valley with similar climates.

Industrial

A single Industrial land use designation was developed to represent the Industrial, Light Industrial, and Industrial Planned Development land use designations. To remain consistent with the 2021 water use factor update, water use and parcel acreage for Sierra Pacific Industries sawmill plant and Gladding McBean clay plant have been excluded from the calculations since these large manufacturing plants have above average industrial water use and are not representative of future Industrial developments within the City. Additionally, the water use and parcel acreage at 466 Airport Road were also excluded from the analysis as it was assumed that the large parcel acreage does not accurately represent the extent of water use serving the parcel. An Industrial unit use factor of 0.47 af/ac was calculated from the 2023 meter consumption data and is recommended for the City to adopt. This represents an increase of approximately 10 percent from the 2021 calculated unit use factor.

Public Facilities

The Public Facilities land use designation represents public facilities, churches not associated with a residence, and schools. Water use and parcel acreage associated with the City Wastewater Treatment Facility was excluded from the calculations as it was assumed that the large parcel acreage does not accurately represent the extent of water use serving the parcel. The unit use factor calculated from the 2023 consumption data was significantly lower than the 2021 water use factor. To be conservative, it is recommended for the City to continue using the previous Public Facilities unit use factor of 1.80 af/ac from the 2021 water use factor update, which was developed based on other agencies in the Central Valley with similar climates.

Parks and Recreation

The Parks and Recreation land use designation represents irrigated public parks and areas maintained for recreation, such as sports fields, courts, and playgrounds. The unit use factor calculated from the 2023 meter consumption data was significantly lower than the 2021 water use factor. To be conservative, it is recommended for the City to continue using the previous Parks and Recreations unit use factor of 3.55 af/ac from the 2021 water use factor update, which kept the same factor developed in the 2017 Water Master Plan.

RECOMMENDED WATER USE FACTORS

Table 1 summarizes the recommended unit water use factors for the City to use for future water system planning and compares them with the factors previously developed and adopted in 2021. Low Density Residential, Medium Density Residential, High Density Residential, Commercial, and Business and Professional water use factors saw a decrease from the previous factors, which is consistent with water conservation trends observed throughout the Central Valley and may be a result of the efforts outlined in the City's 2020 Urban Water Management Plan. Low Density Estates (previously Country Estates) and Industrial water use factors saw slight increases in water use by 7 and 10 percent, respectively. Mixed Use, Public Facilities, and Parks and Recreation water use factors did not change. Based on the work completed to develop these water use factors, they are appropriate for the City to adopt and use in projecting future water demands.

Table 1. Recommended Unit Water Demand Factors

Water Use Factor	General Plan Land Use Designation(s)	af/du/yr	af/ac/yr	Change from 2021 Water Use Factor TM, Percent[a]
Residential				
Low Density Estates	Low Density Estates Country Estates	1.46	--	+7%
Low Density Residential	Low Density Residential	0.39	--	-3%
Medium Density Residential	Medium Density Residential	0.30	--	-16%
High Density Residential	High Density Residential	0.18	--	-12%
Non-Residential				
Commercial	Neighborhood Commercial	--	1.45	-14%
	Community Commercial	--		
Business and Professional	Business and Professional	--	1.15	-24%
	Employment Center	--		
Mixed Use[b]	Mixed Use	--	2.00	No change
Industrial	Industrial	--	0.47	+10%
	Light Industrial	--		
	Industrial Planned Development	--		
Public Facilities[c]	Public Facilities	--	1.80	No change
Parks and Recreation[c]	Parks and Recreation	--	3.55	No change

(a) Unit water use factors developed in 2021 included an additional factor of 5 percent to be conservative and account for variability in annual water use. This factor is not applied to the current recommended water use factors due to the 2018 Water Conservation Legislation to Making Water Conservation a California Way of Life adopted by the State Water Board on July 3, 2024.

(b) The City did not have any Mixed Use consumption during the 2023 year, therefore, it is recommended for the City to continue using the Mixed Use unit water use factor developed in 2021.

(c) The calculated Public Facilities and Parks and Recreation water use factors were significantly lower than the 2021 unit water use factor. To be conservative, it is recommended for the City to continue using the previous Public Facilities and Parks and Recreation unit use factors.

Appendix C

System Servicing Plan Technical Memorandum

WEST YOST
Water. Engineered.

2020 Research Park Drive
Suite 100
Davis CA 95618

530.756.5905 phone
530.756.5991 fax
westyost.com

TECHNICAL MEMORANDUM

DATE: January 22, 2026

Project No.: 206-60-24-56
SENT VIA: EMAIL

TO: Araceli Cazarez, PE, City of Lincoln

CC: Chris Nelson, City of Lincoln

FROM: Brenda Estrada, PE, RCE #67062

REVIEWED BY: Jim Mulligan, PE, RCE #52627

SUBJECT: City of Lincoln – System Servicing Plan



INTRODUCTION AND PURPOSE

This technical memorandum (TM) summarizes findings from the City of Lincoln's (City) Water Master Plan Update (WMPU). The purpose of this TM is to document the system servicing strategy, including projected water demands, supply capacity, system evaluation, capital improvement planning, and staffing needs to support buildout of the City's water system. The TM integrates results from key technical analyses and establishes a framework for the City's long-range water system planning.

PLANNING FRAMEWORK AND DATA SOURCES

This TM integrates data and findings from the following WMPU chapters:

- Chapter 3 – Water Demand Analysis
- Chapter 4 – Water Supply Analysis
- Chapter 7 – Existing System Evaluation
- Chapter 8 – Future System Evaluation
- Chapter 10 – Capital Improvement Program

The planning horizon extends through full buildout consistent with the City's General Plan. Land use based projections, service area boundaries, and system hydraulic evaluations provide the foundation for the system servicing plan.

PLANNED DEVELOPMENT

The General Plan 2050 (GP) serves as a long-term policy guide for the City's growth and is the basis for the future growth projections used for facility planning along with input from the City's Community Development Department. The GP framework identifies multiple new development areas as shown on Figure 1. In Chapter 3 of the WMPU, the development of the future growth areas was classified in 5-year increments through a 20-year period with any remaining area assumed to be developed at buildout based

on input from the City's Community Development Department. Growth is expected primarily in Village 1 and Village 5 over the next 20 years. The time frames associated with each Village and Special Use District (SUD) on Figure 1 are as follows:

- Village 1 is anticipated to be substantially completed within 10 years.
- SUD B is anticipated to begin development in the next 5 years and be substantially completed within 15 years.
- Villages 5 and 7 are anticipated to begin development in the next 5 to 10 years and be substantially completed within 15 to 20 years.
- Villages 2, 3, 4, and 6 and SUD-A and -C are assumed to develop in buildout (beyond 20 years).

Each planned growth area's water service strategy considers:

- Land use and density
- Topography and pressure zones
- Phasing

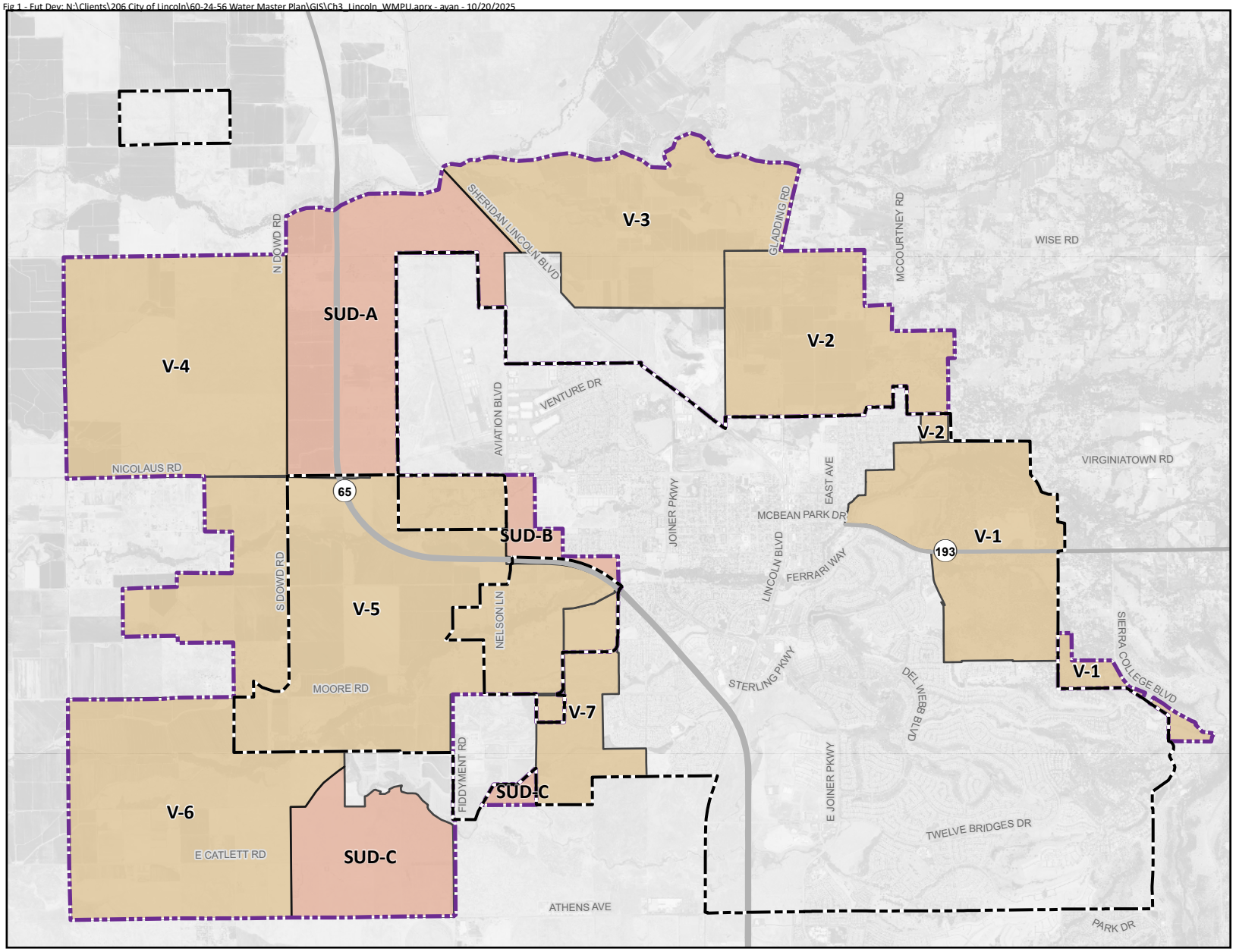
The servicing approach maintains consistency with the City's long-range growth policies and ensures water infrastructure aligns with planned land use and timing assumptions.

PROJECTED DEMANDS

Chapter 3 of the WMPU establishes the basis for the City's updated water demand projections. The City's historical and current water use were evaluated to determine per capita water use and land-use based unit use factors.

Approximately 97 percent of future water connections are expected to be single-family residential, reflecting the City's anticipated development mix. Peaking factors (i.e., average day to maximum day to peak hour) were established based on historical water consumption data. Demand projections were summarized in five-year increments and provided the basis for system hydraulic model evaluations and supply planning. Table 1 summarizes the total projected demand estimates based on the planned development discussed in the previous section.

Fig 1 - Fut Dev: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch3_Lincoln_WMPU.aprx - ayan - 10/20/2025



City Limit
Sphere Of Influence
Village Boundary
Special Use District

Notes:
1. GIS zoning and land use shapefiles provided by the City of Lincoln in 2025.

Prepared by:

WEST YOST

N

0 3,500 7,000
Feet

Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln
Live. Life. Lincoln

Future Development Areas

Figure 1

Table 1. Projected Water Production Requirements[a]

Phase	Average Day Demand, mgd	Maximum Day Demand, mgd[b]
Existing[c]	9.0	16.9
5-Year	10.9	20.5
10-Year	14.0	26.4
15-Year	16.9	31.9
20-Year	18.9	35.7
Buildout	35.3	66.9

(a) Projected demands include non-revenue water of 10 percent.
(b) Average day to maximum day demand factor equals 1.9.
(c) Existing demands based on 2023 demands.
mgd = million gallons per day

The projections indicate that growth in demands is proportional to growth in planned development. The City's average day demand is projected to approximately quadruple by buildout. These estimates provide the foundation for system capacity evaluation and capital improvement planning.

WATER SUPPLY AND SERVICING STRATEGY

As detailed in Chapter 4 of the WMPU, the City's water supply portfolio includes both surface water and groundwater resources to ensure a balanced, redundant water supply. The existing surface water and groundwater supplies provide sufficient capacity for existing demands through the 15-year maximum day demand. After the 15-year time frame, the City would need to expand its water supply sources to meet future demands.

Long-term planning includes maintaining redundancy though maximizing available surface water through surface water agreements and continued sustainable groundwater use along with evaluating additional opportunities for future water sources. Future water source opportunities include increased use of recycled water as development occurs on the westside of the City, potential groundwater recharge, and aquifer storage and recovery (ASR) to ensure a sustainable groundwater basin.

The servicing strategy is designed to ensure:

- Adequate supply for projected maximum day demands through buildout.
- Operational flexibility and redundancy.
- Consistency with contractual supply agreements and reliability targets.

SYSTEM CAPACITY AND PHASING PLAN

The hydraulic analyses performed as part of Chapters 7 and 8 of the WMPU evaluated transmission pipelines, pumping facilities, and storage needs to assess system performance under future growth scenarios. The analyses verified that planned facility improvements maintain required pressure and fire flow criteria throughout the service area.

Key elements of the phasing plan are listed below:

- Near-Term (0-5 years): Target reliability improvements and address localized deficiencies.
- Mid-Term (5-15 years): Expand capacity to support development in Village 5 and other developments.
- Long-Term (15+ years): Complete storage, transmission, and booster improvements for buildout of the sphere of influence.

The phasing plan ensures that infrastructure expansion aligns with development pacing and funding availability. Coordination with developers is essential for phasing and cost allocation.

CAPITAL IMPROVEMENT IMPLEMENTATION STRATEGY

The Capital Improvement Program (CIP) outlined in Chapter 10 of the WMPU identifies the projects necessary to address deficiencies, support new development, and maintain service reliability. Key elements include:

- New transmission pipelines to extend service to growth areas
- Additional storage facilities to meet emergency and operational needs
- Booster pump station improvements and inter-zone connections
- Distribution system upgrades to enhance fire flow and reliability

CIP projects were grouped into near-term, mid-term, and long-term implementation phases based on demand triggers and hydraulic priorities as shown on Figure 2. The CIP also provides planning-level cost estimates for guidance on budgeting and rate-setting purposes.

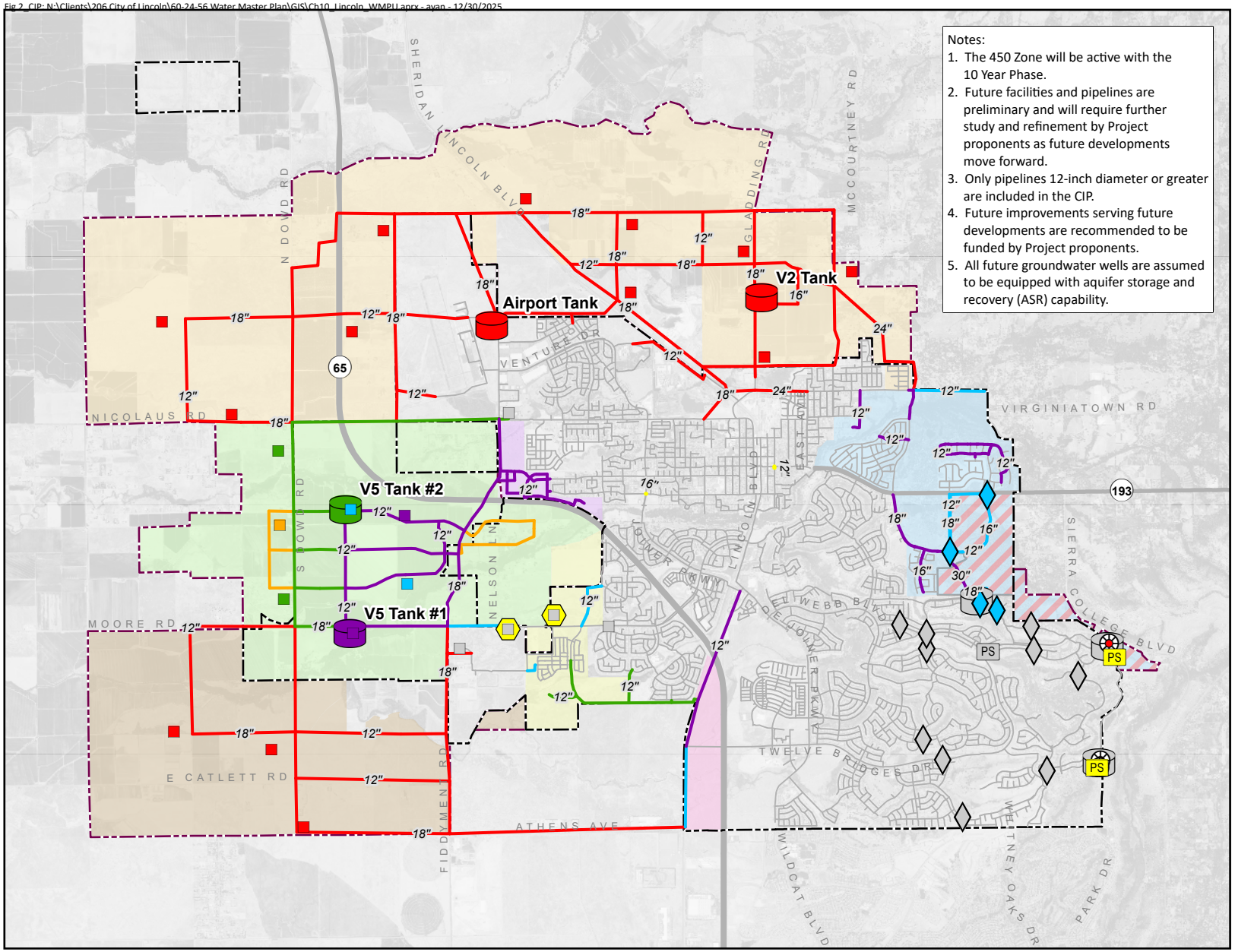
GROWTH AREA SERVICING STRATEGY

The growth area servicing strategy extends the existing 375 Pressure Zone, adds a new 450 Pressure Zone, and adds new facilities to efficiently serve planned developments. The servicing approach emphasizes:

- Hydraulic efficiency
- Redundancy and reliability
- Maintainability

Expansion of the system will occur incrementally in advance of development, guided by the hydraulic model and the City's adopted master plan framework.

Fig 2_CIP: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch10_Lincoln_WMPU.aprx - ayan - 12/30/2025



Phase Color Legend

- Existing (No Improvement)
- Existing (Improvement)
- 5 Year
- 10 Year
- 15 Year
- 20 Year
- Buildout

System Facilities

- Groundwater Well
- Placer County Water Agency Metering Station
- Backup Power
- PS Pump Station
- Pressure Reducing Station
- Storage Tank
- Pipeline

Future Development

- Lincoln 270
- Village 1
- Villages 2-4 and SUD-A
- Village 5
- Village 7
- SUD-B
- Village 6 and SUD-C

Boundaries

- New 450 Pressure Zone
- Existing City Limit
- City Sphere of Influence

Prepared by:

WEST YOST

N

0 3,750 7,500 Feet

Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Recommended Capital Improvement Projects

Figure 2

STAFFING PLAN AND RECOMMENDATIONS

The staffing evaluation assesses current and future resource needs for the City's Water Division. Staffing projections are based on the City's growth in connections and benchmarked against similar sized agencies. The evaluation methodology included the following:

- Evaluation of current staffing structure and responsibilities.
- Review of projected connections and staffing benchmarks.
- Development of a projected staffing plan.

The City's current Water Division staff is undersized for the existing system and will also require expansion with future growth. The benchmarking performed using peer agencies indicates an optimal range of 0.7 to 1.1 full-time employees (FTE) per 1,000 connections; the City currently operates at 0.4 full-time employees per 1,000 connections. As the City continues to grow, staffing should adjust based on the connections being added. The future staffing should focus on distribution maintenance, water quality, customer service, and management support.

Attachment A provides a detailed review of the staffing evaluation performed.

SUMMARY OF FINDINGS

Table 2 summarizes the key findings of the City's System Servicing Plan based on the WMPU analyses. The findings confirm that, with implementation of planned infrastructure, supply strategies, and staffing adjustments, the City's water system can reliability support projected growth through full buildout while maintaining service standards and operational resilience.

Table 2. Summary of Findings

Topic	Summary of Findings
Planned Growth	Future development is primarily concentrated in Villages 1 and 5 within the next 20 years, with remaining Villages and Special Use Districts assumed to develop at long-term buildout. Growth assumptions are consistent with the City's General Plan 2050 and Community Development input.
Water Demand Projections	Average day demand is projected to increase from approximately 9.0 mgd under existing conditions to approximately 35.3 mgd at buildout. Maximum day demand is projected to increase from 16.9 mgd to approximately 66.9 mgd. Demand projections include 10 percent non-revenue water and reflect land use-based development assumptions.
Water Supply Adequacy	The City's existing surface water and groundwater supplies are sufficient to meet current demands. With planned system enhancements and supply management strategies, the City can reliably meet projected demands through buildout while maintaining redundancy and operational flexibility.
Long-Term Supply Strategy	Long-term planning emphasizes maximizing surface water use, sustainable groundwater management, and evaluating supplemental strategies such as recycled water expansion, groundwater recharge, and ASR to enhance supply reliability.
System Capacity	Hydraulic modeling confirms that, with implementation of recommended improvements, the system can maintain required pressure and fire flow criteria under future demand conditions throughout the service area.
Infrastructure Phasing	Capital improvements are phased to align with development timing, address near-term reliability and deficiencies, expand mid-term capacity for planned growth areas, and complete long-term facility improvements required for full buildout of the sphere of influence.
Capital Improvement Program	The recommended CIP identifies transmission, storage, pumping, and distribution improvements necessary to support growth and maintain service reliability. Projects are prioritized based on hydraulic need and demand triggers, with growth-related improvements anticipated to be funded by project proponents where applicable.
Growth Area Servicing	Future development will be served through extension of the existing 375 Pressure Zone and implementation of a new 450 Pressure Zone. The servicing strategy emphasizes hydraulic efficiency, redundancy, and incremental expansion consistent with development phasing.
Staffing Needs	Existing Water Division staffing levels are undersized for the current system and will require incremental increases as connections grow. Benchmarking indicates a target staffing range of approximately 0.7 to 1.1 FTEs per 1,000 connections to maintain reliable operations and regulatory compliance of the water system through buildout.

Attachment A

Detailed Review of the Staffing Evaluation Performed

BACKGROUND

As the City of Lincoln continues to expand toward buildout, the Water Department must plan for a corresponding increase in staffing to maintain reliable operation, maintenance, and regulatory compliance. The City's projected growth will be driven primarily by residential development—approximately 97 percent of future water connections are expected to be single-family residential units.

The number of projected residential water connections was derived from Table A, which summarizes future development by housing type and density. Each dwelling unit in the country estates, low-, and medium density residential categories was assumed to correspond to one water service connection. These projections were aggregated in five-year increments through buildout to estimate total future water service connections.

As new developments are constructed, additional water infrastructure—such as mains, valves, meters, hydrants, and backflow devices—will be added to the system, requiring additional maintenance and operational effort. Accordingly, Lincoln's Water Department must scale staffing levels proportionally with the number of service connections to sustain service quality, maintain system integrity, and meet regulatory requirements.

BENCHMARKING AND COMPARABLE SYSTEMS

To estimate future staffing needs, benchmarking was performed using data from comparable California water utilities, summarized in Table B. The comparable cities include the cities of Roseville, Tracy, Yuba City, and Woodland. These systems were selected for their similar service population, anticipated growth trajectory, and operational structure. Key factors for each of the comparable cities were considered and normalized to the operations of Lincoln in order to provide an apple-to-apples comparison. For example, water treatment staff for the City of Roseville were not contained in the total number of staff, to better represent the fact that Lincoln does not operate a surface water treatment plant.

While there is no universal industry standard for water department staffing, benchmarking studies—including those from the American Water Works Association (AWWA)—indicate that the ratio of water staff per 1,000 water connections is a widely used and reasonable metric for comparing system staffing efficiency. This analysis of comparable systems demonstrated that a correlation exists between the number of staff per 1,000 water connections and overall system size and complexity.

For example:

- The City of Roseville, which serves approximately 52,000 connections, maintains roughly 0.8 water department employees per 1,000 connections.
- The City of Tracy, with approximately 25,000 connections, operates with about 0.9 employees per 1,000 connections.

Of the comparable systems it is important to recognize the relevance and reliability of the Roseville data as a benchmark: Roseville is geographically adjacent to Lincoln and has experienced growth since the 1990's to current buildout very analogous to the projected growth of Lincoln (a doubling of the water system connections to buildout).

These benchmarks provide a credible basis for projecting Lincoln's staffing needs as the system expands. Using this relationship allows Lincoln to rationalize future staffing levels in proportion to growth in water connections, while considering operational efficiency and budget constraints. The current water operator staffing structure includes staff from the Water Quality Division and staff from the Streets Division with a 15 percent allocation for water distribution system maintenance and leak repair. As shown in Table B, the City of Lincoln is currently at a 0.4 FTEs per 1,000 connections. This is based on a total of 10 FTEs (eight FTEs in the Water Division and the equivalent of two FTEs in the Streets Division based on the previously mentioned 15 percent allocation) and approximately 25,000 existing connections.

Recommendations

The results of the staffing projection analysis are summarized in Table C. The table presents the recommended number of full-time equivalent (FTE) staff additions in five-year increments through buildout, based on projected growth in water service connections. As the City water system expands from roughly 25,000 connections to over 58,000 connections at buildout and applying the benchmark of 0.8 FTEs per 1,000 connections, the City Water Division staff should be increased from 10 FTEs to 47 FTEs.

This projection applies the benchmark ratio derived from comparable utilities (staff per 1,000 water connections) to Lincoln's projected total connections at each interval. The analysis anticipates a steady increase in staffing over time to align with the pace of development, ensuring adequate operational capacity as new infrastructure is commissioned.

Key recommendations include:

- Incrementally increasing staff levels in five-year intervals to match system growth.
- Targeting a staffing ratio consistent with efficient, full-service utilities such as Roseville and Tracy.
- Reassessing staffing projections periodically to reflect updated growth forecasts, technology improvements, and operational efficiencies.
- Using the projected staffing plan to inform future budget planning and rate-setting efforts, ensuring sustainable operations throughout Lincoln's expansion period.
- Periodically assess the City Water Division and Streets Division structure as continued growth will require specialized positions that may ultimately need to be managed under one department.

By adopting a data-driven approach tied to projected water connections and validated by peer system benchmarks, the City of Lincoln can responsibly plan and justify future staffing additions that support reliable water service delivery to a growing community.

Table A. Excerpt from Table 3.9 as Basis for Operational Staffing Projection					
Residential Connections	2023-2028	2029-2033	2034-2038	2039-2043	2044-2050
Country/Low Density Estates	154	457	955	1,652	3,383
Low Density Residential	2,074	4,374	5,867	6,987	18,372
Medium Density Residential	1,044	3,306	5,543	5,608	13,701
Total	**3,272**	**8,137**	**12,365**	**14,247**	**35,456**
Total Per 5 year Increment	**3,272**	**4,865**	**4,228**	**1,882**	**21,209**
Total Connections	**25,957**	**30,822**	**35,050**	**36,932**	**58,141**

Source: Table 3.9 Water Master Plan Update 2025

Table B. Comparable Water Systems			
System	No. FTEs	No. Connections (1,000s)	FTEs per 1,000 Connections
City of Roseville	42	56	0.8
City of Woodland	17.5	18	1.0
City of Yuba	16	19	0.8
City of Tracy	27	28	1.0
City of Lincoln	10	25	0.4

Sources:
City of Roseville Environmental Utilities Department, Water Division - 2025
City of Woodland Public Works Engineering Department - 2025
City of Yuba City Public Works Engineering Department - 2025
City of Tracy Public Works Department - 2025
City of Lincoln Public Works Department - 2025

Table C. City of Lincoln Water and Streets Divisions - Staffing Projection Through City Buildout

Item	Current	Planned	Division	Other Resources Needed	Notes	Position to Add	Year Range/Connections Added/Total Connections[a]				
							2023-2028/3,272	2029-2033/4,865	2034-2038/4,228	2039-2043/1,882	2044-2050/21,209
							25,957	30,822	35,050	36,932	58,141
							Full-Time Equivalents (FTEs) to Add Per 5-Year Increment				
Supervisory Control and Data Acquisition System (SCADA)	TESCO	Water Division dedicated staff	Water/Streets	Cyber training	-	Instrument Tech	1	-	2	1	-
Residential Meter Testing & Meter Repair	City of Sac	Water Division dedicated staff	Water/Streets	Meter Test Bench	-	Meter Tech/ Certified Distribution Operator	1	1	1	-	1
Development Support (Warranty Inspections, New Meter Installations, System Tie-Ins and Shutdowns	Ad Hoc from Water or Streets based on availability	Water Division dedicated staff	Water/Streets	-	In response to robust development in the City	Certified Distribution Operator	1	-	1	-	2
Administrative Support	Shared	Water Division dedicated staff	Water/Streets	-	Admin can be assigned to Metering Program Support (AMI)	Administrative Assistant	-	1	-	1	1
Bacteriological Sampling	Third party lab	Water Division dedicated staff	Water/Streets	Field sampling stations	Distribution sampling stations added as City grows per DDW water system permit. This will include water quality reporting.	Certified Distribution Operator	-	1	-	-	1
Backflow Testing	Water Division	Water Division dedicated staff	Water/Streets	-	Backflow quantity increases as City grows	Certified Backflow Tester	-	-	2	-	1
Metering Program Support (AMI)	None	Water Division dedicated staff	Water/Streets	-	This support can be done by adding admin staff	See Administrative Support	-	-	1	1	-
Recycled Water Program	None	Water Division dedicated staff	Water/Streets	Consultant support	City expansion of RW system and desire for groundwater recharge	Certified Backflow Tester/Cross Connection Specialist	1	-	-	-	1
Water Conservation and Regulatory-Driven Community Outreach	None	Water Division dedicated staff	Water/Streets	-	-	Analyst	1	-	-	-	1
Groundwater Program (Operations, Maintenance, ASR)	Water Division dedicated staff	Water Division dedicated staff	Water/Streets	-	Project 10 more wells and two storage tanks added to system through buildout	Certified Treatment and Distribution Operator	-	1	-	1	2
Inventory Control (Warehousing)	None	Water Division dedicated staff (or shared staff)	Water/Streets	Warehousing software integrated into Computerized Maintenance Management System (CMMS). Training.	-	Analyst who understands water infrastructure	1	-	-	1	-
CMMS and Asset Management	None	Water Division dedicated staff	Water/Streets	-	Work orders supported via scheduling and job-kitting	Maintenance Coordinator	1	-	1	-	-
Pressure Reducing Valves (PRVs), Control Valves	None	Water Division dedicated staff	Water/Streets	-	Increased system complexity from City growth requires specialized skills to balance potential new pressure zones	Certified Distribution Operator	-	1	-	-	1

Table C. City of Lincoln Water and Streets Divisions - Staffing Projection Through City Buildout

Item	Current	Planned	Division	Other Resources Needed	Notes	Position to Add	Year Range/Connections Added/Total Connections[a]				
							2023-2028/3,272	2029-2033/4,865	2034-2038/4,228	2039-2043/1,882	2044-2050/21,209
							25,957	30,822	35,050	36,932	58,141
							Full-Time Equivalents (FTEs) to Add Per 5-Year Increment				
Distribution System Maintenance (Leak Repairs, Main Flushing, Valve Exercising, Hydrant Maintenance)	Behind schedule, no formal program in place	Water Division dedicated staff	Water/Streets	Portable or truck-mounted, electric or hydraulic valve operators	Worker safety	Certified Distribution Operator	2	1	1	-	2
Large Meter Testing	None	Water Division dedicated staff	Water/Streets	Contract with large meter test bench	-	Certified Distribution Operator	-	1	-	1	-
Groundwater Program Management (Includes All GW Quality and Engineering Needs)	None	Engineering	Water/Streets	Consultant support	Studies and approach needed	Engineer	-	-	1	-	2
						Total FTEs Projected Per 5-Year Increment	**9**	**7**	**10**	**6**	**15**

(a) Total water connections projections shown in Table B.

Appendix D

Calibration Results

LOWER ZONES RESULTS

Figure D-1. PCWA Intertie Metering Station (Conspiracy Point Tank) - Flow and Pressure Comparison (7/11/2024)

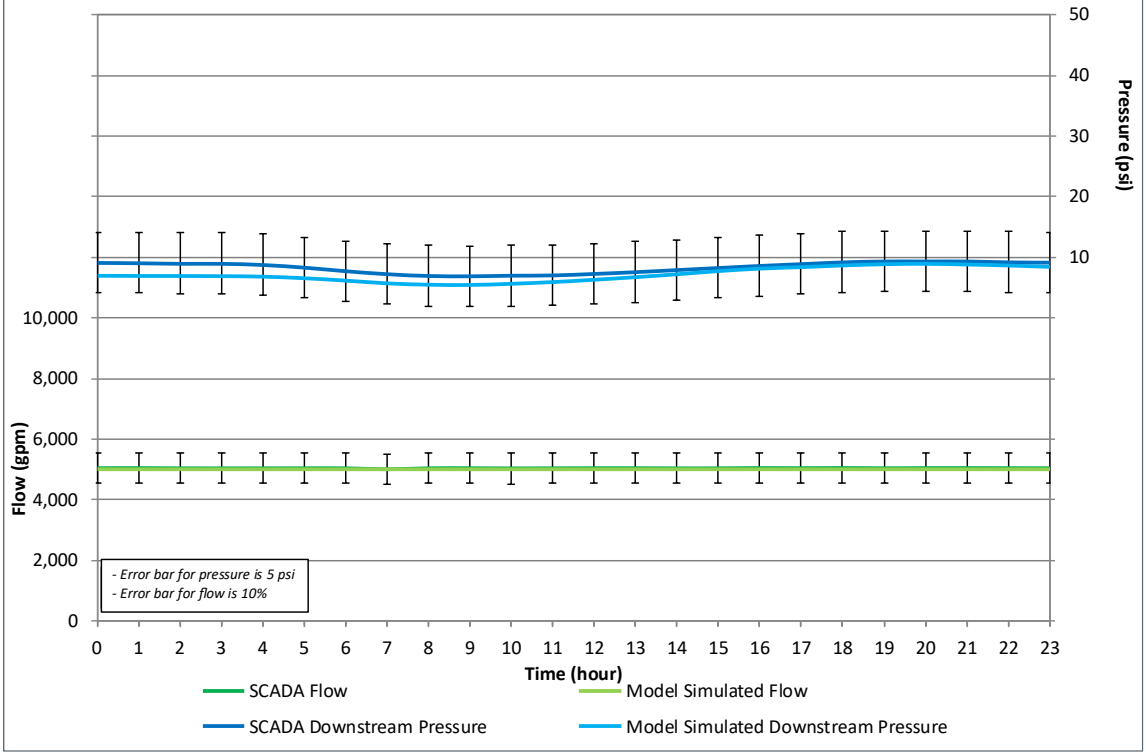


Figure D-2. PCWA Intertie Metering Station (Verdera Tank #3) - Flow Comparison (7/11/2024)

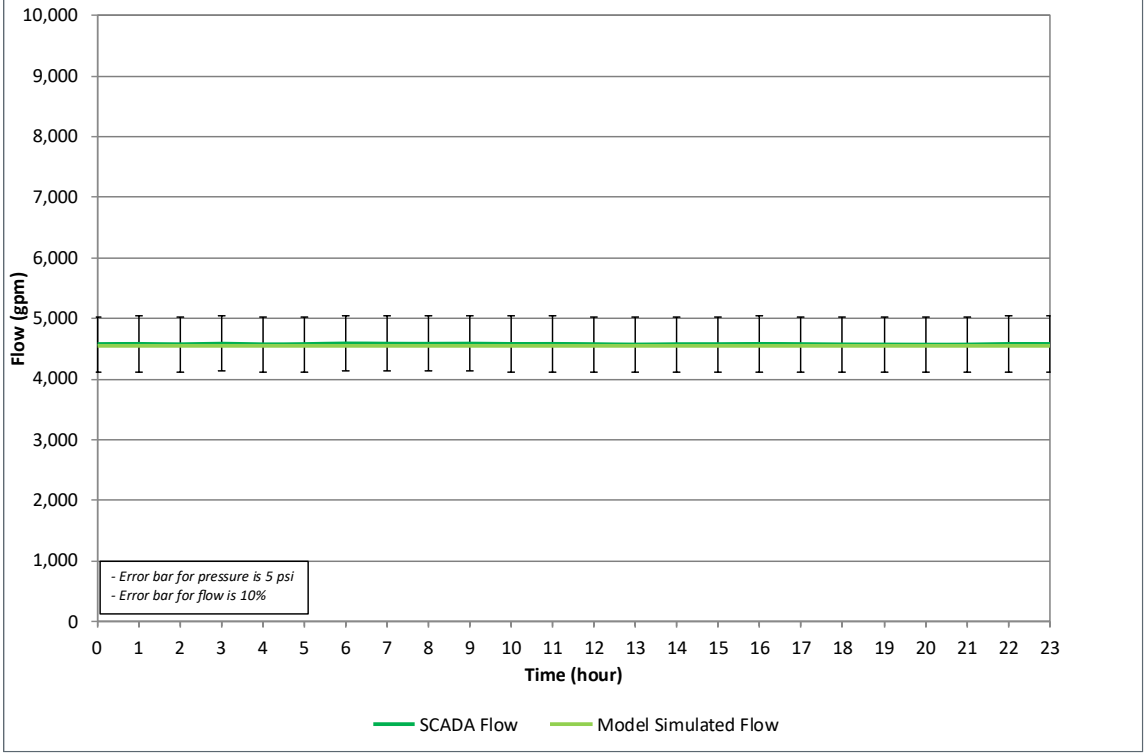


Figure D-3. 3 MG Tank Inlet Altitude Valve - Inflow and Pressure Comparison (7/11/2024)

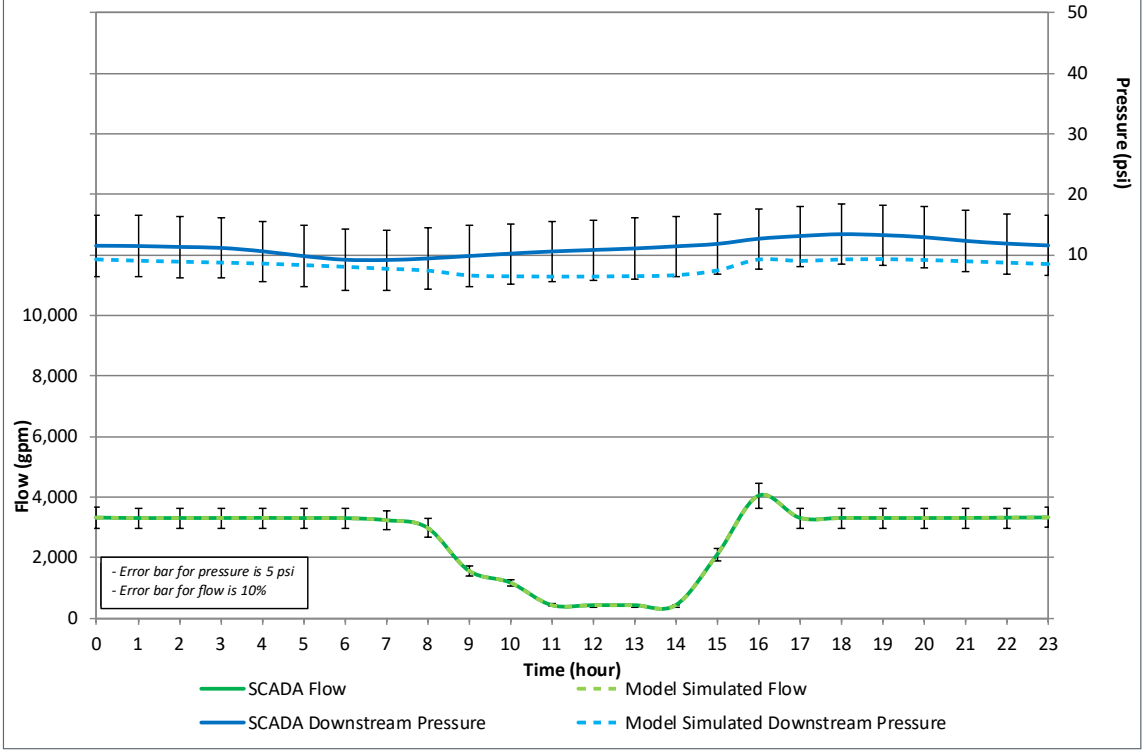


Figure D-4. Conspiracy Point Tank - Tank Level and Outflow Comparison (7/11/2024)

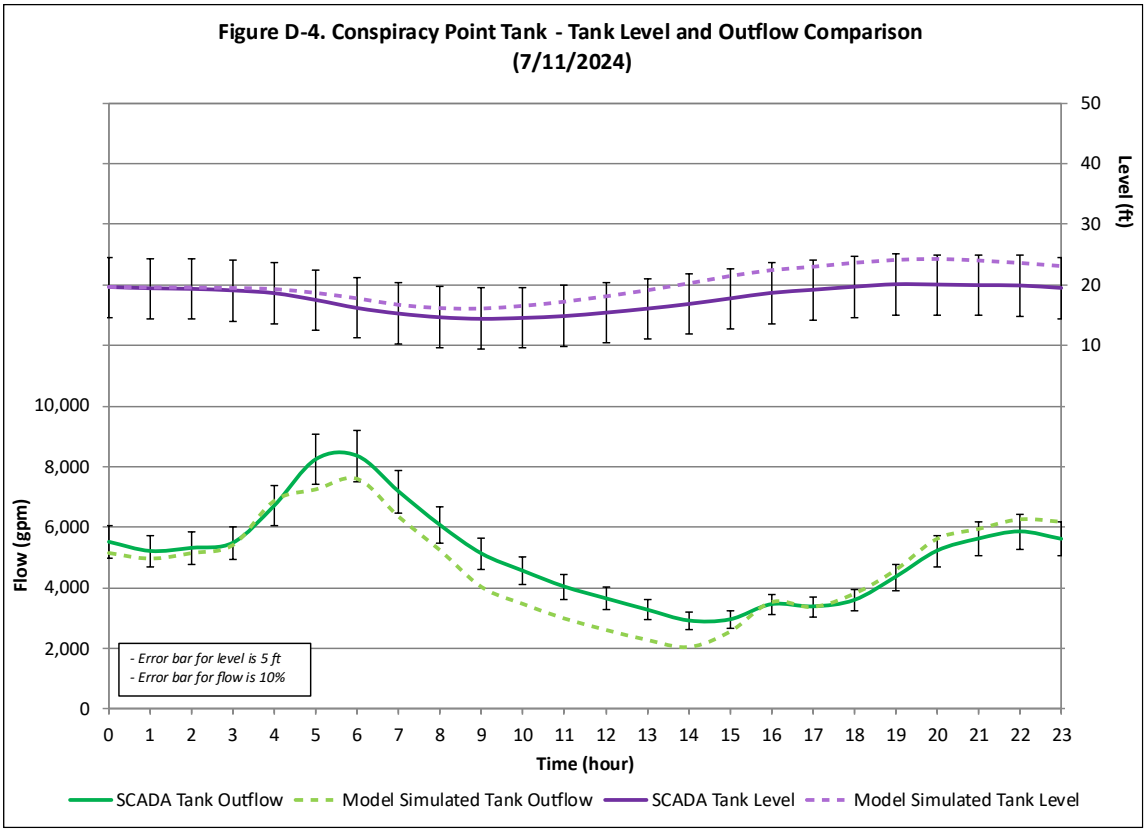


Figure D-5. Verdera Tank #3 - Tank Level and Outflow Comparison (7/11/2024)

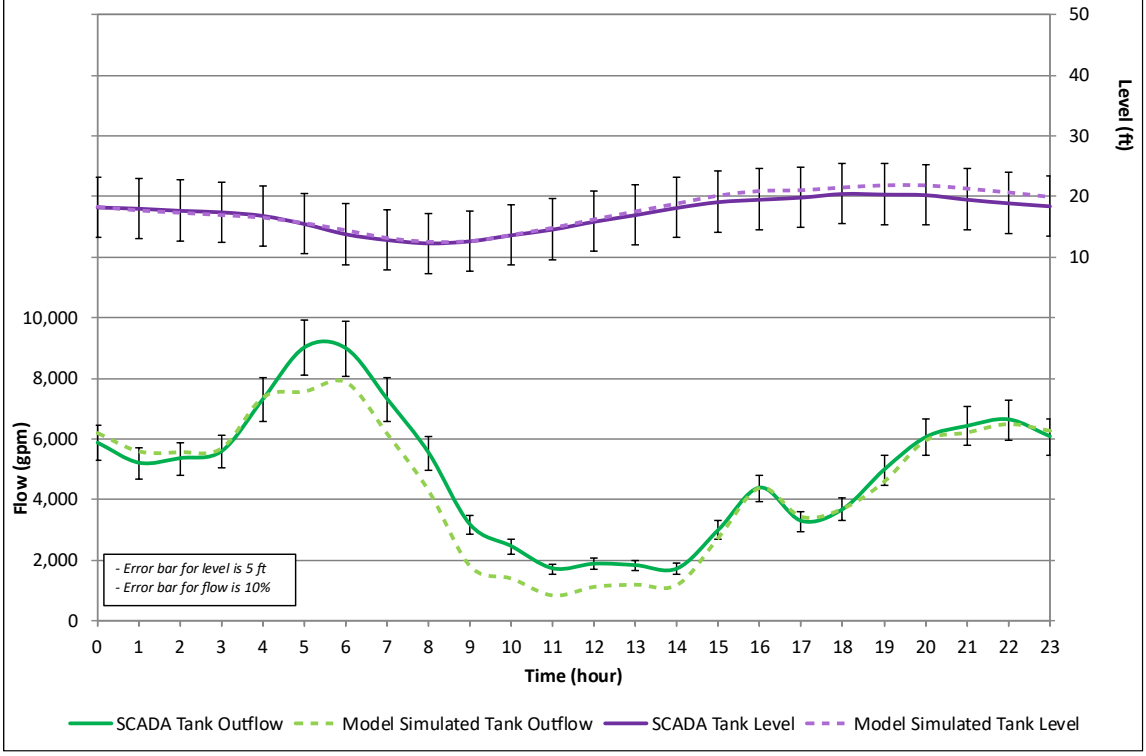


Figure D-6. 3 MG Tank - Tank Level and Outflow Comparison (7/11/2024)

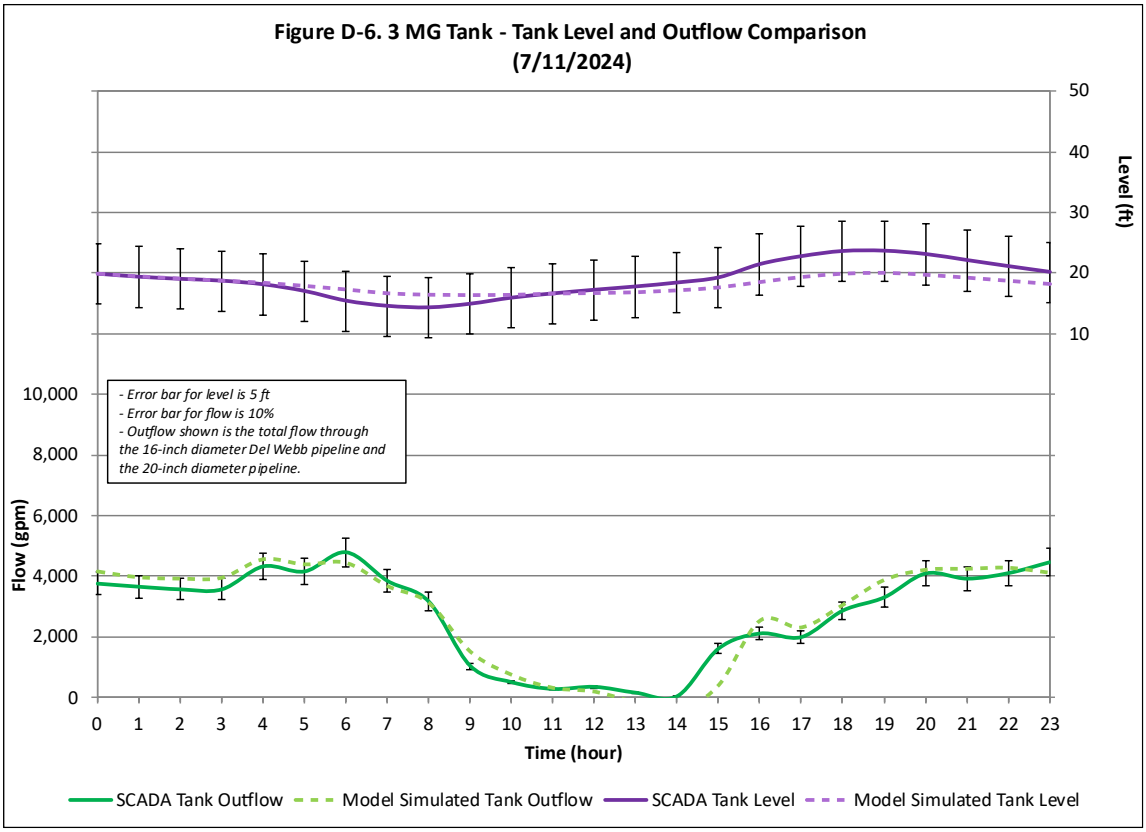


Figure D-7. Well 2 - Flow and Pressure Comparison
(7/11/2024)

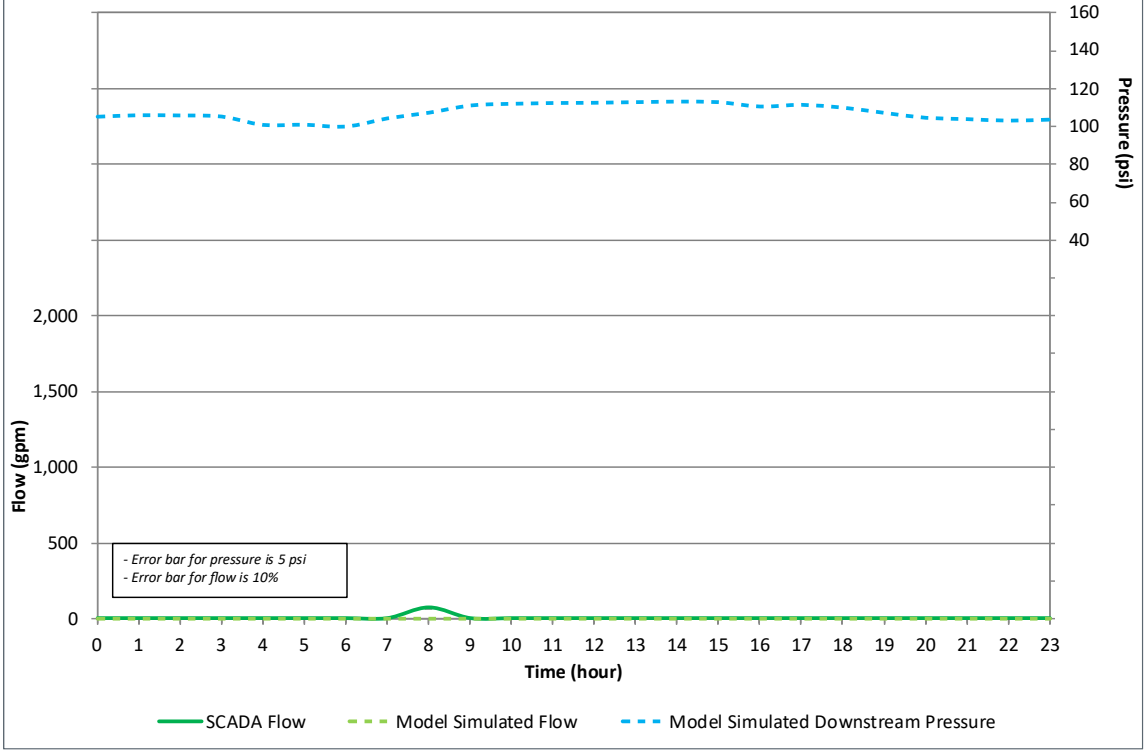
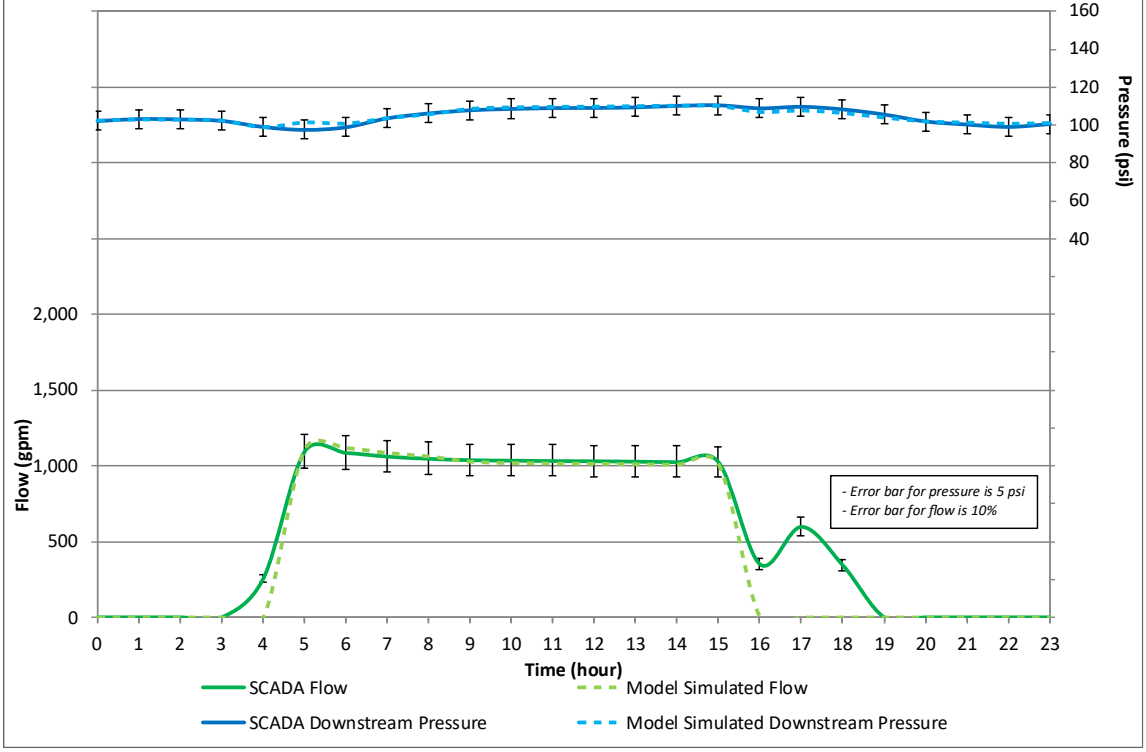
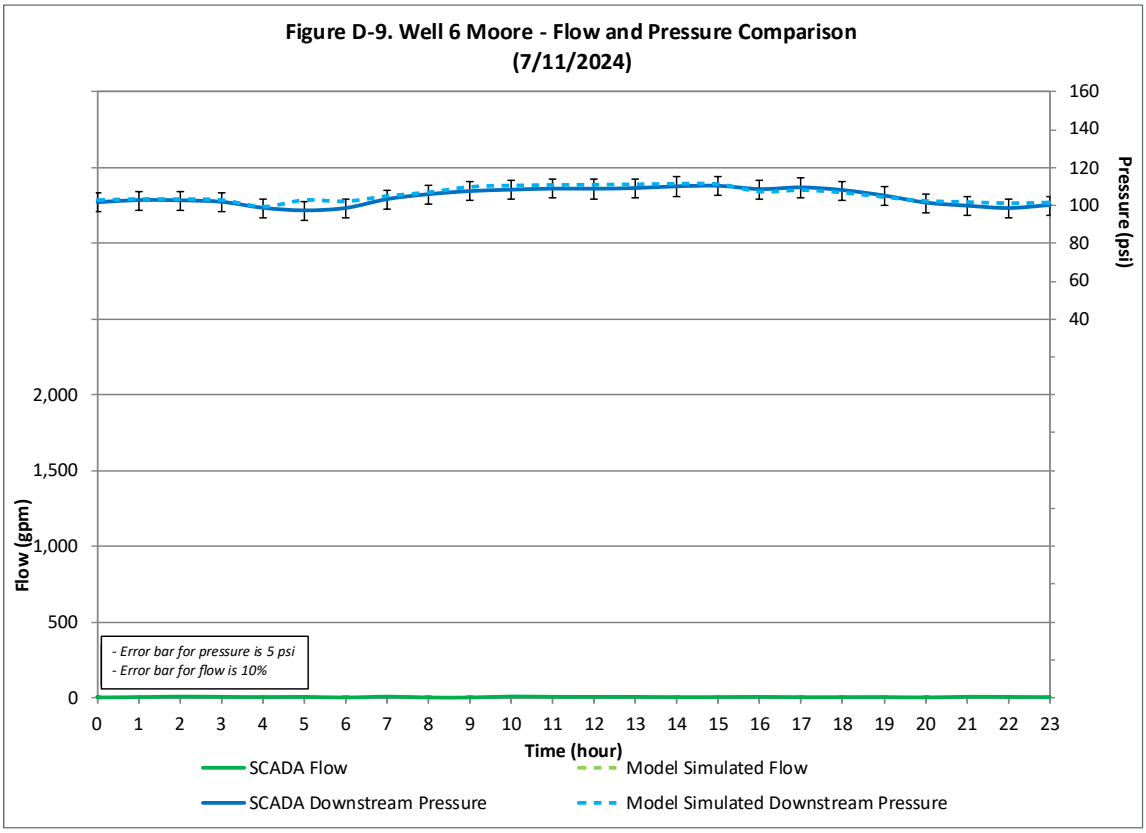
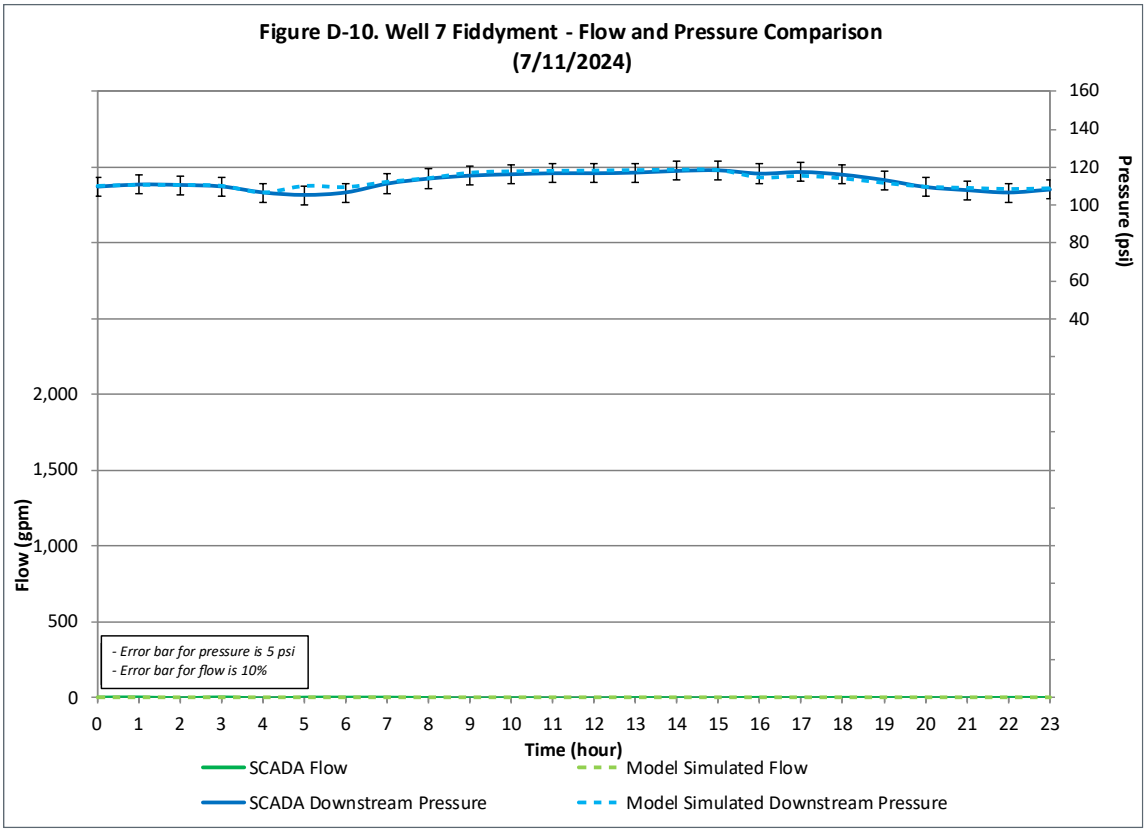
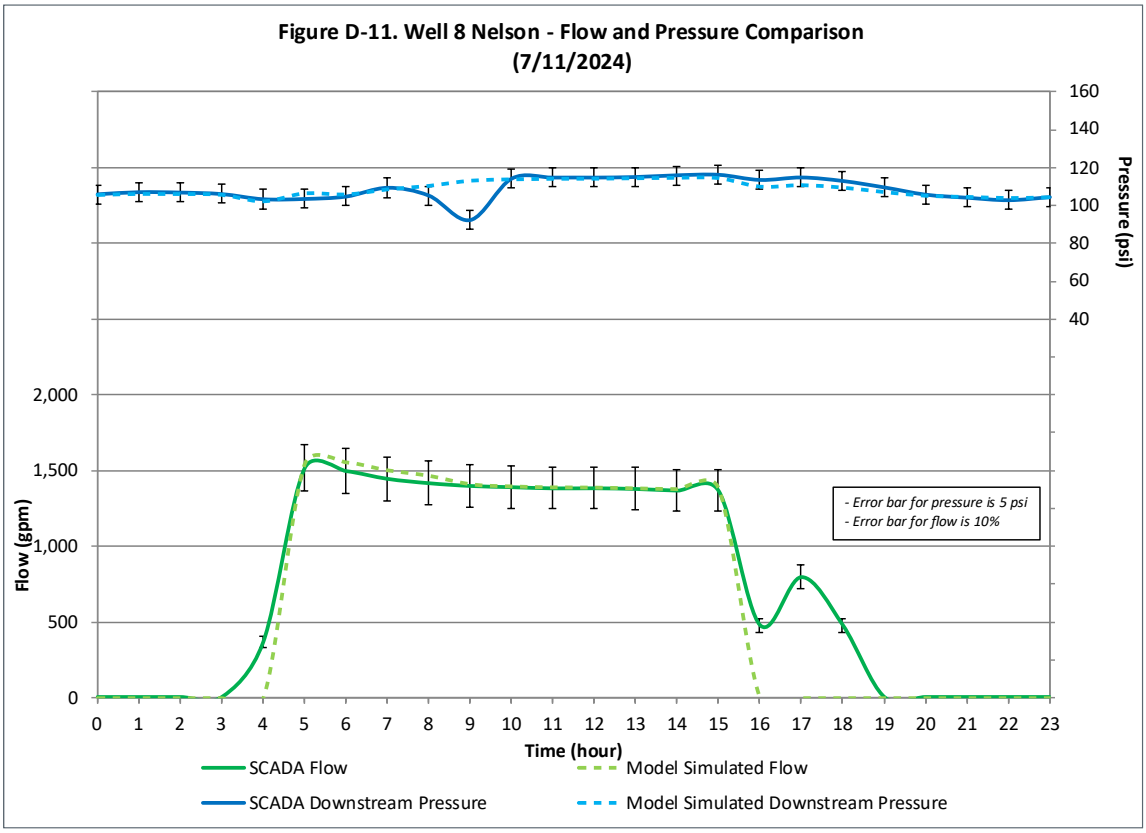


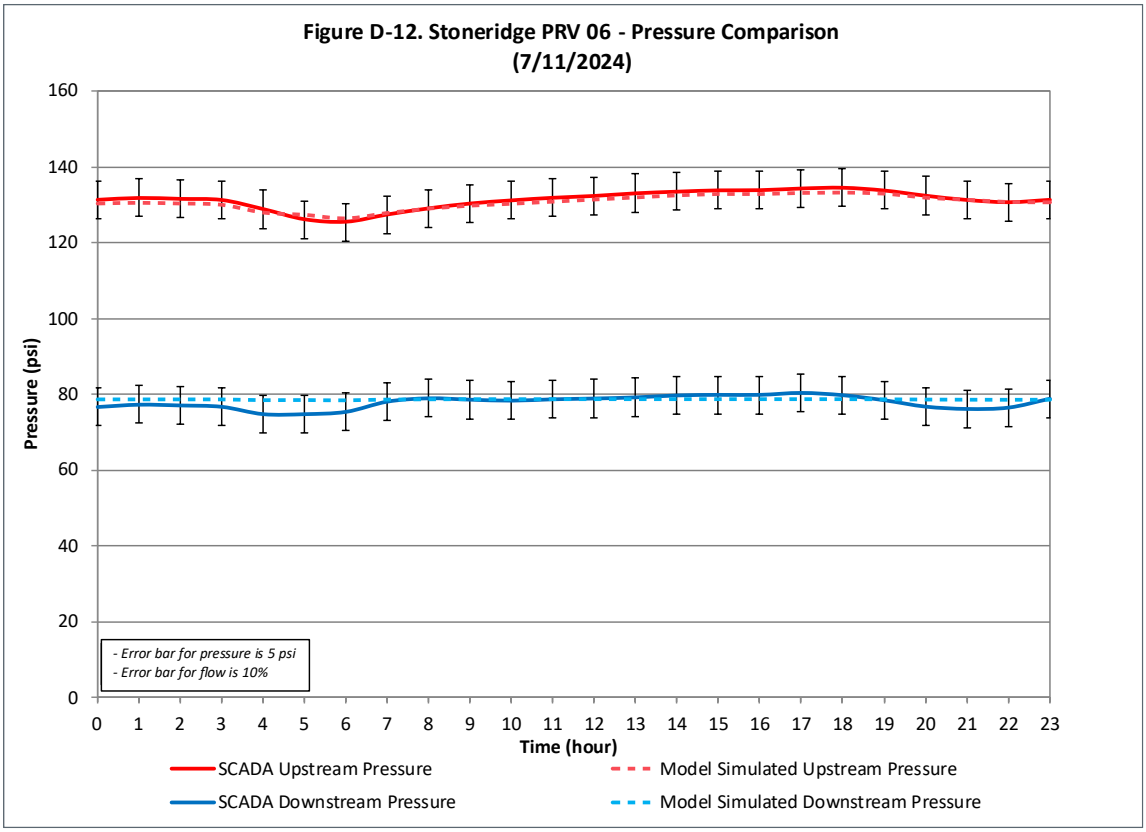
Figure D-8. Well 5 Westwood - Flow and Pressure Comparison
(7/11/2024)

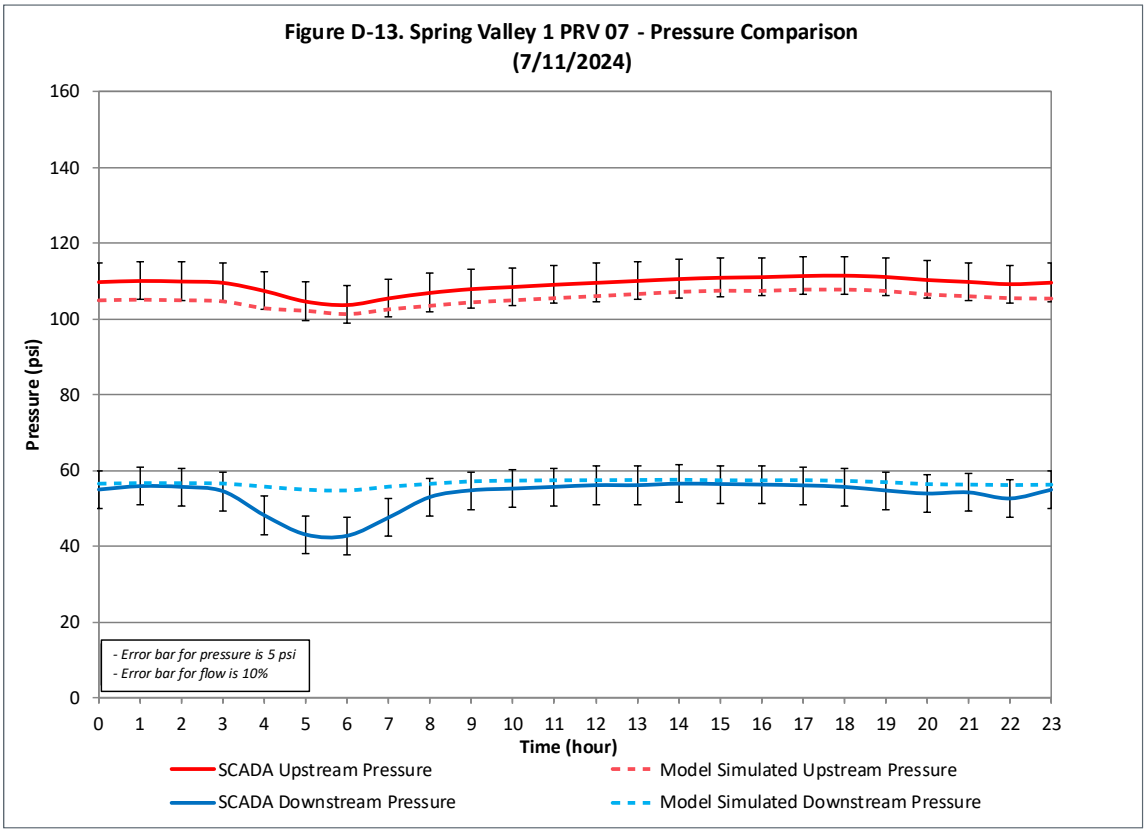


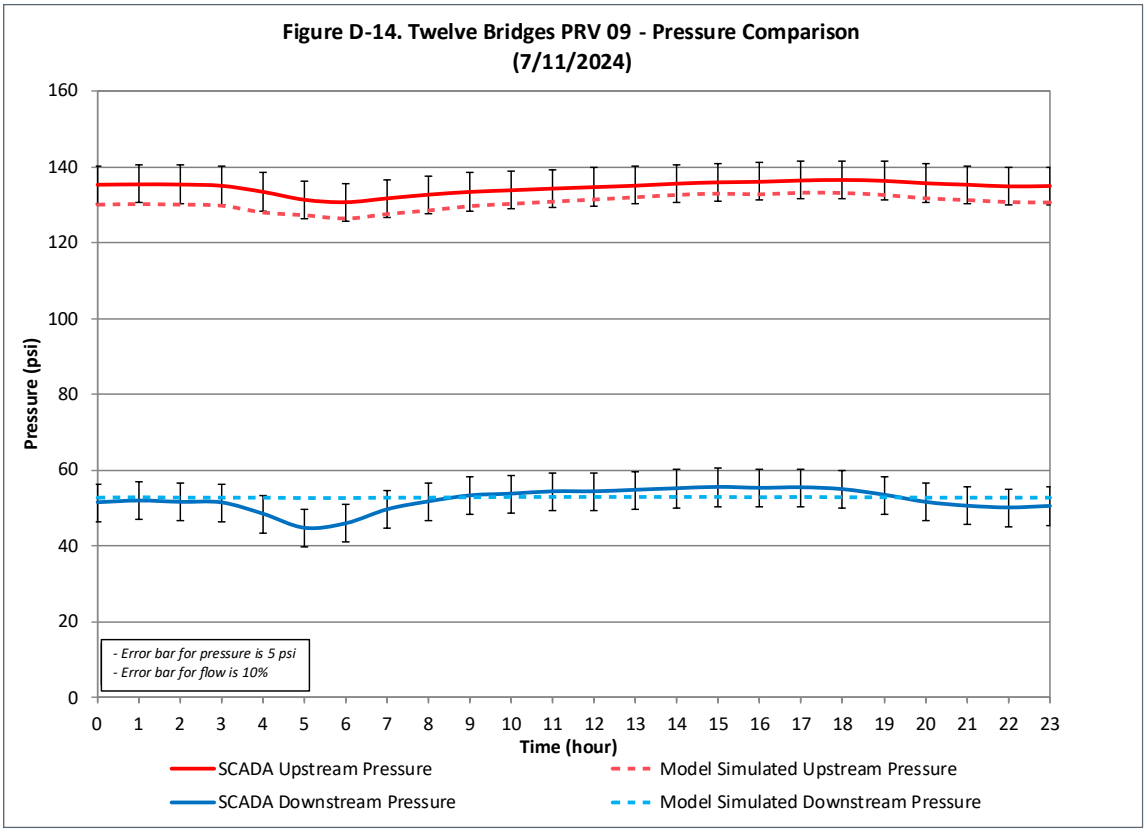

Figure D-9. Well 6 Moore - Flow and Pressure Comparison
(7/11/2024)
Flow (gpm)
Pressure (psi)
Time (hour)
- Error bar for pressure is 5 psi
- Error bar for flow is 10%
SCADA Flow
Model Simulated Flow
SCADA Downstream Pressure
Model Simulated Downstream Pressure

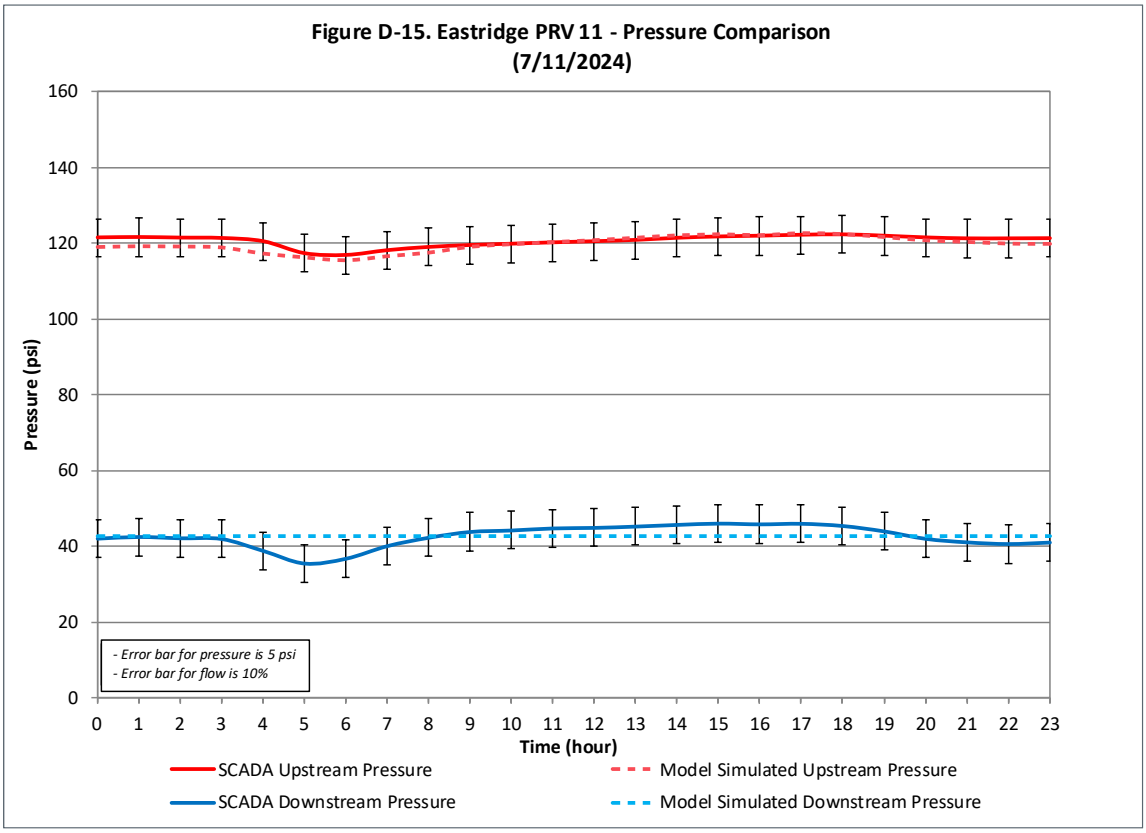

Figure D-10. Well 7 Fiddyment - Flow and Pressure Comparison
(7/11/2024)
Flow (gpm)
Pressure (psi)
Time (hour)
- Error bar for pressure is 5 psi
- Error bar for flow is 10%
SCADA Flow
Model Simulated Flow
SCADA Downstream Pressure
Model Simulated Downstream Pressure


Figure D-11. Well 8 Nelson - Flow and Pressure Comparison
(7/11/2024)
Flow (gpm)
Pressure (psi)
Time (hour)
- Error bar for pressure is 5 psi
- Error bar for flow is 10%
SCADA Flow
Model Simulated Flow
SCADA Downstream Pressure
Model Simulated Downstream Pressure


Figure D-12. Stoneridge PRV 06 - Pressure Comparison
(7/11/2024)
Pressure (psi)
Time (hour)
- Error bar for pressure is 5 psi
- Error bar for flow is 10%
SCADA Upstream Pressure
Model Simulated Upstream Pressure
SCADA Downstream Pressure
Model Simulated Downstream Pressure


Figure D-13. Spring Valley 1 PRV 07 - Pressure Comparison
(7/11/2024)
Pressure (psi)
Time (hour)
- Error bar for pressure is 5 psi
- Error bar for flow is 10%
SCADA Upstream Pressure
SCADA Downstream Pressure
Model Simulated Upstream Pressure
Model Simulated Downstream Pressure


Figure D-14. Twelve Bridges PRV 09 - Pressure Comparison
(7/11/2024)
Pressure (psi)
Time (hour)
- Error bar for pressure is 5 psi
- Error bar for flow is 10%
SCADA Upstream Pressure
SCADA Downstream Pressure
Model Simulated Upstream Pressure
Model Simulated Downstream Pressure


Figure D-15. Eastridge PRV 11 - Pressure Comparison
(7/11/2024)
Pressure (psi)
160
140
120
100
80
60
40
20
0
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23
Time (hour)
- Error bar for pressure is 5 psi
- Error bar for flow is 10%
SCADA Upstream Pressure
Model Simulated Upstream Pressure
SCADA Downstream Pressure
Model Simulated Downstream Pressure

750 AND 610 ZONES RESULTS

Figure D-16. Verdera Tank #3 Bypass - Flow and Pressure Comparison (7/11/2024)

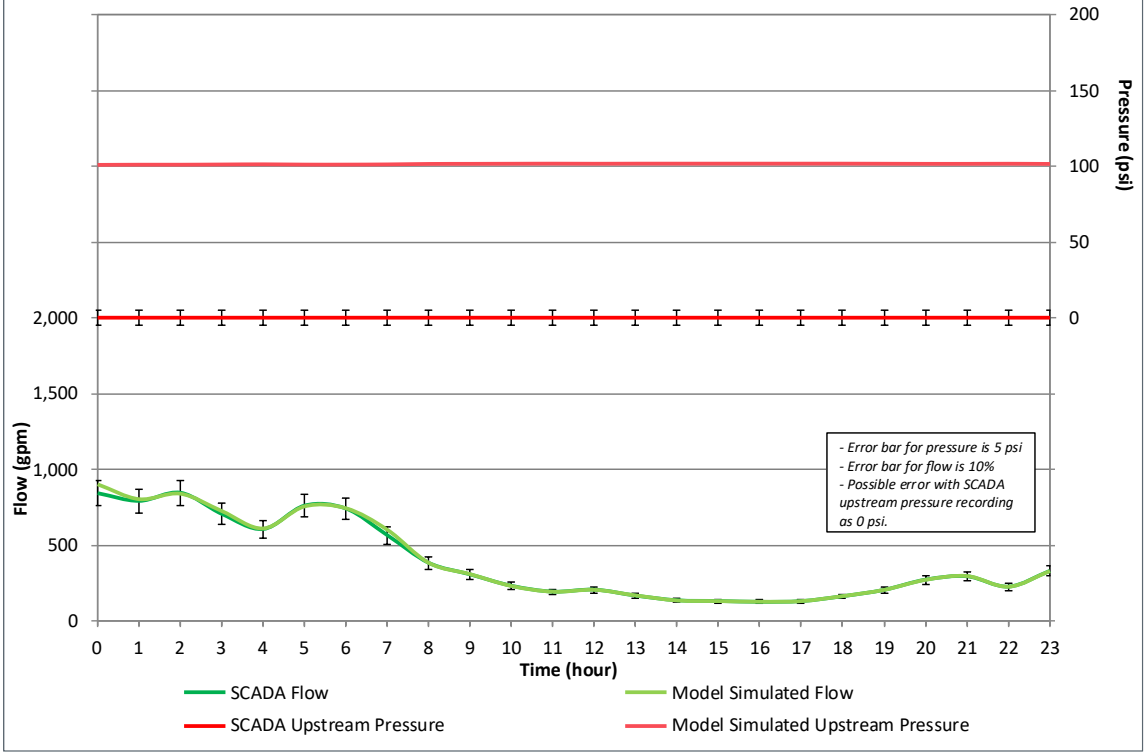
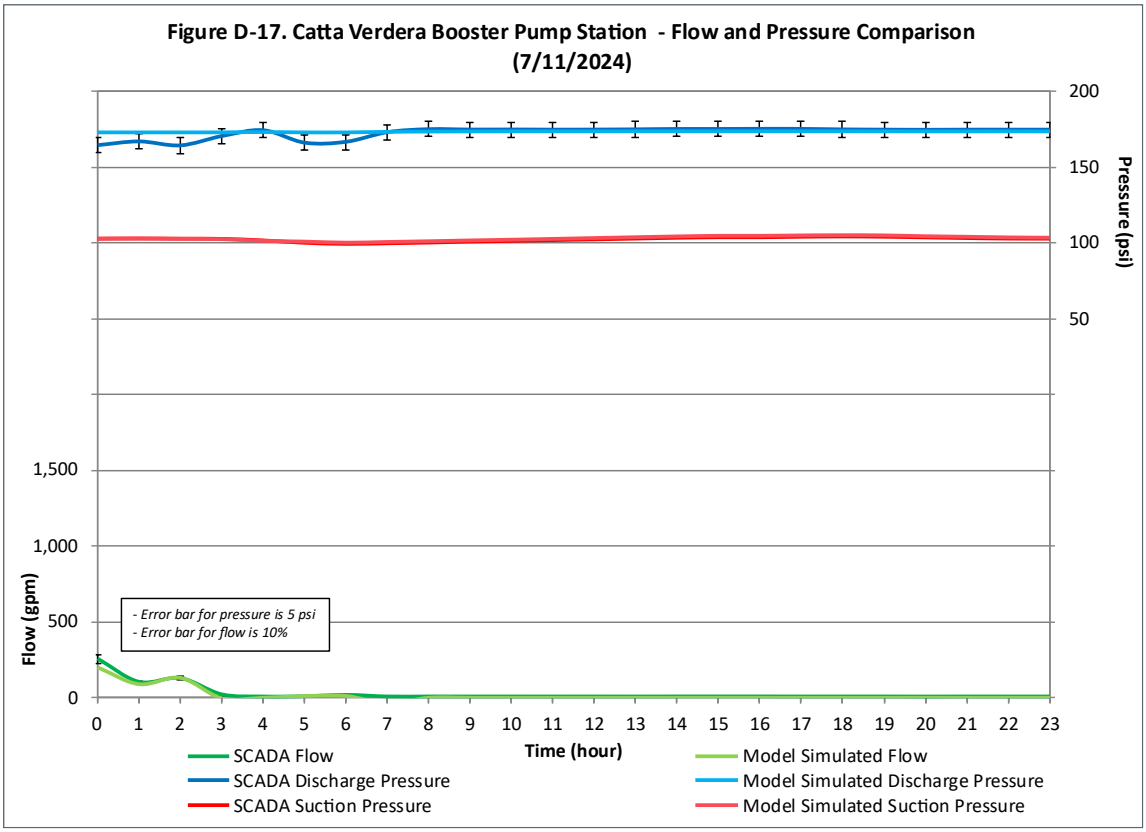
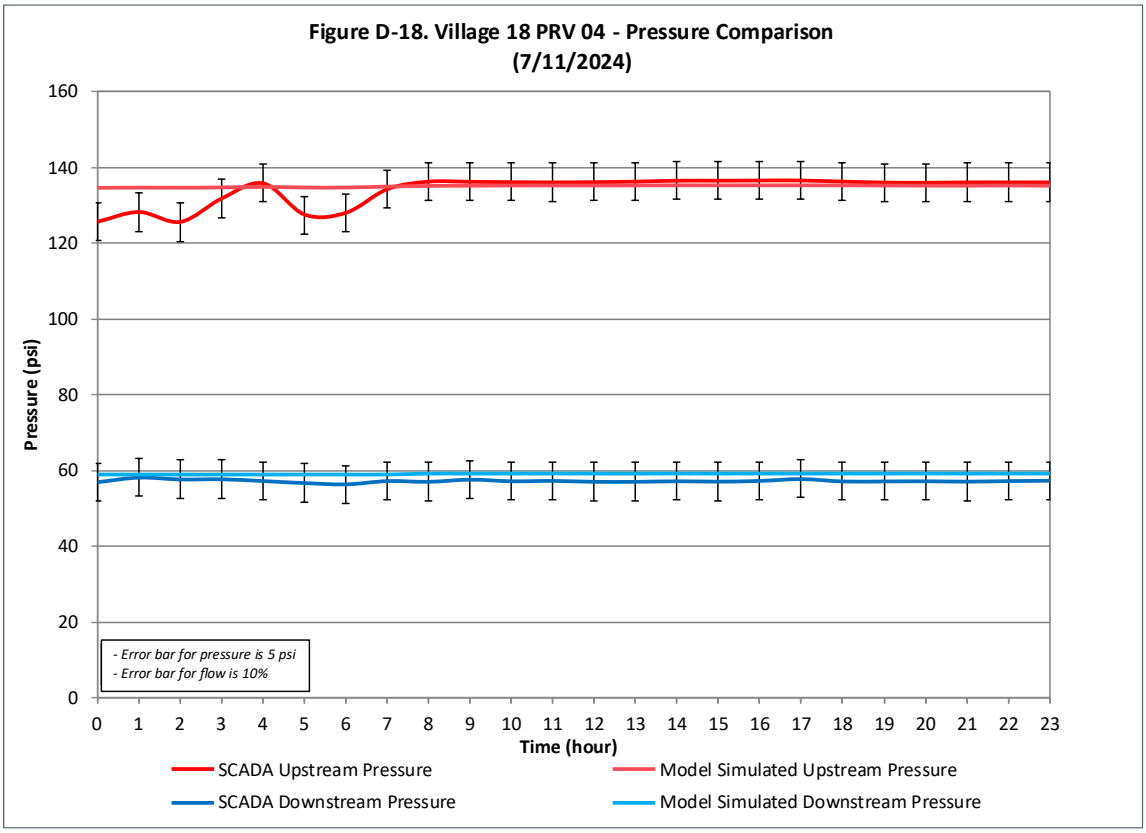


Figure D-17. Catta Verdera Booster Pump Station - Flow and Pressure Comparison (7/11/2024)




Figure D-18. Village 18 PRV 04 - Pressure Comparison
(7/11/2024)
Pressure (psi)
160
140
120
100
80
60
40
20
0
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23
Time (hour)
- Error bar for pressure is 5 psi
- Error bar for flow is 10%
SCADA Upstream Pressure
Model Simulated Upstream Pressure
SCADA Downstream Pressure
Model Simulated Downstream Pressure

775 AND 650 ZONES RESULTS

Figure D-19. Conspiracy Point Tank Bypass - Flow Comparison (7/11/2024)

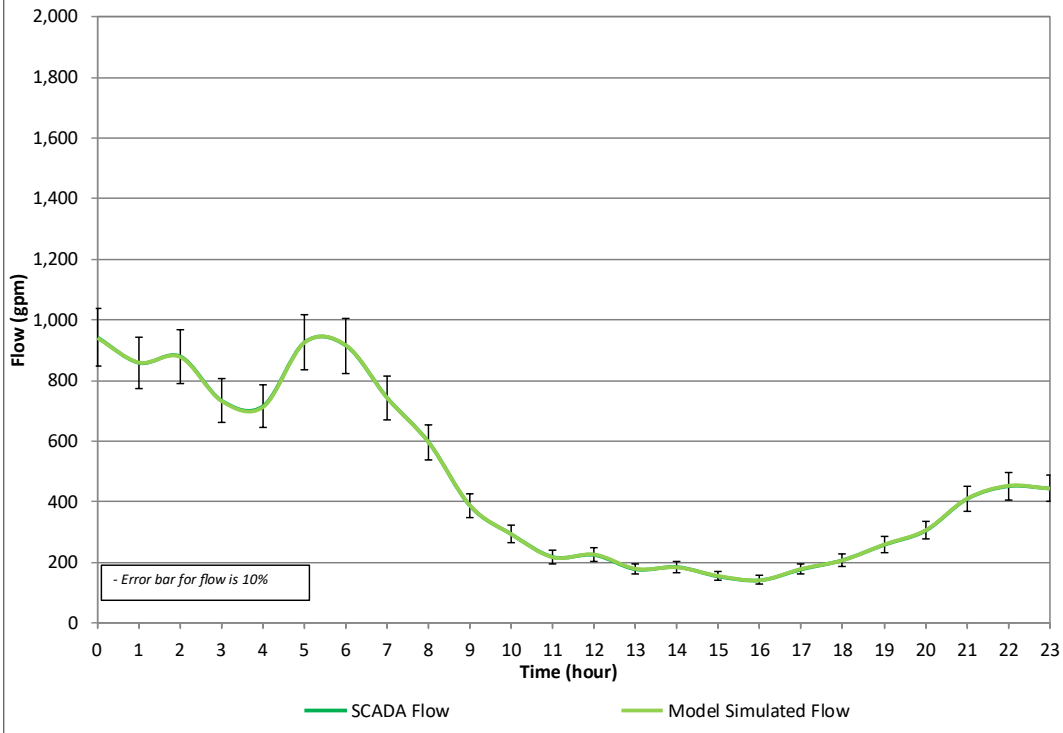
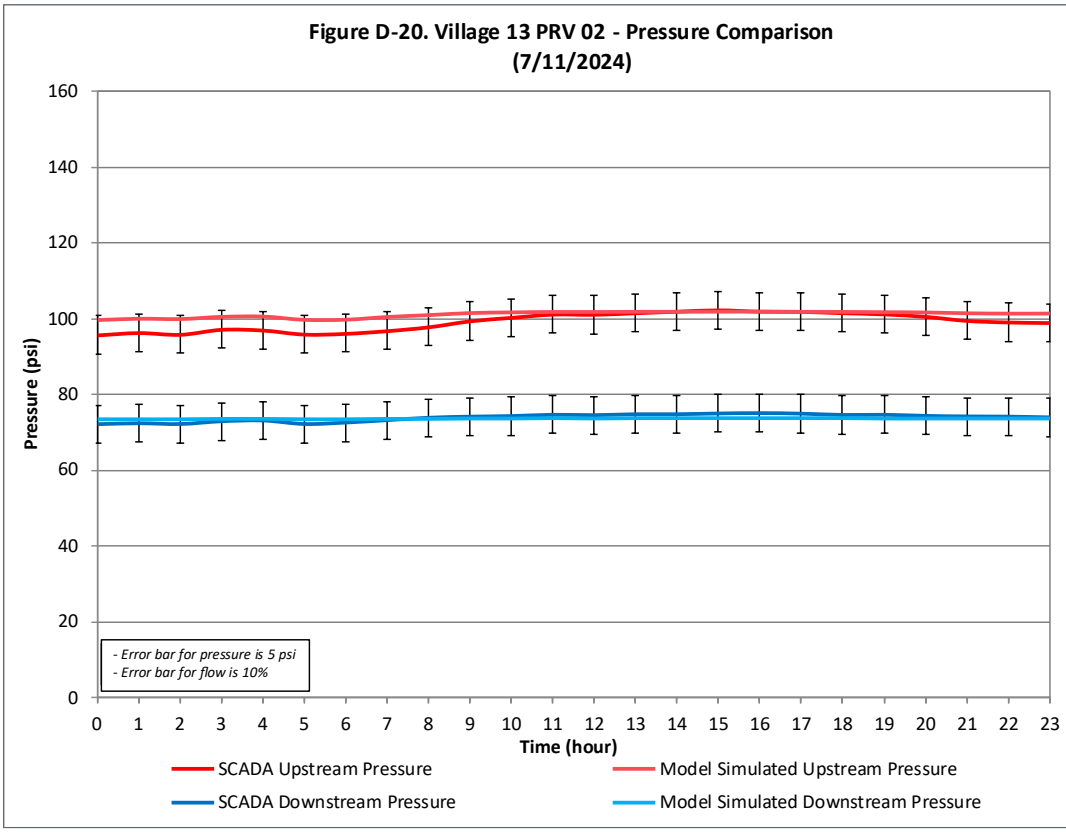
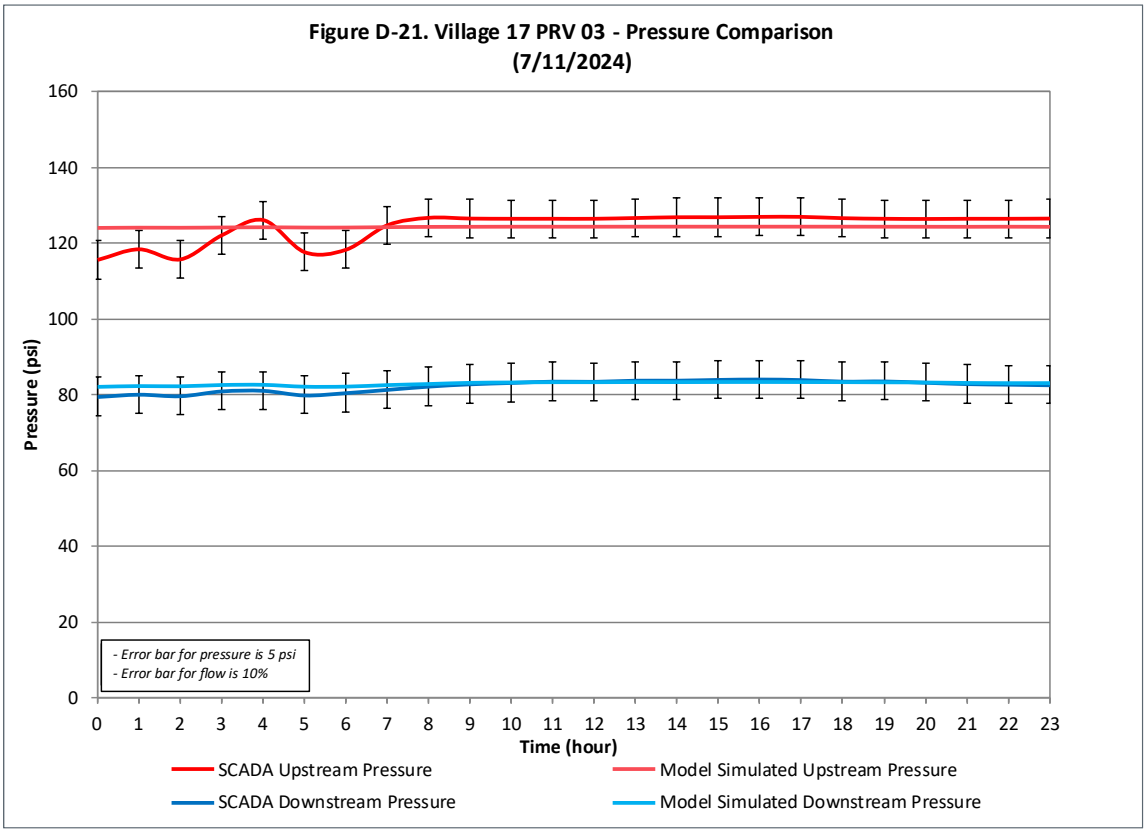


Figure D-20. Village 13 PRV 02 - Pressure Comparison (7/11/2024)




Figure D-21. Village 17 PRV 03 - Pressure Comparison
(7/11/2024)
Pressure (psi)
160
140
120
100
80
60
40
20
0
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23
Time (hour)
- Error bar for pressure is 5 psi
- Error bar for flow is 10%
SCADA Upstream Pressure
Model Simulated Upstream Pressure
SCADA Downstream Pressure
Model Simulated Downstream Pressure

Appendix E

HPR Results

LOWER ZONES RESULTS

Figure E-1: HPR 1, 377 Ashwood Wy
July 11, 2024 (375 Zone)

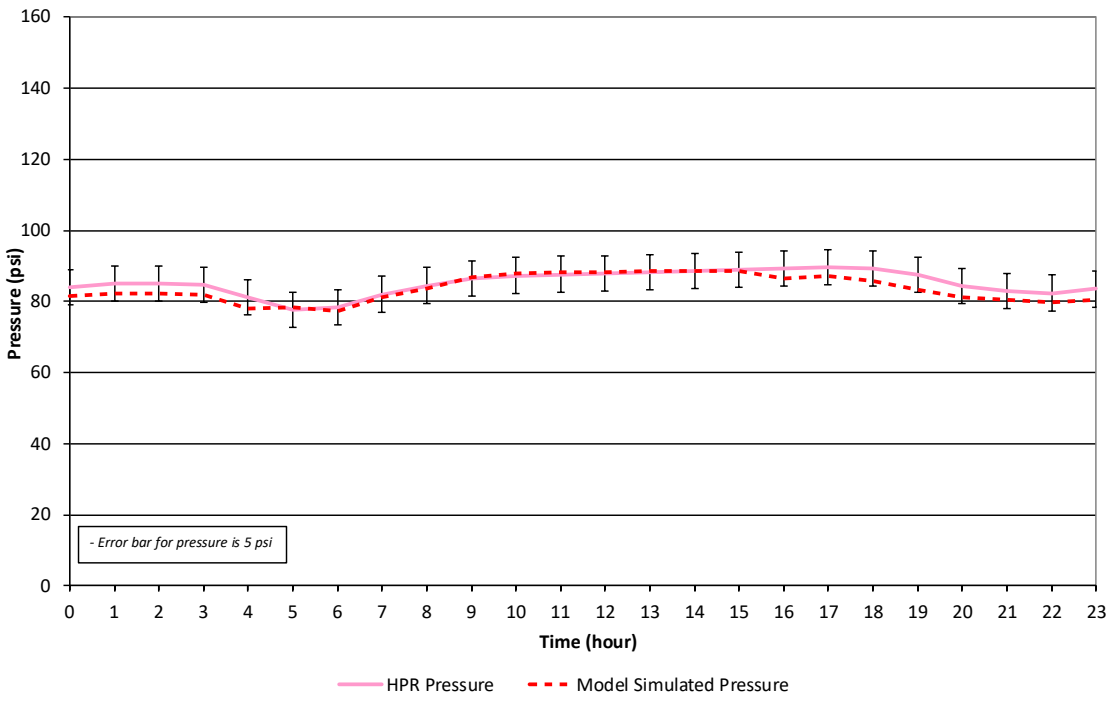


Figure E-2: HPR 2, 1316 McBean Park Dr
July 11, 2024 (375 Zone)

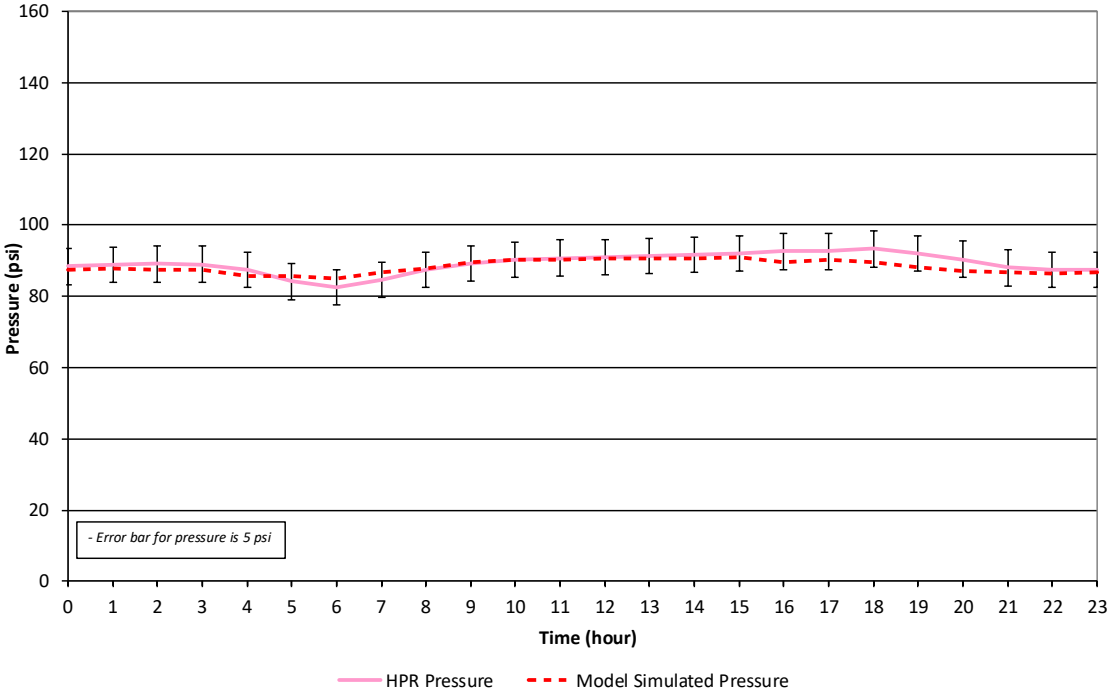


Figure E-3: HPR 3, 893 D St
July 11, 2024 (375 Zone)

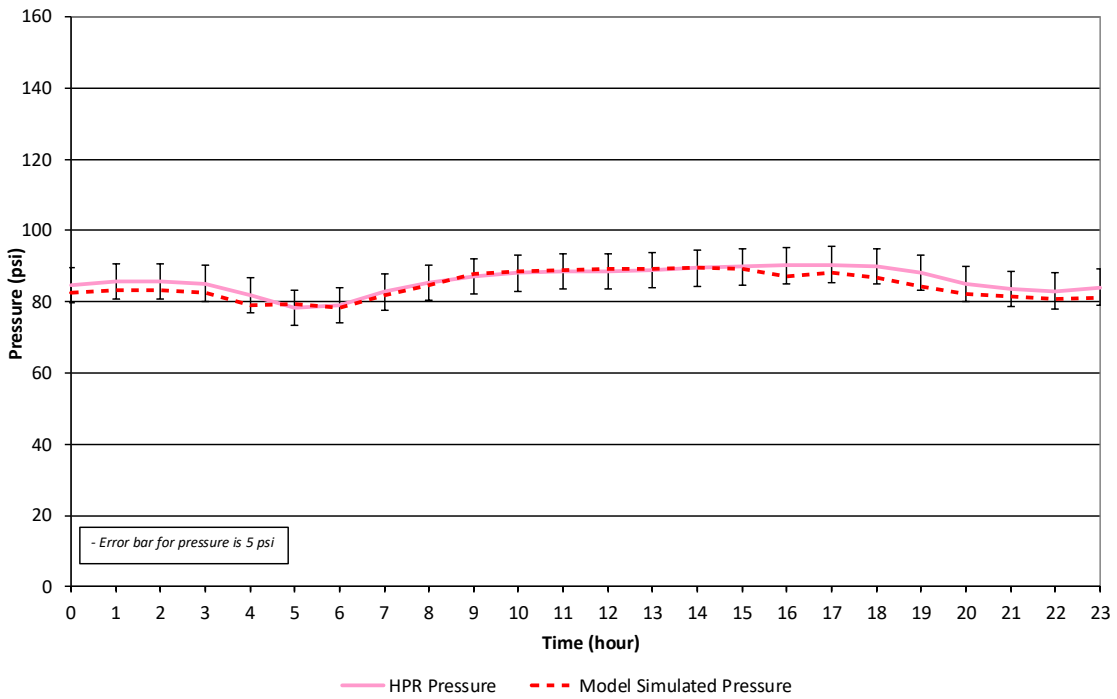


Figure E-4: HPR 4, 588 1st St
July 11, 2024 (375 Zone)

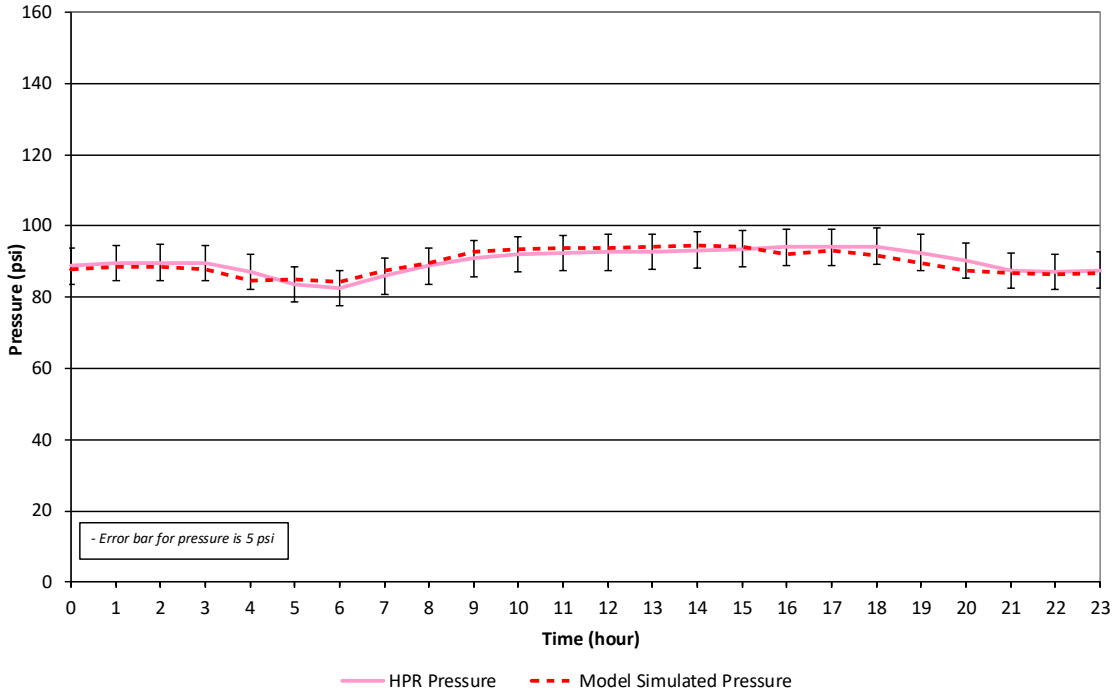


Figure E-5: HPR 5, 6th St & 7th St
July 11, 2024 (375 Zone)

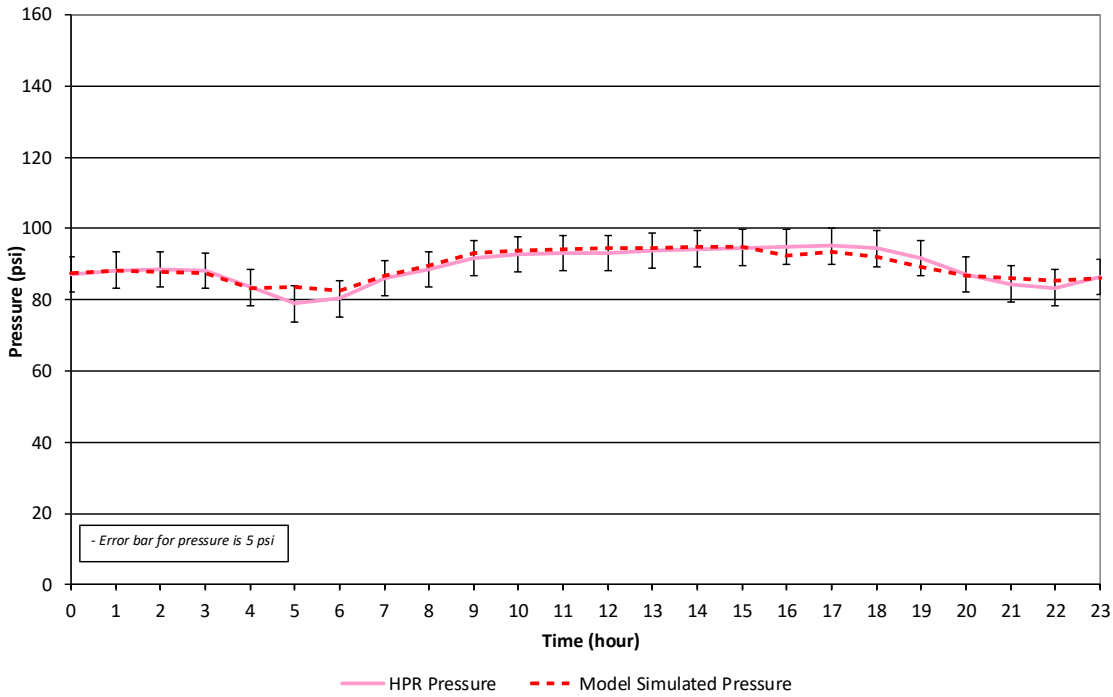


Figure E-6: HPR 6, 567 O St
July 11, 2024 (375 Zone)

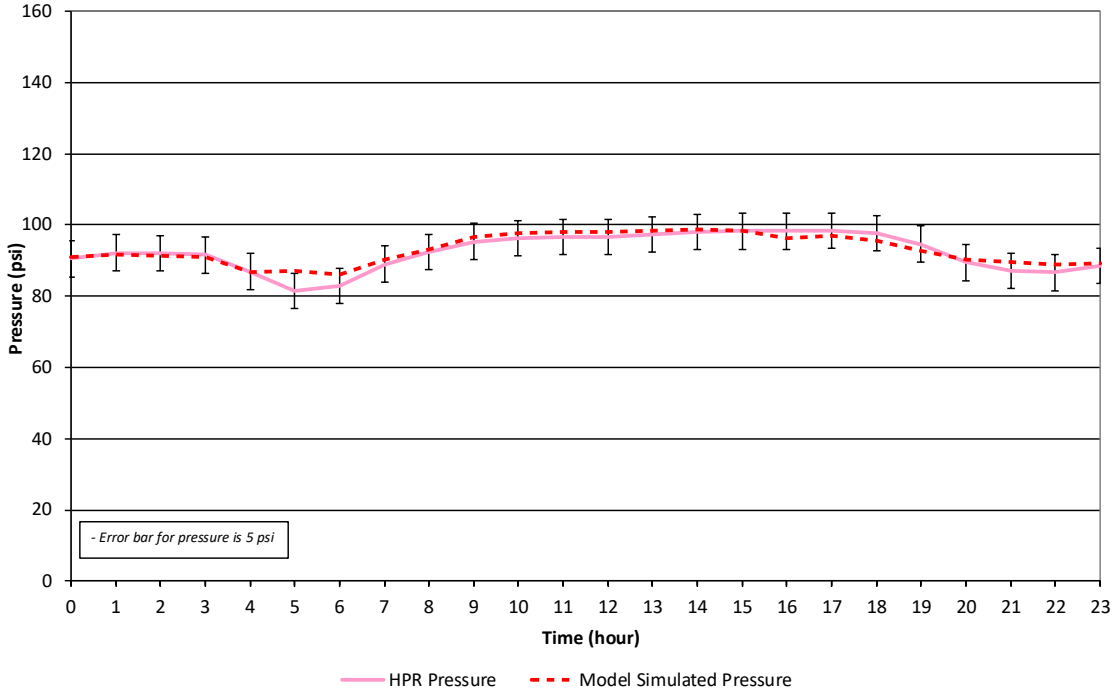


Figure E-7: HPR 7, 1480 Flightline Dr
July 11, 2024 (375 Zone)

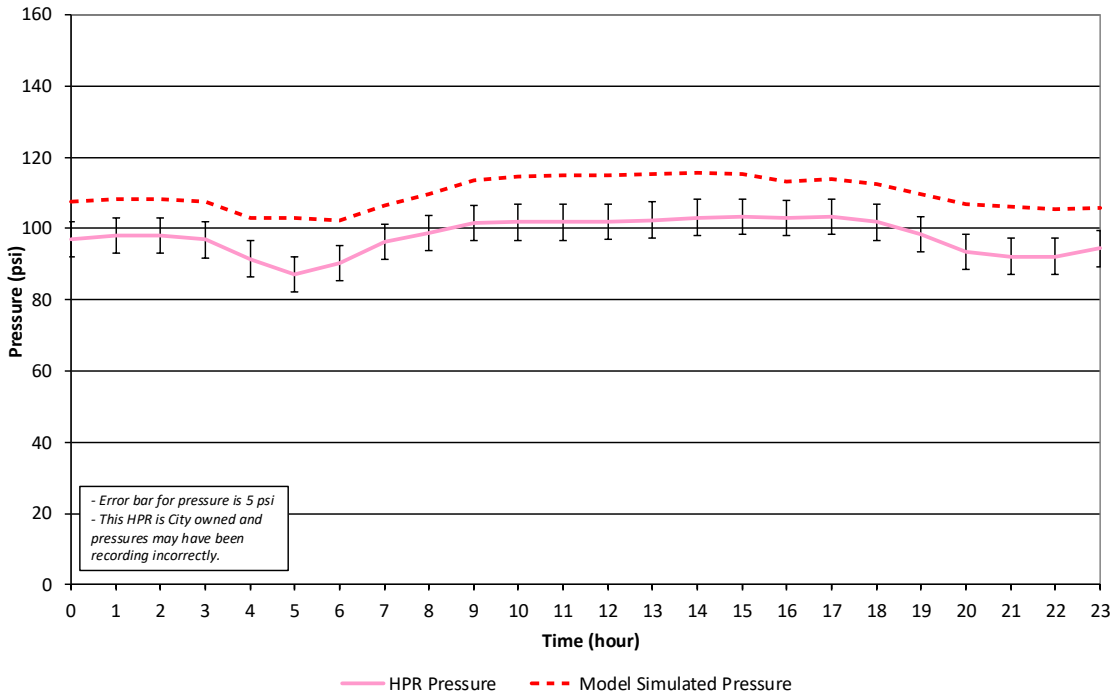


Figure E-8: HPR 8, 2700 3rd St
July 11, 2024 (375 Zone)

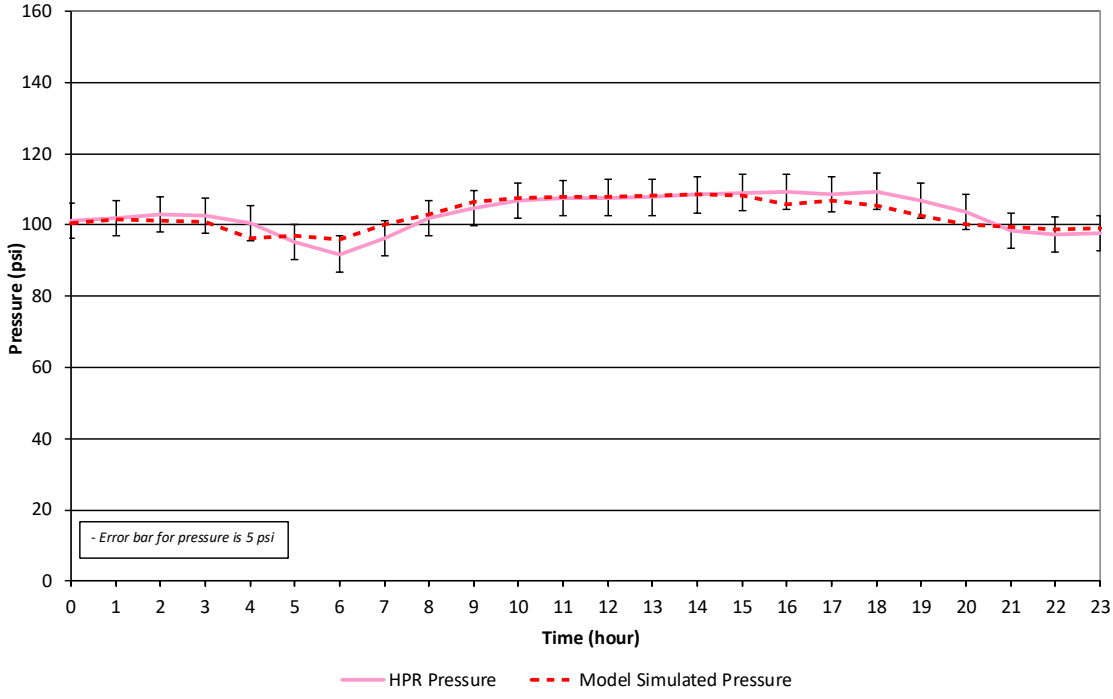


Figure E-9: HPR 9, 2003 Torino Wy
July 11, 2024 (375 Zone)

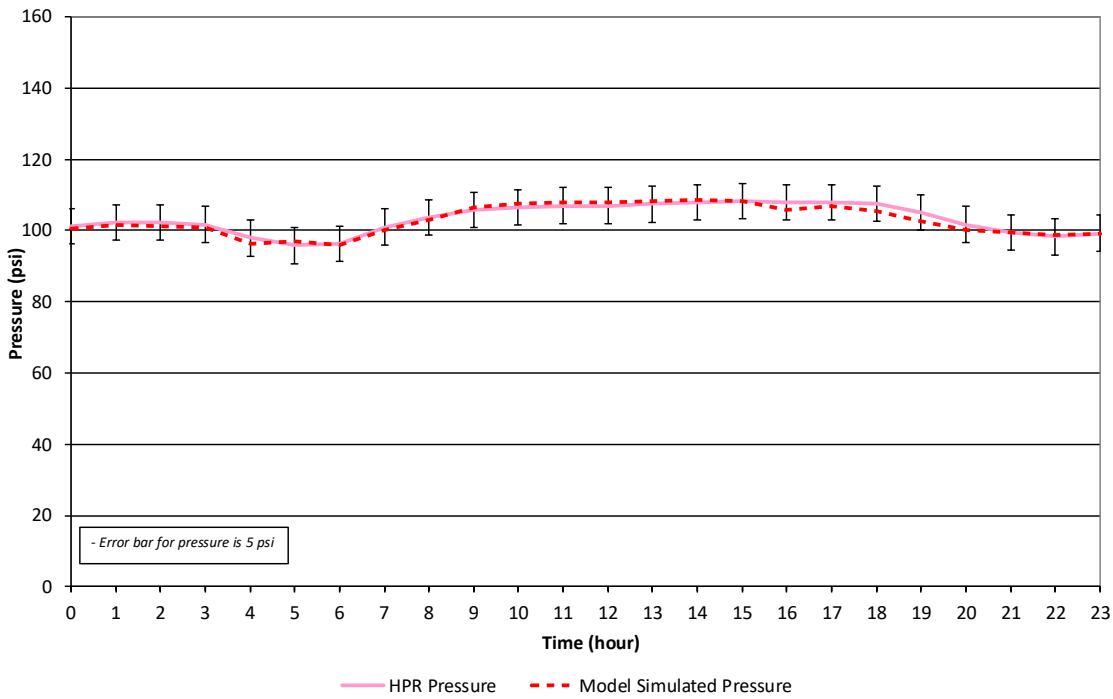


Figure E-10: HPR 10, 485 Twelve Bridges Dr
July 11, 2024 (375 Zone)

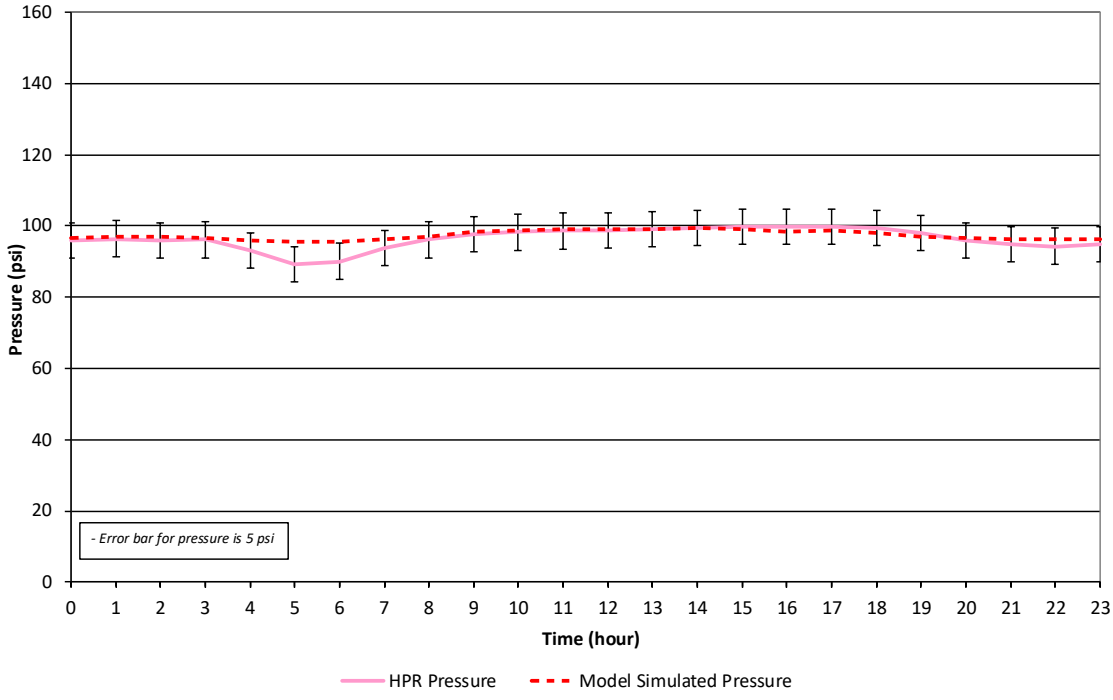


Figure E-11: HPR 11, Stoneridge Blvd & Del Webb Blvd
July 11, 2024 (475 Zone)

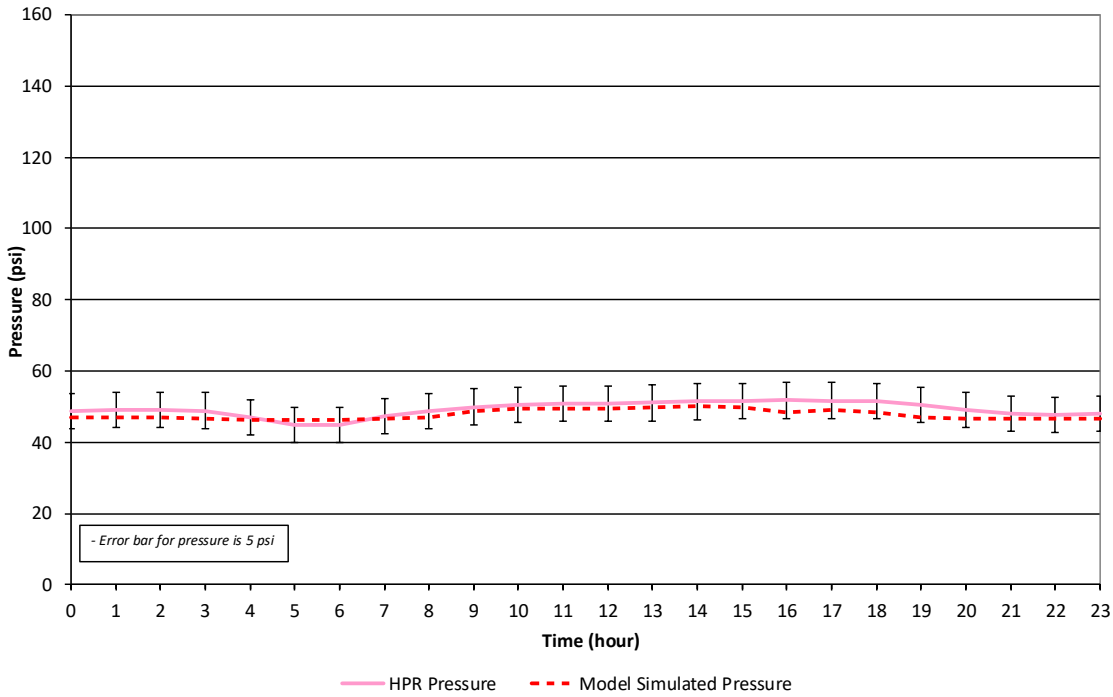


Figure E-12: HPR 13, Grand Pheasant Ln & Rossi Ln
July 11, 2024 (575 Zone)

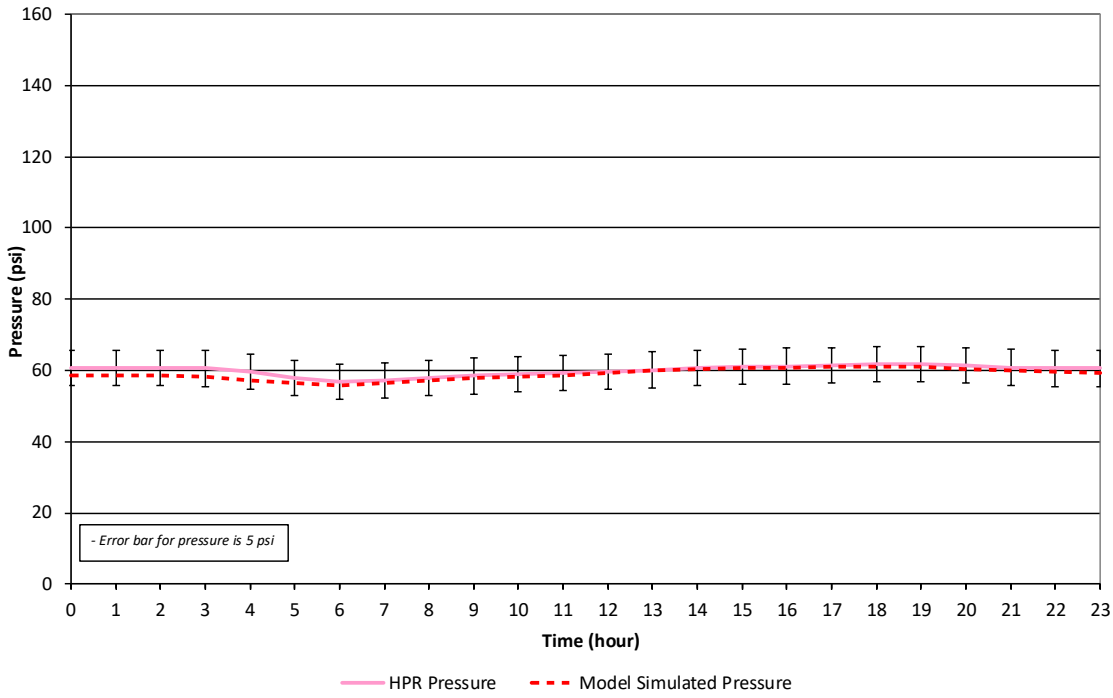


Figure E-13: HPR 15, 280 Oak Tree Ln
July 11, 2024 (375 Zone)

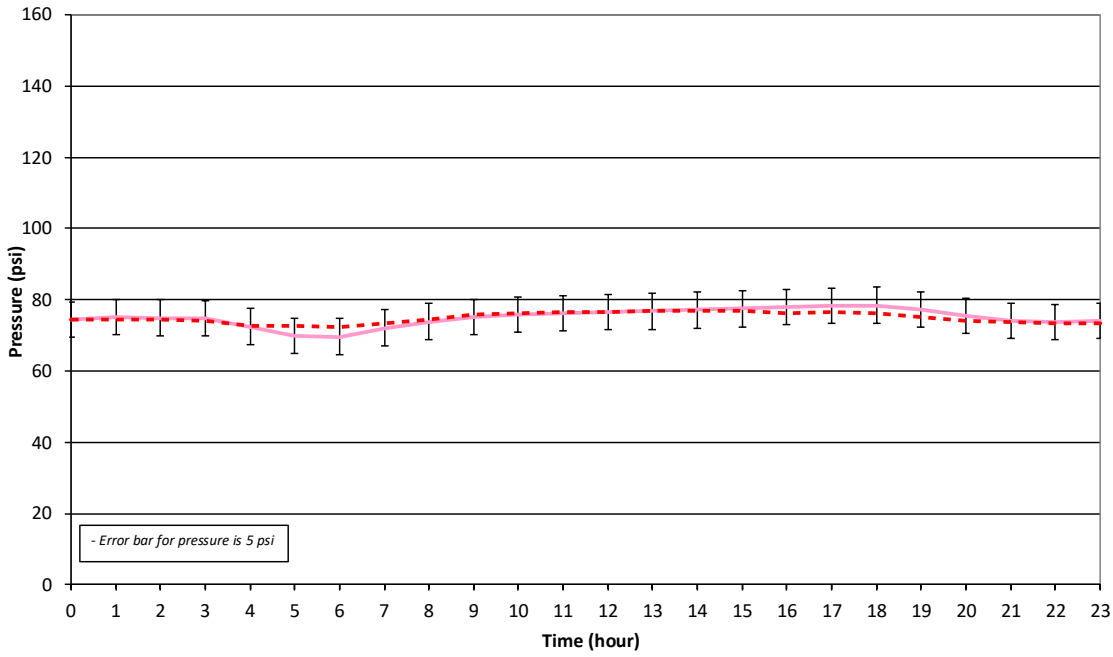


Figure E-14: HPR 16, 500 Business Park Dr
July 11, 2024 (375 Zone)

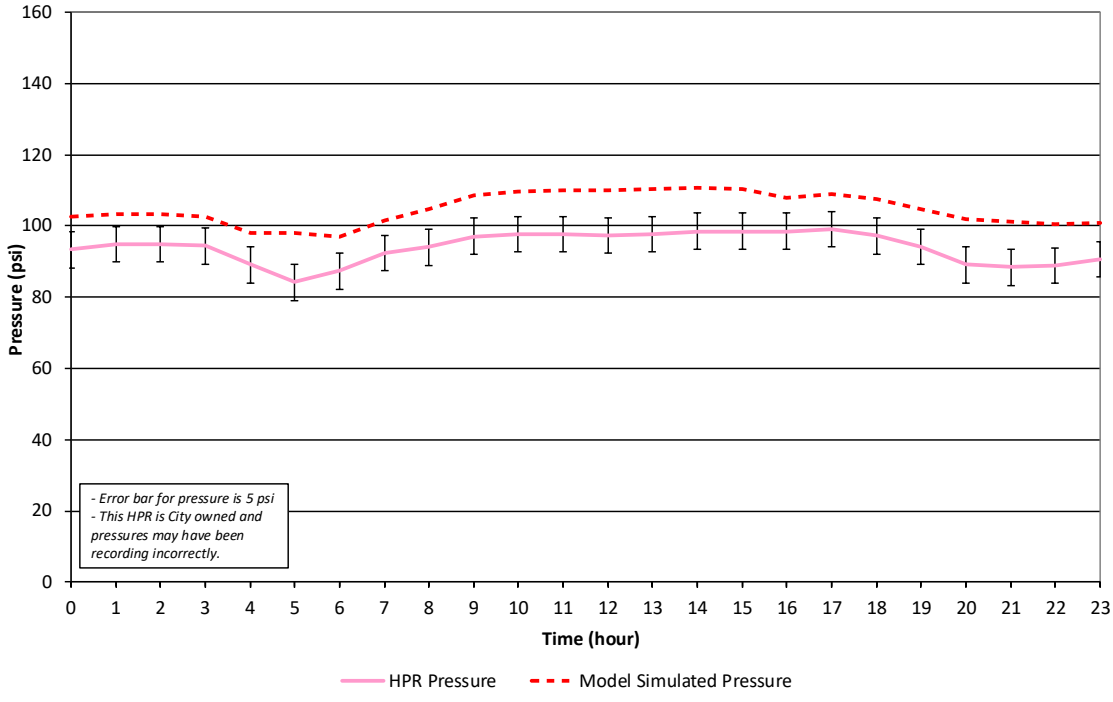


Figure E-15: HPR 17, 1996 Beale Cir
July 11, 2024 (375 Zone)

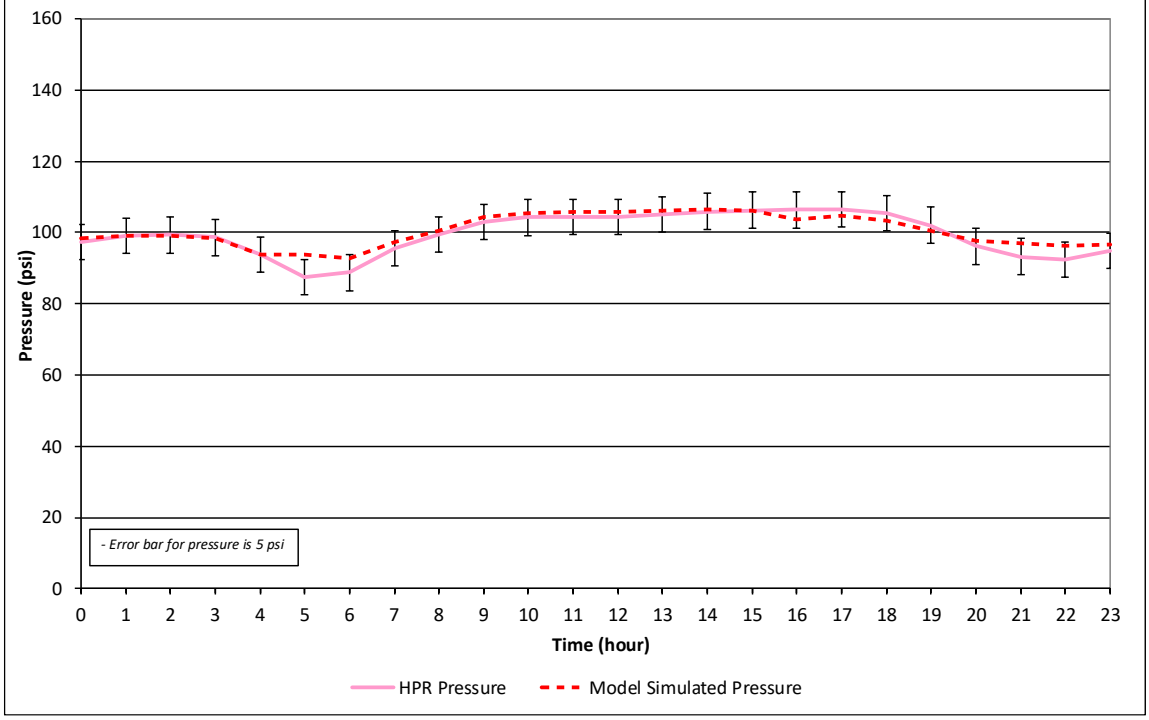


Figure E-16: HPR 18, 1301 Lincoln Blvd
July 11, 2024 (375 Zone)

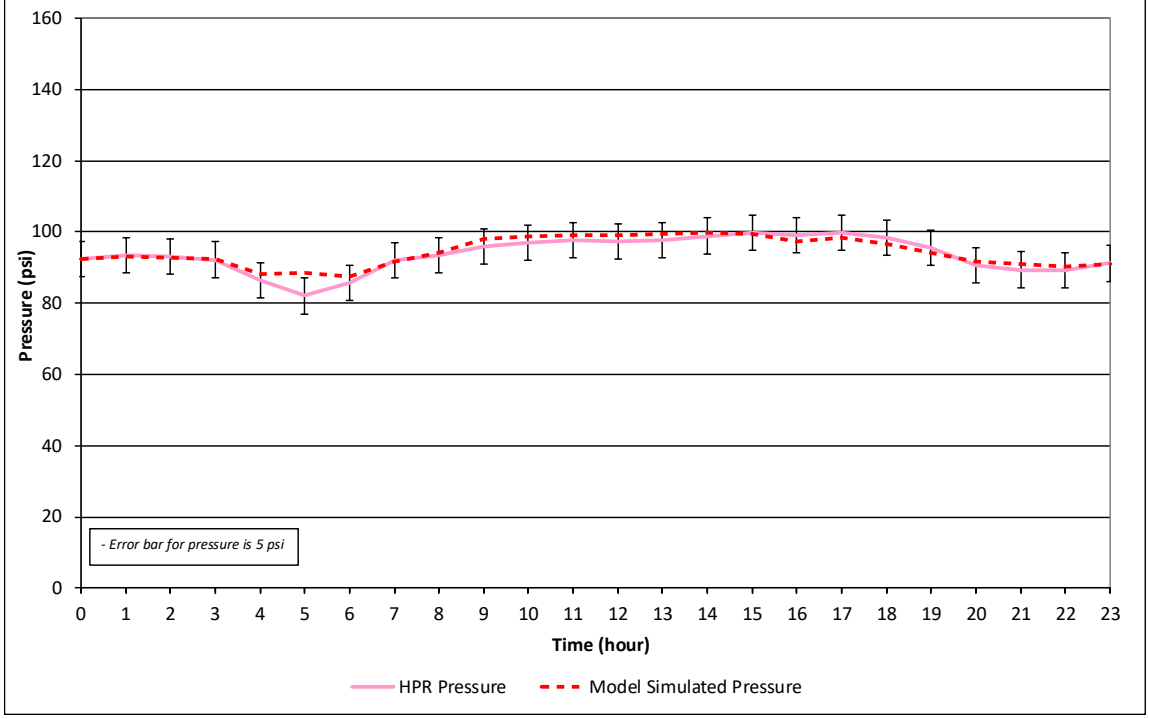


Figure E-17: HPR 19, 1226 Shea Falls Dr
July 11, 2024 (375 Zone)

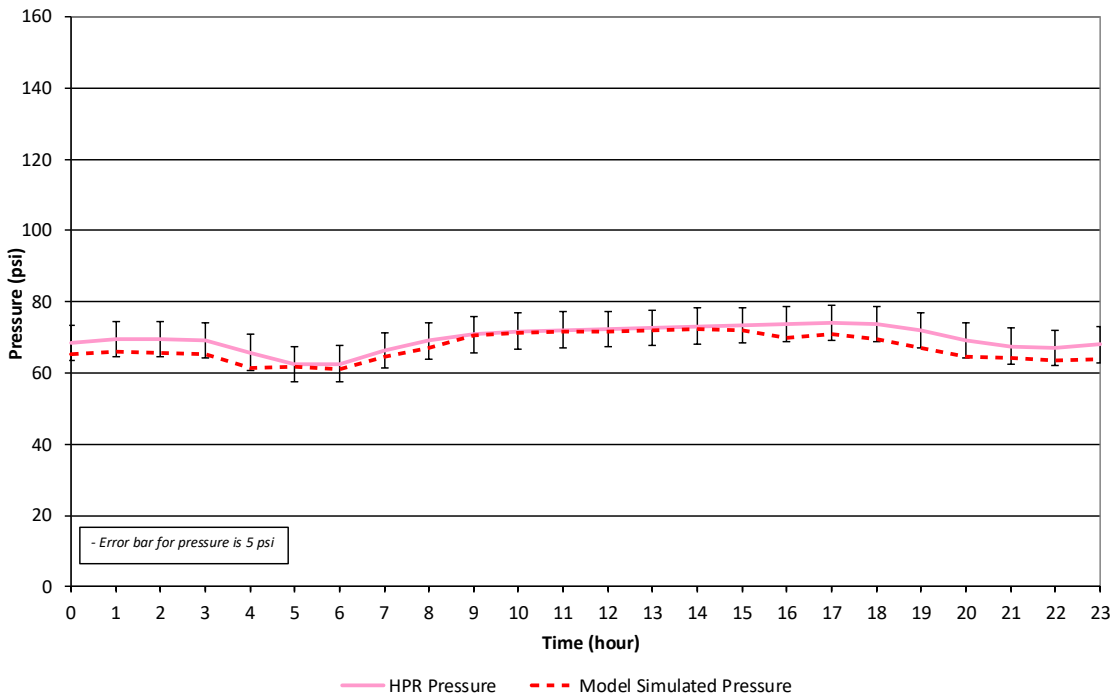


Figure E-18: HPR 20, 600 Birkdale Pl
July 11, 2024 (375 Zone)

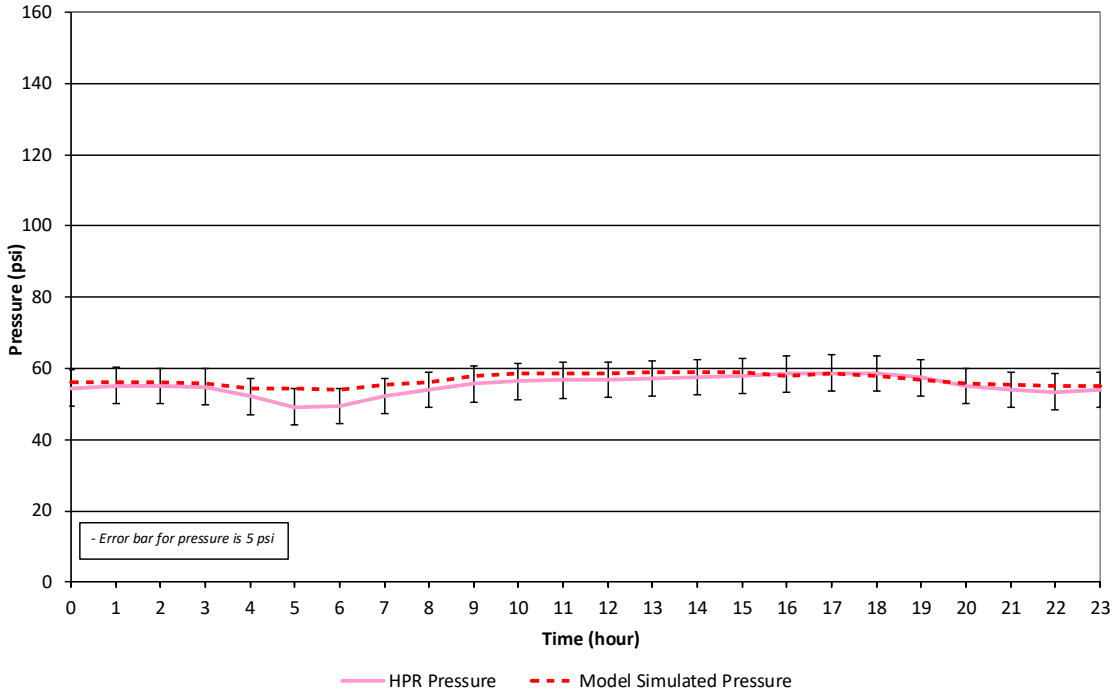


Figure E-19: HPR 22, Stoneridge Blvd
July 11, 2024 (575 Zone)

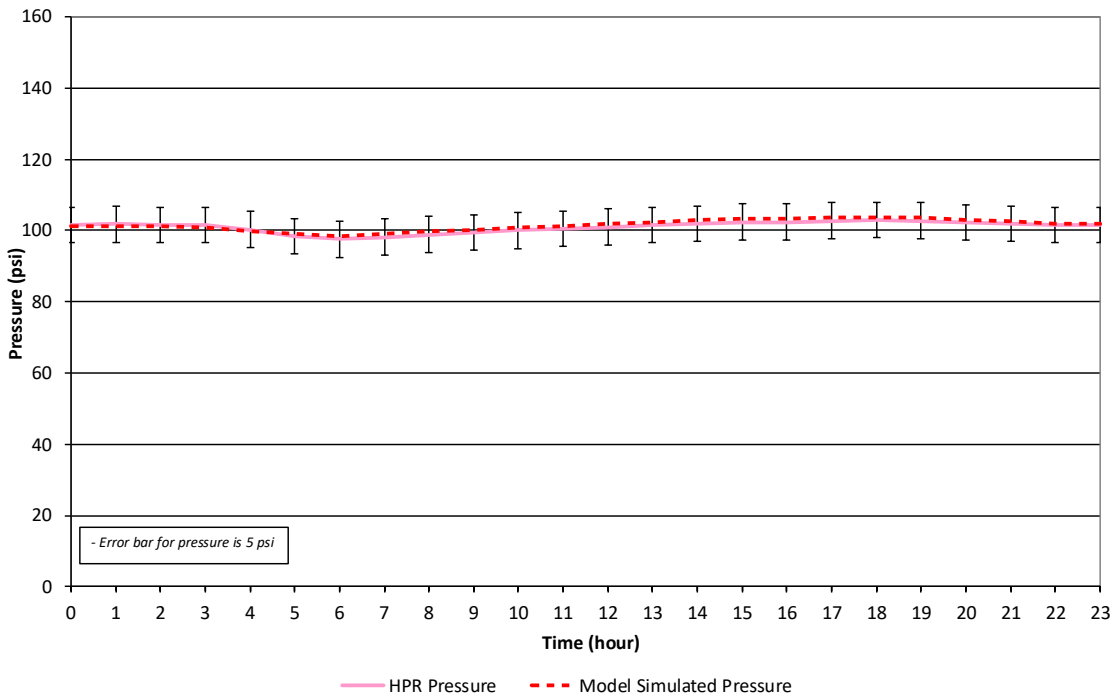


Figure E-20: HPR 23, Eastridge Dr
July 11, 2024 (575 Zone)

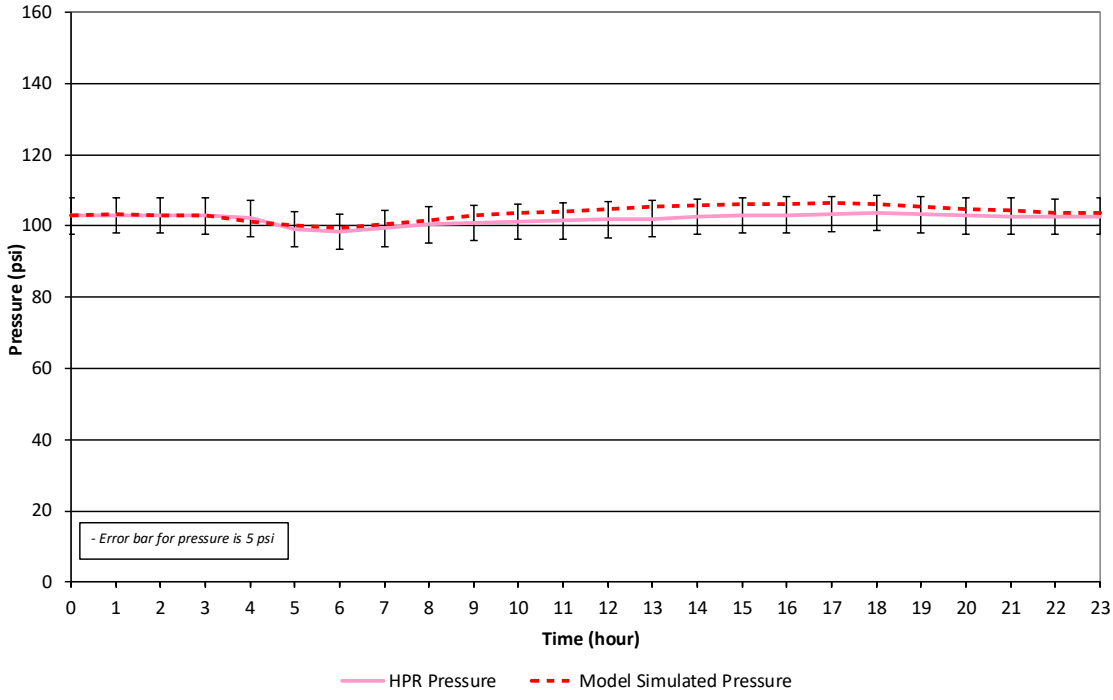
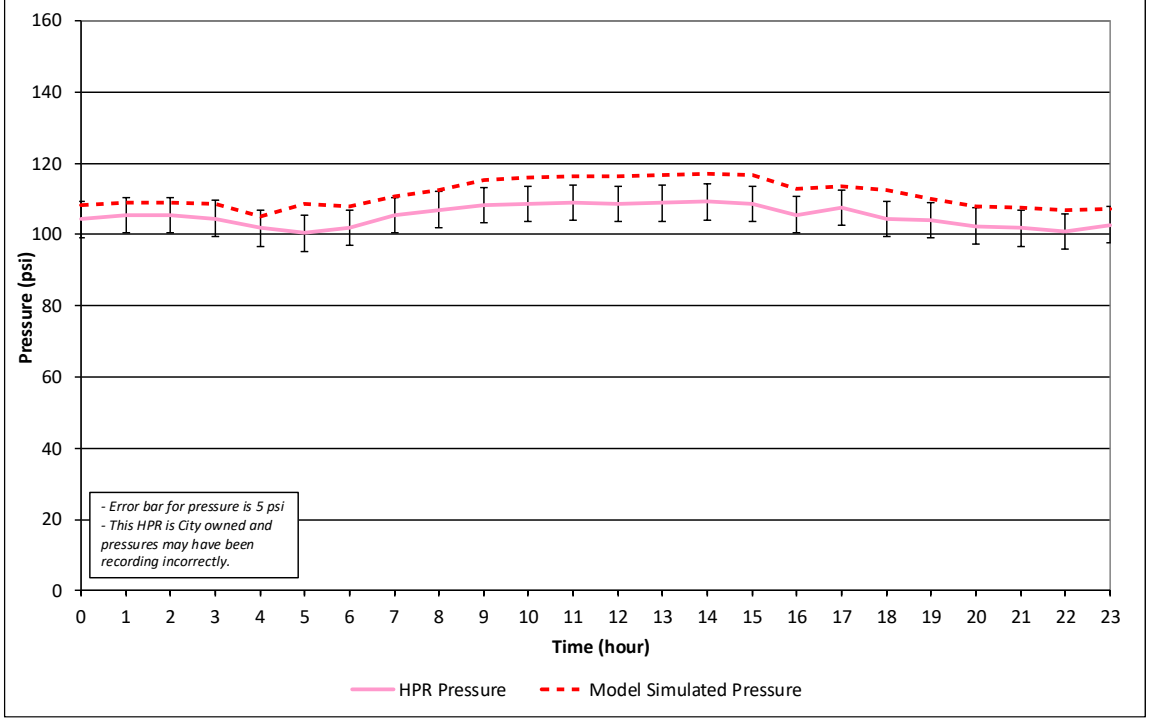


Figure E-21: HPR 24, Behind Wastewater Treatment Plant
July 11, 2024 (375 Zone)



750 AND 610 ZONES RESULTS

Figure E-22: HPR 21, 1600 Bella Cir
July 11, 2024 (750 Zone)

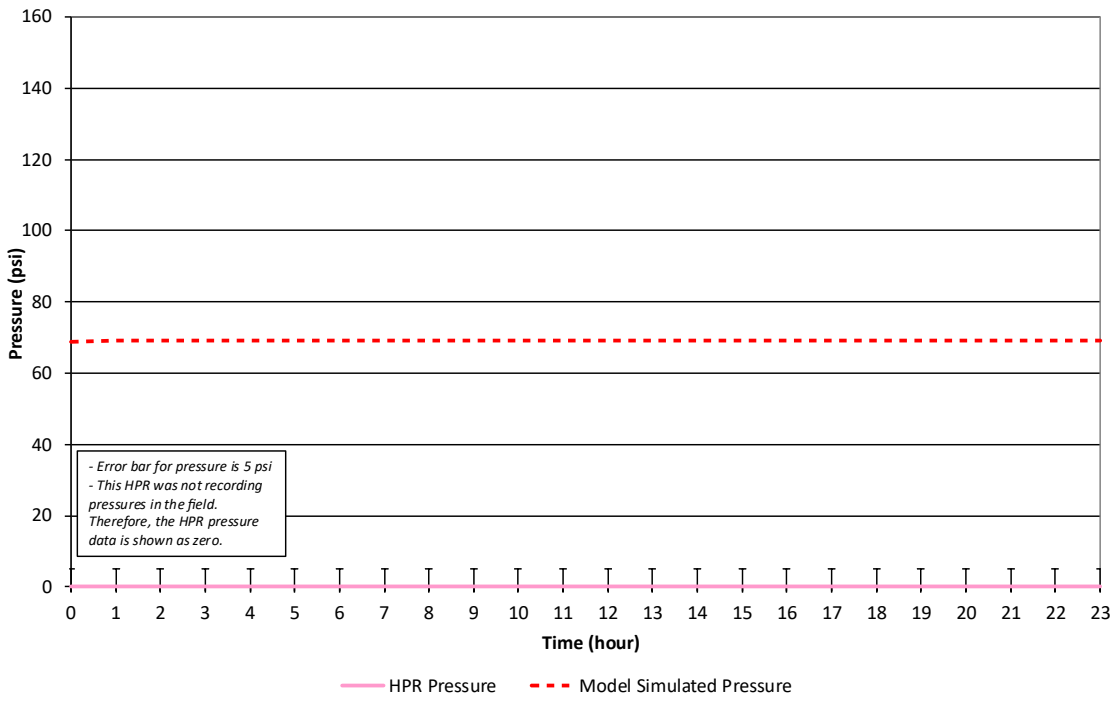
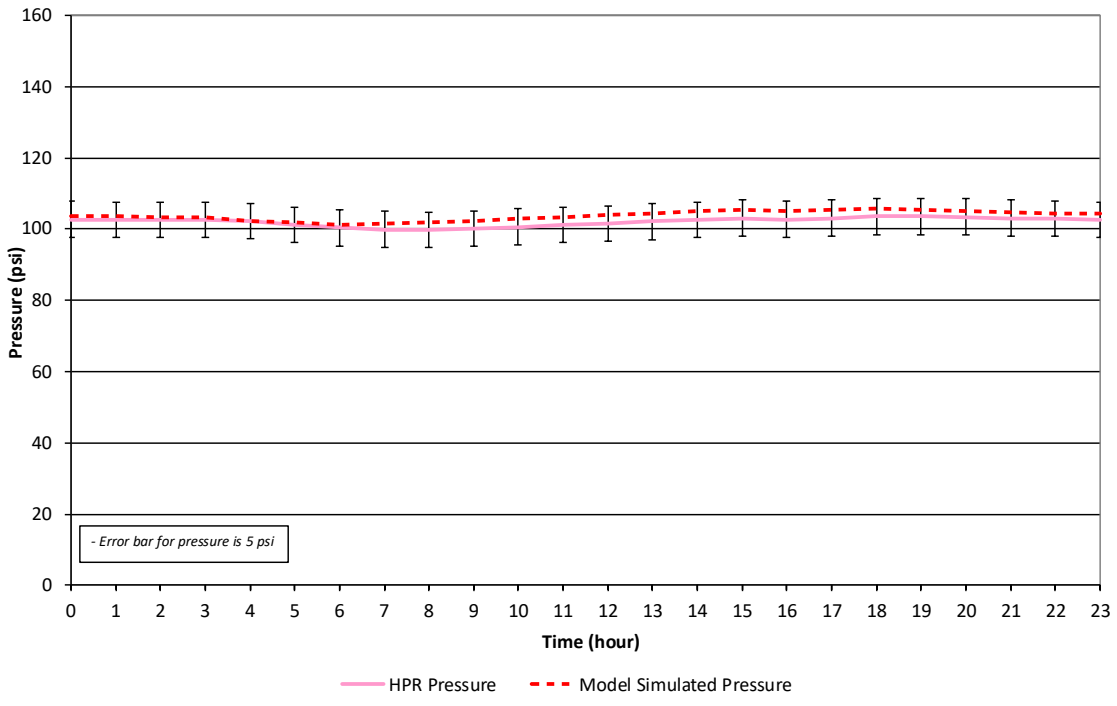
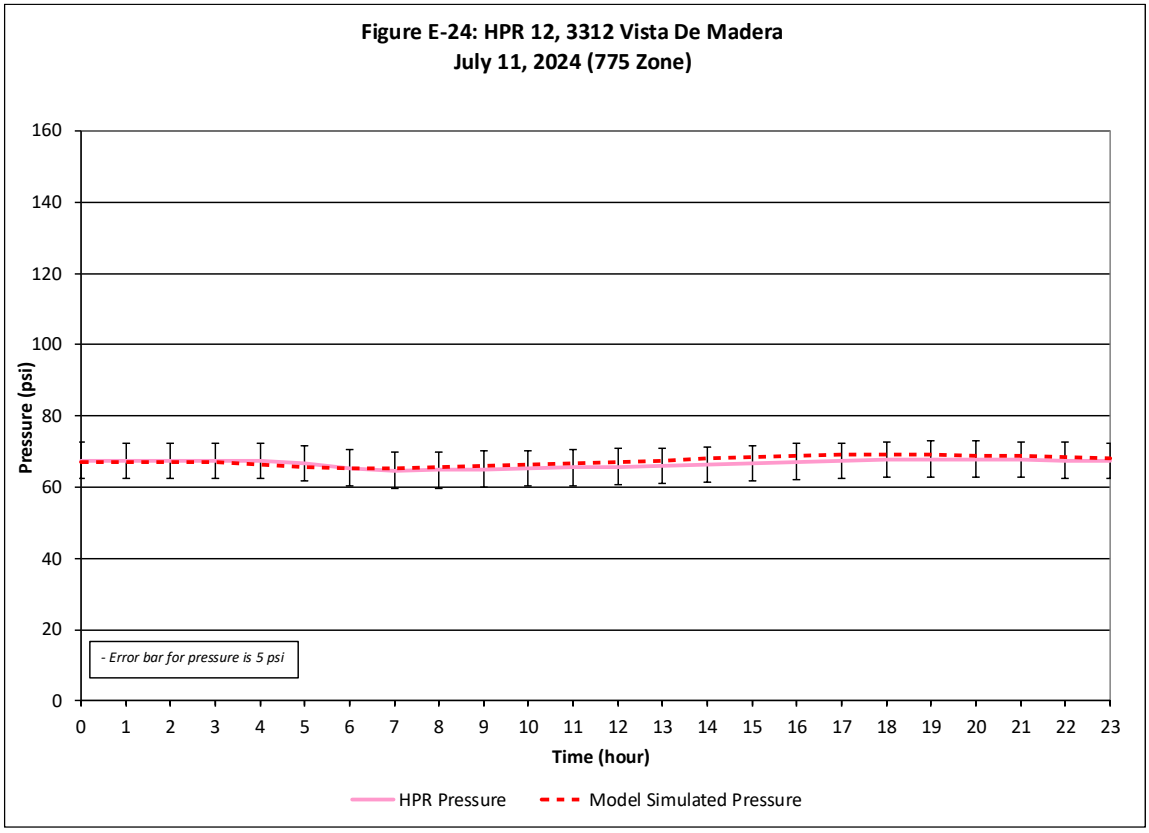


Figure E-23: HPR 14, 3646 Camino Cielo
July 11, 2024 (610 Zone)



775 AND 650 ZONES RESULTS



Appendix F

10-Year Pipeline Rehabilitation and Replacement Program Details

Appendix F. 10-Year Pipeline R&R Program			
Pipeline ID	Length, ft	Diameter. Inches	Replacement Year
8198	1	4	2025
8856	6	4	2025
2130	380	4	2025
824	4	4	2025
1188	65	4	2025
4316	408	4	2025
822	4	4	2025
1190	54	4	2025
8214	1	4	2025
812	364	4	2025
3618	10	4	2025
3637	2	4	2025
1223	427	4	2025
8175	5	4	2025
1305	7	4	2025
863	1	4	2025
4087	32	2	2025
6806	6	4	2025
3632	306	4	2025
2170	18	4	2025
3920	383	4	2025
503	81	4	2025
4077	21	2	2025
4078	28	2	2025
8533	132	2	2025
3471	16	4	2025
8212	13	4	2025
8215	12	4	2025
1025	334	4	2025
8487	2	6	2025
8197	2	6	2025
4805	55	6	2025
3699	25	6	2025
3738	200	6	2025
1606	4	6	2025
2053	14	6	2025
3614	81	6	2025
8195	11	6	2025
8196	4	6	2025
8216	3	4	2025
2086	60	6	2025
792	319	4	2025
1023	134	4	2025
791	22	4	2025
4302	278	6	2025
New Pipeline (2nd Street)	984	14	2025
6600	25	4	2026
6598	6	4	2026
772	21	6	2026
1024	56	4	2026
6623	4	6	2026
6624	396	6	2026
4190	253	4	2026
3643	56	6	2026
4164	26	6	2026
2132	324	6	2026
9702	4	6	2026
4575	5	6	2026
4201	82	6	2026
2176	33	4	2026
3931	1	6	2026
6629	97	6	2026
6630	90	6	2026
2175	299	4	2026
11045	9	4	2026
9762	4	6	2026
9706	10	6	2026
1607	173	6	2026
3616	1	6	2026
3617	1	6	2026
3615	44	6	2026
6622	141	6	2026
823	12	6	2026

Appendix F. 10-Year Pipeline R&R Program			
Pipeline ID	Length, ft	Diameter. Inches	Replacement Year
8186	4	6	2026
472	321	6	2026
1774	34	6	2026
6616	47	6	2026
6621	1	6	2026
1931	76	6	2026
1225	273	6	2026
1222	310	6	2026
8434	1	4	2026
8435	2	4	2026
526	436	4	2026
504	108	4	2026
1300	292	4	2026
505	4	4	2026
5337	22	4	2026
8164	425	4	2026
8163	26	6	2026
6665	42	4	2026
1221	3	6	2026
1224	2	4	2026
4186	3	6	2026
1165	9	6	2026
1633	327	4	2026
1301	2	4	2026
8182	13	4	2026
1625	32	4	2026
6606	340	6	2026
1624	176	6	2027
4191	30	6	2027
8218	2	4	2027
8174	1	4	2027
8173	1	4	2027
1083	358	6	2027
1626	2	6	2027
1627	2	6	2027
1631	3	6	2027
579	245	6	2027
445	83	4	2027
532	4	6	2027
2579	453	4	2027
3638	15	6	2027
6605	2	6	2027
1623	2	4	2027
1621	1	4	2027
1620	5	6	2027
1622	418	4	2027
2148	54	6	2027
8650	1	4	2027
8651	5	4	2027
781	5	4	2027
782	22	4	2027
1619	305	6	2027
8219	2	4	2027
1226	52	4	2027
8176	53	4	2027
5049	281	4	2027
454	56	6	2027
4525	26	6	2027
8181	3	6	2027
8185	2	4	2027
1087	6	4	2027
2209	5	6	2027
4520	2	6	2027
1088	4	6	2027
5048	9	6	2027
5318	5	4	2027
2084	31	4	2027
8165	2	4	2027
2573	44	6	2027
4526	281	6	2027
862	362	6	2027
4189	414	6	2027
4518	465	6	2027

Appendix F. 10-Year Pipeline R&R Program			
Pipeline ID	Length, ft	Diameter. Inches	Replacement Year
6607	487	6	2027
4527	296	6	2027
1079	14	6	2027
1067	1	4	2027
3094	59	6	2027
3095	28	6	2027
3196	306	6	2027
3610	55	6	2028
6617	485	4	2028
2144	485	4	2028
783	324	4	2028
785	469	4	2028
2578	26	6	2028
4317	439	6	2028
4315	456	6	2028
3563	52	10	2028
4203	63	8	2028
382	55	6	2028
829	18	6	2028
6592	204	8	2028
4318	436	6	2028
6615	405	6	2028
4303	436	6	2028
4181	595	8	2028
2119	3	8	2028
335	2	8	2028
1889	1	12	2028
6601	11	8	2028
280	4	6	2028
6608	356	14	2028
4517	67	14	2029
1230	277	14	2029
279	224	6	2029
1929	178	8	2029
4187	237	14	2029
805	232	14	2029
831	184	14	2029
8220	1	6	2029
806	105	14	2029
727	324	10	2029
2020	131	10	2029
3564	161	10	2029
2230	102	10	2029
726	1	10	2029
5050	226	10	2029
2111	433	10	2029
1890	1	10	2029
3642	127	8	2029
3558	190	6	2029
6590	85	8	2029
6591	37	8	2029
3557	376	8	2029
4183	38	4	2029
4156	5	8	2029
4179	1	8	2029
5042	21	8	2029
4510	6	8	2029
4295	85	8	2029
4309	5	8	2029
4308	5	8	2029
5039	5	8	2029
4182	68	12	2029
8858	95	16	2029
8859	54	8	2029
8172	13	6	2029
4519	2	6	2029
8217	1	6	2029
6618	480	6	2029
2137	385	8	2029
8014	244	8	2029
1029	13	8	2029
3636	2	6	2029
6599	382	6	2029

Appendix F. 10-Year Pipeline R&R Program			
Pipeline ID	Length, ft	Diameter. Inches	Replacement Year
6612	65	6	2029
8500	1,043	8	2029
6610	15	6	2029
6609	393	6	2029
811	32	6	2029
2136	349	6	2029
2083	53	6	2029
230	427	6	2029
859	12	6	2030
2255	62	6	2030
1086	21	6	2030
6594	61	8	2030
6593	38	8	2030
2134	15	8	2030
8486	15	8	2030
2206	188	8	2030
4180	247	8	2030
2205	312	8	2030
3205	241	8	2030
1610	517	8	2030
8034	1	6	2030
1070	240	6	2030
1078	33	6	2030
1069	1	6	2030
8119	3	6	2030
1990	1	6	2030
3781	21	6	2030
3787	140	6	2030
2149	139	6	2030
8138	28	6	2030
3789	318	6	2030
2171	2	6	2030
3790	9	6	2030
618	179	6	2030
1973	3	6	2030
8137	29	8	2030
4529	139	8	2030
766	238	8	2030
4086	302	6	2030
3784	257	6	2030
8118	246	6	2030
4807	1	6	2030
5124	2	6	2030
4806	26	6	2030
1077	14	6	2030
1076	304	6	2030
1068	303	6	2030
1075	335	6	2030
1618	25	6	2030
4099	9	6	2030
4095	260	6	2030
4102	294	6	2030
273	3	6	2030
2060	279	6	2030
4100	230	6	2030
4101	40	6	2030
3608	480	6	2030
1160	267	6	2030
1161	32	6	2030
3630	29	6	2030
3631	236	6	2030
2182	112	6	2030
2181	4	6	2030
2203	2	6	2030
6632	2	6	2030
2201	1	6	2030
3395	4	6	2030
3611	3	6	2030
1163	2	6	2030
3626	4	8	2030
3924	32	8	2030
7205	1	6	2030
3621	3	6	2030

Appendix F. 10-Year Pipeline R&R Program			
Pipeline ID	Length, ft	Diameter. Inches	Replacement Year
3926	2	6	2030
1162	2	8	2030
3394	67	6	2030
3622	324	6	2030
6631	144	6	2030
3623	197	6	2031
2200	215	6	2031
3612	244	6	2031
2197	90	6	2031
3925	256	6	2031
3624	309	6	2031
3613	150	6	2031
3627	187	8	2031
3620	61	6	2031
7206	95	8	2031
3635	92	6	2031
3923	3	8	2031
3629	392	8	2031
3634	237	8	2031
3633	291	8	2031
3628	202	8	2031
6633	96	6	2031
6625	427	6	2031
2173	176	6	2031
2172	15	6	2031
8203	32	6	2031
8532	175	6	2031
3619	25	8	2031
7842	374	6	2031
1752	594	6	2031
893	65	8	2031
1615	4	8	2031
1800	71	8	2031
8156	28	8	2031
8178	1	6	2031
4184	1,566	6	2031
887	262	8	2031
8177	53	6	2031
8857	293	20	2031
8180	47	8	2031
11046	10	6	2031
8210	6	10	2031
2180	2	6	2031
821	2	6	2031
8224	2	6	2031
5313	2	6	2031
8121	1	6	2031
1977	5	8	2031
3473	15	8	2031
825	48	10	2031
3472	9	8	2031
2102	20	6	2031
7843	30	6	2031
8199	3	6	2031
4299	22	6	2031
4165	2	6	2031
8211	6	8	2031
3625	4	8	2031
2202	2	6	2031
9737	4	6	2031
6595	4	6	2031
282	32	6	2031
3788	12	6	2031
4530	26	8	2031
755	1	8	2031
6626	26	6	2031
7911	1	10	2031
11044	15	6	2031
8171	4	6	2031
4521	5	6	2031
4654	5	6	2031
1164	9	6	2031
5492	44	6	2031

Appendix F. 10-Year Pipeline R&R Program			
Pipeline ID	Length, ft	Diameter. Inches	Replacement Year
5047	438	8	2032
2204	250	6	2032
8485	1,159	8	2032
3922	4	6	2032
1918	40	6	2032
6603	4	8	2032
2229	6	8	2032
2071	11	8	2032
4192	459	8	2032
4193	394	6	2032
1059	62	8	2032
1643	379	8	2032
6657	6	8	2032
2079	2	8	2032
8153	39	8	2032
3912	1	12	2032
3195	190	8	2032
8424	5	8	2032
8425	220	8	2032
5329	69	12	2032
1975	2	8	2032
529	2	18	2032
527	66	8	2032
8183	12	8	2032
2082	40	6	2032
2081	278	6	2032
1082	367	6	2032
1022	1	6	2032
1021	1	6	2032
1018	81	6	2032
275	297	6	2032
1081	43	6	2032
1080	241	6	2032
274	47	6	2032
272	86	6	2032
278	1	6	2032
1020	1	6	2032
1019	1	6	2032
4172	286	8	2032
5041	145	8	2032
8004	2	8	2032
6611	13	6	2032
2063	267	6	2032
2067	4	6	2032
2066	13	6	2032
2064	4	6	2032
1200	253	8	2032
2121	221	6	2032
4096	261	6	2032
8166	44	8	2032
3204	4	16	2032
6613	92	14	2032
6584	2	6	2032
5484	188	18	2032
6614	7	8	2032
8191	83	8	2032
8490	143	12	2032
5340	5	8	2032
4089	1	8	2032
4088	1	8	2032
802	206	6	2032
4170	40	8	2032
4171	2	8	2032
804	162	6	2032
827	136	8	2032
2244	41	8	2032
2243	100	8	2032
2120	455	8	2032
2068	26	10	2032
1378	4	6	2032
1343	5	8	2032
832	241	10	2032
229	243	6	2032

Appendix F. 10-Year Pipeline R&R Program			
Pipeline ID	Length, ft	Diameter. Inches	Replacement Year
834	45	10	2032
833	182	10	2032
2065	248	10	2032
1531	234	10	2032
4084	224	6	2032
4085	544	14	2032
271	265	10	2033
2080	251	8	2033
270	242	10	2033
2077	488	8	2033
4092	234	10	2033
2075	25	8	2033
2076	476	8	2033
4091	63	10	2033
1017	2	10	2033
2061	1	8	2033
1588	177	8	2033
8488	13	6	2033
2078	2	8	2033
2237	350	10	2033
1379	478	8	2033
845	67	8	2033
2238	2	8	2033
2239	1	10	2033
828	26	10	2033
1591	2	6	2033
2122	1	8	2033
2123	255	8	2033
2236	412	10	2033
1589	106	8	2033
1590	172	6	2033
2107	174	8	2033
4090	312	8	2033
768	40	8	2033
4098	174	6	2033
4097	266	6	2033
1614	6	6	2033
4094	121	6	2033
4093	162	6	2033
801	162	6	2033
3698	1	24	2033
5338	0	18	2033
3783	10	6	2033
8144	7	24	2033
3782	308	24	2033
1989	1	6	2033
8143	1	8	2033
4208	56	8	2033
3938	2	8	2033
3939	1	24	2033
5339	550	24	2033
4162	5	8	2033
5341	2	8	2033
3411	6	8	2033
10639	13	24	2033
5033	22	4	2033
8478	2	14	2033
3393	356	24	2033
9316	61	24	2033
2157	382	6	2033
8213	12	14	2033
4655	124	14	2033
581	7	14	2033
3857	255	6	2033
3474	27	6	2033
2155	524	14	2033
11380	5	14	2033
2156	59	14	2033
4076	258	14	2033
4075	7	14	2033
506	2	6	2033
8497	51	6	2033
6666	45	14	2033

Appendix F. 10-Year Pipeline R&R Program			
Pipeline ID	Length, ft	Diameter. Inches	Replacement Year
1159	2	6	2033
4082	2	6	2033
4081	276	6	2033
6667	85	14	2033
11994	222	14	2033
4083	102	6	2033
4080	165	6	2033
533	5	6	2033
1157	114	6	2033
4079	2	6	2033
1158	1	6	2033
1340	2	6	2033
586	217	6	2033
587	118	6	2033
7196	1	8	2033
7832	60	8	2033
4608	5	8	2033
4647	128	12	2033
3917	1	8	2033
6658	417	8	2033
4070	5	8	2034
4068	131	12	2034
4073	79	8	2034
4072	178	8	2034
5306	123	12	2034
3849	133	8	2034
8522	689	8	2034
8523	689	8	2034
7195	155	12	2034
8903	82	8	2034
11379	4	6	2034
11378	15	6	2034
2150	5	14	2034
1085	5	14	2034
1335	45	14	2034
1228	1	8	2034
1227	1	8	2034
1229	28	14	2034
1899	4	10	2034
2036	3	10	2034
2072	2	8	2034
724	5	10	2034
2112	2	8	2034
725	9	10	2034
846	3	10	2034
4173	4	8	2034
4176	355	8	2034
5467	251	12	2034
8474	4	12	2034
5156	2	14	2034
5157	2	14	2034
1616	173	8	2034
8484	19	8	2034
5165	2	12	2034
5163	3	8	2034
5164	1	8	2034
1741	2	8	2034
5475	1	8	2034
8146	3	12	2034
5155	1,025	24	2034
5314	3	14	2034
1199	31	6	2034
2058	3	8	2034
4104	130	6	2034
323	226	8	2034
1613	3	6	2034
723	39	8	2034
728	446	8	2034
722	254	8	2034
719	30	8	2034
1597	852	16	2034
2124	23	16	2034
2100	623	16	2034

Appendix G

Cost Estimating Assumptions

This appendix details West Yost's assumptions for estimating probable construction costs for the recommended water system facilities. Construction costs were developed based on a combination of data supplied by manufacturers, published industry standard cost data and curves, construction costs for similar facilities built by the City of Lincoln (City) and/or other public agencies, and construction costs previously estimated by West Yost for similar facilities with similar construction cost indexes.

The costs presented in this appendix are for construction only and do not include estimating or construction uncertainties (e.g., variations in final quantities) or cost estimates for engineering, legal services, environmental review, inspections, and/or contract administration. Some of these items are referred to as contingency costs and are addressed in the last section of this appendix. It should also be noted that the construction costs presented in this appendix represent capital infrastructure costs and do not include costs for purchase of additional surface water supplies, supply reliability, or operation and maintenance.

All estimated construction costs have been adjusted to reflect August 2025 dollars based on the construction cost index (CCI) of 20-cities average (13913.52). These costs should be used for conceptual cost estimates only and should be updated regularly. Construction costs presented in this appendix are not intended to represent the lowest prices in the industry for each type of construction or higher costs based on current supply-chain issues and/or construction volatility experienced in 2021 and 2022; rather they are representative of average or typical construction costs.

These planning-level construction cost estimates have been prepared for guidance in evaluating various facility improvement options and are intended only for budgetary purposes within the context of this master planning effort. Cost estimates prepared for this master planning effort are developed in accordance with the guidelines of the Association for the Advancement of Cost Engineering (AACE) International for a Class 5 Estimate. AACE International defines a Class 5 Estimate in the following manner:

> *Class 5 Estimate: This estimate is prepared based on limited information, where little more than proposed plant type, its location, and the capacity are known. Strategic planning purposes include, but are not limited to, market studies, assessment of viability, evaluation of alternate schemes, project screening, location and evaluation of resource needs and budgeting, and long-range capital planning. Examples of estimating methods used would include cost/capacity curves and factors, scale up factors, and parametric and modeling techniques. Typically, little time is expended in the development of this estimate. The expected accuracy ranges for this class estimate are –20 to – 50 percent on the low side and +30 to +100 percent on the high side.*

The following sections of this appendix describe the assumptions used to estimate the probable construction costs for the planning and design of recommended water system facilities for the City's water system:

- Water System Construction Costs
- Contingency Costs

WATER SYSTEM CONSTRUCTION COSTS

The following sections present the construction cost estimates used to project probable construction costs for recommended water system facilities in the City's water system and are categorized by type of improvement, including the following:

- Potable Water Pipelines
- Treated Water Storage Tanks
- Treated Water Booster Pump Stations
- Groundwater Production Wells
- Aquifer Storage and Recovery Wells
- Pressure or Flow Regulating Stations and Valves
- Backup Power Generators Plug-In Adaptors

Potable Water Pipelines

Unit construction costs for potable water pipelines 8- through 20-inches in diameter are provided in Table 1. These unit costs are categorized by typical pipeline construction either in developed areas (e.g., in urban or suburban roads) or undeveloped areas (e.g., across open fields or in rural roads) and are representative of pipeline construction under common or normal conditions. Special or difficult conditions would increase costs significantly.

The unit construction costs presented below are based on recent bids provided by the City and generally include pipeline materials, trenching, placing and jointing pipe, valves, fittings, hydrants, service connections, placing imported pipe bedding, native backfill material, and partial asphalt pavement replacement, if required. However, the costs presented in Table 1 do not include jacking and boring pipe or constructing boring and receiving pits. Jack and bore costs are shown in Table 2 and should be added where required.

Table 1. Unit Construction Costs for Pipelines[(a)]

Pipeline Size	Unit Construction Cost, dollars/linear foot(b)	
	Developed Areas	Undeveloped Areas
8-inch diameter	490	320
12-inch diameter	680	485
16-inch diameter	825	640
18-inch diameter	885	690
20-inch diameter	935	670
24-inch diameter	1070	840
30-inch diameter	1260	1090

(a) Based on August 2025 CCI of 20-cities average (13913.52).
(b) Estimated construction costs do not reflect an adjustment to account for the current economic bidding climate.

Table 2. Unit Construction Costs for Jack and Bore[a]	
Pipeline Size	Unit Construction Cost, dollars/linear foot[b]
12-inch diameter (24-inch diameter casing)	1,070
16-inch diameter (30-inch diameter casing)	1,335
18-inch diameter (32-inch diameter casing)	1,420
24-inch diameter (36-inch diameter casing)	1,605

(a) Based on August 2025 CCI of 20-cities average (13913.52).
(b) Estimated construction costs do not reflect an adjustment to account for the current economic bidding climate.

Treated Water Storage Reservoirs

Table 3 summarizes the estimated construction costs for treated water storage reservoirs between the size range of 1.0 to 4.0 MG. These costs generally include the installation of the storage reservoirs, site piping, earthwork, paving, instrumentation, and related sitework. These costs are representative of construction under normal excavation and foundation conditions and would be significantly higher for special or difficult foundation requirements.

Table 3. Construction Costs for Treated Water Storage Tanks[a]		
	Estimated Construction Cost, million dollars[b]	
Capacity, MG	Above-ground Concrete	Above-ground Steel
1.0	3.6	2.6
2.0	4.7	3.5
3.0	6.0	4.4
4.0	7.1	5.3
5.0	8.2	6.4
6.0	9.4	7.3

(a) Based on August 2025 CCI of 20-cities average (13913.52).
(b) Estimated construction costs do not reflect an adjustment to account for the current economic bidding climate.

Treated Water Pump Stations

Pump stations may be required to lift water to the operating hydraulic grade of the City's pressure zones. Estimated construction costs for pump stations, as shown in Table 4, are based on enclosed stations with architectural and landscaping treatment suitable for residential areas. Pump station costs can vary considerably, depending on architectural design, pumping head, and pumping capacity. Therefore, these costs presented below are representative of construction under common or normal conditions and would be significantly higher for special or difficult conditions.

Pump station cost estimates include the installation of the pumps, site piping, earthwork, paving, a chemical feed system (hypochlorite), on site backup/standby power generator, SCADA, and related sitework.

Table 4. Construction Costs for Pump Stations[a]	
Firm Capacity, mgd[b]	Estimated Construction Cost, million dollars[c]
0.5	1.5
1	1.5
2	1.7
3	1.9
4	2.2
5	2.5
6.5	2.8

(a) Based on August 2025 CCI of 20-cities average (13913.52).
(b) Equal to the total pumping capacity with the largest pump out of service or on standby.
(c) Estimated construction costs do not reflect an adjustment to account for the current economic bidding climate.

Groundwater Production Wells

Well construction costs are based on construction activities including pilot hole drilling, water quality/soil sampling, pilot hole reaming, well construction, well development and providing the necessary housing, pump, motor, automatic control equipment, discharge piping, SCADA, and disinfection equipment.

Construction costs for new groundwater wells are estimated to be approximately $2,244,295 per well (assuming a well capacity between 100 gallons per minute [gpm] and 500 gpm). These estimates are based on recent bids for similarly sized wells and representative of construction under normal drilling conditions. Costs would be significantly higher for special or difficult locations, or if specialized wellhead treatment is required.

Aquifer Storage and Recovery Wells

Aquifer storage and recovery (ASR) wells are used to inject treated surface water into a suitable aquifer during times when surplus water is available. The same wells are used to withdraw the stored water from the aquifer when other supplies are limited. ASR well construction costs include the construction of the ASR well; all required civil, mechanical, and electrical equipment; above ground facilities (i.e., masonry building); conveyance pipelines; ASR flow control valves, piping, and mechanical and controls; and one monitoring well. Cost of land purchase or lease is not included.

Construction costs for new ASR wells are estimated to be approximately $2,881,100 per well assuming an 18-inch diameter well (constructed to a depth of 500 feet), conveyance pipeline length of 200 feet, and one monitoring well (constructed to a depth of 500 feet). These estimates are based on construction costs from West Yost's expertise with ASR wells and information from other public agencies and are representative of construction under normal drilling conditions. Costs would be significantly higher for special or difficult locations, or if specialized wellhead treatment is required.

Pressure or Flow Regulating Stations and Valves

Interconnections (i.e., pressure regulating stations or check valves) are required to provide water supply between pressure zones during peak demands and/or emergency conditions. The construction cost for a new pressure regulating station or an existing pressure regulating station upgrade under normal conditions is estimated to be approximately $323,195. The construction cost for a new pressure regulating station or an existing pressure regulating station upgrade under special or difficult conditions (e.g., construction in high traffic areas) is estimated to be approximately $406,630. The construction cost for a new check valve connection is estimated to be approximately $7,395, should it be deemed necessary with the installation of PRV stations but are not required.

Construction cost estimates for a pressure regulating station include the installation of control valve(s), a concrete utility vault, access hatches, site piping, earthwork, paving, SCADA, and related sitework.

Backup Power Generators Plug-In Adaptors

On-site backup power plug-in adaptors and transfer switches are recommended so pumps can continue delivering water to the distribution system in the event of a power outage. Generators should be sized to meet the power demands of the pumps. The construction cost to retrofit existing facilities with a plug-in adaptor and transfer switch is estimated to be approximately $237,640 per location. This cost is representative of construction under normal conditions and would be significantly higher for special or difficult conditions.

CONTINGENCIES AND OTHER PROJECT COSTS

Contingency costs must be reviewed on a case-by-case basis because they will vary considerably with each project. However, to assist City staff with budgeting for these future construction projects, contingency costs have been added to the planning budget as percentages of the estimated construction cost using these two categories: Construction Contingency Costs and Other Project Cost Allowances.

- **Construction Contingency Costs**: 15 percent

  The construction costs presented above are representative of the construction of water system facilities under normal construction conditions and schedules; consequently, it is appropriate to allow for estimating and construction uncertainties unavoidably associated with the conceptual planning of projects. Factors such as unexpected construction conditions, the need for unforeseen mechanical items, and variations in final quantities are only a few of the items that can increase project costs. An allowance of 15 percent of the base construction cost will be included to cover such project related construction contingencies.

- **Other Project Cost Allowances:** 30 percent

  Other project costs have been divided into three (3) subcategories, totaling 30 percent (10 percent engineering, 10 percent construction management, and 10 percent program implementation)

  — Engineering costs associated with new facilities include preliminary investigations and reports, right-of-way acquisition, foundation explorations, preparation of drawings and specifications during construction, surveying and staking, sampling of testing material, and start-up services. For this study, engineering costs are assumed to be 10 percent of the base construction cost estimate.

  — Construction management covers such items as contract management and inspection during construction. The cost of these items can also vary, but for the purpose of this study, it is assumed that construction management charges will equal approximately 10 percent of the base construction cost estimate.

  — Program implementation costs cover items such as legal fees, environmental/CEQA compliance requirements, financing expenses, administrative costs, and interest during construction. The cost of these items can also vary, but for the purpose of this study, it is assumed that program implementation costs will equal approximately 10 percent of the base construction cost estimate.

An example application of these allowances to a project with an assumed base construction cost of $1.0 million is shown in Table 5. As shown, the total cost of all project construction contingencies (construction, design, construction management, and administration costs) is approximately 49.5 percent of the base construction cost for each project.

Table 5. Example Application of Contingency Costs

Cost Component	Percent	Cost, dollars
Estimated Base Construction Cost before Mark-ups[(a)]	-	1,000,000
Construction Contingency Costs	15	150,000
Estimated Construction Cost with Contingency	**-**	**$1,150,000**
Other Project Costs		
Engineering	10	115,000
Construction Management	10	115,000
Program Implementation	10	115,000
Total Project Cost Allowances	-	345,000
Estimated Total Project Cost		**$1,495,000**

(a) Assumed cost of an example project.

Concord

1001 Galaxy Way, Suite 310
Concord CA 95420
925-949-5800

Davis

2020 Research Park Drive, Suite 100
Davis CA 95618
530-756-5905

Irvine

25 Edelman, Suite 120
Irvine, CA 92618
949-420-3030

Lake Oswego

5 Centerpointe Drive, Suite 130
Lake Oswego OR 97035
503-451-4500

Medford

3235 Hillcrest Park Drive, Suite 106
Medford OR 97504
458-299-0843

Oceanside

804 Pier View Way, Suite 100
Oceanside CA 92054
760-795-0365

Phoenix

4505 E Chandler Boulevard, Suite 265
Phoenix AZ 85048
602-337-6110

Pleasanton

6800 Koll Center Parkway, Suite 150
Pleasanton CA 94566
925-426-2580

Sacramento

100 Howe Avenue, Suite 110S
Sacramento CA 95825
916-306-2250

San Diego

11545 West Bernardo Court, Suite 209
San Diego CA 92127
858-505-0075

Santa Rosa

2235 Mercury Way, Suite 105
Santa Rosa CA 95407
707-543-8506

Water Master Plan Update

PREPARED FOR

City of Lincoln

PREPARED BY

Water Master Plan Update

Prepared for

City of Lincoln

Project No. 206-60-24-56



Prepared by: Brenda Estrada, PE, RCE #67062	January 21, 2026 Date
QA/QC Review: Elizabeth T. Drayer, PE, RCE #46872	January 21, 2026 Date

Table of Contents

EXECUTIVE SUMMARY ES-1

Introduction ES-1

Water Service Area ES-2

Existing and Projected Water Demands ES-2

Projected Future Land Use ES-3

Water Supply Evaluation ES-4

Recommended Existing and Future Water System Improvements ES-5

Recommended Existing System Improvements ES-8

Recommended Future System Improvements ES-8

Recommended Rehabilitation and Replacement Programs ES-10

Basis of Recommendations ES-10

CHAPTER 1 Introduction 1-1

1.1 Water Master Plan Update Purpose 1-1

1.2 Water Master Plan Objectives 1-1

1.3 Previous Studies 1-2

1.3.1 2017 Water Master Plan 1-2

1.3.2 2050 General Plan 1-3

1.3.3 2020 Urban Water Management Plan 1-3

1.4 Report Organization 1-6

1.5 Acknowledgments 1-8

CHAPTER 2 Existing Water System 2-1

2.1 Existing Water Service Area 2-1

2.2 Existing Water Supply Sources 2-1

2.2.1 Surface Water Supply 2-3

2.2.1.1 Placer County Water Agency 2-3

2.2.1.2 Nevada Irrigation District 2-3

2.2.2 Groundwater Supply 2-4

2.3 Existing Water System and Facilities 2-4

2.3.1 System Configuration and Pressure Zones 2-4

2.3.2 Placer County Water Agency Metering Stations 2-8

2.3.3 Groundwater Wells 2-8

2.3.4 Storage Tanks 2-9

2.3.5 Booster Pump Stations 2-11

2.3.6 Pressure Regulating Stations 2-11

2.3.7 Transmission and Distribution Pipelines 2-12

CHAPTER 3 Water Demand Analysis 3-1

3.1 Historical Water Production and Use 3-1

3.1.1 Historical Annual Water Production 3-1

Table of Contents

3.1.2 Per Capita Water Use 3-4
3.1.3 Historical Water Consumption 3-6
3.1.4 Non-Revenue Water 3-7

3.2 Historical Peak Water Use 3-8
3.2.1 Maximum Day and Peak Hour Demand 3-9
3.2.2 Recommended Demand Peaking Factors 3-9
3.2.3 Diurnal Curve Development 3-10

3.3 Existing and Future Land Use and Growth Projections 3-13
3.3.1 Existing Land Use 3-13
3.3.2 Projected Future Land Use 3-15
3.3.2.1 Overview of the City's General Plan 2050 3-15
3.3.2.1.1 Infill 3-15
3.3.2.1.2 Villages 3-15
3.3.2.1.3 Special Use Districts 3-16
3.3.2.2 Projected Future Land Use 3-16

3.4 Water Use Factors 3-21
3.4.1 Water Use Factor Development Methodology 3-21
3.4.2 Residential Land Uses 3-21
3.4.3 Non-Residential Land Uses 3-21
3.4.4 Recommended Water Use Factors 3-22

3.5 Future Water Demands and Required Water Production 3-22
3.5.1 Existing Baseline Demand 3-22
3.5.2 Projected Future Water Demands 3-23
3.5.3 Projected Water Production Requirements 3-23

CHAPTER 4 Water Supply Analysis 4-1

4.1 Water Supply Overview 4-1

4.2 Surface Water Supply 4-1
4.2.1 Placer County Water Agency 4-2
4.2.2 Nevada Irrigation District 4-5

4.3 Groundwater Supply 4-6
4.3.1 Groundwater Basin Description 4-6
4.3.1.1 Groundwater Basin Conditions 4-7
4.3.1.2 Groundwater Management 4-9
4.3.1.2.1 Western Placer County Groundwater Management Plan 4-9
4.3.1.2.2 Sustainable Groundwater Management Act 4-9
4.3.1.2.3 North American Subbasin Groundwater Sustainability Plan 4-9
4.3.2 Historical Groundwater Use 4-11

4.4 Water Supply Plan 4-11
4.4.1 Existing Supply Production Capacity 4-11
4.4.2 Potential Future Supply Sources 4-12
4.4.2.1 Aquifer Storage and Recovery Wells 4-12
4.4.2.2 Groundwater Recharge 4-12

Table of Contents

4.4.2.3 Recycled Water 4-13
4.4.3 Projected Water Demands 4-13
4.4.4 Comparison of Supply Production Capacity and Demands 4-14

CHAPTER 5 System Performance Criteria 5-1

5.1 General Water System Guidelines 5-1
5.1.1 Water System Reliability 5-1
5.1.2 Water Quality Standards 5-1

5.2 Water System Performance Criteria 5-3
5.2.1 Water System Supply Capacity 5-3
5.2.2 Fire Flow Requirements 5-3
5.2.3 Distribution System Pressure 5-4

5.3 Facility Sizing Criteria 5-4
5.3.1 Pump Station Capacity and Backup Power 5-4
5.3.1.1 Critical Supply and Pumping Facilities 5-5
5.3.2 Storage Facility Capacity Criteria 5-5
5.3.2.1 Operational Storage 5-5
5.3.2.2 Fire Flow Storage 5-6
5.3.2.3 Emergency Storage 5-6
5.3.2.4 Emergency Groundwater Storage Credit 5-7
5.3.2.5 Total Storage Capacity Recommended 5-7
5.3.2.6 Storage Operational Strategies 5-7
5.3.3 Valve Capacity Criteria (For Zones Supplied by Pressure Reducing Stations) 5-8
5.3.4 Water Transmission and Distribution Pipeline Criteria 5-8

CHAPTER 6 Hydraulic Model Update and Calibration 6-1

6.1 Hydraulic Model Background 6-1

6.2 Hydraulic Model Update Methodology 6-1

6.3 Hydraulic Model Update 6-2
6.3.1 Model Pipeline Configuration Update 6-2
6.3.2 Pipeline Roughness Characteristics 6-2
6.3.3 Water Demand Allocation 6-2
6.3.4 Elevation Extraction 6-3
6.3.5 Water System Facilities 6-3
6.3.6 Hourly Pattern Development 6-3

6.4 Hydraulic Model EPS Calibration 6-4
6.4.1 Hydraulic Model EPS Calibration Results 6-6
6.4.1.1 Lower Zones EPS Calibration Results 6-6
6.4.1.2 750 and 610 Zones EPS Calibration Results 6-6
6.4.1.3 775 and 650 Zones EPS Calibration Results 6-7
6.4.2 Hydraulic Model EPS Calibration Findings and Conclusions 6-7

Table of Contents

CHAPTER 7 Existing System Evaluation 7-1

7.1 Existing Water Demands 7-1

7.2 Existing Water Supply and Water System Facility Capacity Evaluation 7-2
7.2.1 Supply Capacity Evaluation 7-2
7.2.2 Pumping Capacity Evaluation 7-2
7.2.3 Storage Capacity Evaluation 7-3
7.2.4 Pressure Regulating Station Capacity Evaluation 7-6

7.3 Existing Water Distribution System Performance Evaluation 7-7
7.3.1 Normal Operations 7-7
7.3.1.1 Average Day Demand 7-7
7.3.1.1.1 Evaluation Overview 7-7
7.3.1.1.2 Evaluation Results 7-8
7.3.1.2 Maximum Day Demand with Peak Hour 7-8
7.3.1.2.1 Evaluation Overview 7-8
7.3.1.2.2 Evaluation Results 7-8
7.3.1.3 Water Age 7-9
7.3.1.3.1 Evaluation Overview 7-9
7.3.1.3.2 Evaluation Results 7-9
7.3.2 Emergency Operations 7-11
7.3.2.1 Maximum Day Demand Plus Fire Flow 7-11
7.3.2.1.1 Evaluation Overview 7-11
7.3.2.1.2 Evaluation Results 7-11
7.3.2.2 Additional Emergency Scenarios 7-11
7.3.2.2.1 Emergency Scenario 1: Loss of All PCWA Water Sources 7-12
7.3.2.2.2 Emergency Scenario 2: Unregulated PCWA Source and Catta Verdera BPS Failure 7-13
7.3.2.2.3 Emergency Scenario 3: 775 Zone Unregulated PCWA Connection Failure 7-13
7.3.2.2.4 Emergency Scenario 4: 750 Zone Unregulated PCWA Connection Failure 7-13
7.3.2.2.5 Emergency Scenario 5: Conspiracy Point Tank 30-inch Diameter Pipeline Failure 7-14
7.3.2.2.6 Emergency Scenario 6: Three Largest Groundwater Wells Offline 7-14
7.3.2.2.7 Emergency Scenario 7: Stoneridge Blvd 24-inch Diameter Pipeline Failure 7-15
7.3.2.2.8 Emergency Scenario 8: 3 MG Tank 20-inch Diameter Pipeline Failure 7-15
7.3.2.2.9 Emergency Scenario 9: Verdera Tank No. 3 36-inch Diameter Pipeline Failure 7-16
7.3.2.2.10 Emergency Scenario 10: Zone Control Valve in the Camino Cielo Walking Path Failure 7-17
7.3.2.2.11 Emergency Scenario 11: Zone Control Valve at Anton Lane and Andover Lane Failure 7-17

7.4 Summary of Findings and Recommendations for the Existing Water System 7-18

Table of Contents

CHAPTER 8 Future System Evaluation 8-1

8.1 Future Water System Description 8-1

8.2 Future Water Demand 8-3

8.3 Future Water Supply and Water System Facility Capacity Evaluation 8-9
- 8.3.1 Supply Capacity Evaluation 8-9
- 8.3.2 Pumping Capacity Evaluation 8-12
- 8.3.3 Storage Capacity Evaluation 8-13
- 8.3.4 Pressure Regulating Station Capacity Evaluation 8-20

8.4 Future Water Distribution System Performance Evaluation 8-21
- 8.4.1 Normal Operations Overview 8-23
  - 8.4.1.1 Normal Operations Results: 5-Year, 10-Year, 15-Year, and 20-Year Phases 8-23
  - 8.4.1.2 Normal Operations Results: Buildout Phase 8-24
- 8.4.2 Emergency Operations Overview 8-25
  - 8.4.2.1 Emergency Operation Results 8-25
- 8.4.3 Future Water Distribution System Performance Evaluation Results Summary 8-25

8.5 Summary of Findings and Recommendations for the Future Water System 8-44

8.6 Other Recommendations 8-44

CHAPTER 9 Rehabilitation and Replacement Program 9-1

9.1 Existing Pipeline Rehabilitation and Replacement Approach 9-1

9.2 Pipeline Asset Registry 9-2

9.3 Pipeline Remaining Useful Life Assessment 9-4
- 9.3.1 Remaining Useful Life 9-4
  - 9.3.1.1 Useful Life Expectancies 9-4
  - 9.3.1.2 RUL Classification 9-5

9.4 Pipeline R&R Projections 9-6
- 9.4.1 10-Year Pipeline R&R Program 9-8
- 9.4.2 Future Pipeline Replacements 9-9

9.5 Basic Condition Assessment of Major Facilities 9-11

9.6 Next Steps 9-11

CHAPTER 10 Capital Improvement Program 10-1

10.1 Cost Estimating Assumptions 10-1

10.2 Recommended Capital Improvement Program 10-2
- 10.2.1 Summary of Estimated Capital Costs 10-2
- 10.2.2 Recommended Existing System Improvements 10-5
- 10.2.3 Recommended Future System Improvements 10-5
- 10.2.4 Recommended Rehabilitation and Replacement Programs 10-11

10.3 Basis of Recommendations 10-11

Table of Contents

LIST OF TABLES

Table ES-1. Projected Water Production Requirements ES-3

Table ES-2. Summary of Future Cumulative Land Use Projections ES-4

Table ES-3. Summary of Recommended Future System Improvements ES-9

Table 1-1. General Plan Goals, Policies, and Actions Related to Water Service 1-4

Table 2-1. Summary of Existing Pressure Zones 2-5

Table 2-2. Summary of Existing Placer County Water Agency Metering Stations to the City of Lincoln 2-8

Table 2-3. Summary of Existing Well Facilities 2-9

Table 2-4. Summary of Existing Water Storage Tanks 2-10

Table 2-5. Summary of Existing Booster Pump Stations 2-11

Table 2-6. Summary of Existing Pressure Regulating Stations 2-12

Table 2-7. Summary of Existing Distribution System Pipeline Diameter[(a)] 2-13

Table 2-8. Summary of Distribution System Pipeline Installation Decade[(a)] 2-13

Table 2--9. Summary of Distribution System Pipeline Material[(a)] 2-14

Table 3-1. Historical Annual Water Production 3-2

Table 3-2. Historical Production, Population, and Per Capita Water Use 3-4

Table 3-3. City Customer Types as of December 2023 3-6

Table 3-4. Consumption by Customer Types as of December 2023 3-7

Table 3-5. Non-Revenue Water 3-8

Table 3-6. Summary of Historical Maximum Day Peaking Factors 3-9

Table 3-7. Summary of Recommended Main Zone Maximum Day and Peak Hour Peaking Factors 3-10

Table 3-8. Future Incremental Land Use Projections by Development Areas 3-17

Table 3-9. Summary of Future Cumulative Land Use Projections 3-19

Table 3-10. Recommended Unit Water Demand Factors 3-22

Table 3-11. Projected Average Day Water Demand by Development, mgd 3-23

Table 3-12. Projected Water Production Requirements 3-24

Table 4-1. PCWA Surface Water Supply Summary 4-4

Table 4-2. NID Surface Water Supply Summary 4-6

Table 4-3. Estimated Groundwater Change in Storage 4-10

Table 4-4. Existing Supply Capacity for the City of Lincoln 4-12

Table 5-1. Summary of Recommended Water System Performance and Operational Criteria 5-2

Table 5-2. City of Lincoln Recommended Fire Flow Planning Criteria 5-4

Table of Contents

Table 7-1. Existing Baseline Demands 7-1
Table 7-2. Comparison of Required versus Available Existing Supply Capacity 7-2
Table 7-3. Comparison of Required versus Available Existing Pumping Capacity 7-3
Table 7-4. Comparison of Required versus Available Existing Storage Capacity 7-5
Table 7-5. Comparison of Available versus Required Existing Pressure Regulating Station Capacity 7-6
Table 7-6. Summary of Water Age Results in Existing Storage Tanks[(a)] 7-10
Table 8-1. 5-Year Future Baseline Demands 8-4
Table 8-2. 10-Year Future Baseline Demands 8-5
Table 8-3. 15-Year Future Baseline Demands 8-6
Table 8-4. 20-Year Future Baseline Demands 8-7
Table 8-5. Buildout Future Baseline Demands 8-8
Table 8-6. Comparison of Projected Demand versus 5-Year Future Supply Capacity 8-9
Table 8-7. Comparison of Projected Demand versus 10-Year Future Supply Capacity 8-10
Table 8-8. Comparison of Projected Demand versus 15-Year Future Supply Capacity 8-10
Table 8-9. Comparison of Projected Demand versus 20-Year Future Supply Capacity 8-11
Table 8-10. Comparison of Projected Demand versus Buildout Future Supply Capacity 8-12
Table 8-11. Comparison of Required versus Available Pumping Capacity for 375 Zone West 8-14
Table 8-12. Comparison of Required versus 5-Year Future Storage Capacity 8-15
Table 8-13. Comparison of Required versus 10-Year Future Storage Capacity 8-16
Table 8-14. Comparison of Required versus 15-Year Future Storage Capacity 8-17
Table 8-15. Comparison of Required versus 20-Year Future Storage Capacity 8-18
Table 8-16. Comparison of Required versus Buildout Future Storage Capacity 8-19
Table 8-17. Comparison of Available versus Required 450 Zone Pressure Regulating Station Capacity for 10-Year, 15-Year, 20-Year, and Buildout 8-20
Table 8-18. Summary of Phasing Assumptions 8-22
Table 8-19. Future System Evaluation Results Summary 8-26
Table 8-20. Summary of Recommended Future System Improvements 8-45
Table 9-1. Existing Pipeline Summary, by Diameter 9-3
Table 9-2. Existing Pipeline Summary, by Material 9-3
Table 9-3. Standard Useful Life of Buried Pipelines, by Material 9-5
Table 9-4. RUL to Condition Translation 9-5
Table 9-5. Pipeline RUL-Based Condition Summary 9-6
Table 9-6. 10-Year Pipeline R&R Program 9-9
Table 9-7. Long-Term Pipeline R&R Projections 9-9

Table 9-8. Summary of Basic Condition Assessment of Major Facilities 9-12
Table 10-1. Summary of Improvement Costs by Time Frame and Responsible Party 10-3
Table 10-2. Summary of Recommended Future System Improvements 10-6
Table 10-3. Recommended Capital Improvement Projects 10-7

LIST OF FIGURES

Figure ES-1. Projected Supply and Demand Comparison ES-6
Figure ES-2. Recommended Capital Improvement Projects ES-7
Figure 2-1. Service Area Boundaries 2-2
Figure 2-2. Existing Water System 2-6
Figure 2-3. Simplified Zone Schematic 2-7
Figure 2-4. Existing Water System Pipeline Age 2-15
Figure 3-1. Historical Annual Water Production 3-3
Figure 3-2. Comparison of Historical Per Capita Demand and Population 3-5
Figure 3-3. Grouped Zones Maximum Day Demand Diurnal Curves 3-11
Figure 3-4. Grouped Zones Minimum Day Demand Diurnal Curves 3-11
Figure 3-5. Irrigation Meters Maximum Day Demand Diurnal Curves 3-12
Figure 3-6. Large Users Maximum Day Demand Diurnal Curves 3-13
Figure 3-7. Existing and Planned Land Use 3-14
Figure 3-8. Future Development Areas 3-20
Figure 4-1. Service Area Boundary 4-3
Figure 4-2. Sacramento Valley Groundwater Basin – North American Subbasin 4-8
Figure 4-3. Projected Supply and Demand Comparison 4-15
Figure 6-1. Calibration Day Diurnal Patterns (July 11, 2024) 6-4
Figure 6-2. HPR Locations Overview Map 6-5
Figure 7-1. Minimum Pressure at Average Day Demand – Existing Water System 7-19
Figure 7-2. Minimum Pressure at Maximum Day Demand – Existing Water System 7-20
Figure 7-3. Maximum Water Age at Minimum Day Demand – Existing Water System 7-21
Figure 7-4. Percent of Fire Flow Requirement Available – Existing Water System 7-22
Figure 7-5. Change in Minimum Pressures – Emergency Scenario 5 7-23
Figure 7-6. Change in Minimum Pressures – Emergency Scenario 7 7-24
Figure 7-7. Change in Minimum Pressures – Emergency Scenario 8 7-25
Figure 7-8. Change in Minimum Pressures – Emergency Scenario 9 7-26

Figure 7-9. Maximum Pressures at maximum Day Demand – Emergency Scenario 10 7-27
Figure 7-10. Change in Minimum Pressures – Emergency Scenario 11 7-28
Figure 7-11. Recommended Improvements – Existing Water System 7-29
Figure 8-1. Future Water System 8-2
Figure 8-2. Minimum Pressure at Average Day Demand – 5-Year Water System 8-28
Figure 8-3. Minimum Pressure at Average Day Demand – 10-Year Water System 8-29
Figure 8-4. Minimum Pressure at Average Day Demand – 15-Year Water System 8-30
Figure 8-5. Minimum Pressure at Average Day Demand – 20-Year Water System 8-31
Figure 8-6. Minimum Pressure at Average Day Demand – Buildout Water System 8-32
Figure 8-7. Minimum Pressure at Maximum Day Demand – 5-Year Water System 8-33
Figure 8-8. Minimum Pressure at Maximum Day Demand – 10-Year Water System 8-34
Figure 8-9. Minimum Pressure at Maximum Day Demand – 15-Year Water System 8-35
Figure 8-10. Minimum Pressure at Maximum Day Demand – 20-Year Water System 8-36
Figure 8-11. Minimum Pressure at Maximum Day Demand – Buildout Water System 8-37
Figure 8-12. Maximum Velocities at Maximum Day Demand – Buildout Water System 8-38
Figure 8-13. Percent of Fire Flow Requirement Available – 5-Year Water System 8-39
Figure 8-14. Percent of Fire Flow Requirement Available – 10-Year Water System 8-40
Figure 8-15. Percent of Fire Flow Requirement Available – 15-Year Water System 8-41
Figure 8-16. Percent of Fire Flow Requirement Available – 20-Year Water System 8-42
Figure 8-17. Percent of Fire Flow Requirement Available – Buildout Water System 8-43
Figure 9-1. Water CIP Replacement Plan (May 2024) 9-2
Figure 9-2. Pipeline Condition 9-7
Figure 9-3. Pipeline Replacement Projections – 10-Year CIP 9-10
Figure 10-1. Recommended Capital Improvement Projects 10-4

LIST OF APPENDICES

Appendix A. Water Supply Agreements
Appendix B. Water Use Factor Technical Memorandum
Appendix C. System Servicing Plan Technical Memorandum
Appendix D. Calibration Results
Appendix E. HPR Results
Appendix F. 10-Year Pipeline Rehabilitation and Replacement Program Details
Appendix G. Cost Estimating Assumptions

LIST OF ACRONYMS AND ABBREVIATIONS

AACE	Association for the Advancement of Cost Engineering
ADD	Average Day Demand
af/ac/yr	Acre-Feet Per Acre Per Year
af/du/yr	Acre-Feet Per Dwelling Unit Per Year
AFY	Acre-Feet Per Year
AMI	Advanced Metering Infrastructure
ASR	Aquifer Storage and Recovery
AWMP	Agricultural Water Management Plan
AWWA	American Water Works Association
BPS	Booster Pump Station
CFC	2022 California Fire Code
CIP	Capital Improvement Program
City	City of Lincoln
CVFED	Central Valley Floodplain Evaluation and Delineation
CVP	Central Valley Project
DDW	Division of Drinking Water
DEM	Digital Elevation Model
DMP	Downtown Master Plan
DU	Dwelling Units
DWR	Department of Water Resources
EGWC	Emergency Groundwater Credit
EPA	Environmental Protection Agency
EPS	Extended Period Simulation
fps	Feet Per Second
ft	Feet
FY	Fiscal Year
GDE	Groundwater Dependent Ecosystem
GIS	Geographic Information System
GP	General Plan 2050
gpcd	Gallons Per Capita Per Day
gpm	Gallons per Minute
GSA	Groundwater Sustainability Agency
GSP	Groundwater Sustainability Plan
HDPE	High-Density Polyethylene
HPRs	Hydrant Pressure Recorders
LiSWA	Lincoln-Sewer Maintenance District 1 Wastewater Authority
M	Million
MCL	Maximum Contaminant Level
MDD	Maximum Day Demand

MFP	Middle Fork Project
MG	Million Gallons
mgd	Million Gallons per Day
msl	Mean Sea Level
NASb	North American Subbasin
NID	Nevada Irrigation District
NRW	Non-Revenue Water
ODDS	Objective Design and Development Standards
PCWA	Placer County Water Agency
PG&E	Pacific Gas & Electric
PHD	Peak Hour Demand
PRS	Pressure Regulating Station
PRV(s)	Pressure Regulating Valve(s)
psi	Pounds Per Square Inch
PVC	Polyvinyl Chloride
R&R	Rehabilitation and Replacement
RUL	Remaining Useful Life
SACOG	Sacramento Area of Council of Governments
SCADA	Supervisory Control and Data Acquisition
SGMA	Sustainable Groundwater Management Act
SOI	Sphere of Influence
SUD	Special Use District
SWRCB	State Water Resources Control Board
TDS	Total Dissolved Solid
TM	Technical Memorandum
UWMP	Urban Water Management Plan
VFD	Variable Frequency Drive
WMP	Water Master Plan
WMPU	Water Master Plan Update
WPCGMP	Western Placer County Groundwater Management Plan
WPGSA	West Placer Groundwater Sustainability Agency
WWTRF	Wastewater Treatment and Reclamation Facility
Zone	Pressure Zone

INTRODUCTION

The purpose of this 2025 Water Master Plan Update (WMPU) for the City of Lincoln (City) is to evaluate the existing water system infrastructure and address potential impacts of near-term and long-term planned growth to develop a comprehensive guide for the City's water system capital improvement program (CIP).

The City's last Water Master Plan (WMP) was completed in 2017, based on development plans described in the City's General Plan 2050 (GP). Since that time, the City has experienced growth and an increase in per capita water use, constructed a new storage tank (Verdera Tank No. 3), and identified proposed changes in land uses from the General Plan 2050. The City has also updated its water system model since the 2017 WMP to reflect existing system conditions. Since the completion of the 2017 WMP, the City became a member of the West Placer Groundwater Sustainability Agency (GSA). The West Placer GSA prepared and completed the North American Subbasin Groundwater Sustainability Plan (GSP) in 2021, which was then approved by the State in 2023.

These factors have led to a need to reassess the City's water needs, priorities and strategies and reevaluate the water system infrastructure improvements necessary to ensure a safe and reliable water supply for the City's existing and future residents and businesses.

The primary objectives of this WMPU, along with the chapters in which these topics are discussed, are as follows:

- Describe the City's existing water system and facilities (Chapter 2).
- Evaluate historical and existing water demands to understand recent water use patterns and water use by customer type (Chapter 3).
- Develop new unit use factors based on land use categories and recent water demand trends (Chapter 3).
- Develop future water demand projections for near-term and built out conditions based on future planned development in the City and updated unit water use factors (Chapter 3).
- Review the City's existing water supplies and the availability and reliability of each supply source (Chapter 4).
- Review City and industry water system standards and refine performance and operational criteria under which the City water system will be evaluated and recommendations for future facilities will be formulated (Chapter 5).
- Update and calibrate the City's water system hydraulic model to provide an updated, accurate tool for evaluating various water system demand and operational scenarios (Chapter 6).
- Evaluate the need for new water system facilities (including pipelines, supply facilities, storage facilities and pumping facilities) to meet existing, near-term, and built out water demands within the City (Chapters 7 and 8).

- Assess the remaining useful life of the City's water system assets and develop a recommended rehabilitation and replacement program (Chapter 9).
- Develop a CIP for implementation of recommended water system improvements and recommended rehabilitation and replacement program (Chapter 10).

It is important to note that this 2025 WMPU is a living document, and the details presented herein, such as assumptions, evaluations, and recommendations, are based on the data available at the time of preparation. This document will be updated every 5 to 8 years and will incorporate new information and updates that occur after its completion.

WATER SERVICE AREA

The City is located in Placer County, California and is part of the Sacramento metropolitan area. California State Route 65 runs north and south through the City while California State Route 193 runs east and west. The City's water service area covers approximately 29 square miles (18,454 acres) and is generally coterminous with the City limits. The City's Sphere of Influence (SOI) includes the area not currently within the City limits which the City plans to annex and extend water service to in the future as development proposals are approved.

This City operates a water storage and distribution system that contains seven pressure zones. The storage and distribution system consists of two Placer County Water Agency (PCWA) metering stations, five groundwater wells, three storage tanks, one booster pump station, ten pressure regulating stations, and approximately 279 miles of transmission and distribution pipelines. Refer to Chapter 2 for additional details on the existing water service area, supply sources, and existing water system.

EXISTING AND PROJECTED WATER DEMANDS

Existing baseline water production for this WMPU is 9.0 million gallons per day (mgd), based on the City's 2023 average annual water production. Production is primarily met through surface water supplies from the PCWA and Nevada Irrigation District (NID), supplemented by City-owned groundwater wells.

Updated water demands were projected for 5-Year, 10-Year, 15-Year, 20-Year, and Buildout Phases using the recommended unit water use factors applied to the City's planned future land uses. Future water production requirements were then estimated by adding the projected water demands to the existing baseline production, accounting for a non-revenue water factor of 10 percent. Table ES-1 summarizes the existing and projected water production for the 5-Year, 10-Year, 15-Year, 20-Year, and Buildout Phases.

By the 20-Year Phase, average day demands are projected to increase to 18.9 mgd, with a corresponding maximum day demand of 35.7 mgd. At full buildout, the system's average day demand is projected to reach 35.3 mgd and the maximum day demand is projected to reach 66.9 mgd.

Table ES-1. Projected Water Production Requirements[a]		
Phase	Average Day Demand, mgd	Maximum Day Demand, mgd[b]
Existing[c]	9.0	16.9
5-Year	10.9	20.5
10-Year	14.0	26.4
15-Year	16.9	31.9
20-Year	18.9	35.7
Buildout	35.3	66.9

(a) Projected demands include non-revenue water of 10 percent.
(b) Average day to maximum day demand factor equals 1.9.
(c) Existing demands based on 2023 demands.
mgd = million gallons per day

Projected Future Land Use

Future growth and land uses within the City are based on the GP along with input from the City's Community Development Department. The GP summarizes anticipated development within the City's SOI. The SOI encompasses both incorporated and unincorporated areas and were defined in the GP as the probable ultimate boundary and service area of the City. Infill is expected to occur on vacant parcels within the City's existing City Limit boundary. Additionally, the GP categorized larger undeveloped areas into two designations: Village or Special Use District which are described in more detail in Chapter 3.

The future growth was classified in 5-year increments for a 20-year period based on input from the City's Community Development Department. All remaining areas in the GP SOI are assumed to occur at buildout. It is not expected that all areas in the SOI will be fully developed within the 20-year period based on the current pace of development.

Table ES-2 summarizes the future planned development within the City by land use designation. It is projected that approximately 16,947 new residential dwelling units will be added in the next 20 years and 42,916 new dwelling units will be added by buildout of the SOI. It is also projected that approximately 4,280 acres of non-residential land uses will be added in the next 20 years and 11,774 acres will be added by buildout of the SOI. Approximately 54 percent of the buildout non-residential area is composed of open space and right-of-way land use which is not planned to be irrigated. Refer to Chapter 3 for additional details and figures which show the future planned development areas.

Table ES-2. Summary of Future Cumulative Land Use Projections					
Future Land Use Designation	5-Year	10-Year	15-Year	20-Year	Buildout[a]
Residential, DU					
Country / Low Density Estates[b]	154	457	955	1,652	3,383
Low Density Residential	2,074	4,374	5,867	6,987	18,372
Medium Density Residential	1,044	3,306	5,543	5,608	13,701
High Density Residential	66	1,160	2,013	2,700	7,460
Total Residential	**3,338**	**9,297**	**14,378**	**16,947**	**42,916**
Non-Residential, Acres					
Mixed Use	5	57	83	87	528
Commercial	22	200	372	393	3,140
Business Professional	3	108	154	253	256
Industrial	100	237	337	436	536
Public	12	29	64	130	130
Parks	60	209	318	349	802
Open Space	350	913	1,446	2,162	5,255
ROW	22	118	240	470	1,127
Total Non-Residential	**574**	**1,871**	**3,014**	**4,280**	**11,774**

(a) Buildout includes planned developments within City Limits and SOI identified in General Plan 2050 (March 2008).
(b) Projected timing of developments based on discussions with the City's Community Development Department.
DU = Dwelling Units

WATER SUPPLY EVALUATION

The City's existing water supply portfolio consists of the following sources:

- **Surface water purchased from PCWA.** Surface water is diverted from the American, Yuba, and Bear Rivers, and various tributaries and creeks in West Placer County, and treated by PCWA at the Foothill Water Treatment Plant before delivery to the City via one PCWA transmission pipeline at two metering stations.
- **Surface water purchased from NID.** Surface water is diverted from the Yuba, Bear, and Deer Creek watershed and is conveyed through PCWA's facilities where it is treated by PCWA at the Foothill Water Treatment Plant before delivery to the City via one PCWA transmission pipeline at two metering stations.
- **Groundwater.** Groundwater is pumped from City owned and operated wells from the underlying North American Subbasin (NASb).

Currently, approximately 90 percent of the City's annual demand is met through surface water, with the remaining 10 percent supplied by groundwater. The City has responsibly managed its water supply by relying primarily on surface water, supplemented with groundwater as needed, to meet demand and operational requirements. In the future, the City may increase or decrease groundwater use (above or below 10 percent) through conjunctive-use strategies to optimize system performance while protecting the aquifer. The availability and reliability of these supply sources are described in Chapter 4 of this

WMPU. The available supplies were compared with the projected water demands in order to present an integrated supply plan, providing recommendations on how to meet projected future demands. The City's existing water supply is sufficient to meet existing demands, however, additional supply capacity will be required to meet projected demands prior to the 15-Year Phase.

Figure ES-1 compares historical and projected water demands with the City's surface water and firm groundwater production capacities. Future PCWA supply assumptions are based on the existing agreements in effect at the time of preparation of this WMPU. As the figure shows, when the City's annual average demand reaches approximately 32 mgd, the surface water supplies from PCWA's existing facilities may not be capable of supplying 90 percent of the demand and the City may require increased usage of groundwater to help support the average annual demands.

Also, based on the City's criteria of having redundant water supply capacity to meet 50 percent of maximum day demands, the City will need to explore all potential alternatives such as constructing new interconnections with adjacent water systems, new treatment plant capacity, new groundwater well capacity, and leverage reclaimed water supplies to offset and mitigate potable water demand. Without alternatives, the City will need to construction a new well approximately every 4-5 years assuming a capacity of 1.7 mgd (1,200 gpm) per well

The City will continue to pursue a conjunctive use strategy that maximizes available surface water supplies and supplements them with groundwater to meet future demands while concurrently exploring all available water supply alternatives. The City and PCWA will continue to coordinate as the City develops, ensuring that surface water supply infrastructure is funded, planned, and constructed to promote regional water supply affordability, sustainability, resilience, and reliability. The City will also evaluate opportunities for groundwater use, including recharge and aquifer storage and recovery (ASR), to ensure that impacts to the groundwater basin remain sustainable. These potential future supply sources for the City are described in more detail in Chapters 4 and 8 of this WMPU with recommendations on how to address the projected supply deficit.

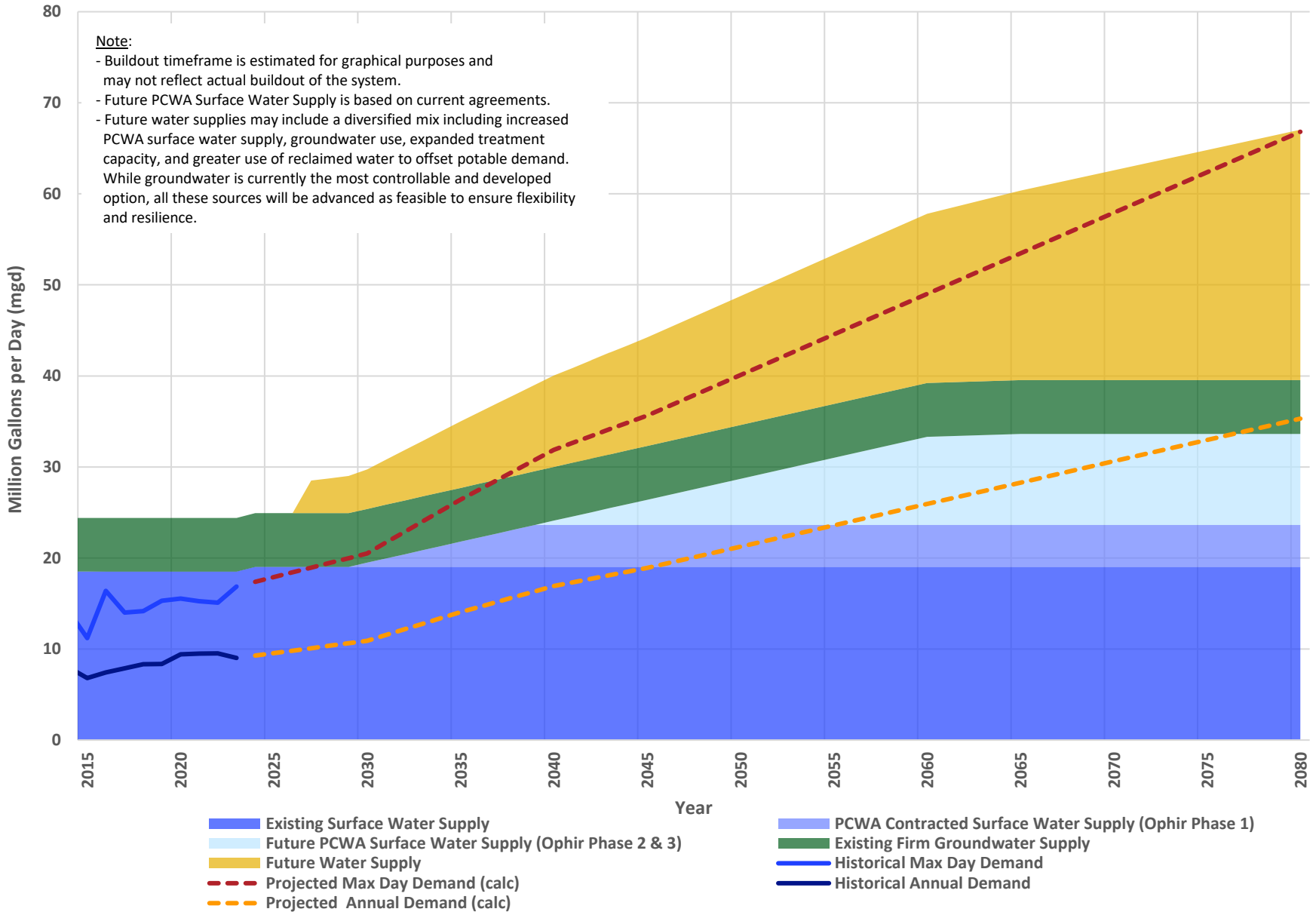
RECOMMENDED EXISTING AND FUTURE WATER SYSTEM IMPROVEMENTS

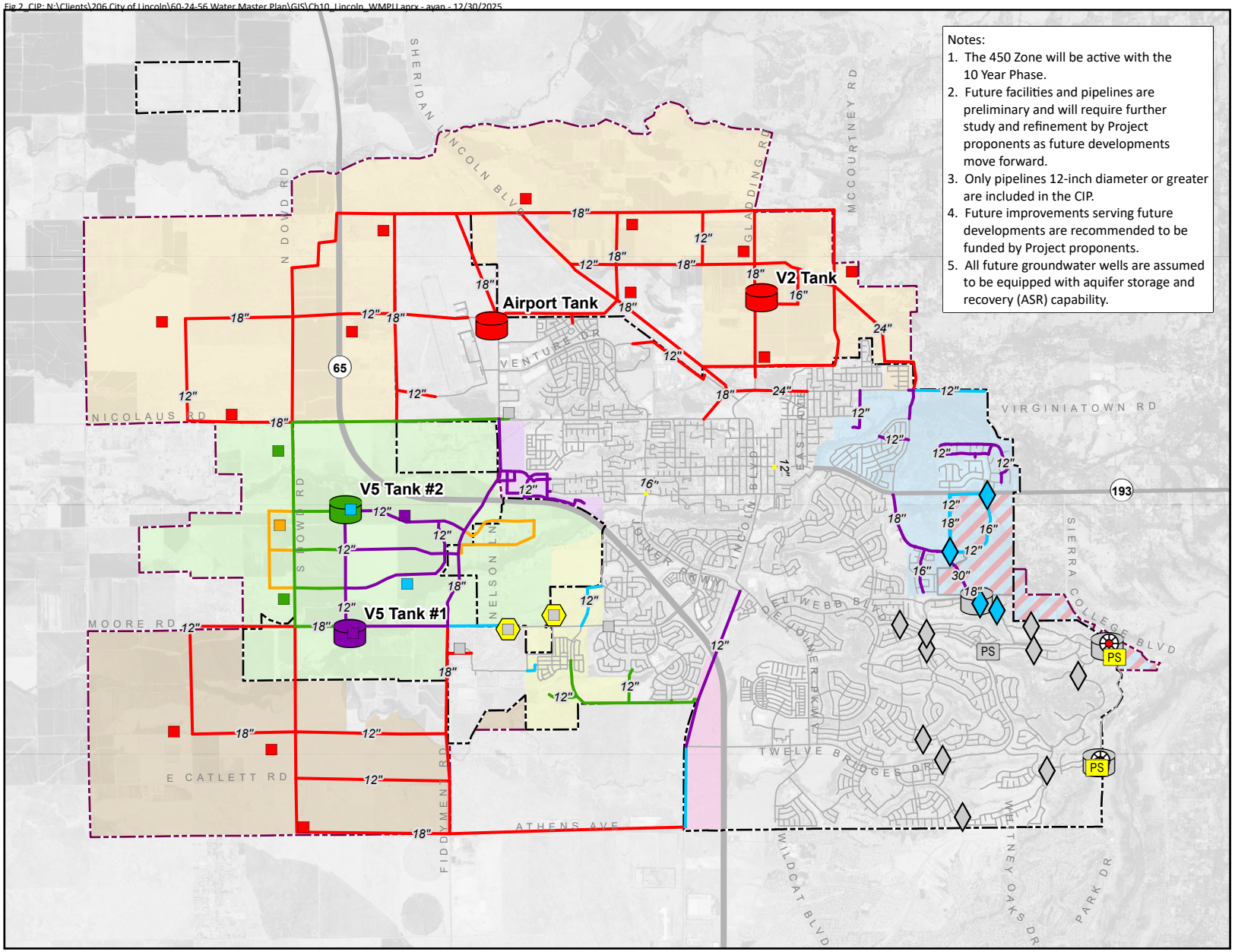
Chapter 10 presents the recommended CIP for the City's existing and future (5-Year, 10-Year, 15-Year, 20-Year, and Buildout) water system, based on the evaluations described in Chapters 7 and 8 and the recommended rehabilitation and replacement (R&R) program described in Chapter 9. This chapter provides a summary of the recommended improvement projects, along with estimates of probable construction and capital costs for each proposed project.

Improvements addressing existing and aging infrastructure are expected to be allocated to existing water customers, and improvements triggered by increased demands associated with future development should be allocated to future development and paid through connection fees.

The following sections summarize the recommended existing and future (5-Year, 10-Year, 15-Year, 20-Year, and Buildout) water system improvements. These improvements are presented on Figure ES-2.

Figure ES-1. Projected Supply and Demand Comparison





Phase Color Legend

- Existing (No Improvement)
- Existing (Improvement)
- 5 Year
- 10 Year
- 15 Year
- 20 Year
- Buildout

System Facilities

- Groundwater Well
- Placer County Water Agency Metering Station
- Backup Power
- PS Pump Station
- Pressure Reducing Station
- Storage Tank
- Pipeline

Future Development

- Lincoln 270
- Village 1
- Villages 2-4 and SUD-A
- Village 5
- Village 7
- SUD-B
- Village 6 and SUD-C

Boundaries

- New 450 Pressure Zone
- Existing City Limit
- City Sphere of Influence

Prepared by:

WEST YOST

N

0 3,750 7,500 Feet

Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Recommended Capital Improvement Projects

Figure 2

Recommended Existing System Improvements

Chapter 7 provided a summary of the evaluation of the City's existing water system and its ability to meet recommended water system planning and design criteria described in Chapter 5. In general, the analysis recommended the following:

- **Storage and Pumping:**
  - Address the existing storage deficit in the 375 Pressure Zone through installation of dedicated on-site backup power at the Nelson and Moore Wells to provide 1.76 million gallons (MG) of Emergency Groundwater Credit (EGWC) and improve system reliability.
  - Address the existing storage deficit in the 750 Pressure Zone through construction of a new booster pump station with back-up power at the Verdera Tank No. 3 site with a minimum capacity of 2 mgd.
  - Address the existing storage deficit in the 775 Pressure Zone through construction of a new booster pump station with back-up power at the Conspiracy Point Tank site with a minimum capacity of 4 mgd.
- **Pipelines:**
  - Replace 8-inch diameter pipeline at intersection of 1st Street and Joiner Parkway with a new 16-inch diameter pipeline to mitigate velocity exceedance.
  - Replace 8-inch diameter pipeline at intersection of E Street and McBean Park Drive with a new 12-inch diameter pipeline to mitigate velocity exceedance.
- **Rehabilitation and Replacement (R&R):**
  - Enhance the City's existing pipeline R&R program to accelerate the replacement of aging and undersized distribution pipelines on a proactive and programmatic basis before failure and require emergency repair and replacement. A recommended program is described in Chapter 9. Upsizing many of the smaller diameter pipelines would improve fire flow in the downtown area of the City.

Recommended Future System Improvements

Chapter 8 provided a summary of the evaluation of the City's water distribution system and its ability to support future (5-Year, 10-Year, 15-Year, 20-Year, and Buildout) demands while meeting recommended water system planning and design criteria described in Chapter 5. Table ES-3 summarizes recommended future system improvements resulting from the analysis.

In addition to the capacity-related improvements in Table ES-3, the following studies were recommended: Water Supply Options Study, Groundwater Recharge Study, ASR Wells Study, and Recycled Water Feasibility Study. These projects are included to improve system and/or water supply reliability and are described in detail in Chapter 8.

Table ES-3. Summary of Recommended Future System Improvements

Improvement Type	5-Year	10-Year	15-year	20-Year	Buildout
Supply	• Construct two new ASR wells with backup power to improve supply reliability.	• Construct additional two new ASR wells with backup power to improve supply reliability.	• Construct additional two new ASR wells with backup power to improve supply reliability.	• Construct an additional new ASR well with backup power to improve supply reliability.	• Construct additional 13 new ASR wells with backup power to improve supply reliability.
	Total (Previous and Current Phases): • 2 ASR wells	Total (Previous and Current Phases): • 4 ASR wells	Total (Previous and Current Phases): • 6 ASR wells	Total (Previous and Current Phases): • 7 ASR wells	Total (Previous and Current Phases): • 20 ASR wells
	• Alternative water supplies will be explored and/or advanced to offset the need for additional groundwater capacity. Refer to Chapter 4 for additional detail.				
Storage and Pumping	• Construct a 2 MG storage tank and pump station in Village 5 to mitigate the storage deficit in the 375 Zone.	• None	• Construct an additional 2 MG storage tank and pump station in Village 5 to mitigate the storage deficit in the 375 Zone.	None	• Construct a 5 MG storage tank and pump station in Village 2 to mitigate the storage deficit in the 375 Zone. • Construct a 3 MG storage tank and pump station in the Airport Area to mitigate the storage deficit in the 375 Zone.
	Total (Previous and Current Phases): • 1 new storage tank • 1 new associated pump station	Total (Previous and Current Phases): • 1 new storage tank • 1 new associated pump station	Total (Previous and Current Phases): • 2 new storage tanks • 2 new pump stations	Total (Previous and Current Phases): • 2 new storage tanks • 2 new pump stations	Total (Previous and Current Phases): • 4 new storage tanks • 4 new pump stations
Pressure Reducing Station	• None	• Construct four new pressure reducing stations for the proposed 450 Zone.	• None		
Pipelines	• Construct new transmission pipelines to support future development areas. • City should continue to rehabilitate and replace older and undersized (i.e., smaller than 8-inch diameter) pipelines, with the R&R previously discussed in Chapter 7 and described in detail in Chapter 9.				

Recommended Rehabilitation and Replacement Programs

Chapter 9 provided an overview of recommended enhancements to the City's existing R&R programs that will allow the City to replace aging infrastructure on a proactive and programmatic basis before system assets fail and require emergency repair and/or replacement.

As discussed in Chapter 9, the City's current Water CIP Replacement Plan, the remaining useful life estimates, and other projects identified by the City were used to develop a 10-Year Pipeline R&R Program that includes pipeline replacement lengths and associated replacement costs for each year. After Year 10 of the R&R Program, there are several years where no pipelines reach the end of their useful life. These assets will create a "replacement wave" where a significant number of assets reach the end of useful life around the same time, requiring simultaneous replacement or upgrades.

BASIS OF RECOMMENDATIONS

The evaluations described in this WMPU and the recommended CIP presented in this chapter are based on several key assumptions which are described throughout this report. These assumptions include the timing, type, and extent of future development projects within the City. The current assumptions for future planned development, used for this WMPU, are described in Chapter 3. Should these assumptions change (e.g., development timing is expedited or delayed, future planned land uses are changed, or the extent of development is changed or does not occur at all) the timing, need and sizing for water system improvements may be affected. Before the City proceeds with the design and construction of recommended water system improvements, future development plans and associated water system facility capacity needs should be reviewed and confirmed. As discussed in the Introduction, this 2025 WMPU is a living document and will be updated every 5 to 8 years to incorporate new information and updates that occur after its completion.

CHAPTER 1
Introduction

1.1 WATER MASTER PLAN UPDATE PURPOSE

The purpose of this 2025 Water Master Plan Update (WMPU) for the City of Lincoln (City) is to evaluate the existing water system infrastructure and address potential impacts of near-term and long-term planned growth to develop a comprehensive guide for the City's water system capital improvement program. The City's water system serves a mix of residential, commercial, industrial, and landscape customers.

The City's last Water Master Plan (WMP) was completed in 2017, based on development plans described in the City's General Plan 2050. Since that time, the City has experienced growth and changes in per capita water use, constructed a new storage tank (Verdera Tank No. 3), and identified proposed changes in land uses from the General Plan 2050. The City has also updated its water system model since the 2017 WMP to reflect existing system conditions.

As mentioned in the 2017 WMP, the State passed the Sustainable Groundwater Management Act of 2014 (SGMA) in September 2014 which required local agencies to form a Groundwater Sustainability Agency (GSA) and adopt and implement a Groundwater Sustainability Plan (GSP) to achieve the sustainable management of groundwater basins. Since the completion of the 2017 WMP, the City became a member of the West Placer GSA. The West Placer GSA prepared and completed the North American Subbasin GSP in 2021, which was then approved by the State in 2023.

These factors have led to a need to reassess the City's water needs, priorities and strategies and reevaluate the water system infrastructure improvements necessary to ensure a safe and reliable water supply for the City's existing and future residents and businesses.

It is important to note that this 2025 WMPU is a living document, and the details presented herein, such as assumptions, evaluations, and recommendations, are based on the data available at the time of preparation. This document will be updated every 5 to 8 years and will incorporate new information and updates that occur after its completion.

1.2 WATER MASTER PLAN OBJECTIVES

The primary objectives of this WMPU for the City of Lincoln are to:

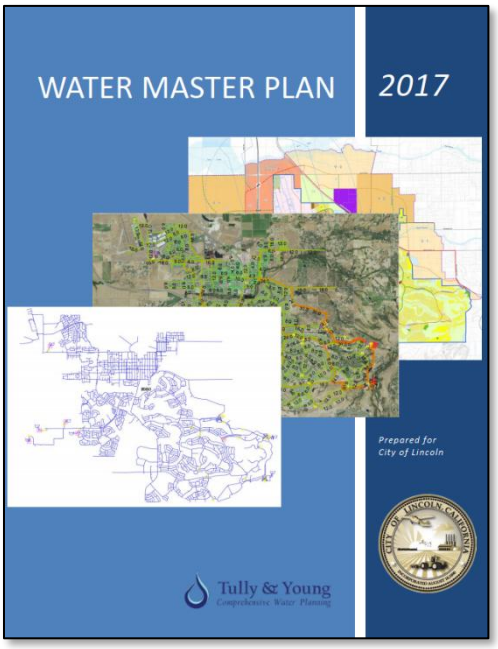
- Describe the City's existing water system and facilities.
- Evaluate historical and existing water demands to understand recent water use patterns and water use by customer type.
- Develop new unit use factors based on land use categories and recent water demand trends.
- Develop future water demand projections for near-term and built out conditions based on future planned development in the City and updated unit water use factors.
- Review the City's existing water supplies and the availability and reliability of each supply source.
- Review City and industry water system standards and refine performance and operational criteria under which the City water system will be evaluated and recommendations for future facilities will be formulated.

- Update and calibrate the City's water system hydraulic model to provide an updated, accurate tool for evaluating various water system demand and operational scenarios.
- Evaluate the need for new water system facilities (including pipelines, supply facilities, storage facilities and pumping facilities) to meet existing, near-term, and built out water demands within the City.
- Assess the remaining useful life of the City's water system assets and develop a recommended rehabilitation and replacement (R&R) program.
- Develop a CIP for implementation of recommended water system improvements and recommended R&R program.

1.3 PREVIOUS STUDIES

1.3.1 2017 Water Master Plan

The City's previous WMP was completed in 2017 and was developed to support future development in accordance with the City's General Plan 2050. The 2017 WMP addressed the following issues:



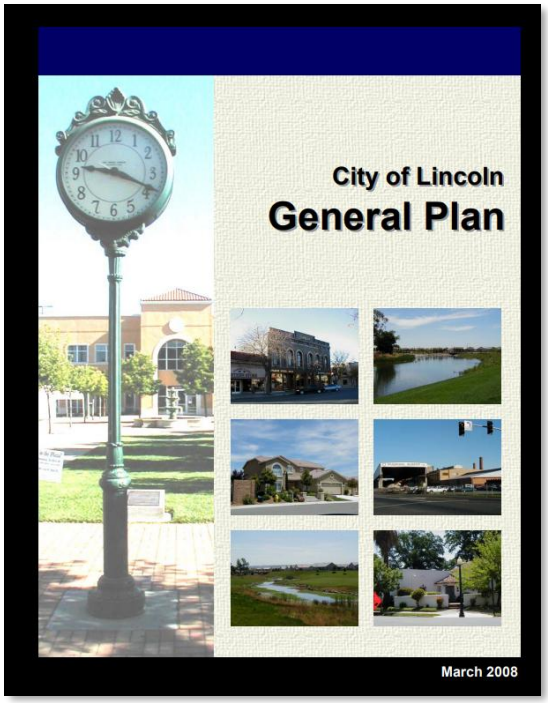
- The importance of maintaining water supply reliability to meet existing and future water demands;
- The importance of continued coordination and review of water supply contracts with Placer County Water Agency (PCWA) and the Nevada Irrigation District (NID);
- The continued use of surface water and groundwater as supply sources;
- The need for additional transmission mains, distribution pipelines, metering stations, pumping capacity, wells, and storage facilities to meet the needs of existing customers and future development;
- The importance of a facility replacement program to replace aging pipelines to maintain existing distribution capacity; and,
- The need to implement a planned CIP to meet the needs of the existing water system and to accommodate future growth.

Since the completion of the 2017 WMP, the City constructed Verdera Tank No. 3 to increase storage capacity and a new PCWA metering station to receive additional treated surface water deliveries. In 2018, West Yost re-built the City's water system hydraulic model using the City's updated water system Geographic Information System (GIS). West Yost updated and calibrated the model in 2023 using 2021 water consumption data. The City's hydraulic model will be updated, re-calibrated, and validated for this WMPU.

As noted above, this WMPU is a comprehensive update that refines unit water demand factors based on recent and projected water use trends and patterns to develop future demand projections, reflects the construction of the City's Verdera Tank No. 3, updates the City's water system hydraulic model to evaluate system capacity, and reflects updates to future development plans to provide an evaluation of future water system needs. As described in Chapter 3 of this WMPU, future water demands in the City are projected to be similar to the water demand projections included in the 2017 WMP.

1.3.2 2050 General Plan

The City's 2050 General Plan was adopted on March 25, 2008. The 2050 General Plan process included a comprehensive evaluation of the City's planning boundaries, including the City's Sphere of Influence (SOI). The General Plan 2050 serves as a long-term policy guidance document for the City's physical, economic, and environmental growth and reflects the community's vision for the City's ultimate growth.



The General Plan 2050 land use map depicts proposed land use for the City within the SOI to accommodate the growth projected by the Sacramento Area Council of Governments (SACOG). Between 2005 and 2050, SACOG projected that Lincoln's population will grow by 101,000 to a total of 132,000 (equating to an annualized growth rate of 7 percent). Since the adoption of the 2050 General Plan, population growth projections have been updated and additional development areas have been identified by the City to be incorporated in this WMPU, further detailed in Chapter 3.

The City's General Plan is built on several goals and policies that are related to the provision of safe and reliable water supplies. Table 1-1 summarizes the General Plan 2050 goals, policies, and actions related to water service within the City. The performance and operational criteria for the City's water distribution system listed in Table 1-1 have been updated as part of this WMPU, further detailed in Chapter 5.

1.3.3 2020 Urban Water Management Plan

The Urban Water Management Planning Act requires every urban water supplier in California that either provides over 3,000 acre-feet of water annually, or serves more than 3,000 urban connections, to prepare and adopt an Urban Water Management Plan (UWMP) that includes specified content, including an urban water shortage contingency analysis. The adopted UWMP must be submitted to the California Department of Water Resources (DWR) and other entities. Urban water suppliers are required to submit an UWMP every five years. The City's 2020 UWMP was adopted on July 1, 2021 and submitted to DWR.

Projected water demands based on land use are described in Chapter 3 of this WMPU and compared to the projections in the 2020 UWMP, which were also based on land use projections. The availability and reliability of the City's water supplies evaluated in 2020 UWMP were incorporated in the overview of water supplies in Chapter 4 of this WMPU.

Table 1-1. General Plan Goals, Policies, and Actions Related to Water Service

General Plan Goal	General Plan Policies and Actions
Land Use Element	
Goal LU-1:To grow in orderly pattern consistent with the economic, social, and environmental needs of Lincoln.	Policy LU-1.9 – Existing Assets: The City will promote the use of vacant infill parcels and the intensifying of land uses on parcels that are underutilized in order to better utilize existing public infrastructure.
Goal LU-15: To organize new development areas to create vibrant, mixed-use villages characterized by a mix of land uses, pedestrian and transit accessibility, and neighborhood identity.	Policy LU 15.1 – Village Specific Plans/General Plan Amendment: All specific plans prepared for a village designated area must meet the requirements of State law and be comprised of four planning frameworks. The Infrastructure/Public Facilities Framework will cover infrastructure requirements (water, sewer, storm drainage, electricity, natural gas, communications) as well as parkland, schools, and other public facilities. For infrastructure, the framework will address the proposed trunk infrastructure system improvements and system phasing necessary to support implementation of the land use plan.
	Policy LU-15.10 – Infrastructure Master Plans: New development will be required to comply with the City's adopted infrastructure master plans and provide fair share contributions towards existing and future improvements necessary to serve the development. If developments vary in intensity and distribution from that assumed in the existing infrastructure master plans, the City master plans will be updated and approved with that development.
	Policy LU-15.11 – Area Infrastructure Master Plans: Prior to the approval of any village specific plan, an Area Infrastructure Master Plan will be required. These master plans will lay out detailed plans for infrastructure improvements, phasing, and financing.
Goal LU-16: To organize new Special Use Districts (SUDs) to create dynamic community and regional serving commercial areas and locations for residential uses that are well integrated with future highway development and protection of the Lincoln Municipal Airport.	Policy LU-16.1 – Development Area Specific Plans: All specific plans prepared for a SUD must meet the requirements of State law and be comprised of four planning frameworks. The Infrastructure/Public Facilities Framework will cover infrastructure requirements (water, sewer, storm drainage, electricity, natural gas, communications) as well as parkland, schools, and other public facilities. For infrastructure, the framework will address the proposed trunk infrastructure system improvements and system phasing necessary to support implementation of the Land Use Framework.
Public Facilities and Services Element	
Goal PFS-1: To ensure that adequate public services and facilities are provided to meet the needs of residents of the city.	Policy PFS-1.3 – Conditions of Approval: During the development review process, the City shall not approve new development unless the following conditions are met: • The applicant can demonstrate that all necessary infrastructure will be installed or adequately financed; • Infrastructure improvements are consistent with City infrastructure plans; and • Infrastructure improvements incorporate a range of feasible measures that can be implemented to reduce public safety and/or environmental impacts associated with the construction, operation, or maintenance of any required improvement.
	Policy PFS-1.4 – Compliance with Federal and State Standards for Surface Water Protection: The City shall comply with the requirements of the Clean Water Act and other regulations with the intent of minimizing the discharge of pollutants to surface waters.
Goal PFS-2: Ensure provision of a water system with adequate supply transmission, distribution, and storage facilities to meet the needs of existing and future development.	Policy PFS-2.1 – Reliable Supply of Water: The City shall develop a long-term reliable supply of water that will permit the city to meet the existing and future demands of development.
	Policy PFS-2.2 – City-owned Water Storage and Distribution Systems: The City shall continue to operate the City-owned water storage and distribution systems.
	Policy PFS-2.3 – Adequate Water Supply for New Development: The City shall require the availability of an adequate water supply to be demonstrated before approving new development.
	Policy PFS-2.4 – Use of Reclaimed Water: The City shall require the use of reclaimed water by industrial, commercial, recreational users and roadway landscaping, whenever it is deemed feasible by the City. The City will also promote the use of reclaimed water by surrounding agricultural users as part of a water conservation program.
	Policy PFS-2.5 – Development in Annexation Areas: The City shall not allow development within newly annexed areas until a potable water supply is obtained through PCWA or NID or, where appropriate, other water districts.
	Policy PFS-2.6 – Coordinate with PCWA and NID: The City shall coordinate development activity with the PCWA and NID to ensure adequate provision of treated water supplied by either supplier.
	Policy PFS-2.7 – Groundwater Supplies: The City shall consider development of groundwater supplies in the western portions of the City's sphere of influence to provide emergency back up and to supplement the domestic supply provided by the PCWA and NID.
	Policy PFS-2.8 – Water Pressure Requirements: The City shall provide a water distribution system which, at a minimum, meets all pressure requirements outlined in the California Department of Health Services/Waterworks Standards.
	Policy PFS-2.9 – Water Storage Requirements: The City shall condition new development on availability of storage that meets the following parameters: • Equalizing Storage (for meeting peak flows) - 25 percent of maximum day demand. • Fire Reserve - Provide fire reserve as required by the Insurance Services Office (ISO) or as required by the City Fire Chief and City Engineer. • Emergency Reserve - 33 percent of the total of Equalizing Storage and Fire Reserve.
	Policy PFS-2.10 – Fire Flows: The City shall provide water supply, storage and adequately-sized pipelines to provide fire flows at any point within the City to meet recommendations of the ISO and/or the City Fire Chief and City Engineer and maintain minimum pressures in accordance with requirements outlined in the California Department of Health Services/Waterworks Standards.
	Policy PFS-2.11 – Groundwater Recharge: The City shall evaluate groundwater recharge capabilities as necessary, but at least every five years and ensure adequate long-term protection of groundwater resources.
	Policy PFS-2.12 – Capital Improvements Program: The City shall strive to maintain a five-year lead time in the planning of needed water system improvements and include identified improvements within the City's Capital Improvement Program.

Table 1-1. General Plan Goals, Policies, and Actions Related to Water Service

General Plan Goal	General Plan Policies and Actions
	Policy PFS-2.15 – Agricultural Uses: The City shall prohibit the use of treated, potable water supplies for commercial agricultural uses.
	Policy PFS-2.16 – Water Conservation Program: The City shall implement an active water conservation program to reduce future water demand to the extent allowed by law by establishing building requirements for new construction, providing educational information through local media sources, and establishing effective rate charges to encourage conservation.
	Policy PFS-2.17 – Water Conservation Measures for New Development: The City shall require new development to use the best available technologies (BAT) for water conservation, including, but not limited to water-conserving water closets, showerheads, faucets, and water conserving irrigation systems.
	Policy PFS-2.19 – Regional Sustainability of Groundwater Supplies: The City shall work in concert with the County of Placer, other cities and local water purveyors to share groundwater data, develop a mutually beneficial Integrated Regional Water Resources Management Program, define the long-term sustainability of the groundwater basin, and work to manage groundwater uses in ways that facilitate the basin's sustainability.
Open Space and Conservation Element	
Goal OSC-4: To preserve and enhance local streams, creeks, and aquifers.	Policy OSC-4.1 – Identify and Protect Aquifers: The City will protect local aquifers and water recharge areas.
	Policy OSC-4.2 – Develop Groundwater Management Plan: The City shall develop and periodically update a groundwater management plan to protect local aquifers.
	Policy OSC-4.3 – Protect Surface Water and Groundwater: The City shall ensure that new development projects do not degrade surface water and groundwater.
	Policy OSC-4.5 – Use of Reclaimed Water: The City shall encourage the use of reclaimed water, in place of treated potable water for landscaping and other suitable applications.
	Policy OSC-4.6 – Best Management Practices: The City shall continue to require the use of feasible and practical best management practices (BMPs) to protect surface water and groundwater from the adverse effects of construction activities and urban runoff.
	Policy OSC-4.7 – Landscape Irrigation: The City shall explore the possibility of using reclaimed water to irrigate new commercial developments and new areas with large landscape areas. In areas where reclaimed water can be provided in the future, the City shall require landscape irrigation to be installed so that the system could be used with reclaimed water. The City shall also explore the use of industrial process water for landscape irrigation provided that it meets City standards for irrigation.

1.4 REPORT ORGANIZATION

This WMPU is organized into the following chapters:

Chapter 1: Introduction

Describes the purpose and objectives for the WMPU, its relationship to other on-going studies, report organization and lists acknowledgments.

Chapter 2: Existing Water System

Provides background information on the existing City water service area, water supplies, and water system facilities.

Chapter 3: Water Demand Analysis

Presents historical, current, and projected future water demands based on planned future development in accordance with the City's General Plan 2050.

Chapter 4: Water Supply Analysis

Provides an overview of the City's existing water supply sources and plans to optimize available water supplies for the future.

Chapter 5: System Performance Criteria

Defines the recommended performance and operational criteria for the City's water system, including supply, storage and pumping capacity, fire flow requirements, minimum and maximum system pressures, and maximum pipeline velocity and head loss.

Chapter 6: Hydraulic Model Update and Calibration

Describes the update, refinement and calibration of the City's existing water distribution system hydraulic model used to analyze the City's distribution system performance.

Chapter 7: Existing System Evaluation

Describes the evaluation of the City's existing water system in comparison to the criteria developed in Chapter 5 and provides recommendations for existing system improvements.

Chapter 8: Future System Evaluation

Describes the evaluation of the City's water system and its ability to meet projected future water demands in comparison to the criteria developed in Chapter 5 and provides recommendations for future system improvements.

Chapter 9: Rehabilitation and Replacement Program

Presents the desktop study performed to assess the remaining useful life of the City's water system assets and a recommended R&R program to be incorporated into the overall CIP recommendations.

Chapter 10: Capital Improvement Program

Provides a detailed summary of recommended capital improvements for the City's water system to meet existing and projected future demands.

The following appendices to this WMPU contain additional technical information, assumptions, and calculations:

Appendix A: Water Supply Agreements

Contains water supply agreements between the City and PCWA and between NID, PCWA, and the City.

Appendix B: Water Use Factors Technical Memorandum (TM)

Contains the Water Use Factor TM detailing the update of the City's water use factors using 2023 water consumption data.

Appendix C: System Servicing Plan TM

Contains the System Servicing Plan TM establishing the strategy for providing service to growth areas within the City and General Plan areas that are not currently served by the City's water system.

Appendix D: Calibration Results

Contains graphs of the comparisons between model simulated results and Supervisory Control and Data Acquisition (SCADA) values at water system facilities for the calibration date of July 11, 2024.

Appendix E: HPR Results

Contains graphs of the comparisons between model simulated and SCADA pressures at hydrant pressure locations for the calibration date of July 11, 2024.

Appendix F: 10-Year Pipeline Rehabilitation and Replacement (R&R) Program Details

Contains the detailed 10-Year R&R Program.

Appendix G: Cost Estimating Assumptions

Contains the cost estimating assumptions used to estimate the probable construction costs used for the planning and design of recommended water system facilities for the City's water system.

1.5 ACKNOWLEDGMENTS

The development of this WMPU would not have been possible without the focused involvement and assistance of City staff. In particular, the following staff provided comprehensive information, significant input and important insights throughout development of this WMPU.

Araceli Cazarez, PE	Engineering Manager – Capital Projects
Matthew Medill, MPA, PE	Public Works Director
Sam Ford	Utilities Maintenance Supervisor – Water Quality
Chris Nelson	Environmental Services Manager
Kaylie Tavenner, PE	Associate Engineer – Development Engineering
Nigel Sanders	GIS Analyst

The following West Yost team members contributed to the project:

Charles Duncan, PE	Principal-in-Charge
Brenda Estrada, PE	Project Manager
Angie Yan, EIT	Project Engineer
Colton Short, EIT	Staff Engineer
Kelye McKinney, PE	QC Review
Elizabeth Drayer, PE	QC Review
Angélica Perea	Report Production
Cindy Houghton	Report Production
Christine Encelan	Report Production
Ali Clymer	Report Production
Dawn Lamb	Report Production

CHAPTER 2
Existing Water System

This chapter describes the City's existing water system. System information is based on a review of previous studies, design reports, maps, plans, operating records, and discussions with City staff. Key sections of this chapter include:

- Existing Water Service Area
- Existing Water Supply Sources
- Existing Water System and Facilities

2.1 EXISTING WATER SERVICE AREA

The City is located in Placer County, California and is part of the Sacramento metropolitan area. California State Route 65 runs north and south through the City while California State Route 193 runs east and west. The City is bounded by the City of Rocklin to the south, Sierra College Boulevard and primarily undeveloped land to the east, and agricultural land to the north and west. The Auburn Ravine flows east to west through the City. Ground surface elevations generally range from about 113 feet above mean sea level (msl) on the west side of the City to approximately 595 feet above msl in the southeast corner of the City.

The City's water service area covers approximately 29 square miles (18,454 acres) and is generally coterminous with the City limits. City limits also include a storm water retention basin north of Waltz Road which is not contiguous with the rest of the City limits. This property is outside of the City's water service area and is not expected to receive water service from the City in the future; however, reclaimed water service may be considered in the future for groundwater recharge purposes further discussed in Chapter 4.

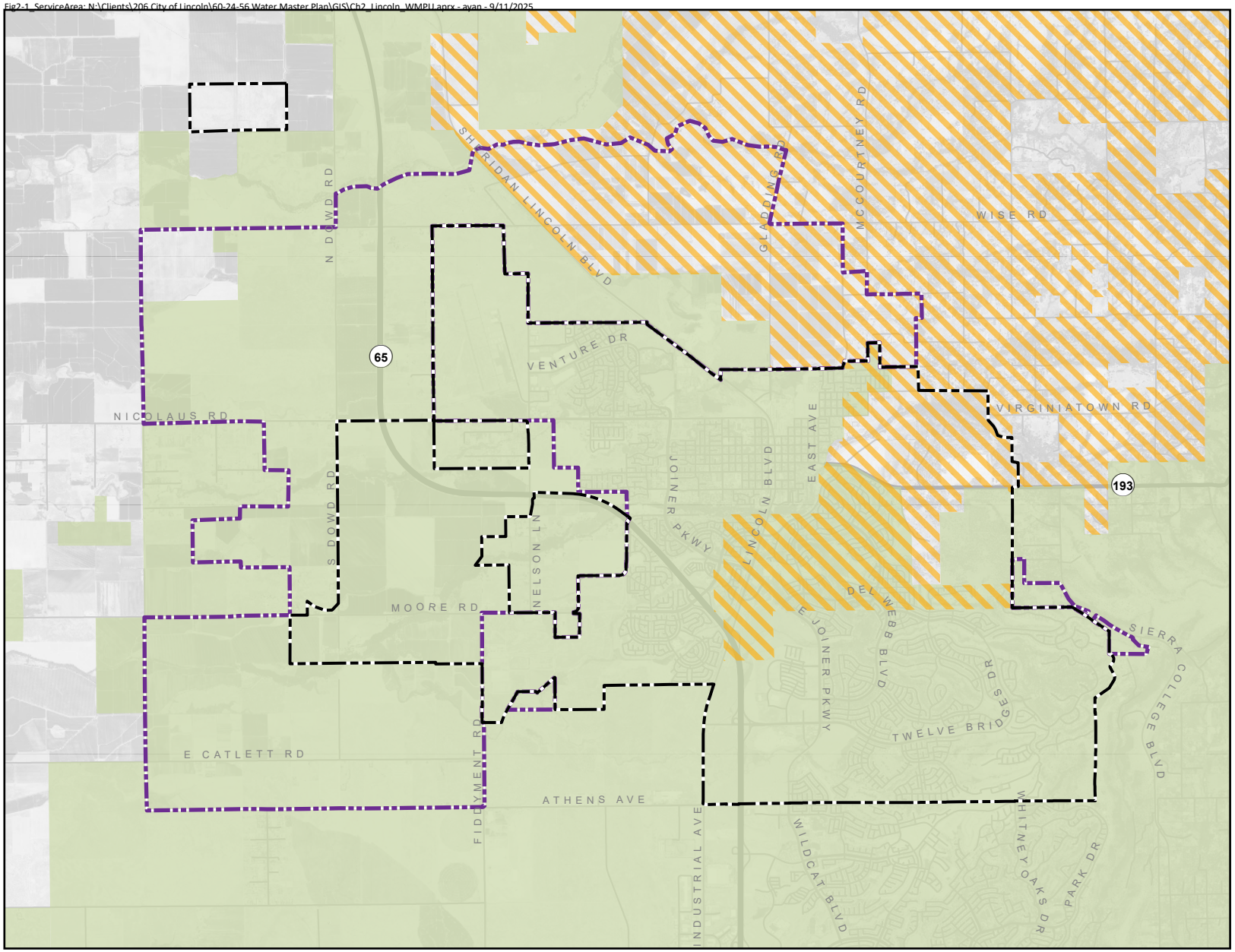
The City's water service area overlaps the service areas of the PCWA and NID. Figure 2-1 shows the relationship between City, PCWA, and NID service area boundaries, as well as the City's SOI. The City's SOI includes the area not currently within the City limits which the City plans to annex and extend water service to in the future as development proposals are approved. PCWA's Zone 6 service area includes the majority of the existing City limits and the City's SOI. The NID service area overlaps a portion of the existing City limits in the northeast quadrant of the City, as well as some of the City's SOI north of the existing City limits.

2.2 EXISTING WATER SUPPLY SOURCES

The City is served by a conjunctive use water supply portfolio comprised of both surface water and groundwater sources. The City's existing water supply portfolio consists of the following sources:

- Surface water purchased from PCWA
- Surface water purchased from NID
- Pumped groundwater from City-owned wells

Fig2-1_ServiceArea: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch2_Lincoln_WMPU.aprx - ayan - 9/11/2025



City Limit

Sphere Of Influence

Nevada Irrigation District Service Area

Placer County Water Agency Zone 6 Service Area

Notes:
1. City boundaries shown based on GIS data provided by the City in May 2025.
2. Water agency boundaries shown based on GIS data last updated in 2021 from West Yost's existing mapping files for the City.

Prepared by:

WEST YOST

N

0 4,000 8,000 Feet

Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Service Area Boundaries

Figure 2-1

The City aims to meet approximately 90 percent of its water demands through surface water and the remaining 10 percent through groundwater.1 An overview of the City's water supply is described in the following subsections. Further details regarding the City's existing and planned water supply sources are provided in Chapter 4.

2.2.1 Surface Water Supply

The City receives treated potable water from PCWA and NID as described in this subsection.

2.2.1.1 Placer County Water Agency

In 2012, the City entered a water supply contract with PCWA for delivery of treated surface water.[2] The contract entitles the City to a maximum delivery entitlement of 18.5 million gallons per day (mgd) of treated water supply. Completion of the City's Phase 3 Pipeline and Metering Station project in March 2021 increased the City's PCWA maximum delivery entitlement to 18.9 mgd per Facilities Agreement No. 2521 with PCWA. PCWA's surface water supplies are treated at PCWA's Foothill Water Treatment Plant. The treated surface water is then delivered to its customers through its Western Water System. The City receives treated water from PCWA at two metering station locations. Each metering station has one regulated and one unregulated connection. The regulated connections control the rate of flow into the City's main service area to minimize fluctuations in flow delivered. The unregulated connections provide water to the high elevation zones in the City's service area. Water supply agreements with PCWA are included in Appendix A.

Additionally, PCWA delivers untreated surface water to some customers within the City's service area via the Caperton Canal and the Auburn Ravine Creek. This raw water is used for irrigation resulting in an offset of potable water use within the City. The City is not involved in metering or payment obligations for these raw water deliveries within its service area. Therefore, raw PCWA water use is not included in the City demand or supply totals presented in this document.

PCWA's surface water supplies include water from the American River supplied by the Middle Fork Project and Central Valley Project, water from the Yuba and Bear Rivers purchased from Pacific Gas & Electric (PG&E), and water from various tributaries and creeks in West Placer County diverted under pre-1914 appropriations. PCWA's water rights and contracts are described in Chapter 4.

2.2.1.2 Nevada Irrigation District

In 2004, the City entered a temporary raw water sales agreement (Temporary Agreement) between the City, PCWA, and NID[3] for treatment and delivery of NID water to City customers within NID's service area. The Temporary Agreement entitles the City to receive NID raw water supply which has been treated and delivered to the City via PCWA facilities. The City purchases all NID supply from PCWA. The Temporary Agreement does not specify an amount of water to be supplied by NID to the City. At the time of this

[1] State Water Resources Control Board. October 2023. *2023 Compliance Inspection Report of City of Lincoln Public Water System.*

[2] Placer County Water Agency. November 2012. *Contract between Placer County Water Agency and the City of Lincoln for a Treated Water Supply*. Included in Appendix A.

[3] October 26, 2004. *Temporary Water Sales Agreement Between the Nevada Irrigation District (NID), Placer County Water Agency (PCWA), and the City of Lincoln (Lincoln).* Included in Appendix A.

plan's preparation, the City, NID, and PCWA are engaged in negotiations to amend the Temporary Agreement. The water supply agreement with NID is included in Appendix A.

Additionally, NID delivers untreated surface water directly to the Turkey Creek Golf Course and Lincoln Crossing Homeowner's Association for irrigation purposes. The City does not have a contract with NID for raw water deliveries, and the City is not involved in metering or payment obligations for these deliveries. Therefore, raw NID water use is not included in the City demand or supply totals presented in this document.

NID water supplies are primarily surface water supplies from watershed run-off from the Yuba, Bear, and Deer Creek watershed diverted under its pre-1914 and post 1914 appropriations. NID's water rights are described in Chapter 4.

2.2.2 Groundwater Supply

The City owns and operates five groundwater wells that pump from the underlying Sacramento Valley Groundwater Basin, North American Subbasin (NASb). The NASb is defined by the unconsolidated sedimentary deposits that are bounded by the Bear River on the north; the Feather and Sacramento Rivers on the west; the American River on the south; and the edge of the alluvial basin, where little or no groundwater flows into or out of the groundwater basin from the rock of the Sierra Nevada, on the east.

The various geologic formations that constitute the water-bearing deposits underlying the NASb include an unconfined aquifer system consisting of alluvial material occupying the upper 200 to 300 feet below ground surface, and a semi-confined aquifer system consisting of fragmented volcanic rocks below the alluvium. The upper aquifer system consists of the Modesto, Riverbank, Turlock Lake, Victor, Fair Oaks, and Laguna Formations, along with Arroyo Seco and South Fork Gravels; the lower aquifer consists primarily of the Mehrten Formation.

The City uses its wells in conjunction with its surface water supplies during normal and wet years to meet peak summer demands. Use of the groundwater wells may increase during dry years when available surface water supplies may be limited. The City employs a balanced rotation schedule for its wells to help preserve groundwater resources across all areas.

2.3 EXISTING WATER SYSTEM AND FACILITIES

The City's existing water distribution system contains seven (7) pressure zones. The distribution system consists of two (2) PCWA metering stations, five (5) groundwater wells, three (3) storage tanks, one (1) booster pump station (BPS), ten (10) pressure regulating stations (PRSs), and approximately 279 miles of distribution and transmission pipelines. The existing water system facilities are shown on Figure 2-2 and are discussed in more detail below.

2.3.1 System Configuration and Pressure Zones

The City's water distribution system is divided into seven (7) pressure zones to ensure that customers are provided water service that meet the City's service standards. Pressure zone boundaries are maintained by closed valves, pressure reducing valves, and pump stations. Treated surface water from PCWA and NID enters the City's water system at two PCWA metering stations. The regulated connections, one at each PCWA metering station, fill the two tanks in the 575 Pressure Zone (Zone). Water in the 575 Zone is distributed to the 475 Zone via various PRSs and to the 375 Zone via a PRS and through the 3 MG tank via two transmission pipelines. Additional supply to the 375 Zone is provided by five (5) groundwater wells and from the 475 Zone via a PRS. The 750 Zone and 775 Zone are each supplied by unregulated

connections, one at each PCWA metering station. The 775 Zone can receive additional water supply from the 575 Zone via the Catta Verdera BPS as needed during peaking and/or emergency conditions. The 750 Zone supplies both the 610 Zone and 650 Zone via two PRSs, and the 775 Zone provides additional supply to the 650 Zone via a PRS.

Figure 2-3 provides a simplified schematic diagram of the City's water distribution system. The key characteristics of the City's pressure zones are summarized in Table 2-1.

Table 2-1. Summary of Existing Pressure Zones

Pressure Zone	Existing Service Elevations, ft msl[(a)]	Meter Connections[(b)]	Zones Providing Supply	Supply Facility	Storage Tank
375	114 - 282	17,552	375	• 3MG Tank[(c)] • Well No. 2 • Westwood Well • Moore Road Well • Fiddyment Well • Nelson Well	• 3MG Tank[(c)]
			475	• Wildomar PRS	
			575	• 3MG Tank[(c)] • Twelve Bridges PRS • Eastridge PRS	
475	227 - 338	1,444	575	• Spring Valley No. 1 PRS • Spring Valley No. 2 PRS • Stoneridge PRS	-
575	260 - 452	2,008	PCWA	• Conspiracy Point Tank Metering Station (Regulated Connection) • Verdera Tank No. 3 Metering Station (Regulated Connection)	• Conspiracy Point Tank • Verdera Tank No. 3
610	309 - 463	72	750	• Village 18 PRS • Village 19 PRS	-
650	380 - 474	304	750	• Village 13 PRS	-
			775	• Village 17 PRS	-
750	432 - 596	161	PCWA	• Verdera Tank No. 3 Metering Station (Unregulated Connection)	-
			575	• Catta Verdera BPS[(d)]	
775	524 - 597	55	PCWA	• Conspiracy Point Tank Metering Station (Unregulated Connection)	-

Source: City's hydraulic model last updated in May 2024 and City staff knowledge.

(a) Elevations are taken from the City's hydraulic model last updated in May 2024.

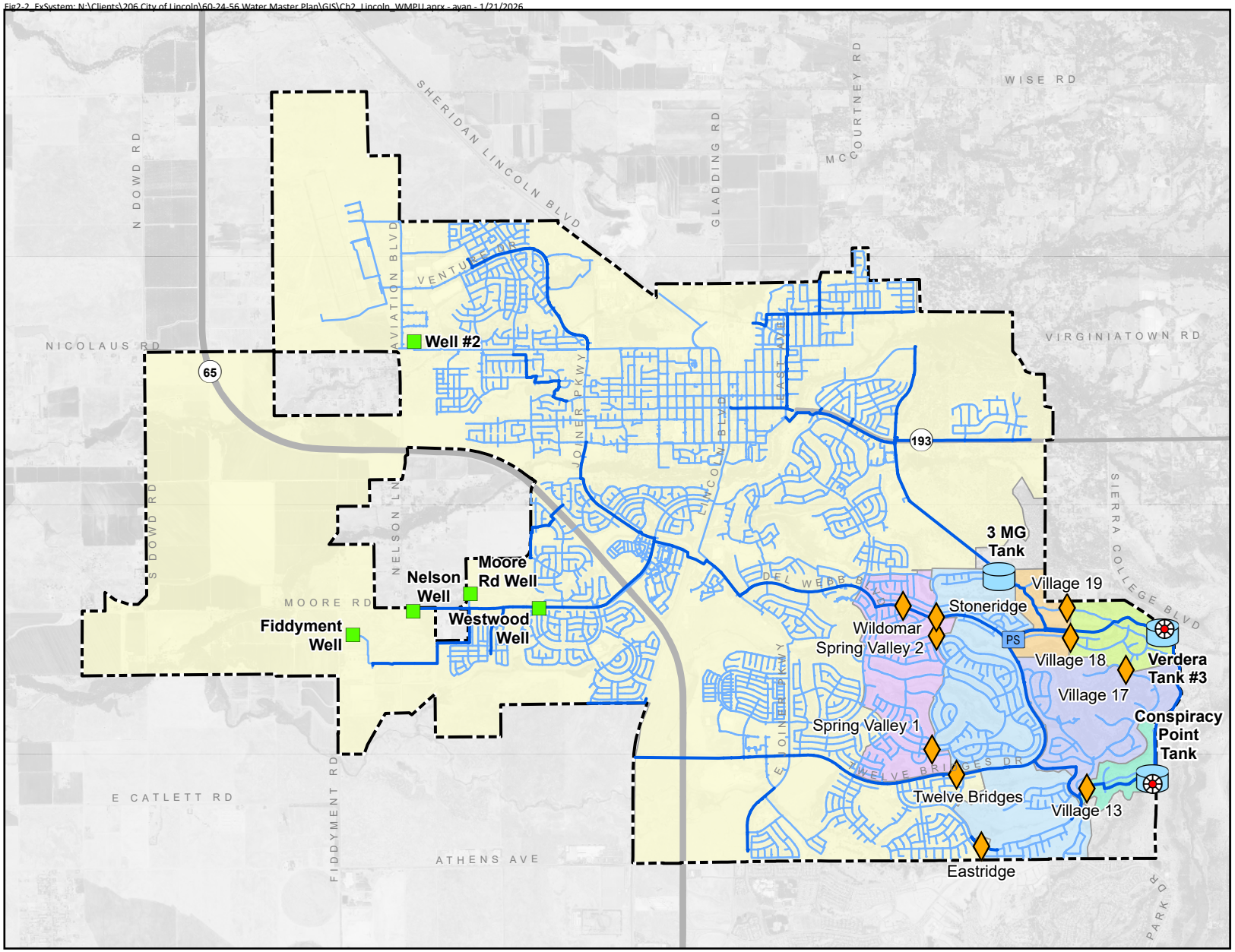
(b) Meter connections based on meter GIS shapefile provided by the City in April 2024.

(c) The 3MG Tank is the 375 Zone's main source of supply. Water gravity feeds from the 3MG into the zone via a 20-inch diameter transmission pipeline and the 16-inch diameter Del Webb transmission pipeline. The groundwater wells within the 375 Zone operate during peak demands to supplement water from the 3MG Tank. The 3MG Tank is filled from the 575 Zone via a 30-inch transmission pipeline and from the 375 Zone via the Del Webb pipeline during periods when the wells are operating, and the well supply exceeds zone demands.

(d) The Catta Verdera BPS currently operates during times of peak demand as supplemental supply.

ft msl = feet at mean sea level; PRS = pressure reducing station; BPS = booster pump station

Fig2-2_ExSystem: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch2_Lincoln_WMPU.aprx - ayan - 1/21/2026



Existing System Facilities

- Placer County Water Agency Metering Station
- Groundwater Well
- Catta Verdera Pump Station (PS)
- Pressure Regulating Station
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

Pressure Zones

- 375 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone

Boundary

- City Limit

Notes:
1. Facilities shown based on GIS data provided by the City in April 2024.

Prepared by:

WEST YOST

N

0 3,000 6,000 Feet

Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Existing Water System

Figure 2-2

Legend

- P — Booster Pump Station (BPS)
- Name — Supply Source
- PRS — Pressure Reducing Station
- CV — Check Valve
- 375 — Pressure Zone
- NC — Normally Closed Valve

610 Zone

PRS — Village 18 PRS

PRS — Village 19 PRS

750 Zone

PRS — Village 17 PRS

650 Zone

PRS — Village 13 PRS

775 Zone

NC

P — Catta Verdera BPS

16" Verdera Tank #3 Bypass

NC

Well 2

Well 6 Westwood

Well 7 Moore

Well 8 Fiddyment

Well 9 Nelson

20" City Outflow

16" Del Webb Outflow

3.0 MG Tank — 3MG Tank

30"

NC

NC

NC

CV

NC

375 Zone

475 Zone

575 Zone

PRS — Stoneridge PRS

PRS — Spring Valley #1 PRS

PRS — Spring Valley #2 PRS

PRS — Wildomar PRS

PRS — Twelve Bridges PRS

PRS — Eastridge PRS

PCWA Metering Station — Unregulated Connection | Regulated Connection

16" Conspiracy Point Tank Bypass

36"

5.0 MG Tank — Verdera Tank #3

30"

5.0 MG Tank — Conspiracy Point Tank

PCWA Metering Station — Unregulated Connection | Regulated Connection

Last Revised: 05-20-24

Figure 2-3
Simplified Zone Schematic

2.3.2 Placer County Water Agency Metering Stations

As described above, the City purchases water from PCWA and NID which is delivered at two PCWA metering stations. The metering stations are summarized in Table 2-2.

Table 2-2. Summary of Existing Placer County Water Agency Metering Stations to the City of Lincoln

Metering Station Location	Connection Name	Zone Supplied	Function	Type	Valve Diameter, inch	Elevation, ft	Pressure Setting, psi
Lincoln Metering Station at Conspiracy Point Tank Site	Tank 1	575	Fills Conspiracy Point Tank	Regulated	27	558	-
	Tank 1 Unregulated	775	Bypasses Conspiracy Point Tank to serve the 775 Zone	Unregulated	10	579	82
Verdera Tank No. 3 Tank Site	Tank 3	575	Fills Verdera Tank No. 3	Regulated	24	555	-
	Tank 3 Unregulated	750	Bypasses Verdera Tank No. 3 to serve the 750 Zone	Unregulated	8	548	87

Source: City's hydraulic model last updated in May 2024 and City staff knowledge.

psi = pounds per square inch

2.3.3 Groundwater Wells

The City currently operates five (5) active groundwater wells located in the western half of the City where the aquifer is the most productive. All of the groundwater wells supply the 375 Zone. The well pumping capacities of the active wells range from 800 gallons per minute (gpm) to 1,500 gpm with a combined total production capacity of 5,600 gpm (8.1 mgd). The City wells are primarily used for peak demand management, emergencies, and as a backup for PCWA and NID supplies. Table 2-3 summarizes the information on the City's groundwater wells.

Table 2-3. Summary of Existing Well Facilities

Well Number	Well Name	Pressure Zone	Install Year	Status	Backup Power Installed	Installed Horsepower	Depth to Water Level, ft	Well Pumping Capacity, gpm
2	Well No. 2	375	1984[a]	Active	Yes	125	40.5	900
6	Westwood	375	2000	Active	Yes	125	78.2	800
7	Moore Road	375	2002	Active	No	125	80.6	1,000
8	Fiddyment	375	2004	Active	Yes	200	63.2	1,400
9	Nelson	375	2005[b]	Active	Quick Connect Capability	300	73.3	1,500[c]
							Total Active Well Pumping Capacity (gpm)	**5,600**
							Total Active Well Pumping Capacity (mgd)	**8.1**

Source: City's 2017 Water Master Plan (April 2017), 2023 SWRCB State Water Resource Control Board Compliance Inspection Report (October 2023), and City staff knowledge.

(a) Well No. 2 was last upgraded in 2015.

(b) Nelson Well was last upgraded in 2014.

(c) The nominal pumping capacity for Nelson Well is 2,100 gpm, however, its pumping capacity is limited to 1,500 gpm by a variable frequency drive (VFD) to avoid excessive damage to the well pump motor.

ft = feet; gpm = gallons per minute; mgd = million gallons per day

2.3.4 Storage Tanks

The City has three storage tanks located at high elevations on the east side of the City. The Conspiracy Point Tank and the Verdera Tank No. 3 each have a 5 MG capacity and receive treated water directly from PCWA metering stations. The 3MG Tank is filled from the 375 Zone and 575 Zone via transmission pipelines. All three tanks are located at relatively high elevations and serve customers via gravity flow. The City's total nominal storage capacity is approximately 14 MG and the total usable storage capacity is approximately 11 MG assuming 5 feet of dead storage at the bottom of the tank and 2 feet of high water alarm levels below the overflow. Table 2-4 summarizes the information for each storage tank.

Table 2-4. Summary of Existing Water Storage Tanks

Storage Tank Name	Zone	Material	Install Year	Diameter, ft	Overflow Elevation, ft	Bottom Elevation, ft	Overflow Level, ft	Nominal Storage Capacity, MG[(a)]	Usable Storage Capacity, MG[(b)]
Conspiracy Point Tank	575	Reinforced Concrete	2000	159	587.8	554.0	33.7	5.0	4.0
3 MG Tank	375	Welded Steel	2002	134	397.1	366.1	31.0	3.3	2.5
Verdera Tank No. 3	575	Reinforced Concrete	2021	163	593.1	555.5	37.6	5.9	4.8
							Total Active Storage Capacity, MG	**14.2**	**11.3**

Source: Record drawings provided by the City in April 2024, 2023 State Water Resource Control Board Compliance Inspection Report (October 2023), and City staff knowledge.

(a) Nominal capacity is calculated based on diameter and overflow height. This does not take into consideration dead storage at the bottom of the tank nor high alarm levels typically located below the overflow.

(b) Usable capacity is calculated based on diameter and overflow height minus 5 feet of dead storage at the bottom of the tank and 2 feet of high-water alarm levels below the overflow.

MG = million gallons

2.3.5 Booster Pump Stations

The City's only booster pump station within the distribution system is the Catta Verdera BPS. Prior to the installation of the new PCWA metering station at the Verdera Tank No. 3 site in 2021, the Catta Verdera BPS was the sole source of supply for the 610 and 750 Zones. However, the unregulated connection at the new PCWA metering station currently provides adequate supply to the 610 and 750 Zones, and as a result, the Catta Verdera BPS only operates during times of peak demand to provide supplemental supply.

The total standby pumping capacity and the firm pumping capacity of the Catta Verdera BPS is 2,900 gpm (4.2 mgd) and 900 gpm (1.3 mgd), respectively. The firm pumping capacity is the total pumping capacity of the station with the largest pump offline. Table 2-5 summarizes information on the Catta Verdera BPS.

Table 2-5. Summary of Existing Booster Pump Stations

Pump Station Name	Function	Pump Number	Status	Nominal Capacity, gpm	Rated Horsepower	Total Capacity, gpm	Firm Capacity, gpm[a]
Catta Verdera Booster Pump Station[b]	Pumps supply from the 575 Zone to the 750 Zone	1	Standby	300	50	2,900	900
		2	Standby	300	50		
		3	Standby	300	50		
		4	Standby	2,000	250		
Total Standby Pumping Capacity (gpm)						**2,900**	**900**
Total Standby Pumping Capacity (mgd)						**4.2**	**1.3**

Source: City's water system hydraulic model updated in May 2024 and 2023 State Water Resource Control Board Compliance Inspection Report (October 2023).

(a) Firm capacity is the total installed capacity with the largest pump out of service.

(b) Also known as the 12 Bridges Booster Pump Station.

gpm = gallons per minute

2.3.6 Pressure Regulating Stations

The City's water distribution system includes ten (10) PRSs. Each PRS is equipped with two pressure reducing valves (PRVs) that regulate the flow of water from higher pressure zones to lower pressure zones. The PRSs prevent the pressure in lower pressure zones from exceeding City service standards. Table 2-6 presents a summary of the existing PRSs with their key characteristics.

Table 2-6. Summary of Existing Pressure Regulating Stations

Pressure Regulating Station Name	Function	Elevation, ft msl	Valve Diameter, inches	Pressure Setting, psi[a]	Hydraulic Grade Line, ft msl
Twelve Bridges	Reduces pressure from the 575 Zone to the 375 Zone	266	4 / 12	52.3 / 47.3	387 / 375
Eastridge	Reduces pressure from the 575 Zone to the 375 Zone	290	4 / 10	42.7 / 37.7	389 / 377
Spring Valley No. 1	Reduces pressure from the 575 Zone to the 475 Zone	323	3 / 8	61.5 / 56.5	465 / 454
Spring Valley No. 2	Reduces pressure from the 575 Zone to the 475 Zone	281	3 / 8	75.0 / 70.0	454 / 443
Stoneridge	Reduces pressure from the 575 Zone to the 475 Zone	267	6 / 14	69.8 / 64.8	428 / 417
Village 13	Reduces pressure from the 775 Zone to the 650 Zone	479	4 / 10	72.9 / 67.9	647 / 636
Village 17	Reduces pressure from the 750 Zone to the 650 Zone	456	4 / 10	80.0 / 75.0	641 / 629
Village 18	Reduces pressure from the 750 Zone to the 610 Zone	431	3 / 10	59.0 / 54.0	567 / 556
Village 19	Reduces pressure from the 750 Zone to the 610 Zone	463	6 / 10	52.0 / 47.0	583 / 572
Wildomar	Reduces pressure from the 475 Zone to the 375 Zone	273	6 / 16	49.5 / 44.5	387 / 376

Source: City's water system hydraulic model updated in May 2024 and City staff knowledge.

(a) The City does not change its PRV pressure settings seasonally.

ft msl = feet at mean sea level; psi = pressure per square inch

2.3.7 Transmission and Distribution Pipelines

The City maintains approximately 279 miles of transmission and distribution system pipelines. The transmission system consists of 18- to 42-inch diameter pipelines, while the distribution system consists of pipelines with diameters less than 18 inches. Table 2-7 provides a summary of the City's water system pipelines by pipeline diameter. As shown in Table 2-7, about 48 percent of the system is comprised of 8-inch diameter pipelines.

Table 2-7. Summary of Existing Distribution System Pipeline Diameter[(a)]

Pipeline Diameter, inches	Length of Pipeline		Percent in Water System
	feet	miles	
6 or less	135,980	25.8	9.0
8	703,850	133.3	47.7
10	18,750	3.5	1.3
12	409,760	77.6	27.8
14	9,310	1.8	0.6
16	44,590	8.4	3.0
18	78,050	14.8	5.3
20 or greater	74,430	14.1	5.0
Total	**1,474,720**	**279.3**	**100%**

Source: City's water system GIS database provided in April 2024.

(a) Only pipelines managed by the City are included.

Table 2-8 and Figure 2-4 summarize the City's water system pipelines by approximate decade of installation. Based on available GIS data, the majority of the water system pipelines were estimated to be installed in the 2000s. The City's downtown area contains the oldest pipelines that were installed prior to 1980. The City has an annual pipeline rehabilitation and replacement program that focuses on replacing older and deteriorating pipelines which are undersized for fire flow or have a history of leaking.

Table 2-8. Summary of Distribution System Pipeline Installation Decade[(a)]

Decade of Pipeline Installation	Length of Pipeline		Percent in Water System
	feet	miles	
1970s or earlier	70,820	13.4	4.8
1980s	72,350	13.7	4.9
1990s	222,680	42.2	15.1
2000s	806,960	152.8	54.7
2010s	102,810	19.5	7.0
2020s	199,100	37.7	13.5
Total	**1,474,720**	**279.3**	**100%**

Source: City's water system GIS database provided in April 2024.

(a) Only pipelines managed by the City are included.

Table 2-9 summarizes the City's water system pipelines by material. The majority of the City's water system pipelines, approximately 82 percent, are polyvinyl chloride (PVC).

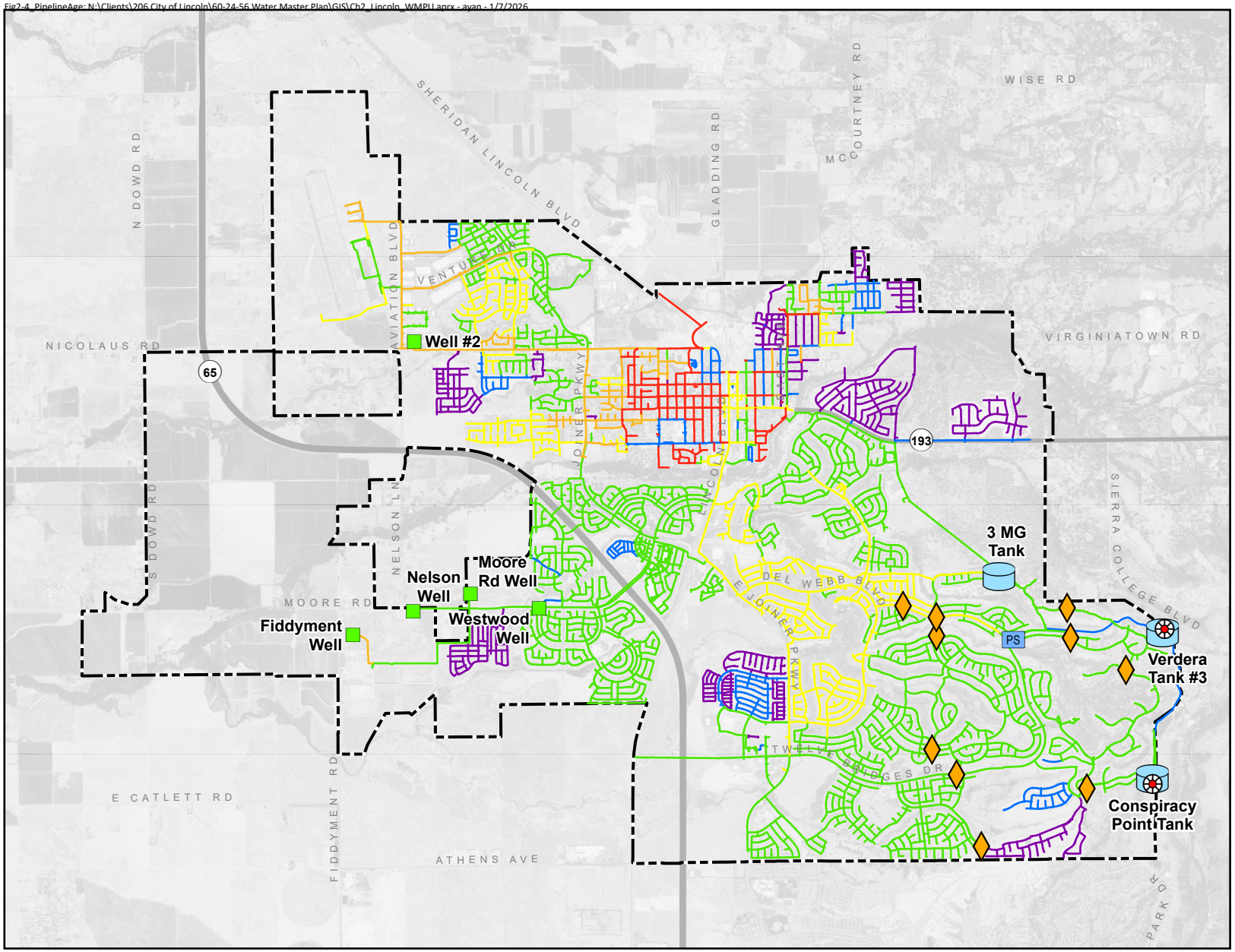
Table 2--9. Summary of Distribution System Pipeline Material[(a)]

Pipeline Material	Length of Pipeline		Percent in Water System
	feet	miles	
Asbestos Cement	77,960	14.7	5.3
Cast Iron	14,030	2.7	1.0
Copper	30	< 1.0	< 0.1
Ductile Iron	159,420	30.2	10.8
High-Density Polyethylene (HDPE)	90	< 1.0	< 0.1
Polyvinyl Chloride	1,207,800	228.8	81.9
Steel	12,220	2.3	0.8
Unknown	3,170	0.6	0.2
Total	**1,474,720**	**279.3**	**100%**

Source: City's water system GIS database provided in April 2024.

(a) Only pipelines managed by the City are included.

Fig2-4_PipelineAge: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch2_Lincoln_WMPU.aprx - ayan - 1/7/2026



Pipeline Decade of Installation

- 1970s or earlier
- 1980s
- 1990s
- 2000s
- 2010s
- 2020s

Existing System Facilities

- Placer County Water Agency Metering Station
- Groundwater Well
- Catta Verdera Pump Station
- Pressure Regulating Station
- Storage Tank

Boundary

- City Limit

Notes:

1. Facilities shown and pipeline decade of installation based on GIS data provided by the City in April 2024.

Prepared by:

WEST YOST

N

0 3,000 6,000 Feet

Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Existing Water System Pipeline Age

Figure 2-4

CHAPTER 3
Water Demand Analysis

This chapter describes the City's historical and current water use, as well as the City's future water demands. The future water demands are based on water use factors and planned future development discussed with the City's planning department. Future water demands will be used to evaluate the future water production required, the adequacy of the City's available water supplies, and the capacity of the City's water system to reliably deliver water to its customers.

The following sections of this chapter present the City's historical and current water demands and future water demands:

- Historical Water Production and Use
- Historical Peak Water Use
- Existing and General Plan Land Use and Growth Projections
- Water Use Factors
- Future Water Demands and Required Water Production

3.1 HISTORICAL WATER PRODUCTION AND USE

The following sections summarize the historical water production for the City's water service area.

3.1.1 Historical Annual Water Production

As described in Chapter 2, the City's water supplies come from a combination of surface water and groundwater sources consisting of water purchased from PCWA, water purchased from NID, and pumped groundwater from City-owned wells. Table 3-1 summarizes historical annual water production for the City between 2012 and 2023. The 10-year average surface water percentage of total production is 95 percent, and the 10-year average groundwater percentage of total production is 5 percent. These ratios align with the City's existing conjunctive use goal of relying on groundwater for 10 percent of its water demands and surface water for the remaining 90 percent, as stated in Chapter 2.

Figure 3-1 displays the annual water production, in mgd from 2012 to 2023. The highest annual water production occurred in 2022, with a total of approximately 9.5 mgd. The lowest annual water production occurred in 2015, with a total of approximately 6.8 mgd, which was during the height of a severe drought. Since 2015, production data shows a steady increase in production through 2020 which can be contributed to a post drought rebound in water use as well as new customers being added to the system. Figure 3-1 also shows that water production between 2020 and 2023 has remained fairly constant despite the City's continued growth. The fairly steady water production could be contributed to the City's continued emphasis on water conservation, expanded use of recycled water where possible, and improvements to infrastructure to reduce non-revenue water losses.

Table 3-1. Historical Annual Water Production

Year	Surface Water, MG	Groundwater, MG	Total, MG	Surface Water Percent of Total	Groundwater Percent of Total
2012	2,434	854	3,288	74	26
2013	3,175	363	3,538	90	10
2014	2,691	225	2,916	92	8
2015	2,256	230	2,486	91	9
2016	2,531	177	2,708	93	7
2017	2,758	120	2,878	96	4
2018	2,924	112	3,036	96	4
2019	2,837	215	3,052	93	7
2020	3,238	209	3,447	94	6
2021	3,379	83	3,462	98	2
2022	3,410	65	3,475	98	2
2023	3,244	45	3,289	99	1
5-Year Average (2019-2023)	**3,222**	**123**	**3,345**	**96%**	**4%**
10-Year Average (2014-2023)	**2,927**	**148**	**3,075**	**95%**	**5%**

Source: Surface water and groundwater production spreadsheets provided by the City, April 2024.

MG = Million Gallons per Year

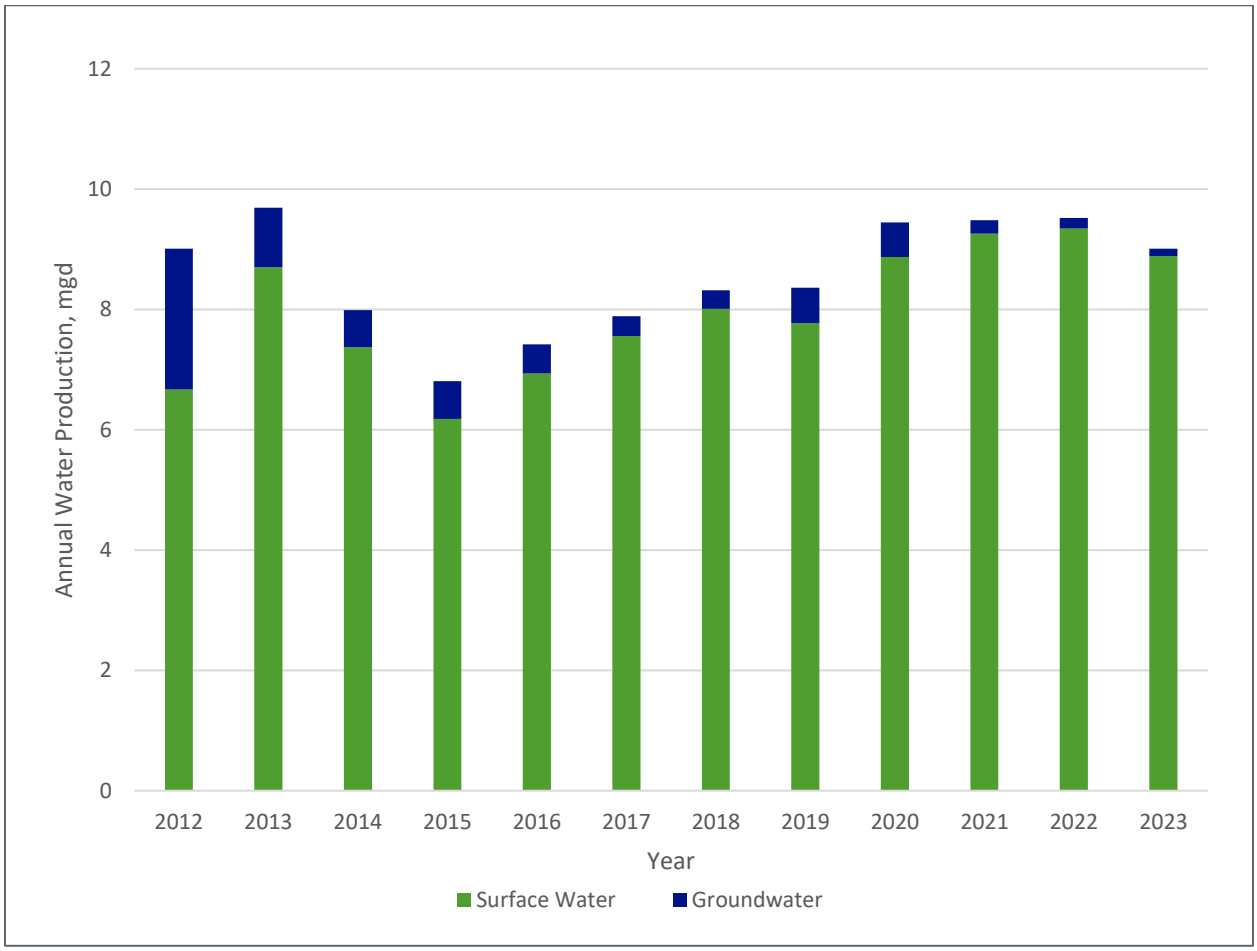


Figure 3-1. Historical Annual Water Production

3.1.2 Per Capita Water Use

Historical per capita water use for the City's water service area from 2012 to 2023 is presented in Table 3-2 and on Figure 3-2. The per capita water use is based on total water production for the City's water service area (representing all water uses including all residential and non-residential uses) divided by the City's water service area population. Since 2020, the City's per capita water use has continued to decrease as the population has increased.

Table 3-2. Historical Production, Population, and Per Capita Water Use

Year	Average Daily Production, mgd[a]	Population[b]	Per Capita Use, gpcd
2012	9.0	44,286	203
2013	9.7	44,954	216
2014	8.0	45,899	174
2015	6.8	46,627	146
2016	7.4	47,427	156
2017	7.9	48,268	163
2018	8.3	48,860	170
2019	8.4	49,348	169
2020	9.4	49,573	190
2021	9.5	50,165	189
2022	9.5	50,977	187
2023	9.0	52,296	172

(a) Production based on surface and groundwater spreadsheets provided by the City, April 2024.
(b) Source: Population estimates from State of California Department of Finance Tables E-4 Historical Population Estimates for Cities, Counties, and the State, September 2024.
mgd = million gallons per day: gpcd = gallons per capita per day

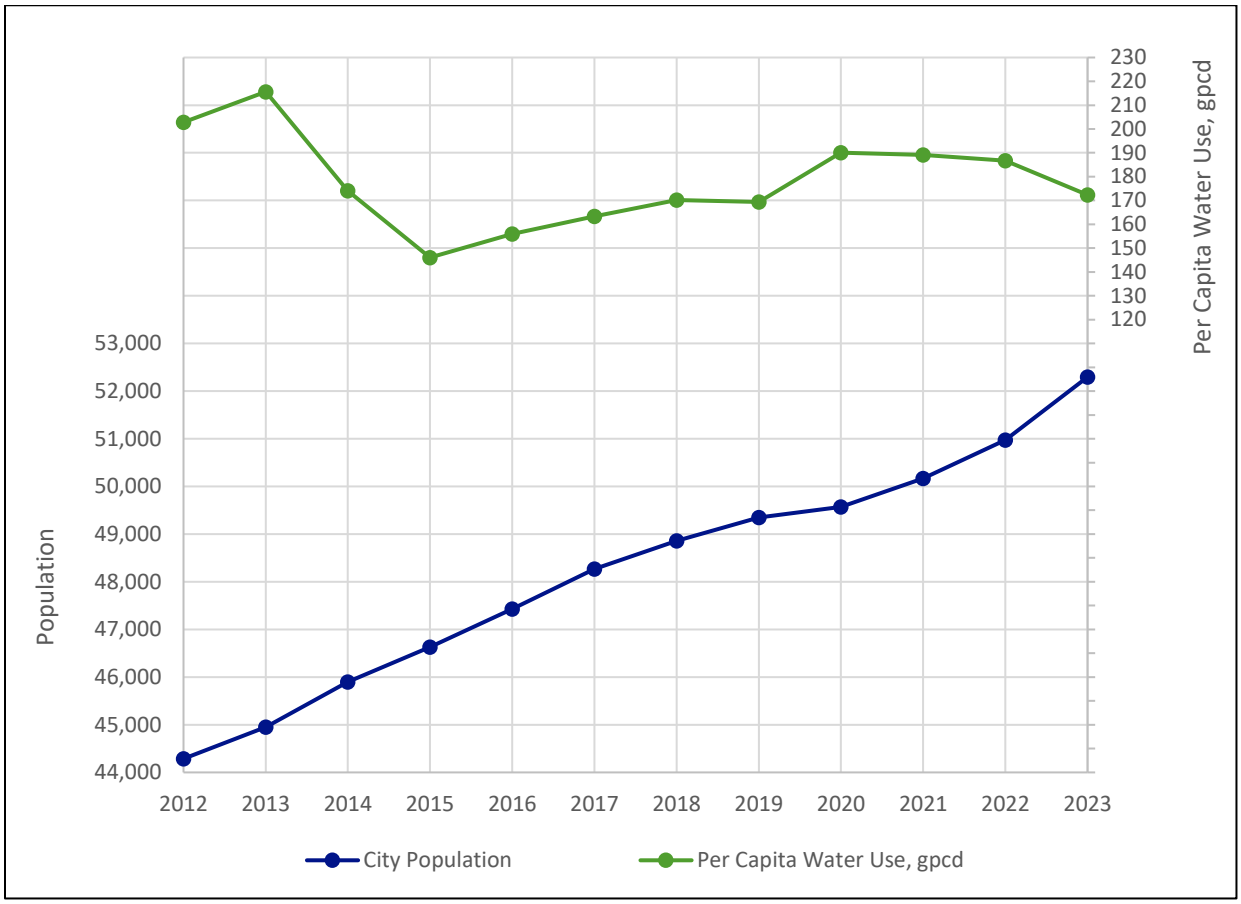


Figure 3-2. Comparison of Historical Per Capita Demand and Population

3.1.3 Historical Water Consumption

Water production is a measure of water produced at various supply facilities. Water consumption is a measure of water delivered to customers. The City tracks water consumption through customer meter records. As of 2023, the City had approximately 23,454 metered water use connections that serve various customer types. Table 3-3 summarizes the number of accounts by customer type. As shown in Table 3-3, the predominant customer type in the City's water service area is residential, which accounts for approximately 97 percent of the total number of water meters.

Table 3-3. City Customer Types as of December 2023[a]

Customer Type	Number of Accounts	Percent of Total Accounts
Residential		
Single Family	22,685	96.7
Multi Family	94	0.4
Residential Subtotal	**22,779**	**97.1%**
Non-Residential		
Non-residential[b]	415	1.8
Industrial	5	0.02
Landscape/Irrigation	255	1.0
Non-Residential Subtotal	**675**	**2.9%**
Total	**23,454**	**100%**

(a) Source: Data are from *2023 Water Consumption by Class.xls*, provided by the City in May 2024.
(b) Non-residential accounts include commercial, office, institutional, and public/quasi-public land use types.

Table 3-4 summarizes the City's water consumption by customer type in 2023. Although residential customers account for approximately 97 percent of the total accounts, they only account for 83 percent of the total consumption. Dedicated irrigation accounts (e.g., landscape median, parks, etc.) make up approximately 10 percent of the total consumption but only 3 percent of total accounts.

Table 3-4. Consumption by Customer Types as of December 2023[a]		
Customer Type	Total Annual Consumption, MG	Percent of Total Annual Consumption
Residential		
Single Family	2,481	80.7
Multi Family	70	2.3
Residential Subtotal	**2,551**	**82.9%**
Non-Residential		
Non-residential[b]	198	6.4
Industrial	22	0.7
Landscape/Irrigation	305	9.9
Non-Residential Subtotal	**578**	**17.1%**
Total	**3,076**	**100%**

(a) Source: Data are from *2023 Water Consumption by Class.xls*, provided by the City in May 2024.
(b) Non-residential accounts include commercial, office, institutional, and public/quasi-public land use type.

3.1.4 Non-Revenue Water

Non-revenue water (NRW) is the difference between the quantity of water produced and the quantity of water consumed and/or metered. Consumption (i.e., customer water use) typically does not equal the total production because of unmeasured system losses. Water utilities strive to minimize the amount of NRW; however, it is difficult to eliminate entirely. The most common reasons for NRW are due to system losses such as leakage, errors in measurement, unmetered usage, and errors in systematic data as discussed in detail below:

- **Leaks:** Leaks are frequently the largest component of NRW and includes losses from distribution and transmission mains and customer service laterals up to the meter. The amount of leakage varies from system to system, but there is a general correlation between the age of a system and the amount of NRW. Other factors affecting leaks include system pressure (i.e., the higher the pressure, the higher the leakage), frequency of main and service pipe breaks, and the extent of leak detection and control policies.
- **Errors in Measurement:** Flow measurements are not always exact, and thus metered customer usage may contain inaccuracies. For example, some flow meters under register actual usage at low flow rates, especially as they age.
- **Unmetered Usage:** The City may have unauthorized and unmetered connections or other types of unmetered water use. Not all unmetered usage is due to water theft; fire hydrants, blow-offs, and other maintenance appurtenances that are exercised are typically not metered.
- **Errors in Systematic Data:** Systematic data errors can contribute to NRW when inaccuracies occur in how water data is collected, recorded, or interpreted. These errors may include misread flow meter data, incorrect recording of meter readings, and/or incorrect meter locations.

An estimate of NRW is required for water system planning to project future water production needs, as a system will always have some amount of water loss. NRW ranging from 5 to 10 percent is typical for many water utilities.

California Water Code Section 10608.34 required the State Water Resources Control Board (SWRCB) to develop water loss performance standards for urban retail water suppliers. Executive Orders B-37-16 and B-40-17 directed the SWRCB and DWR to minimize water waste through system leaks. Water loss performance standards were developed through a rulemaking process that became effective in 2023.[1] The Water Loss Control regulation requires urban retail water suppliers, like the City, to complete questionnaires administered by the SWRCB and to meet water loss standards by 2028 (or by 2031 in some cases), using water audit data submitted for 2025, 2026, or 2027.

Table 3-5 summarizes the non-revenue water for the City's system from 2019 through 2023 by comparing water production to water consumption. Based on the average water consumption versus water production, the average NRW is approximately 9.8 percent. The NRW has consistently decreased over the five-year period which reflects the City's proactive approach to system rehabilitation of maintenance or replacement of aging infrastructure. As described in subsequent sections, NRW will be accounted for when projecting the future water production required for future conditions and will be assumed to be 10 percent.

Table 3-5. Non-Revenue Water

Year	Production, MG[(a)]	Consumption, MG[(b)]	NRW, MG[(c)]	NRW as a Percent of Production
2019	3,052	2,679	373	12.2
2020	3,447	3,049	398	11.5
2021	3,462	3,107	355	10.3
2022	3,475	3,176	299	8.6
2023	3,289	3,076	213	6.5
5-Year Average Percent of Production that is Non-Revenue Water				**9.8%**

(a) Production based on surface and groundwater production spreadsheets provided by the City, April 2024.
(b) Consumption based on *Water ConsumByClass.xls* spreadsheets provided by the City, May 2024.
(c) NRW is equal to production minus authorized consumption.

3.2 HISTORICAL PEAK WATER USE

Water system facilities are generally sized to meet peak demand conditions. For facility sizing (e.g., supply, pumping and storage), the peaking conditions of most concern are typically maximum day plus fire flow demand or peak hour demand. This section reviews historical peak water use for the City's water service area and includes discussion of the maximum day demand, peak hour demand, and hourly variations of demand during the maximum demand day.

[1] Source: Water Loss Control | California State Water Resources Control Board

3.2.1 Maximum Day and Peak Hour Demand

Table 3-6 summarizes the historical maximum day peaking factors for the City from 2014 through 2023, which are most representative of recent water use trends. As shown in Table 3-6, the maximum day demand has varied between 1.6 to 1.9 times the average day demand and the average historical maximum day peaking factor is 1.8 times average day demand.

Table 3-6. Summary of Historical Maximum Day Peaking Factors

Year	Average Day Demand (ADD), mgd	Maximum Day Demand (MDD), mgd	Maximum Day Peaking Factor (MDD/ADD)
2014	8.0	14.2	1.8
2015	6.8	11.2	1.6
2016	7.4	16.4	2.2
2017	8.2	14.0	1.7
2018	8.4	14.2	1.7
2019	8.4	15.3	1.8
2020	9.4	15.5	1.7
2021	9.5	15.3	1.6
2022	9.5	15.1	1.6
2023	9.0	16.9	1.9
Average	**8.5**	**14.8**	**1.8**

To develop a peak hour peaking factor, West Yost reviewed peak days of City provided SCADA data from 2023 to identify historical peak hour demands. This data was provided to West Yost as part of the hydraulic model calibration, the peak hour peaking factor was calculated based on the diurnal development for the City's pressure zone groups. While each of the pressure zone groups have a specific peak hour peaking factor, it was determined that a single peaking factor for the maximum day would be used for facilities sizing. The recommended peaking factors are summarized in the following section.

3.2.2 Recommended Demand Peaking Factors

Table 3-7 summarizes the recommended peaking factors for this WMPU. These peaking factors will be subsequently used to evaluate and size storage and pumping facilities, as well as define water supply needs and capacity requirements. For planning purposes, the maximum day peaking factor for the City is recommended to be 1.9 which is slightly higher than the 10-year average to be conservative. The factor also represents a decrease from the average day to maximum day factor developed in the City's 2017 WMP of 2.0. The reduction in the maximum day peaking factor reflects recent trends in water use, with increased water conservation and reductions in NRW loss.

The peak hour factor developed in the City's 2017 WMP was 2.0 times MDD (4.0 times ADD) for the City's entire system. Although the peak hour factor varies across each of the City's pressure zone groups, a single peak hour factor is recommended for the City's entire system. The recommended peak hour factor developed for this WMPU is 2.2 times MDD (3.8 times ADD), as shown in Table 3-7.

Table 3-7. Summary of Recommended Main Zone Maximum Day and Peak Hour Peaking Factors	
Maximum Day Demand Peaking Factor (MDD/ADD)	Peak Hour Demand Peaking Factor (PHD/MDD)
1.9	2.2
MDD = maximum day demand; ADD = average day demand; PHD = peak hour demand.	

3.2.3 Diurnal Curve Development

The MDD (including the peak hour) and minimum day demand diurnal curves were developed by reviewing SCADA data for summer and winter 2023 conditions. The minimum day demand diurnal curves represent seasonal winter demands (typically December through February), and MDD diurnal curves represent seasonal summer demands (typically June through August).

The City has SCADA coverage in the system that allows the development of multiple diurnal curves that group connected zones. Hourly patterns were developed for three zone groups for both winter and summer demands. The results of the 2023 diurnal curves were compared to the curves developed using 2021 data and found to be very similar in patterns.

Figure 3-3 shows the diurnal patterns developed for summer demand conditions. These diurnal patterns differ from the diurnal patterns developed for the model calibration (see Chapter 6), as patterns used for that effort are specific to the day the model was calibrated to. Diurnal patterns shown on Figure 3-3 are based on the hourly averages during the peak week of 2023 which occurred during the week of July 16 to 22. Diurnal patterns shown on Figure 3-3 were used for the existing and future distribution system evaluations, described in Chapters 7 and 8.

Figure 3-4 shows the diurnal patterns developed for winter demand conditions. Diurnal patterns shown on Figure 3-4 are based on the hourly averages during the minimum week of 2023 which occurred during the week of February 22 to 28. As expected, the minimum day demand diurnals have a flatter curve than the MDD diurnals as outdoor water irrigation use is typically minimal in the winter months.

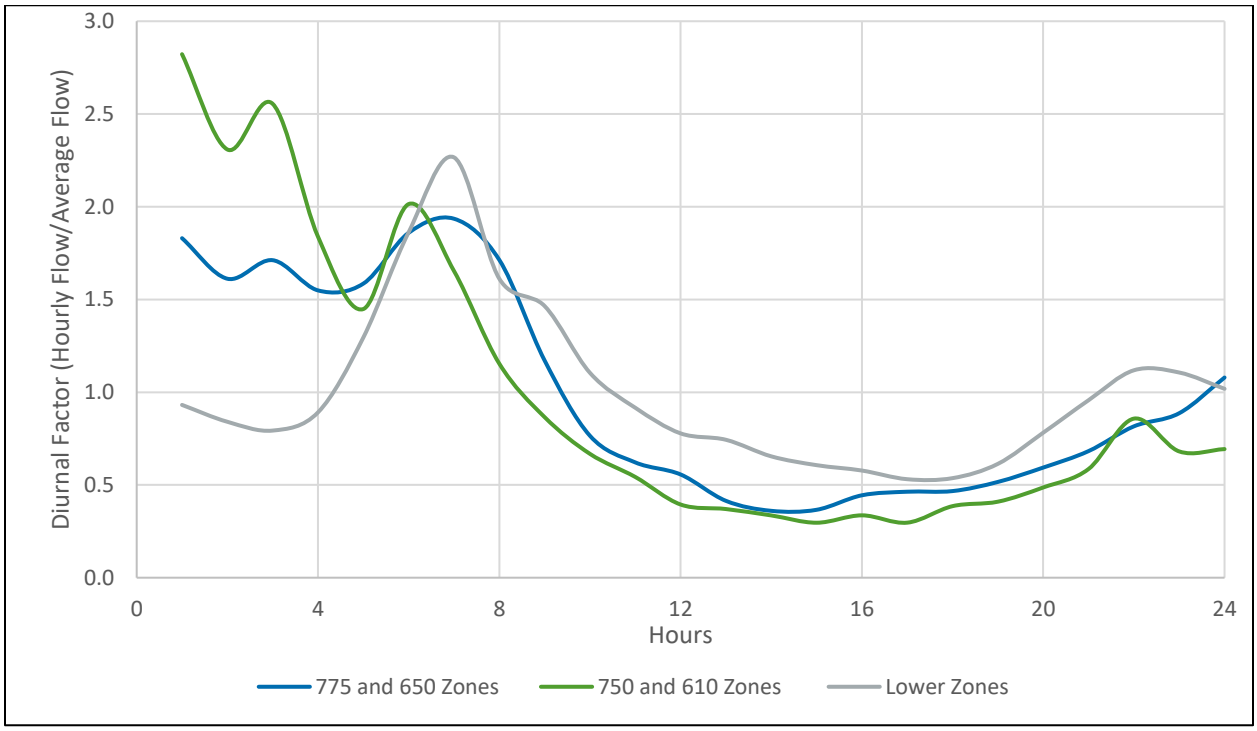


Figure 3-3. Grouped Zones Maximum Day Demand Diurnal Curves

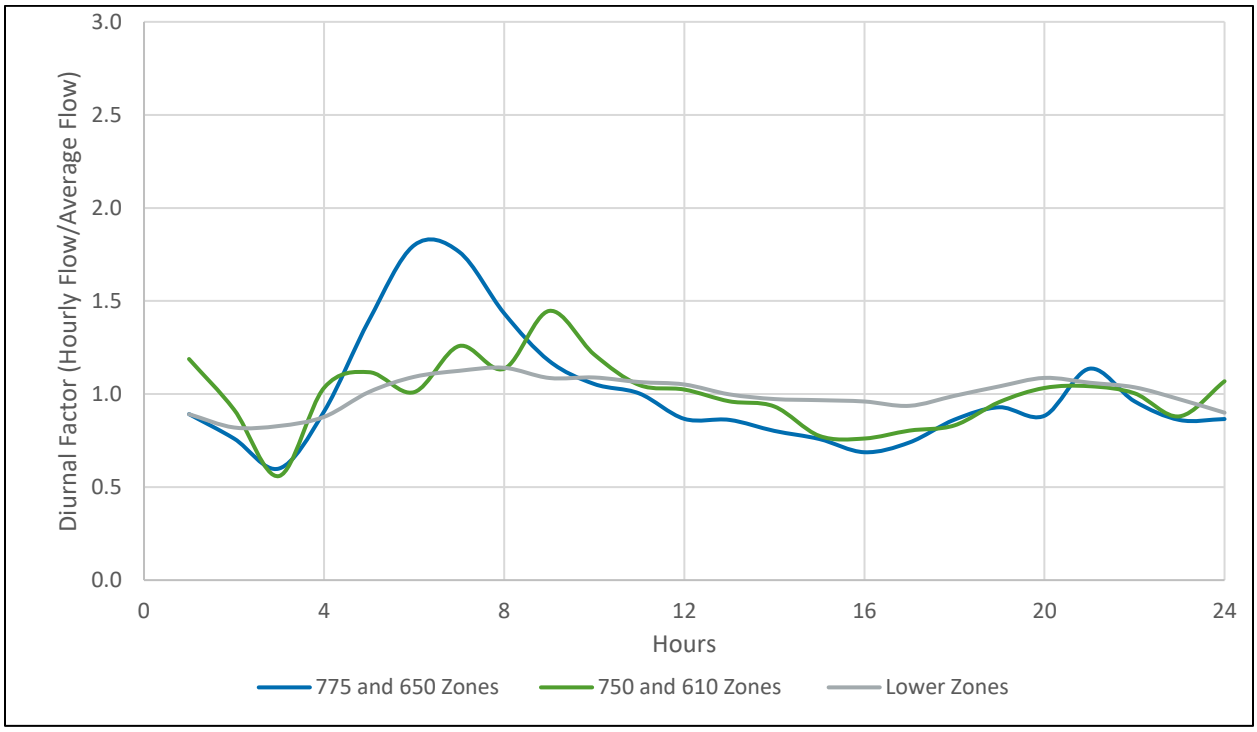


Figure 3-4. Grouped Zones Minimum Day Demand Diurnal Curves

The City provided hourly consumption data for its 17 largest water users collected through Advanced Metering Infrastructure (AMI) which allowed diurnals to be created for these accounts. The diurnals developed for these large water users show very different patterns from the diurnals developed for the zone groups discussed above.

Of the data provided, 12 of the 17 meters represent irrigation meters. The diurnal curves developed for each of these meters are shown on Figure 3-5 for a maximum summertime demand period during 2023. As expected, most of the consumption occurs overnight between the hours of 9 PM to 7 AM, which is consistent with when irrigation often occurs. An average of the irrigation diurnals was developed to provide a general irrigation diurnal to use for the future system evaluations.

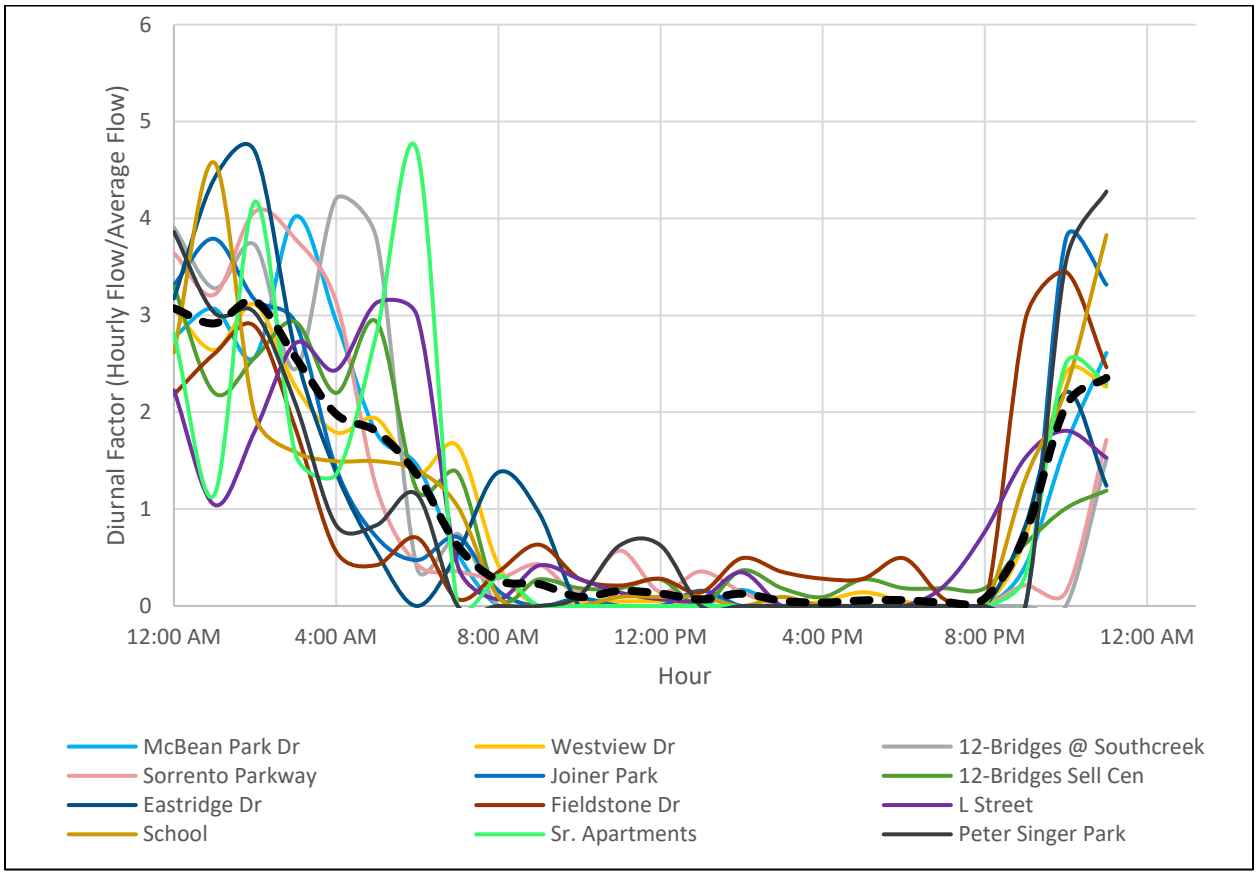


Figure 3-5. Irrigation Meters Maximum Day Demand Diurnal Curves

The five other large consumption meter data provided represents a mix of uses: industrial, recreational, commercial car wash, senior apartments, and a public pool. As shown on Figure 3-6, the industrial, recreational, and pool all show fairly constant demands occurring throughout the day with a morning peak for the industrial account. The senior apartment account shows high demands prior to about 10 AM which may be in part due to irrigation occurring during the evening hours. The commercial car wash account shows consumption occurs during business hours as expected. Due to the variety of how water is consumed by these individual large water users, the developed diurnals are only applied to these specific users.

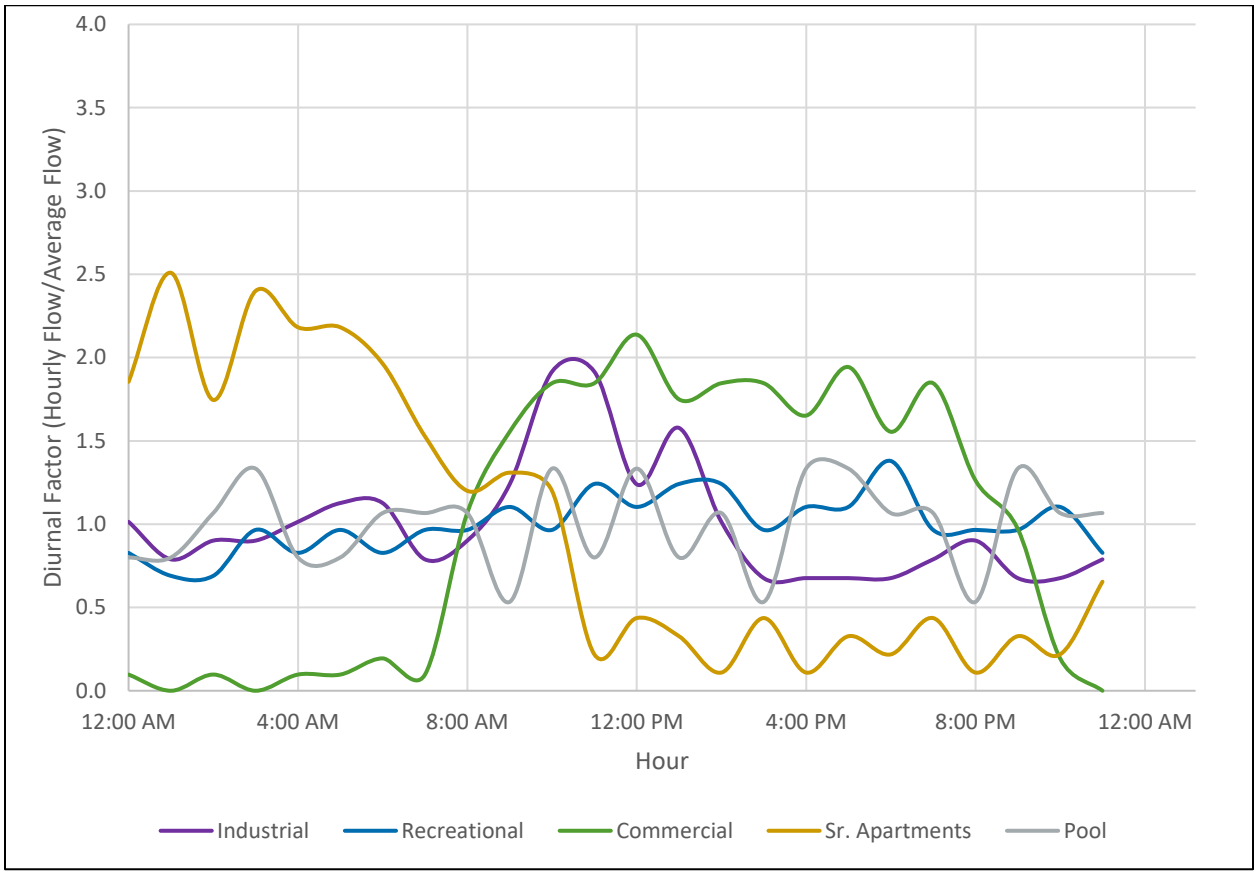


Figure 3-6. Large Users Maximum Day Demand Diurnal Curves

3.3 EXISTING AND FUTURE LAND USE AND GROWTH PROJECTIONS

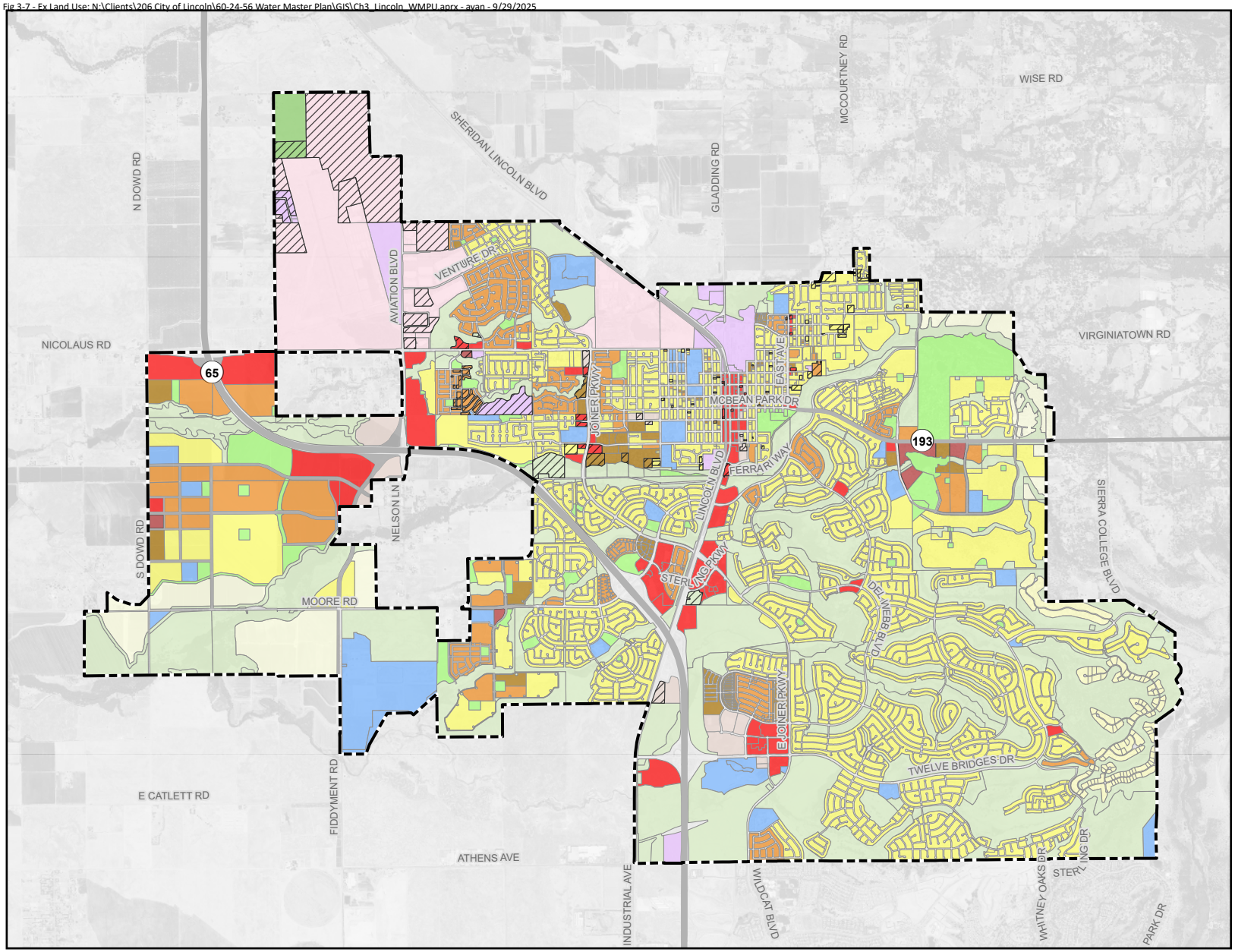
The following sections discuss the existing and projected future land use for the City's water service area.

3.3.1 Existing Land Use

The City's existing land use consists mostly of low density single family residential developments in addition to commercial, office, industrial, parks, and schools as shown on Figure 3-7. Residential uses are located throughout the City's service area. Generally, the eastern portion of the existing city has several traditional single family residential communities along Twelve Bridges Drive and Del Webb Boulevard. Along the most eastern edge of City Limits, the developments are low density/country estates which tend to include large multi-story homes on large lots with extensive landscaping.

The City's commercial and mixed uses are found throughout the City with a concentrated commercial corridor along Lincoln Boulevard which includes the historic downtown part of the City. The City also includes a significant industrial land use in the northern and northwestern part of the City. The industrial users include Sierra Pacific Industries, Gladding McBean Manufacturer, and the Lincoln Regional Airport.

Fig 3-7 - Ex Land Use: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch3_Lincoln_WMPU.aprx - ayan - 9/29/2025



City Limit

Zoning

- Country Estates
- Low Density Estates
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Business and Professional
- Industrial
- Industrial Planned Development
- Public Facilities
- Parks and Recreation
- Open Space
- Agricultural
- Right-of-Way
- Vacant Activity

Notes:

1. GIS zoning and land use shapefiles provided by the City of Lincoln in 2025.
2. Parcels with land use activity of Vacant are shown for locations within the City Limits which are not part of a Specific Plan.
3. Future land uses within Villages and Special Use Districts are planned and not shown as Vacant.

Prepared by: WEST YOST

N

0 3,000 6,000 Feet

Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Existing and Planned Land Use

Figure 3-7

3.3.2 Projected Future Land Use

This section includes a discussion of the City's future land use and the estimated timing on when development will occur. The General Plan 2050 (GP) serves as a long-term policy guide for the City's growth and is the basis for the future growth projections used for facility planning along with input from the City's Community Development Department. The development of the future growth areas were classified in 5-year increments through a 20-year period with any remaining area assumed to be developed at buildout.

3.3.2.1 Overview of the City's General Plan 2050

Future growth and land uses are defined in the City's GP, which summarizes anticipated development within the City's SOI. The SOI encompasses both incorporated and unincorporated areas and were defined in the GP as the probable ultimate boundary and service area of the City. Infill is expected to occur on vacant parcels within the City's existing City Limit boundary. Additionally, the GP categorized larger undeveloped areas into two designations: Village or Special Use District (SUD) which are described below and shown on Figure 3-8.

3.3.2.1.1 Infill

The GP identified the need to develop the vacant infill parcels within the existing City Limits. Implementation measures to encourage the development of vacant and underutilized parcels, including parcels in the downtown area of the City, were included as part of the GP. One measure to help achieve the infill development was the addition of a mixed use category to encourage combining a residential use with a business or commercial use (either horizontally or vertically). In 2024, the City has started a Downtown Master Plan (DMP) + Objective Design and Development Standards (ODDS) project to improve the downtown area of the City, which will include facilitating mixed use and housing options in the downtown area.

3.3.2.1.2 Villages

The GP designated seven areas as a Village (identified as V-1 through V-7). The village concept encompasses major new development areas which include a mix of housing types and a village center. In addition, each village will be characterized by extensive bicycle and pedestrian trails and open space to interconnect the village areas along with the developed portions of the City.

Village 1 is located in the eastern part of the City and is actively being developed. The City anticipates substantial completion of Village 1 within a 10-year timeframe.

Village 5 and Village 7 are located in the western part of the City Limits and SOI. Both villages have active development plans being processed with the City for portions that have recently been annexed within the City Limit boundary. Construction for both villages are anticipated to begin within a 5-year timeframe. Village 7 covers a smaller area and is expected to be substantially complete within a 15-year timeframe while Village 5 is anticipated to be completed within a 20-year timeframe.

Villages 2, 3, and 4 are located in the northern part of the SOI outside of the existing City Limits and Village 6 is located in the southwest part of the SOI. These areas are anticipated to start development beyond the 20-year timeframe and are therefore included as part of buildout.

3.3.2.1.3 Special Use Districts

The GP designated three areas as SUDs (identified as SUD-A, SUD-B, and SUD-C). Land uses within the SUDs are limited by restrictions established by the County of Placer's Airport Land Use Compatibility Plan and the proximity of the State Route 65 Bypass. At this time, only SUD-B is actively proceeding with development plans and is anticipated to begin construction within a 5-year timeframe and be completed within a 15-year timeframe. Both SUD-A and SUD-C are within the SOI but outside the existing City Limits and are not anticipated to have development occur over the next 20 years and are considered part of the buildout.

3.3.2.2 Projected Future Land Use

The exact amount of development that will occur through GP buildout is based on many factors, including changes in the regional real estate and labor markets, and individual property owners' decisions. For the purposes of this WMPU, the future land use projections defined are assumed based on the City's current pace of development.

The future growth was classified in 5-year increments for a 20-year period based on input from the City's Community Development Department. All remaining areas in the GP SOI are assumed to occur at buildout. It is not expected that all areas in the SOI will be fully developed within the 20-year period based on the current pace of development.

Based on discussions with City staff, additional assumptions used to estimate development in this WMPU include:

- Infill is assumed to be parcels within the existing City Limits with a land use activity code of "Vacant" in the City's GIS land use file, but do not include parcels in a Specific Plan or General Development Plan.
- Infill is assumed to be completed at a constant rate through buildout.
- Village 1 has active construction occurring and is anticipated to be substantially completed within 10 years.
- SUD-B is anticipated to begin development in the next 5 years and be substantially completed within 15 years.
- Villages 5 and 7 are anticipated to begin development in the next 5 to 10 years and be substantially completed within 15 to 20 years.
- Villages 2, 3, 4, and 6 and SUD-A and -C are assumed to develop in buildout (beyond 20 years).
- Available Specific Plans and/or General Development Plans were referenced to capture the most recent land use assumptions.
- Residential dwelling unit densities (i.e., dwelling units per acre) are assumed to be the average of the dwelling unit density ranges provided in the GP[2] unless other specific densities were provided.
- No development occurs outside of the SOI.

[2] Mintier & Associates. March 2008. City of Lincoln General Plan, Table 4-1

Table 3-8. Future Incremental Land Use Projections By Development Areas

Development/ Land Use	5-Year		10-Year		15-Year		20-Year		Buildout		Total	
	Acres	DU	Acres	DU	Acres	DU	Acres	DU	Acres	DU	Acres	DU
Vacant Infill Parcels												
Low Density Residential	6.3	28	6.3	28	6.3	28	6.3	28	6.3	28	31.3	139
Medium Density Residential	5.0	48	5.0	48	5.0	48	5.0	48	5.0	48	25.2	238
High Density Residential	4.0	66	4.0	66	4.0	66	4.0	66	4.0	66	19.9	328
Mixed Use	0.5	-	0.5	-	0.5	-	0.5	-	0.5	-	2.7	-
Commercial	6.5	-	6.5	-	6.5	-	6.5	-	6.5	-	32.5	-
Business Professional	3.2	-	3.2	-	3.2	-	3.2	-	3.2	-	16.0	-
Industrial	99.6	-	99.6	-	99.6	-	99.6	-	99.6	-	498.2	-
Open Space	9.6	-	9.6	-	9.6	-	9.6	-	9.6	-	47.9	-
Subtotal	**134.7**	**141**	**134.7**	**141**	**134.7**	**141**	**134.7**	**141**	**134.7**	**141**	**673.7**	**705**
Deer Crossing												
Commercial	3.6	-	-	-	-	-	-	-	-	-	3.6	-
Ferrari Pavillion												
Commercial	12.0	-	-	-	-	-	-	-	-	-	12.0	-
Joiner Ranch East												
Medium Density Residential	25.5	198	-	-	-	-	-	-	-	-	25.5	198
Bella Breeze												
Commercial	-	-	13.4	-	-	-	13.4	-	-	-	26.7	-
Lincoln 270												
Business Professional	-	-	79.9	-	-	-	-	-	-	-	79.9	-
Commercial	-	-	58.1	-	-	-	-	-	-	-	58.1	-
Industrial	-	-	37.8	-	-	-	-	-	-	-	37.8	-
Open Space	-	-	102.1	-	-	-	-	-	-	-	102.1	-
ROW	-	-	1.4	-	-	-	-	-	-	-	1.4	-
Subtotal	**-**	**-**	**279.3**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**279.3**	**-**
Lincoln Place												
Low Density Residential	5.3	21	-	-	-	-	-	-	-	-	5.3	21
Medium Density Residential	7.6	80	-	-	-	-	-	-	-	-	7.6	80
Open Space	3.7	-	-	-	-	-	-	-	-	-	3.7	-
Subtotal	**16.6**	**101**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**16.6**	**101**
Village 1[(a)]												
Country Estates	72.2	154	51.9	119	58.0	129	10.2	23	-	-	192.3	425
Low Density Residential	354.4	1,542	239.8	1,184	-	-	-	-	-	-	594.2	2,726
Medium Density Residential	28.0	179	72.1	682	-	-	-	-	-	-	100.1	861
High Density Residential	-	-	17.9	421	-	-	-	-	-	-	17.9	421
Mixed Use	-	-	39.0	-	-	-	-	-	-	-	39.0	-
Parks	22.1	-	75.6	-	1.0	-	-	-	-	-	98.7	-
Open Space	210.1	-	138.9	-	61.3	-	9.3	-	-	-	419.7	-
ROW	15.1	-	15.1	-	15.1	-	15.1	-	-	-	60.4	-
Subtotal	**701.9**	**1,875**	**650.3**	**2,407**	**135.4**	**129**	**34.6**	**23**	**-**	**-**	**1,522.3**	**4,434**
Village 2												
Country Estates	-	-	-	-	-	-	-	-	164.4	321	164.4	321
Low Density Residential	-	-	-	-	-	-	-	-	575.5	2,561	575.5	2,561
Medium Density Residential	-	-	-	-	-	-	-	-	57.5	544	57.5	544
High Density Residential	-	-	-	-	-	-	-	-	24.7	469	24.7	469
Mixed Use	-	-	-	-	-	-	-	-	80.6	-	80.6	-
Parks	-	-	-	-	-	-	-	-	80.6	-	80.6	-
Open Space	-	-	-	-	-	-	-	-	564.2	-	564.2	-
ROW	-	-	-	-	-	-	-	-	64.5	-	64.5	-
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1,612.0**	**3,895**	**1,612.0**	**3,895**
Village 3												
Country Estates	-	-	-	-	-	-	-	-	263.2	513	263.2	513
Low Density Residential	-	-	-	-	-	-	-	-	579.0	2,576	579.0	2,576
Medium Density Residential	-	-	-	-	-	-	-	-	157.9	1,492	157.9	1,492
High Density Residential	-	-	-	-	-	-	-	-	52.6	1,000	52.6	1,000
Mixed Use	-	-	-	-	-	-	-	-	103.2	-	103.2	-
Parks	-	-	-	-	-	-	-	-	103.2	-	103.2	-
Open Space	-	-	-	-	-	-	-	-	722.4	-	722.4	-
ROW	-	-	-	-	-	-	-	-	82.6	-	82.6	-
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2,064.0**	**5,581**	**2,064.0**	**5,581**
Village 4												
Country Estates	-	-	-	-	-	-	-	-	330.1	644	330.1	644
Low Density Residential	-	-	-	-	-	-	-	-	660.2	2,938	660.2	2,938
Medium Density Residential	-	-	-	-	-	-	-	-	264.1	2,496	264.1	2,496
High Density Residential	-	-	-	-	-	-	-	-	66.0	1,254	66.0	1,254
Mixed Use	-	-	-	-	-	-	-	-	129.5	-	129.5	-
Parks	-	-	-	-	-	-	-	-	129.5	-	129.5	-
Open Space	-	-	-	-	-	-	-	-	906.2	-	906.2	-
ROW	-	-	-	-	-	-	-	-	103.6	-	103.6	-
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2,589.0**	**7,332**	**2,589.0**	**7,332**

Table 3-8. Future Incremental Land Use Projections By Development Areas

Development/ Land Use	5-Year		10-Year		15-Year		20-Year		Buildout		Total	
	Acres	DU	Acres	DU	Acres	DU	Acres	DU	Acres	DU	Acres	DU
Village 5												
Country Estates	-	-	149.2	184	298.4	368	261.6	674.3	-	-	709.2	1,227
Low Density Residential	-	153.0	113.1	380	226.3	1,065	230.7	1,091.9	-	-	570.1	2,690
Medium Density Residential	-	269.0	141.8	669	283.5	1,875	16.3	16.8	-	-	441.6	2,830
High Density Residential	-	78.0	13.0	195	26.0	547	29.7	621.1	-	-	68.7	1,441
Mixed Use	-	-	12.3	-	24.7	-	4.4	-	-	-	41.4	-
Commercial	-	-	65.1	-	130.3	-	0.9	-	-	-	196.3	-
Business Professional	-	-	21.7	-	43.3	-	94.9	-	-	-	159.9	-
Parks	-	-	45.7	-	91.4	-	31.6	-	-	-	168.7	-
Open Space	-	-	231.0	-	462.0	-	697.2	-	-	-	1,390.2	-
Public	-	-	17.4	-	34.8	-	66.0	-	-	-	118.2	-
ROW	-	-	50.1	-	100.2	-	214.3	-	-	-	364.6	-
Subtotal	**-**	**500**	**860.4**	**1,428**	**1,720.9**	**3,856**	**1,647.6**	**2,404**	**-**	**-**	**4,228.9**	**8,188**
Village 6												
Country Estates	-	-	-	-	-	-	-	-	129.7	253	129.7	253
Low Density Residential	-	-	-	-	-	-	-	-	700.6	3,118	700.6	3,118
Medium Density Residential	-	-	-	-	-	-	-	-	363.3	3,433	363.3	3,433
High Density Residential	-	-	-	-	-	-	-	-	103.8	1,972	103.8	1,972
Mixed Use	-	-	-	-	-	-	-	-	127.2	-	127.2	-
Parks	-	-	-	-	-	-	-	-	127.2	-	127.2	-
Open Space	-	-	-	-	-	-	-	-	890.4	-	890.4	-
ROW	-	-	-	-	-	-	-	-	101.8	-	101.8	-
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2,544.0**	**8,776**	**2,544.0**	**8,776**
Village 7												
Low Density Residential	25.1	147	84.0	470	68.1	399	-	-	19.9	164	197.1	1,181
Medium Density Residential	57.6	539	60.9	595	33.6	314	-	-	6.3	81	158.4	1,529
High Density Residential	-	-	17.2	334	12.4	241	-	-	-	-	29.6	575
Mixed Use	4.9	-	-	-	-	-	-	-	-	-	4.9	-
Parks	34.1	-	27.3	-	15.8	-	-	-	12.5	-	89.7	-
Public	11.6	-	-	-	-	-	-	-	-	-	11.6	-
Open Space	120.2	-	64.8	-	-	-	-	-	-	-	185.0	-
ROW	7.1	-	11.9	-	7.1	-	-	-	1.1	-	27.1	-
Subtotal	**260.6**	**686**	**266.1**	**1,399**	**137.0**	**955**	**-**	**-**	**39.8**	**245**	**703.4**	**3,285**
SUD-A												
Commercial	-	-	-	-	-	-	-	-	1,814.4	-	1,814.4	-
ROW	-	-	-	-	-	-	-	-	201.6	-	201.6	-
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2,016.0**	**-**	**2,016.0**	**-**
SUD-B												
Commercial	-	-	35.1	-	34.7	-	-	-	-	-	69.8	-
Low Density Residential	64.2	336	20.1	85	-	-	-	-	-	-	84.3	421
Parks	4.0	-	0.6	-	-	-	-	-	-	-	4.6	-
Open Space	6.7	-	16.1	-	-	-	-	-	-	-	22.8	-
ROW	-	-	16.9	-	-	-	-	-	-	-	16.9	-
Subtotal	**74.9**	**336**	**88.8**	**85**	**34.7**	**-**	**-**	**-**	**-**	**-**	**198.4**	**421**
SUD-C												
Commercial	-	-	-	-	-	-	-	-	926.1	-	926.1	-
ROW	-	-	-	-	-	-	-	-	102.9	-	102.9	-
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1,029.0**	**-**	**1,029.0**	**-**
Total	**1,229.8**	**3,838**	**2,293.1**	**5,460**	**2,162.7**	**5,081**	**1,830.3**	**2,568**	**12,028.5**	**25,970**	**19,544.4**	**42,916**

(a) Buildout includes planned development within City Limits and SOI identified in General Plan 2050.

(b) Projected timing of development based on discussions with the City's Community Development Department.

DU = Dwelling Units

Table 3-8 summarizes the future incremental land use by planned development and infill based on the timing provided by the City. The table identifies the land use type, projected dwelling units and/or acreage, and development timing (i.e., 5-year, 10-year, 15-year, 20-year, or buildout). It should be noted that the Village 1 area is actively under construction for the Esplanade at Turkey Creek and Turkey Creek Estates Developments. Approximately 40 percent of Esplanade and 15 percent of the Turkey Creek Estates residential homes have been constructed. The dwelling units for Village 1 shown in Table 3-8 have been reduced to reflect the remaining units for Esplanade and Turkey Creek Estates.

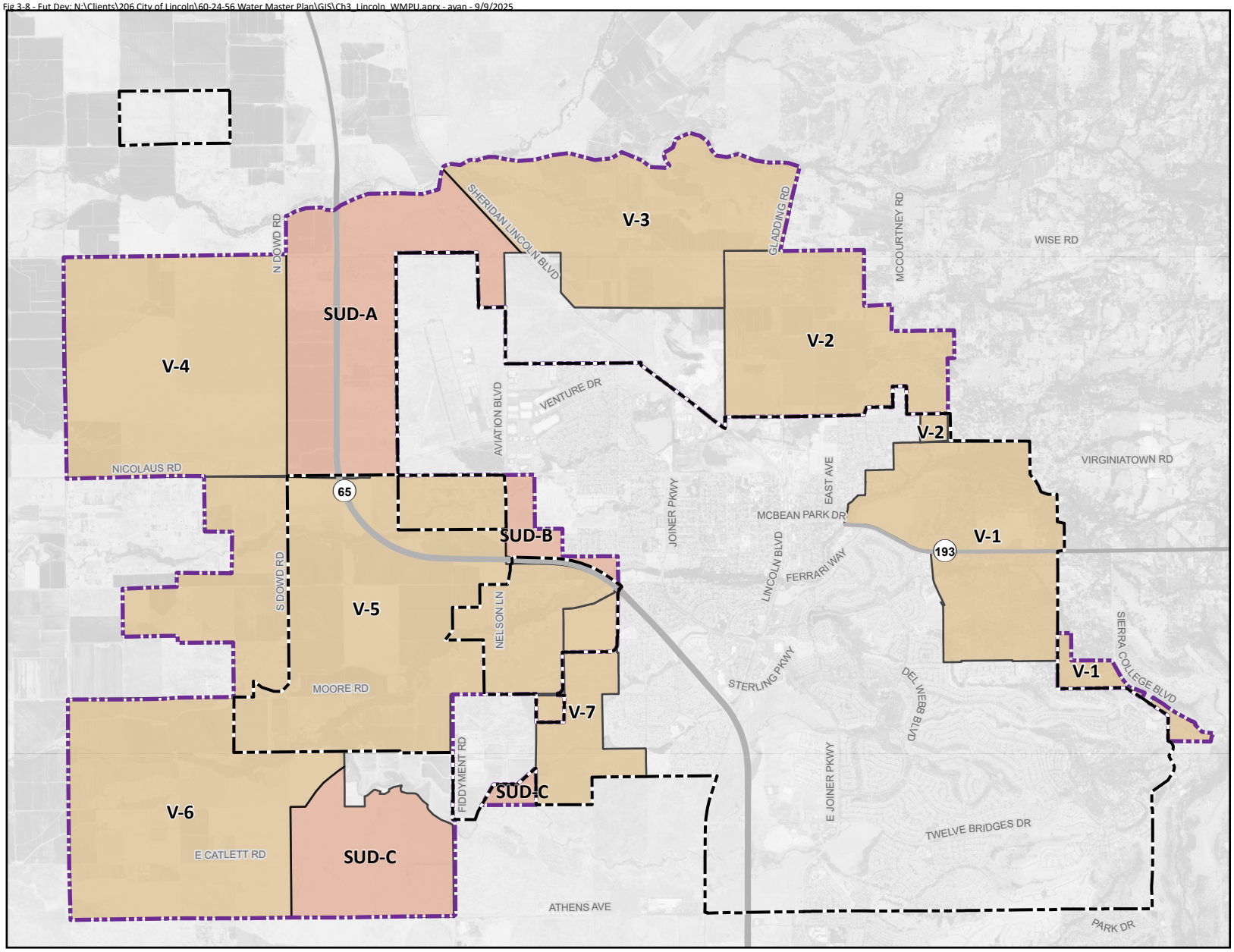
Table 3-9 summarizes the future cumulative planned development by land use designation. It is projected that approximately 16,947 new residential dwelling units will be added in the next 20 years and 42,916 new dwelling units will be added by buildout of the SOI. It is also projected that approximately 4,280 acres of non-residential land uses will be added in the next 20 years and 11,774 acres will be added by buildout of the SOI. Approximately 54 percent of the buildout non-residential area is composed of open space and right-of-way land use which is not planned to be irrigated.

Table 3-9. Summary of Future Cumulative Land Use Projections

Future Land Use Designation	5-Year	10-Year	15-Year	20-Year	Buildout[a]
Residential, DU					
Country / Low Density Estates[b]	154	457	955	1,652	3,383
Low Density Residential	2,074	4,374	5,867	6,987	18,372
Medium Density Residential	1,044	3,306	5,543	5,608	13,701
High Density Residential	66	1,160	2,013	2,700	7,460
Total Residential	**3,338**	**9,297**	**14,378**	**16,947**	**42,916**
Non-Residential, Acres					
Mixed Use	5	57	83	87	528
Commercial	22	200	372	393	3,140
Business Professional	3	108	154	253	256
Industrial	100	237	337	436	536
Public	12	29	64	130	130
Parks	60	209	318	349	802
Open Space	350	913	1,446	2,162	5,255
ROW	22	118	240	470	1,127
Total Non-Residential	**574**	**1,871**	**3,014**	**4,280**	**11,774**

(a) Buildout includes planned developments within City Limits and SOI identified in General Plan 2050 (March 2008).
(b) Projected timing of developments based on discussions with the City's Community Development Department.
DU = Dwelling Units

Fig 3-8 - Fut Dev: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch3_Lincoln_WMPU.aprx - ayan - 9/9/2025



City Limit
Sphere Of Influence
Village Boundary
Special Use District

Notes:
1. GIS zoning and land use shapefiles provided by the City of Lincoln in 2025.

Prepared by:

WEST YOST

N

0 3,500 7,000
Feet

Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln
Live. Life. Lincoln

Future Development Areas

Figure 3-8

3.4 WATER USE FACTORS

Since 2019, the COVID pandemic occurred which altered how people work, with many continuing to work remotely from home at least part of the time. In addition, customers have continued to conserve water. These changes have had an impact on water consumption trends within the City's service area.

The City's meter consumption data from 2023 was used to develop the updated water use factors which are documented in a technical memorandum included as Appendix B.

3.4.1 Water Use Factor Development Methodology

Unit water demand factors were developed using 2023 meter data and existing land use information in GIS format. The meter information was filtered to exclude meters which did not represent potable water consumption (i.e., reclaim water, hydrant water, and null). In addition, accounts without a full year's worth of meter reads were excluded from the analysis. The City's meter consumption data was spatially joined to the GIS parcels and land use. Some records were manually linked if the meter was located outside of its respective parcel. The unit water demand factor for each land use designation was calculated by dividing the total metered water consumption by the associated dwelling units or the parcel area per land use for residential and non-residential land uses respectively.

The parcel area calculation did not include streets, and therefore, resulted in "net" unit water use factors. The "net" unit water use factors were adjusted to account for streets so they could be applied to the gross acreage information provided by City staff for future development.[3] The following sections describe the updated unit water use factors by land use designation.

3.4.2 Residential Land Uses

Unit water use factor categories were determined by comparing the existing land use to the General Plan land use designations. Land use with similar usage characteristics were grouped into a single water use factor category (i.e., low density estates and country estates). Residential water use factors were developed in units of acre-feet per dwelling unit per year (af/du/yr).

3.4.3 Non-Residential Land Uses

Non-residential land uses were grouped together based on the similarity of their characteristics (i.e., neighborhood commercial and community commercial). The non-residential water use factors are in units of acre-feet per acre per year (af/ac/yr).

During the development of the non-residential water use factors, existing large industrial users, such as Sierra Pacific Industries, were excluded from the industrial water use factor since they are not representative of future industrial developments planned in the City's General Plan.

[3] The gross acreage within the existing City limits is 15,425 acres, and the net acreage within the City limits assigned to an existing or planned land use is 13,798 acres. Therefore, a factor of 1.12 was used to convert from net acreage to gross acreage.

3.4.4 Recommended Water Use Factors

Table 3-10 summarizes the recommended unit water use factors for the City to use for future water system planning.

Table 3-10. Recommended Unit Water Demand Factors

Water Use Factor	General Plan Land Use Designation(s)	Unit Water Use Factor	
		af/du/yr	af/ac/yr
Residential			
Low Density Estates	Low Density Estates	1.46	--
	Country Estates		
Low Density Residential	Low Density Residential	0.39	--
Medium Density Residential	Medium Density Residential	0.30	--
High Density Residential	High Density Residential	0.18	--
Non-Residential			
Commercial	Neighborhood Commercial	--	1.45
	Community Commercial	--	
Business and Professional	Business and Professional	--	1.15
	Employment Center	--	
Mixed Use[a]	Mixed Use	--	2.00
Industrial	Industrial	--	0.47
	Light Industrial	--	
	Industrial Planned Development	--	
Public Facilities[b]	Public Facilities	--	1.80
Parks and Recreation[b]	Parks and Recreation	--	3.55

(a) The City did not have any Mixed Use consumption during the 2023 year, therefore, it is recommended for the City to continue using the Mixed Use unit water use factor of 2.00 af/ac/yr developed in 2021 as provided in Table 3-10.

(b) The calculated Public Facilities and Parks and Recreation water use factors were significantly lower than the 2021 unit water use factors of 1.80 af/ac/yr and 3.55 af/ac/yr, respectively. To be conservative, it is recommended for the City to continue using the Public Facilities and Parks and Recreation unit use factors developed in 2021 as provided in Table 3-10.

3.5 FUTURE WATER DEMANDS AND REQUIRED WATER PRODUCTION

Water demands were projected for the GP SOI using the recommended water use factors applied to the future proposed developments. Future water production requirements were then estimated by adding the future water demand projections, which include NRW of 10 percent, to the existing baseline production.

3.5.1 Existing Baseline Demand

The average annual water production for the City's water service area in 2023 was used to establish the existing baseline production. The average annual water production in 2023 was 9.0 mgd.

3.5.2 Projected Future Water Demands

Water demands in 5-year increments over the next 20-years and the buildout water system were developed by applying the water use factors to the proposed land uses shown in Table 3-8. Table 3-11 summarizes the projected incremental average daily water demand for each development that represent new demands in the system.

Table 3-11. Projected Average Day Water Demand by Development, mgd[a,b,c]

Development Name	5-Year	10-Year	15-Year	20-Year	Buildout
Vacant – Infill	0.1	0.1	0.1	0.1	0.1
Deer Crossing	0.01	-	-	-	-
Ferrari Pavilion	0.02	-	-	-	-
Joiner Ranch East	0.1	-	-	-	-
Bella Breeze (Commercial)	-	0.1	-	0.1	-
Lincoln Place and Lincoln 14	0.03	-	-	-	-
Lincoln 270	-	0.2	-	-	-
Village 1	0.9	1.2	0.2	0.03	-
Village 2	-	-	-	-	2.0
Village 3	-	-	-	-	2.9
Village 4	-	-	-	-	3.7
Village 5	0.2	1.0	2.2	1.8	-
Village 6	-	-	-	-	3.6
Village 7	0.4	0.5	0.3	-	0.1
SUD-A	-	-	-	-	2.6
SUD-B	0.1	0.1	0.05	-	-
SUD-C	-	-	-	-	1.3
Total	**1.9**	**3.1**	**2.9**	**2.0**	**16.4**

(a) Village 1, Village 5, Village 7, Lincoln 270, and SUD-B have active specific plans. The remaining villages do not have active specific plans but are anticipated to include a mix of land uses described in the General Plan 2050 (March 2008).

(b) SUD-A and SUD-C do not have active specific plans but are anticipated to be Commercial land use described in the General Plan 2050 (March 2008).

(c) Projected ADD includes non-revenue water of 10 percent.

mgd = million gallons per day

3.5.3 Projected Water Production Requirements

Table 3-12 summarizes the total projected water production requirements by the 5-year increments used to develop demands. Based on the projected land use development timing, the ADD will approximately be 18.9 mgd and a total MDD of 35.7 mgd by the 20-year timeframe. The buildout water system will have a total ADD of 35.3 mgd and a total MDD of 66.9 mgd.

Table 3-12. Projected Water Production Requirements[a]

Phase	ADD, mgd	MDD, mgd[b]
Existing[c]	9.0	16.9
5-Year	10.9	20.5
10-Year	14.0	26.4
15-Year	16.9	31.9
20-Year	18.9	35.7
Buildout	35.3	66.9

(a) Projected demands include non-revenue water of 10 percent.
(b) Average day to MDD factor equals 1.9.
(c) Existing demands based on 2023 demands in Table 3-2.
mgd = million gallons per day

CHAPTER 4
Water Supply Analysis

This chapter provides an overview of the City's water supplies which include both surface water supplies and groundwater supplies. The availability and reliability of the City's water supplies are evaluated in the City's 2020 UWMP, which was incorporated into this WMPU. In addition, this chapter includes an integrated supply plan, which is intended to provide recommendations on how to meet the projected future demands (refer to Chapter 3) through a combination of groundwater and surface water supplies.

Key sections of this chapter include:

- Water Supply Overview
- Surface Water Supply
- Groundwater Supply
- Water Supply Plan

4.1 WATER SUPPLY OVERVIEW

The City's existing water supply portfolio consists of the following sources:

- **Surface water purchased from PCWA.** Surface water is diverted from the American, Yuba, and Bear Rivers, and various tributaries and creeks in West Placer County, and is treated by PCWA at the Foothill Water Treatment Plant before delivery to the City via one PCWA transmission pipeline at two metering stations.
- **Surface water purchased from NID.** Surface water is diverted from the Yuba, Bear, and Deer Creek watershed and is conveyed through PCWA's facilities where it is treated by PCWA at the Foothill Water Treatment Plant before delivery to the City via one PCWA transmission pipeline at two metering stations.
- **Groundwater.** Groundwater is pumped from City owned and operated wells from the underlying NASb.

In future years, the City will continue to rely on these sources to meet the projected demands. Additional production capacity from all sources will be required and is discussed in more detail in the subsequent sections.

4.2 SURFACE WATER SUPPLY

The City does not use any self-supplied surface water. All surface water used by the City is purchased from PCWA and NID as described in this section. The surface water supply is conveyed through PCWA facilities. The PCWA conveyance infrastructure includes the 42-inch diameter Penryn-Lincoln-Sunset pipeline which conveys supply to the points of delivery for the City. The surface water supply enters the City's system at two metering stations. Each metering station has one regulated and one unregulated connection. The regulated connections provide metered flow into the City's distribution system via the City's two 5 MG tanks (the Conspiracy Point Tank No. 1 and the Verdera Tank No. 3). The regulated connections control the rate of flow into the City's main service area to limit flow fluctuations. The unregulated connections provide metered flow into the City's higher elevation pressure zones. Since there are no storage tanks located in the higher elevation pressure zones, the flow is unregulated and based on customer demand patterns.

It is important to note PCWA and NID deliver untreated surface water directly to several customers within the City's service area. This water is delivered under contracts between the supplier (PCWA or NID) and the end user. This water does not enter the City's distribution system and the City does not bill these customers for untreated surface water use. Therefore, raw PCWA or NID water use is not included in this WMPU.

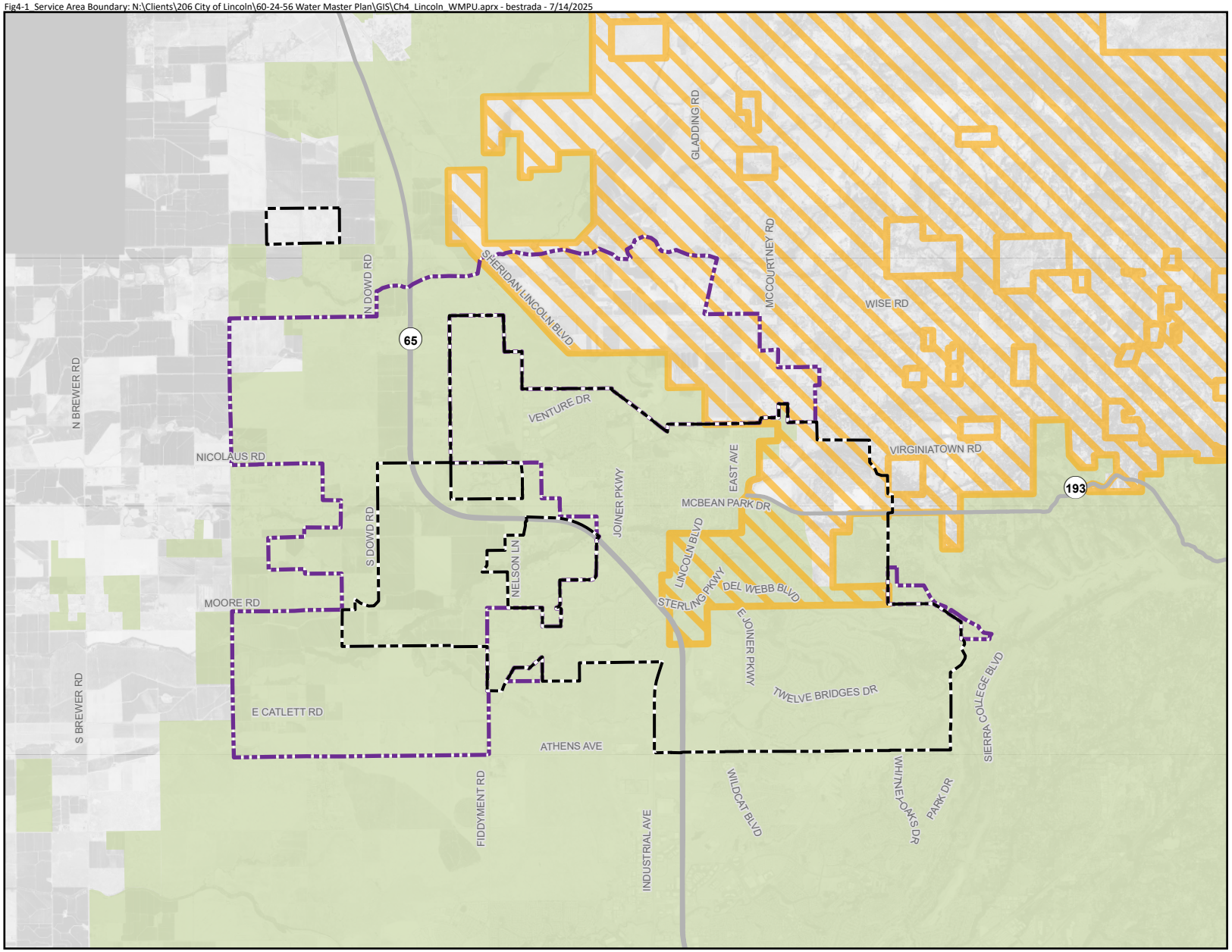
4.2.1 Placer County Water Agency

PCWA was created in 1957 by a special act of the California Legislature and is the primary water resource agency for Placer County. The boundaries of PCWA are coterminous with the boundaries of Placer County. PCWA serves more than 41,000 retail treated water connections, provides wholesale water (treated and/or untreated) to California American Water, the Cities of Lincoln and Roseville, San Juan Water District, and several smaller historical community systems. It also provides raw water supply to private customers for irrigation and other non-potable uses. PCWA's water supplies are primarily delivered to customers within its Western Water System.

The areas served by PCWA's Western Water System extend from the community of Alta in the east, westward down the Interstate 80 corridor to the Sutter, Sacramento, and Nevada county lines in the west, south and north; respectively. The Western Water System is comprised of four distinct administrative zones, named Zones 1, 2, 3 and 5. Each of these zones was formed as PCWA's service area grew at distinct times. However, a new Zone 6 was formed in 2017 to include these other zones and to consolidate administrative rules across all pre-existing zones in the Western Water System. PCWA's Zone 6 covers its entire Western Water System service area and includes the majority of the City's existing limits and SOI (see Figure 4-1).

As discussed in Chapter 2, the City entered a water supply contract with PCWA for delivery of treated surface water in 2012 with a maximum delivery entitlement of 18.5 mgd. In 2021, the City's PCWA maximum delivery entitlement was increased to 18.9 mgd per Facilities Agreement No. 2521. In 2023, the City adopted Resolution 2023-109 which approves a funding agreement between the City and PCWA for the construction of Ophir Water Treatment Plant and additional treated water capacity. PCWA has been planning construction of Ophir Water Treatment Plant for more than a decade to meet the growing needs of treated water in the western side of Placer County. To serve the needs of PCWA and the City, PCWA must construct the first phase of Ophir Water Treatment creating an additional capacity of 10 mgd. The additional treated water capacity is expected to be available to the City starting in Quarter 3 2030. Per the agreement, the City's Partner Capacity cannot exceed 5 mgd and was planned to initiate in 2030 with 0.46 mgd and increase at an estimated 0.46 mgd each year, reaching full capacity in approximately 10 years. Any additional capacity would be made available upon the completion of Phase 2 of the Ophir Water Treatment Plant which is estimated for another 10 mgd. Water supply agreements with PCWA are included in Appendix A.

Fig4-1_Service Area Boundary: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch4_Lincoln_WMPU.aprx - bestrada - 7/14/2025



Nevada Irrigation District Service Area

Placer County Water Agency Zone 6 Service Area

City Limit

Sphere Of Influence

Notes:
1. City boundaries shown based on GIS data provided by the City in 2025.

Prepared by:

WEST YOST

N

0 1 2 Miles

Prepared for:

City of Lincoln
Water Master Plan Update

City of Lincoln Live. Life. Lincoln

Service Area Boundary

Figure 4-1

The reliability of the water supply delivery to the City is grounded in the underlying water rights and contracts held by PCWA. These water rights and contracts for PCWA's surface water supplies include the following:

- Middle Fork Project (MFP) Water – Water stored in the Middle Fork Project along the North Fork American River under water rights permits 13856 and 13858;
- Central Valley Project (CVP) Water – CVP water supply from the American River under CVP Contract 14-060200-5082A with the United States Bureau of Reclamation;
- Pacific Gas & Electric (PG&E) Water – Water purchased from PG&E from the Yuba River and Bear River under the 1982 Zone 3 Contract Purchase Agreement and the Water Supply Agreement, signed in February 2015; and
- Pre-1914 Appropriations Water – Water diverted from various small creeks and their tributaries in western Placer County, for the purpose of irrigation, under appropriative water rights S000959, S000967, S010397, and S010398.Terms associated with water supply permits and contracts dictate the volume of supplies and applicable place of use.

Table 4-1 outlines the allotted maximum supply from each surface water source. These supplies are more fully described in PCWA's 2020 UWMP.

Table 4-1. PCWA Surface Water Supply Summary

Supply	Source	Water Right or Contracted Volume
Middle Fork Project	American River	120,000 AFY
CVP Contract	American River	35,000 AFY
PG&E Agreements	Yuba and Bear Rivers	125,400 AFY
Pre-1914 Appropriative Rights	Various tributaries and creeks in West Placer County	S000959 – 40 cubic feet per second All other pre-1914 rights not currently exercised Total estimated yield of 3,400 AFY

Source: Table 6-2 from City's 2020 Urban Water Management Plan.

AFY = Acre Feet Per Year

It should be noted that during the preparation of PCWA's 2020 UWMP, PCWA coordinated with the City for the City's water demand projections. As discussed in Chapter 4 of the PCWA 2020 UWMP, the City provided a 20-year demand forecast but did not provide a buildout forecast; therefore, PCWA used the City's 2017 WMP, which anticipates the City's total potential buildout water use to be around 35,986 AFY (32 mgd).[1] The PCWA 2020 UWMP further states that "while some of this demand may be met with other Lincoln water assets under some circumstances, Lincoln primarily plans for this demand to be served by PCWA supplies" (PCWA 2020 UWMP).

However, at the time of this WMPU, no agreements are in place between the City and PCWA to increase the City's maximum delivery entitlement to the approximate 32 mgd identified in the PCWA 2020 UWMP.

[1] Water Systems Consulting, Inc. June 2021. *Placer County Water Agency 2020 Urban Water Management Plan*. Section 4.2.1.3 Western Area Treated Wholesale Water Use.

Additional agreements between the City and PCWA, as well as potential modifications and/or expansions to PCWA metering stations, would be required to provide this additional supply capacity. Therefore, for planning purposes of this WMPU, future PCWA supply assumptions are based on the existing agreements in effect at the time of preparation, as described above in this section.

As demonstrated in Chapter 4 of the PCWA 2020 UWMP, the City and PCWA will continue to coordinate as the City develops, ensuring that surface water supply infrastructure is funded, planned, and constructed to promote regional water supply affordability, sustainability, resilience, and reliability.

4.2.2 Nevada Irrigation District

NID is a California special district providing treated water and raw/irrigation water to its nearly 25,000 customers within portions of Nevada, Placer and Yuba counties. NID was created in 1921 by authorization of the Nevada County Board of Supervisors under the California Irrigation District Act of 1897, covering a 202,000 acre area within the county. In 1926, a select group of residents in Placer County chose to join NID, adding another 66,500 acres to the district service area (see Figure 4-1).

NID treated water service areas are located in and around Grass Valley, Nevada City, Banner Mountain, Glenbrook Basin, Loma Rica, Alta Sierra, Lake of the Pines, Penn Valley, Lake Wildwood, Smartsville and North Auburn. Additionally, per NID's 2015 Agricultural Water Management Plan (AWMP), NID currently serves approximately 5,200 agricultural customers (raw water customers) representing a reported area of 32,323 acres located primarily at the lower end (lower elevation) of the NID system. Agricultural water use accounts for more than 90 percent of the total demand on NID's water supply.

NID surface water is also supplied to some Placer County residential customers; primarily delivered indirectly through PCWA's treatment and distribution system. The City entered the Temporary Agreement between the City, PCWA, and NID in 2004. The Temporary Agreement entitles the City to receive NID raw water supply to serve City customers within NID's service area in 2004, but it does not specify an amount of water to be supplied by NID to the City. The water supply agreement with NID is included in Appendix A.

NID water supplies are primarily surface water supplies derived from watershed run-off from the Yuba, Bear, and Deer Creek watershed and consists of two primary supply sources as follows:

- Pre-1914 Appropriations – NID holds 25 pre-1914 water rights for direct diversion and storage of water, including three riparian rights
- Post-1914 Appropriations – NID holds 28 post-1914 appropriative water rights for direct diversion and storage of water

Terms contained within NID water right permits and contracts dictate the volume of supplies and applicable place of use. In addition to annual watershed runoff, NID's surface water supplies also may include water purchased from PG&E and carryover storage left within its reservoirs from year to year. Table 4-2 provides a summary of NID surface water supplies as documented in NID's 2020 UWMP.

Table 4-2. NID Surface Water Supply Summary		
Supply	Source	Average Year Volume
Watershed Runoff	Yuba, Bear and Deer Creek Watersheds	233,000 AFY
PG&E Agreement	Yuba, Bear and Deer Creek Watersheds	7,500 AFY
Carryover Storage	NID Reservoirs	144,000 AFY
	Total	**384,500 AFY**
Source: Table 6-3 from City's 2020 Urban Water Management Plan.		

Per the Temporary Agreement, NID agreed to sell PCWA raw water that would be delivered to PCWA's treatment plants. PCWA would treat and deliver equivalent quantities of water to the City, less losses, for distribution for the City's customers that are within the boundaries of NID. Although the water supply agreement between NID and the City is still active, the City is currently not using any NID supply. NID raw supply cost has exceeded the cost of PCWA's alternative water supplies, thus PCWA has not been purchasing raw water from NID. However, the City recognizes the value of the Pre-1914 water rights and endeavors to retain access to the water supply whether directly or indirectly through PCWA. The City, PCWA, and NID plan to revisit the Temporary Agreement for an update within the next five years.

4.3 GROUNDWATER SUPPLY

As discussed in Chapter 2, the City has five groundwater wells located in the western portion of the City. The City uses these wells in conjunction with its surface water supplies during normal and wet years to meet peak summer demands and provide water supply resiliency when PCWA supplies are limited. Use of the groundwater wells may increase during dry years when available surface water supplies may be limited.

The City's current annual demands are met by approximately 90 percent surface water and the remaining 10 percent through groundwater.[2] The City has responsibly managed its water supply by relying primarily on surface water, supplemented with groundwater as needed, to meet demand and operational requirements. In the future, the City may increase or decrease groundwater use (above or below 10 percent) through conjunctive use strategies to optimize system performance while protecting the aquifer. This section describes the history and management strategies of the groundwater subbasin underlying the City, as well as the volume of groundwater pumped by the City.

4.3.1 Groundwater Basin Description

The groundwater basin underlying the City is the NASb of the Sacramento Valley Groundwater Basin (5-21.64). The NASb is defined by the unconsolidated sedimentary deposits that are bounded by the Bear River on the north; the Feather and Sacramento Rivers on the west; the American River on the south; and the edge of the alluvial basin, where little or no groundwater flows into or out of the groundwater basin from the rock of the Sierra Nevada, on the east. Figure 4-2 shows the extent of the NASb.

The various geologic formations that constitute the water-bearing deposits underlying the NASb are described in the 2003 Update to the California DWR Bulletin 118. These formations include an unconfined aquifer system consisting of alluvial material occupying the upper 200 to 300 feet below ground surface,

[2] State Water Resources Control Board. October 2023. *2023 Compliance Inspection Report of City of Lincoln Public Water System.*

and a semi-confined aquifer system consisting of fragmented volcanic rocks below the alluvium. The upper aquifer system consists of the Modesto, Riverbank, Turlock Lake, Victor, Fair Oaks, and Laguna Formations, along with Arroyo Seco and South Fork Gravels; the lower aquifer consists primarily of the Mehrten Formation.

The NASb is not an adjudicated basin and is not listed as critically overdrafted by DWR in the 2019 Groundwater Management Act 2019 Basin Prioritization. Furthermore, the subbasin has not been described in overdraft in DWR Bulletin 118, nor has Bulletin 118 projected the basin to become overdrafted with the current management of the subbasin.

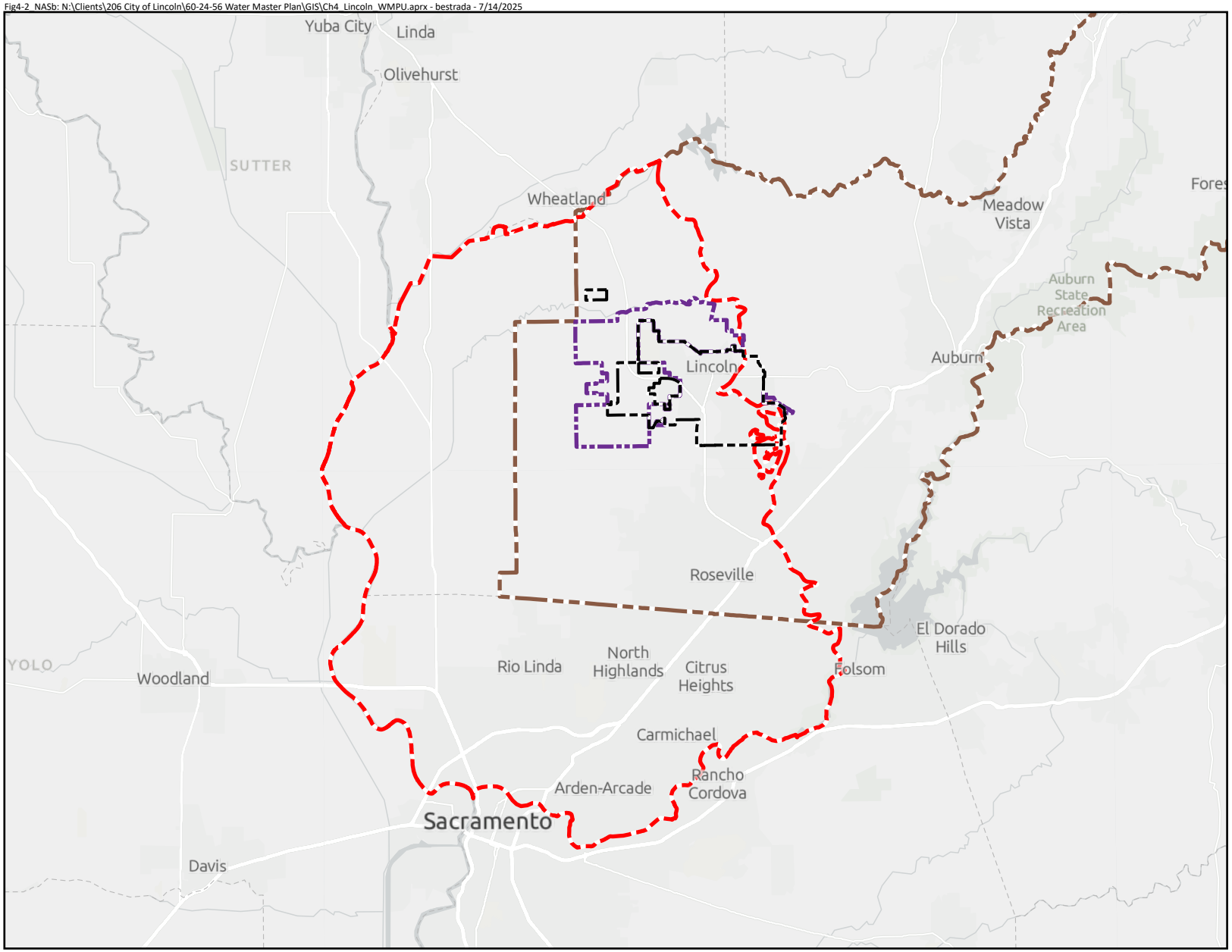
4.3.1.1 Groundwater Basin Conditions

The NASb can be divided into three areas (Eastern, Central, and Western) based on differences in groundwater conditions.[3] The City is located within Eastern Area which extends from the Placer County limits in the north to the City of Citrus Heights in the south. Due to the availability of surface water as a supply source for urban areas in the Eastern Area, groundwater levels are generally stable. In 2012, an aquifer water level depression was identified near the City which currently still exists. The depression varies in depth seasonally by about 5 to 10 feet.[4] Land subsidence is negligible and sea water intrusion is unlikely to occur in all areas of the NASb. The City, as a member of the Western Placer Groundwater Sustainability Agency, is closely monitoring groundwater levels to maintain sustainable conjunctive-use practices and protect aquifer health as described in more detail in the following section.

[3] GEI Consultants. December 2021. *North American Subbasin Groundwater Sustainability Plan.* Section 5: Groundwater Conditions.

[4] GEI Consultants. December 2021. *North American Subbasin Groundwater Sustainability Plan.* Section 5.2.3 Eastern Area.

Fig4-2_NASb: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch4_Lincoln_WMPU.aprx - bestrada - 7/14/2025



North American Subbasin
Placer County
City Limit
Sphere Of Influence

Notes:
1. City boundaries shown based on GIS data provided by the City in 2025.

Prepared by:

WEST YOST

N

0 3.5 7
Miles

Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln
Live. Life. Lincoln

Sacramento Valley Groundwater Basin
North American Subbasin
Figure 4-2

Generally, the quality of groundwater in the NASb is suitable for nearly all uses, with the exception of contamination plumes and localized quality issues.[5] In the Eastern Area, boron and total dissolved solids (TDS) levels were elevated in some locations near Sheridan, the City, and the City of Roseville.[6] However, the TDS levels in the Eastern Area are generally stable or decreasing. Nitrate concentrations are trending upward in many areas of the NASb but remain below the maximum contaminant level (MCL) for drinking water standards.

4.3.1.2 Groundwater Management

The management of NASb groundwater resources is discussed below.

4.3.1.2.1 Western Placer County Groundwater Management Plan

In 2007, the City adopted the Western Placer County Groundwater Management Plan (WPCGMP). The WPCGMP was developed to assist the City of Roseville, the City of Lincoln, PCWA, and California American Water in maintaining a safe, sustainable, and high-quality groundwater resource within a portion of the NASb. The WPCGMP provided a framework to coordinate groundwater management activities through a set of basin management objectives and specific implementation actions. The recommended sustainable yield for the entire NASb is 400,000 acre-feet per year (AFY), 95,000 AFY of which was assigned to Placer County water users in the WPCGMP.

4.3.1.2.2 Sustainable Groundwater Management Act

In September 2014, the California Legislature passed the SGMA, which required local agencies to form a GSA and adopt and implement a GSP to achieve the sustainable management of groundwater basins over a 20-year time frame. The SGMA also required any agencies within medium and high priority basins to prepare GSPs by January 2022. The NASb was ranked as a high priority basin, and therefore, required the preparation of the NASb GSP, further discussed in the section below.

4.3.1.2.3 North American Subbasin Groundwater Sustainability Plan

Since the NASb underlies portions of three counties (Placer, Sacramento, and Sutter), management of the basin is a collaborative effort of the following five GSAs:

- Reclamation District 1001 GSA
- Sacramento Groundwater Authority GSA
- South Sutter Water District GSA
- Sutter County GSA
- West Placer GSA

The City is a member of the West Placer GSA which also includes the City of Roseville, Placer County, PCWA, NID, and California American Water. In compliance with the SGMA, the five GSAs collaborated to develop the NASb GSP which was completed in December 2021 and approved by the State in July 2023. The focus of the NASb GSP is to identify required actions to maintain a safe, sustainable and high-quality

[5] GEI Consultants. December 2021. *North American Subbasin Groundwater Sustainability Plan.* Section 5.8: Groundwater Quality.

[6] GEI Consultants. December 2021. *North American Subbasin Groundwater Sustainability Plan.* Section 5.8.1 Occurrence of Commonly Evaluated Constituents in Groundwater.

groundwater resource that can meet backup, emergency, and peak water demands without adversely affecting other groundwater uses within the NASb area or within adjacent groundwater basins.

Section 6 of the NASb discusses the development of water budgets for historical, current, and future (including and excluding climate change) conditions of the NASb. Table 4-3 summarizes the average annual estimated change in groundwater storage under each of these conditions. As shown in Table 4-3, the NASb has a surplus of groundwater storage for all conditions except for the future condition with climate change. With climate change, the NASb is estimated to have a future storage deficit of about 3,500 AFY. The total sustainable yield of the NASb was estimated to be 336,000 AFY and the NASb is currently under its estimated sustainable yield by more than 10 percent.[7]

Table 4-3. Estimated Groundwater Change in Storage

Groundwater Model Baseline Condition	Average Annual Groundwater Storage Change, acre-feet
Historical (Water Years 2009 through 2018)	31,000
Current (Water Years 1970 through 2019)	14,900
Projected Future Demands over 50 years (using 1970 - 2019 hydrology)	5,400
Projected Future Demands over 50 years with Climate Change (using 1970 - 2019 hydrology)	(3,500)

Source: From Table ES-1 of the 2021 North American Subbasin Groundwater Sustainability Plan.

Section 9 of the NASb GSP identifies two projects and five management actions to help reach the NASb sustainability goal.[8] The only project that directly involves the City is the Regional Conjunctive Use Expansion Project. As summarized from Section 9.2 of the NASb GSP, the Regional Conjunctive Use Expansion Project will provide additional surface water during wet years to reduce existing demand on groundwater through the reoperation of existing water treatment and distribution facilities. Agencies expected to participate by altering their groundwater extraction patterns to increase conjunctive use include California American Water, Citrus Heights Water District, City of Lincoln, City of Sacramento, Golden State Water Company, Rio Linda/Elverta Community Water District, Sacramento County Water Agency, and Sacramento Suburban Water District.

The following descriptions of the five management actions are taken directly from Section ES 9 of the NASb GSP.[9]

1. Continue development of the Sacramento Regional Water Bank, which will expand conjunctive use to further ensure basin sustainability.

[7] GEI Consultants. December 2021. *North American Subbasin Groundwater Sustainability Plan.* Section 6 Water Budgets.

[8] GEI Consultants. December 2021. *North American Subbasin Groundwater Sustainability Plan.* Section 9 Projects and Management Programs.

[9] GEI Consultants. December 2021. *North American Subbasin Groundwater Sustainability Plan.* Section ES 9 Projects and Management Actions.

2. Explore potential revisions to Placer, Sacramento, and Sutter counties' and the City of Roseville's well permitting programs to assess whether the permitting ordinances can be improved to be more protective of domestic wells, groundwater dependent ecosystems (GDEs) and interconnected surface water, along with reducing potential impacts to designated representative wells.
3. Proactively coordinate with land use agencies on their development of plans and approvals of new developments, to improve communications with the agencies and inform them of findings of the NASb GSP, annual report findings, and whether groundwater can be relied upon for future growth without causing undesirable results.
4. Improve data collection and communication with domestic and other shallow well owners to protect these beneficial users of groundwater in the NASb.
5. Continue monitoring and assessment of the NASb's GDEs to better understand these ecosystems to help protect them.

4.3.2 Historical Groundwater Use

Historically, the City relied upon significant quantities of groundwater to meet demands but has since transitioned to proactive conjunctive use practices including acquiring surface water from PCWA and NID. The City uses groundwater during periods where treated surface water through PCWA's system is less available, and to manage summer maximum day and peak hour water demands. For the foreseeable future, availability of surface water supplies from PCWA will continue to be utilized as the City's primary water supply, and the City will continue to invest in its groundwater supplies to increase water supply resiliency and meet peak demands including fire protection while continuing to explore water supply alternatives.

As discussed in Chapter 3, average annual groundwater use over the last 5 years was approximately 123 MG, or 4 percent of City potable water supplies. In normal and wet years, the City primarily uses groundwater to supplement PCWA surface water supply during peak demand periods. In dry years, City groundwater use may increase to offset reductions in and/or limitations of available surface water supply. Therefore, the City's future supply criteria include development of adequate groundwater capacity to meet up to 50 percent of a maximum day demand to improve supply redundancy and reliability. As the City continues to grow, the City will endeavor to explore feasible opportunities to increase surface water supplies from PCWA and/or perfect the NID raw water supply for beneficial use and additional water supply resiliency potentially providing further diversification of its water supply portfolio.

4.4 WATER SUPPLY PLAN

This section compares available supplies with projected water demands (summarizing supply capacity and demand assumptions used for the analysis) and presents a recommended supply plan, so that the City can reliably meet the projected future demands. Appendix C provides a system servicing plan with a more detailed comparison of projected demands and supply recommendations based on the phased planned growth.

4.4.1 Existing Supply Production Capacity

The City's water supplies are introduced into the City's water distribution system via two metering stations from PCWA and five groundwater wells. Table 4-4 summarizes the existing capacity available through water rights agreements with PCWA and groundwater.

Table 4-4. Existing Supply Capacity for the City of Lincoln	
Supply Source	Capacity, mgd
Surface Water	19.0
Groundwater Total (Firm)[(a)]	8.1 (5.9)
Total (Firm)	**27.1 (24.9)**
(a) Firm groundwater capacity assumes the largest well is out of service.	

Based on the existing capacity of supply sources, the City has adequate supplies to meet the existing maximum day demand of 16.9 mgd.

4.4.2 Potential Future Supply Sources

As discussed in Chapter 3, the City is experiencing rapid growth, and the planned developments result in increased demands which will require new water resources be developed. The City's ultimate plan is to continue to rely on surface water for 90 percent of the annual demand but also develop enough groundwater supply to meet 50 percent of maximum day demand for planning purposes. However, it should be noted the City does recognize alternative additional surface water supplies, to the extent feasible, would complement and potentially offset the magnitude of future reliance on groundwater.

To meet future demands and improve supply reliability, the City is exploring other supply sources, including:

- Aquifer Storage and Recovery Wells
- Groundwater Recharge
- Recycled Water

4.4.2.1 Aquifer Storage and Recovery Wells

To meet future demands, the construction of new groundwater wells is necessary. To mitigate potential impacts on the groundwater basin, the City intends to equip a strategic subset of future wells with aquifer storage and recovery (ASR) capability.

ASR is a water management strategy that involves the injection of treated surface water into a suitable aquifer during times when surplus water is available, typically winter months when demands are low. The stored water can then be recovered and used for potable supply during periods of high demand, such as the summer or for emergency conditions.

4.4.2.2 Groundwater Recharge

In addition to ASR, the City is working with other agencies that rely on NASb to develop potential groundwater recharge to help ensure a sustainable groundwater basin for all users. The West Placer Groundwater Sustainability Agency (WPGSA) has been leading the effort to regionally determine recharge projects that will benefit groundwater users of the basin which includes the City.

WPGSA completed a groundwater recharge site feasibility study in 2023[10]. The study helped to identify multiple sites throughout western Placer County that would be suitable for groundwater recharge and develop criteria to rank the priority of potential projects. Locations identified include potential sites within the City's existing city limits as well as the sphere of influence. Since potential sites have now been identified, the next step is to perform field investigation and testing to further evaluate whether implementation of recharge is viable.

4.4.2.3 Recycled Water

Wastewater flows from the City are treated at the Lincoln-Sewer Maintenance District 1 Wastewater Authority (LiSWA) wastewater treatment and reclamation facility (WWTRF). The WWTRF produces Title 22 recycled water that is used for agricultural use at reclamation areas outside the existing City limits and for irrigation and industrial use within the City's limits.

The City is interested in expanding the municipal use of recycled water. As part of the on-going Village 5 planning, a reclaimed water system is being considered to serve irrigation demands. Backbone recycled water pipeline infrastructure is included in Village 5 master planning and needs to be reconciled with the City's Reclaimed Water Master Plan completed in 2019.[11]

For this WMPU, it is assumed that future parks and landscape corridors will be irrigated with potable water and not recycled water. Therefore, if the City does develop recycled water for irrigation in new developments, the future potable water demands could potentially be partially offset by the recycled water.

4.4.3 Projected Water Demands

Chapter 3 summarizes demand projections for the City's system (refer to Table 3-11). Unit water use factors, developed from historical water use data, were used to estimate the future water use. Maximum day demands were calculated as 1.9 times the average daily demand, using the peaking factor adopted for this update. Maximum day demand is estimated at 35.7 mgd in the 20-year planning timeframe and 66.9 mgd by buildout of the entire sphere of influence.

[10] GEI Consultants. March 2023. *Groundwater Recharge Site Feasibility Evaluations West Placer County, California*

[11] Stantec. December 2019. *City of Lincoln - Reclamation Master Plan*

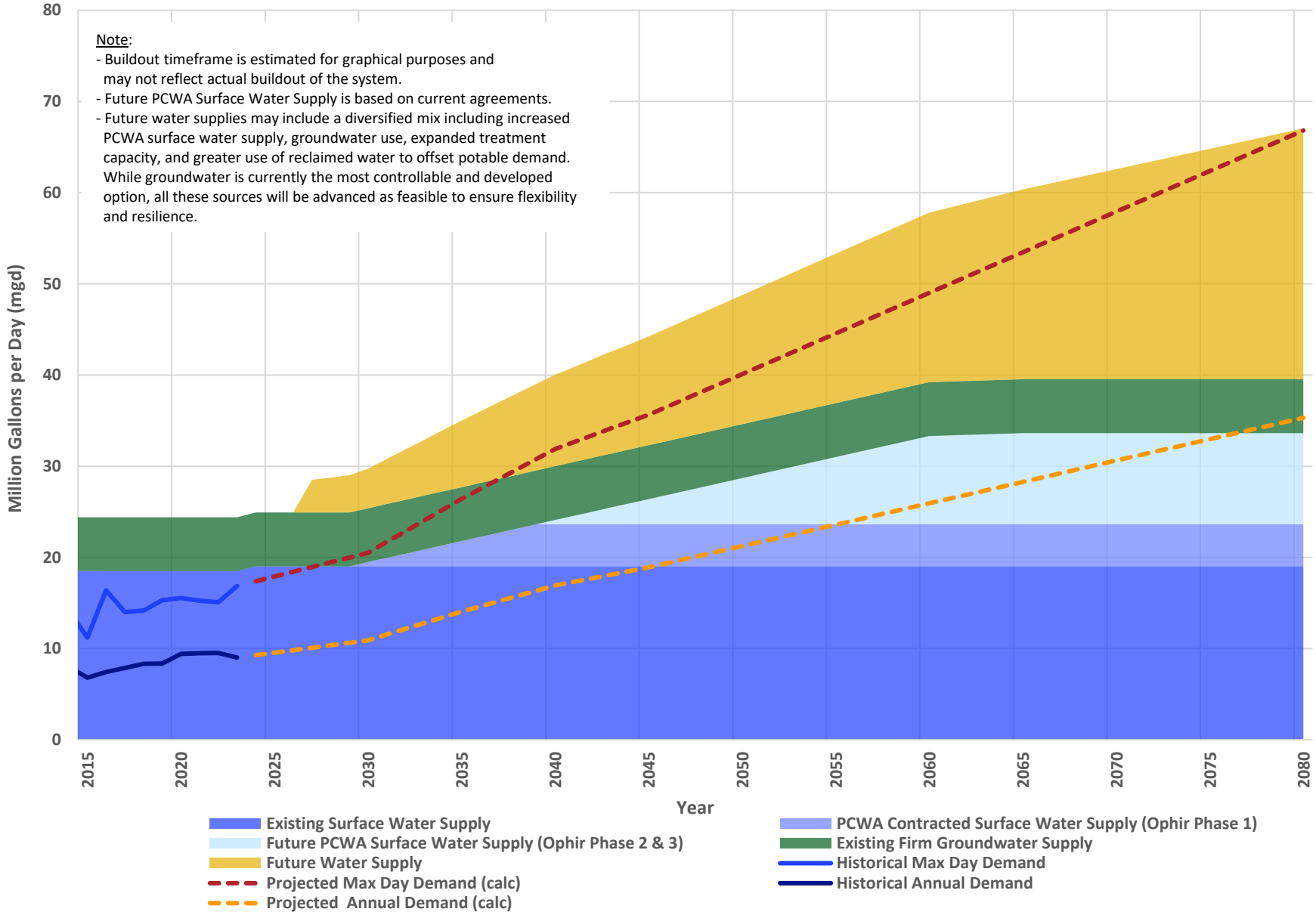
4.4.4 Comparison of Supply Production Capacity and Demands

Figure 4-3 compares historical and projected water demands with the City's surface water and firm groundwater production capacities. As discussed in Section 4.2.1, future PCWA supply assumptions are based on the existing agreements in effect at the time of preparation of this WMPU. As the figure shows, when the City's annual average demand reaches approximately 32 mgd, the surface water supplies from PCWA's existing facilities may not be capable of supplying 90 percent of the demand and the City may require increased usage of groundwater to help support the average annual demands.

Also, based on the City's criteria of developing adequate groundwater capacity to meet 50 percent of maximum day demands, the City will need to explore all potential alternatives such as constructing new interconnections with adjacent water systems, new treatment plant capacity, new groundwater well capacity, and leverage reclaimed water supplies to offset and mitigate potable water demand. Without alternatives, the City will need to construct a new well approximately every 4 to 5 years assuming a capacity of 1.7 mgd (1,200 gpm) per well.

The City will continue to pursue a conjunctive use strategy that maximizes available surface water supplies and supplements them with groundwater to meet future demands while concurrently exploring all available water supply alternatives. The City will also evaluate opportunities for groundwater use, including recharge and ASR, to ensure that impacts to the groundwater basin remain sustainable.

Figure 4-3. Projected Supply and Demand Comparison



CHAPTER 5
System Performance Criteria

The purpose of this chapter is to define the recommended performance and operational criteria for the City's water distribution system. These criteria include required fire flow, pump station capacity, system storage capacity (including operational, fire flow, and emergency storage components), minimum and maximum system pressures, and maximum pipeline velocity and head loss.

Table 5-1 summarizes the recommended criteria, and the following sections of this chapter present the recommended performance and operational criteria for sizing the City's water system:

- General Water System Guidelines
- Water System Performance
- Facility Sizing Criteria

5.1 GENERAL WATER SYSTEM GUIDELINES

Before discussing specific water system evaluation criteria, it is helpful to provide some general guidelines that a water system should follow. This section identifies requirements for a reliable water system that delivers high quality water.

5.1.1 Water System Reliability

Attention to enhancing the reliability of the system under all conditions is an important part of maintaining high quality water service. Water system reliability is achieved through a number of system features including: (1) appropriately sized storage facilities; (2) redundant or "firm" pumping capacity, transmission/distribution, and supply facilities where required; and (3) alternative power supplies. Reliability and water quality are also improved by designing looped water distribution pipelines and avoiding dead-end distribution pipelines whenever possible. Looping pipeline configurations reduces the potential for stagnant water and the associated problems of poor taste and low chlorine residuals. In addition, proper valve placement is also necessary to maintain reliable and flexible system operation under both normal and emergency operating conditions.

5.1.2 Water Quality Standards

Water quality standards largely pertain to protecting public health and consistently delivering a satisfactory product to the customer. The United States Environmental Protection Agency (EPA) and the SWRCB Division of Drinking Water (DDW) are the agencies responsible for establishing water quality standards. The EPA and the DDW prescribe regulations that limit the amount of certain contaminants in the water provided by a public water system. The City, as a water purveyor, is responsible for ensuring that the applicable water quality standards and regulations are met at all times.

Table 5-1. Summary of Recommended Water System Performance and Operational Criteria

Component	Criteria	Remarks / Issues
Fire Flow Requirements		
Country Estates	1,500 gpm	Fire flows are for planning purposes and are based on the 2022 California Fire Code (CFC) and the City of Lincoln Design Standards. Actual requirements are established by the City of Lincoln Fire Department. The Fire Department will conform to the 2022 CFC's recommendations for fire flow durations.
Low-Density Residential	1,500 gpm	
Medium Density Residential	3,000 gpm	
High Density/Multi-Family Residential	3,000 gpm	
Commercial	3,000 gpm	
Schools	4,000 gpm	
Other[(a)]	4,000 gpm	
Firm Capacity		
Firm Placer County Water Agency (PCWA) Capacity	Defined as City's maximum delivery entitlement of 18.9 mgd as identified in the City's agreement with PCWA.	
Firm Booster Pump Station Capacity	Defined as total booster pump station capacity with the largest pump offline at each station.	The City's future water system is expected to include installation of new at-grade pump stations at future storage tanks.
Firm Groundwater Well Capacity	Defined as 50 percent of maximum day demand for buildout system.	The City will require new wells to have aquifer storage and recovery (ASR) capability.
Supply Capacity		
Water Supply Capacity	Provide firm supply capacity equal to maximum day demand.	Met through a combination of purchased water and groundwater with wells operating at firm capacity.
Pumping Capacity Sizing		
Pumping Capacity	- **Zones with Gravity Storage** must provide firm pumping capacity or gravity supply capacity that is sufficient to meet maximum day demand. Fire flows should be provided from storage. - **Zones without Gravity Storage** must provide firm pumping capacity equal to the larger of either (1) the maximum day demand plus fire flow, or (2) the peak hour demand.	
Backup Power	Equal to the firm capacity of the pumping facility.	Plug-in adaptor at pumping location with available portable generator.
Storage Capacity Sizing		
Operational	Equal to 25 percent of maximum day demand	
Fire	Equal to the largest fire flow requirement in pressure zone multiplied by the CFC's recommended duration.	Varies depending on land use and associated fire flow requirement in a given pressure zone.
Emergency	Equal to 60 percent of maximum day demand.	
Emergency Groundwater Credit (EGWC)	Equal to the 80 percent of maximum day demand.	The 375 Pressure Zone is the only pressure zone that receives groundwater supply. The emergency storage for the 375 Pressure Zone is assumed to be met by EGWC, and its associated tanks will provide emergency storage to the upper pressure zones.
Storage Facility Capacity	Operational + Fire + Emergency - EGWC	Storage capacity should be evaluated by pressure zone.
Distribution and Transmission Pipeline Sizing		
Normal Operating Conditions		Criteria based on requirements for new development. Existing distribution mains will be evaluated on a case-by-case basis.
Maximum Pressure [psi]	120[(b)]	
Minimum Pressure (Maximum Day Demand) [psi]	50	
Minimum Pressure (Peak Hour Demand) [psi]	40	
Maximum Velocity [ft/sec]	7	
Maximum Head loss (Maximum Day and Peak Hour Demand) [ft/1000 ft]	3	
Fire Flow Conditions		
Minimum Pressure [psi]	20	
Maximum Velocity [ft/sec]	10	

(a) Other includes industrial areas and other individual high value buildings.
(b) Per California Plumbing Code, an individual PRV must be installed on the service line if service pressure is greater than 80 psi.

5.2 WATER SYSTEM PERFORMANCE CRITERIA

This section describes the recommended water system performance criteria for system supply capacity, fire flows, and distribution system pressures.

5.2.1 Water System Supply Capacity

Under normal (i.e., non-emergency) demand conditions, the City must have a firm supply capacity capable of meeting maximum day demand under existing and future conditions. Adopted peaking factors for maximum day and peak hour demands are discussed in Chapter 3.

The following definitions of firm capacity will be used when considering the City's water supply:

- **Firm PCWA Capacity:** Firm water supply from PCWA will be assumed to be the City's maximum delivery entitlement of 18.9 mgd as identified in the City's agreement with PCWA (Appendix A).
- **Firm Groundwater Capacity:** Firm groundwater supply will be assumed to be the City's ultimate plan of developing enough groundwater to meet 50 percent of maximum day demand. The City will require new wells to have ASR capability.

It should be noted that storage facilities are intended to help balance supplies and demands during peak use and emergency conditions but are not considered a supply source to meet maximum day demand requirements.

5.2.2 Fire Flow Requirements

The City of Lincoln Fire Department (Fire Department) is focused on the availability of adequate water supply during fire activity within its service area. The City is responsible for water supply and distribution, while the Fire Department establishes minimum water flows required for firefighting purposes.

The Fire Department conforms to the 2025 California Fire Code (CFC) to establish the minimum fire flows and durations for specific buildings. The CFC also establishes the minimum residual pressure of 20 pounds per square inch (psi) required within a water system during a fire flow condition.

The City's water system should concurrently meet maximum day demands during a fire flow event and maintain at least 20 psi residual pressure for all customer service locations in the distribution system. Fire flows and the expected duration are also used to establish storage requirements.

The Fire Department is responsible for setting and enforcing fire flow requirements as future developments are approved. However, for planning purposes, the minimum recommended fire flow requirements are generalized based on land use type, as shown in Table 5-2, since actual future building types and/or design details are not yet known. The Lincoln Municipal Code (Title 15 – Buildings and Construction, Section 15.04.170) specifies additional requirements for automatic sprinkler systems to be installed for all new construction including residential structures and buildings that undergo a substantial improvement and/or change of occupancy classification. Therefore, the minimum recommended fire flow criteria that have been established assume new buildings are equipped with automatic sprinkler systems; buildings without sprinklers will require higher fire flow requirements.

Table 5-2. City of Lincoln Recommended Fire Flow Planning Criteria[a,b]	
Land Use Category	Fire Flow, gpm
Country Estates (1-2.9 du/ac)	1,500
Low-Density Residential (3-5.9 du/ac)	1,500
Medium Density Residential (6-12.9 du/ac)	3,000
High Density/Multi-Family Residential (13-20 du/ac)	3,000
Commercial	3,000
Schools	4,000
Other[c]	4,000

(a) Fire flow requirements assume new buildings are fully equipped with automatic sprinkler systems per the Lincoln Municipal Code (Title 15 – Buildings and Construction, Section 15.04.170).
(b) The City of Lincoln Fire Department will conform to the 2022 CFC's recommendations for fire flow durations.
(c) Other includes industrial areas and other individual high value buildings.
gpm = gallons per minute

5.2.3 Distribution System Pressure

Adequate system pressure is a basic indicator of acceptable water distribution system performance. The recommended performance standards for system pressures are summarized in Table 5-1.

These performance standards are applied to all areas that fall within the normal customer service elevation ranges for each pressure zone. Customers outside of the normal service elevation ranges may require an individual pressure regulator or pump.

5.3 FACILITY SIZING CRITERIA

This section describes the recommended criteria governing the size of water facilities within the City's service area, including pump stations, backup power, storage facilities, and pipelines.

5.3.1 Pump Station Capacity and Backup Power

The City's only BPS is the Catta Verdera BPS which only operates during times of peak demand to provide supplemental supply. The City may potentially install new at-grade pump stations at new storage tanks to meet future demands. Sufficient water system pumping capacity should be provided to meet demands of the pressure zone under the conditions listed below. Pump stations in a pressure zone must be sized to serve other pressure zone(s) dependent upon them for supply.

- **Pressure Zones with Storage** must provide firm pumping capacity or gravity supply capacity equal to the maximum day demand. Fire flows should be provided from storage.
- **Pressure Zones without Storage** must provide firm pumping capacity equal to the larger of either (1) the maximum day demand plus fire flow, or (2) the peak hour demand.

Firm pump station capacity assumes total pump station capacity with the largest pump out of service at each pump station. These conservative assumptions ensure the reliability and flexibility of the system to provide sufficient pumping capacity during peak demand conditions.

5.3.1.1 Critical Supply and Pumping Facilities

Critical pumping facilities are defined as those facilities that provide service to a pressure zone(s) without sufficient emergency storage (see Section 5.3.2.3) and that meet one of the following criteria:

- The largest pumping facility that provides water to a particular pressure zone and/or water service area
- A pumping facility that provides the sole source of water to single or multiple water pressure zones
- A pumping facility that provides water from key groundwater supply wells (determined based on capacity, water quality and location)
- All tank pump stations

All critical pumping facilities should be equipped with an on-site, back-up power generator. At less critical facilities, a plug-in adapter and transfer switch can be used to allow interconnection to a generator appropriately permitted (i.e., mobile or stationary) with the State, which will be brought to the site by City staff during a prolonged power outage. In addition, sites without permanent generators should be configured to have hook ups for portable generators.

5.3.2 Storage Facility Capacity Criteria

The total water storage capacity required for each pressure zone is based on the following three major components:

- Operational Storage
- Fire Flow Storage
- Emergency Storage

A discussion of these three storage components, along with a discussion of "credits" for groundwater supply available within each zone is discussed below. Also described are potential operational strategies for the City's storage facilities based on seasonal water demand patterns (i.e., winter vs. summer) to help optimize system operations by facilitating tank turnover to minimize water quality issues (e.g., stale water, loss of disinfectant residual).

5.3.2.1 Operational Storage

Operational storage is defined as the amount of stored water needed to meet peak demands in excess of normal supply delivery. Since water supplies are generally designed to meet maximum day demands, operational storage is typically used to supply peak demands (e.g., the difference between peak hour and maximum day demand). Supplies replenish operational storage during periods of lower demand.

In accordance with American Water Works Association (AWWA) guidelines,[1] it is recommended the City plans for an operational storage volume equivalent to 25 percent of the maximum day demand.[2]

5.3.2.2 Fire Flow Storage

Fire storage is the volume of water reserved for fire suppression. As discussed in Section 5.2.1, fire flow requirements are based on generalized land uses. Required fire flow for each pressure zone is calculated using the land uses within the zone and the largest associated fire flow requirement shown in Table 5-2. The fire storage volume requirement for each zone is determined by multiplying the required fire flow rate by the 2022 CFC's required duration time.

5.3.2.3 Emergency Storage

Emergency storage helps meet demands during an unforeseen or unplanned event that may degrade the quality or quantity of potable water supplies available to serve customers. There are three types of emergency events that a water utility typically prepares for:

- **Minor emergency.** A fairly routine, normal, or localized event that affects a few customers, such as a pipeline break, malfunctioning valve, hydrant break, or a brief power loss. Utilities plan for minor emergencies and typically have staff and materials available to address them.
- **Major emergency.** A disaster that affects an entire, or large, portion of a water system, lowers the quantity and quality of the water, or places the health and safety of the community at risk. Examples include water treatment plant failures, raw water contamination, and/or major power grid outages. Water utilities infrequently experience major emergencies.[3]
- **Natural disaster**. A disaster caused by natural forces or events that create water utility emergencies. Examples include earthquakes, forest or brush fires, hurricanes, tornados or high winds, floods, and other severe weather conditions such as freezing or drought that damage or cause water system facilities to not be able to operate.

Determination of the required volume of emergency storage is a system-specific policy decision based on the assessment of the risk of failures and the desired degree of system reliability. The amount of required emergency storage is a function of several factors including the diversity of the supply sources, redundancy and reliability of the production facilities, and the anticipated length of the emergency outage. In developing an emergency storage requirement for the City, typical industry standards were used.

[1] AWWA Manual M32, Distribution Network Analysis for Water Utilities (AWWA, 2012) states that for large systems, the equalizing storage requirement is typically 15 to 20 percent of the total maximum day demand over a 24- hour period, but equalizing storage could exceed 30 percent for small service areas or arid climates (page 116). The AWWA Water Distribution Handbook (AWWA, 2000) (Section 3.2.2.2 Storage) states that the volume of operational storage required is a function of the diurnal demand fluctuation in a community and is commonly estimated at 25 percent of the total maximum day demand.

[2] Tully & Young. April 2017. *City of Lincoln 2017 Water Master Plan*. Section 9.5.2 Storage.

[3] In 2024 and 2025, supply from PCWA was impacted by damage to PG&E Spaulding Powerhouses No. 1 and No. 2. The impacts forced PCWA customers to reduce the supply they received. For the City, this meant they needed to rely on groundwater pumping to meet demands.

The AWWA states that no formula exists for determining the amount of emergency storage required, and that the decision will be made by the utility based on a judgement about the perceived vulnerability of the system. The City requires an emergency storage volume equivalent to 60 percent of maximum day demand.

5.3.2.4 Emergency Groundwater Storage Credit

Based on the available City groundwater wells, an emergency groundwater credit (EGWC) can account for a portion of the recommended emergency storage. The following must be true to use the groundwater supply to offset the need to provide surface storage:

- Groundwater supply is of potable water quality and can be reliably accessed (i.e., wells are equipped with an on-site emergency generator or a plug-in adapter and transfer switch).
- Groundwater supply is not already being relied upon to meet the City's average day demand requirements.
- Sufficient water distribution facilities are available to distribute this water to demand areas.

It will be assumed that only the firm groundwater supply will be available for an emergency groundwater storage credit to offset the City's emergency storage requirement (i.e., 80 percent of maximum day demand); however, the EGWC cannot exceed the emergency storage requirement. EGWC is only applicable to pressure zones with available groundwater supply (i.e., the 375 Zone).

5.3.2.5 Total Storage Capacity Recommended

The recommended City potable water storage capacity should be determined using the following formula, with each component defined below:

Total Recommended Storage Capacity = Operational + Fire Flow + Emergency – Emergency Groundwater Storage Credit

- **Operational**: Volume of water necessary to meet diurnal peaks observed throughout the day, assumed to be equivalent to 25 percent of the maximum day demand.
- **Fire Flow**: Volume of water necessary to supply a single large fire flow event in each pressure zone.
- **Emergency**: Volume of water necessary to provide 60 percent of a maximum day demand.
- **Emergency Groundwater Storage Credit**: Equal to the firm groundwater supply that can be reliably accessed, assumed to be 80 percent of maximum day demand.

The amount of total system storage and system peaking capacity required to meet these criteria will change over time as the City's potable water demands increase.

5.3.2.6 Storage Operational Strategies

The operations of the City's storage tanks can be varied seasonally to optimize tank operations and facilitate tank turnover to maintain water quality throughout the system. If water demands are evaluated seasonally (e.g., winter vs. summer), the required operational storage volumes for the winter months would be less than the required storage volumes for the summer months as the water demands are lower. Therefore, storage levels in the tanks could be maintained at lower levels in the winter months to facilitate better tank turnover or selected tanks could be removed from service during the low demand conditions, provided that fire-fighting ability is not compromised.

5.3.3 Valve Capacity Criteria (For Zones Supplied by Pressure Reducing Stations)

The 475 Zone, 610 Zone, and 650 Zone are currently the City's only pressure regulated areas. Since these pressure zones do not have a BPS or a storage tank, the total valve capacity of the PRS should be equal to the peak hour demand plus fire flow condition.

Future areas that are determined to have static pressures greater than 120 psi are recommended to be served via PRSs. For these future areas, the PRSs will also need to have sufficient total capacity to be able to meet the peak hour demand plus fire flow condition.

It is generally recommended that maximum pressures at customer service locations not exceed 80 psi. Should pressures exceed 80 psi at customer service locations, individual pressure regulating valves should be installed in accordance with California Plumbing Code requirements (Section 608.2 Excessive Water Pressure) to avoid potential damage to customer fixtures (e.g., water heaters, hoses, etc.).

5.3.4 Water Transmission and Distribution Pipeline Criteria

The following criteria will be used as guidelines for sizing new transmission and distribution pipelines. However, the existing water system will be primarily evaluated using system pressure as the criterion. Pipeline velocity and head loss are secondary criteria that help prioritize water system improvements, along with pipeline age, material type, and location in the system. If the pressure criterion is satisfied, an existing pipeline with high velocities is not necessarily problematic. The following list summarizes the general definitions and City standards for transmission and distribution pipelines:

- Transmission pipelines are defined as having a diameter greater than or equal to 18-inch.
- Distribution pipelines are defined as having a diameter less than 18-inch.
- All new pipelines are required to have a minimum diameter of 6-inch in residential areas and 8-inch in non-residential areas unless otherwise required or allowed by the City.
- New transmission and distribution pipelines to serve the future planning areas within the City's water service area should be located within designated utility corridors wherever possible. These designated utility corridors should be within public rights-of-way to minimize or eliminate the need for utility easements within private property.

Velocity and head loss criteria are used as indicators to locate and prioritize where water system improvement may be needed. The recommended criteria for water transmission and distribution system pipelines are summarized in Table 5-1.

CHAPTER 6
Hydraulic Model Update and Calibration

This chapter describes the update and calibration of the City's existing water distribution system hydraulic model to reflect existing conditions. The City's water system GIS was used to confirm the configuration of water system facilities in the existing model. The hydraulic model was calibrated to a high degree of accuracy, per general guidelines established by the American Water Works Association Manual of Practice 32 (AWWA M32), and to a level that is acceptable for use for planning purposes or detailed design/operational studies. The resulting updated hydraulic model was subsequently used to evaluate the adequacy of the City's existing and future water systems to meet existing and future needs (see Chapters 7 and 8, respectively).

The hydraulic model updates and calibration efforts are described in the following sections of this chapter:

- Hydraulic Model Background
- Hydraulic Model Update Methodology
- Hydraulic Model Update
- Hydraulic Model Extended Period Simulation (EPS) Calibration

6.1 HYDRAULIC MODEL BACKGROUND

The City's original hydraulic model was developed in the early 2000s using H_2ONET software. For the 2017 WMP, the hydraulic model was converted and updated using Innovyze InfoWater software. In 2018, the City requested West Yost to perform a peer review of the hydraulic model which resulted in West Yost re- building the City's water system hydraulic model using the City's updated GIS water system. In 2023, West Yost updated and calibrated the model using 2021 water consumption data and converted the InfoWater model to InfoWater Pro. As part of the on-going hydraulic modeling support West Yost provides to the City, the hydraulic model is consistently updated with new development projects. For this WMPU, West Yost converted the hydraulic model from InfoWater Pro to Aquanuity AquaTwin Water software.

6.2 HYDRAULIC MODEL UPDATE METHODOLOGY

West Yost completed the following tasks to update the City's hydraulic model:

- Converted the updated InfoWater Pro model to Aquanuity's AquaTwin Water software;
- Used the existing City water distribution GIS to verify that the existing hydraulic model system configuration (pipeline sizes, alignments, connections, and other facility sizes and locations) is representative of the current water system;
- Incorporated small diameter PRVs at all existing PRSs (refer to Table 2-6 for valve diameters and PRS locations) that were not originally in the InfoWater Pro hydraulic model;
- Allocated 2023 water consumption using spatially located meter data to assign demands where they occur in the system;
- Assigned elevations to new nodes using the Placer County's digital elevation model (DEM) and/or Central Valley Floodplain Evaluation and Delineation (CVFED)'s DEM; and
- Dynamically calibrated the City's water system hydraulic model to simulate pressures, levels and flows observed in the field and recorded by the City's SCADA system.

To accomplish these tasks, West Yost worked closely with City staff to obtain and review the following available data:

- As-built information, where needed, for storage tanks, control valves, wells, and pump stations;
- System operation plans;
- Metered account water consumption data;
- Historical SCADA system data; and
- Pressure data gathered using hydrant pressure recorders (HPRs).

The updated hydraulic model was calibrated under maximum day demand conditions using an updated diurnal demand pattern for a 24-hour EPS. The calibration utilized SCADA and field collected data from July 11, 2024, which was the peak demand day concurrent with the HPR data collection.

6.3 HYDRAULIC MODEL UPDATE

The following sections describe the findings of West Yost's model review, and the specific updates made to the water distribution system hydraulic model.

6.3.1 Model Pipeline Configuration Update

West Yost compared the latest hydraulic model with the GIS geodatabase file provided by City staff to verify and, if needed, update the pipeline diameters and configurations of the existing model to be consistent with the GIS geodatabase. Additionally, the City consistently has the hydraulic model updated with new development projects that are in construction or scheduled to be completed soon as part of on-going hydraulic modeling support. Therefore, no pipelines or major facilities were required to be added or updated.

6.3.2 Pipeline Roughness Characteristics

Hazen-Williams coefficients, C-factors, are used in the Hazen-Williams equation to calculate friction loss in ducts and pipes. C-factors indicate the roughness (or smoothness) of the interior of a pipeline. The lower the C-factor, the rougher the pipeline interior and the higher the friction loss in the pipeline. Typically, C-factors are assigned to pipelines based on the characteristics of the pipeline (e.g., age, material type, and size). The City's GIS geodatabase contains information on install year, material type, and pipe age. During West Yost's 2018 re-building of the City's hydraulic model, C-factors were assigned on the basis of material type and age and results verified through SCADA calibration. For the purposes of this update, C-factors were not reassigned.

6.3.3 Water Demand Allocation

The City's GIS geodatabase contains a feature class for spatially located water meters. City staff provided a spreadsheet containing meter IDs, register numbers, and water consumption for 2023 to use for the hydraulic model as it represents the latest complete year of water consumption. The water use data for 2023 was linked to the water meter feature class by register number. All of the 2023 metered water consumption was able to be linked to the spatially located water meters.

The 2023 consumption data was allocated by spatially assigning meters to the nearest pipeline. The demand allocation results were reviewed to confirm that the demands were allocated appropriately (i.e., demands not placed on large transmission pipelines or to the wrong pressure zone).

6.3.4 Elevation Extraction

The node features in the hydraulic model require that elevations be assigned to calculate pressures in the system. It is important to use the most accurate elevation data available when assigning elevations to the hydraulic model. All existing nodes in the hydraulic model already had an assigned elevation which were not updated. Elevations were manually assigned using either CVFED's DEM or Placer County's DEM. Elevations assigned in the hydraulic model range from a low of 116 feet above sea level in the furthest west of the distribution system, near the Lincoln Regional Airport, to a high of 584 feet above sea level along Bella Circle on the east side.

6.3.5 Water System Facilities

After the pipelines and nodes were confirmed in the hydraulic model, major system facilities (i.e., groundwater wells, storage tanks, Catta Verdera BPS, and PRSs) were reviewed in the model to confirm correct configuration. Tank elevations (i.e., base, inlet, and overflow) were verified based on available information. Existing pump curves for the Catta Verdera BPS and wells in the hydraulic model were not updated. The City's existing PRSs in the field include multiple PRVs, however, the hydraulic model only included a single PRV to represent each PRS. The associated PRVs for each PRS were updated in the hydraulic model and settings for each PRV were updated as needed.

6.3.6 Hourly Pattern Development

City staff provided SCADA system data in 30-minute intervals from July 8, 2024 to July 15, 2024, which corresponds with the HPR monitoring period. The SCADA information included flows, tank levels, and pressures for most of the City's water system facilities (i.e., tanks, wells, PRSs, and Catta Verdera BPS) that were in operation during the monitoring period. Since SCADA flow data for the PRSs are not monitored, the pressure zones were grouped into three zone groups (i.e., Lower Zones [375, 475, 575], 750 and 610 Zones, and 775 and 650 Zones) based on how the zones are connected and available SCADA data to develop the hourly diurnal patterns.

The Lower Zones are supplied predominantly by the two PCWA regulated connection points (one located at the metering station supplying Conspiracy Point Tank and one located at the metering station at Verdera Tank No. 3 supplying Verdera Tank No. 3) and are supplemented with water from existing groundwater wells. The 750 and 610 Zones are supplied by the PCWA unregulated connection at the metering station at Verdera Tank No. 3 (i.e., the Verdera Tank No. 3 bypass). The 775 and 650 Zones are supplied by the unregulated connection at the metering station at Conspiracy Point Tank (i.e., the Conspiracy Point Tank bypass). Refer to Chapter 2 for specific detail on supply facilities that supply each individual pressure zone.

To conduct the extended period calibration, West Yost compiled PCWA metering station flows, tank levels, well production, and pump flows to develop diurnals for each of the three zone groups. The diurnal pattern from July 11, 2024 was selected for calibration because the peak demand occurred on that day during the HPR monitoring period. Figure 6-1 shows the diurnals for each of the zone groups. These diurnals were similar in shape to the curves developed for the 2023 calibration.

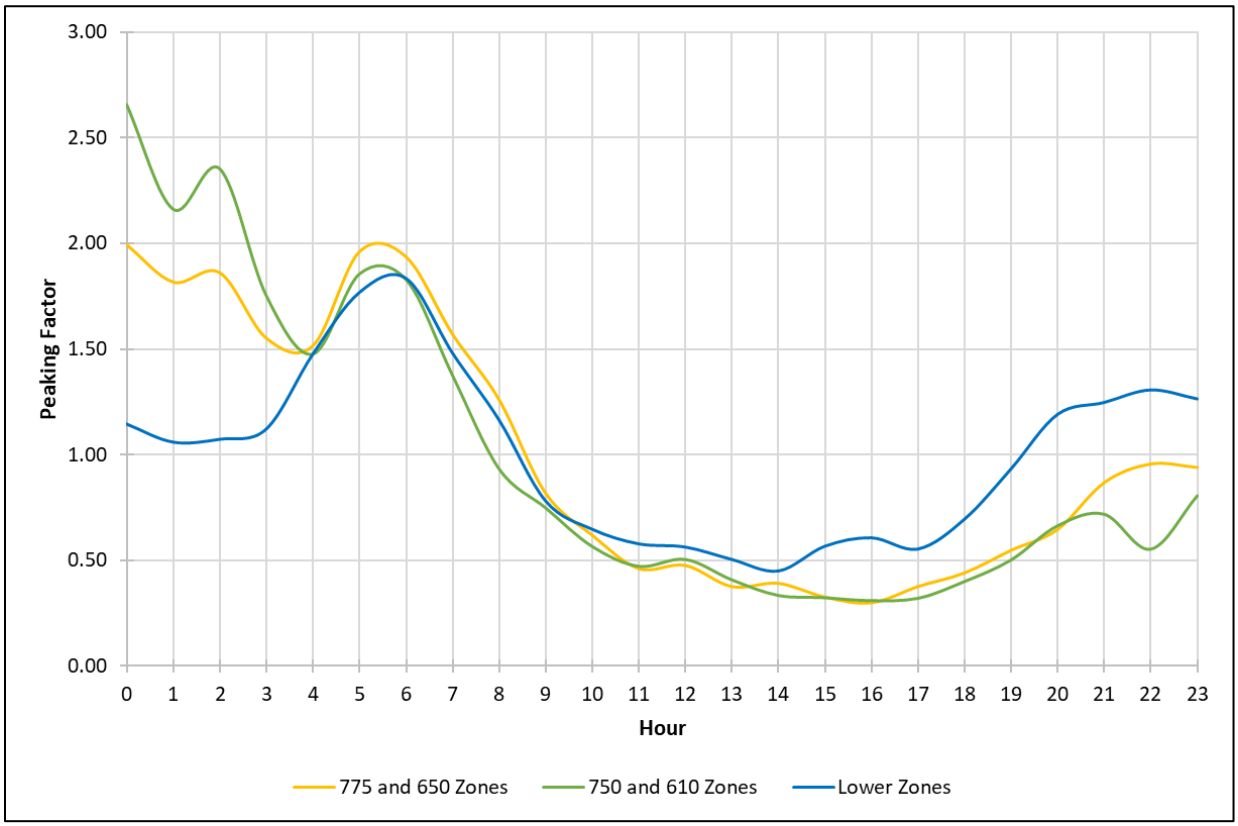


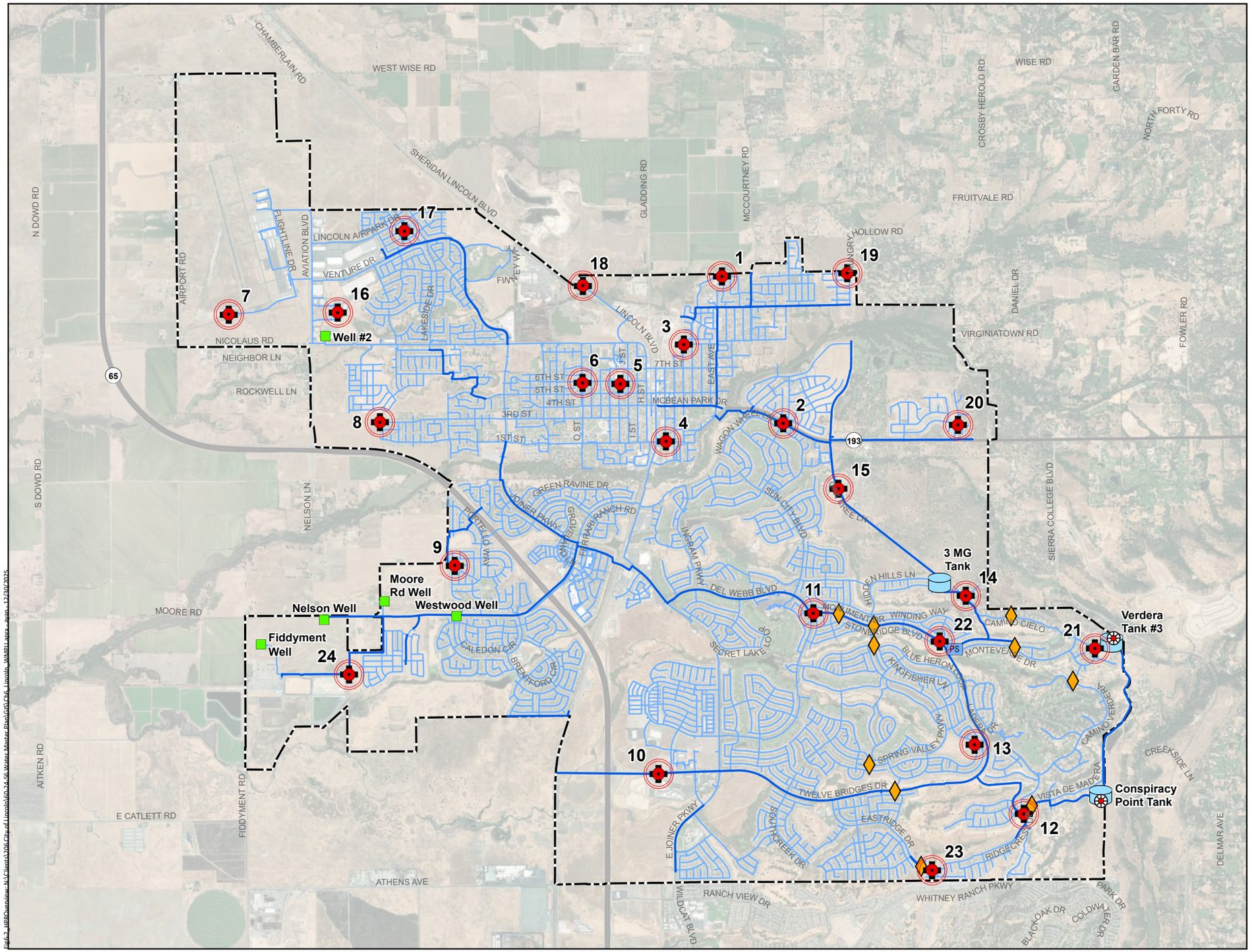
Figure 6-1. Calibration Day Diurnal Patterns (July 11, 2024)

6.4 HYDRAULIC MODEL EPS CALIBRATION

Calibrating a hydraulic model to replicate field operating conditions requires thorough knowledge of how the water system performs over a range of operating conditions. To ensure that the hydraulic model was correctly configured and capable of producing results that are consistent with those observed in the field, a detailed EPS calibration process for summer conditions was conducted.

The hydraulic model EPS calibration was developed using SCADA data for the maximum demand day of July 11, 2024 during the HPR monitoring period of July 8, 2024 to July 15, 2024. For the EPS calibration, 24 HPRs were deployed to collect supplemental pressure data that was subsequently used to compare model predicted results at various locations throughout the system, including high and low elevation locations, locations that are hydraulically distant from supply points, and locations chosen by the City. Twenty HPRs were provided by West Yost and four HPRs were provided by the City. The locations where the HPRs were set up in the system are shown on Figure 6-2.

The hourly diurnal patterns developed for each zone group were applied to the demand nodes in the model. The model was set up to replicate the system operations by applying controls to facilities based on specific conditions (i.e., well pumps on or off based on tank level). Model predicted results (i.e., facility flows and pressures, tank levels, and HPR pressures) were plotted and compared to the SCADA system and field collected HPR data for July 11, 2024 to verify whether the City's hydraulic model accurately predicts field conditions.



Notes:
1. Facilities and hydrants shown based on GIS data provided by the City in April 2024.
2. HPRs 1 to 10 and 12 to 15 are locations previously used for the 2019 model calibration.
3. HPR 11 is a new location added by West Yost and HPRs 16 to 24 are new locations added by the City

Prepared by: WEST YOST

N

0 2,000 4,000 Feet

Prepared for: City of Lincoln
Water Master Plan Update

HPR Locations Overview Map

Figure 6-2

Model predicted flows and levels were matched as closely as possible and aimed to be within 10 percent of field recorded data. Pressure trends were checked to see whether results were within ±5 psi of field trends. Minor adjustments to the model were made (i.e., pump settings and PRV pressure settings), if needed, to better match field data when results from the hydraulic model did not trend well with the field data. Results from the calibration are discussed in the following sections.

6.4.1 Hydraulic Model EPS Calibration Results

The 2023 demands allocated in the model discussed in Section 6.3.3 were scaled to match demands for the calibration day of July 11, 2024. The calibration diurnals were applied to the scaled demands for the associated zone group.

Graphs of the comparisons between model simulated results and SCADA values for the calibration date of July 11, 2024 are provided in Appendix D. For the model EPS calibration scenario, HPR results are also shown and are provided in Appendix E. Figures are grouped to show results for facilities in the Lower Zones, 750 and 610 Zones, and 775 and 650 Zones.

Hours where the field recorded data deviates slightly from the model predicted results may be due to the zone group diurnal not completely capturing the nuances of water use trends in each pressure zone within the zone group.

6.4.1.1 Lower Zones EPS Calibration Results

Figures D-1 through D-15 of Appendix D show results for the EPS calibration of the facilities in the Lower Zones with available SCADA data (i.e., PCWA regulated connections, three tanks, five groundwater wells, and three PRSs). It should be noted only the Westwood and Nelson Wells were operating on calibration day. Model simulated flows, tank levels, and system pressures trend very closely with field recorded data and are within 10 percent and 5 psi, respectively.

Figures E-1 to E-21 from Appendix E show the HPR pressure comparison between the model simulated results and the recorded field pressures in the Lower Zones. The pressure trends collected by the HPRs installed in the Lower Zones generally match similarly with the pressure results from the model simulation and are within approximately 5 psi. However, the model simulated pressures for HPR 7 (Figure E-7), HPR 16 (Figure E-14), and HPR 24 (Figure E-21) are off by more than 5 psi than the field recorded pressures. Since the majority of model results for the remaining HPRs fall within 5 psi, it is assumed that HPRs 7 and 16 may not have been properly calibrated and therefore collected data incorrectly. However, this does not affect the reliability of the overall model, as the majority of results remain within the acceptable range.

6.4.1.2 750 and 610 Zones EPS Calibration Results

Figures D-16 through D-18 of Appendix D show results for the EPS calibration of the facilities within the 750 and 610 Zones (i.e., Verdera Tank No.3 bypass, Catta Verdera BPS, and Village 18 PRS). The model simulated results trend very closely with the field recorded flows and pressures and are within 10 percent and 5 psi, respectively.

Figures E-22 and E-23 from Appendix E show the HPR pressure comparison between the model simulated results and the recorded field pressures in the 750 and 610 Zones. As shown on Figure E-22, unfortunately, HPR 21 in the 750 Zone did not record pressures. The pressure trends collected by HPR 14 in the 610 Zone shown on Figure E-23 trend similarly with the pressure results from the model simulation and are within 5 psi.

6.4.1.3 775 and 650 Zones EPS Calibration Results

Figures D-19 through D-21 of Appendix D show results for the EPS calibration of the facilities within the 775 and 650 Zones (i.e., Conspiracy Point Tank bypass, Village 13 PRS, and Village 17 PRS). The model simulated results trend very closely with the field recorded flows and pressures and are within 10 percent and 5 psi, respectively.

Figures E-24 from Appendix E shows the HPR pressure comparison between the model simulated results and the recorded field pressures for HPR 12 in the 775 Zone. The pressures collected by the HPR trends very similarly with the pressure results from the model simulation and are within 5 psi.

6.4.2 Hydraulic Model EPS Calibration Findings and Conclusions

Majority of the hydraulic model EPS calibration results were within the acceptable ranges (i.e., within 10 percent for flows and tank levels and within 5 psi for pressures). Therefore, it can be concluded that the hydraulic model provides a reasonable representation of the City's water distribution system and can be used for planning evaluations and design/operational analysis for a variety of flow conditions.

Additionally, City staff should continue to update and verify facilities data and pipeline system configurations in the hydraulic model as facilities are constructed or replaced to maintain a hydraulic model that will continue to accurately represent the City's water distribution system.

CHAPTER 7
Existing System Evaluation

This chapter presents the evaluation of the City's existing water system, as described in Chapter 2, and its ability to meet the recommended performance and operational criteria described in Chapter 5 under various existing water demand conditions. This evaluation includes an analysis of water supply capacity, storage capacity, and pumping capacity, as well as the existing water distribution system's ability to meet recommended operational and design criteria under normal and emergency scenarios.

West Yost conducted this evaluation using the calibrated hydraulic model described in Chapter 6. Recommendations from this evaluation are used to develop a recommended capital improvement program, which is detailed in Chapter 10.

The following sections present the evaluation methodology and results from the existing water system evaluation:

- Existing Water Demands
- Existing Water Supply and Water System Facility Capacity Evaluation
- Existing Water Distribution System Performance Evaluation
- Summary of Findings and Recommendations for the Existing Water System

7.1 EXISTING WATER DEMANDS

The City's existing baseline water demands are summarized by pressure zone in Table 7-1. As described in Chapter 3, the system-wide baseline average day demand for the purposes of this WMP is approximately 9.0 mgd and represents the average annual water production from 2023. Approximately 78 percent of the City's overall demand is located within the 375 Pressure Zone.

Chapter 3 describes development of the diurnal patterns for each pressure zone group using consumption and production data from summer of 2023. Maximum day demands were calculated using the maximum day peaking factor developed from the average day and maximum day demands from 2023. Peak hour demands were calculated using the peak hour factor for the City's entire system based on the summer demand diurnal curves developed using the peak week in summer of 2023.

Table 7-1. Existing Baseline Demands

Pressure Zone	Average Day Demand[(a)]		Maximum Day Demand[(b)]		Peak Hour Demand[(c)]	
	gpm	mgd	gpm	mgd	gpm	mgd
375	4,895	7.0	9,301	13.4	20,462	29.4
475	398	0.6	756	1.0	1,663	2.0
575	559	0.8	1,062	1.5	2,336	3.3
610	54	0.1	103	0.1	227	0.3
650	199	0.3	378	0.5	832	1.1
750	115	0.2	219	0.3	482	0.6
775	44	0.1	84	0.1	185	0.2
Total Demand	**6,264**	**9.0**	**11,903**	**16.9**	**26,187**	**36.9**

(a) Average day demand is based on 2023 average day demand data (refer to Table 3-6).
(b) Maximum day demand is based on the 2023 maximum day demand data (refer to Table 3-6).
(c) Peak hour demand is calculated using a peaking factor of 2.2 times the maximum day demand (refer to Table 3-7).
gpm = gallons per minute; mgd = million gallons per day

7.2 EXISTING WATER SUPPLY AND WATER SYSTEM FACILITY CAPACITY EVALUATION

The following capacity evaluations were conducted for the existing water system and are discussed in more detail in subsequent sections:

- Supply Capacity Evaluation
- Pumping Capacity Evaluation
- Storage Capacity Evaluation
- Pressure Regulating Station Capacity Evaluation

7.2.1 Supply Capacity Evaluation

As described in Chapter 5, the recommended supply capacity criterion requires the City to provide firm supply capacity equal to the maximum day demand. For the existing water system, firm groundwater well capacity is defined as the City's active well capacity with the largest groundwater well offline. Table 7-2 summarizes the results of the supply capacity evaluation and shows that the City has a surplus of existing supply capacity.

Table 7-2. Comparison of Required versus Available Existing Supply Capacity

Component	Capacity, mgd	Notes
Demand		
[A] Existing Maximum Day Demand	16.9	System-wide maximum day demand (refer to Table 7-1)
Supply		
[B] Surface Water from PCWA	18.9	Entitlement under Contract for Treated Water Supply with PCWA[(a)]
[C] Groundwater	5.9	Existing firm capacity at groundwater wells[(b)]
[D] Total Supply	***24.8***	***[D] = [B] + [C]***
[E] Supply Capacity Surplus (Deficit)	**7.9**	**[E] = [D] - [A]**

(a) The firm water supply from PCWA is assumed to be the City's maximum delivery entitlement of 18.9 mgd (refer to Table 5-1).

(b) Firm groundwater well capacity for the existing system is defined as the City's active well capacity with the largest groundwater well offline.

mgd = million gallons per day

7.2.2 Pumping Capacity Evaluation

Existing pumping capacity in the City's water system was evaluated to assess its ability to deliver a reliable firm capacity to meet demand conditions outlined in Chapter 5, dependent on whether the pressure zone has gravity storage. The City's only existing booster pump station is the Catta Verdera BPS serving the 750 Zone which supplies the 610 Zone through pressure regulating stations. Since the 750 Zone does not have gravity storage, pumps at the Catta Verdera BPS need to have sufficient pumping capacity to deliver the greater of either the maximum day demand plus fire flow or the peak hour demand.

Table 7-3 compares the existing firm pumping capacity with required firm pumping capacity for the 750 Zone for existing water demand conditions. As shown in Table 7-3, the 750 Zone has a firm pumping capacity deficit. However, since the unregulated connection at the new PCWA metering station at the Verdera Tank No. 3 site provides adequate supply to the 750 and 610 Zones, the Catta Verdera BPS currently only operates during times of peak demand to provide supplemental supply. The City is also considering upgrading the pump motors with a variable frequency drive. Therefore, no recommendations are made to address the existing pumping capacity deficit.

Table 7-3. Comparison of Required versus Available Existing Pumping Capacity

Pressure Zone	Supported Zone	Pump Station Name	Required Pumping Capacity, gpm[(a)] [A]	Booster Pump Station Firm Capacity[(c)] [B]	Existing Pump Capacity Surplus (Deficit), gpm [C] = [B] - [A]
750	610	Catta Verdera Pump Station	1,822	900	(922)[(c)]

(a) Required pumping capacity shown is the MDD plus fire flow for the pressure zone itself and all supported zones. The 750 Zone supplies the 610 Zone; therefore, the required pumping capacity includes the MDD for the 750 Zone and the 610 Zone (refer to Table 7-1). The largest fire flow requirement in the two zones is 1,500 gpm for low density residential land use.

(b) Includes the firm capacity of all booster pump stations supplying the pressure zone. Firm pump capacity at booster pump stations is defined as total booster pump station capacity with the largest pump out of service (refer to Table 2-5).

(c) The unregulated connection at the PCWA metering station at the Verdera Tank No. 3 site installed in 2021 provides adequate supply to the 750 and 610 Zones. The Catta Verdera BPS currently operates during times of peak demand as supplemental supply. Therefore, no recommendations are made to address the existing pumping capacity deficit.

gpm = gallons per minute

7.2.3 Storage Capacity Evaluation

Water storage provides operational storage to balance differences in demands and supplies, emergency storage in case of a supply failure, and water to fight fires. The City's water system has two sources of available storage: above-ground storage (i.e., storage tanks) and storage available in the groundwater basin. Together, these two sources of storage must be sufficient to meet the City's operational, emergency, and fire flow storage criteria. The City's water storage capacity requirements are further described in Chapter 5.

The existing water storage facilities, along with the available EGWC, were evaluated to determine whether the City's existing storage is sufficient to meet recommended operational, emergency, and fire flow storage for existing conditions. Table 7-4 summarizes results from the storage capacity evaluation. As shown in Table 7-4, there is a storage capacity surplus in the 575 Zone and storage capacity deficits in the 375, 750, and 775 Zones.

As discussed in Chapter 2, the 375 Zone receives its main source of supply through three pressure regulating stations, two from the 575 Zone (Twelve Bridges and Eastridge) and one from the 475 Zone (Wildomar), and is supplemented with supply from its own groundwater wells. Therefore, the required operational storage for the 375 Zone is assigned to the 575 Zone, while the required storage capacity for the 375 Zone is composed of the remaining fire and emergency storage components. The 475, 610, and 650 Zones are pressure regulated zones (i.e., pressure zones served solely by pressure regulating stations without a booster pump station or storage tank) and are grouped with the pressure zone they receive supply from.

Additionally, the 375 Zone is the only pressure zone that can use EGWC since it is the only pressure zone with groundwater wells. The EGWC equals the firm capacity of the active groundwater wells that can be reliably accessed (i.e., well facilities equipped with auxiliary power). The EGWC cannot exceed the emergency storage requirement and wells included for the EGWC also cannot already be relied upon to meet the City's average day demand. Three out of five of the City's active groundwater wells (Well 2, Westwood Well, and Fiddyment Well) have backup power and are not needed to meet average day demands. To obtain the firm capacity of the active groundwater wells that can be reliably accessed, the well capacity of the Fiddyment Well is excluded since it has the largest well capacity out of the three wells.

The storage capacity deficit in the 375 Zone is due to the emergency storage component. It is assumed the 575 Zone can transfer its surplus storage capacity to the 375 Zone via gravity transfer through the existing pressure regulating stations. Therefore, no additional storage tanks are recommended for the 375 Zone. However, it is recommended that the City consider acquiring dedicated backup power sources for the Moore and Nelson Wells, which would improve well reliability and allow these wells to be counted as part of the EGWC. With backup power at the Moore and Nelson Wells, the EGWC would increase by 1.76 MG for a total EGWC of 4.2 MG[1] resulting in a storage capacity surplus of 1.57 MG for the 375 Zone.

The 750 and 775 Zones do not have any existing storage tanks. If the unregulated PCWA connections supplying these zones go offline, the 775 Zone has no alternative water supply source. Although the 750 Zone can be supplied by the Catta Verdera BPS, and subsequently the 650 and 610 Zones through pressure regulating stations, there is a pumping capacity deficit as shown in Table 7-3. To alleviate the storage capacity deficits and provide redundancy, it is recommended that the City construct a two (2) mgd emergency booster pump station at the Verdera Tank No. 3 site for the 750 Zone and a four (4) mgd emergency booster pump station at the Conspiracy Point Tank site for the 775 Zone. A hydraulic evaluation showing the results of a loss of the unregulated PCWA connections with and without these improvements is discussed in Section 7.3.2.

[1] With backup power at the Moore and Nelson Wells, the firm capacity of the active groundwater wells that can be reliably accessed would increase to 5.9 MG. However, since EGWC cannot exceed the emergency storage amount, the EGWC would be equal to the emergency storage amount of 4.2 MG.

Table 7-4. Comparison of Required versus Available Storage Capacity

Pressure Zone	Supported Pressure Zones	Storage Available	Required Storage Capacity, MG				Available Storage Capacity, MG			Existing Storage Capacity Surplus (Deficit), MG [H] = [G] - [D]
			Operational[a] [A]	Fire Flow[b] [B]	Emergency[c] [C]	Storage Capacity Requirement [D] = [A] + [B] + [C]	Existing Available Storage[d] [E]	Emergency Groundwater Storage Credit[e] [F]	Storage Capacity Available [G] = [E] + [F]	
375	-	3 MG Tank	-	0.96	4.20	5.16	2.53	2.44	4.97	(0.19)
575	475 375	Verdera Tank No. 3 Conspiracy Point Tank	3.98	0.96	0.82	5.76	8.75	0.00	8.75	2.99
750	610	-	0.10	0.18	0.15	0.43	0.00	0.00	0.00	(0.43)
775	650	-	0.15	0.54	0.21	0.90	0.00	0.00	0.00	(0.90)

(a) Operational storage is 25 percent of 2023 maximum day demand (MDD) data of each pressure zone (refer to Table 7-1).

(b) Fire storage is equal to the volume of the largest fire flow event that could occur in each pressure zone (refer to Table 5-1).

(c) Emergency storage is 60 percent of 2023 average day demand (ADD) data of each pressure zone (refer to Table 7-1).

(d) Available tank storage capacity was calculated taking into account 5 feet of dead storage and 2 feet of high alarm level in each storage tank (refer to Section 2.3.4).

(e) The Emergency Groundwater Storage Credit (EGWC) includes the firm capacity of groundwater supply that can be reliably accessed. In order for groundwater supply to count toward the EGWC it must: (1) be equipped with backup power, (2) not already be relied upon to meet City average day demand (ADD) requirements, and (3) have sufficient distribution facilities available to distribute to demand areas. The EGWC includes the firm capacity of wells with backup power. The EGWC cannot exceed the emergency storage requirement.

7.2.4 Pressure Regulating Station Capacity Evaluation

The existing pressure regulating stations in the City's water system were evaluated to assess their ability to reliably supply the existing water service area. As described in Chapter 5, the criterion for pressure zones served solely by pressure regulating stations without a booster pump station or storage tank requires the City's pressure regulating stations to have sufficient capacity to meet the peak hour demand plus fire flow condition.

Table 7-5 compares existing available pressure regulating station capacity with required capacity for pressure zones that are completely dependent on pressure regulating stations for supply. As shown in Table 7-5, the pressure regulating stations for the pressure regulated zones have sufficient capacity to meet the requirements.

Table 7-5. Comparison of Available versus Required Existing Pressure Regulating Station Capacity

Pressure Zone	Pressure Regulating Station	Supplied By	Valve Diameter, inches	Available PRS Capacity, gpm[a] [A]	Required PRS Capacity, gpm			Existing PRS Capacity Surplus (Deficit), gpm [E] = [A] - [D]
					Peak Hour Demand[b] [B]	Fire Flow Demand[c] [C]	PRS Capacity Requirement [D] = [B] + [C]	
475	Spring Valley #1	575	3	580	1,663	1,500	3,163	18,587
			8	3,900				
	Spring Valley #2	575	3	580				
			8	3,900				
	Stoneridge	575	6	2,250				
			14	10,540				
	475 Zone Total			**21,750**				
650	Village 13	775	4	990	832	3,000	3,832	10,448
			10	6,150				
	Village 17	750	4	990				
			10	6,150				
	650 Zone Total			**14,280**				
610	Village 18	750	3	580	227	1,500	1,727	13,403
			10	6,150				
	Village 19	750	6	2,250				
			10	6,150				
	610 Zone Total			**15,130**				

(a) Valve capacity is estimated based on intermittent maximum flow capacity for ClaVal Model 90-01 pressure reducing valves. However, actual flow capacity will vary depending on system conditions.

(b) Refer to Table 7-1 for peak hour demand.

(c) Largest fire flow event that could occur in each pressure zone (refer to Table 5-1).

7.3 EXISTING WATER DISTRIBUTION SYSTEM PERFORMANCE EVALUATION

The water distribution system performance evaluation identifies necessary improvements to support existing water demands while meeting the City's recommended water system planning and design criteria, presented in Chapter 5. The updated model and calibrated model described in Chapter 6 was used to evaluate the City's existing water distribution system. The following evaluations were performed to assess system performance under existing demand conditions:

- **Normal Operations:**
  - Average Day Demand Scenario: This scenario evaluated service pressures during an average day demand condition.
  - Maximum Day Demand Scenario: This scenario evaluated service pressures during a maximum day demand condition.
  - Water Age Scenario: This scenario evaluated system water age during a winter demand condition.
- **Emergency Operations:**
  - Maximum Day Demand plus Fire Flow Scenario: This scenario evaluated system fire flow availability under a maximum day demand condition.
  - Additional Emergency Scenarios: These scenarios evaluated system performance under emergency conditions during a maximum day demand condition.

The results presented are based on the maximum and minimum day diurnal demand patterns (i.e., pressure zone groups, irrigation meters, and large users) derived from 2023 SCADA data and previously presented in Chapter 3. These diurnal patterns were incorporated into the hydraulic model for their associated demand conditions as discussed in the following sections. Results are also based on model controls from the calibrated hydraulic model, which were adjusted as needed for each evaluation. For normal (i.e., non-emergency) operations, model controls were adjusted to reflect typical normal operating conditions observed in the 2023 SCADA data provided in Chapter 3.

7.3.1 Normal Operations

7.3.1.1 Average Day Demand

The normal operations of the City's water distribution system were evaluated under average day demand conditions (i.e., non-fire). An overview of the evaluation and a discussion of the results are presented in the following sections.

7.3.1.1.1 Evaluation Overview

A 72-hour EPS was conducted using the hydraulic model to evaluate system performance under an average day demand condition with the maximum day diurnal patterns incorporated. As shown in Table 7-1, the average day demand is 6,264 gpm (9.0 mgd) for the existing system. The operational criteria applicable during average day demand conditions are detailed in Chapter 5. The existing system analysis assumes the water system demand will be met by a combination of the PCWA metering stations and existing storage tanks. Groundwater wells and the Catta Verdera BPS were assumed to be offline since these are typically only used during maximum day with peak hour demands and/or emergencies.

7.3.1.1.2 Evaluation Results

Approximate tank level ranges under average day demand conditions are as follows: the 3 MG Tank ranges from 11 to 17 feet, the Conspiracy Point Tank ranges from 16 to 19 feet, and Verdera Tank No. 3 ranges from 14 to 17 feet.

Results from the average day demand condition indicate the existing water system generally meets the City's minimum and maximum pressure criterion at most customer service locations. Figure 7-1 presents the minimum instantaneous pressures during the EPS. In general, most areas of the City's distribution system meet the minimum pressure requirement of 40 psi under peak hour demand. The majority of the City's distribution system experiences pressures ranging between 80 to 100 psi. Pockets of pressures ranging from 40 to 60 psi typically occur around areas that are on the high end of a pressure zone's service elevation range and/or are served by a dead-end pipeline. Locations with pressures below 40 psi occur adjacent to major system facilities where the associated pipelines do not have service connections.

Velocities in the majority of the water distribution system do not exceed 7 feet per second (fps), except for 25 linear feet of 8-inch diameter pipeline at the intersection of 1st Street and Joiner Parkway, which experiences a maximum velocity of 10.5 fps. One 24-inch diameter pipeline and three 12-inch diameter pipelines tie into this 8-inch diameter pipeline, which create a bottleneck resulting in high velocities. It is recommended that this 8-inch diameter pipeline be replaced with a new 16-inch diameter pipeline to mitigate high velocities.

7.3.1.2 Maximum Day Demand with Peak Hour

The normal operations of the City's water distribution system were evaluated under maximum day with peak hour demand conditions (i.e., non-fire). An overview of the evaluation and a discussion of the results are presented in the following sections.

7.3.1.2.1 Evaluation Overview

A 72-hour EPS was conducted using the hydraulic model to evaluate system performance under a maximum day with peak hour demand condition with the maximum day diurnal patterns incorporated. As shown in Table 7-1, for the existing system, the maximum day demand is 11,903 gpm (16.9 mgd) and the total system peak hour demand is 26,187 gpm (36.9 mgd). The operational criteria applicable during maximum day with peak hour demand conditions are detailed in Chapter 5. The existing system analysis assumes the water system demand will be met by a combination of the PCWA metering stations, existing storage tanks, two groundwater wells, and if needed, the Catta Verdera BPS.

7.3.1.2.2 Evaluation Results

Approximate tank level ranges under average day demand conditions are as follows: the 3 MG Tank ranges from 13 to 23 feet, the Conspiracy Point Tank ranges from 17 to 21 feet, and Verdera Tank No. 3 ranges from 14 to 18 feet.

Results from the maximum day with peak hour demand condition indicate the existing water system generally meets the City's minimum and maximum pressure criterion at most customer service locations. Figure 7-2 presents the minimum instantaneous pressures during the EPS. In general, pressures slightly decrease compared to the average day demand results; however, most areas of the City's distribution system meet the minimum pressure requirement of 40 psi under peak hour demand. The majority of the City's distribution system experiences pressures ranging between 60 to 80 psi and between 80 to 100 psi.

Pockets of pressures ranging from 40 to 60 psi typically occur around areas that are on the high end of a pressure zone's service elevation range and/or are served by a dead-end pipeline. Locations with pressures below 40 psi occur adjacent to major system facilities where the associated pipelines do not have service connections.

Velocities in the majority of the water distribution system do not exceed 7 fps, except for 69 linear feet of 8-inch diameter pipeline at the intersection of E Street and McBean Park Drive, which experiences a maximum velocity of 7.7 fps, and the previously identified 8-inch diameter pipeline at 1st Street and Joiner Parkway, which experiences an increased maximum velocity of 21 fps.

The 8-inch diameter pipeline at E Street and McBean Park Drive ties into 18-inch, 12-inch, and 10-inch diameter pipelines which create a bottleneck resulting in high velocities. It is recommended that this 8-inch diameter pipeline be replaced with a new 12-inch diameter pipeline to mitigate high velocities.

7.3.1.3 Water Age

A water age evaluation was performed on the City's existing water distribution system to determine areas in the distribution system that may be vulnerable to potential water quality issues. When water stays stagnant in the distribution system for extended periods due to lack of turnover, water age can increase which can lead to taste and odor concerns, increased potential for disinfection byproduct formation, and potential water quality and/or public health risks. Areas identified with older water age may be used to inform development of water management strategies (e.g., targeted flushing programs and operational changes) to improve water quality within the distribution system.

The water age of the City's existing water distribution system during normal operations was evaluated under a typical winter demand condition. An overview of the evaluation and a discussion of the results are presented in the following sections.

7.3.1.3.1 Evaluation Overview

For purposes of this evaluation, water age is assumed to begin upon entry into the City's distribution system at the PCWA metering stations. A 30-day EPS was conducted using the hydraulic model to evaluate water age under a typical minimum day demand condition; however, only results from the last 24 days of the simulation are presented, as these results are not affected by initial conditions. The minimum day demand diurnal patterns were incorporated into the hydraulic model for the water age evaluation. Water age was evaluated under a minimum week demand condition of 3,230 gpm (4.7 mgd), previously used to develop the minimum day demand diurnal in Chapter 3. The existing system analysis assumes the winter demand would be met by a combination of the PCWA metering stations and existing storage tanks. Groundwater wells and the Catta Verdera BPS were assumed to be offline since these are typically only used during maximum day with peak hour demands and/or emergencies.

It is important to note that locations of the oldest water are typically found on dead-end pipelines (i.e., service laterals) with little or no demand assigned in the hydraulic model and are not representative of the overall water age of the distribution system water served to the City's customers.

7.3.1.3.2 Evaluation Results

Water age in storage tanks has an important influence on the water age in the distribution system. The water age in tanks depends on different factors such as inlet/outlet configuration, total volume in the tank, and system demands supplied from the tank. Table 7-6 summarizes the average water age and average tank level of the three tanks during the water age evaluation. Since the three storage tanks in the

City's water system have a turnover rate of less than 1 foot over a 24-hour (1 day) period, the resulting water age in the three tanks remains constant. The water age in the Conspiracy Point Tank and Verdera Tank No. 3 are both around 1.5 days old since both tanks receive fresh supply directly from the regulated PCWA connections, while the water age in the 3 MG Tank is slightly older at approximately 2.4 days old due to being fed by older water from the distribution system.

Table 7-6. Summary of Water Age Results in Existing Storage Tanks[(a)]

Storage Tank Name	Average Water Age, hours	Average Tank Level, feet
Conspiracy Point Tank	34 (1.4 days)	20.7
Verdera Tank No.3	39 (1.6 days)	19.5
3 MG Tank	58 (2.4 days)	9.4

(a) Results are based on the last 24 days of a 30-day EPS.

Figure 7-3 shows the maximum water age results for City's water system. Model results indicate the majority of the 375 Zone has a maximum water age ranging from 4 to 7 days. Areas in the 375 Zone with younger water age ranging from 2 to 3 days occur closest to the supply sources into the zone (i.e., near a PRS and/or the 3 MG Tank). The remaining zones (475, 575, 610, 750, and 775 Zones) generally have a maximum water age of less than 3 days. Areas in the remaining zones with older water age of 3 to 4 days occur at dead-end pipelines and/or at areas far from the supply sources into the zone.

The oldest water in the overall system (greater than 7 days) is located in the far north and west furthest from the supply sources and/or at dead-end pipelines with minimal demand. Notable locations with the oldest water include the Turkey Creek Estates development in the far east, the developments in the far northeast, and the Airport area in the far northwest. It should be noted the Liberty development shows water age greater than 7 days, however, this development is new and no associated demands have been added to the existing condition model scenario. Only the pipelines for the Liberty development have been constructed and no units have been constructed at the time of this evaluation.

The Turkey Creek Estates development is a newer development with minimal demands and is supplied by a single dead-end 18-inch diameter transmission pipeline. As development continues in the area, a future connection to Village 1 to the south will provide looping and improve water age in the Turkey Creek Estates. The developments in the northeastern extent of City limits are located north of the Auburn Ravine which limits the ability to easily construct looping. This limitation contributes to its older water age. As development occurs in Village 1, a new transmission pipeline is planned to cross the Auburn Ravine and connect to the northeastern developments, which will add looping and improve water age.

The Airport area has minimal demands and is supplied by 12-inch diameter pipelines which were sized to meet large fire flows (i.e., 3,000 to 4,000 gpm). Due to the low demands, there is less water flowing through the larger diameter pipes which can lead to stagnant water and resulting in older water age.

The City may consider updating its flushing program to include parameters to include water quality. No recommendations are made for the turnover in the City's tanks since City operational staff are able to adjust operations daily to optimize turnover which the hydraulic model is unable to capture.

7.3.2 Emergency Operations

7.3.2.1 Maximum Day Demand Plus Fire Flow

The maximum day demand plus fire flow scenario evaluates the existing fire flow availability in the City's distribution system under a maximum day demand condition. An overview of the evaluation and a discussion of the results are presented in the sections below.

7.3.2.1.1 Evaluation Overview

To evaluate the existing water system fire flow availability, AquaTwin Water's fire flow module was used to determine the available fire flow at all junctions that represent hydrant locations throughout the system, while maintaining a minimum residual system pressure of 20 psi at all customer service locations. The fire flow evaluation assumed that the fire event would occur during the hour where the peaking factor on the maximum day diurnal is closest to 1. Hour 48 from the maximum day demand plus peak hour EPS was chosen to run the fire flow analysis on. The purpose of this assumption is to confirm that storage is sufficient to supply fire flows during a typical maximum day demand. Maximum velocity is not considered in this evaluation because it is a secondary design criterion.

7.3.2.1.2 Evaluation Results

Figure 7-4 summarizes the percent of available fire flow available at each tested location with respect to its fire flow requirement. Results presented on Figure 7-4 are representative of the system's capacity and do not represent available flow from a specific hydrant. Typically, fire flows exceeding 1,500 gpm are met by multiple hydrants.

As shown on Figure 7-4, there are several locations that do not meet the recommended fire flow criteria. The majority of the tested locations that do not meet the recommended fire flow criteria are along older and/or small diameter pipelines (especially in the downtown area), areas with larger fire flow requirements (i.e., 4,000 gpm), or areas with a lack of looping where high head losses limit the ability to provide recommended fire flows while maintaining pressures greater than 20 psi.

Existing pipelines are assumed to meet fire flow standards that were in place at the time of construction, which may have been lower than the current standards. Therefore, the evaluation of the City's water system under existing demand conditions does not recommend specific pipeline improvements to increase existing fire flow capacity. However, a rehabilitation and replacement (R&R) program, described in detail in Chapter 9, is recommended to replace older and smaller diameter pipelines.

7.3.2.2 Additional Emergency Scenarios

In coordination with the City, 11 emergency scenarios were developed to evaluate the performance of the existing water distribution system under emergency conditions. Each emergency scenario listed below was evaluated under maximum day demand with peak hour conditions using a 96-hour EPS, with the emergency event assumed to occur at hour 24. The operational criteria applicable during maximum day demand under peak hour demand conditions are detailed in Chapter 5 (i.e., minimum pressure of 40 psi under peak hour demand at customer service locations and maximum velocity of seven (7) fps in

distribution pipelines). Results are presented for the final 72 hours of each simulation, as these reflect system performance during the emergency and are not influenced by initial conditions. An overview of each evaluation and a discussion of the results are presented in the following sections:

- Emergency Scenario 1: Loss of all PCWA water sources
- Emergency Scenario 2: Unregulated PCWA Source and Catta Verdera BPS Failure
- Emergency Scenario 3: 775 Zone Unregulated PCWA Connection Failure
- Emergency Scenario 4: 750 Zone Unregulated PCWA Connection Failure
- Emergency Scenario 5: Conspiracy Point Tank 30-inch Diameter Pipeline Failure
- Emergency Scenario 6: Three Largest Groundwater Wells Offline
- Emergency Scenario 7: Stoneridge Blvd 24-inch Diameter Pipeline Failure
- Emergency Scenario 8: 3 MG Tank 20-inch Diameter Pipeline Failure
- Emergency Scenario 9: Verdera Tank No. 3 36-inch Diameter Pipeline Failure
- Emergency Scenario 10: Zone Control Valve in the Camino Cielo Walking Path Failure
- Emergency Scenario 11: Zone Control Valve at Anton Lane and Andover Lane Failure

All storage tanks are assumed to start at 60 percent full, as directed by the City, which correspond to initial tank levels of 20 feet in the Conspiracy Point Tank, 19 feet in Verdera Tank No. 3, and 17 feet in the 3 MG Tank. Results described in the following sections are based on this assumption and may vary if actual tank levels are lower or higher at the time of an emergency. No other operational changes are made from normal operating conditions unless otherwise stated.

It should be noted for most of the emergency scenarios the same distribution pipelines identified in the 375 Zone for the normal operations evaluation have a maximum velocity greater than 7 fps. For some emergency scenarios, additional distribution pipelines are greater than 7 fps but remain under 10 fps. No recommendations are made for these pipelines. Only new pipeline locations with velocities greater than 10 fps are identified in the results.

7.3.2.2.1 Emergency Scenario 1: Loss of All PCWA Water Sources

Emergency Scenario 1 assumes loss of all PCWA regulated and unregulated supply sources. The City's five groundwater wells and the Catta Verdera BPS are active for this scenario. As expected, pressures in the upper zones (i.e., 775, 650, 750, and 610 Zones) supplied by the unregulated connections immediately drop below 40 psi when the supply is lost as there are no other available supply facilities to these zones. Also as anticipated, approximately seven hours after loss of supply, the tank levels in both the Conspiracy Point Tank and Verdera Tank No. 3 reach their minimum levels which cause pressures to drop below 40 psi in the 475 and 575 Zones. Since the 375 Zone has groundwater wells as additional supply, the level in the 3 MG Tank reaches its minimum level after 12 hours of supply loss and pressures within the zone drop below 40 psi after 20 hours of supply loss.

The scenario was re-evaluated with the recommended emergency BPSs from the storage capacity evaluation for the 750 and 775 Zones. Pressures in the upper zones drop below 40 psi after seven hours of loss of supply, while values for the rest of the zones remain the same.

To mitigate loss of PCWA supply, the City is recommended to evaluate additional supply sources discussed in Chapter 4 (i.e., ASR wells, groundwater recharge, recycled water) and consider expanding groundwater well capacity. These recommendations are further discussed and evaluated in Chapter 8. Customers would also be required to significantly reduce water use to extend the available supply. Per the City's Water Shortage Contingency Plan, the loss of PCWA supply would result in a shortage stage of level 6 being declared which requires water be used for health and safety purposes only. Additionally, the 750 Zone and 775 Zone emergency BPSs are recommended to be constructed to ensure continued service to the upper zones.

7.3.2.2.2 Emergency Scenario 2: Unregulated PCWA Source and Catta Verdera BPS Failure

Emergency Scenario 2 assumes the loss of unregulated PCWA supply and the failure of the Catta Verdera BPS. As discussed in the previous scenario, the 775 Zone has no alternative supply source besides supply from PCWA. Without the Catta Verdera BPS, the 750, 650, and 610 Zones would also have no supply.

The scenario was re-evaluated with the inclusion of the 750 Zone and 775 Zone BPSs, which allowed the upper zones to be supplied from the 575 Zone tanks. Inflow from the regulated PCWA connections were slightly increased, but remained within the contracted amount, to account for the demands in the upper zones. Without this adjustment, after three days of supply loss, the levels in the Conspiracy Point Tank and Verdera Tank No. 3 would drop to approximately 13 feet and 9 feet, respectively. This drop in the 575 Zone tank levels would cause minimum pressures in the 475 and 575 Zones to decrease but remain above 40 psi during peak hour.

Although the Catta Verdera BPS is currently equipped with a portable generator, installation of a permanent generator is recommended. Construction of the 775 Zone emergency BPS is also recommended, as the zone lacks backup supply. While complete failure of the Catta Verdera BPS is considered unlikely, construction of the 750 Zone emergency BPS is recommended to further enhance system redundancy and reliability.

7.3.2.2.3 Emergency Scenario 3: 775 Zone Unregulated PCWA Connection Failure

Emergency Scenario 3 assumes the failure of the unregulated PCWA connection supplying the 775 and 650 Zones with Catta Verdera BPS online. As previously discussed, the 775 Zone has no alternative supply source. However, the 650 Zone can receive supply from the 750 Zone via the Village 17 PRS. The Catta Verdera BPS operates and provides additional supply into the 750 Zone to support the 650 Zone demands.

The scenario was re-evaluated assuming construction of the 775 Zone emergency BPS. In this case, the Catta Verdera BPS did not operate, as the 775 Zone BPS also supplied the 650 Zone. Similar to Emergency Scenario 2, inflow from the regulated PCWA connections were slightly increased; if not adjusted, after three days of supply loss, the levels in the Conspiracy Point Tank and Verdera Tank No. 3 drop to approximately 15 feet and 12 feet, respectively. This drop in the 575 Zone tank levels would cause minimum pressures in the 475 and 575 Zones to decrease but remain above 40 psi during peak hour. As with Emergency Scenario 2, it is recommended the emergency 775 Zone emergency BPS be constructed.

7.3.2.2.4 Emergency Scenario 4: 750 Zone Unregulated PCWA Connection Failure

Emergency Scenario 4 assumes the failure of the unregulated PCWA connection supplying the 750 and 610 Zones with the Catta Verdera BPS online. As discussed in Chapter 2, prior to the installation of the unregulated PCWA connection, the Catta Verdera BPS historically provided supply to these zones. In the

event of an unregulated PCWA connection failure, the Catta Verdera BPS is capable of meeting zone demands which was confirmed when this scenario was evaluated in the model.

In the event of the 750 Zone unregulated connection failure, the Catta Verdera BPS becomes a critical pumping facility as defined by the criteria in Chapter 5. Therefore, it is recommended to install a permanent generator at the facility to ensure reliable operation. The construction of the 750 Zone emergency BPS is not required for this emergency scenario as the Catta Verdera BPS can provide adequate supply to the 750 and 610 Zones.

7.3.2.2.5 Emergency Scenario 5: Conspiracy Point Tank 30-inch Diameter Pipeline Failure

Emergency Scenario 5 assumes a break in the 30-inch diameter transmission pipeline downstream of the Conspiracy Point Tank into the distribution system. Assuming the outflow from the Conspiracy Point Tank is shut off after the pipeline break, the Conspiracy Point Tank levels would continuously increase. However, City operations staff continuously monitor tank levels through SCADA and would make an immediate adjustment to the inflow into the Conspiracy Point Tank to prevent the tank from overflowing. The 3 MG Tank reaches its minimum level after six hours, and Verdera Tank No. 3 reaches its minimum level after 10 hours. Minimum pressures in the majority of the system drop below 40 psi five hours after the pipeline break.

Adjustments to model controls were made to identify operational recommendations. Within four hours after the pipeline break (i.e., before pressures drop below 40 psi and the Conspiracy Point Tank overflows), it is recommended City operations staff make the following adjustments to maintain adequate service during repairs:

- Shut off valve for the 30-inch diameter transmission pipeline downstream of the Conspiracy Point Tank
- Shut off supply into the Conspiracy Point Tank
- Increase supply through the regulated PCWA connection at the metering station at the Verdera Tank No. 3 site
- Turn on all groundwater wells
- Reduce inflow significantly into the 3 MG Tank

With these adjustments, the levels in the active tanks are generally lower than levels during normal operations; Verdera Tank No. 3 ranges from approximately 7 to 14 feet, while the 3 MG Tank ranges from approximately 9 to 20 feet. Figure 7-5 shows the change in minimum pressures compared to normal operations under maximum day demand (Figure 7-2). Pressures in the western portion of the 375 Zone increase by 5 to 10 psi, while pressures in the 575 Zone decrease by 5 to 10 psi north of Stonebridge Boulevard and by more than 10 psi south of Stonebridge Boulevard. However, almost all customer service locations remain above 40 psi under peak hour demand, with the exception of three locations near Rossi Lane, where minimum pressures are approximately 35 to 36 psi, as shown on Figure 7-5.

7.3.2.2.6 Emergency Scenario 6: Three Largest Groundwater Wells Offline

Emergency Scenario 6 assumes the City's three largest capacity groundwater wells (i.e., Nelson, Fiddyment, and Moore Road Wells) are offline. Operations remain the same as the normal operations under maximum day demand evaluation except the two wells that are operating are the two smallest capacity wells: Well 2 (800 gpm) and Westwood Well (900 gpm). Results of the evaluation indicate that

there are minimal effects on the system if the three largest capacity wells are offline. Pressures drop minimally (0 to 1.5 psi) compared to the pressures from the normal operations under maximum day demand. There are no customer service locations that experience pressures below 40 psi during peak hour. No recommendations are made for this scenario.

7.3.2.2.7 Emergency Scenario 7: Stoneridge Blvd 24-inch Diameter Pipeline Failure

Emergency Scenario 7 assumes a break in the 24-inch diameter transmission pipeline in Stonebridge Boulevard west of the Catta Verdera BPS. Figure 7-6 shows the change in minimum pressures compared to normal operations under maximum day demand (Figure 7-2). As shown on Figure 7-6, minimum pressures in the 575 Zone north of Twelve Bridges Drive decrease by five (5) to more than 15 psi, with the greatest impacts occurring in neighborhoods north and south of Stonebridge Boulevard (i.e., along Hidden Hills Lane, Monument Drive, Winding Way, Blue Heron Loop, Kingfisher Lane, and Spring Valley Parkway). Minimum pressures in the 575 Zone south of Twelve Bridges Drive increase slightly by 0 to 5 psi, while pressures in the rest of the system decrease minimally by 0 to 5 psi. However, no customer service locations in the entire system drop below 40 psi under peak hour demand. No recommendations are made for this scenario.

7.3.2.2.8 Emergency Scenario 8: 3 MG Tank 20-inch Diameter Pipeline Failure

Emergency Scenario 8 assumes a break in the 20-inch diameter transmission pipeline downstream of the 3 MG Tank into the distribution system. Assuming the outflow from the 3 MG Tank is shut off after the pipeline break, the 3 MG Tank levels would continuously increase. However, City operations staff continuously monitor tank levels through SCADA and would make an immediate adjustment to the inflow into the 3 MG Tank to prevent the tank from overflowing. The Conspiracy Point Tank reaches its minimum level after 33 hours, and Verdera Tank No.3 reaches its minimum level after 32 hours. Minimum pressures in the Turkey Creek Estates and Lincoln Meadows developments drop below 40 psi five hours after the pipeline break.

Similar to Emergency Scenario 5, adjustments to model controls were made to identify operational recommendations. Within four hours after the pipeline break (i.e., before pressures drop below 40 psi), it is recommended City operations staff make the following adjustments to maintain adequate service to customers while the pipeline is being repaired:

- Shut off valve for the 20-inch diameter transmission pipeline downstream of the 3 MG Tank
- Reduce inflow into the 3 MG Tank
- Turn on two groundwater wells
- Decrease supply through the regulated PCWA connection at the metering station at the Conspiracy Point Tank site
- Decrease supply through the regulated PCWA connection at the metering station at the Verdera Tank No. 3 site

With these adjustments, tank levels are generally lower than levels during normal operations; the 3 MG Tank ranges from approximately 11 to 16 feet, the Conspiracy Point Tank ranges from approximately 11 to 19 feet, while Verdera Tank No. 3 ranges from approximately 8 to 16 feet. Figure 7-7 shows the change in minimum pressures compared to normal operations under maximum day demand (Figure 7-2). As shown on Figure 7-7, the Esplanade and Turkey Creek Estates developments in the 375 Zone experience the largest minimum pressure decrease by more than 10 psi and pressures southwest of Esplanade decrease

by 10 to 15 psi. Majority of pressures in the remaining 375 Zone decrease by 5 to 10 psi, while pressures in the remainder of the system decrease minimally by 0 to 5 psi. However, most customer service locations remain above 40 psi under peak hour demand, with the exception of Turkey Creek Estates, where minimum pressures are approximately 35 to 39 psi, as shown on Figure 7-7.

The City may consider installing a temporary emergency BPS to help boost pressures in Turkey Creek Estates in the event of emergency. However, it should be noted, within the next five years, the 20-inch diameter transmission pipeline is planned to be replaced by a 30-inch diameter transmission pipeline and a new pressure zone (450 Zone) will be created to serve Village 1 developments located in high elevations. This transmission pipeline replacement and new 450 Zone are planned to be completed as part of the Leavell Ranch Project in Village 1 and West Yost is currently conducting a water system hydraulic evaluation to assess the impacts of this development on the City's water system. The proposed 450 Zone will be supplied through a PRS from the 575 Zone with a secondary PRS from the 610 Zone. Additionally, as part of the Leavell Ranch development, an emergency PRS from the 450 to 375 Zone near Turkey Creek Estates is recommended to be constructed which will provide a secondary supply avenue for the 375 Zone. This emergency PRS would help alleviate low pressures in the event of the 20-inch diameter pipeline (or new 30-inch diameter pipeline) failure. Recommendations associated with the Leavell Ranch Project are further evaluated and discussed in Chapter 8.

7.3.2.2.9 Emergency Scenario 9: Verdera Tank No. 3 36-inch Diameter Pipeline Failure

Emergency Scenario 9 assumes a break in the 36-inch diameter transmission pipeline downstream of Verdera Tank No. 3 into the distribution system. Assuming the outflow from Verdera Tank No. 3 is shut off after the pipeline break, Verdera Tank No. 3 tank levels would continuously increase. However, City operations staff continuously monitor tank levels through SCADA and would make an immediate adjustment to the inflow into Verdera Tank No. 3 to prevent the tank from overflowing. The Conspiracy Point Tank reaches its minimum level after seven hours, and the 3 MG Tank reaches its minimum level after 11 hours. Minimum pressures at several locations in the system drop below 40 psi five hours after the pipeline break.

Similar to Emergency Scenario 5, adjustments to model controls were made to identify operational recommendations. Within four hours after the pipeline break (i.e., before pressures drop below 40 psi), it is recommended City operations staff make the following adjustments to maintain adequate service to customers while the pipeline is being repaired:

- Shut off valve for the 36-inch diameter transmission pipeline downstream of Verdera Tank No. 3
- Shut off supply into Verdera Tank No. 3
- Increase supply through the regulated PCWA connection at the metering station at the Conspiracy Point Tank site
- Turn on all groundwater wells
- Reduce inflow significantly into the 3 MG Tank

With these adjustments, the levels in the active tanks are generally lower than levels during normal operations; Conspiracy Point Tank ranges from approximately 7 to 15 feet, while the 3 MG Tank ranges from approximately 9 to 20 feet. Figure 7-8 shows the change in minimum pressures compared to normal operations under maximum day demand (Figure 7-2). Pressures in the western portion of the 375 Zone

increase by 5 to 10 psi, while pressures in the 575 Zone decrease by more than 10 psi north of Twelve Bridges Drive and by 5 to 10 psi south of Twelve Bridges Drive. However, almost all customer service locations remain above 40 psi under peak hour demand, with the exception of three locations near Rossi Lane, where minimum pressures are approximately 36 to 38 psi, as shown on Figure 7-8.

7.3.2.2.10 Emergency Scenario 10: Zone Control Valve in the Camino Cielo Walking Path Failure

Emergency Scenario 10 assumes failure of the normally closed 12-inch diameter zone control valve located in the Camino Cielo walking path, which separates the 610 and 575 Zones. For this scenario, the valve is assumed to fail fully open, resulting in an average flow of 1,050 gpm and a maximum flow of 1,400 gpm from the 610 Zone to the 575 Zone.

With the 610 Zone supplying the 575 Zone, flow from the unregulated PCWA connection in the 750 Zone increases substantially to meet the additional 575 Zone demands and significantly exceeds the contracted maximum deliverable amount by 226 percent. The Catta Verdera BPS also operates continuously to support demands in the 750 and 610 Zones, but because it draws from the 575 Zone it is effectively pumping in a loop. Additionally, the 575 Zone tanks continuously fill and reach overflow levels about three days after the valve failure, while the level in the 3 MG Tank is approximately 23 feet.

The main concern with a sudden failure of a zone control valve is the resulting pressure changes and high velocities. In the 610 Zone, minimum pressures decrease on average by six (6) psi; however, no customer service locations drop below 40 psi. In the 575 Zone, maximum pressures increase by four (4) to five (5) psi, with most locations remaining below 120 psi. Figure 7-9 shows the maximum pressures under maximum day demand in the 575 Zone. As shown on Figure 7-9, a few customer service locations north and south of Stonebridge Boulevard (i.e., along Winding Way, Blue Heron Loop, and Monument Drive) and at the southeastern border of the 575 Zone exceed the maximum pressure criterion, however, pressures remain at or below 125 psi. Areas with known maximum pressures near 135 psi along Hidden Hills Lane increase to approximately 136 to 139 psi. Pressures in the remainder of the system remain similar to normal conditions.

It is recommended City consider the following to maintain adequate service to customers while the zone control valve is being repaired:

- Shut off the Catta Verdera BPS to prevent pumping in a circle
- Close valves feeding the 12-inch diameter pipeline connected to the zone control valve to isolate the valve for repair
- Install motor-operated valves upstream and downstream of the 12-inch diameter pipelines to be able to quickly isolate the valve for repair

7.3.2.2.11 Emergency Scenario 11: Zone Control Valve at Anton Lane and Andover Lane Failure

Emergency Scenario 11 assumes the failure of the normally closed 8-inch diameter zone control valve located at the intersection of Anton Lane and Andover Lane, which separates the 475 and 375 Zones. For this scenario, the valve is assumed to fail fully open, resulting in an average flow of 2,224 gpm and a maximum flow of 2,400 gpm from the 475 Zone to the 375 Zone. Due to the increase in supply from the 475 Zone, supply from the 3 MG Tank would decrease and tank levels would continuously increase. However, City operations staff continuously monitor tank levels through SCADA and would make an

immediate adjustment to the inflow into the 3 MG Tank to prevent the tank from overflowing. Tank levels in the Conspiracy Point Tank and Verdera Tank No. 3 are at 10 feet and 4 feet, respectively.

As previously discussed, the main concern with a sudden failure of a zone control valve is the resulting pressure changes and high velocities. Figure 7-10 shows the change in minimum pressures compared to normal operations under maximum day demand (Figure 7-2) and locations of maximum velocity exceedances. In the 475 Zone, minimum pressures near the valve decrease by five (5) to more than 15 psi, while the remainder of the zone experiences minimal decreases of 0 to 1 psi; no customer service locations drop below 40 psi during peak hour. In the 375 Zone, maximum pressures closest to the valve increase by 2 to 3 psi, with no locations exceeding 120 psi.

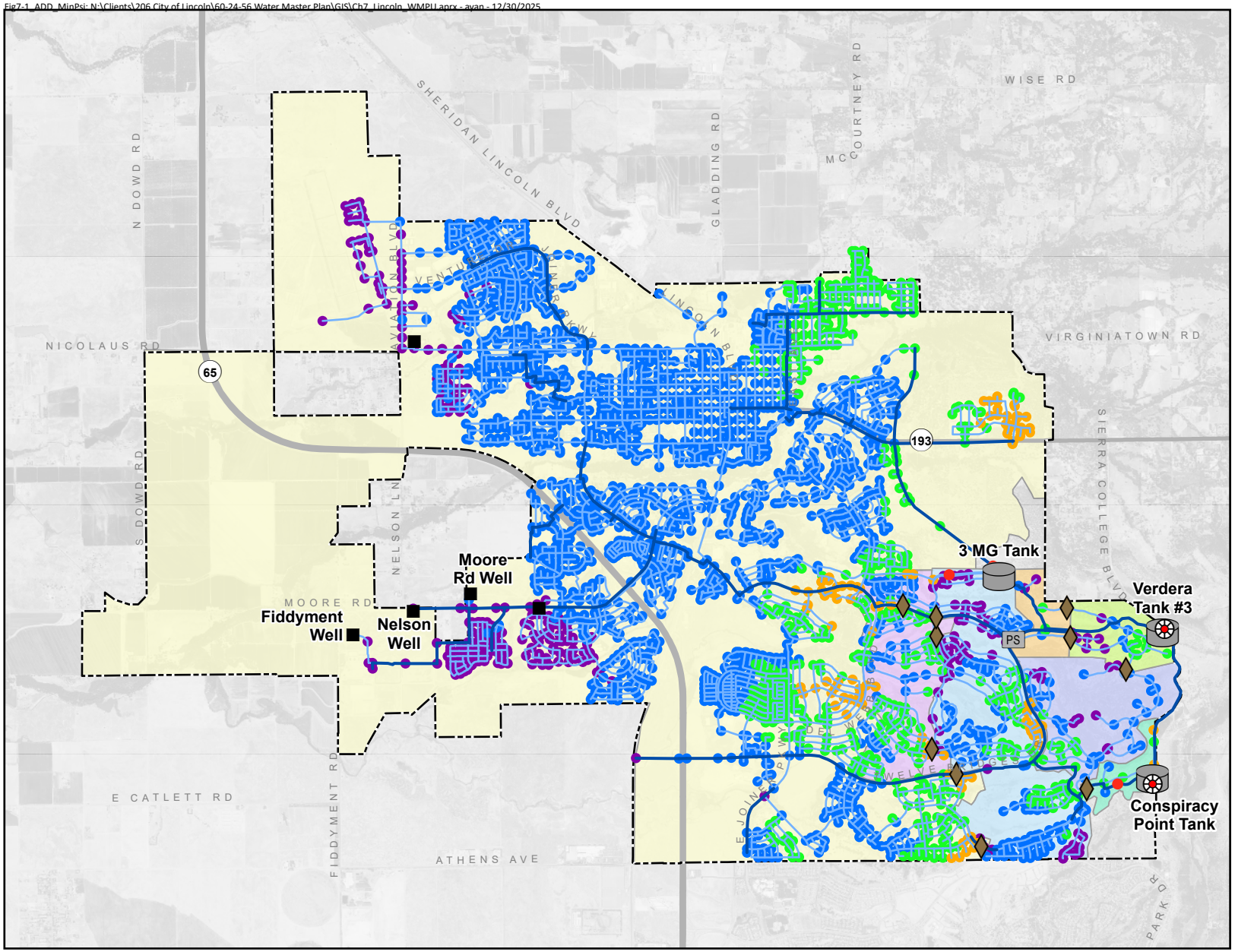
As shown on Figure 7-10, the largest pressure decreases and highest velocities occur upstream of the valve along the 8-inch diameter pipelines in Anton Lane and in Beckwith Lane between Anton Lane and Monument Drive. This segment experiences extremely high velocities, with an average of 14.3 fps and maximum values ranging from 10 to 15 fps. These high velocities for long-sustained periods can lead to pipeline breaks. Pressures and velocities in the remainder of the system remain similar to normal conditions. No recommendations are made for this scenario, however, the City should be aware of the pipelines in this location if the valve failure were to occur.

7.4 SUMMARY OF FINDINGS AND RECOMMENDATIONS FOR THE EXISTING WATER SYSTEM

Findings and recommended improvements for the existing water system are summarized below. Figure 7-11 summarizes all recommended improvements for the existing water system. These recommendations are used to develop a recommended capital improvement program, which is further described in Chapter 10.

- Supply
  - No supply-related improvements are recommended.
- Storage and Pumping
  - Address the existing storage deficit in the 375 Pressure Zone through installation of dedicated on-site backup power at the Nelson and Moore Wells to provide 1.76 MG of EGWC and improve system reliability.
  - Address the existing storage deficit in the 750 Pressure Zone through construction of a new emergency booster pump station at the Verdera Tank No. 3 tank site with a minimum capacity of two (2) mgd.
  - Address the existing storage deficit in the 775 Pressure Zone through construction of a new emergency booster pump station at the Conspiracy Point Tank site with a minimum capacity of four (4) mgd.
- Pipelines
  - Replace 8-inch diameter pipeline at intersection of 1st Street and Joiner Parkway with a new 16-inch diameter pipeline to mitigate velocity exceedance.
  - Replace 8-inch diameter pipeline at intersection of E Street and McBean Park Drive with a new 12-inch diameter pipeline to mitigate velocity exceedance.

- Rehabilitation and Replacement
  - Enhance the City's existing pipeline R&R program to accelerate the replacement of aging and undersized distribution pipelines on a proactive and programmatic basis before they fail and require emergency repair and replacement. A recommended program is described in Chapter 9. Upsizing many of the smaller diameter pipelines would improve fire flow in the downtown area of the City.
- Other Recommendations
  - Update flushing program to include water quality parameters to improve water quality in the developments in northeastern extent of City limits, the Turkey Creek Estates development, and the Airport Area.



Minimum System Pressure

- Less than 40 psi
- 40 - 60 psi
- 60 - 80 psi
- 80 - 100 psi
- Greater than 100 psi

Existing System Facilites

- Placer County Water Agency Metering Station
- Groundwater Well
- Catta Verdera Pump Station
- Pressure Regulating Station
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

Existing Boundaries

- 375 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- City Limit

Notes:

1. Total system average day demand is 9.0 million gallons per day (refer to Table 7-1).
2. Velocities in the entire system are less than 7 feet per second.

Prepared by:

WEST YOST

N

0 3,000 6,000 Feet

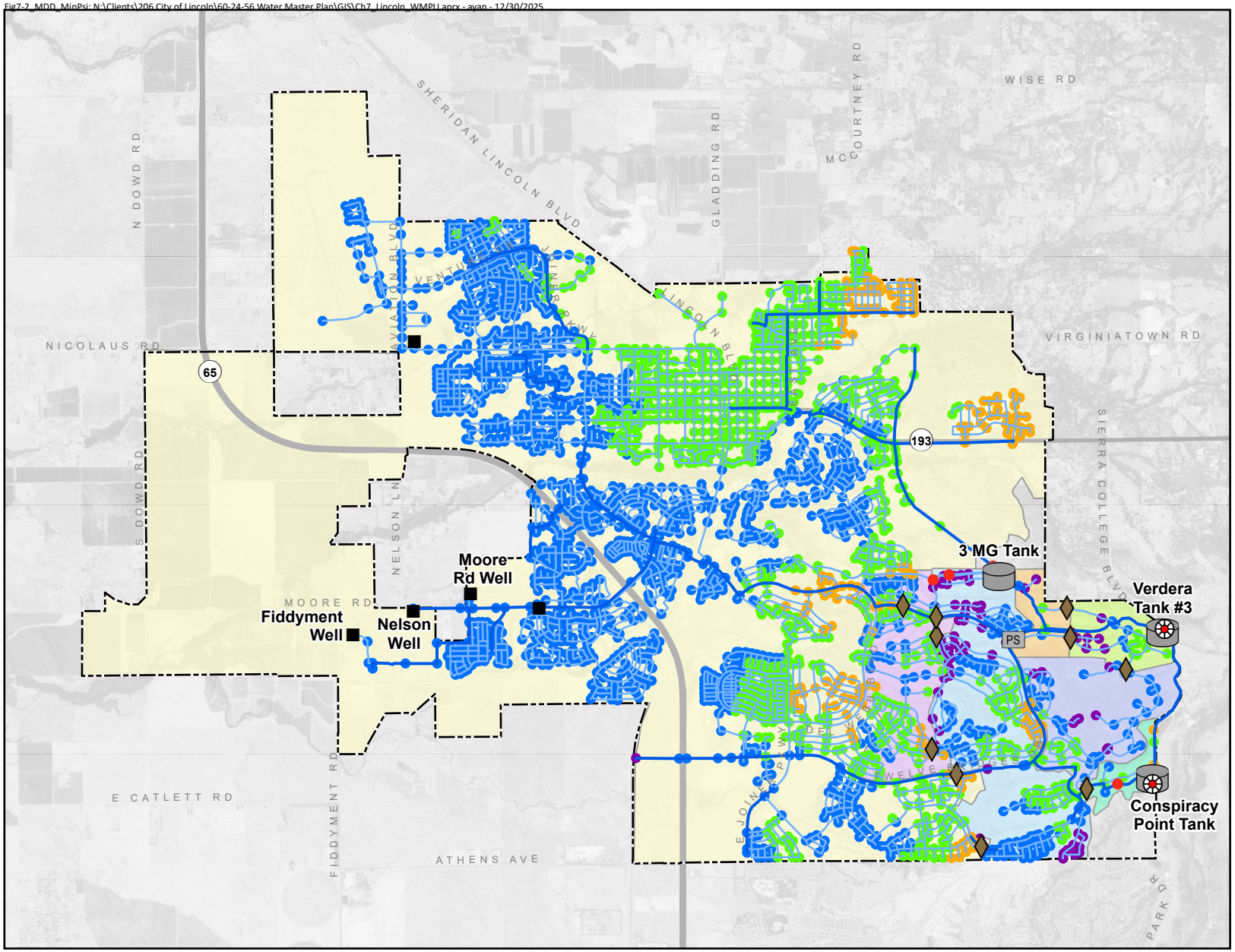
Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Minimum Pressure at Average Day Demand
Existing Water System

Figure 7-1



Minimum System Pressure

- Less than 40 psi
- 40 - 60 psi
- 60 - 80 psi
- 80 - 100 psi
- Greater than 100 psi

Existing System Facilites

- Placer County Water Agency Metering Station
- Groundwater Well
- Catta Verdera Pump Station
- Pressure Regulating Station
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

Existing Boundaries

- 375 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- City Limit

Notes:

1. Total system maximum day demand is 16.9 mgd and peak hour demand is 36.9 mgd (refer to Table 7-1).
3. Velocities in the entire system are less than 7 fps.

Prepared by:

WEST YOST

N

0 3,000 6,000 Feet

Prepared for:

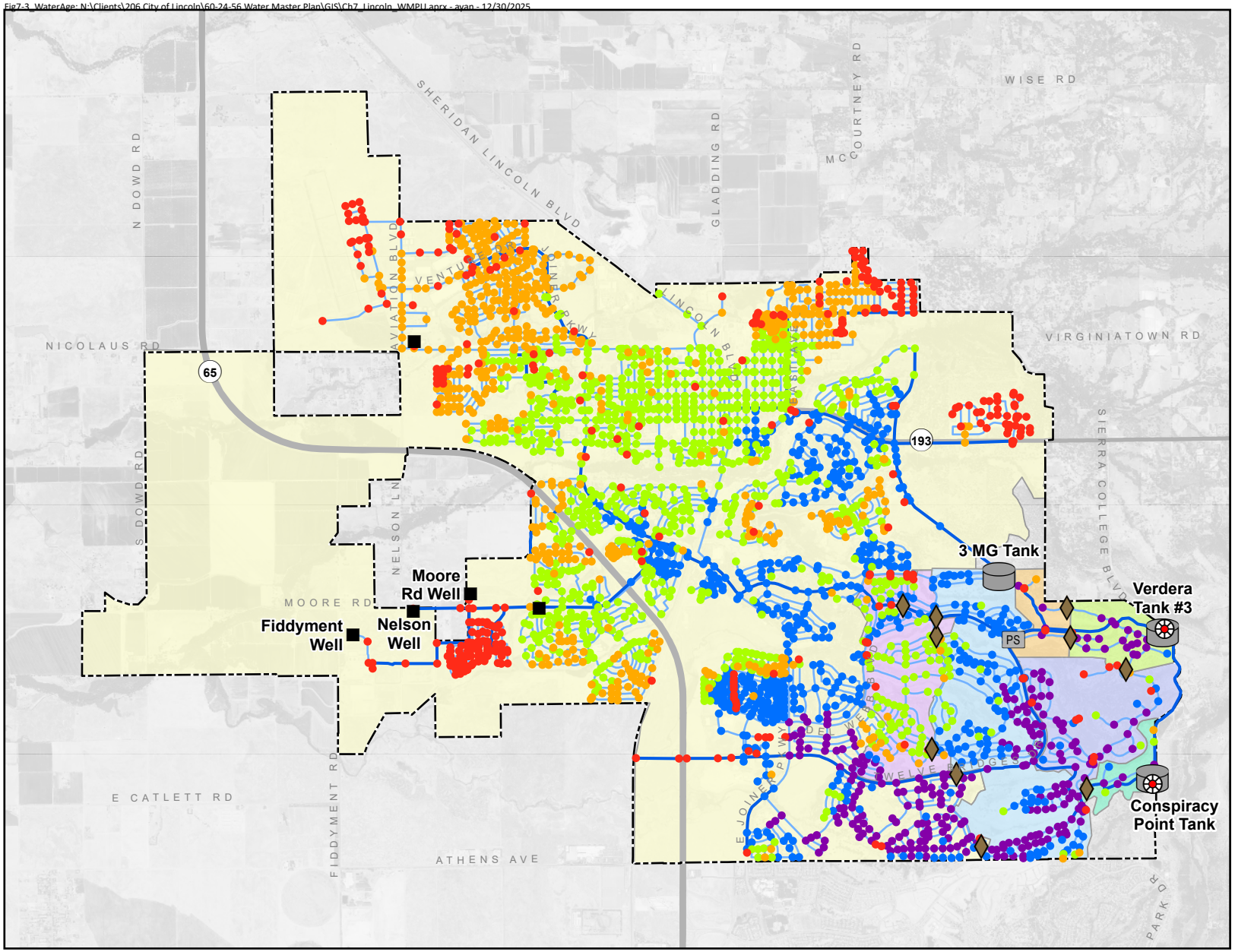
City of Lincoln
Water Master Plan Update

City of Lincoln Live. Life. Lincoln

Minimum Pressure at Maximum Day Demand
Existing Water System

Figure 7-2

Fig7-3_WaterAge: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch7_Lincoln_WMPU.aprx - ayan - 12/30/2025



Maximum Water Age

- Less than 2 days
- 2 - 3 days
- 3 - 4 days
- 4 - 7 days
- Greater than 7 days

Existing System Facilites

- Placer County Water Agency Metering Station
- Groundwater Well
- Catta Verdera Pump Station
- Pressure Regulating Station
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

Existing Boundaries

- 375 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- City Limit

Notes:

1. Total system minimum day demand is 4.7 mgd which was used to develop the minimum day diurnal in Chapter 3.
2. Water age was evaluated over a 30-day period.

Prepared by:

WEST YOST

N

0 3,000 6,000 Feet

Prepared for:

City of Lincoln
Water Master Plan Update

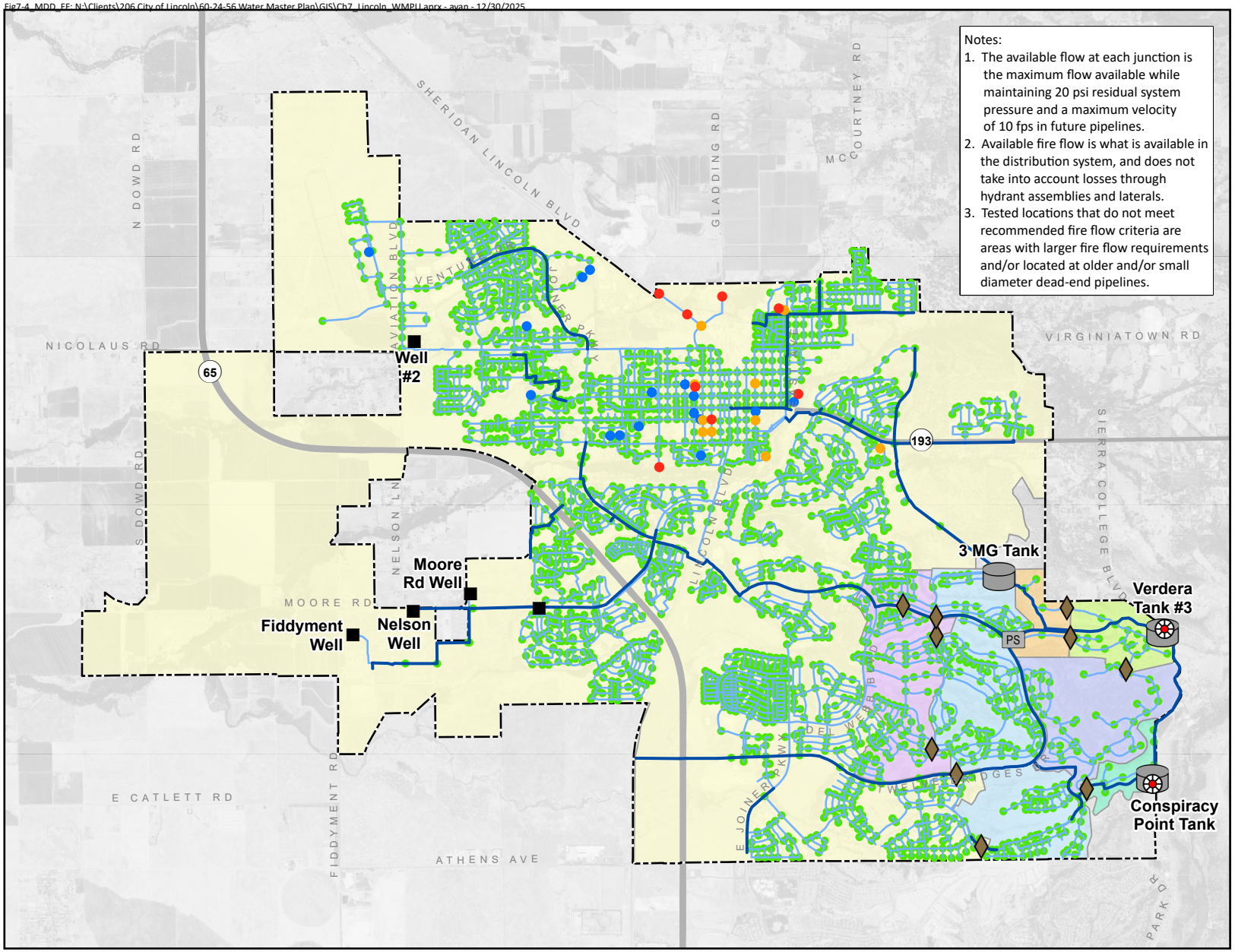
Lincoln Live. Life. Lincoln

Maximum Water Age at Minimum Day Demand

Existing Water System

Figure 7-3

Fig7-4_MDD_FF: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch7_Lincoln_WMPU.aprx - ayan - 12/30/2025



Percent of Available Fire Flow

- ≥ 100% of Criteria
- 75 - 100% of Criteria
- 50 - 75% of Criteria
- < 50% of Criteria

Existing System Facilites

- Placer County Water Agency Metering Station
- Groundwater Well
- Catta Verdera Pump Station
- Pressure Regulating Station
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

Existing Boundaries

- 375 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- City Limit

Prepared by:

WEST YOST

N

0 3,000 6,000 Feet

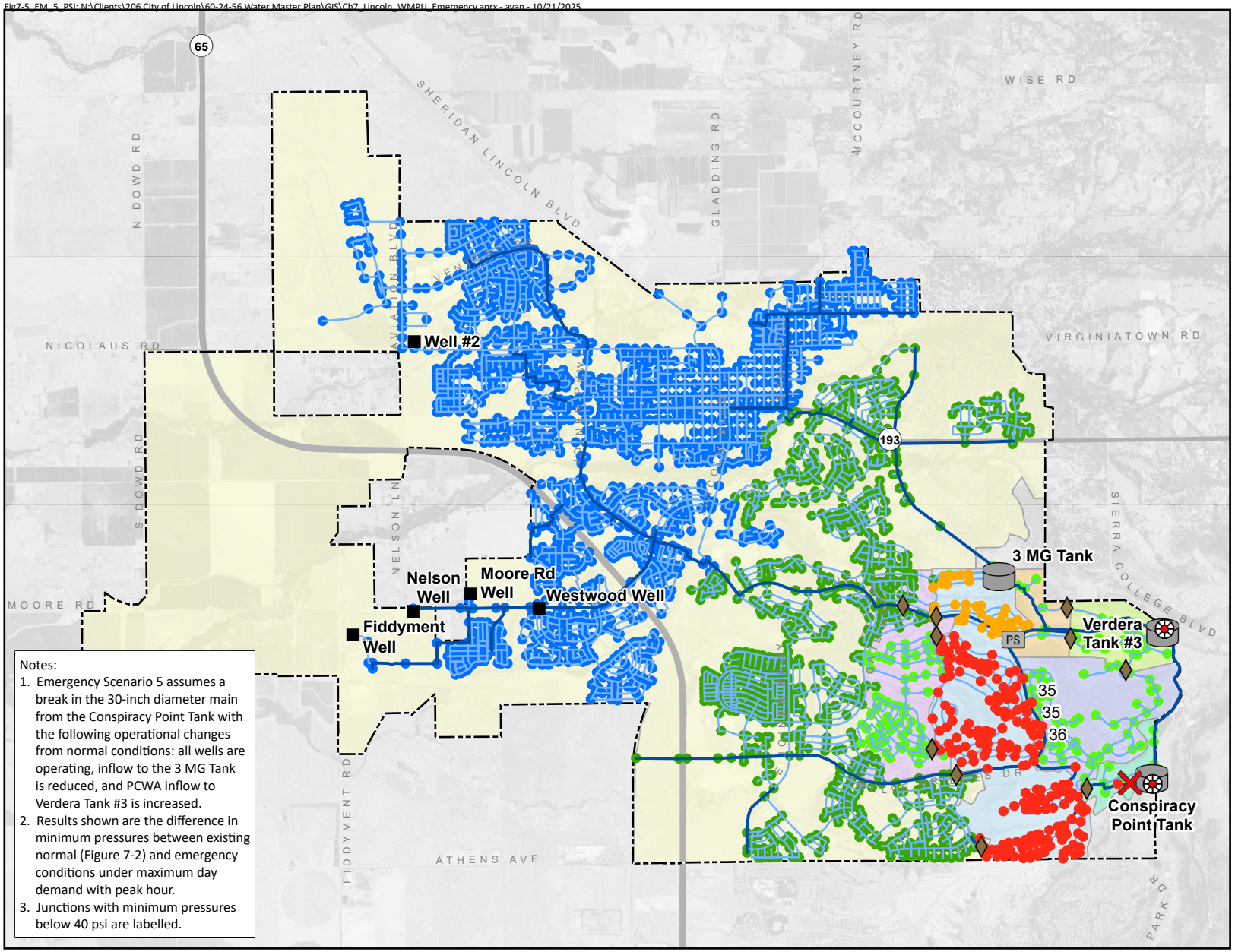
Prepared for:

City of Lincoln
Water Master Plan Update

Percent of Fire Flow Requirement Available
Existing Water System

Figure 7-4

Fig7-5_EM_5_PSI: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch7_Lincoln_WMPU_Emergency.aprx - ayan - 10/21/2025



Notes:
1. Emergency Scenario 5 assumes a break in the 30-inch diameter main from the Conspiracy Point Tank with the following operational changes from normal conditions: all wells are operating, inflow to the 3 MG Tank is reduced, and PCWA inflow to Verdera Tank #3 is increased.
2. Results shown are the difference in minimum pressures between existing normal (Figure 7-2) and emergency conditions under maximum day demand with peak hour.
3. Junctions with minimum pressures below 40 psi are labelled.

Transmission Main Break

Change in Pressure

- Greater than -10 psi
- -10 to -5 psi
- -5 to 0 psi
- 0 to 5 psi
- 5 to 10 psi
- Greater than 10 psi

System Facilites

- Placer County Water Agency Metering Station
- Catta Verdera Pump Station (PS)
- Pressure Regulating Station
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

Boundaries

- 375 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- Existing City Limit

Prepared by:

WEST YOST

N

0 3,000 6,000 Feet

Prepared for:

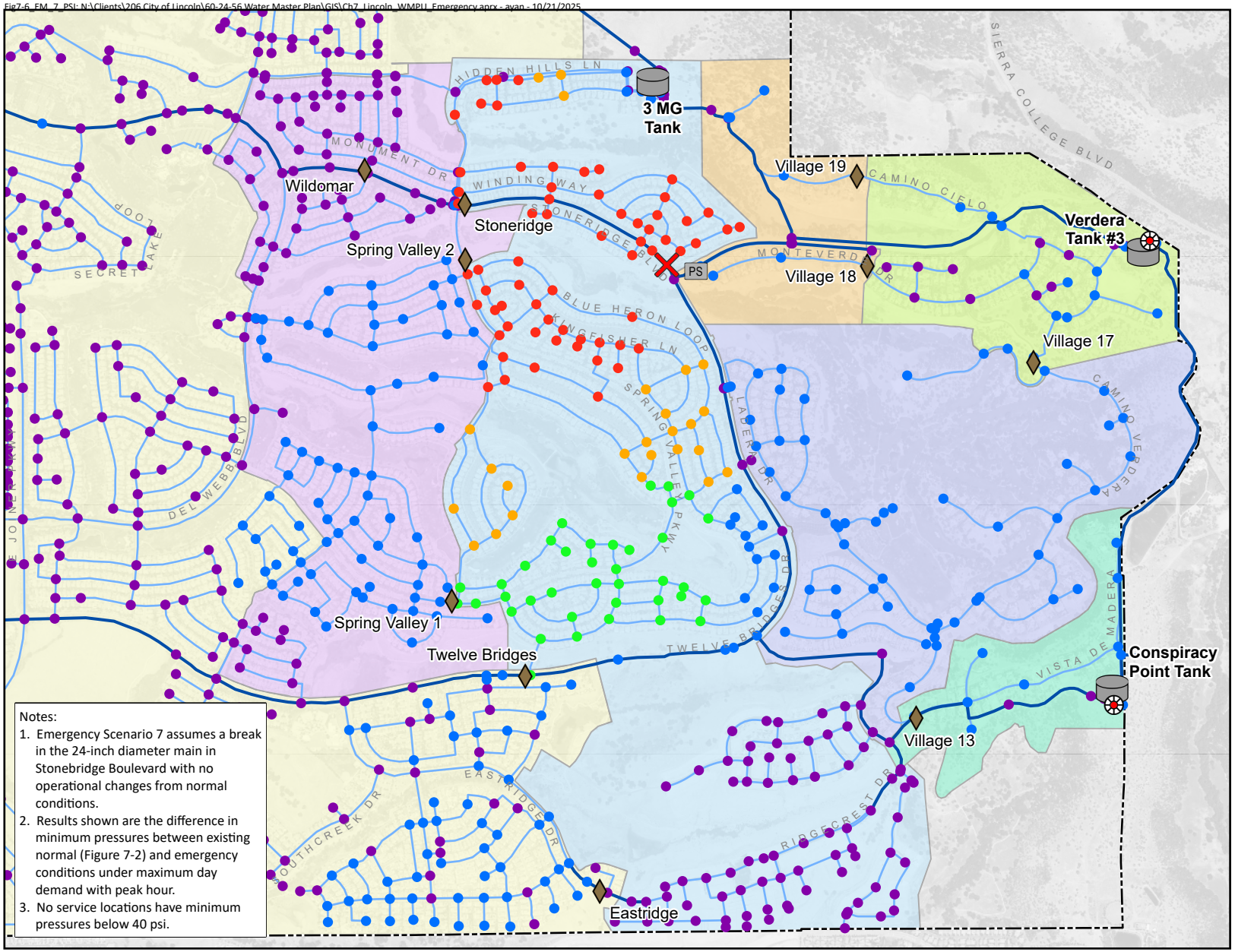
City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Change in Minimum Pressures

Emergency Scenario 5

Figure 7-5



Prepared by:

WEST YOST

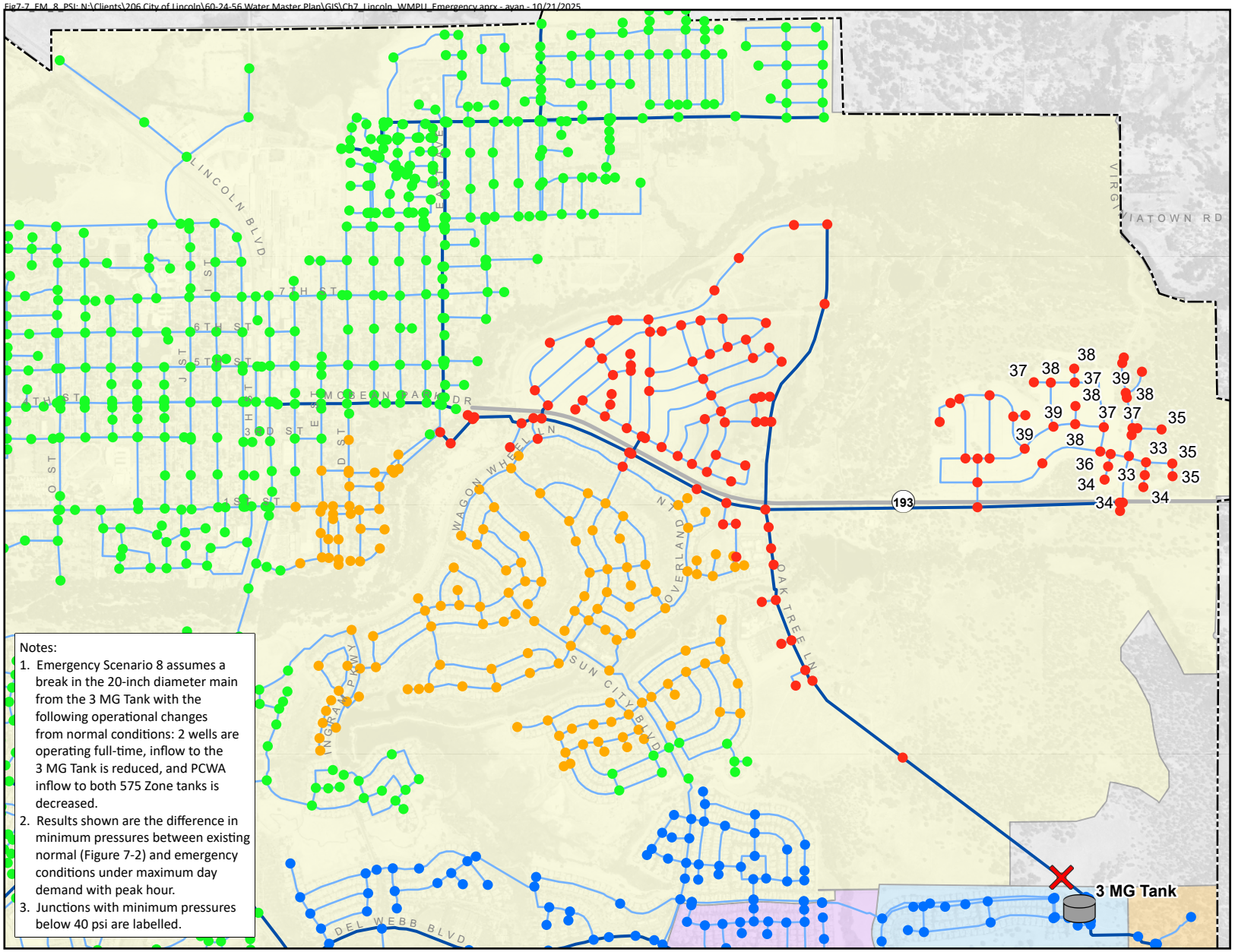
Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln
Live. Life. Lincoln

Change in Minimum Pressures
Emergency Scenario 7

Figure 7-6



Notes:
1. Emergency Scenario 8 assumes a break in the 20-inch diameter main from the 3 MG Tank with the following operational changes from normal conditions: 2 wells are operating full-time, inflow to the 3 MG Tank is reduced, and PCWA inflow to both 575 Zone tanks is decreased.
2. Results shown are the difference in minimum pressures between existing normal (Figure 7-2) and emergency conditions under maximum day demand with peak hour.
3. Junctions with minimum pressures below 40 psi are labelled.

Transmission Main Break

Change in Pressure
- Greater than -15 psi
- -15 to -10 psi
- -10 to -5 psi
- -5 to 0 psi
- 0 to 5 psi

System Facilities
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

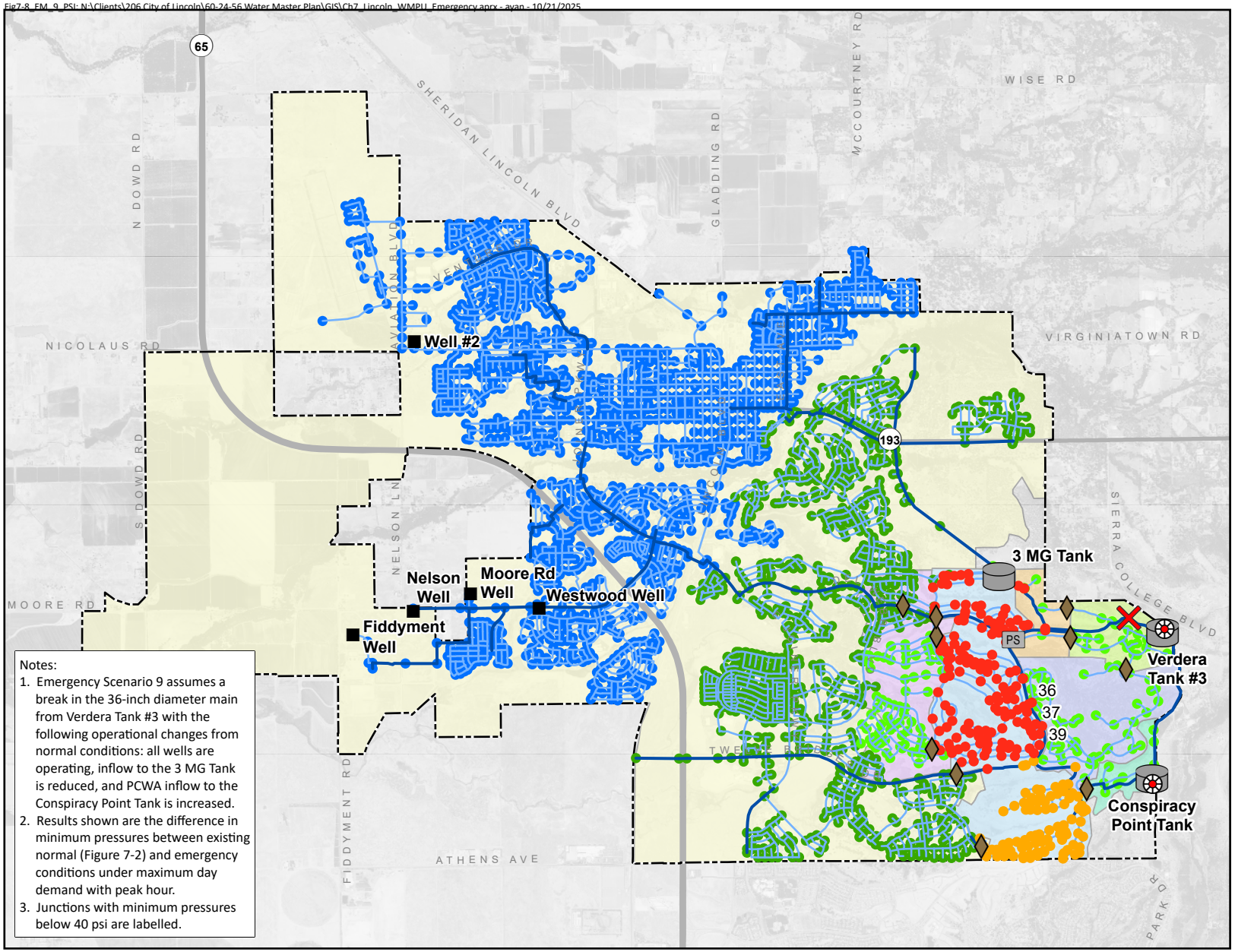
Boundaries
- 375 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- Existing City Limit

Prepared by:
WEST YOST

N
0 1,000 2,000 Feet

Prepared for:
City of Lincoln
Water Master Plan Update
Lincoln Live. Life. Lincoln

Change in Minimum Pressures
Emergency Scenario 8
Figure 7-7



Prepared by:

WEST YOST

N

0 3,000 6,000 Feet

Prepared for:

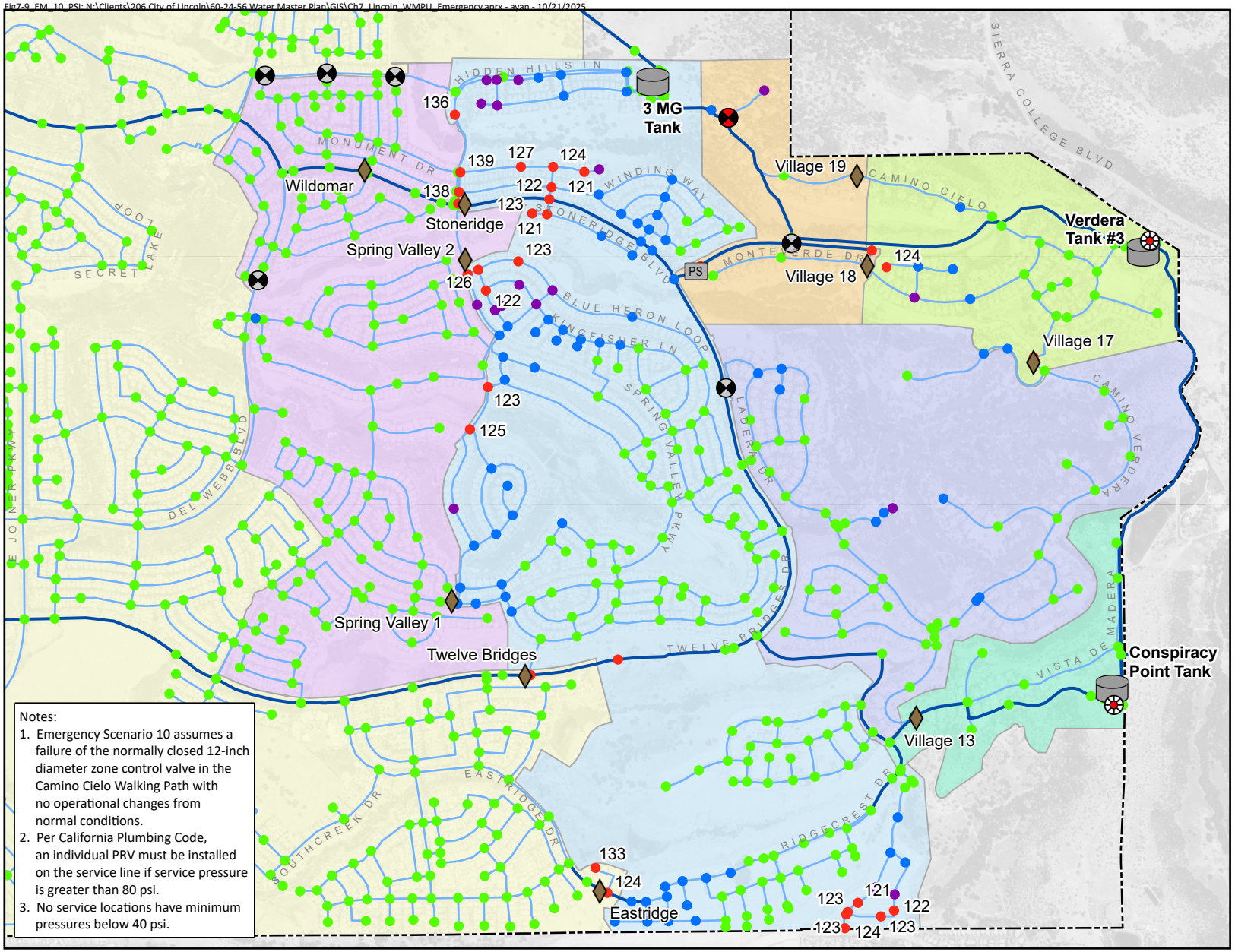
City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Change in Minimum Pressures

Emergency Scenario 9

Figure 7-8



Prepared by:

WEST YOST

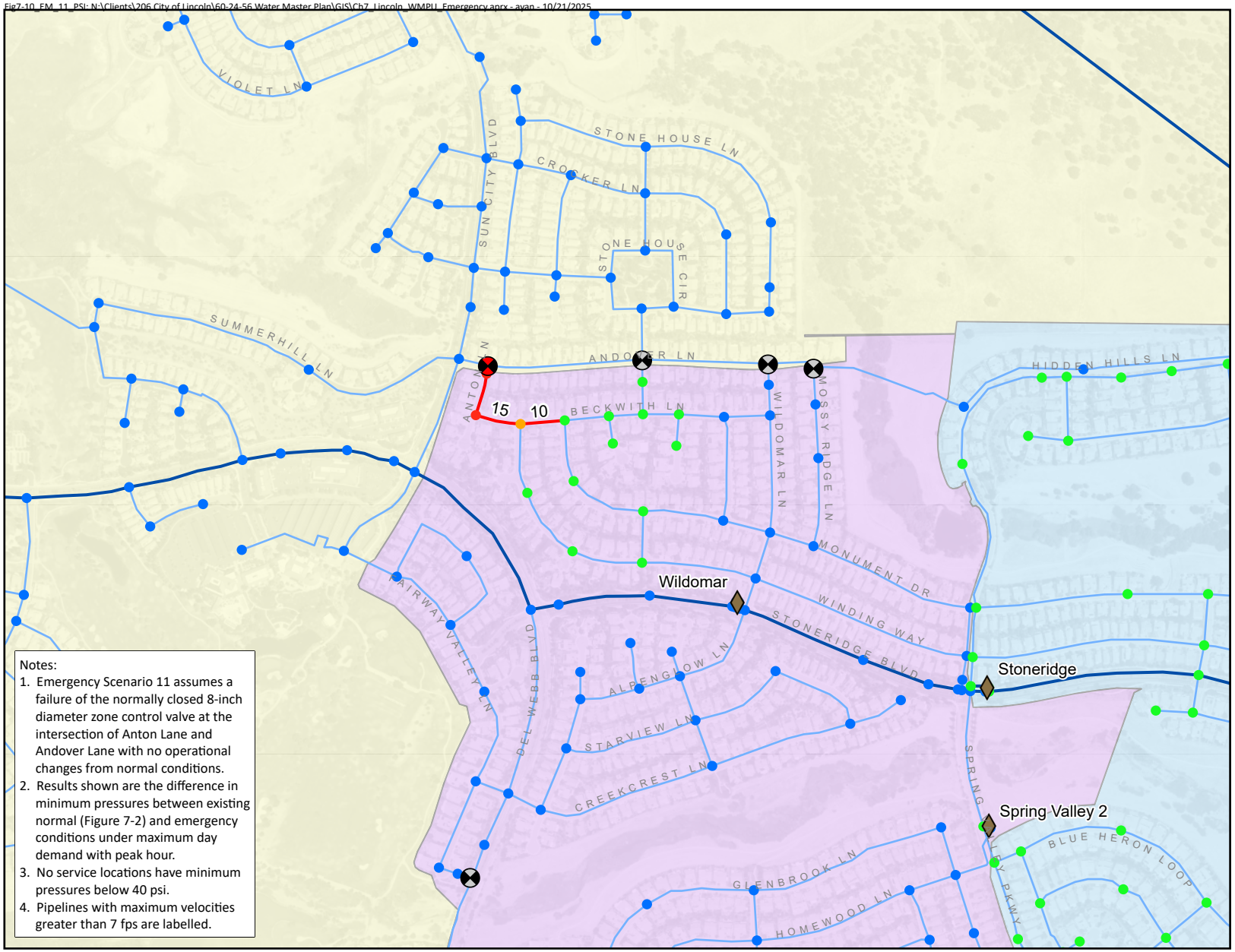
Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Maximum Pressures at Maximum Day Demand
Emergency Scenario 10

Figure 7-9



Prepared by:

WEST YOST

N

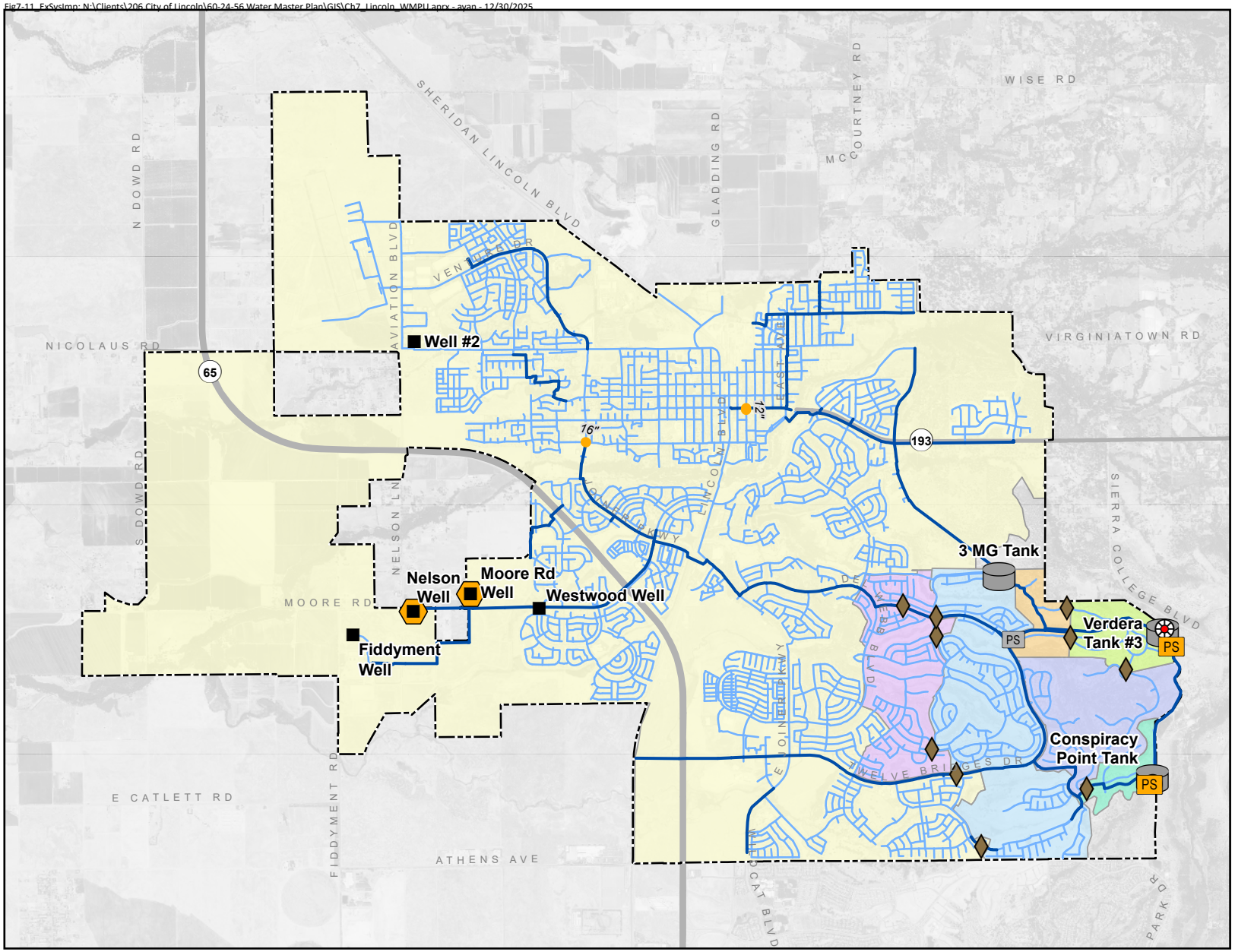
0 400 800 Feet

Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln
Live. Life. Lincoln

Change in Minimum Pressures
Emergency Scenario 11
Figure 7-10



Prepared by:

WEST YOST

Prepared for:

City of Lincoln
Water Master Plan Update

Recommended Improvements
Existing Water System
Figure 7-11

CHAPTER 8
Future System Evaluation

This chapter presents the evaluation of the City's future water system, and its ability to support projected phasing and buildout demands (described in Chapter 3) while meeting the recommended performance and operational criteria (described in Chapter 5).

This evaluation includes an analysis of water supply capacity, storage capacity, and pumping capacity, as well as the distribution system's ability to meet recommended operational and design criteria under 5-Year, 10-Year, 15-Year, and Buildout average day demand, maximum day demand (including peak hour), and maximum day demand plus fire flow scenarios. West Yost conducted this evaluation using the calibrated hydraulic model described in Chapter 6. The hydraulic model was subsequently updated to include recommended improvements developed as part of the existing water system evaluation (see Chapter 7) and assumes the recommended existing system improvements are completed for the phasing and buildout scenarios. Recommendations from this evaluation are used to develop a recommended Capital Improvement Program (CIP), which is detailed in Chapter 10.

The following sections present the evaluation methodology and results from the future water system analysis:

- Future Water System Description
- Future Water Demand
- Future Water Supply and Water System Facility Capacity Evaluation
- Future Water Distribution System Performance Evaluation
- Summary of Findings and Recommendations for the Future Water System

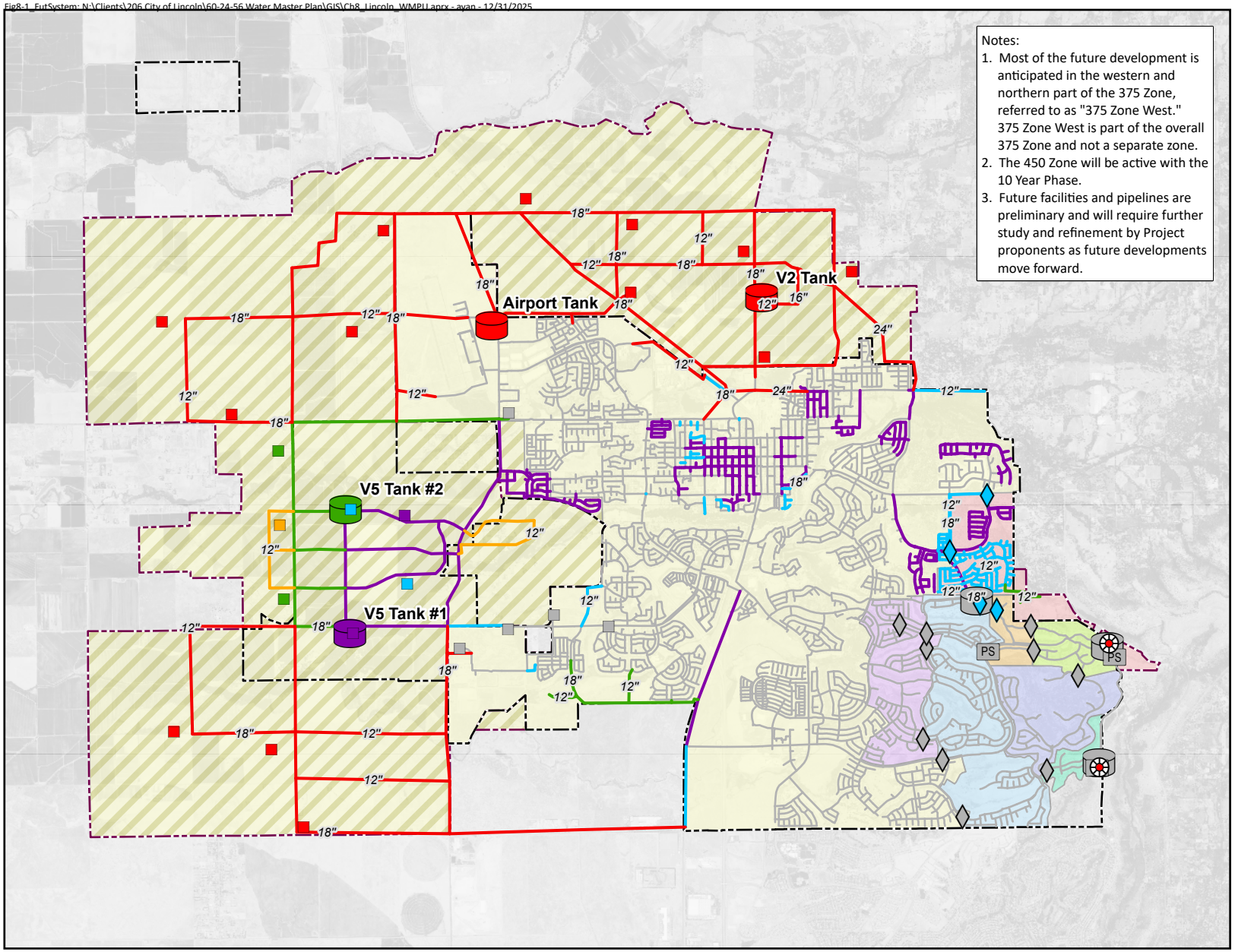
8.1 FUTURE WATER SYSTEM DESCRIPTION

Figure 8-1 shows the backbone water distribution system network recommended for the future system. The backbone pipelines shown on Figure 8-1 serve as a basis for supplying future development in the Villages and Special Use Districts (SUDs) described in Chapter 3. Pipelines are color coded to indicate the anticipated timing they are needed to support future demands. Recommended future groundwater wells and storage tanks are also shown on Figure 8-1. As discussed in Chapter 4, future groundwater wells are recommended to be equipped with ASR capability. Sizing and layout of future wells and storage tanks are preliminary and based on the data used for the WMPU. As future development plans are refined, infrastructure needs may change, and the City should require Project proponents to confirm the proposed infrastructure meets all design criteria presented in Chapter 5.

In addition, the recommended existing system improvements (i.e., emergency booster pump stations at the Conspiracy Point Tank and Verdera Tank No. 3 tank sites) detailed in Chapter 7 are included on Figure 8-1. These existing system improvements were assumed to be constructed but inactive for the normal operation of the future system.

Currently, West Yost is conducting a water system hydraulic evaluation to assess the impacts of the Leavell Ranch Project within Village 1. Due to high elevations in parts of the development, a new 450 Zone is recommended to be created to be able to meet the City's minimum system criteria. The 450 Zone is shown on Figure 8-1 in the southeast area of the City. The 450 Zone will be supplied through a PRS from the 575 Zone with a secondary PRS from the 610 Zone to provide required system supply redundancy. In addition, emergency PRSs from the 450 Zone will be added to support the 375 Zone.

Fig8-1_FutSystem: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch8_Lincoln_WMPU.aprx - ayan - 12/31/2025



Phasing Color Legend

- Existing
- 5 Year
- 10 Year
- 15 Year
- 20 Year
- Buildout

System Facilities

- Groundwater Well
- Placer County Water Agency Metering Station
- Pump Station
- Pressure Reducing Station
- Storage Tank
- Pipeline

Boundaries

- 375 Zone
- 375 Zone West
- 450 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- Existing City Limit
- City Sphere of Influence

Prepared by:

WEST YOST

N

0 3,750 7,500 Feet

Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Future Water System

Figure 8-1

Most of the future development within the City's service area is anticipated to occur in the western and northern part of the 375 Zone. These future developments are referred to as "375 Zone West" in the tables for the future demand projections and facility capacity evaluations in the subsequent sections. However, it should be noted that 375 Zone West is part of the overall 375 Zone and not a separate zone.

8.2 FUTURE WATER DEMAND

Future demand conditions used in the water system evaluation are based on projected land uses and water use factors discussed in Chapter 3. Projected future demands were added to the existing baseline demands (described in Chapter 3 and Chapter 7) to develop projected 5-Year, 10-Year, 15-Year, 20-Year, and Buildout baseline water demands. The future water demands were spatially located in the hydraulic model based on the future development land use areas. Tables 8-1 to 8-5 summarize the City's future water demands for each of the pressure zones over the five phases. As discussed in Section 8.1, the majority of the future development occurs in the western and northern 375 Zone, which is separated out as 375 Zone West for identification purposes.

The City's 5-Year water demands are summarized in Table 8-1. Maximum day demands were calculated based on the recommended peaking factor of 1.9 times the average day demand. Peak hour demands were calculated based on the recommended peaking factor of 2.2 times the maximum day demand. The 5-Year baseline average day demands are expected to be 10.9 mgd, or a 20 percent increase over existing baseline demands (previously presented in Table 7-1). As shown in Table 8-1, approximately 82 percent of the City's overall 5-Year demand is located within the 375 and 375 West Zones. The proposed 450 Zone is assumed to not be active in the 5-Year Phase, and therefore, no demands are projected.

Table 8-1. 5-Year Future Baseline Demands

Pressure Zone	Average Day Demand[(a)]		Maximum Day Demand[(b)]		Peak Hour Demand[(c)]	
	gpm	mgd	gpm	mgd	gpm	mgd
375 Zone[(d)]						
Existing 375	5,692	8.2	10,815	15.6	23,793	34.3
375 West	462	0.7	877	1.3	1,929	2.8
375 Zone Subtotal	*6,154*	*8.9*	*11,692*	*16.9*	*25,722*	*37.1*
Remaining Zones						
450	0	0.0	0	0.0	0	0.0
475	398	0.6	756	1.1	1,663	2.4
575	559	0.8	1,062	1.5	2,336	3.4
610	54	0.1	103	0.1	227	0.3
650	199	0.3	378	0.5	832	1.2
750	115	0.2	219	0.3	482	0.7
775	44	0.1	84	0.1	185	0.3
Remaining Zone Subtotal	*1,369*	*2.0*	*2,602*	*3.6*	*5,725*	*8.3*
Total Demand	**7,523**	**10.9**	**14,294**	**20.5**	**31,447**	**45.4**

(a) Average day demand is based on 2023 average day demand data (refer to Table 3-6) plus projected 5-Year demands (refer to Table 3-11).

(b) Maximum day demand is calculated using a peaking factor of 1.9 times the average day demand (refer to Table 3-7).

(c) Peak hour demand is calculated using a peaking factor of 2.2 times the maximum day demand (refer to Table 3-7).

(d) Most of the future development within the City is anticipated to occur in the western and northern part of the 375 Zone, referred to as 375 Zone West. It should be noted 375 Zone West is part of the overall 375 Zone and not a separate zone.

gpm = gallons per minute; mgd = million gallons per day

The City's 10-Year baseline demands are summarized in Table 8-2. The 10-Year baseline average day demands are expected to be 14.0 mgd, or a 54 percent increase over existing baseline demands (previously presented in Table 7-1). Approximately 81 percent of the City's 10-Year baseline demand is located within the 375 and 375 West Zones.

Table 8-2. 10-Year Future Baseline Demands

Pressure Zone	Average Day Demand[(a)]		Maximum Day Demand[(b)]		Peak Hour Demand[(c)]	
	gpm	mgd	gpm	mgd	gpm	mgd
375 Zone[(d)]						
Existing 375	6,348	9.2	12,061	17.4	26,534	38.2
375 West	1,550	2.2	2,945	4.2	6,479	9.3
375 Zone Subtotal	*7,898*	*11.4*	*15,006*	*21.6*	*33,013*	*47.5*
Remaining Zones						
450	444	0.6	844	1.2	1,857	2.7
475	398	0.6	756	1.1	1,663	2.4
575	559	0.8	1,062	1.5	2,336	3.4
610	54	0.1	103	0.1	227	0.3
650	199	0.3	378	0.5	832	1.2
750	115	0.2	219	0.3	482	0.7
775	44	0.1	84	0.1	185	0.3
Remaining Zone Subtotal	*1,813*	*2.6*	*3,446*	*4.8*	*7,582*	*11.0*
Total Demand	**9,711**	**14.0**	**18,452**	**26.4**	**40,595**	**58.5**

(a) Average day demand is based on 2023 average day demand data (refer to Table 3-6) plus projected 10-Year demands (refer to Table 3-11).
(b) Maximum day demand is calculated using a peaking factor of 1.9 times the average day demand (refer to Table 3-7).
(c) Peak hour demand is calculated using a peaking factor of 2.2 times the maximum day demand (refer to Table 3-7).
(d) Most of the future development within the City is anticipated to occur in the western and northern part of the 375 Zone, referred to as 375 Zone West. It should be noted 375 Zone West is part of the overall 375 Zone and not a separate zone.

gpm = gallons per minute; mgd = million gallons per day

The City's 15-year baseline demands are summarized in Table 8-3. The 15-Year baseline average day demands are expected to be 16.9 mgd, or an 86 percent increase over existing baseline demands (previously presented in Table 7-1). Approximately 85 percent of the City's 15-year baseline demand is located within the 375 and 375 West Zones.

Table 8-3. 15-Year Future Baseline Demands

Pressure Zone	Average Day Demand[(a)]		Maximum Day Demand[(b)]		Peak Hour Demand[(c)]	
	gpm	mgd	gpm	mgd	gpm	mgd
375 Zone[(d)]						
Existing 375	6,540	9.4	12,426	17.9	27,337	39.4
375 West	3,345	4.8	6,355	9.2	13,981	20.1
375 Zone Subtotal	*9,885*	*14.2*	*18,781*	*27.1*	*41,318*	*59.5*
Remaining Zones						
450	444	0.6	844	1.2	1,857	2.7
475	398	0.6	756	1.1	1,663	2.4
575	559	0.8	1,062	1.5	2,336	3.4
610	54	0.1	103	0.1	227	0.3
650	199	0.3	378	0.5	832	1.2
750	115	0.2	219	0.3	482	0.7
775	44	0.1	84	0.1	185	0.3
Remaining Zone Subtotal	*1,813*	*2.7*	*3,446*	*4.8*	*7,582*	*11.0*
Total Demand	**11,698**	**16.9**	**22,227**	**31.9**	**48,900**	**70.5**

(a) Average day demand is based on 2023 average day demand data (refer to Table 3-6) plus projected 15-Year demands (refer to Table 3-11).

(b) Maximum day demand is based on the 2023 maximum day demand data (refer to Table 3-6).

(c) Peak hour demand is calculated using a peaking factor of 2.2 times the maximum day demand (refer to Table 3-7).

(d) Most of the future development within the City is anticipated to occur in the western and northern part of the 375 Zone, referred to as 375 Zone West. It should be noted 375 Zone West is part of the overall 375 Zone and not a separate zone.

gpm = gallons per minute; mgd = million gallons per day

The City's 20-year baseline demands are summarized in Table 8-4. The 20-Year baseline average day demands are expected to be 18.9 mgd, or a 109 percent increase over existing baseline demands (previously presented in Table 7-1). Approximately 86 percent of the City's 20-year baseline demand is located within the 375 and 375 West Zones.

Table 8-4. 20-Year Future Baseline Demands

Pressure Zone	Average Day Demand[(a)]		Maximum Day Demand[(b)]		Peak Hour Demand[(c)]	
	gpm	mgd	gpm	mgd	gpm	mgd
375 Zone[(d)]						
Existing 375	6,666	9.6	12,665	18.3	27,863	40.1
375 West	4,596	6.6	8,732	12.6	19,210	27.7
375 Zone Subtotal	*11,262*	*16.2*	*21,397*	*30.9*	*47,073*	*67.8*
Remaining Zones						
450	444	0.6	844	1.2	1,857	2.7
475	398	0.6	756	1.1	1,663	2.4
575	559	0.8	1,062	1.5	2,336	3.4
610	54	0.1	103	0.1	227	0.3
650	199	0.3	378	0.5	832	1.2
750	115	0.2	219	0.3	482	0.7
775	44	0.1	84	0.1	185	0.3
Remaining Zone Subtotal	*1,813*	*2.7*	*3,446*	*4.8*	*7,582*	*11.0*
Total Demand	**13,075**	**18.9**	**24,843**	**35.7**	**54,655**	**78.8**

(a) Average day demand is based on 2023 average day demand data (refer to Table 3-6) plus projected 20-Year demands (refer to Table 3-11).

(b) Maximum day demand is based on the 2023 maximum day demand data (refer to Table 3-6).

(c) Peak hour demand is calculated using a peaking factor of 2.2 times the maximum day demand (refer to Table 3-7).

(d) Most of the future development within the City is anticipated to occur in the western and northern part of the 375 Zone, referred to as 375 Zone West. It should be noted 375 Zone West is part of the overall 375 Zone and not a separate zone.

gpm = gallons per minute; mgd = million gallons per day

The City's buildout baseline demands are summarized in Table 8-5. The Buildout baseline average day demands are expected to be 35.3 mgd, or a 292 percent increase over existing baseline demands (previously presented in Table 7-1). Approximately 93 percent of the City's buildout baseline demand is located within the 375 and 375 West Zones.

Table 8-5. Buildout Future Baseline Demands

Pressure Zone	Average Day Demand[(a)]		Maximum Day Demand[(b)]		Peak Hour Demand[(c)]	
	gpm	mgd	gpm	mgd	gpm	mgd
375 Zone[(d)]						
Existing 375	6,733	9.7	12,793	18.4	28,145	40.5
375 West	15,976	23.0	30,354	43.8	66,779	96.2
375 Zone Subtotal	*22,709*	*32.7*	*43,147*	*62.2*	*94,924*	*136.7*
Remaining Zones						
450	444	0.6	844	1.2	1,857	2.7
475	398	0.6	756	1.0	1,663	2.4
575	559	0.8	1,062	1.5	2,336	3.4
610	54	0.1	103	0.1	227	0.3
650	199	0.3	378	0.5	832	1.2
750	115	0.2	219	0.3	482	0.7
775	44	0.1	84	0.1	185	0.3
Remaining Zone Subtotal	*1,813*	*2.6*	*3,446*	*4.7*	*7,582*	*11.0*
Total Demand	**24,522**	**35.3**	**46,593**	**66.9**	**102,506**	**147.7**

(a) Average day demand is based on 2023 average day demand data (refer to Table 3-6) plus projected buildout demands (refer to Table 3-11).

(b) Maximum day demand is based on the 2023 maximum day demand data (refer to Table 3-6).

(c) Peak hour demand is calculated using a peaking factor of 2.2 times the maximum day demand (refer to Table 3-7).

(d) Most of the future development within the City is anticipated to occur in the western and northern part of the 375 Zone, referred to as 375 Zone West. It should be noted 375 Zone West is part of the overall 375 Zone and not a separate zone.

gpm = gallons per minute; mgd = million gallons per day

8.3 FUTURE WATER SUPPLY AND WATER SYSTEM FACILITY CAPACITY EVALUATION

The following capacity evaluations were conducted for the existing water system and are discussed in more detail in subsequent sections:

- Supply Capacity Evaluation
- Pumping Capacity Evaluation
- Storage Capacity Evaluation
- Pressure Regulating Station Capacity Evaluation

8.3.1 Supply Capacity Evaluation

As described in Chapter 5, the recommended supply capacity criterion requires the City to provide firm supply capacity equal to the maximum day demand. For the future water system, firm groundwater well capacity is defined as 50 percent of the City's maximum day demand with the largest well pump out of service. As discussed in Chapter 4, future PCWA supply assumptions are based on the existing agreements in effect at the time of preparation of this WMPU and the City will need to construct new groundwater ASR wells to achieve the firm groundwater well capacity criterion. Each new well is assumed to have a capacity of 1.7 mgd (1,200 gpm) and will be equipped with backup power or plug-in adaptors to provide additional credit toward the EGWC discussed in Section 8.3.3. Tables 8-6 to 8-10 summarize the results of the five phases. The tables show the comparison of projected maximum day demands to the recommended firm supply.

Table 8-6 summarizes the results of the 5-Year supply capacity evaluation and shows that the City has a supply surplus of 10.1 mgd. Two new wells are assumed to be added to the system by the end of the 5-Year Phase.

Table 8-6. Comparison of Projected Demand versus 5-Year Future Supply Capacity

Component	Capacity, mgd	Notes
Demand		
[A] Maximum Day Demand	20.5	System-wide maximum day demand (refer to Table 8-1)
Firm Supply		
[B] Surface Water from PCWA	20.4	Entitlement under Contract for Treated Water Supply with PCWA[(a)]
[C] Groundwater	10.2	Firm capacity at groundwater wells[(b)]
[D] Total Supply	***30.6***	***[D] = [B] + [C]***
[E] Supply Capacity Surplus (Deficit)	***10.1***	***[E] = [D] - [A]***

(a) The firm water supply from PCWA is assumed to be the City's maximum delivery entitlement of 20.4 mgd and based on existing agreements at the time of preparation of this WMPU (refer to Figure 4-3).

(b) Firm groundwater well capacity is assumed to be 50 percent of MDD with the largest well out of service.

mgd = million gallons per day; gpm = gallons per minute

Table 8-7 summarizes the results of the 10-Year supply capacity evaluation and shows that the City has a supply surplus of 9.4 mgd. Two new wells are assumed to be added to the system by the end of the 10-Year Phase in addition to the two new wells previously added in the 5-Year Phase.

Table 8-7. Comparison of Projected Demand versus 10-Year Future Supply Capacity

Component	Capacity, mgd	Notes
Demand		
[A] Maximum Day Demand	26.4	System-wide maximum day demand (refer to Table 8-2)
Firm Supply		
[B] Surface Water from PCWA	22.7	Entitlement under Contract for Treated Water Supply with PCWA[a]
[C] Groundwater	13.1	Firm capacity at groundwater wells[b]
[D] Total Supply	***35.8***	***[D] = [B] + [C]***
[E] Supply Capacity Surplus (Deficit)	***9.4***	***[E] = [D] - [A]***

(a) The firm water supply from PCWA is assumed to be the City's maximum delivery entitlement of 22.7 mgd and based on existing agreements at the time of preparation of this WMPU (refer to Figure 4-3).
(b) Firm groundwater well capacity is assumed to be 50 percent of MDD with the largest well out of service.
mgd = million gallons per day; gpm = gallons per minute

Table 8-8 summarizes the results of the 15-year supply capacity evaluation and shows that the City has a supply surplus of 9.0 mgd. Two new wells are assumed to be added to the system by the end of the 15-Year Phase in addition to the four new wells added in the previous phases.

Table 8-8. Comparison of Projected Demand versus 15-Year Future Supply Capacity

Component	Capacity, mgd	Notes
Demand		
[A] Maximum Day Demand	31.9	System-wide maximum day demand (refer to Table 8-3)
Firm Supply		
[B] Surface Water from PCWA	25.0	Entitlement under Contract for Treated Water Supply with PCWA[a]
[C] Groundwater	15.9	Firm capacity at groundwater wells[b]
[D] Total Supply	***40.9***	***[D] = [B] + [C]***
[E] Supply Capacity Surplus (Deficit)	***9.0***	***[E] = [D] - [A]***

(a) The firm water supply from PCWA is assumed to be the City's maximum delivery entitlement of 25.0 mgd and based on existing agreements at the time of preparation of this WMPU (refer to Figure 4-3).
(b) Firm groundwater well capacity is assumed to be 50 percent of MDD with the largest well out of service.
mgd = million gallons per day; gpm = gallons per minute

Table 8-9 summarizes the results of the 20-Year supply capacity evaluation and shows that the City has a supply surplus of 9.3 mgd. One new well is assumed to be added to the system by the end of the 20-Year Phase in addition to the six new wells added in the previous phases.

Table 8-9. Comparison of Projected Demand versus 20-Year Future Supply Capacity

Component	Capacity, mgd	Notes
Demand		
[A] Maximum Day Demand	35.7	System-wide maximum day demand (refer to Table 8-4)
Firm Supply		
[B] Surface Water from PCWA	27.3	Entitlement under Contract for Treated Water Supply with PCWA(a)
[C] Groundwater	17.7	Firm capacity at groundwater wells(b)
[D] Total Supply	***45.0***	***[D] = [B] + [C]***
[E] Supply Capacity Surplus (Deficit)	***9.3***	***[E] = [D] - [A]***

(a) The firm water supply from PCWA is assumed to be the City's maximum delivery entitlement of 27.3 mgd and based on existing agreements at the time of preparation of this WMPU (refer to Figure 4-3).

(b) Firm groundwater well capacity is assumed to be 50 percent of MDD with the largest well out of service.

mgd = million gallons per day; gpm = gallons per minute

Table 8-10 summarizes the results of the buildout supply capacity evaluation and shows that the City has a supply deficit of 4.5 mgd based on the assumptions for firm supply. Nine new wells are assumed to be added to the system by buildout in addition to the seven new wells added in the previous phases to achieve 50 percent of maximum day demands. A total of 16 new groundwater wells would be added to the City's future water system by Buildout.

Additional water supply sources would be required by buildout. Evaluation of future supply alternatives to meet buildout demands should be conducted. It is recommended the City perform the following:

- Conduct a study to evaluate obtaining additional capacity from PCWA facilities, such as potential modifications and/or expansions to metering stations, and additional PCWA water supply sources in western Placer County (e.g., RiverArc Project).[1]
- Conduct an evaluation on groundwater replenishment, including ASR and basin recharge.
- Conduct a study within the next five years to explore buildout supply options which would be used as a framework for developers to provide supply solutions since the increase in water demands are driven by development.
- Conduct a feasibility and reliability study to evaluate how the City can utilize the water supply from NID.
- Conduct an evaluation on the impacts of increased use of recycled water on potable water demand offsets.
- Monitor system demands to verify water conservation impacts on future consumption.

[1] As discussed in Chapter 4, additional agreements between the City and PCWA would be required to obtain additional supply capacity.

Table 8-10. Comparison of Projected Demand versus Buildout Future Supply Capacity

Component	Capacity, mgd	Notes
Demand		
[A] Maximum Day Demand	66.9	System-wide maximum day demand (refer to Table 8-5)
Firm Supply		
[B] Surface Water from PCWA	29.0	Entitlement under Contract for Treated Water Supply with PCWA[(a)]
[C] Groundwater	33.4	Firm capacity at groundwater wells[(b)]
[D] Total Supply	***62.4***	***[D] = [B] + [C]***
[E] Supply Capacity Surplus (Deficit)	***(4.5)***	***[E] = [D] - [A]***

(a) The firm water supply from PCWA is assumed to be the City's maximum delivery entitlement of 29.0 mgd and based on existing agreements at the time of preparation of this WMPU (refer to Figure 4-3).

(b) Firm groundwater well capacity is assumed to be 50 percent of MDD with the largest well out of service.

mgd = million gallons per day; gpm = gallons per minute

8.3.2 Pumping Capacity Evaluation

Future pumping capacity in the City's water system was evaluated to assess its ability to deliver a reliable firm capacity to meet demand conditions outlined in Chapter 5, dependent on whether the pressure zone has gravity storage.

The City's future system will incorporate at grade storage tanks with pump stations in the 375 Zone West area of the City to support the proposed developments as well as new ASR wells to provide additional supply to the area. The pump stations for the at grade storage tanks are intended to support the system during peak demands and emergency conditions. The maximum day demands are anticipated to be met through the supply capacity. Therefore, the pumping capacity evaluation for the 375 Zone West area of the City assumes the required pumping capacity is the difference between maximum day demands and peak hour demands plus the maximum fire flow requirement. The existing area in the 375 Zone is expected to continue to be supported through gravity storage from the 3 MG Tank and from the PRSs feeding the zone.

Table 8-11 shows the results for the pumping capacity evaluation of the 375 Zone West area for the five phases. For the Buildout phase, there is a slight pumping capacity deficit. This deficit is a result of the projected supply capacity deficit discussed in Section 8.3.1 and shown in Table 8-10.

Existing water storage facilities, in conjunction with the available EGWC[2], were evaluated to determine whether the City's existing storage capacity is sufficient to meet future demands. Tables 8-12 to 8-16 summarize the results of the storage capacity evaluations on the five phases of the City's future water system. Recommended storage improvements for each phase are incorporated into the storage capacity evaluation for the subsequent phase.

2 Available EGWC includes the firm capacity of groundwater supply that can be reliably accessed, which includes the existing wells and new future wells from the supply capacity evaluation.

The 750 and 775 Zones were previously identified in the existing system storage capacity evaluation as having a deficit. These zones are supplied through the unregulated connections from PCWA which accounts for the operational storage serving these zones. As the unregulated supply currently does not include local distribution system storage for the 750 and 775 Zones, it was identified that the construction of emergency pump stations could provide redundant backup fire flow and a more resilient emergency supply to the zones from the Verdera Tank No.3 and Conspiracy Point Tank, in the unlikely scenario that the PCWA unregulated water supply becomes temporarily unavailable. Since there is no growth projected for these zones, they are not included in the storage tables for the future system.

Table 8-12 summarizes results from the 5-Year storage capacity evaluation. As shown in Table 8-12, there is a storage capacity surplus in the 375 and 575 Zones and deficit in the 375 West Zone. The deficit in the 375 West Zone can be alleviated through the construction of the planned 2 MG storage tank in Village 5.

Table 8-13 summarizes results from the 10-Year storage capacity evaluation. As shown in Table 8-13, there is a storage capacity surplus in the 375 and 575 Zones and minor deficit in the 375 West Zone. No recommendations are made for the 375 West Zone since the deficit is minor (0.01 mgd) and will be resolved by the recommended 15-Year storage improvement.

Table 8-14 summarizes results from the 15-year storage capacity evaluation. As shown in Table 8-14, there is a storage capacity surplus in the 375 and 575 Zones and deficit in the 375 West. The deficit in the 375 West Zone can be alleviated through the construction of an additional 2 MG storage tank in Village 5.

Table 8-15 summarizes results from the 20-Year storage capacity evaluation. As shown in Table 8-15, there is a storage capacity surplus in the 375 and 575 Zones and deficit in the 375 West. No recommendations are made for the 375 West Zone since the deficit is minor (0.11 mgd) and will be resolved by the recommended Buildout storage improvement.

Table 8-16 summarizes results from the buildout storage capacity evaluation. As shown in Table 8-16, there is a storage capacity surplus in the 375 and 575 Zones and deficit in the 375 West. The deficit in the 375 West Zone can be alleviated through the construction of a 5 MG storage Tank in Village 2 and a 3 MG storage tank in the Airport area.

8.3.3 Storage Capacity Evaluation

Water storage provides operational storage to balance differences in demands and supplies, emergency storage in case of a supply failure, and water to fight fires. The City's water system has two sources of available storage: above-ground storage (i.e., storage tanks) and storage available in the groundwater basin. Together, these two sources must be sufficient to meet the City's operational, emergency, and fire flow storage criteria. The City's water storage capacity requirements are further described in Chapter 5.

Table 8-11. Comparison of Required versus Available Pumping Capacity for 375 Zone West

Pumping Station/Well Name[a]	Required Pumping Capacity, gpm[b] [A]	Booster Pump Stations Firm Capacity[c] [B]	Groundwater Wells Firm Capacity[d] [C]	Total Available Pumping Capacity [D] = [B] + [C]	Pump Capacity Surplus (Deficit), gpm [E] = [D] - [A]
5-Year					
Village 5 Tank #1 Pump Station 2 Future Wells 5 Existing Wells	5,052	2,250	6,500	8,750	3,698
10-Year					
Village 5 Tank #1 Pump Station 4 Future Wells 5 Existing Wells	7,534	2,250	8,900	11,150	3,616
15-Year					
Village 5 Tank #1 Pump Station Village 5 Tank #2 Pump Station 6 Future Wells 5 Existing Wells	11,626	4,500	11,300	15,800	4,174
20-Year					
Village 5 Tank #1 Pump Station Village 5 Tank #2 Pump Station 7 Future Wells 5 Existing Wells	14,478	4,500	12,500	17,000	2,522
Buildout					
Village 5 Tank #1 Pump Station Village 5 Tank #2 Pump Station Village 2 Tank Pump Station Airport Tank Pump Station 16 Future Wells 5 Existing Wells	40,425	13,000	23,300	36,300	(4,125)

(a) All future wells are assumed to be equipped with ASR capability.

(b) Required pumping capacity for the 375 Zone West assumes the required pumping capacity is the difference between maximum day demands and peak hour demands (refer to Tables 8-1 to 8-5) plus the maximum fire flow requirement which is 4,000 gpm for schools.

(c) Includes the firm capacity of all booster pump stations supplying the pressure zone. Firm pump capacity at booster pump stations is defined as total booster pump station capacity with the largest pump out of service.

(d) Groundwater wells firm capacity is total groundwater well capacity with the largest well out of service.

gpm = gallons per minute

Table 8-12. Comparison of Required versus 5-Year Future Storage Capacity

Pressure Zone	Supported Pressure Zone	Storage Available	Required Storage Capacity, mg				Available Storage Capacity, mg			Storage Capacity Surplus (Deficit), mg	Recommended Improvements		
			Operational[a] [A]	Fire Flow[b] [B]	Emergency[c] [C]	Storage Capacity Requirement [D] = [A] + [B] + [C]	Available Storage[d] [E]	Emergency Groundwater Storage Credit[e] [G]	Storage Capacity Available [H] = [E] + [F] + [G]	[I] = [H] - [D]	Recommended Storage	Recommended Storage Capacity, mg [J]	New Storage Capacity Surplus (Deficit), mg [K] = [I] + [J]
375[f]	-	- 3 MG Tank (3 MG)	-	0.96	4.92	5.88	2.53	4.92	7.45	1.57	-	-	-
375 West[g]	-	-	0.33	0.96	0.42	1.71	0.00	0.42	0.42	(1.29)	Village 5 Tank #2 (2 MG)	2.00	0.71
575	475 and 375	- Verdera Tank No.3 (5 MG) - Conspiracy Point Tank (5 MG)	4.55	0.96	1.18	6.69	8.75	0.00	8.75	2.06	-	-	-

(a) Operational storage is 25 percent of maximum day demand (MDD) (refer to Table 8-1).
(b) Fire storage is equal to the volume of the largest fire flow event that could occur in each pressure zone (refer to Table 5-1).
(c) Emergency storage is 60 percent of average day demand (ADD) of each pressure zone (refer to Table 8-1).
(d) Available tank storage capacity was calculated as useable storage which assumes 5 feet of dead storage and 2 feet below high alarm level in each storage tank (refer to Section 2.3.4).
(e) The Emergency Groundwater Storage Credit (EGWC) includes the firm capacity of groundwater supply that can be reliably accessed. The EGWC cannot exceed the emergency amount.
(f) Operational storage for the 375 Zone is assigned to the 575 Zone which supplies normal operation to the 375 Zone through multiple pressure reducing stations.
(g) 375 Zone West represents new development on the west side of the City, including Village 5.

Table 8-13. Comparison of Required versus 10-Year Future Storage Capacity

Pressure Zone	Supported Pressure Zone	Storage Available	Required Storage Capacity, mg				Available Storage Capacity, mg			Storage Capacity Surplus (Deficit), mg [I] = [H] - [D]	Recommended Improvements		
			Operational[a] [A]	Fire Flow[b] [B]	Emergency[c] [C]	Storage Capacity Requirement [D] = [A] + [B] + [C]	Available Storage[d] [E]	Emergency Groundwater Storage Credit[e] [G]	Storage Capacity Available [H] = [E] + [F] + [G]		Recommended Storage	Recommended Storage Capacity, mg [J]	New Storage Capacity Surplus (Deficit), mg [K] = [I] + [J]
375[f]	-	- 3 MG Tank (3 MG)	-	0.96	5.46	6.42	2.53	5.46	7.99	1.57	-	-	-
375 West[g]	-	- Village 5 Tank #1 (2 MG)	1.05	0.96	0.42	2.43	2.00	0.42	2.42	(0.01)	-	-	-
575	475 and 375	- Verdera Tank No.3 (5 MG) - Conspiracy Point Tank (5 MG)	5.30	0.96	1.18	7.44	8.75	0.00	8.75	1.31	-	-	-

(a) Operational storage is 25 percent of maximum day demand (MDD) (refer to Table 8-2).
(b) Fire storage is equal to the volume of the largest fire flow event that could occur in each pressure zone (refer to Table 5-1).
(c) Emergency storage is 60 percent of average day demand (ADD) of each pressure zone (refer to Table 8-2).
(d) Available tank storage capacity was calculated as useable storage which assumes 5 feet of dead storage and 2 feet below high alarm level in each storage tank (refer to Section 2.3.4).
(e) The Emergency Groundwater Storage Credit (EGWC) includes the firm capacity of groundwater supply that can be reliably accessed. The EGWC cannot exceed the emergency amount.
(f) Operational storage for the 375 Zone is assigned to the 575 Zone which supplies normal operation to the 375 Zone through multiple pressure reducing stations.
(g) 375 Zone West represents new development on the west side of the City, including Village 5.

Table 8-14. Comparison of Required versus 15-Year Future Storage Capacity

Pressure Zone	Supported Pressure Zone	Storage Available	Required Storage Capacity, mg				Available Storage Capacity, mg			Storage Capacity Surplus (Deficit), mg [I] = [H] - [D]	Recommended Improvements		
			Operational[a] [A]	Fire Flow[b] [B]	Emergency[c] [C]	Storage Capacity Requirement [D] = [A] + [B] + [C]	Available Storage[d] [E]	Emergency Groundwater Storage Credit[e] [G]	Storage Capacity Available [H] = [E] + [F] + [G]		Recommended Storage	Recommended Storage Capacity, mg [J]	New Storage Capacity Surplus (Deficit), mg [K] = [I] + [J]
375[f]	-	- 3 MG Tank (3 MG)	0.00	0.96	5.64	6.60	2.53	5.64	8.17	1.57		-	-
375 West[g]	-	- Village 5 Tank #1 (2 MG)	2.30	0.96	2.88	6.14	2.00	2.88	4.88	(1.26)	- Village 5 Tank #2 (2 MG)	2.00	0.74
575	475 and 375	- Verdera Tank No.3 (5 MG) - Conspiracy Point Tank (5 MG)	5.45	0.96	1.54	7.95	8.75	0.00	8.75	0.80		-	-

(a) Operational storage is 25 percent of maximum day demand (MDD) (refer to Table 8-3).
(b) Fire storage is equal to the volume of the largest fire flow event that could occur in each pressure zone (refer to Table 5-1).
(c) Emergency storage is 60 percent of average day demand (ADD) of each pressure zone (refer to Table 8-3).
(d) Available tank storage capacity was calculated as useable storage which assumes 5 feet of dead storage and 2 feet below high alarm level in each storage tank (refer to Section 2.3.4).
(e) The Emergency Groundwater Storage Credit (EGWC) includes the firm capacity of groundwater supply that can be reliably accessed. The EGWC cannot exceed the emergency amount.
(f) Operational storage for the 375 Zone is assigned to the 575 Zone which supplies normal operation to the 375 Zone through multiple pressure reducing stations.
(g) 375 Zone West represents new development on the west side of the City, including Village 5.

Table 8-15. Comparison of Required versus 20-Year Future Storage Capacity

Pressure Zone	Supported Pressure Zone	Storage Available	Required Storage Capacity, mg				Available Storage Capacity, mg			Storage Capacity Surplus (Deficit), mg [I] = [H] - [D]	Recommended Improvements		
			Operational[a] [A]	Fire Flow[b] [B]	Emergency[c] [C]	Storage Capacity Requirement [D] = [A] + [B] + [C]	Available Storage[d] [E]	Emergency Groundwater Storage Credit[e] [G]	Storage Capacity Available [H] = [E] + [F] + [G]		Recommended Storage	Recommended Storage Capacity, mg [J]	New Storage Capacity Surplus (Deficit), mg [K] = [I] + [J]
375[f]	-	- 3 MG Tank (3 MG)	-	0.96	5.76	6.72	2.53	5.76	8.29	1.57	-	-	-
375 West[g]	-	- Village 5 Tank #1 (2 MG) - Village 5 Tank #2 (2 MG)	3.15	0.96	3.96	8.07	4.00	3.96	7.96	(0.11)	-	-	-
575	475 and 375	- Verdera Tank No.3 (5 MG) - Conspiracy Point Tank (5 MG)	5.53	0.96	1.54	8.03	8.75	0.00	8.75	0.72	-	-	-

(a) Operational storage is 25 percent of maximum day demand (MDD) (refer to Table 8-4).
(b) Fire storage is equal to the volume of the largest fire flow event that could occur in each pressure zone (refer to Table 5-1).
(c) Emergency storage is 60 percent of average day demand (ADD) of each pressure zone (refer to Table 8-4).
(d) Available tank storage capacity was calculated as useable storage which assumes 5 feet of dead storage and 2 feet below high alarm level in each storage tank (refer to Section 2.3.4).
(e) The Emergency Groundwater Storage Credit (EGWC) includes the firm capacity of groundwater supply that can be reliably accessed. The EGWC cannot exceed the emergency amount.
(f) Operational storage for the 375 Zone is assigned to the 575 Zone which supplies normal operation to the 375 Zone through multiple pressure reducing stations.
(g) 375 Zone West represents new development on the west side of the City, including Village 5.

Table 8-16. Comparison of Required versus Buildout Future Storage Capacity

Pressure Zone	Supported Pressure Zone	Storage Available	Required Storage Capacity, mg				Available Storage Capacity, mg			Storage Capacity Surplus (Deficit), mg [I] = [G] - [D]	Recommended Improvements		
			Operational[a] [A]	Fire Flow[b] [B]	Emergency[c] [C]	Storage Capacity Requirement [D] = [A] + [B] + [C]	Available Storage[d] [E]	Emergency Groundwater Storage Credit[e] [G]	Storage Capacity Available [H] = [E] + [F] + [G]		Recommended Storage	Recommended Storage Capacity, mg [J]	New Storage Capacity Surplus (Deficit), mg [K] = [I] + [J]
375[f]	-	- 3 MG Tank (3 MG)	-	0.96	5.82	6.78	2.53	5.82	8.35	1.57	-	-	-
375 West[g]	-	- Village 5 Tank #1 (2 MG) - Village 5 Tank #2 (2 MG)	10.95	0.96	13.80	25.71	4.00	13.80	17.80	(7.91)	- Village 2 Tank (5 MG) - Airport Tank (3 MG)	8.00	0.09
575	475 and 375	- Verdera Tank No.3 (5 MG) - Conspiracy Point Tank (5 MG)	5.58	0.96	1.54	8.08	8.75	0.00	8.75	0.67	-	-	-

(a) Operational storage is 25 percent of maximum day demand (MDD) (refer to Table 8-5).
(b) Fire storage is equal to the volume of the largest fire flow event that could occur in each pressure zone (refer to Table 5-1).
(c) Emergency storage is 60 percent of average day demand (ADD) of each pressure zone (refer to Table 8-5).
(d) Available tank storage capacity was calculated as useable storage which assumes 5 feet of dead storage and 2 feet below high alarm level in each storage tank (refer to Section 2.3.4).
(e) The Emergency Groundwater Storage Credit (EGWC) includes the firm capacity of groundwater supply that can be reliably accessed. The EGWC cannot exceed the emergency amount.
(f) Operational storage for the 375 Zone is assigned to the 575 Zone which supplies normal operation to the 375 Zone through multiple pressure reducing stations.
(g) 375 Zone West represents new development on the west side of the City, including Village 5.

8.3.4 Pressure Regulating Station Capacity Evaluation

The future pressure regulating stations in the City's water system were evaluated to assess their ability to reliably supply the future water service area. As described in Chapter 5, the criterion for pressure zones served solely by pressure regulating stations without a booster pump station or storage tank requires the City's pressure regulating stations to have sufficient capacity to meet the peak hour demand plus fire flow conditions.

The 475, 610, and 650 Zones were evaluated in Chapter 7 (see Table 7-5 for results) and no new demands are projected for these zones. The required pressure regulating station capacity to serve the new 450 Zone described in Section 8-1 was evaluated. Table 8-17 compares future available pressure regulating station capacity with required capacity for the 450 Zone.

Table 8-17. Comparison of Available versus Required 450 Zone Pressure Regulating Station Capacity for 10-Year, 15-Year, 20-Year, and Buildout[(a)]

Pressure Regulating Station	Supplied By	Valve Diameter, inches	Available PRS Capacity, gpm[(b)] [A]	Required PRS Capacity, gpm			PRS Capacity Surplus (Deficit), gpm [E] = [D] - [A]
				Peak Hour Demand[(c)] [B]	Fire Flow Demand[(d)] [C]	PRS Capacity Requirement [D] = [B] + [C]	
450 Main	575	3	580	1,857	4,000	5,857	3,103
	575	8	3,900				
450 Emergency	610	3	580				
	610	8	3,900				
450 Zone Total			**8,960**				

(a) The 450 Zone will be active starting in the 10-Year Phase. No new demands will be added in the subsequent phases, therefore, the required PRS capacity is assumed to be the same for 10-Year, 15-year, 20-Year, and Buildout.

(b) Valve capacity is estimated based on intermittent maximum flow capacity for ClaVal model 90-01PRV valves. However, actual flow capacity will vary depending on system conditions.

(c) Refer to Table 8-1 for peak hour demand.

(d) The largest fire flow requirement for the 450 Zone is 4,000 gpm for schools.

gpm = gallons per minute

8.4 FUTURE WATER DISTRIBUTION SYSTEM PERFORMANCE EVALUATION

The water distribution system performance evaluation identifies necessary improvements to the City's water distribution system to support the City's future water demands while meeting the City's recommended water system planning and design criteria presented in Chapter 5 under normal and emergency conditions. A hydraulic performance evaluation was carried out for each of the five phases: 5-Year, 10-Year, 15-Year, 20-Year, and Buildout. The following scenarios were evaluated as part of the future water distribution system performance evaluation:

- **Normal Operations:**
  - Average Day Demand Scenario: This scenario evaluated service pressures during an average day demand condition
  - Maximum Day Demand Scenario: This scenario evaluated service pressures during a maximum day demand condition
- **Emergency Operations:**
  - Maximum Day Demand plus Fire Flow Scenario: This scenario evaluated system fire flow availability under a maximum day demand condition

The water system hydraulic model, updated with the proposed improvements to the existing system from Chapter 7, was used to evaluate the water system performance for each of the five phases. Additional facilities (i.e., pipes, new PRSs, new tanks, and new wells) to provide service to projected future development areas were also included in the hydraulic model, as shown on Figure 8-1. In addition, recommended improvements identified in the facility capacity evaluation above were incorporated into the hydraulic model and are also shown on Figure 8-1. As previously mentioned, sizing and locations of future pipelines and facilities are preliminary and will require further study and refinement by Project proponents as future developments move forward.

As discussed in Section 8.3.1, the City will have insufficient supply by the Buildout Phase. For purposes of the hydraulic evaluation, it is assumed that four additional groundwater ASR wells are added into the system to mitigate the supply deficit and to support maximum day plus peak hour demand conditions. However, the City is recommended to conduct the supply studies recommended in Section 8.3.1 to determine the most viable additional water supply source.

Table 8-18 summarizes the assumptions for each modeling scenario before incorporating recommended improvements from the performance evaluation. Sections 8.4.1 and 8.4.2 provide an overview and general discussion of results of the evaluated scenarios. Table 8-19 in Section 8.4.3 summarizes the specific results for each phase.

Table 8-18. Summary of Phasing Assumptions[a,b]

Phase	Capacity Evaluation Improvements	Additional Assumptions
5-Year	5-Year: • 1 storage tank: Village 5 Tank #1 (2 MG) • 2 wells	• Includes recommendations from the existing system evaluation in Chapter 7 (i.e., pipeline improvements and emergency BPSs for the 750 and 775 Zones). • Planned replacement of 20-inch transmission main from the 3 MG Tank with a 30-inch transmission main is active. • Planned extension of 24-inch transmission main in Oak Tree Lane crossing the Auburn Ravine to existing 18-inch transmission main in Virginiatown Road is active. • Pipelines within the 5-Year timeline identified in the 10-Year Pipeline R&R from Chapter 9 are replaced.
10-Year	10-Year: • 2 wells Total (Previous and Current Phases): • 1 storage tank • 4 wells	• Includes recommendations from previous phases • All pipelines identified in the 10-Year Pipeline R&R from Chapter 9 are replaced. • New Pressure Zone (450 Zone) is created with associated PRSs.
15-Year	15-Year: • 1 storage tank: Village 5 Tank #2 (2 MG) • 2 wells Total (Previous and Current Phases): • 2 storage tanks • 6 wells	• Includes recommendations from previous phases.
20-Year	20-Year: • 1 well Total (Previous and Current Phases): • 2 storage tanks • 7 wells	• Includes recommendations from previous phases.
Buildout	Buildout: • 2 storage tanks: Village 2 Tank (5 MG) Airport Tank (3 MG) • 9 wells • 4 wells to address supply deficit for purposes of the performance evaluation[c] Total (Previous and Current Phases): • 4 storage tanks • 20 wells	• Includes recommendations from previous phases.

(a) Sizing and locations of future pipelines and facilities are preliminary and will require further study and refinement by Project proponents as future developments move forward.

(b) All future wells are assumed to be equipped with ASR capability.

(c) As discussed in Section 8.3.1, the City will have insufficient supply by the Buildout Phase. For purposes of the hydraulic evaluation, it is assumed four additional groundwater wells are added into the system to mitigate the supply deficit. However, the City is recommended to conduct the supply studies recommended in Section 8.3.1 to determine the most feasible additional water supply source.

8.4.1 Normal Operations Overview

The normal operations of the City's water distribution system were evaluated under average day and maximum day with peak hour demand conditions (i.e., non-fire). For each phase, a 72-hour extended period simulation (EPS) was conducted using the hydraulic model to evaluate system performance under average day and maximum day with peak hour demand conditions. However, only results from the last two days of the simulation were used, as these results are not affected by initial conditions.

Tables 8-1 to 8-5 summarize the average day and maximum day system demands for each phase. The maximum day diurnal patterns (i.e., pressure zone groups, irrigation meters, and large users) previously presented in Chapter 3 and previously incorporated into the hydraulic model in Chapter 7, were used. The operational criteria applicable during normal operating conditions are detailed in Chapter 5.

The normal operations evaluation assumes the water system demand will be met by a combination of the PCWA metering stations, storage tanks, and groundwater wells as needed. Firm groundwater capacity is assumed (i.e., the largest existing well is offline). Catta Verdera BPS was assumed to be offline for the future water system.

8.4.1.1 Normal Operations Results: 5-Year, 10-Year, 15-Year, and 20-Year Phases

For the 5-Year, 10-Year, 15-Year, and 20-Year Phases, no wells operate during average day demand, however, during maximum day demand, various wells operate either full-time or during peak hour only (refer to Table 8-19 for the number of wells operating per phase).

Table 8-19 summarizes the specific results for each phase and subsequent recommendations. Figures 8-2 to 8-5 present the minimum instantaneous pressures during the EPS for average day demand for each phase. Figures 8-7 to 8-10 present the minimum instantaneous pressures during the EPS for maximum day demand for each phase. The following discussion is a general summary of results for the 5-Year, 10--Year, 15-Year, and 20-Year Phases. These results assume the recommended improvements from Table 8-18 have been constructed in the system.

Results from the normal operations evaluation (i.e., average day and maximum day demand with peak hour conditions) indicate the 5-Year, 10-Year, 15-Year, and 20-Year phasing of the future water system generally meets the City's minimum and maximum pressure criterion at most customer service locations.

In general, most areas of the City's distribution system meet the minimum pressure requirement of 40 psi for each phase. For the average day demand condition for each phase, the majority of the City's distribution system experiences pressures ranging between 80 to 100 psi or greater than 100 psi. For the maximum day demand condition for each phase, the majority of the City's distribution system experiences pressures ranging between 60 to 100 psi. Lower pockets of pressures (refer to Table 8-19 for specific pressure ranges for each phase) typically occur around areas that are on the high end of a pressure zone's service elevation range and/or are served by a dead-end pipeline. Locations with pressures below 40 psi occur adjacent to major system facilities where the associated pipelines do not have service connections, and therefore, no recommended improvements are made. Velocities in the water distribution system for both average day and maximum day demand conditions do not exceed 7 feet per second (fps).

8.4.1.2 Normal Operations Results: Buildout Phase

For Buildout Phase, six wells (three full-time and three during peak hour) operate during average day demand. During maximum day demand, 24 wells (20 full-time and four during peak hour) operate while one well does not operate. To mitigate the potential for high use of groundwater supply to meet peaking demands, the City endeavors to leverage use of reclaimed water supply and partner with PCWA and/or NID to provide additional surface water supplies.

Table 8-19 summarizes the specific results for the Buildout Phase and subsequent recommendations. Figure 8-6 presents the minimum instantaneous pressures during the EPS for average day demand. Figure 8-11 presents the minimum instantaneous pressures during the EPS for maximum day demand. The following discussion is a general summary of results for the Buildout Phase.

Results from the normal operations evaluation (i.e., average day and maximum day demand with peak hour conditions) indicate the buildout phase of the water system generally meets the City's minimum and maximum pressure criterion at most customer service locations.

In general, most areas of the City's buildout distribution system meet the minimum pressure requirement of 40 psi. For the average day demand condition, the majority of the City's distribution system experiences pressures ranging between 80 to 100 psi. For the maximum day demand condition, the majority of the City's distribution system experiences pressures ranging between 60 to 80 psi. Lower pockets of pressures (refer to Table 8-19 for ranges) and locations with pressures below 40 psi typically occur around areas that are on the high end of a pressure zone's service elevation range and/or are served by a dead-end pipeline. No recommendations are made to mitigate these areas of low pressure since velocity criterion in pipelines are met in these areas. Additionally, there are locations with pressures below 40 psi that occur adjacent to major system facilities where the associated pipelines do not have service connections, and therefore, no recommended improvements are made.

For the average day demand condition, maximum velocities in the buildout water distribution system pipelines do not exceed 7 fps. Figure 8-12 shows the maximum velocities in the buildout water system for the maximum day demand condition. As shown on Figure 8-11, maximum velocities range from 7 to 8 fps in the following transmission mains near storage tanks and pressure reducing stations:

- 24-inch diameter main in Twelve Bridges from Verdera Tank No.3
- 30-inch diameter main from the 3 MG Tank to Oak Tree Lane
- 30-inch diameter main from the Conspiracy Point Tank
- Portions of the 24-inch diameter main in Stonebridge Boulevard (near the Stoneridge pressure reducing station), Del Webb Boulevard (near the Wildomar pressure reducing station), and East Joiner Parkway
- 8-inch diameter pipeline in Chesapeake Way near the Eastridge pressure reducing station

While these velocities exceed maximum recommended velocities, improvements are not recommended at these locations as they do not impact the primary criterion, customer service pressure.

8.4.2 Emergency Operations Overview

To evaluate the existing water system fire flow availability, AquaTwin Water's fire flow module was used to determine the available fire flow at junctions that represent hydrant locations throughout the system, while maintaining a minimum residual system pressure of 20 psi at all customer service locations and new development areas. In addition, a maximum velocity of 10 fps should be maintained in new development pipelines. Pipelines in existing areas are evaluated without a maximum velocity constraint because these pipelines were sized to meet standards at the time of their construction.

The fire flow evaluation assumed that the fire event would occur during the hour where the peaking factor on the maximum day diurnal is closest to 1. Hour 48 from the maximum day demand plus peak hour EPS was chosen to run the fire flow analysis on. The purpose of this assumption is to confirm that storage is sufficient to supply fire flows during a typical maximum day demand.

As discussed in Chapter 7, recommended fire flow criteria presented in Table 5-1 are established for future development land use types. The fire flow evaluation presents the system-wide available fire flow compared to recommended fire flow criteria for future water service areas for comparison purposes only. As previously mentioned in Chapter 7, because much of the City's system is older, a R&R Program detailed in Chapter 9 is recommended to replace smaller diameter (i.e., less than 8-inch diameter) distribution pipelines (which are typically older). As the City proceeds with the program, fire flow availability in these areas will improve. Therefore, the evaluation of the City's future water system does not recommend specific pipeline improvements to existing pipelines to increase existing fire flow capacity as it is assumed they will be included in the City's R&R program.

For new development areas, fire flow availability is evaluated to confirm sizing of recommended future system improvements for new developments. As development plans in future areas are refined, infrastructure is expected to change, and the City should require Project proponents to size infrastructure to meet all design criteria presented in Chapter 5, unless criteria are superseded by a future standard adopted by the City.

8.4.2.1 Emergency Operation Results

Figures 8-13 to 8-17 summarizes the percent of available fire flow available for each phase at each tested location with respect to its fire flow requirement. Results presented in these figures are representative of the system's capacity and do not represent available flow from a specific hydrant.

As shown on Figures 8-13 to 8-17, most tested locations in the model for each phase meet or exceed the City's fire flow requirements, and a few locations meet at least 75 percent of the criteria. Most locations that do not meet the recommended fire flow criteria are existing known deficiencies in the model as identified in Chapter 7. These are locations with larger fire flow requirements (i.e., 3,000 and 4,000 gpm) and/or located at small diameter (i.e., 6-inch) dead-end distribution pipelines. Typically, fire flow requirements exceeding 1,500 gpm are expected to be met by multiple hydrants and as described in Chapter 7, existing pipelines are assumed to meet fire flow standards that were in place at the time of construction. All tested locations within future development areas meet the required fire flow. Therefore, no specific pipeline improvements to increase fire flow capacity are recommended.

8.4.3 Future Water Distribution System Performance Evaluation Results Summary

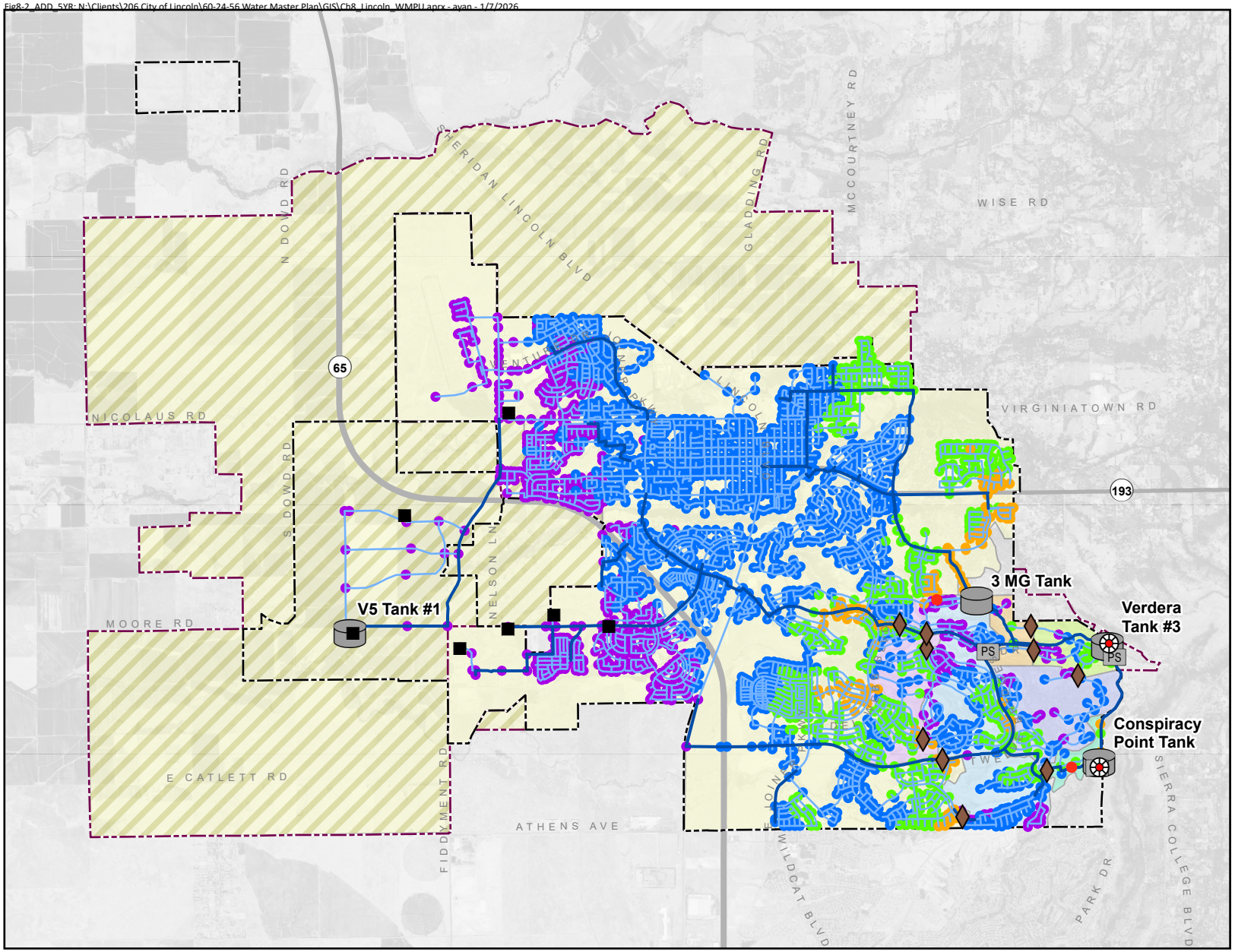
Table 8-19 details the specific performance evaluation results for each of the five phases.

Table 8-19. Future System Evaluation Results Summary

Phase	Average Day Demand Results	Maximum Day Demand Results	Maximum Day Demand Plus Fire Flow Results	Recommended Performance Evaluation Improvements
5-Year	• Meets pressure criteria at most customer service locations. • Majority of system ranges from 80 - greater than 100 psi. • Some locations in the east, northeast, and Village 1 (i.e., Turkey Creek and Stardust) range from 40 – 80 psi due to high elevations. • Pressures below 40 psi occur adjacent to major system facilities where the associated pipelines do not have service connections. • Velocity exceedance (8 fps) in existing 8-inch diameter pipe at intersection of 1st Street and Joiner Ranch. • No wells operating.	• Meets pressure criteria at most customer service locations. • Majority of system ranges from 60 to 100 psi. • Some locations in the east and Village 1 (i.e., Turkey Creek and Stardust) range from 40 - 60 psi due to high elevations. • Pressures below 40 psi occur adjacent to major system facilities where the associated pipelines do not have service connections. • Velocity exceedance (20 fps) in existing 8-inch diameter pipe at intersection of 1st Street and Joiner Ranch. • 3 wells operating (1 well operating full-time and 2 wells during peak hour).	• Most existing tested locations meet the required fire flow. • Existing tested locations in the model that do not meet the required fire flow are existing known deficiencies (i.e., areas with larger fire flow requirements which require multiple hydrants [i.e., 3,000 and 4,000 gpm] and/or located at small diameter [(i.e., 6-inch)] dead-end distribution pipelines). • All tested future development locations meet the required fire flow.	• No recommended improvements for normal operations. • Known existing fire flow deficiencies not located on dead-end pipelines will be addressed with the R&R Program described in Chapter 9. • No recommended improvements for other existing fire flow deficiencies.
10-Year	• Meets pressure criteria at most customer service locations. • Majority of system ranges from 80 to greater than 100 psi similar to 5-Year Phase. • Some locations in the east, northeast, and Village 1 range from 40 - 80 psi due to high elevations. • -Pressures improve and range from 80 - 100 psi in Stardust of Village 1 due to being served by the new 450 Zone. • Pressures below 40 psi occur at the same locations as the 5-Year Phase, adjacent to major system facilities where the associated pipelines do not have service connections. • No velocity exceedances in distribution system pipelines. • No wells operating.	• Meets pressure criteria at most customer service locations. • Majority of system ranges from 60 to 100 psi with an increase in areas with 80 to 100 psi to the north compared to the 5-Year Phase. • Some locations served in the east and Village 1 range from 40 - 60 psi due to high elevations. • Pressures improve and range from 80 - 100 psi in Stardust of Village 1 due to being served by the new 450 Zone. • Pressures below 40 psi occur at the same locations as the 5-Year Phase, adjacent to major system facilities where the associated pipelines do not have service connections. • No velocity exceedances in distribution system pipelines. • 3 wells operating (1 well operating full-time and 2 wells during peak hour).	• Most existing tested locations meet the required fire flow. • One existing deficient fire flow location is alleviated by the R&R Program. • Existing tested locations in the model that do not meet the required fire flow are existing known deficiencies (i.e., areas with larger fire flow requirements which require multiple hydrants [i.e., 3,000 and 4,000 gpm] and/or located at small diameter [(i.e., 6-inch)] dead-end distribution pipelines). • All tested future development locations meet the required fire flow.	• No recommended improvements for normal operations. • No recommended improvements for existing fire flow deficiencies.
15-Year	• Meets pressure criteria at most customer service locations. • Majority of system ranges from 80 to greater than 100 psi with a slight decrease in pressures to the west compared to the 10-Year Phase. • Pressures ranging from 40 to 80 psi are at the same locations as the 10-Year Phase due to high elevations. • Pressures below 40 psi occur at the same locations as the 10-Year Phase, adjacent to major system facilities where the associated pipelines do not have service connections. • No velocity exceedances in distribution system pipelines. • No wells operating.	• Meets pressure criteria at most customer service locations. • Majority of system ranges from 60 to 100 psi with a slight decrease in pressures to the north compared to the 10-Year Phase. • Pressures ranging from 40 to 80 psi are at the same locations as the 10-Year Phase due to high elevations. • Pressures below 40 psi occur at the same locations as the 10-Year Phase, adjacent to major system facilities where the associated pipelines do not have service connections. • No velocity exceedances in distribution system pipelines. • 6 wells operating (3 wells operating full-time and 3 wells during peak hour).	• Most existing tested locations meet the required fire flow. • Existing tested locations in the model that do not meet the required fire flow are existing known deficiencies (i.e., areas with larger fire flow requirements which require multiple hydrants [i.e., 3,000 and 4,000 gpm] and/or located at small diameter [(i.e., 6-inch)] dead-end distribution pipelines). • All tested future development locations meet the required fire flow.	• No recommended improvements for normal operations. • No recommended improvements for existing fire flow deficiencies.
20-Year	• Meets pressure criteria at most customer service locations. • Majority of system ranges from 80 to 100 psi with a slight decrease in pressures to the west compared to the 15-Year Phase.	• Meets pressure criteria at most customer service locations. • Majority of system ranges from 60 to 100 psi with a slight decrease in pressures to the north compared to the 15-Year Phase.	• Most existing tested locations meet the required fire flow. • Existing tested locations in the model that do not meet the required fire flow are existing known deficiencies (i.e., areas with larger fire flow requirements which	• No recommended improvements for normal operations. • No recommended improvements for existing fire flow deficiencies.

Table 8-19. Future System Evaluation Results Summary

Phase	Average Day Demand Results	Maximum Day Demand Results	Maximum Day Demand Plus Fire Flow Results	Recommended Performance Evaluation Improvements
	• Pressures ranging from 40 to 80 psi are at the same locations as the 15-Year Phase due to high elevations. • Pressures below 40 psi occur at the same locations as the 15-Year Phase, adjacent to major system facilities where the associated pipelines do not have service connections. • No velocity exceedances in distribution system pipelines. • No wells operating.	• Pressures ranging from 40 to 80 psi are at the same locations as the 15-Year Phase due to high elevations. • Pressures below 40 psi occur at the same locations as the 15-Year Phase, adjacent to major system facilities where the associated pipelines do not have service connections. • No velocity exceedances in distribution system pipelines. • 8 wells operating (3 wells operating full-time and 5 wells during peak hour).	require multiple hydrants [i.e., 3,000 and 4,000 gpm] and/or located at small diameter [(i.e., 6-inch)] dead-end distribution pipelines). • All tested future development locations meet the required fire flow.	
Buildout	• Meets pressure criteria at most customer service locations. • Majority of system ranges from 80 to 100 psi with a slight decrease in pressures to the west compared to the 20-Year Phase. • Pressures ranging from 40 to 80 psi are at the same locations as the 20-Year Phase due to high elevations. • Pressures below 40 psi occur at the same locations as the 20-Year Phase, adjacent to major system facilities where the associated pipelines do not have service connections. • No velocity exceedances in distribution system pipelines. • No wells operating.	• Meets pressure criteria at most customer service locations. • Majority of system ranges from 60 to 80 psi which is an overall decrease in pressures compared to the 20-Year Phase. • Pressures ranging from 40 to 80 psi are at the same locations as the 20-Year Phase with additional locations in the east and northeast due to high elevations. • Pressures below 40 psi occur at the same locations as the 20-Year Phase, with additional locations located at high elevations and/or end of dead-end pipes. • Borderline velocity exceedances in transmission mains near storage tanks and pressure reducing stations (7 to 8 fps). • 24 wells operating (20 wells operating full-time and 4 wells during peak hour).	• Most existing tested locations meet the required fire flow. • Existing deficiencies in the north by Village 2 are resolved. • Existing tested locations in the model that do not meet the required fire flow are existing known deficiencies (i.e., areas with larger fire flow requirements which require multiple hydrants [i.e., 3,000 and 4,000 gpm] and/or located at small diameter [(i.e., 6-inch)] dead-end distribution pipelines). • All tested future development locations meet the required fire flow.	• No recommended improvements for normal operations since velocity exceedances are borderline. • Four new wells to meet peak demands during maximum day. • No recommended improvements for existing fire flow deficiencies.



Minimum System Pressure

- Less than 40 psi
- 40 - 60 psi
- 60 - 80 psi
- 80 - 100 psi
- Greater than 100 psi

System Facilites

- Placer County Water Agency Metering Station
- Groundwater Well
- Pump Station
- Pressure Regulating Station
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

Boundaries

- 375 Zone
- 375 Zone West
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- Existing City Limit
- City Sphere of Influence

Notes:

1. Velocities in majority of the distribution system are less than 7 feet per second.

Prepared by:

WEST YOST

N

0 3,750 7,500 Feet

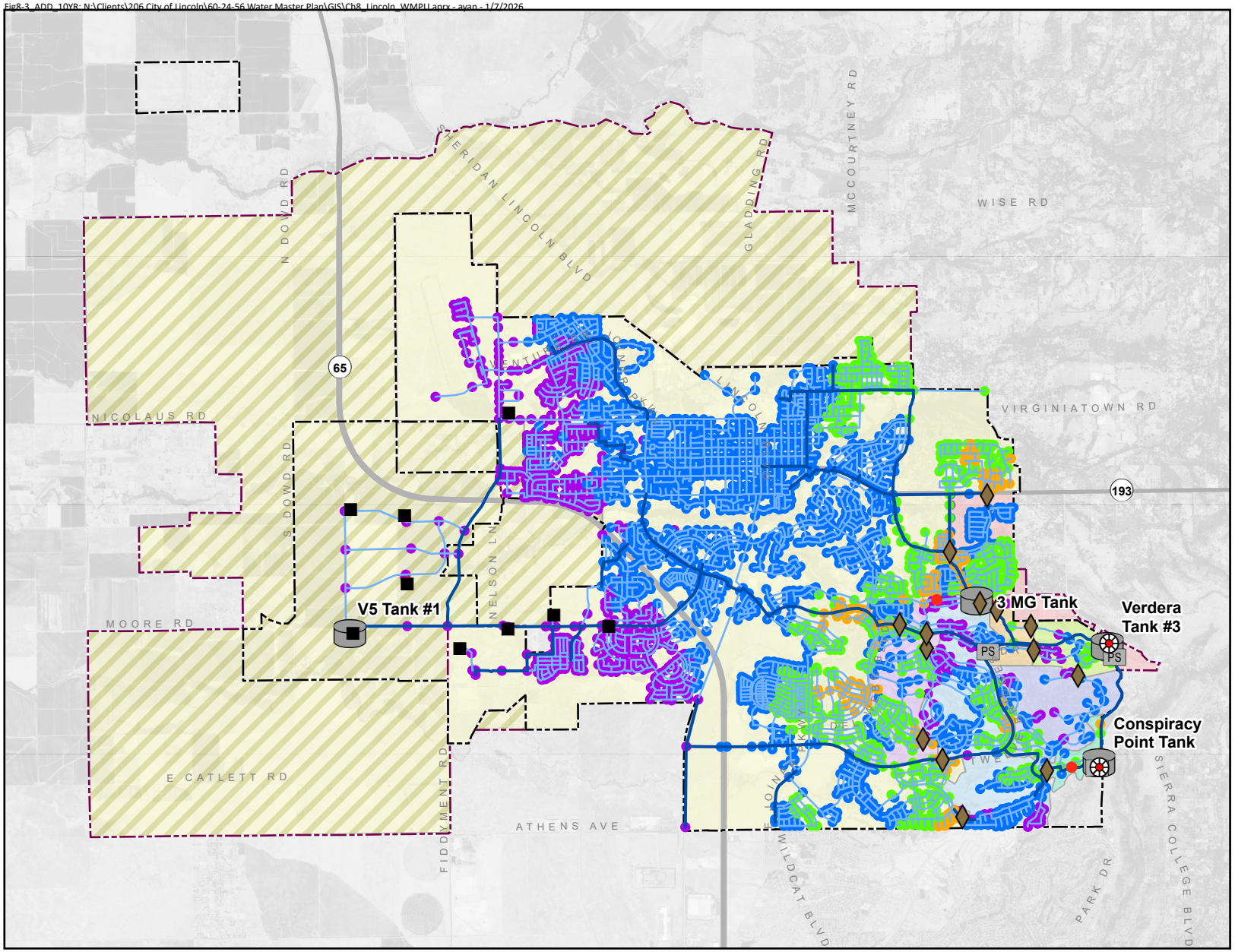
Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Minimum Pressure at Average Day Demand
5-Year Water System

Figure 8-2



Minimum System Pressure

- Less than 40 psi
- 40 - 60 psi
- 60 - 80 psi
- 80 - 100 psi
- Greater than 100 psi

System Facilites

- Placer County Water Agency Metering Station
- Groundwater Well
- Pump Station
- Pressure Regulating Station
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

Boundaries

- 375 Zone
- 375 Zone West
- 450 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- Existing City Limit
- City Sphere of Influence

Notes:

1. Velocities in the distribution system are less than 7 feet per second.

Prepared by:

WEST YOST

0 3,750 7,500 Feet

Prepared for:

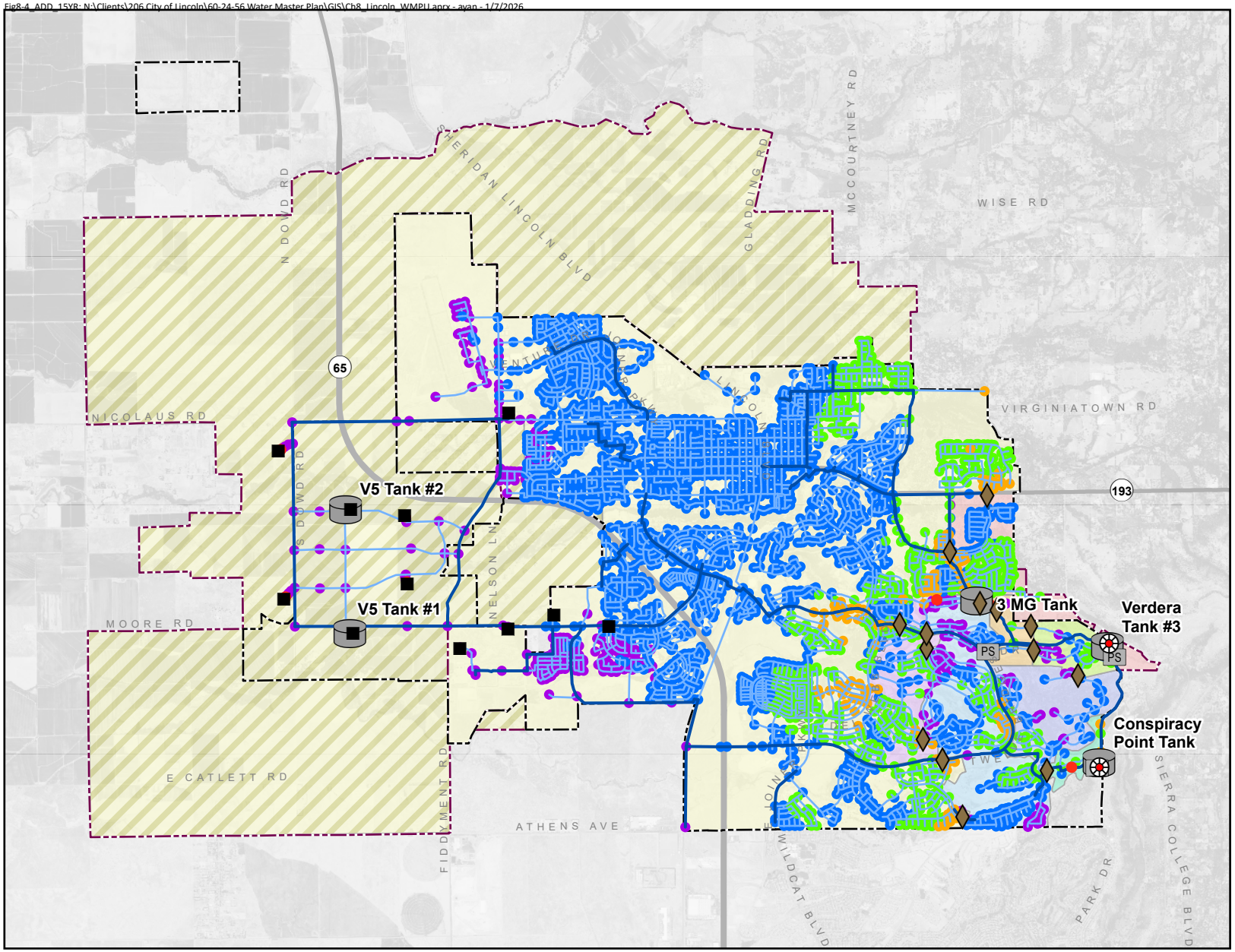
City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Minimum Pressure at Average Day Demand
10-Year Water System

Figure 8-3

Fig8-4_ADD_15YR: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch8_Lincoln_WMPU.aprx - ayan - 1/7/2026



Minimum System Pressure

- Less than 40 psi
- 40 - 60 psi
- 60 - 80 psi
- 80 - 100 psi
- Greater than 100 psi

System Facilites

- Placer County Water Agency Metering Station
- Groundwater Well
- Pump Station
- Pressure Regulating Station
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

Boundaries

- 375 Zone
- 375 Zone West
- 450 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- Existing City Limit
- City Sphere of Influence

Notes:
1. Velocities in the distribution system are less than 7 feet per second.

Prepared by:

WEST YOST

N

0 3,750 7,500 Feet

Prepared for:

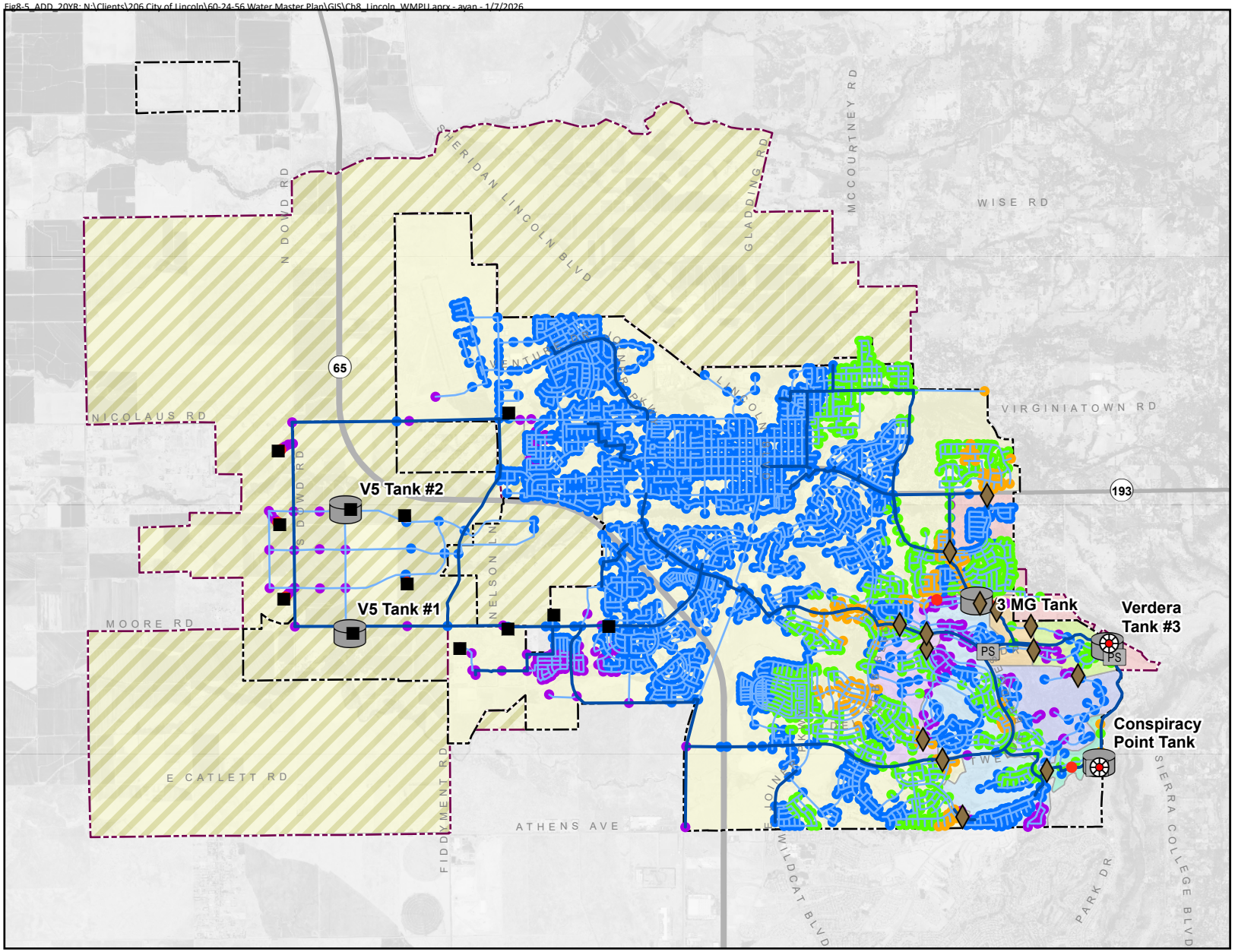
City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Minimum Pressure at Average Day Demand
15-Year Water System

Figure 8-4

Fig8-5_ADD_20YR: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch8_Lincoln_WMPU.aprx - ayan - 1/7/2026



Minimum System Pressure

- Less than 40 psi
- 40 - 60 psi
- 60 - 80 psi
- 80 - 100 psi
- Greater than 100 psi

System Facilites

- Placer County Water Agency Metering Station
- Groundwater Well
- Pump Station
- Pressure Regulating Station
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

Boundaries

- 375 Zone
- 375 Zone West
- 450 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- Existing City Limit
- City Sphere of Influence

Notes:
1. Velocities in the distribution system are less than 7 feet per second.

Prepared by:

WEST YOST

N

0 3,750 7,500 Feet

Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Minimum Pressure at Average Day Demand
20-Year Water System

Figure 8-5

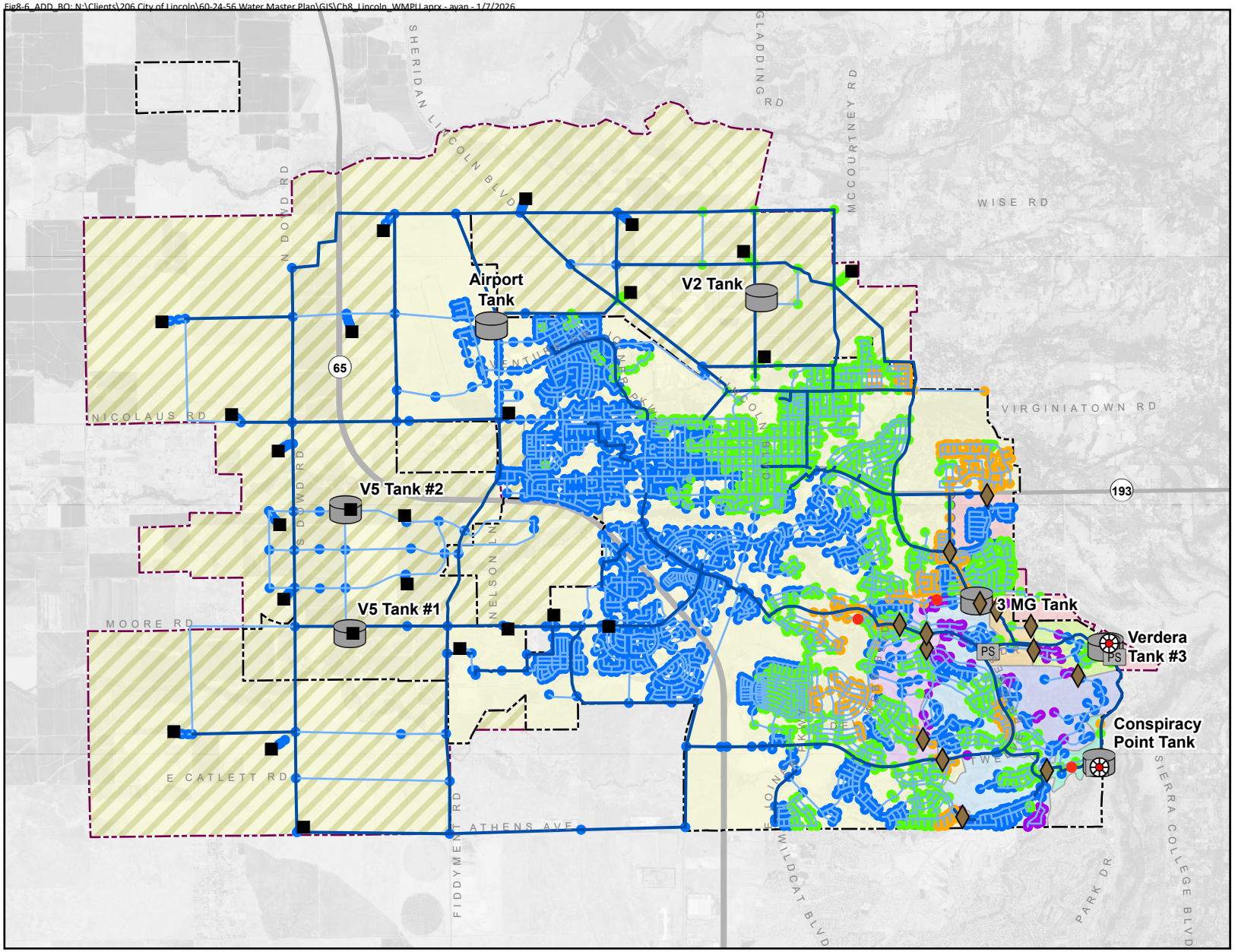
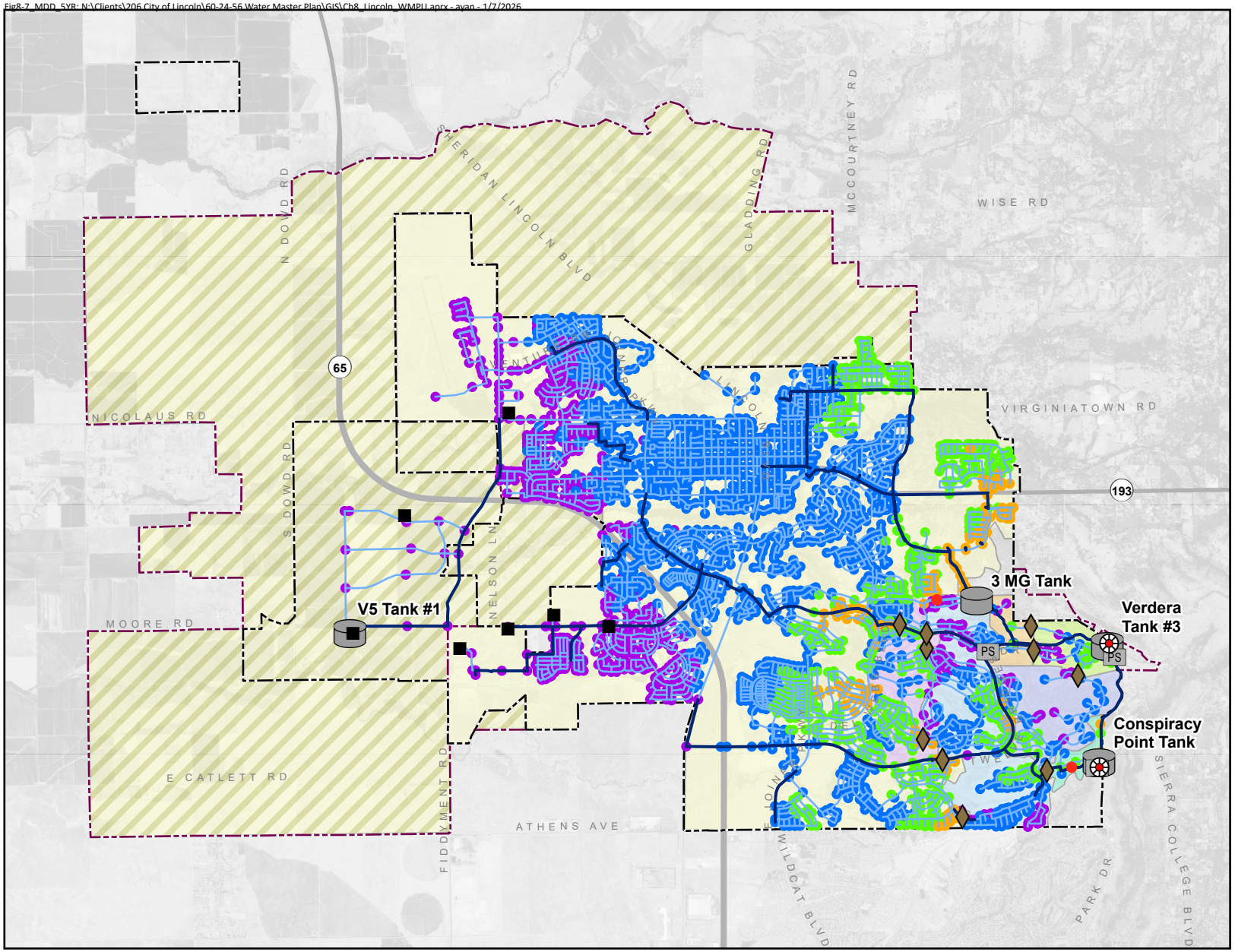

Fig8-6_ADD_BO: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch8_Lincoln_WMPU.aprx - ayan - 1/7/2026
SHERIDAN LINCOLN BLVD
GLADDING RD
MCCOURTNEY RD
WISE RD
N DOWD RD
Airport Tank
V2 Tank
65
NICOLAUS RD
VIRGINIATOWN RD
193
S DOWD RD
V5 Tank #2
NELSON LN
V5 Tank #1
3 MG Tank
Verdera Tank #3
PS
MOORE RD
Conspiracy Point Tank
E CATLETT RD
FIDDYMENT RD
ATHENS AVE
WILDCAT BLVD
PARK DR
SIERRA COLLEGE BLVD
Minimum System Pressure
Less than 40 psi
40 - 60 psi
60 - 80 psi
80 - 100 psi
Greater than 100 psi
System Facilites
Placer County Water Agency Metering Station
Groundwater Well
Pump Station
Pressure Regulating Station
Storage Tank
Distribution Pipeline (<18-inch)
Transmission Pipeline (≥18-inch)
Boundaries
375 Zone
375 Zone West
450 Zone
475 Zone
575 Zone
610 Zone
650 Zone
750 Zone
775 Zone
Existing City Limit
City Sphere of Influence
Notes:
1. Velocities in the distribution system are less than 7 feet per second.
Prepared by:
WEST YOST
N
0
3,750
7,500
Feet
Prepared for:
City of Lincoln
Water Master Plan Update
Lincoln
Live. Life. Lincoln
Minimum Pressure at Average Day Demand
Buildout Water System
Figure 8-6

Fig8-7_MDD_5YR: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch8_Lincoln_WMPU.aprx - ayan - 1/7/2026



Minimum System Pressure

- Less than 40 psi
- 40 - 60 psi
- 60 - 80 psi
- 80 - 100 psi
- Greater than 100 psi

System Facilites

- Placer County Water Agency Metering Station
- Groundwater Well
- Pump Station
- Pressure Regulating Station
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

Boundaries

- 375 Zone
- 375 Zone West
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- Existing City Limit
- City Sphere of Influence

Notes:
1. Velocities in majority of the distribution system are less than 7 feet per second.

Prepared by:

WEST YOST

N

0 3,750 7,500 Feet

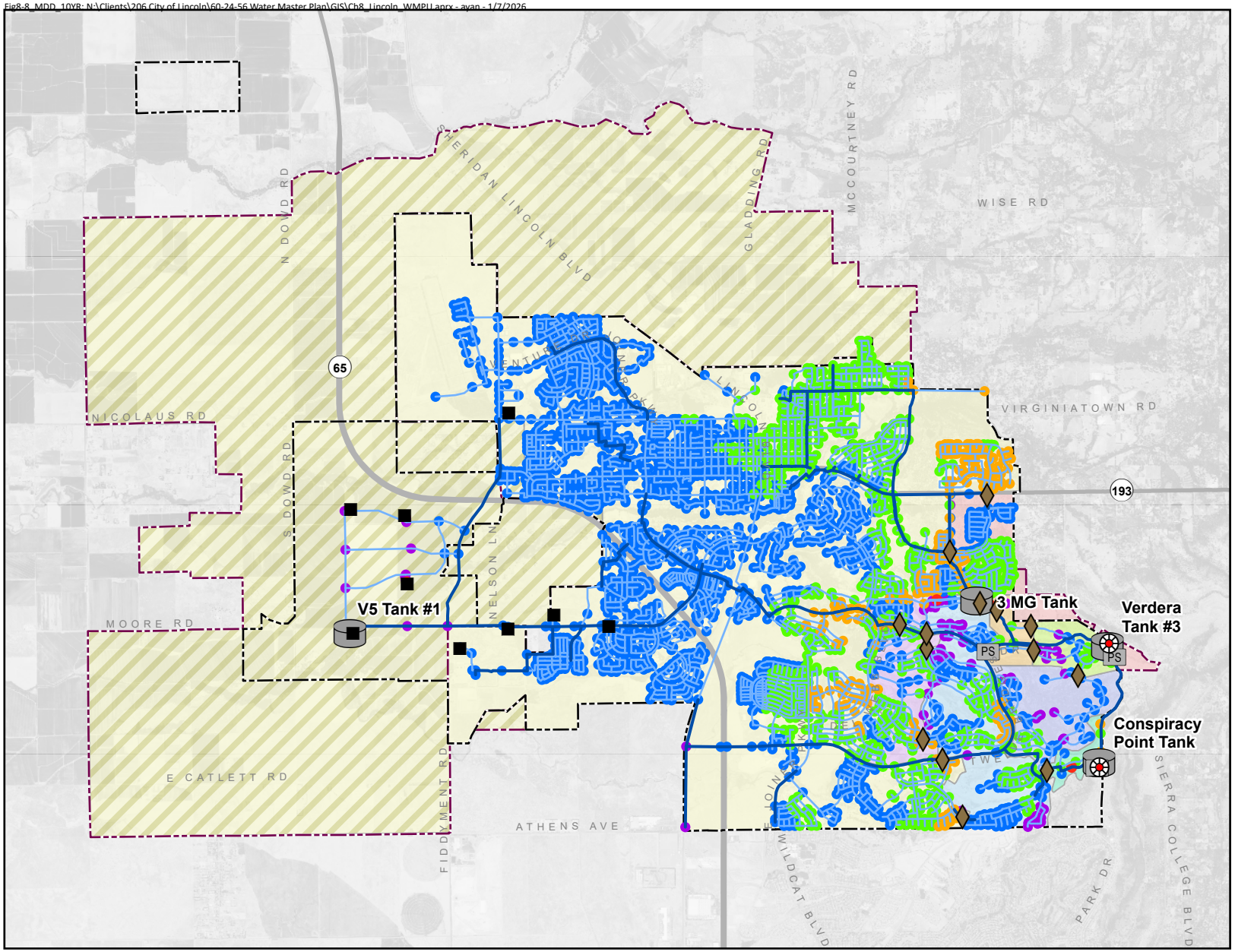
Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Minimum Pressure at Maximum Day Demand
5-Year Water System

Figure 8-7



Minimum System Pressure

- Less than 40 psi
- 40 - 60 psi
- 60 - 80 psi
- 80 - 100 psi
- Greater than 100 psi

System Facilites

- Placer County Water Agency Metering Station
- Groundwater Well
- Pump Station
- Pressure Regulating Station
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

Boundaries

- 375 Zone
- 375 Zone West
- 450 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- Existing City Limit
- City Sphere of Influence

Notes:

1. Velocities in the distribution system are less than 7 feet per second.

Prepared by:

WEST YOST

N

0 3,750 7,500 Feet

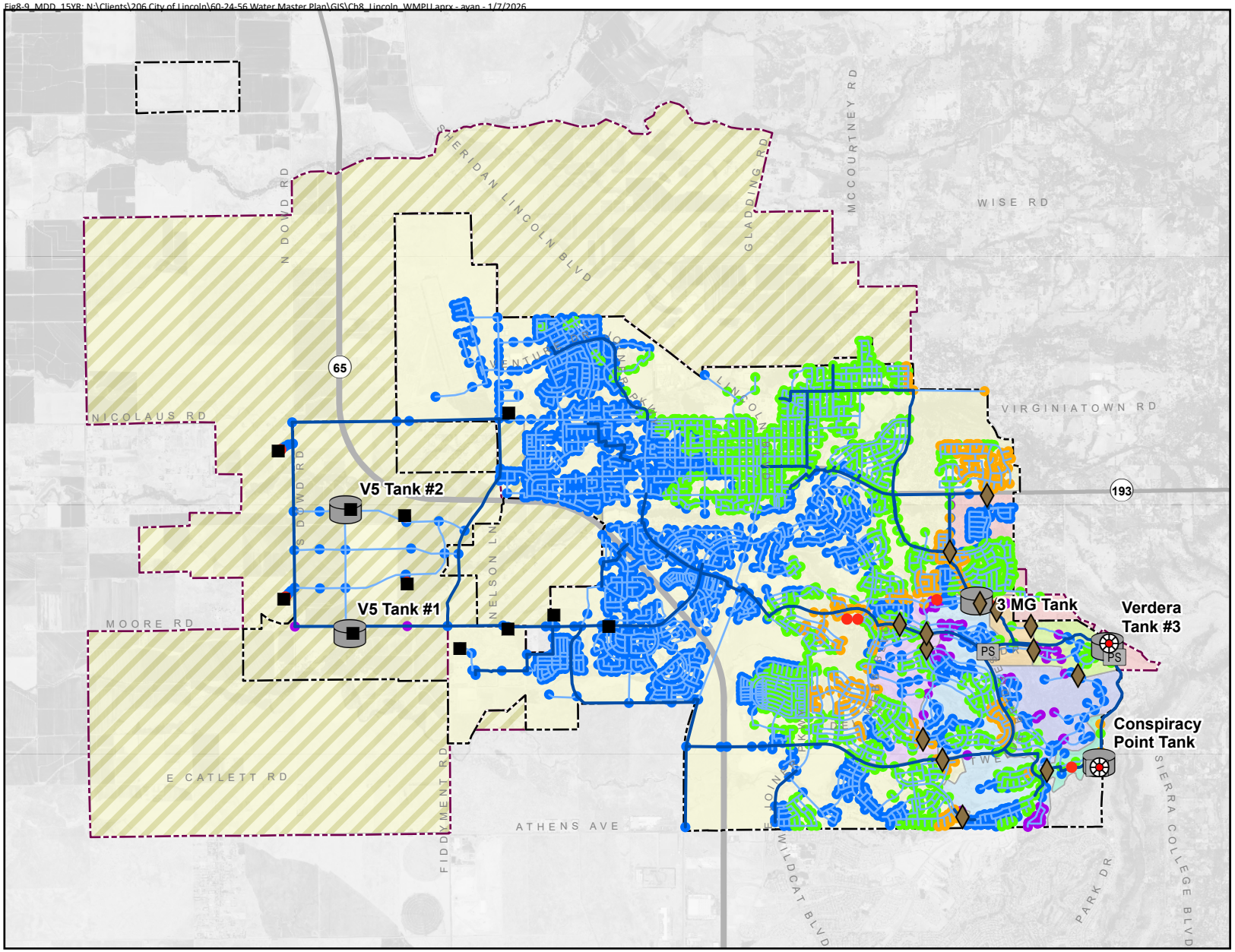
Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Minimum Pressure at Maximum Day Demand
10-Year Water System

Figure 8-8



Minimum System Pressure

- Less than 40 psi
- 40 - 60 psi
- 60 - 80 psi
- 80 - 100 psi
- Greater than 100 psi

System Facilites

- Placer County Water Agency Metering Station
- Groundwater Well
- Pump Station
- Pressure Regulating Station
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

Boundaries

- 375 Zone
- 375 Zone West
- 450 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- Existing City Limit
- City Sphere of Influence

Notes:
1. Velocities in the distribution system are less than 7 feet per second.

Prepared by:

WEST YOST

N

0 3,750 7,500 Feet

Prepared for:

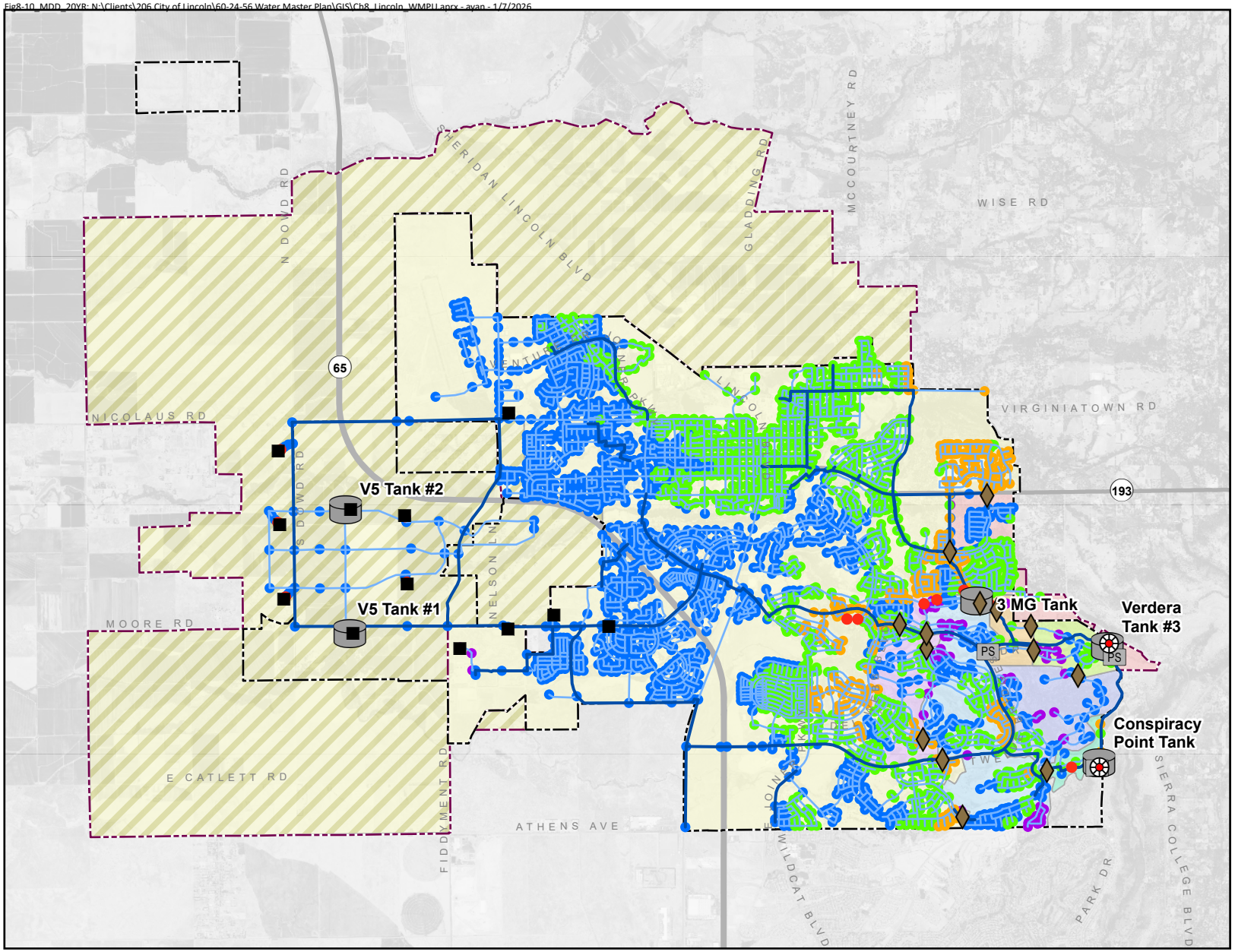
City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Minimum Pressure at Maximum Day Demand
15-Year Water System

Figure 8-9

Fig8-10_MDD_20YR: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch8_Lincoln_WMPU.aprx - ayan - 1/7/2026



Minimum System Pressure

- Less than 40 psi
- 40 - 60 psi
- 60 - 80 psi
- 80 - 100 psi
- Greater than 100 psi

System Facilites

- Placer County Water Agency Metering Station
- Groundwater Well
- Pump Station
- Pressure Regulating Station
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

Boundaries

- 375 Zone
- 375 Zone West
- 450 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- Existing City Limit
- City Sphere of Influence

Notes:
1. Velocities in the distribution system are less than 7 feet per second.

Prepared by:

WEST YOST

N

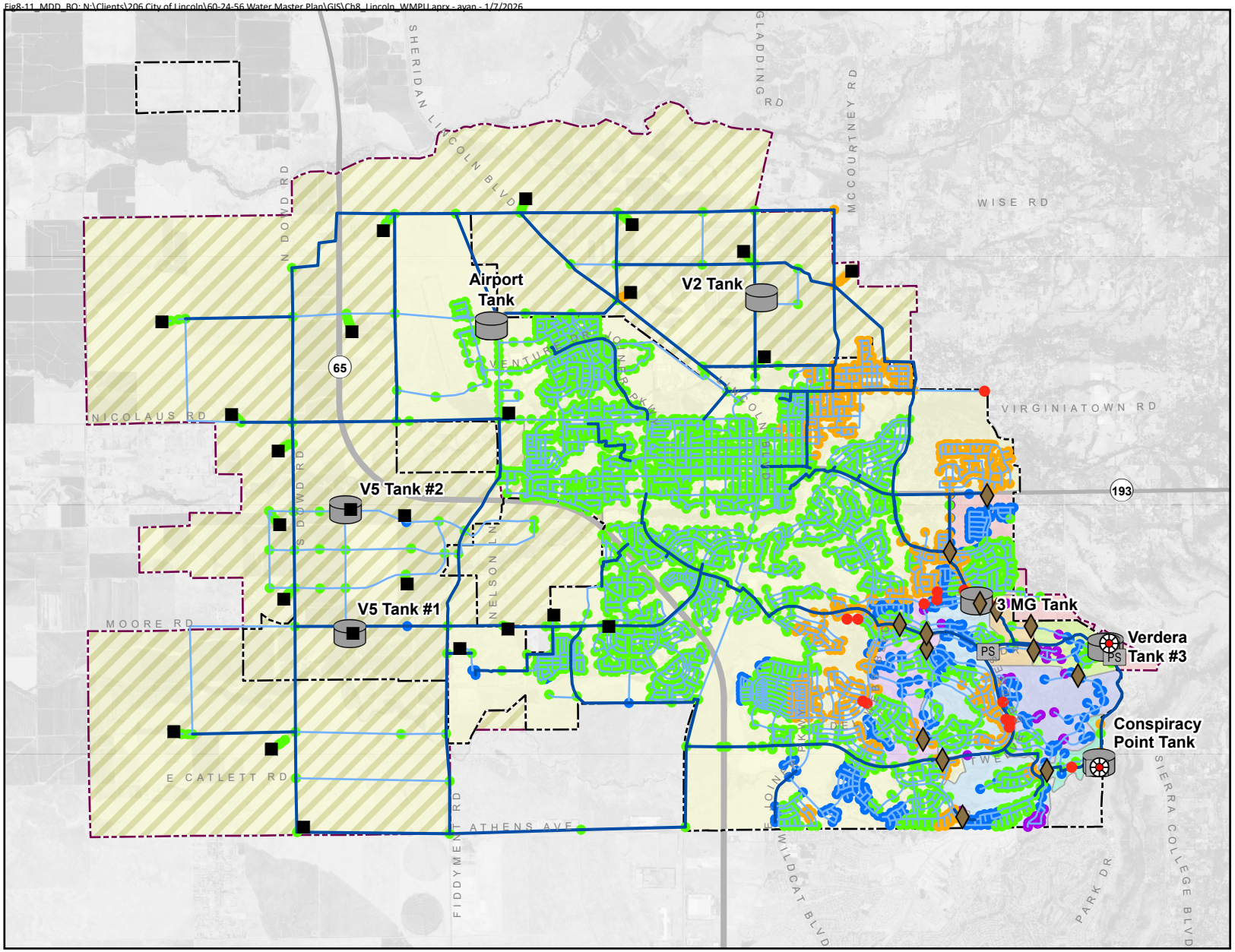
0 3,750 7,500 Feet

Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Minimum Pressure at Maximum Day Demand
20-Year Water System
Figure 8-10



Minimum System Pressure

- Less than 40 psi
- 40 - 60 psi
- 60 - 80 psi
- 80 - 100 psi
- Greater than 100 psi

System Facilites

- Placer County Water Agency Metering Station
- Groundwater Well
- Catta Verdera Pump Station
- Pressure Regulating Station
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

Boundaries

- 375 Zone
- 375 Zone West
- 450 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- Existing City Limit
- City Sphere of Influence

Notes:

1. Velocities in the most of the system are less than 7 feet per second.

Prepared by:

WEST YOST

N

0 3,750 7,500 Feet

Prepared for:

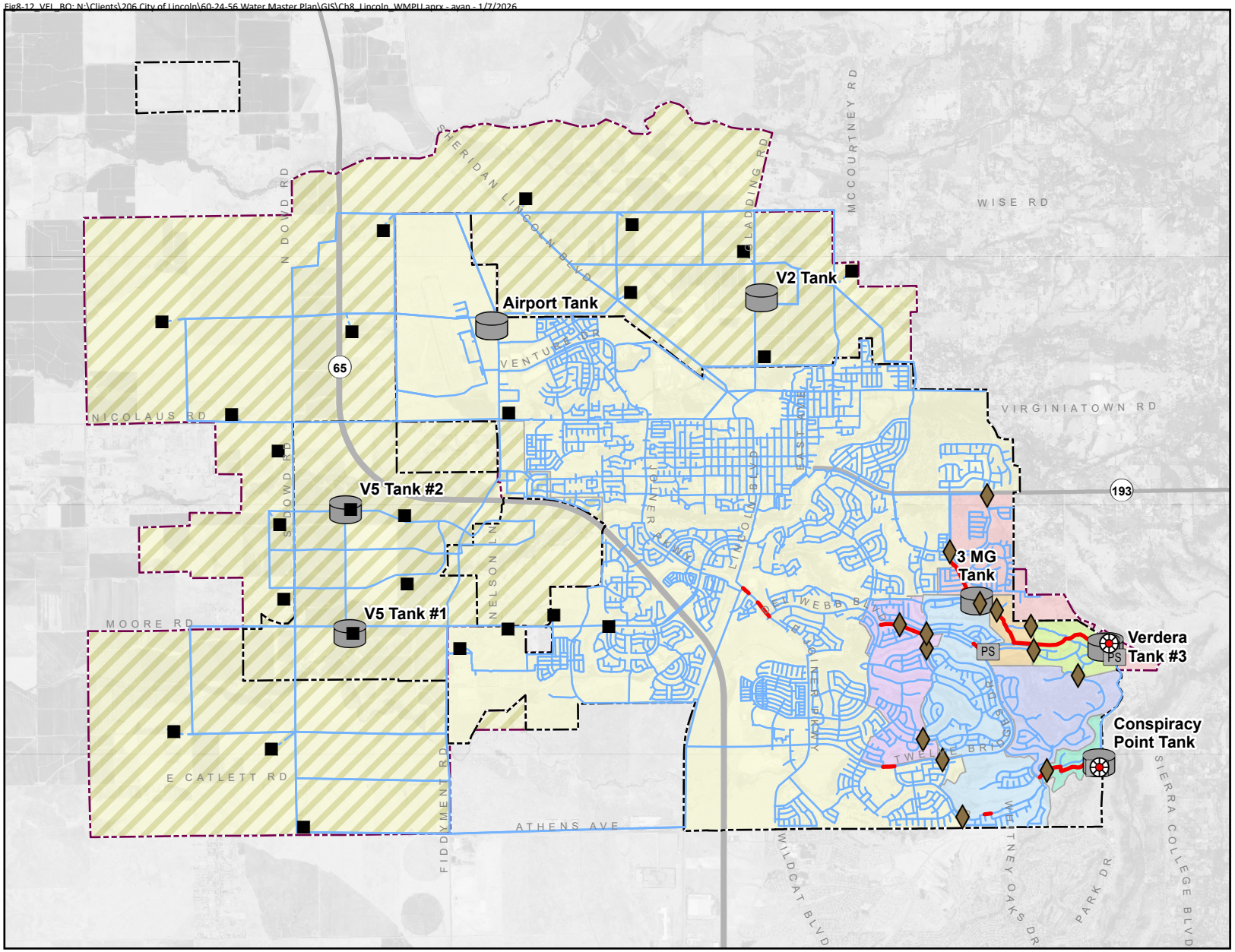
City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Minimum Pressure at Maximum Day Demand
Buildout Water System

Figure 8-11

Fig8-12_VEL_BO: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch8_Lincoln_WMPU.aprx - ayan - 1/7/2026



Maximum Velocity

- Less than or equal to 7 fps
- Greater than 7 fps

System Facilites

- Placer County Water Agency Metering Station
- Groundwater Well
- PS — Pump Station
- Pressure Regulating Station
- Storage Tank

Boundaries

- 375 Zone
- 375 Zone West
- 450 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- Existing City Limit
- City Sphere of Influence

Notes:
1. Maximum velocities exceeding the velocity criterion range from 7 to 8 feet per second.

Prepared by: WEST YOST

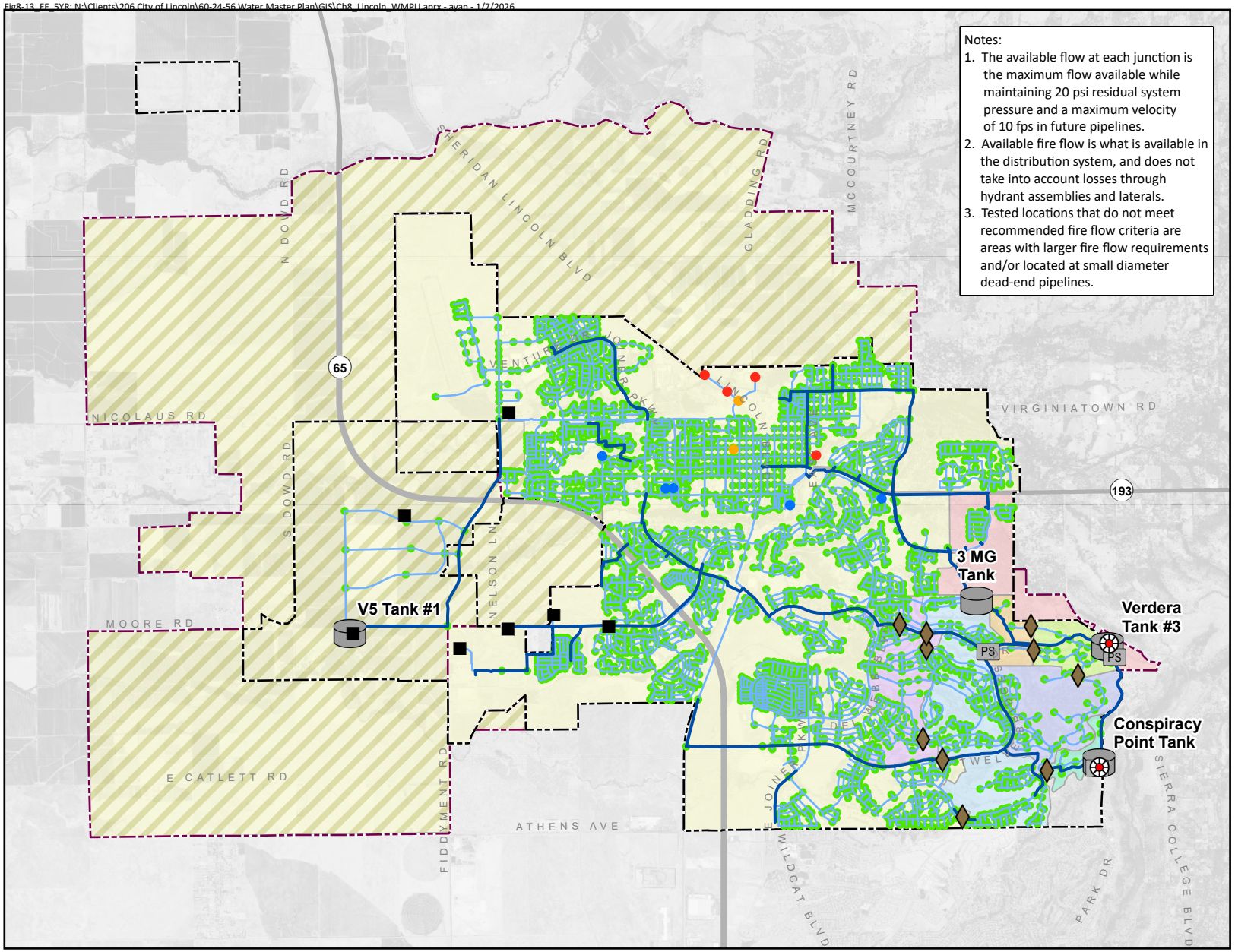
N

0 3,750 7,500 Feet

Prepared for: City of Lincoln
Water Master Plan Update

Maximum Velocities at Maximum Day Demand
Buildout Water System
Figure 8-12

Fig8-13_FF_5YR: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch8_Lincoln_WMPU.aprx - ayan - 1/7/2026



Percent of Available Fire Flow

- ≥ 100% of Criteria
- 75 - 100% of Criteria
- 50 - 75% of Criteria
- < 50% of Criteria

System Facilites

- Placer County Water Agency Metering Station
- Groundwater Well
- Pump Station
- Pressure Regulating Station
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

Boundaries

- 375 Zone
- 375 Zone West
- 450 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- Existing City Limit
- City Sphere of Influence

Prepared by:

WEST YOST

N

0 3,750 7,500 Feet

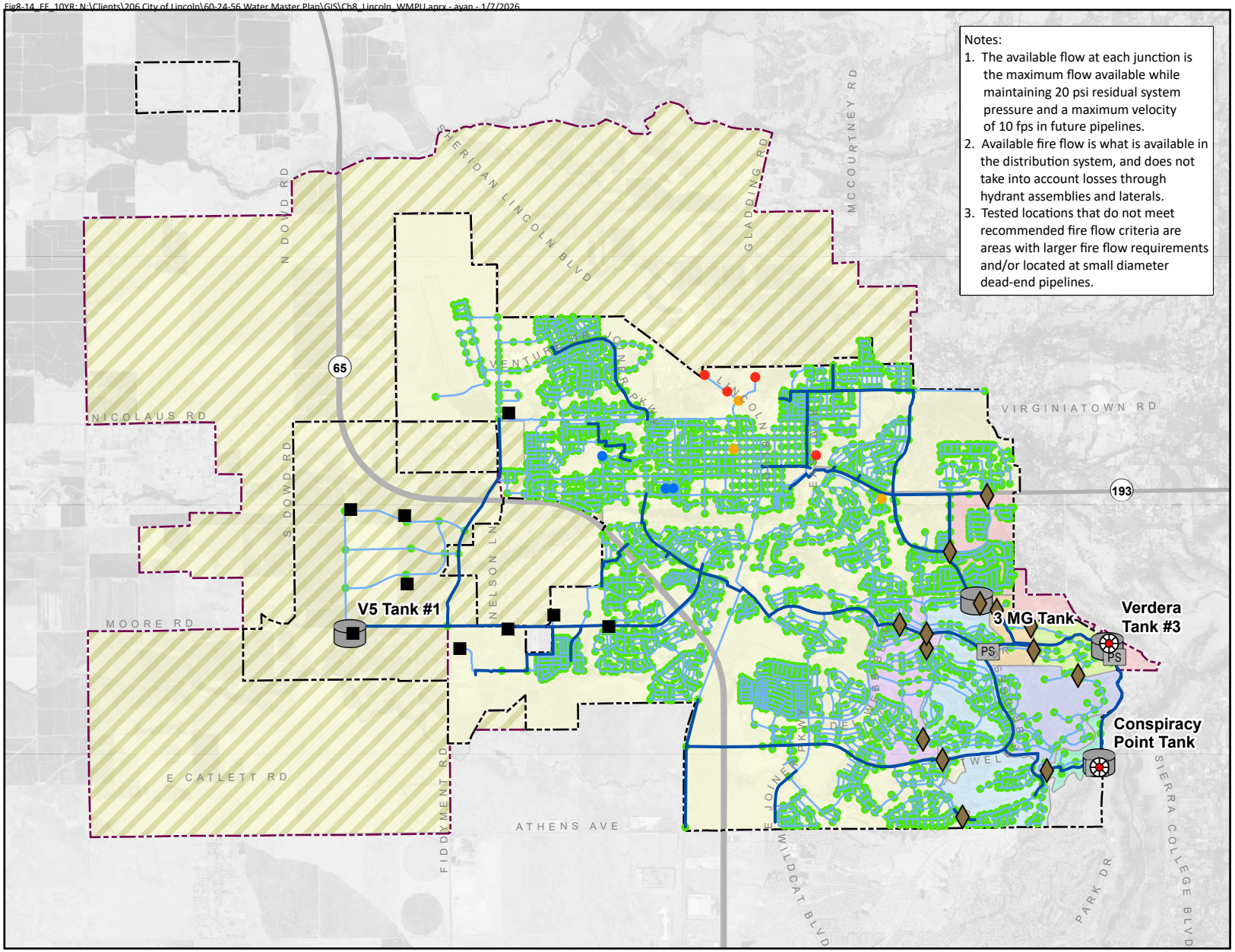
Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Percent of Fire Flow Requirement Available
5-Year Water System
Figure 8-13

Fig8-14_FF_10YR: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch8_Lincoln_WMPU.aprx - ayan - 1/7/2026



Percent of Available Fire Flow

- ≥ 100% of Criteria
- 75 - 100% of Criteria
- 50 - 75% of Criteria
- < 50% of Criteria

System Facilites

- Placer County Water Agency Metering Station
- Groundwater Well
- Pump Station
- Pressure Regulating Station
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

Boundaries

- 375 Zone
- 375 Zone West
- 450 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- Existing City Limit
- City Sphere of Influence

Prepared by:

WEST YOST

N

0 3,750 7,500 Feet

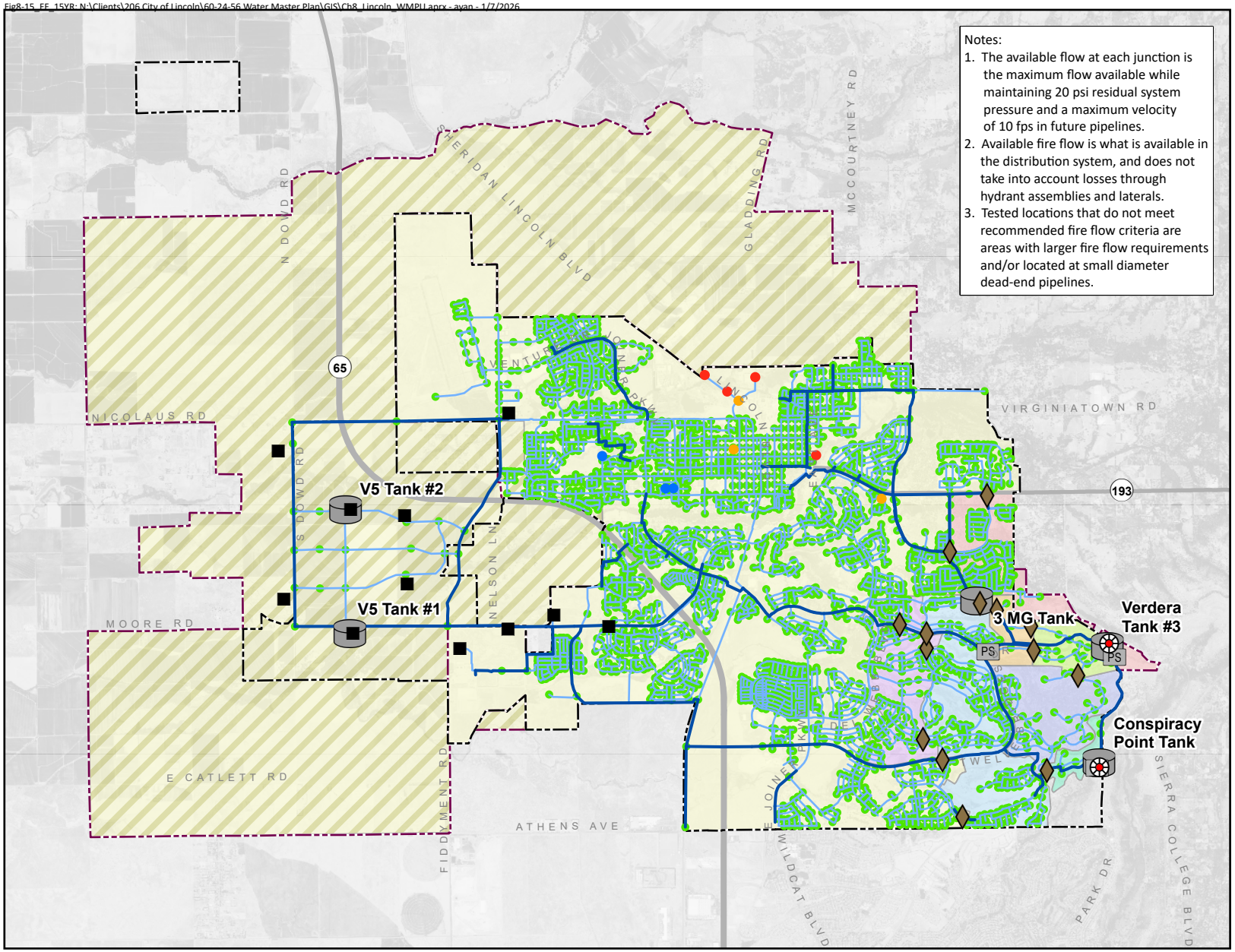
Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Percent of Fire Flow Requirement Available
10-Year Water System
Figure 8-14

Fig8-15_FF_15YR: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch8_Lincoln_WMPU.aprx - ayan - 1/7/2026



Percent of Available Fire Flow
- ≥ 100% of Criteria
- 75 - 100% of Criteria
- 50 - 75% of Criteria
- < 50% of Criteria

System Facilites
- Placer County Water Agency Metering Station
- Groundwater Well
- Pump Station
- Pressure Regulating Station
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

Boundaries
- 375 Zone
- 375 Zone West
- 450 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- Existing City Limit
- City Sphere of Influence

Prepared by:

WEST YOST

N

0 3,750 7,500 Feet

Prepared for:

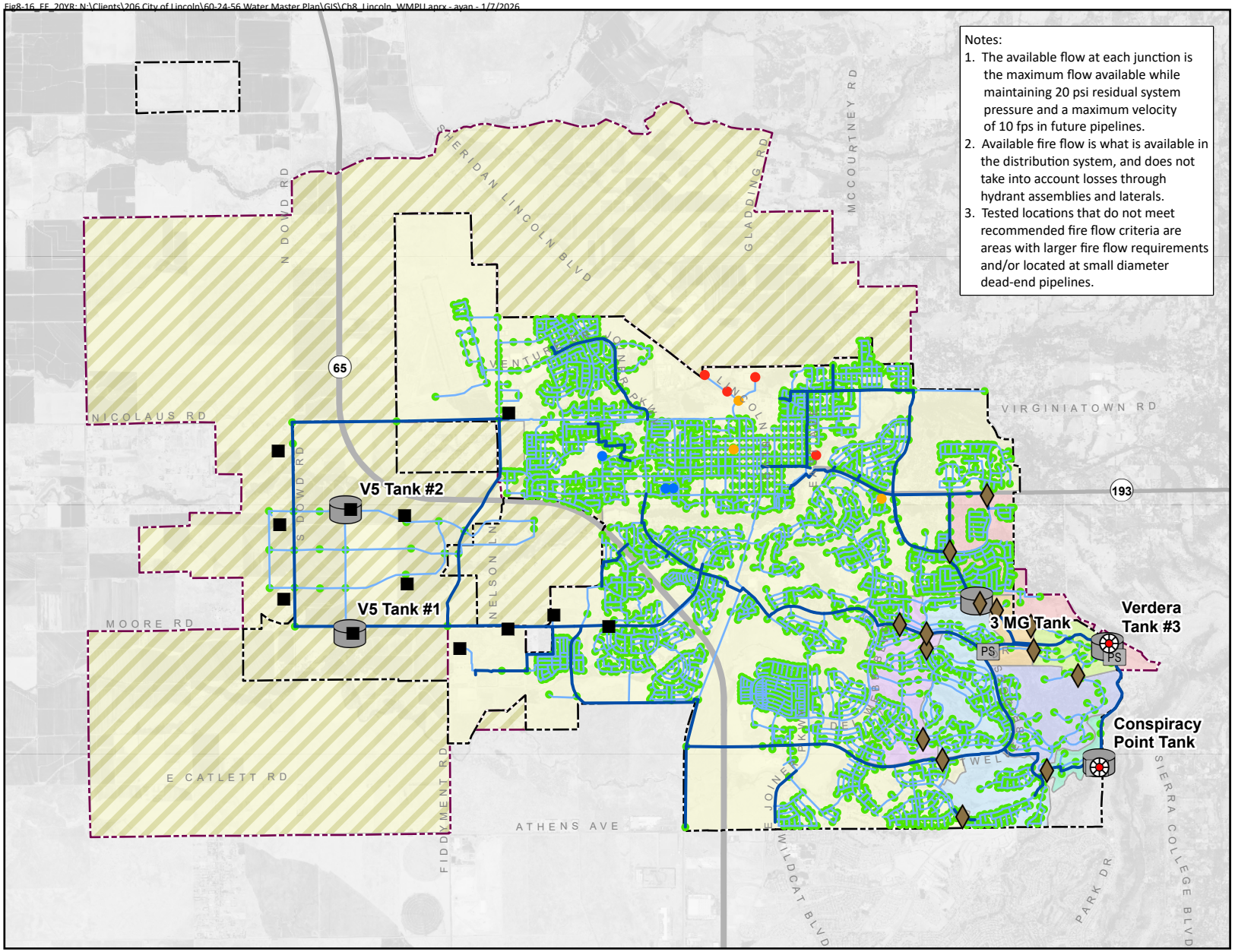
City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Percent of Fire Flow Requirement Available
15-Year Water System

Figure 8-15

Fig8-16_FF_20YR: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch8_Lincoln_WMPU.aprx - ayan - 1/7/2026



Percent of Available Fire Flow

- ≥ 100% of Criteria
- 75 - 100% of Criteria
- 50 - 75% of Criteria
- < 50% of Criteria

System Facilites

- Placer County Water Agency Metering Station
- Groundwater Well
- Pump Station
- Pressure Regulating Station
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

Boundaries

- 375 Zone
- 375 Zone West
- 450 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- Existing City Limit
- City Sphere of Influence

Prepared by:

WEST YOST

N

0 3,750 7,500 Feet

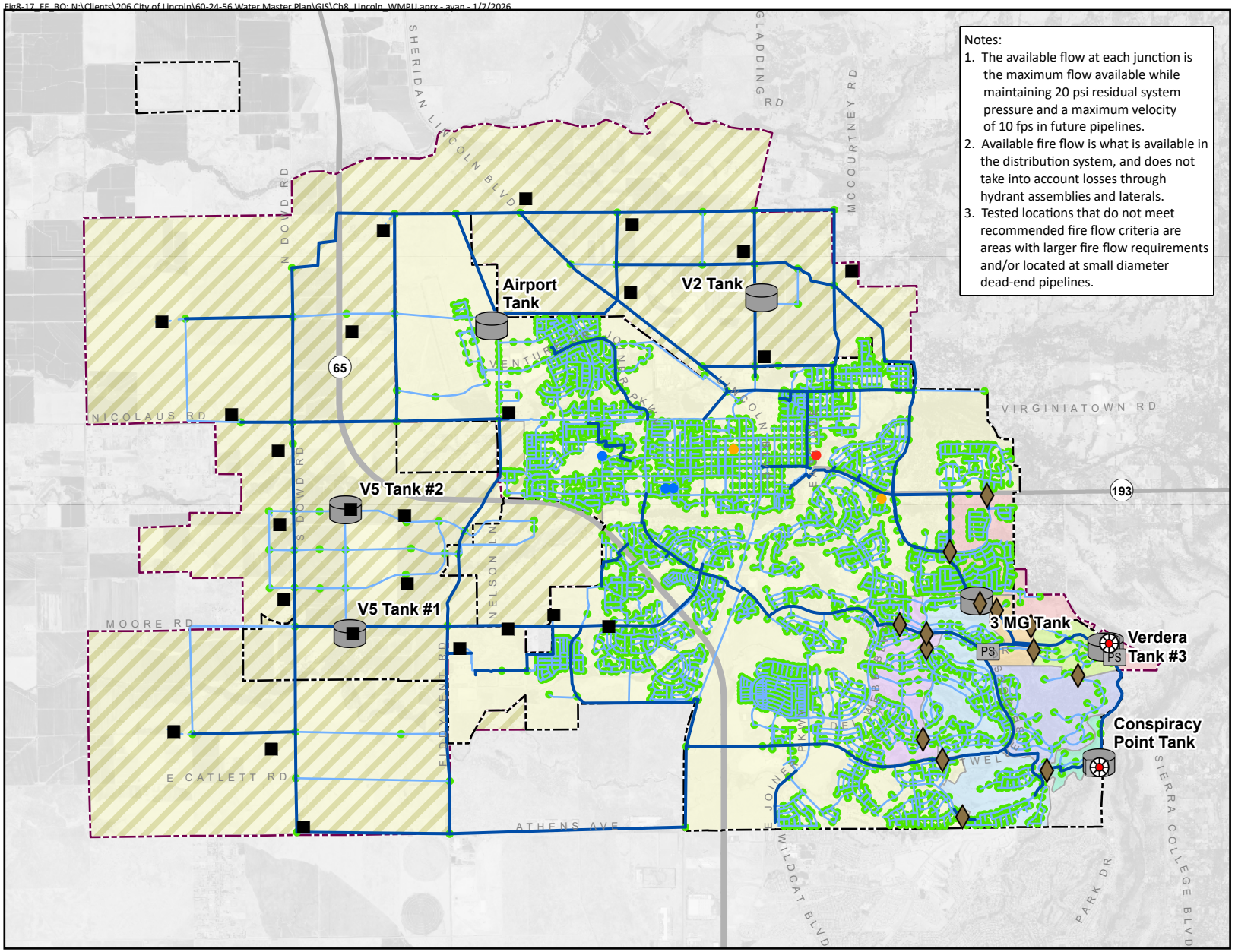
Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Percent of Fire Flow Requirement Available
20-Year Water System
Figure 8-16

Fig8-17_FF_RO: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch8_Lincoln_WMPU.aprx - ayan - 1/7/2026



Percent of Available Fire Flow

- ≥ 100% of Criteria
- 75 - 100% of Criteria
- 50 - 75% of Criteria
- < 50% of Criteria

System Facilites

- Placer County Water Agency Metering Station
- Groundwater Well
- Pump Station
- Pressure Regulating Station
- Storage Tank
- Distribution Pipeline (<18-inch)
- Transmission Pipeline (≥18-inch)

Boundaries

- 375 Zone
- 375 Zone West
- 450 Zone
- 475 Zone
- 575 Zone
- 610 Zone
- 650 Zone
- 750 Zone
- 775 Zone
- Existing City Limit
- City Sphere of Influence

Prepared by:

WEST YOST

N

0 3,750 7,500 Feet

Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Percent of Fire Flow Requirement Available
Buildout Water System
Figure 8-17

8.5 SUMMARY OF FINDINGS AND RECOMMENDATIONS FOR THE FUTURE WATER SYSTEM

Table 8-20 provides a summary of findings and recommended improvements identified by evaluating the 5-Year, 10-Year, 15-Year, 20-Year, and Buildout water systems and is organized by improvement type and phase. These recommendations are used to develop a recommended CIP, which is further described in Chapter 10. Figure 8-1 presents the recommended improvements for the five phases.

8.6 OTHER RECOMMENDATIONS

In addition to the improvements identified in the capacity and performance evaluations, other recommendations were identified through discussions with City staff. These projects are included to improve system and/or water supply reliability and are summarized below.

- **Water Supply Options Study.** A comprehensive water supply study is recommended to investigate feasible water supply sources for Buildout. This study will also explore the feasibility of obtaining additional PCWA and NID water supply. Potential PCWA options to consider include, but are not limited to, new PCWA water supply sources in west Placer County, such as the RiverArc Project, potential expansion and/or modification to metering stations, and the establishment of new agreements to access additional supply. The outcome of the study will be used as a framework for Project proponents to provide supply solutions to meet the increase in water demands for their developments. The supply solutions should be included in the development approval process with the City.
- **Groundwater Recharge Study.** A groundwater recharge study is recommended to perform field investigation and testing on the sites identified in the 2023 groundwater recharge site feasibility study completed by WPGSA. This study will also further evaluate whether implementation of recharge is viable in the City.
- **ASR Wells Study.** An ASR well study is recommended to investigate the feasibility of implementing ASR capabilities in future wells.
- **Recycled Water Feasibility Study.** The City should update the 2019 Reclamation Master Plan and continue to work with developers and Lincoln-Sewer Maintenance District 1 Wastewater Authority (LiSWA) to maximize the future use of recycled water.

Table 8-20. Summary of Recommended Future System Improvements

Improvement Type	5-Year	10-Year	15-year	20-Year	Buildout
Supply	• Construct two new ASR wells with backup power to improve supply reliability.	• Construct additional two new ASR wells with backup power to improve supply reliability.	• Construct additional two new ASR wells with backup power to improve supply reliability.	• Construct an additional new ASR well with backup power to improve supply reliability.	• Construct additional 13 new ASR wells with backup power to improve supply reliability.
	Total (Previous and Current Phases): • 2 ASR wells	Total (Previous and Current Phases): • 4 ASR wells	Total (Previous and Current Phases): • 6 ASR wells	Total (Previous and Current Phases): • 7 ASR wells	Total (Previous and Current Phases): • 20 ASR wells
	• Alternative water supplies will be explored and/or advanced to offset the need for additional groundwater capacity. Refer to Chapter 4 for additional detail.				
Storage and Pumping	• Construct a 2 MG storage tank and pump station in Village 5 to mitigate the storage deficit in the 375 Zone.	• None	• Construct an additional 2 MG storage tank and pump station in Village 5 to mitigate the storage deficit in the 375 Zone.	• None	• Construct a 5 MG storage tank and pump station in Village 2 to mitigate the storage deficit in the 375 Zone. • Construct a 3 MG storage tank and pump station in the Airport Area to mitigate the storage deficit in the 375 Zone.
	Total (Previous and Current Phases): • 1 new storage tank • 1 new associated pump station	Total (Previous and Current Phases): • 1 new storage tank • 1 new associated pump station	Total (Previous and Current Phases): • 2 new storage tanks • 2 new pump stations	Total (Previous and Current Phases): • 2 new storage tanks • 2 new pump stations	Total (Previous and Current Phases): • 4 new storage tanks • 4 new pump stations
Pressure Reducing Station	• None	• Construct four new pressure reducing stations for the proposed 450 Zone.	• None		
Pipelines	• Construct new transmission pipelines to support future development areas. • City should continue to rehabilitate and replace older and undersized (i.e., smaller than 8-inch diameter) pipelines, with the R&R previously discussed in Chapter 7 and described in detail in Chapter 9.				

CHAPTER 9
Rehabilitation and Replacement Program

Previous chapters of this WMPU have focused on the hydraulic capacity of the water system and evaluation of the ability to meet demands under existing and projected future conditions. This chapter presents the desktop study performed to assess the condition of water pipelines and the recommended pipeline R&R program. The results of a visual condition assessment of major water system facilities are also presented. Recommendations from the pipeline and major facilities assessments will be incorporated into the overall capital improvement program.

Major sections in this chapter include:

- Existing Pipeline R&R Approach
- Pipeline Asset Registry
- Pipeline Remaining Useful Life Assessment
- 10-Year Pipeline R&R Projections
- Condition Assessment of Major Facilities
- Next Steps

9.1 EXISTING PIPELINE REHABILITATION AND REPLACEMENT APPROACH

The City currently develops a pipeline replacement list every year which focuses on older pipelines and areas that have frequent leaks, breaks and/or maintenance calls. The water department meets with operations staff to identify the highest need pipelines and they are grouped into replacements for the following two fiscal years (FY). All appurtenances (valves, hydrants, sampling stations, etc.) are replaced when the adjacent pipeline is replaced. The City develops a GIS-based plan which identifies replacements through the next five to seven FY. At the time of the development of the recommended R&R program discussed in Section 9.4, the City's most recent Water CIP Replacement Plan was dated May 2024 and shown in Figure 9-1.

It should be noted that the City continuously updates its Water CIP Replacement Plan and versions more recent than the May 2024 plan are not included in this WMPU, as they were not used for the development of the recommended R&R program. The City's most recent publicly available CIP information, including a CIP Tracker report and a ArcGIS-based Active CIP web map public information on CIP including items like a CIP tracker report and ArcGIS CIP web-based map, can be accessed on the City's website at: https://www.lincolnca.gov/our-government/capital-improvement-projects/.

For the past few years, the quantity of pipelines to be replaced has largely been dictated based on available budget, which has been between $1.2M and $3M per year. The City's 2023 Water and Wastewater Rate Study (Raftelis) proposes a capital improvement plan which anticipates replacement of up to 1 mile per year of pipeline starting in FY 2026 and increasing up to 2 miles per year of pipeline by FY 2029, which is based on pipelines that have exceeded their service life.

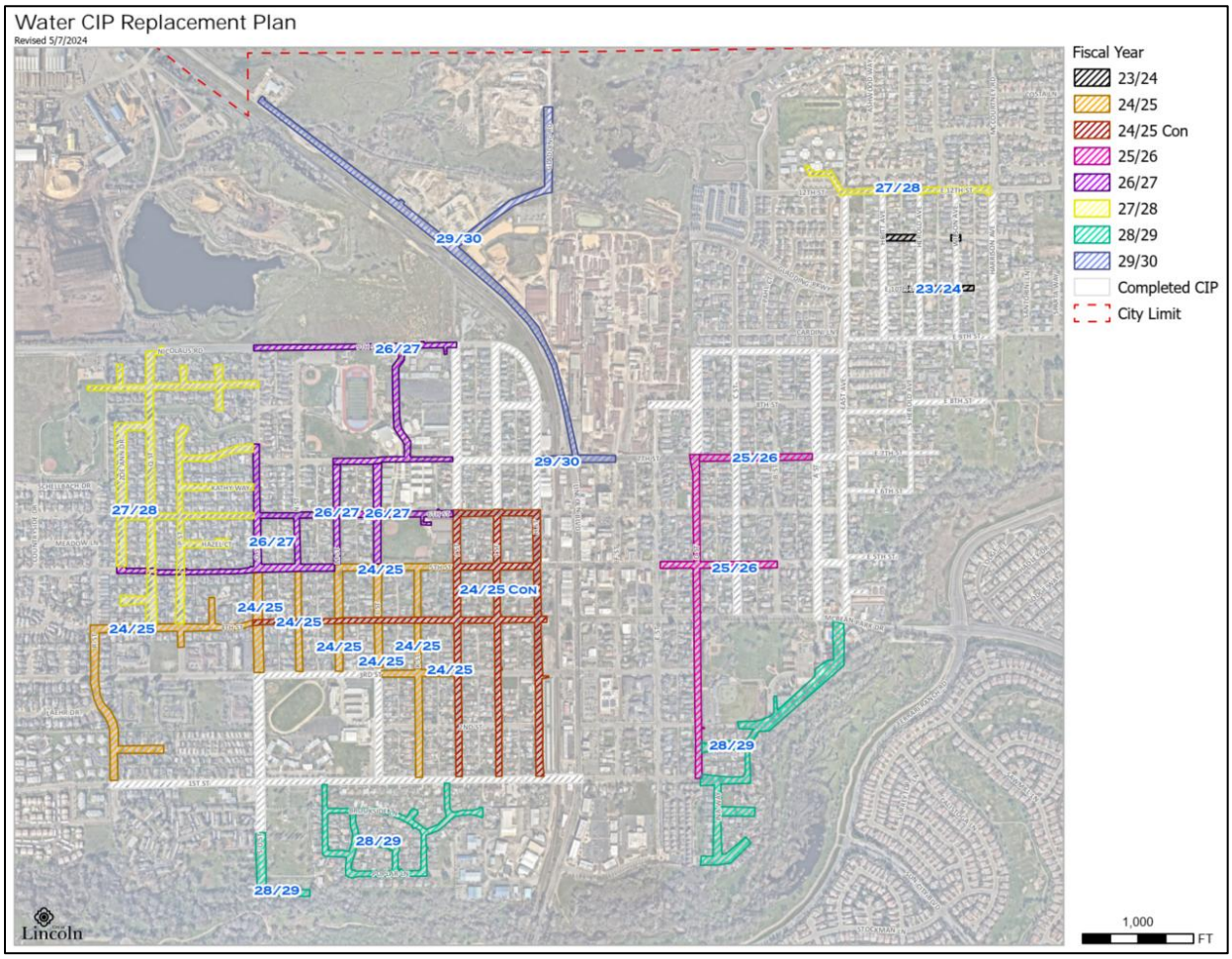


Figure 9-1. Water CIP Replacement Plan (May 2024)

9.2 PIPELINE ASSET REGISTRY

The City provided a GIS database that was used to create an inventory of existing pipelines within the City's potable water system (asset register). The asset register consists of 11,611 pipeline segments and associated asset data (e.g., pipeline age, size, material, etc.). Table 9-1 presents a summary of the City's water pipelines by diameter. Table 9-2 presents a summary of the City's water pipelines by material. In Chapter 2, Table 2-8 and Figure 2-4 present the water pipelines by decade of installation. The majority of pipelines (56-percent) were installed in the 2000s, with only five percent installed in the 1970s or earlier.

Table 9-1. Existing Pipeline Summary, by Diameter[a]			
Pipeline Diameter, inches	Length of Pipeline, miles	Percent in Water System by Length	Count of Pipeline Segments
1-3	0.7	0.2	58
4	3.0	1.1	178
6	22.1	8.0	1,060
8	129.6	47.2	5,623
10	3.6	1.3	180
12	77.0	28.0	3,625
14	1.8	0.6	64
16	8.4	3.1	180
18	14.5	5.3	362
20	1.0	0.4	3
24	8.9	3.2	209
30	1.9	0.7	37
36	1.1	0.4	27
42	1.2	0.4	1
Unknown	0.01	<0.01	4
Total	**274.6**	**100%**	**11,611**

Source: City's water system GIS database provided in April 2024.

(a) Only pipelines managed by the City are included.

The majority of the City's water system pipelines, approximately 77 percent, have diameters between 8 inches and 12 inches.

Table 9-2. Existing Pipeline Summary, by Material[a]			
Pipeline Material	Length of Pipeline		Percent in Water System, percent
	feet	miles	
Asbestos Cement	77,960	14.7	5.4
Cast Iron	14,030	2.7	1.0
Copper	30	< 1.0	< 0.1
Ductile Iron	159,420	30.2	11.0
High-Density Polyethylene (HDPE)	90	< 1.0	< 0.1
Polyvinyl Chloride (PVC)	1,183,130	224.1	81.6
Steel	12,220	2.3	0.8
Unknown	3,170	0.6	0.2
Total	**1,450,050**	**274.6**	**100%**

Source: City's water system GIS database provided in April 2024.

(a) Only pipelines managed by the City are included.

The majority of the City's water system pipelines, approximately 82 percent, are PVC.

As described in the following sections, the asset register was used to develop remaining useful life (RUL) estimates and develop a proposed pipeline rehabilitation and repair schedule.

9.3 PIPELINE REMAINING USEFUL LIFE ASSESSMENT

Asset *useful life* (UL) is the time that an asset provides valued service, after which it does not meet its intended service level. End of life is not necessarily indicative of catastrophic failure, and in most cases an asset can still hold functionality when it has reached the end of its useful life. Asset *RUL* can be estimated by comparing the actual age of assets to its useful life. In the absence of condition or performance data, this approach provides an initial determination of assumed condition and can be used to project estimated renewal needs. If available in the future, asset condition or performance data can be used to support or supersede RUL estimates.

The following section presents the method used to estimate RUL of City pipelines.

9.3.1 Remaining Useful Life

Each pipeline's RUL was estimated by subtracting the estimated useful life (UL) from its age (how long the asset has been installed):

$$RUL = UL - age$$

For example, an asset with a 50-year useful life that has been in service 35 years would have a RUL of 15 years.

9.3.1.1 Useful Life Expectancies

Municipal utility system assets vary by type, manufacturer, design, construction, and quality. They have different characteristics in how they operate and, consequently, will have different profiles of how they perform and ultimately fail. Standard UL expectancies are documented by the American Water Works Association, Water Environment Research Foundation, in addition to other industry associations. UL expectancies were developed for the City's pipelines using these industry standards.

Each pipe material and diameter within the City's water system was assigned a useful life. Considerations were made to account for variable environmental conditions. Based on discussions with City staff, the City has experienced brittle AC pipe of all diameters (in clay soils with high shrink-swell potential, asbestos cement pipes are prone to breaks due to the brittle nature of the material). The City has not experienced corrosive soils within the service area, which can impact the useful life of metallic pipelines. The standard useful life expectancies are presented in Table 9-3. Once each pipeline was assigned a standard useful life, the RUL of each of the City's water pipelines was calculated.

Table 9-3. Standard Useful Life of Buried Pipelines, by Material	
Material	Useful Life, years
Asbestos Cement[(a)]	50
Cast Iron	90
Copper	50
Ductile Iron	95
High Density Polyethylene (HDPE)	80
Polyvinyl Chloride (PVC)	80
Steel	75
Unknown	50

(a) Asbestos cement pipe typically has a useful life of 65-100 years. When exposed to clay soils with high shrink-swell potential, asbestos cement pipes are prone to breaks due to the brittle nature of the material.

9.3.1.2 RUL Classification

Based on the pipeline estimated RUL, each pipeline was assigned an assumed condition from *Like New* to *Poor*, as presented in Table 9-4. Newer assets with 50 percent or more of their useful life remaining are expected to be in Good to Like New condition. Older assets with less than 50 percent of their useful life remaining are expected to be in fair to poor condition.

Table 9-4. RUL to Condition Translation	
Percent RUL	Assumed Condition
100 to 80%	Like New
79 to 50%	Good
49 to 20%	Fair
19% to >0%	Poor

Table 9-5 summarizes the assumed condition of pipelines based on each pipeline's estimated RUL. Note that the Poor condition category was split between pipes with greater than zero percent RUL and less than or equal to zero RUL.

Table 9-5. Pipeline RUL-Based Condition Summary			
Condition	Length of Pipelines		Percent of System, percent
	feet	miles	
Like New (100% to 80% RUL)	301,820	57.2	21
Good (79% to 50% RUL)	1,053,340	199.5	73
Fair (49% to 20% RUL)	21,380	4.0	1
Poor (greater than 0% to 19% RUL)	19,540	3.7	1.3
Beyond RUL (0% RUL)	53,970	10.2	4
Total	**1,450,050**	**274.6**	**100%**

This information provides a snapshot view of the condition of the City's potable water pipelines based on the estimated RUL and where future R&R may be required. Approximately 94-percent of the City's pipelines are in Good to Like New condition. Approximately fourteen miles of pipeline, or about five percent of the water system, are expected to be in Poor condition. The last row in Table 9-5 shows the pipelines that are already beyond useful life (10.2 miles or four percent of pipelines).

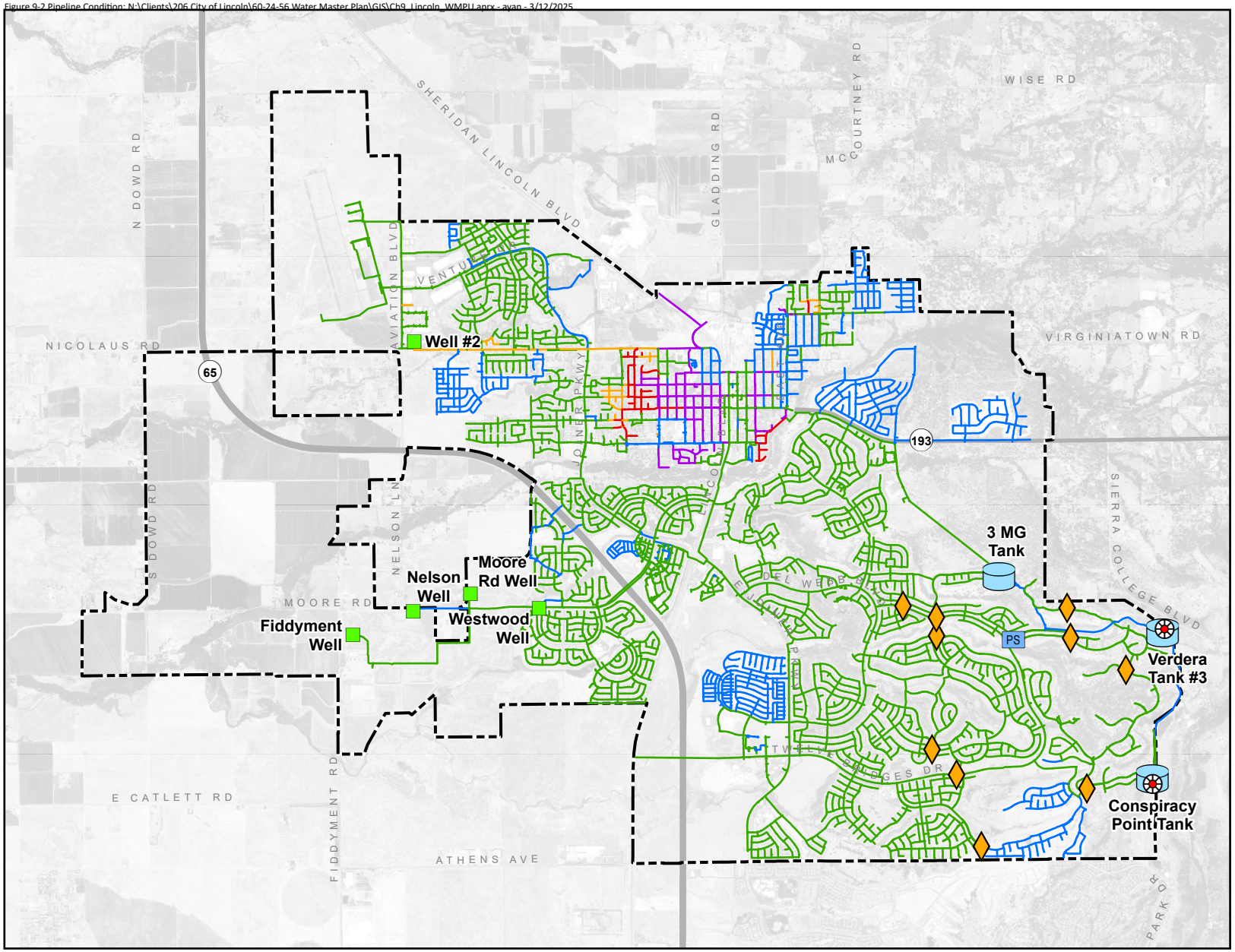
Figure 9-2 presents the RUL-based condition of pipelines.

9.4 PIPELINE R&R PROJECTIONS

The purpose of this effort is to improve the City's approach to pipeline R&R by identifying assets that are beyond their expected useful life, incorporate the City's institutional knowledge of chronic issues, and combine those assets into a prioritized program that can be implemented strategically by the City over the next 10 years.

Once the RUL analysis was complete, West Yost held a workshop with City staff to discuss the initial replacement projections and receive feedback on any issues in the system such as areas/neighborhoods, certain pipeline materials, or certain pipeline sizes with chronic leak/breaks, or maintenance calls. Existing and proposed projects were also discussed for potential inclusion in the program such as replacement of lead goosenecks (largely completed through CIP Plan), backflow preventer installation/replacements (agreed to require more study and more appropriate in the Downtown Specific Plan), and replacement of specific pipelines for access improvement. Most of these projects were agreed to be included in other planning efforts, except for the realignment of 14-inch pipelines at 1st Street/D Street that currently runs under a house.

Figure 9-2 Pipeline Condition: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch9_Lincoln_WMPU.aprx - ayan - 3/12/2025



Pipeline Condition by Percent of Remaining Useful Life

- Beyond Remaining Useful Life
- Poor (1-19%)
- Fair (20-49%)
- Good (50-79%)
- Like New (80-100%)

Existing System Facilities

- Placer County Water Agency Metering Station
- Groundwater Well
- Catta Verdera Pump Station (PS)
- Pressure Regulating Station
- Storage Tank

Boundary

- City Limit

Notes:
1. Facilities shown are based on GIS data provided by the City in April 2024.
2. Pipeline condition is determined based on the asset's age and expected useful life. Expected useful life is estimated based on pipeline material and industry standards.

Prepared by:

WEST YOST

N

0 3,000 6,000 Feet

Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Pipeline Condition

Figure 9-2

9.4.1 10-Year Pipeline R&R Program

The City's May 2024 Water CIP Replacement Plan[1], the RUL estimates, and other projects identified by the City were used to develop a 10-year pipeline R&R program.

The City's 2023 Water and Wastewater Rate Study specifies replacement of up to 1 mile of pipeline per year starting in FY 2026, increasing up to 2 miles per year by FY 2029. City Staff provided feedback to incrementally increase pipeline replacements per year, as follows: replacement of 1 mile per year though FY 2028, followed by 1.5 miles per year in FY 2029-2031, and 2 miles per year thereafter.

For each year of the plan, pipelines were included based on the following hierarchy:

1. Pipelines included in the City's current Water CIP Replacement Plan, by FY
2. Pipelines identified to have less than or equal to zero RUL
3. Other pipelines identified by the City (e.g., 1st Street/D Street realignment of 14-inch pipeline under house), which were matched with adjacent replacements

The 10-year pipeline R&R program is presented in Table 9-6 and Figure 9-3. The last two columns in Table 9-6 present the oldest pipeline remaining after replacements are performed for that year, and the count of pipelines beyond useful life after replacements are performed for that year. At Year 10 (2034), the program will "catch up" with overdue replacements and all pipelines beyond their useful life will have been replaced. At that point, is expected that unplanned and emergency pipeline repairs and replacements will decrease because the oldest and poorest condition pipelines will no longer be in the system.

Details on the 10-Year R&R program including pipelines by year are included in Appendix F.

[1] As discussed in Section 9.1, at the time of the development of the 10-year pipeline R&R program, the City's most current Water CUP Replacement Plan was dated May 2024.

Table 9-6. 10-Year Pipeline R&R Program					
Year	Length of Pipelines, miles	Unit Cost for Pipeline Replacement[a]	Capital Cost Estimate, dollars[b]	Remaining Oldest Pipe after Replacements	Count of Pipes Beyond UL after Replacements
Year 1 (2025)	1	$475 / linear foot	2,528,160	1929	430
Year 2 (2026)	1		2,607,757	1929	376
Year 3 (2027)	1		2,766,406	1929	323
Year 4 (2028)	1		2,792,331	1945	304
Year 5 (2029)	1.5		4,268,664	1945	269
Year 6 (2030)	1.5		4,367,729	1945	199
Year 7 (2031)	1.5		4,369,866	1960	131
Year 8 (2032)	2		6,121,991	1971	84
Year 9 (2033)	2		6,389,702	1971	23
Year 10 (2034)	2		6,522,755	1971	0

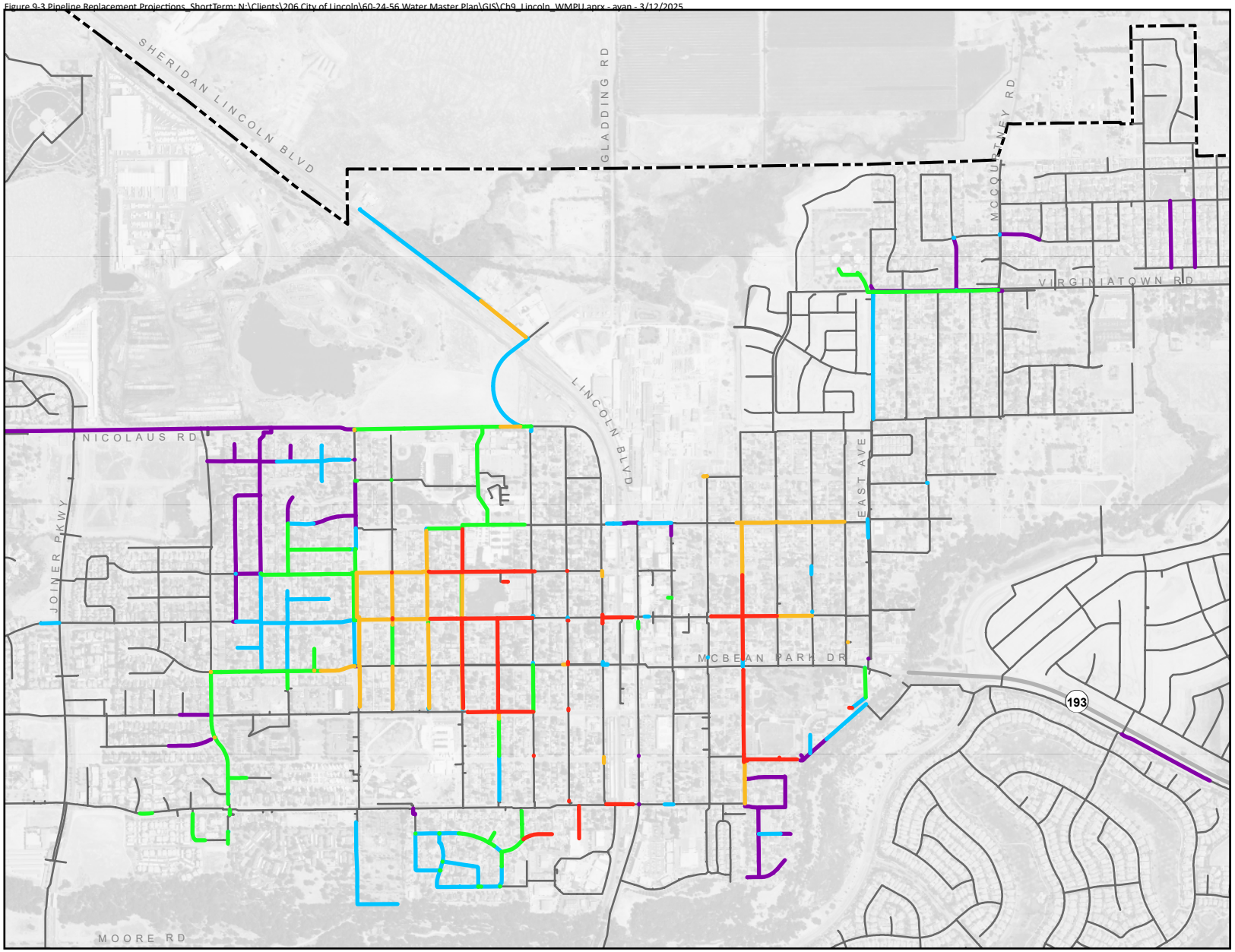
(a) Unit construction cost estimate is based on 8-inch diameter pipeline built in developed area.
(b) 3% inflation rate applied for years subsequent to 2025.

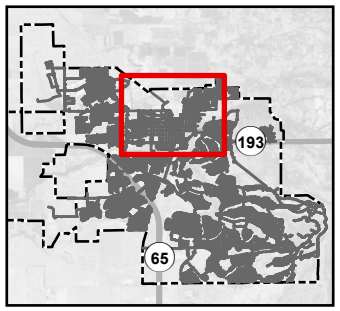
9.4.2 Future Pipeline Replacements

After Year 10 of the R&R program, there are several years where no pipelines reach the end of their useful life. Because the majority of the City's system was installed in the 1990s and 2000s, it is expected these assets will create a "replacement wave" where a significant number of assets reach the end of their useful lives around the same time, requiring simultaneous replacement or upgrades. To understand the longer-term outlook on pipeline replacements, the RUL projections were extended an additional 70-years beyond the 10-Year program (to year 2104). Table 9-7 presents the pipeline replacement projections based on RUL for 10-year increments, ending in year 2104.

Table 9-7. Long-Term Pipeline R&R Projections			
Year	Length of Pipelines, feet	Length of Pipelines, miles	Percent of System, percent
Year 11-20 (2035-2044)	13,274	2.5	2.5
Year 21-30 (2045-2054)	4,120	0.8	0.3
Year 31-40 (2055-2064)	16,710	3.2	1.2
Year 41-50 (2065-2074)	63,010	11.9	4.3
Year 51-60 (2075-2084)	686,760	130.1	47
Year 61-70 (2085-2094)	241,670	45.8	17
Year 71-80 (2095-2104)	322,790	61.1	22

Figure 9-3 Pipeline Replacement Projections_ShortTerm: N:\Clients\206 City of Lincoln\60-24-56 Water Master Plan\GIS\Ch9_Lincoln_WMPU.aprx - ayan - 3/12/2025





Pipeline Replacement Year

- 2025 - 2026
- 2027 - 2028
- 2029 - 2030
- 2031 - 2032
- 2033 - 2034
- Beyond 2034

Boundary

- City Limit

Notes:

1. Infrastructure shown are based on GIS data provided by the City in April 2024.
2. Projection of pipeline replacement is determined based on City CIP plans and the asset's age and expected useful life. Expected useful life is estimated based on pipeline material and industry standards.
3. Several standalone segments are located throughout the city and fall outside the figure boundaries, they are included in appendices.

Prepared by:

WEST YOST

N

0 750 1,500 Feet

Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Pipeline Replacement Projections - 10-Year CIP

Figure 9-3

As shown in Table 9-7, there are a small number of expected replacements (less than four percent of the system) until Years 51-60, when 47 percent of the system is expected to require replacement. The following decades also have significant replacements expected (17 percent and 22 percent, respectively).

To proactively plan for the wave of replacements, it is recommended the City:

1. **Implement a Staggered Replacement Strategy**
    - Spread replacements over time by prioritizing segments based on condition, risk, location, or strategic importance, instead of waiting for mass end-of-life events.
    - To support the replacement prioritization, consider conducting a condition assessment to identify pipelines that may require early replacement due to wear or operational conditions, which can help to out the replacement timeline.
    - Considering the challenges and costs associated with assessing the condition of water mains, the City should adopt a cost-benefit-driven approach to prioritize assessments strategically – this could include risk-based prioritization, a representative sampling-based approach, or other strategies.
2. **Establish a Long-Term Capital Reserve Fund**
    - The dedicated fund should be similar to what was developed as part of the 2023 Water and Wastewater Rate Study and should serve long-term needs.
3. **Continue and Enhance the Collaborative Approach**
    - The City currently utilizes a collaborate approach to develop the replacement plan. Continue this approach and support decisions with data (maintenance records, condition assessment, work order history, the program presented here).
    - Coordinate with other City departments (sewer, roads) to align replacement schedules and reduce costs.

9.5 BASIC CONDITION ASSESSMENT OF MAJOR FACILITIES

As discussed in Chapter 2, the City's major water system facilities include: three storage tanks, five groundwater wells, one booster pump station, and multiple pressure reducing stations.

On May 23, 2024, West Yost conducted a basic condition assessment of the City's major facilities to evaluate the condition, performance, and efficiency of each facility. Table 9-8 summarizes the condition of the evaluated facilities and any associated comments and/or recommendations. Generally, all evaluated facilities were in good condition with no major issues. West Yost recommends installing an exterior ladder with a safety cage on the Verdera Tank No. 3.

9.6 NEXT STEPS

Recommendations from the pipeline program and major facilities assessments will be incorporated into the overall capital improvement program.

Table 9-8. Summary of Basic Condition Assessment of Major Facilities		
Name	General Condition	Comments
Storage Tanks		
Conspiracy Point Tank	Good	• There is an unknown PRV vault on site, City is uncertain if this is a PCWA vault. • No standby power.
3 MG Tank	Good	• No issues.
Verdera Tank #3	Good	• New PRV is currently under construction. • Tank needs an exterior ladder with a safety cage. There is currently no access to the top of tank due to the lack of an exterior ladder. • No standby power.
Groundwater Wells		
Well 2	Good	• Currently, Well 2 is only operated periodically (pumped to waste) each month due to PFAS being detected in the well water. However, the PFAS level is not above the MCL. • The City uses Well 2 only as necessary during times of high demand. • At the time of the site visit (May 23,2024), the generator was unable to start in “Auto” mode due to issues with the automatic transfer switch and the only way to operate the generator was to start it in “Manual” mode when there was no PG&E power available onsite. • As of July 11, 2024, the generator was repaired and is fully functional.
Well 6 – Westwood	Good	• No issues.
Well 7 – Moore Rd	Good	• No standby power but has a connection for a portable generator.
Well 8 – Fiddyment	Good	• No issues.
Well 9 – Nelson	Good	• No standby power but has a connection for a portable generator.
Catta Verdera BPS		
Overall	Good	• BPS is only needed if the PCWA line is out of service. • City staff keeps the BPS operational by operating it weekly, however, this requires a lot of time and cost.
Pump 1	Good	• Frequent check valve replacement when the pump station is operational.
Pump 2	Good	• Frequent check valve replacement when the pump station is operational.
Pump 3	Good	• No VFD. • Frequent check valve replacement when the pump station is operational.
Pump 4	Good	• No VFD. • Pump has not been run in more than five years.

Table 9-8. Summary of Basic Condition Assessment of Major Facilities

Name	General Condition	Comments
Pressure Reducing Stations (PRS)		
Twelve Bridges PRS	Good	• 4-inch and 12-inch ClaVals were recently rebuilt. • Piping has minor coating issues. • No standby power. • There are traffic speeding issues at the PRS site, which causes an employee safety issue when working on the PRS. • No site lighting
Eastridge PRS	Good	• No standby power. • No site lighting.
Village 13 PRS	Good	• No standby power.
Village 19 PRS	Good	• No site power, SCADA, or standby power. • No alarms. • No site lighting. • No PG&E.

CHAPTER 10
Capital Improvement Program

This chapter presents the recommended Capital Improvement Program (CIP) for the City's existing and future (5-Year, 10-Year, 15-Year, 20-Year, and Buildout) water system, based on the evaluations described in Chapters 7 and 8 and the recommended R&R program described in Chapter 9. This chapter provides a summary of the recommended improvement projects, along with estimates of probable construction and capital costs for each proposed Project.

It should be noted that the recommended CIP only identifies improvements at a master plan level and does not necessarily include all required on-site infrastructure or provide design of improvements. Subsequent detailed design is required to determine the exact sizes and locations of these proposed improvements.

The following sections of this chapter summarize the cost estimating methodology and present the CIP of recommended upgrades to improve the existing system and support future demands:

- Cost Estimating Assumptions
- Recommended CIP
- Basis of Recommendations

10.1 COST ESTIMATING ASSUMPTIONS

Cost estimates prepared for this WMPU are in accordance with the guidelines of the Association for the Advancement of Cost Engineering (AACE) International for a Class 5 Estimate. AACE International defines a Class 5 Estimate in the following manner:

> *Class 5 Estimate: This estimate is prepared based on limited information, where little more than proposed plant type, its location, and the capacity are known. Strategic planning purposes include, but are not limited to, market studies, assessment of viability, evaluation of alternate schemes, project screening, location and evaluation of resource needs and budgeting, and long-range capital planning. Examples of estimating methods used would include cost/capacity curves and factors, scale-up factors, and parametric and modeling techniques. Typically, little time is expended in the development of this estimate. The expected accuracy ranges for this class estimate are -20 to -50 percent on the low side and +30 to +100 percent on the high side.*

Construction and Capital Cost estimates are presented in August 2025 dollars based on an Engineering News Record Construction Cost Index (ENR CCI) of 20-cities average (13,913.52). Construction costs were developed based on a combination of data supplied from manufacturers, bids on other water facilities projects, construction costs previously estimated by West Yost, and from standard cost estimating guides. Total CIP costs include contingencies equal to 49.5 percent of base construction costs, including construction contingency and other costs for engineering and implementation.

For this WMPU, it is assumed that recommended distribution system facilities will be developed in public rights-of-way or on public property; therefore, land acquisition costs have not been included. Construction cost estimates do not include costs for annual operations and maintenance. A complete description of the assumptions used in developing the estimates of probable construction cost is provided in Appendix G.

10.2 RECOMMENDED CAPITAL IMPROVEMENT PROGRAM

This section summarizes the overall recommended CIP, which is based on the evaluations described in Chapters 7 and 8 and recommendations in Chapter 9. A high-level summary of the overall program is provided below, and subsequent sections provide more detail for each of the evaluated time frames. Figure 10-1 shows overall recommendations for the City's existing, 5-Year, 10-Year, 15-Year, 20-Year, and Buildout water system. Pipelines intended to serve future development areas and their associated costs are included for reference in the CIP; only pipelines that are 12-inch diameter or greater are included. These pipelines, however, are recommended to be funded by Project proponents in the future, as part of connection fees, and alignments are expected to change as future development plans are refined.

10.2.1 Summary of Estimated Capital Costs

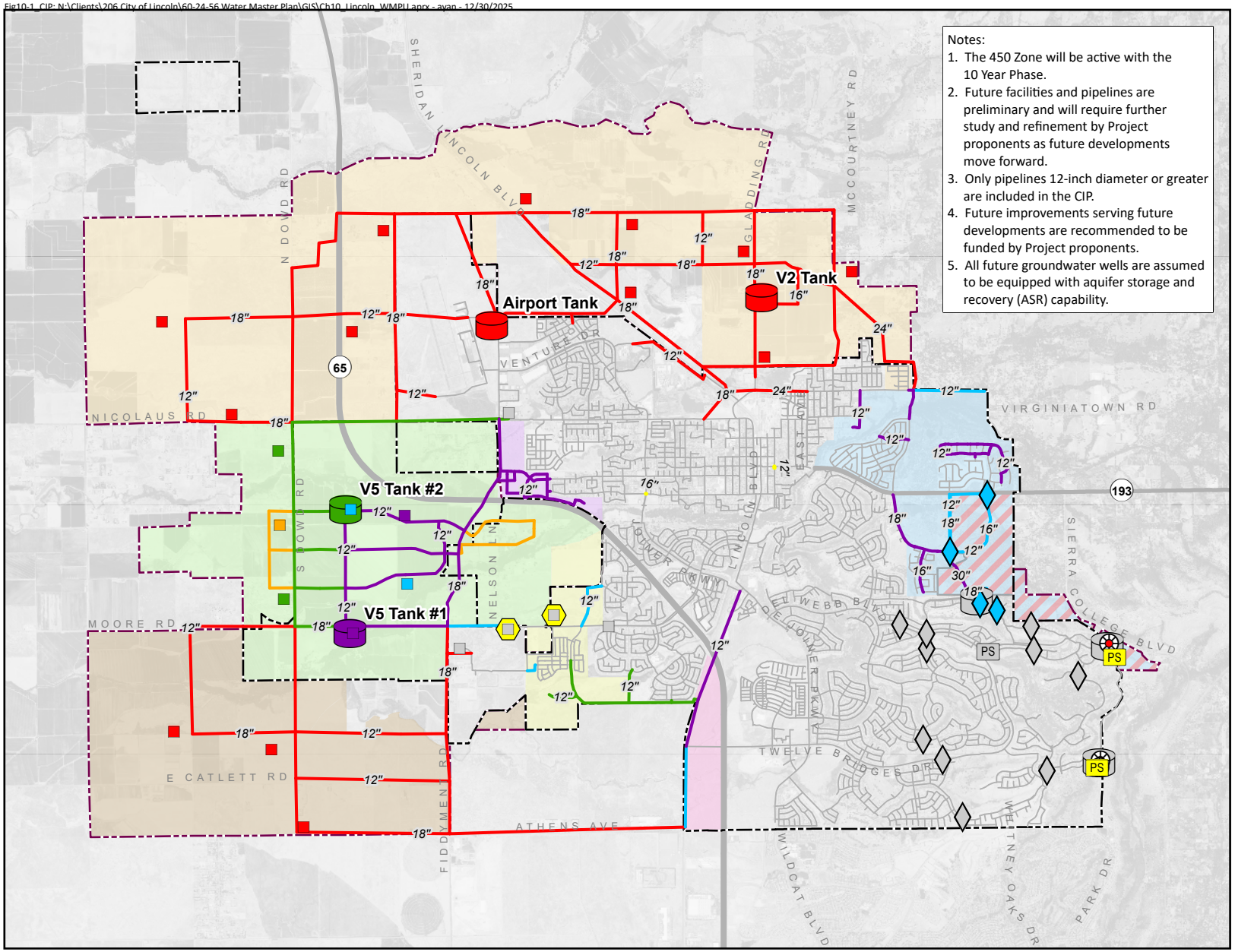
Table 10-1 summarizes the estimated total capital costs by time frame and responsible party for the costs (i.e., the City or future development). As shown in Table 10-1, the overall capital improvement costs are estimated to be approximately $539 million (M). Approximately 98 percent of the overall program ($529M), is recommended to be allocated to future development and paid for through connection fees, as the identified infrastructure is needed to support future demands. The top three contributors to the overall program costs are Villages 2 through 4 and SUD-A at approximately 45 percent ($240M), Village 5 at approximately 23 percent ($125M), and Village 6 and SUD-C at approximately 15 percent ($82M). The City is responsible for the remaining 2 percent ($10M) of overall program costs which is attributed to improving existing infrastructure and/or developing studies to improve water supply quality and/or reliability.

The improvement costs presented in Table 10-1 do not include improvements from the recommended R&R programs, which should be completed on an on-going basis and are not included in this WMPU. These programs and associated costs are summarized below and described in detail in Chapter 9.

Table 10-1. Summary of Improvement Costs by Time Frame and Responsible Party, dollars[(a)]

Improvement Type	Existing	5-Year	10-Year	15-Year	20-Year	Buildout	Total
City							
Storage and Pumping	7,073,000	0	0	0	0	0	7,073,000
Pipeline	113,000	1,884,000	0	0	0	0	1,997,000
Other Improvements	0	700,000	0	0	0	0	700,000
Subtotal	**7,186,000**	**2,584,000**	**0**	**0**	**0**	**0**	**9,770,000**
Lincoln 270							
Pipeline	0	6,898,000	4,281,000	207,000	0	0	11,386,000
Subtotal	**0**	**6,898,000**	**4,281,000**	**207,000**	**0**	**0**	**11,386,000**
SUD-B							
Pipeline	0	12,558,000	0	0	0	0	12,558,000
Subtotal	**0**	**12,558,000**	**0**	**0**	**0**	**0**	**12,558,000**
Village 1							
Pressure Reducing Station	0	0	1,935,000	0	0	0	1,935,000
Pipeline	0	23,699,000	15,304,000	0	0	0	39,003,000
Subtotal	**0**	**23,699,000**	**17,239,000**	**0**	**0**	**0**	**40,938,000**
Village 5							
Supply	0	8,615,000	8,615,000	8,615,000	4,308,000	0	30,153,000
Storage and Pumping	0	10,017,000	0	10,017,000	0	0	20,034,000
Pipeline	0	32,854,000	3,219,000	30,738,000	8,292,000	0	75,103,000
Subtotal	**0**	**51,486,000**	**11,834,000**	**49,370,000**	**12,600,000**	**0**	**125,290,000**
Village 7							
Pipeline	0	3,119,000	2,535,000	10,805,000	0	0	16,459,000
Jack & Bore	0	0	0	128,000	0	0	128,000
Subtotal	**0**	**3,119,000**	**2,535,000**	**10,933,000**	**0**	**0**	**16,587,000**
Village 2, Village 3, Village 4, and SUD-A							
Supply	0	0	0	0	0	43,073,000	43,073,000
Storage and Pumping	0	0	0	0	0	28,792,000	28,792,000
Pipeline	0	0	0	0	0	168,005,000	168,005,000
Jack & Bore	0	0	0	0	0	575,000	575,000
Subtotal	**0**	**0**	**0**	**0**	**0**	**240,445,000**	**240,445,000**
Village 6 and SUD-C							
Supply	0	0	0	0	0	12,922,000	12,922,000
Storage and Pumping	0	0	0	0	0	0	0
Pipeline	0	0	0	0	0	68,515,000	68,515,000
Jack & Bore	0	0	0	0	0	128,000	128,000
Subtotal	**0**	**0**	**0**	**0**	**0**	**81,565,000**	**81,565,000**
Total Costs	**$7,186,000**	**$100,344,000**	**$35,889,000**	**$60,510,000**	**$12,600,000**	**$322,010,000**	**$538,539,000**

(a) Costs shown are based on August 2025 CCI of 20-cities average (13913.52).



Phase Color Legend

- Existing (No Improvement)
- Existing (Improvement)
- 5 Year
- 10 Year
- 15 Year
- 20 Year
- Buildout

System Facilities

- Groundwater Well
- Placer County Water Agency Metering Station
- Backup Power
- PS Pump Station
- Pressure Reducing Station
- Storage Tank
- Pipeline

Future Development

- Lincoln 270
- Village 1
- Villages 2-4 and SUD-A
- Village 5
- Village 7
- SUD-B
- Village 6 and SUD-C

Boundaries

- New 450 Pressure Zone
- Existing City Limit
- City Sphere of Influence

Prepared by:

WEST YOST

N

0 3,750 7,500 Feet

Prepared for:

City of Lincoln
Water Master Plan Update

Lincoln Live. Life. Lincoln

Recommended Capital Improvement Projects

Figure 10-1

10.2.2 Recommended Existing System Improvements

Chapter 7 provided a summary of the evaluation of the City's existing water system and its ability to meet recommended water system planning and design criteria described in Chapter 5. In general, the analysis recommended the following:

- **Storage and Pumping:**
  - Address the existing storage deficit in the 375 Pressure Zone through installation of dedicated on-site backup power at the Nelson and Moore Wells to provide 1.76 MG of EGWC and improve system reliability.
  - Address the existing storage deficit in the 750 Pressure Zone through construction of a new booster pump station with back-up power at the Verdera Tank No. 3 site with a minimum capacity of 2 mgd.
  - Address the existing storage deficit in the 775 Pressure Zone through construction of a new booster pump station with back-up power at the Conspiracy Point Tank site with a minimum capacity of 4 mgd.
- **Pipelines:**
  - Replace 8-inch diameter pipeline at intersection of 1st Street and Joiner Parkway with a new 16-inch diameter pipeline to mitigate velocity exceedance.
  - Replace 8-inch diameter pipeline at intersection of E Street and McBean Park Drive with a new 12-inch diameter pipeline to mitigate velocity exceedance.
- **Rehabilitation and Replacement:**
  - Enhance the City's existing pipeline R&R program to accelerate the replacement of aging and undersized distribution pipelines on a proactive and programmatic basis before failure and require emergency repair and replacement. A recommended program is described in Chapter 9. Upsizing many of the smaller diameter pipelines would improve fire flow in the downtown area of the City.

No specific capital improvement projects besides the above listed capacity-related improvements were identified for the existing water system.

10.2.3 Recommended Future System Improvements

Chapter 8 provided a summary of the evaluation of the City's water distribution system and its ability to support future (5-Year, 10-Year, 15-Year, 20-Year, and Buildout) demands while meeting recommended water system planning and design criteria described in Chapter 5. Table 10-2 summarizes recommended future system improvements resulting from the analysis.

Recommended improvements and the associated costs are presented in Table 10-3, and locations are shown on Figure 10-1. Improvements addressing existing and aging infrastructure are expected be allocated to existing water customers, and improvements triggered by increased demands associated with future development should be allocated to future development and paid through connection fees.

Table 10-2. Summary of Recommended Future System Improvements

Improvement Type	5-Year	10-Year	15-year	20-Year	Buildout
Supply	• Construct two new ASR wells with backup power to improve supply reliability.	• Construct additional two new ASR wells with backup power to improve supply reliability.	• Construct additional two new ASR wells with backup power to improve supply reliability.	• Construct an additional new ASR well with backup power to improve supply reliability.	• Construct additional 13 new ASR wells with backup power to improve supply reliability.
	Total (Previous and Current Phases): • 2 ASR wells	Total (Previous and Current Phases): • 4 ASR wells	Total (Previous and Current Phases): • 6 ASR wells	Total (Previous and Current Phases): • 7 ASR wells	Total (Previous and Current Phases): • 20 ASR wells
	• Alternative water supplies will be explored and/or advanced to offset the need for additional groundwater capacity. Refer to Chapter 4 for additional detail.				
Storage and Pumping	• Construct a 2 MG storage tank and pump station in Village 5 to mitigate the storage deficit in the 375 Zone.	• None	• Construct an additional 2 MG storage tank and pump station in Village 5 to mitigate the storage deficit in the 375 Zone.	• None	• Construct a 5 MG storage tank and pump station in Village 2 to mitigate the storage deficit in the 375 Zone. • Construct a 3 MG storage tank and pump station in the Airport Area to mitigate the storage deficit in the 375 Zone.
	Total (Previous and Current Phases): • 1 new storage tank • 1 new associated pump station	Total (Previous and Current Phases): • 1 new storage tank • 1 new associated pump station	Total (Previous and Current Phases): • 2 new storage tanks • 2 new pump stations	Total (Previous and Current Phases): • 2 new storage tanks • 2 new pump stations	Total (Previous and Current Phases): • 4 new storage tanks • 4 new pump stations
Pressure Reducing Station	• None	• Construct four new pressure reducing stations for the proposed 450 Zone.	• None		
Pipelines	• Construct new transmission pipelines to support future development areas. • City should continue to rehabilitate and replace older and undersized (i.e., smaller than 8-inch diameter) pipelines, with the R&R previously discussed in Chapter 7 and described in detail in Chapter 9.				

Table 10-3. Recommended Capital Improvement Projects[a]

Responsible Party	Improvement Type	Justification	Improvement Description	Quantity and Unit	Construction Cost, dollars [b,c]	Capital Cost, dollars (includes markups)[b,d]
Existing System						
Storage and Pumping Improvements						
City	Backup Power	Addresses the existing storage capacity deficit in the 375 Pressure Zone by increasing the emergency groundwater credit (EGWC). Nelson and Moore Wells do not currently have backup power and do not contribute to EGWC.	Installation of dedicated on-site backup power at the Nelson and Moore Wells to provide 1.76 MG of EGWC.	2 each	$476,000	$1,186,000
City	Booster Pump Station	Addresses the existing storage deficit in the 750 Pressure Zone through construction of emergency booster pump station.	Installation of emergency booster pump station at the Verdera Tank #3 tank site with backup power.	2 mgd	$1,700,000	$2,542,000
City	Booster Pump Station	Addresses the existing storage deficit in the 775 Pressure Zone through construction of emergency booster pump station.	Installation of emergency booster pump station at the Conspiracy Point Tank site with backup power.	4 mgd	$2,238,000	$3,345,000
				Subtotal - Storage and Pumping Improvements	**$4,414,000**	**$7,073,000**
Pipeline Improvements						
City	Pipeline	Addresses high velocities observed in existing pipelines.	Replace existing 8-inch diameter pipeline at intersection of 1st Street and Joiner Parkway with new a 16-inch diameter pipeline.	25 LF	$21,000	$31,000
City	Pipeline	Addresses high velocities observed in existing pipelines.	Replace existing 8-inch diameter pipeline at intersection of E Street and McBean Park Drive with a new 12-inch diameter pipeline.	80 LF	$55,000	$82,000
				Subtotal - Pipeline Improvements	**$76,000**	**$113,000**
				Total Existing System Capital Improvements	**$4,490,000**	**$7,186,000**
5-Year System						
Supply Improvements						
Village 5	Supply (ASR Wells)	Improves supply reliability for increased demands in the 5-Year Phase.	Construction of 2 new ASR wells, equipped with backup power.	2 wells	$5,763,000	$8,615,000
				Subtotal - Supply Improvements	**$5,763,000**	**$8,615,000**
Storage and Pumping Improvements						
Village 5	Above-Ground Concrete Storage Tank	Addresses projected future storage deficit in the 375 West Zone as a result of increased demands in the 5-Year Phase. Sizing of facilities accounts for increased demands in the 10-Year Phase.	Construction of Village 5 Tank #1	2 MG	$4,700,000	$7,027,000
	Storage Tank Pump Station		Village 5 Tank #1 Pump Station, equipped with backup power	3 mgd	$2,000,000	$2,990,000
				Subtotal - Storage and Pumping Improvements	**$6,700,000**	**$10,017,000**
Pipeline Improvements						
City	Pipeline	Provides pipelines to support future development areas. *(It should be noted this pipeline is currently a developer obligation, however, an amendment is under review that may revise this to a City funded pipeline. For the purposes of the CIP, this pipeline is added to the City's responsibility to have a complete understanding of the City's potential financial needs*).	New 24-inch diameter pipeline crossing the Auburn Ravine	1,500 LF	$1,260,000	$1,884,000
Lincoln 270	Pipeline	Provides pipelines to support future development areas.	New 12-inch diameter pipelines	5,970 LF	$2,896,000	$4,329,000
	Pipeline		New 18-inch diameter pipelines	2,490 LF	$1,719,000	$2,569,000
SUD-B	Pipeline		New 12-inch diameter pipelines	13,050 LF	$6,330,000	$9,463,000
	Pipeline		New 18-inch diameter pipelines	3,000 LF	$2,070,000	$3,095,000
Village 1	Pipeline		New 12-inch diameter pipelines	12,600 LF	$6,111,000	$9,136,000
	Pipeline		New 16-inch diameter pipelines	2,270 LF	$1,453,000	$2,172,000
	Pipeline		New 18-inch diameter pipelines	2,730 LF	$1,884,000	$2,817,000
	Pipeline		Replace existing 20-inch diameter transmission main from the 3 MG Tank with new 30-inch diameter transmission main	5,875 LF	$6,404,000	$9,574,000
Village 5	Pipeline		New 12-inch diameter pipelines	25,890 LF	$12,557,000	$18,773,000
	Pipeline		New 18-inch diameter pipelines	13,650 LF	$9,419,000	$14,081,000
Village 7	Pipeline		New 12-inch diameter pipelines	1,540 LF	$747,000	$1,117,000
	Pipeline		New 18-inch diameter pipelines	1,940 LF	$1,339,000	$2,002,000
				Subtotal - Pipeline Improvements	**$54,189,000**	**$81,012,000**

Table 10-3. Recommended Capital Improvement Projects[a]

Responsible Party	Improvement Type	Justification	Improvement Description	Quantity and Unit	Construction Cost, dollars [b,c]	Capital Cost, dollars (includes markups)[b,d]
Other Improvements						
City	Study	A water supply study is recommended to investigate feasible water supply sources for Buildout. The outcome of the study will be used as a framework for Project proponents to provide supply solutions to meet the increase in water demands for their developments. The supply solutions should be included in the development approval process with the City.	Water Supply Options Study	1 lump sum	-	$100,000
	Study	A groundwater recharge study is recommended to perform field investigation and testing on the sites identified in the 2023 groundwater recharge site feasibility study completed by WPGSA. This study will also further evaluate whether implementation of recharge is viable in the City.	Groundwater Recharge Study	1 lump sum	-	$150,000
	Study	An ASR well study is recommended to investigate the feasibility of implementing ASR capabilities in future wells.	ASR Wells Study	1 lump sum	-	$100,000
	Study	The City should update the 2019 Reclamation Master Plan and continue to work with developers and Lincoln Sewer Maintenance District 1 Wastewater Authority (LiSWA) to maximize the future use of recycled water to offset potable demands.	Recycled Water Feasibility Study	1 lump sum	-	$350,000
			Subtotal - Other Improvements		**$0**	**$700,000**
			Total 5-Year System Capital Improvements		**$66,652,000**	**$100,344,000**
10-Year System						
Supply Improvements						
Village 5	Supply (ASR Wells)	Improves supply reliability for increased demands in the 10-Year Phase.	Construction of 2 new ASR wells, equipped with backup power.	2 wells	$5,763,000	$8,615,000
			Subtotal - Supply Improvements		**$5,763,000**	**$8,615,000**
Pressure Reducing Station Improvements						
Village 1	Pressure Reducing Station	Provides main supply from the 575 Pressure Zone to the new 450 Pressure Zone.	New PRS for the 450 Pressure Zone.	1 PRS	$324,000	$484,000
Village 1	Pressure Reducing Station	Provides emergency supply from the 610 Pressure Zone to the new 450 Pressure Zone.	New PRS for the 450 Pressure Zone.	1 PRS	$324,000	$484,000
Village 1	Pressure Reducing Station	Provides emergency supply from the new 450 Pressure Zone to the 375 Pressure Zone.	New PRS for the 450 Pressure Zone.	2 PRS	$647,000	$967,000
			Subtotal - Pressure Reducing Station Improvements		**$1,295,000**	**$1,935,000**
Pipeline Improvements						
Lincoln 270	Pipeline	Provides pipelines to support future development areas.	New 18-inch diameter pipelines	4,150 LF	$2,864,000	$4,281,000
Village 1	Pipeline		New 12-inch diameter pipelines	9,390 LF	$4,555,000	$6,809,000
	Pipeline		New 16-inch diameter pipelines	3,670 LF	$2,349,000	$3,512,000
	Pipeline		New 18-inch diameter pipelines	4,830 LF	$3,333,000	$4,983,000
Village 5	Pipeline		New 18-inch diameter pipelines	3,120 LF	$2,153,000	$3,219,000
Village 7	Pipeline		New 12-inch diameter pipelines	3,495 LF	$1,696,000	$2,535,000
			Subtotal - Pipeline Improvements		**$16,950,000**	**$25,339,000**
			Total 10-Year System Capital Improvements		**$24,008,000**	**$35,889,000**

Table 10-3. Recommended Capital Improvement Projects[a]

Responsible Party	Improvement Type	Justification	Improvement Description	Quantity and Unit	Construction Cost, dollars [b,c]	Capital Cost, dollars (includes markups)[b,d]
15-Year System						
Supply Improvements						
Village 5	Supply (ASR Wells)	Improves supply reliability for increased demands in the 15-Year Phase.	Construction of 2 new ASR wells, equipped with backup power.	2 wells	$5,763,000	$8,615,000
				Subtotal - Supply Improvements	**$5,763,000**	**$8,615,000**
Storage and Pumping Improvements						
Village 5	Above-Ground Concrete Storage Tank	Addresses projected future storage deficit in the 375 West Zone as a result of increased demands in the 15-Year Phase. Sizing of facilities accounts for increased demands in the 20-Year Phase.	Construction of Village 5 Tank #2	2 MG	$4,700,000	$7,027,000
	Storage Tank Pump Station		Village 5 Tank #2 Pump Station, equipped with backup power	3 mgd	$2,000,000	$2,990,000
				Subtotal - Storage and Pumping Improvements	**$6,700,000**	**$10,017,000**
Pipeline Improvements						
Lincoln 270	Pipeline	Provides pipelines to support future development areas.	New 18-inch diameter pipelines	200 LF	$138,000	$207,000
Village 5	Pipeline		New 12-inch diameter pipelines	7,870 LF	$3,817,000	$5,707,000
	Pipeline		New 18-inch diameter pipelines	24,265 LF	$16,743,000	$25,031,000
Village 7	Pipeline		New 12-inch diameter pipelines	3,370 LF	$1,635,000	$2,444,000
	Pipeline		New 18-inch diameter pipelines	8,105 LF	$5,593,000	$8,361,000
	Jack & Bore		Jack & Bore is needed for portions of 18-inch diameter pipeline crossing Southern Pacific Railroad	60 LF	$86,000	$128,000
				Subtotal - Pipeline Improvements	**$28,012,000**	**$41,878,000**
				Total 15-Year System Capital Improvements	**$40,475,000**	**$60,510,000**
20-Year System						
Supply Improvements						
Village 5	Supply (ASR Wells)	Improves supply reliability for increased demands in the 20-Year Phase.	Construction of 1 new ASR well, equipped with backup power.	1 wells	$2,882,000	$4,308,000
				Subtotal - Supply Improvements	*$2,882,000*	*$4,308,000*
Pipeline Improvements						
Village 5	Pipeline	Provides pipelines to support future development areas.	New 12-inch diameter pipelines	17,095 LF	$8,292,000	$8,292,000
				Subtotal - Pipeline Improvements	*$8,292,000*	*$8,292,000*
				Total 20-Year System Capital Improvements	**$11,174,000**	**$12,600,000**
Buildout System						
Supply Improvements						
Village 2, Village 3, Village 4, and SUD-A	Supply (ASR Wells)	Addresses supply deficit and Improves supply reliability for increased demands in Buildout.	Construction of 10 new ASR wells, equipped with backup power.	10 wells	$28,811,000	$43,073,000
Village 6 and SUD-C	Supply (ASR Wells)		Construction of 3 new ASR wells, equipped with backup power.	3 wells	$8,644,000	$12,922,000
				Subtotal - Supply Improvements	**$37,455,000**	**$55,995,000**
Storage and Pumping Improvements						
Village 2, Village 3, Village 4, and SUD-A	Above-Ground Concrete Storage Tank	Addresses projected future storage deficit in the 375 West Zone as a result of increased demands in Buildout.	Construction of Village 2 Tank	5 MG	$8,200,000	$12,259,000
	Storage Tank Pump Station		Village 2 Tank Pump Station, equipped with backup power	6.5 mgd	$2,822,000	$4,218,000
	Above-Ground Concrete Storage Tank	Addresses projected future storage deficit in the 375 West Zone as a result of increased demands in Buildout.	Construction of Airport Tank	3 MG	$6,000,000	$8,970,000
	Storage Tank Pump Station		Airport Tank Pump Station, equipped with backup power	4 mgd	$2,238,000	$3,345,000
				Subtotal - Storage and Pumping Improvements	**$19,260,000**	**$28,792,000**

Table 10-3. Recommended Capital Improvement Projects[a]

Responsible Party	Improvement Type	Justification	Improvement Description	Quantity and Unit	Construction Cost, dollars [b,c]	Capital Cost, dollars (includes markups)[b,d]
Pipeline Improvements						
Village 2, Village 3, Village 4, and SUD-A	Pipeline	Provides pipelines to support future development areas.	New 12-inch diameter pipelines	30,665 LF	$14,873,000	$22,235,000
	Pipeline		New 16-inch diameter pipelines	2,320 LF	$1,485,000	$2,220,000
	Pipeline		New 18-inch diameter pipelines	126,200 LF	$87,078,000	$130,182,000
	Pipeline		New 24-inch diameter pipelines	10,645 LF	$8,942,000	$13,368,000
	Jack & Bore		Jack & Bore is needed for portions of 12-inch diameter pipeline crossing Southern Pacific Railroad	120 LF	$129,000	$192,000
	Jack & Bore		Jack & Bore is needed for portions of 18-inch diameter pipeline crossing Southern Pacific Railroad	180 LF	$256,000	$383,000
Village 6 and SUD-C	Pipeline		New 12-inch diameter pipelines	26,595 LF	$12,899,000	$19,284,000
	Pipeline		New 18-inch diameter pipelines	47,725 LF	$32,931,000	$49,231,000
	Jack & Bore		Jack & Bore is needed for portions of 18-inch diameter pipeline crossing Southern Pacific Railroad	60 LF	$86,000	$128,000
			Subtotal - Pipeline Improvements		**$158,679,000**	**$237,223,000**
			Total Buildout System Capital Improvements		**$186,583,000**	**$322,010,000**
			Total Capital Improvements		**$333,382,000**	**$538,539,000**

(a) Costs shown are based on August 2025 CCI of 20-cities average (13913.52).

(b) Costs rounded to the nearest $1,000.

(c) Estimated construction costs reflect typical conditions and do not account for construction uncertainties or reflect economic bidding climate. Costs include construction contingency of 15 percent from base construction costs

(d) Costs include project contingencies equal to 30 percent (Engineering: 10 percent; Construction Management: 10 percent; Program Implementation, CEQA, Legal: 10 percent).

In addition to the capacity-related improvements in Table 10-2, the following studies were recommended: Water Supply Options Study, Groundwater Recharge Study, ASR Wells Study, and Recycled Water Feasibility Study. These projects are included to improve system and/or water supply reliability and are described in detail in Chapter 8. These recommendations are also summarized in Table 10-3, along with their associated timing and estimated costs which are assumed to be funded by the City.

10.2.4 Recommended Rehabilitation and Replacement Programs

Chapter 9 provided an overview of recommended enhancements to the City's existing R&R programs that will allow the City to replace aging infrastructure on a proactive and programmatic basis before system assets fail and require emergency repair and/or replacement.

As discussed in Section 9.4.1, the City's current Water CIP Replacement Plan, the RUL estimates, and other projects identified by the City were used to develop a 10-Year Pipeline R&R Program that includes pipeline replacement lengths and associated replacement costs for each year. After Year 10 of the R&R Program, there are several years where no pipelines reach the end of their useful life. These assets will create a "replacement wave" where a significant number of assets reach the end of useful life around the same time, requiring simultaneous replacement or upgrades. To proactively plan for the wave of replacements, it is recommended the City implement a staggered replacement strategy, establish a long-term capital reserve fund, and continue and enhance the collaborative approach. Details on each of these recommendations are discussed further in Section 9.4.2.

10.3 BASIS OF RECOMMENDATIONS

The evaluations described in this WMPU and the recommended CIP presented in this chapter are based on several key assumptions which are described throughout this report. These assumptions include the timing, type, and extent of future development projects within the City. The current assumptions for future planned development, used for this WMPU, are described in Chapter 3. Should these assumptions change (e.g., development timing is expedited or delayed, future planned land uses are changed, or the extent of development is changed or does not occur at all) the timing, need and sizing for water system improvements may be affected. Before the City proceeds with the design and construction of recommended water system improvements, future development plans and associated water system facility capacity needs should be reviewed and confirmed. As discussed in Chapter 1, this 2025 WMPU is a living document and will be updated every 5 to 8 years to incorporate new information and updates that occur after its completion.

RESOLUTION 2026-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN
APPROVING THE 2026 WATER MASTER PLAN UPDATE

WHEREAS, the City Council approved a contract with West Yost to prepare the Water Master Plan Update in March 2024; and

WHEREAS, the contract scope of work has been performed by West Yost, and the 2026 Water Master Plan Update are completed and ready for approval; and

WHEREAS, the Water Master Plan Update is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) because it has no potential to impact the environment and pursuant to section 15262 because it is a planning study for future action which the City is not approving at this time.

NOW THEREFORE BE IT RESOLVED:

The City Council of the City of Lincoln does hereby resolve to accept the 2026 Water Master Plan Update as complete, and ready for use and implementation.

PASSED AND ADOPTED this 10th day of March, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Richard Pearl, Mayor

ATTEST:

_____
Hope Ithurburn, City Clerk

STAFF REPORT

Item Number 8.E

SUBJECT: Adopt a Resolution Accepting the Notice of Completion for the McBean Pool Resurfacing Capital Improvement Project (CIP 703). (Jonnelyn Espartero)

SUBMITTED BY: Jonnelyn Espartero

DEPARTMENT: Engineering

DATE: March 10, 2026

STAFF RECOMMENDATION:

Staff recommends the City Council adopt a resolution accepting the McBean Pool Resurfacing Capital Improvement Project (CIP) 703, and authorizing the City Clerk to file the Notice of Completion with the Placer County Recorder (Attachment B).

BACKGROUND/INTRODUCTION:

The Capital Improvement Program (CIP) for FY 2025/27 includes CIP 703 – McBean Pool Resurfacing project. On October 14, 2025, the City Council approved Resolution 2025-153, authorizing a budget augmentation and the City Manager to execute a Construction Agreement with Adams Pool Specialties in the amount of $278,645, and authorizing the City Engineer to approve change orders not to exceed $27,865.

The project has been completed and included replastering of the existing pool, replacement of the pool drains, waterline tiles, LED pool lights, and repair of the autofill system.

FINDINGS/ANALYSIS:

Final inspection of the improvements was performed on January 29, 2026. Staff has determined that the work performed by Adams Pool Specialties is complete and in conformance with the contract terms. Adams Pool Specialties has provided a Guarantee Letter (Attachment D) and Warranty Bond (Attachment C) to guarantee the work for a period of one-year from the filing of the attached Notice of Completion.

ENVIRONMENTAL REVIEW:

The proposed project qualifies for a categorical/statutory exemption under C.C.R. section § 15301 and thereby is exempt from further environmental review under the California

Environmental Quality Act Guidelines.

FISCAL IMPACT:

Budgeted

CIP 703 McBean Pool Resurfacing	
Fund 2850 (Maintenance CFD Local)	$123,500
Fund 2850 (Maintenance CFD Local) – Budget Augmentation	$105,335
Fund 2870 (Maintenance CFD Citywide)	$123,500
Fund 2870 (Maintenance CFD Citywide) – Budget Augmentation	$ 4,175
Total	**$356,510**

Actual Construction Costs

Construction	$278,645
Placer County Notice of Exemption	$ 52
Placer County Environmental Health Fee	$ 645
Total	**$279,342**

Budget Remaining

Fund 2850	$ 77,168
Total	**$ 77,168**

ATTACHMENTS:
McBean Park Pool Resurfacing NOC.DOC2.Attachment A_Resolution.2026March10.jespartero.docx

McBean Park Pool Resurfacing NOC.DOC4.Attachment C_Warranty Bond.2026March10.jespartero.pdf

McBean Park Pool Resurfacing NOC.DOC5.Attachment D_Guarantee Letter.2026March10.jespartero.pdf

McBean Park Pool Resurfacing NOC.DOC3.Attachment B_Notice of Completion.2026March10.jespartero.docx

RESOLUTION 2026-XXX

A RESOLUTION ACCEPTING MCBEAN POOL RESURFACING PROJECT, CIP 703, AS COMPLETE AND AUTHORIZING THE CITY CLERK TO FILE THE NOTICE OF COMPLETION WITH THE PLACER COUNTY RECORDER

WHEREAS, on October 14, 2025, the City Council authorized the City Manager to execute a construction contract with Adams Pool Specialties for the construction of the McBean Pool Resurfacing Project; and

WHEREAS, all work with the above contract was completed on January 29, 2026, in accordance with the contract documents; and

WHEREAS, staff recommends to the City Council that said project be accepted and a Notice of Completion be filed by the City Clerk with the Placer County Recorder.

NOW THEREFORE BE IT RESOLVED:

Section 1. The City Council of the City of Lincoln authorizes:

a. Construction on the above-mentioned contract to be accepted as complete in accordance with the plans and specifications.

b. The City Clerk to execute and record the Notice of Completion on said contract and project on behalf of the City of Lincoln.

c. Finance to release remaining/available funds from the completed project upon notification from the City Engineer or designee.

PASSED AND ADOPTED this 10th day of March, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Richard Pearl, Mayor

ATTEST:

Hope Ithurburn, City Clerk

MERCHANTS BONDING COMPANY
MERCHANTS BONDING COMPANY (MUTUAL) P.O. BOX 14498, DES MOINES, IA 50306-3498
PHONE: (800) 678-8171 FAX: (515) 243-3854

MAINTENANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS: Bond No. 101612726

That Dave Gross Enterprises, Inc. dba Adams Pool Specialities of Sacramento, California as Principal, and the Merchants Bonding Company (Mutual) as Surety are held and firmly bound unto the City of Lincoln in the penal sum of Twenty-Seven Thousand, Eight Hundred Sixty-Four & 50/100***** (27,864.50*****) DOLLARS, lawful money of the United States of America, for the payment of which, well and truly to be made, the Principal and Surety bind themselves, their and each of their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Signed and delivered this 17th day of February , 2026 .

WHEREAS, the Principal entered into a certain contract, dated the 11th day of October , 2025 , with the City of Lincoln ,

to furnish all the material and labor necessary for the construction of

McBean Park Pool Rersurfacing

in conformity with certain specifications; and

WHEREAS, a further condition of said contract is that the Principal should furnish a bond of indemnity, guaranteeing to remedy any defects in workmanship or materials that may develop in said work within a period of One (1) years from the date of acceptance of the work under said contract; and

WHEREAS, the above work has been completed and accepted and if not accepted will be automatically accepted upon the filing of this maintenance bond; and

WHEREAS, the Merchants Bonding Company (Mutual) for valuable consideration, has agreed to join with said Principal in such bond or guarantee, indemnifying said City of Lincoln as aforesaid;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal does and shall, at the Principal's own cost and expense, remedy any and all defects that may develop in said work, within the period of One(1) years from the date of acceptance of the work under said contract, by reason of bad workmanship or poor material used in the construction of said work, and shall keep all work in continuous good repair during said period, and shall in all other respects, comply with all the terms and conditions of said contract with respect to maintenance and repair of said work, then this obligation to be null and void; otherwise to be and remain in full force and virtue in law.

It is agreed that while the Principal shall be and remain liable for failure to adhere to the specifications which form the basis for the work, the Surety, inasmuch as the original work was not bonded, shall be obligated only to assure the maintenance of the work in the condition in which it existed at the time the work was accepted. Any obligation beyond this shall be that of only the Principal.

Dave Gross Enterprises, Inc. dba Adams Pool Specialities
Principal

By _____

Merchants Bonding Company (Mutual)

By _____
Erin Johnson, Attorney-in-Fact

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sacramento)

On 02/18/2026 before me, Barbara Bauro, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared David Gross
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BARBARA LOUISE BAURO
Notary Public - California
Sacramento County
Commission # 2468201
My Comm. Expires Nov 11, 2027

Signature Barbara Bauro
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Maintenance Bond - City of Lincoln McBean Park Pool Resurfacing
Document Date: 2/17/26 Number of Pages: 1
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: David Gross
☑ Corporate Officer — Title(s): President
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing: Dave Gross Enterprises Inc., dba. Adams Pool Specialties

Signer's Name:
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

©2015 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

County of Sacramento }

On 2/17/2026 (Date) before me, Sandra R. Black (Insert Name of Notary exactly as it appears on the official seal), Notary Public,

personally appeared Erin Johnson (Name(s) of Signer(s))

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature _____ (Signature of Notary Public)

SANDRA R. BLACK
Notary Public - California
Sacramento County
Commission # 2540579
My Comm. Expires Dec 8, 2029

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of the form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner ☐ Limited ☐ General
- ☑ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Carol B Henry; Chelsea Nielson; Erin Johnson; Jonathan Russell; Robin L Amstutz; Sandra R Black; Stella Winterbourne

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 3rd day of February , 2024 .

MERCHANTS NATIONAL BONDING, INC. -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 3rd day of February 2024 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

(Expiration of notary's commission does not invalidate this instrument)

Notary Public

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 17th day of February, 2026

MERCHANTS NATIONAL BONDING, INC. -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

William Warner Jr.
Secretary

POA 0018 (1/24)

ADAMS POOL SPECIALTIES

GUARANTEE LETTER

Dave Gross Enterprises Inc, dba. Adams Pool Specialties hereby unconditionally guarantees that the work performed pursuant to **City of Lincoln, McBean Park Pool Resurfacing project** has been done in accordance with the requirements of the contract therefore and further guarantees the work of the contract to be and remain free of defects in workmanship and materials for a period of one (1) year from the date of acceptance of the contract, unless a longer guarantee period is called for by the Contract Documents. The Contractor hereby agrees to repair or replace any and all work, together with any adjacent work which may have been damaged or displaced in so doing, that may prove to be not in accordance with the requirements of the contract or that may be defective in its workmanship or material within the guarantee period specified, without any expense whatsoever to the City of Lincoln, ordinary wear and tear and unusual abuse and neglect only expected. The Contractor has provided contract bonds which will remain in full force and effect during the guarantee period.

The Contractor further agrees that within ten (10) calendar days after being notified in writing by the City of Lincoln of any work not in accordance with the requirements of the contract or any defects in the work, he will commence and prosecute with due diligence all work necessary to fulfill the terms of this guarantee, and to complete the work within a reasonable period of time. In the event he fails to so comply, he does hereby authorize the City of Lincoln to proceed to have such work done at the Contractor's expense and he will pay the cost thereof upon demand. The City shall be entitled to all costs, including reasonable attorneys' fees, necessarily incurred upon the Contractor's refusal to pay the above costs.

Notwithstanding the foregoing paragraph, in the event of an emergency constituting an immediate hazard to the health or safety of the employees of the City of Lincoln, or its property or licensees, the City may undertake at the Contractors expense without prior notice, all work necessary to correct such hazardous condition when it was caused by the work of the Contractor not being in accordance with the requirements of this contract, or being defective, and to charge the same to the Contractor as specified in the preceding paragraph.

The guarantee set forth herein is not intended by the parties, not shall it be construed, as in any way limiting or reducing the City of Lincoln's rights to enforce all terms of the contract referenced hereinabove on the time for enforcement of. This guarantee is provided in addition to, and not in lieu of, the City of Lincoln's rights on such contract.

Signed by: David Gross **Date: 2/18/26**
Contractor: Dave Gross Enterprises Inc, dba. Adams Pool Specialties
(Corporate Seal)

ADAMS POOL SPECIALTIES
7 Wayne Court, Sacramento, CA 95829
916-388-2000 ph

RECORDING REQUEST BY:

City Clerk
City of Lincoln

WHEN RECORDED MAIL TO:

City Clerk
City of Lincoln
600 Sixth Street
Lincoln, California 95648
(Exempt from recording fees Govt. Code 27383)

NOTICE OF COMPLETION

McBean Pool Resurfacing Project CIP 703
Owner: City of Lincoln
600 6th Street
Lincoln, CA 95648
County of Placer
State of California

NOTICE IS HEREBY GIVEN that on the 29th day of January, 2026, a Final Inspection on the McBean Pool Resurfacing Project of the certain work described and awarded in contract to Adams Pool Specialties, and which was entered into on October 14, 2025, was performed, and all work was found to be in accordance with the specifications of said work filed with the City Clerk and adopted by the City Council of said City.

That said work of the McBean Pool Resurfacing Project was completed on January 29, 2026, and accepted by the City Council of the City of Lincoln on March 10, 2026.

That the name of the surety on the contractor's bond for payment on said contract is Merchants Bonding Company, an Iowa corporation. The scope of work for this project included replastering of the existing pool, replacement of the pool drains, waterline tiles, LED pool lights, and repair of the autofill system.

CITY OF LINCOLN

BY: _____
Hope Ithurburn, City Clerk

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

_____ _____
Date Signature

City of Lincoln
600 6th Street
Lincoln, CA 95648
Place

STAFF REPORT

Item Number 8.F

SUBJECT: Adopt a Resolution Authorizing the City Manager to Execute the Ferrari Ranch Road Public Highway At-Grade Crossing Agreement. (Araceli Cazarez)

SUBMITTED BY: Araceli Cazarez

DEPARTMENT: Engineering

DATE: March 10, 2026

STAFF RECOMMENDATION:
Staff recommends that City Council adopt a resolution authorizing the City Manager to execute (1) a Public Highway At-Grade Crossing Agreement for Ferrari Ranch Road with Union Pacific Railroad (UPRR), and (2) Amendment No.4 to the Professional Services Agreement with Mark Thomas for final engineering and construction support services in the amount of $80,900.

BACKGROUND/INTRODUCTION:
The purpose of the project is to construct pedestrian improvements and upgrades to the existing UPRR at-grade crossing. Currently there is no safe path of travel to get across the railroad tracks to Lincoln Boulevard from Ferrari Ranch Road.

On July 16, 2021, a contract was executed with Mark Thomas for the Ferrari Ranch Road UPRR Crossing Project that included preliminary engineering services needed to review the existing GO-88-B, coordinate with UPRR as necessary, and to prepare the plans, specifications, and estimate (PS&E) in the amount of $15,908. The contract was subsequently amended on September 28, 2021, January 24, 2022, and May 23, 2023.

The project has undergone several diagnostic field meetings per UPRR's determination. The outcome of these meetings has resulted in additional project requirements not accounted for initially. UPRR has determined that their signal equipment needs to be upgraded to current standards because of this pedestrian improvement project. This determination impacted the project budget and schedule significantly as the City has been waiting for this agreement from UPRR since July 2025.

FINDINGS/ANALYSIS:
Allowing for the execution of the agreements and task order amendment to Mark Thomas' contract will facilitate the Ferrari Ranch Road Pedestrian Improvements Project to move into construction. Since the City has received the At-grade Crossing Agreement from UPRR, Mark Thomas will incorporate items pertaining to the construction of the project, that are noted in the

agreement, into the final plans and specifications.

FISCAL IMPACT:

Budgeted	
CIP 600 Ferrari Ranch Road UPRR Crossing	
Fund 2400	$1,500,000
Fund 2230	$ 515,000
Fund 2210	$ 375,095
Total Budgeted:	$2,390,095

Project Costs	
Mark Thomas - Design	$133,000
UPRR Design	$ 49,615
Bear Electric	$ 37,042
Project Cost Total	$219,657

Remaining Estimated Project Costs	
Final Design/Construction Support – Mark Thomas	$ 80,900
Construction UPRR Agreement	$1,005,321
Construction – Pedestrian Improvements	$ 580,000
Construction Inspection (30%)	$ 174,000
Total Estimated Remaining Costs	$1,840,221

Anticipated Budgeted Remaining	$549,874

ATTACHMENTS:

Attachment A - 0187912 Public Highway At Grade Crossing (Ferrari Ranch Rd) DOT 753235P Lincoln CA.pdf

Attachment B - Task Order AM #4-MarkThomasPartially executed.pdf

Resolution_2026-XXX.docx

UP Real Estate Project No.: 0187912

PUBLIC HIGHWAY AT-GRADE CROSSING AGREEMENT

Ferrari Ranch Road
DOT 753235P
MP 116.08 – Valley Subdivision
Lincoln, Placer County, California

THIS AGREEMENT ("Agreement") is made and entered into as of the ____ day of _____, 20____ ("Effective Date"), by and between **UNION PACIFIC RAILROAD COMPANY**, a Delaware corporation, to be addressed at Real Estate Department, 1400 Douglas Street, Mail Stop 1690, Omaha, Nebraska 68179 (”Railroad") and **CITY OF LINCOLN**, a municipal corporation or political subdivision of the State of California to be addressed at 600 Sixth Street, Lincoln, California 95648 ("Political Body").

RECITALS:

By instrument dated November 6, 1997, the Southern Pacific Transportation Company and the Political Body entered into an agreement (the “Original Agreement”) covering the construction, use, maintenance and repair of an at grade public road crossing over Ferrari Ranch Road, DOT Number 753235P at Railroad’s Milepost 116.08 on Railroad’s Valley Subdivision at or near Lincoln, Placer County, California.

The Railroad named herein is successor in interest to the Southern Pacific Transportation Company.

The Political Body now desires to undertake as its project (the “Project”) the reconstruction and widening of the road crossing that was constructed under the Original Agreement to add pedestrian facilities. The road crossing, as reconstructed and widened is hereinafter the “Roadway” and the portion of the Railroad's property where the Roadway crosses the Railroad’s property is the “Crossing Area.”

The right of way granted by the Southern Pacific Transportation Company to the Political Body under the terms of the Original Agreement or a separate document is not sufficient to allow for the reconstruction and widening of the Roadway. Therefore, under this Agreement, the Railroad will be granting additional rights to the Political Body to facilitate the reconstruction and widening of the Roadway. The portion of Railroad’s property that Political Body needs to use in connection with the Roadway (including the right of way area covered under the Original Agreement or in a separate document) is shown on the print marked **Exhibit A** and the Political Body’s type, size and location prints of the Project marked **Exhibit A-1**, with each exhibit being attached hereto and hereby made a part hereof (the “Crossing Area”).

In support of its Project, the Political Body has requested the Railroad's cooperation in connection with installing grade crossing protection devices and installing the necessary relays and other materials required to interconnect and coordinate the operation of said railroad grade crossing protection devices with the operation of highway traffic control signals. Said work is to be performed at the sole expense of Political Body.

The Railroad and the Political Body are entering into this Agreement to cover the above.

AGREEMENT:

NOW, THEREFORE, it is mutually agreed by and between the parties hereto as follows:

Section 1. EXHIBIT B

The general terms and conditions marked **Exhibit B,** are attached hereto and hereby made a part hereof.

Section 2. RAILROAD GRANTS RIGHT

For and in consideration of the sum of **One Thousand Five Hundred Dollars ($1,500.00)** to be paid by the Political Body to the Railroad upon the execution and delivery of this Agreement and in further consideration of the Political Body's agreement to perform and comply with the terms of this Agreement, the Railroad hereby grants to the Political Body the right to construct, maintain and repair the Roadway over and across the Crossing Area.

For and in consideration of **One Thousand Five Hundred Dollars ($1,500.00)**, the Railroad hereby grants to the Political Body a temporary construction area on the Railroad's property as described and shown on **Exhibit A**. The Political Body's use of such property shall be subject to the terms and conditions of this Agreement and the obligation of the Political Body and its contractors to comply with such provisions. The temporary construction area granted herein shall commence as of the effective date of this Agreement and continue for twenty-four (24) months, or until the project has been completed, whichever occurs earlier.

For purposes of advanced signal preemption, Railroad hereby grants permission and authority to Political Body and/or its Contractor (as defined below) to install the conduit with the necessary wiring on Railroad right of way on the condition that prior to performing any work on Railroad's property, Political Body shall, or shall require its Contractor to, notify the Railroad and/or enter into a right of entry agreement with Railroad, as applicable pursuant to the terms and conditions of this Agreement.

Section 3. DEFINITION OF CONTRACTOR

For purposes of this Agreement the term “Contractor” shall mean the contractor or contractors hired by the Political Body to perform any Project work on any portion of the Railroad’s property and shall also include the Contractor’s subcontractors and the Contractor’s and subcontractor’s respective employees, officers and agents, and others acting under its or their authority.

Section 4. CONTRACTOR'S RIGHT OF ENTRY AGREEMENT - INSURANCE

A. Prior to Contractor performing any work within the Crossing Area and any subsequent maintenance and repair work, the Political Body shall require the Contractor to:

- execute the Railroad's then current Contractor's Right of Entry Agreement
- obtain the then current insurance required in the Contractor’s Right of Entry Agreement; and
- provide such insurance policies, certificates, binders and/or endorsements to the Railroad.

B. The Railroad's current Contractor's Right of Entry Agreement is marked **Exhibit D**, attached hereto and hereby made a part hereof. The Political Body confirms that it will inform its Contractor that it is required to execute such form of agreement and obtain the required insurance before commencing any work on any Railroad property. Under no circumstances will the Contractor be allowed on the Railroad's property without first executing the Railroad's Contractor's Right of Entry Agreement and obtaining the insurance set forth therein and also providing to the Railroad the insurance policies, binders, certificates and/or endorsements described therein.

C. All insurance correspondence, binders, policies, certificates and/or endorsements shall be sent to:

Manager - Contracts
Union Pacific Railroad Company
Real Estate Department
1400 Douglas Street, Mail Stop 1690
Omaha, NE 68179-1690
UP Project No. 0187912

D. If the Political Body's own employees will be performing any of the Project work, the Political Body may self-insure all or a portion of the insurance coverage subject to the Railroad's prior review and approval.

Section 5. FEDERAL AID POLICY GUIDE

If the Political Body will be receiving any federal funding for the Project, the current rules, regulations and provisions of the Federal Aid Policy Guide as contained in 23 CFR 140, Subpart I and 23 CFR 646, Subparts A and B are incorporated into this Agreement by reference.

Section 6. NO PROJECT EXPENSES TO BE BORNE BY RAILROAD

The Political Body agrees that no Project costs and expenses are to be borne by the Railroad. In addition, the Railroad is not required to contribute any funding for the Project.

Section 7. WORK TO BE PERFORMED BY RAILROAD; BILLING SENT TO POLITICAL BODY; POLITICAL BODY'S PAYMENT OF BILLS

A. The work to be performed by the Railroad, at the Political Body's sole cost and expense, is described in the Railroad's Material and Force Account Estimate dated January 29, 2025, marked **Exhibit C**, attached hereto and hereby made a part hereof (the "Estimate"). As set forth in the Estimate, the Railroad's estimated cost for the Railroad's work associated with the Project is **One Million Two Thousand Three Hundred Twenty-One Dollars ($1,002,321.00)**.

B. The Railroad, if it so elects, may recalculate and update the Estimate submitted to the Political Body in the event the Political Body does not commence construction on the portion of the Project located on the Railroad’s property within six (6) months from the date of the Estimate.

C. The Political Body acknowledges that the Estimate may not include any estimate of flagging or other protective service costs that are to be paid by the Political Body or the Contractor in connection with flagging or other protective services provided by the Railroad in connection with the Project. All of such costs incurred by the Railroad are to be paid by the Political Body or the Contractor as determined by the Railroad and the Political Body. If it is determined that the Railroad will be billing the Contractor directly for such costs, the Political Body agrees that it will pay the Railroad for any flagging costs that have not been paid by any Contractor within thirty (30) days of the Contractor's receipt of billing.

D. The Railroad shall send progressive billing to the Political Body during the Project and final billing to the Political Body within three hundred sixty-five (365) days after receiving written notice from the Political Body that all Project work affecting the Railroad's property has been completed and the Project Manager has closed the Project work order and notified the Political Body.

E. The Political Body agrees to reimburse the Railroad within thirty (30) days of its receipt of billing from the Railroad for one hundred percent (100%) of all actual costs

incurred by the Railroad in connection with the Project including, but not limited to, all actual costs of engineering review (including preliminary engineering review costs incurred by Railroad prior to the Effective Date of this Agreement), construction, inspection, flagging (unless flagging costs are to be billed directly to the Contractor), procurement of materials, equipment rental, manpower and deliveries to the job site and all direct and indirect overhead labor/construction costs including Railroad's standard additive rates.

Section 8. PLANS

A. The Political Body, at its expense, shall prepare, or cause to be prepared by others, the detailed plans and specifications for the Project and the Structure and submit such plans and specifications to the Railroad's Assistant Vice President Engineering-Design, or his authorized representative, for prior review and approval. The plans and specifications shall include all Roadway layout specifications, cross sections and elevations, associated drainage, and other appurtenances.

B. The final one hundred percent (100%) completed plans that are approved in writing by the Railroad's Assistant Vice President Engineering-Design, or his authorized representative, are hereinafter referred to as the "Plans". The Plans are hereby made a part of this Agreement by reference.

C. No changes in the Plans shall be made unless the Railroad has consented to such changes in writing.

D. The Railroad's review and approval of the Plans will in no way relieve the Political Body or the Contractor from their responsibilities, obligations and/or liabilities under this Agreement, and will be given with the understanding that the Railroad makes no representations or warranty as to the validity, accuracy, legal compliance or completeness of the Plans and that any reliance by the Political Body or Contractor on the Plans is at the risk of the Political Body and Contractor.

Section 9. NON-RAILROAD IMPROVEMENTS

A. Submittal of plans and specifications for protecting, encasing, reinforcing, relocation, replacing, removing and abandoning in place all non-railroad owned facilities (the "Non Railroad Facilities") affected by the Project including, without limitation, utilities, fiber optics, pipelines, wirelines, communication lines and fences is required under Section 8. The Non Railroad Facilities plans and specifications shall comply with Railroad's standard specifications and requirements, including, without limitation, American Railway Engineering and Maintenance-of-Way Association ("AREMA") standards and guidelines. Railroad has no obligation to supply additional land for any Non Railroad Facilities and does not waive its right to assert preemption defenses, challenge the right-to-take, or pursue compensation in any condemnation action, regardless if the submitted Non Railroad Facilities plans and specifications comply with

Railroad's standard specifications and requirements. Railroad has no obligation to permit any Non Railroad Facilities to be abandoned in place or relocated on Railroad's property.

B. Upon Railroad's approval of submitted Non Railroad Facilities plans and specifications, Railroad will attempt to incorporate them into new agreements or supplements of existing agreements with Non Railroad Facilities owners or operators. Railroad may use its standard terms and conditions, including, without limitation, its standard license fee and administrative charges when requiring supplements or new agreements for Non Railroad Facilities. Non Railroad Facilities work shall not commence before a supplement or new agreement has been fully executed by Railroad and the Non Railroad Facilities owner or operator, or before Railroad and Political Body mutually agree in writing to (i) deem the approved Non Railroad Facilities plans and specifications to be Plans pursuant to Section 8B, (ii) deem the Non Railroad Facilities part of the Structure, and (iii) supplement this Agreement with terms and conditions covering the Non Railroad Facilities.

Section 10. EFFECTIVE DATE; TERM; TERMINATION

A. This Agreement is effective as of the Effective Date first herein written and shall continue in full force and effect for as long as the Roadway remains on the Railroad's property.

B. The Railroad, if it so elects, may terminate this Agreement effective upon delivery of written notice to the Political Body in the event the Political Body does not commence construction on the portion of the Project located on the Railroad's property within twelve (12) months from the Effective Date.

C. If the Agreement is terminated as provided above, or for any other reason, the Political Body shall pay to the Railroad all actual costs incurred by the Railroad in connection with the Project up to the date of termination, including, without limitation, all actual costs incurred by the Railroad in connection with reviewing any preliminary or final Project Plans.

Section 11. CONDITIONS TO BE MET BEFORE POLITICAL BODY CAN COMMENCE WORK

Neither the Political Body nor the Contractor may commence any work within the Crossing Area or on any other Railroad property until:

(i) The Railroad and Political Body have executed this Agreement.

(ii) The Railroad has provided to the Political Body the Railroad's written approval of the Plans.

(iii) Each Contractor has executed Railroad's Contractor's Right of Entry Agreement and has obtained and/or provided to the Railroad the insurance

policies, certificates, binders, and/or endorsements required under the Contractor's Right of Entry Agreement.

(iv) Each Contractor has given the advance notice(s) required under the Contractor's Right of Entry Agreement to the Railroad Representative named in the Contactor's Right of Entry Agreement.

Section 12. FUTURE PROJECTS

Future projects involving substantial maintenance, repair, reconstruction, renewal and/or demolition of the Roadway shall not commence until Railroad and Political Body agree on the plans for such future projects, cost allocations, right of entry terms and conditions and temporary construction rights, terms and conditions.

Section 13. ASSIGNMENT; SUCCESSORS AND ASSIGNS

A. Political Body shall not assign this Agreement without the prior written consent of Railroad.

B. Subject to the provisions of Paragraph A above, this Agreement shall inure to the benefit of and be binding upon the successors and assigns of Railroad and Political Body.

Section 14. SPECIAL PROVISIONS PERTAINING TO AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009

If the Political Body will be receiving American Recovery and Reinvestment Act ("ARRA") funding for the Project, the Political Body agrees that it is responsible in performing and completing all ARRA reporting documents for the Project. The Political Body confirms and acknowledges that Section 1512 of the ARRA provisions applies only to a "recipient" receiving ARRA funding directing from the federal government and, therefore, (i) the ARRA reporting requirements are the responsibility of the Political Body and not of the Railroad, and (ii) the Political Body shall not delegate any ARRA reporting responsibilities to the Railroad. The Political Body also confirms and acknowledges that (i) the Railroad shall provide to the Political Body the Railroad's standard and customary billing for expenses incurred by the Railroad for the Project including the Railroad's standard and customary documentation to support such billing, and (ii) such standard and customary billing and documentation from the Railroad provides the information needed by the Political Body to perform and complete the ARRA reporting documents. The Railroad confirms that the Political Body and the Federal Highway Administration shall have the right to audit the Railroad's billing and documentation for the Project as provided in Section 11 of **Exhibit B** of this Agreement.

Section 15. TERMINATION OF ORIGINAL AGREEMENT

Upon the completion of the Roadway, the Original Agreement shall terminate and the terms and conditions of this Agreement shall govern the use, maintenance and repair of the Roadway.

Section 16. SIGNAL PREEMPTION

A. Political Body and Railroad, severally and collectively, agree to interconnect and coordinate the operation of the railroad grade crossing protection devices with the operation of the highway traffic control signals at the Crossing Area, in accordance with the design schematic marked **Exhibit E**, hereto attached and hereby made a part hereof (the "Designs").

B . Political Body, at its expense, shall furnish all material, labor, equipment and supervision for the installation and maintenance of highway traffic control signals at the Crossing Area, as applicable in accordance with the Designs.

C. Railroad, at Political Body's expense, shall furnish all material, labor, equipment and supervision for the work described in the Estimate(s) and in accordance with the Designs, including, as applicable, installation of signals and/or appurtenances and installation of the necessary relays and other materials required to interconnect and coordinate the operation of the highway traffic control signals to be installed by the Political Body.

D. Each party shall take all suitable precautions to prevent any interference (by induction, leakage of electricity or otherwise) with the operation of the other party's signals or communications lines, or those of its tenants; and if, at any time, the operation or maintenance of its signals results in any electrostatic effects, the party whose signals are causing the interference shall, at its expense, immediately take such action as may be necessary to eliminate such interference.

E. Except as set forth in this Section, Political Body shall not be liable to Railroad on account of any failure of Railroad's warning devices to operate properly, nor shall Railroad have or be entitled to maintain any action against Political Body arising from any failure from Railroad's warning devices to operate properly. Similarly, Railroad shall not be liable to Political Body on account of any failure of Political Body's traffic signal to operate properly, nor shall Political Body have or be entitled to maintain any action against Railroad arising from any failure of Political Body's traffic signal to operate properly.

Section 17. ANNUAL SIGNAL MAINTENANCE FEE

A. Effective as of three years from effective date of this Agreement or the date of installation and/or the in-service date of the new and/or improved or existing Grade Crossing Signal System(s) ("Signal System"), the Political Body, in addition to maintaining

at its sole cost and expense the portion of the Roadway described in Section 2 of Exhibit B, agrees to pay to Railroad the sum of **Eight Hundred Thirty-Five Dollars ($835.00)** per annum, payable annually in advance, as payment for Railroad's maintenance of the Signal System that is installed at the Roadway. The annual signal maintenance fee is calculated as shown on the attached **Exhibit F**, attached hereto and made a part hereof.

B. The above annual signal maintenance fee for Railroad's maintenance of the Signal System is based on the number of current signal units installed at the Roadway. If the Signal System is improved and/or altered in any way, the Political Body must notify the Railroad in writing and the annual signal maintenance fee will be increased at a rate based on the American Railway Engineering and Maintenance of Way Association (AREMA) signal unit cost index. If the Political Body fails to notify Railroad of any improvement or alteration to the Signal System, the Railroad may increase the annual signal maintenance fee at a rate based on the AREMA signal unit cost index any time after the date of installation and/or improvement of the Signal System. The signal unit base for the annual signal maintenance fee may also be re-determined by the Railroad at any time subsequent to the expiration of five (5) years following the date on which the annual signal maintenance fee was last determined or established. Any such changes in the annual signal maintenance fee referenced in Article 2 may be made by means of automatic adjustment in billing.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as of the Effective Date first herein written.

UNION PACIFIC RAILROAD COMPANY
(Federal Tax ID #94-6001323)

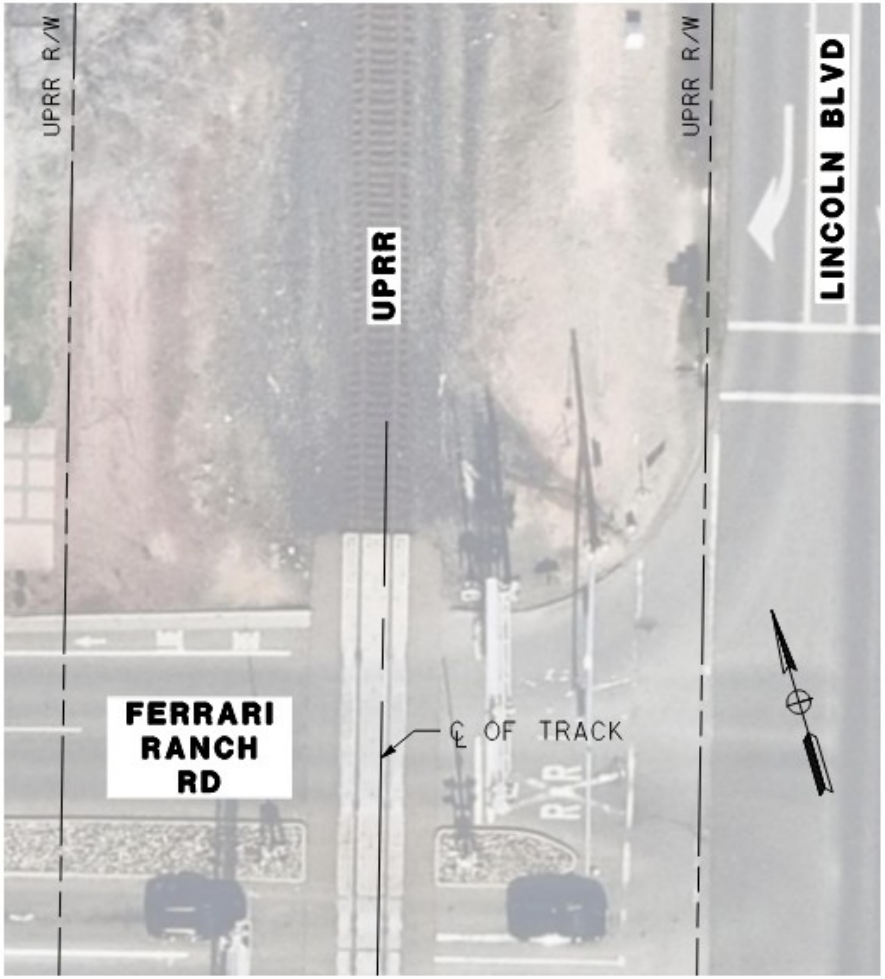
By: _____
Printed Name: _____
Title: _____

CITY OF LINCOLN

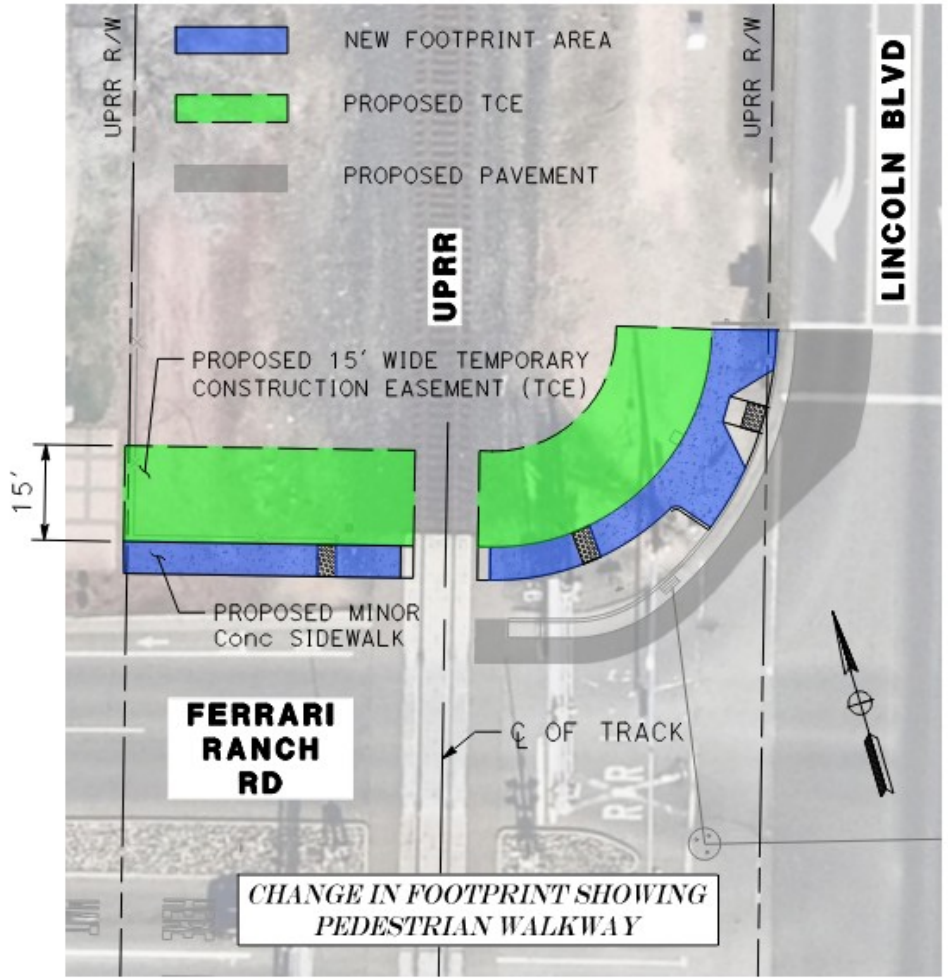
By: _____
Printed Name: _____
Title: _____

EXHIBIT A
TO
PUBLIC HIGHWAY AT-GRADE CROSSING AGREEMENT

Exhibit A will be a print showing the Crossing Area (see Recitals)



EXISTING FOOTPRINT AREA
SCALE: 1"=20'



NEW FOOTPRINT AREA
SCALE: 1"=20'

MARK THOMAS

CITY OF LINCOLN PEDESTRIAN WALKWAY IMPROVEMENT PROJECT

EXISTING & PROPOSED FOOTPRINT CHANGES

EXHIBIT A-1
TO
PUBLIC HIGHWAY AT-GRADE CROSSING AGREEMENT

Exhibit A-1 will be the Political Body's type, size and location prints of the Project Area (see Recitals)

ABBREVIATIONS

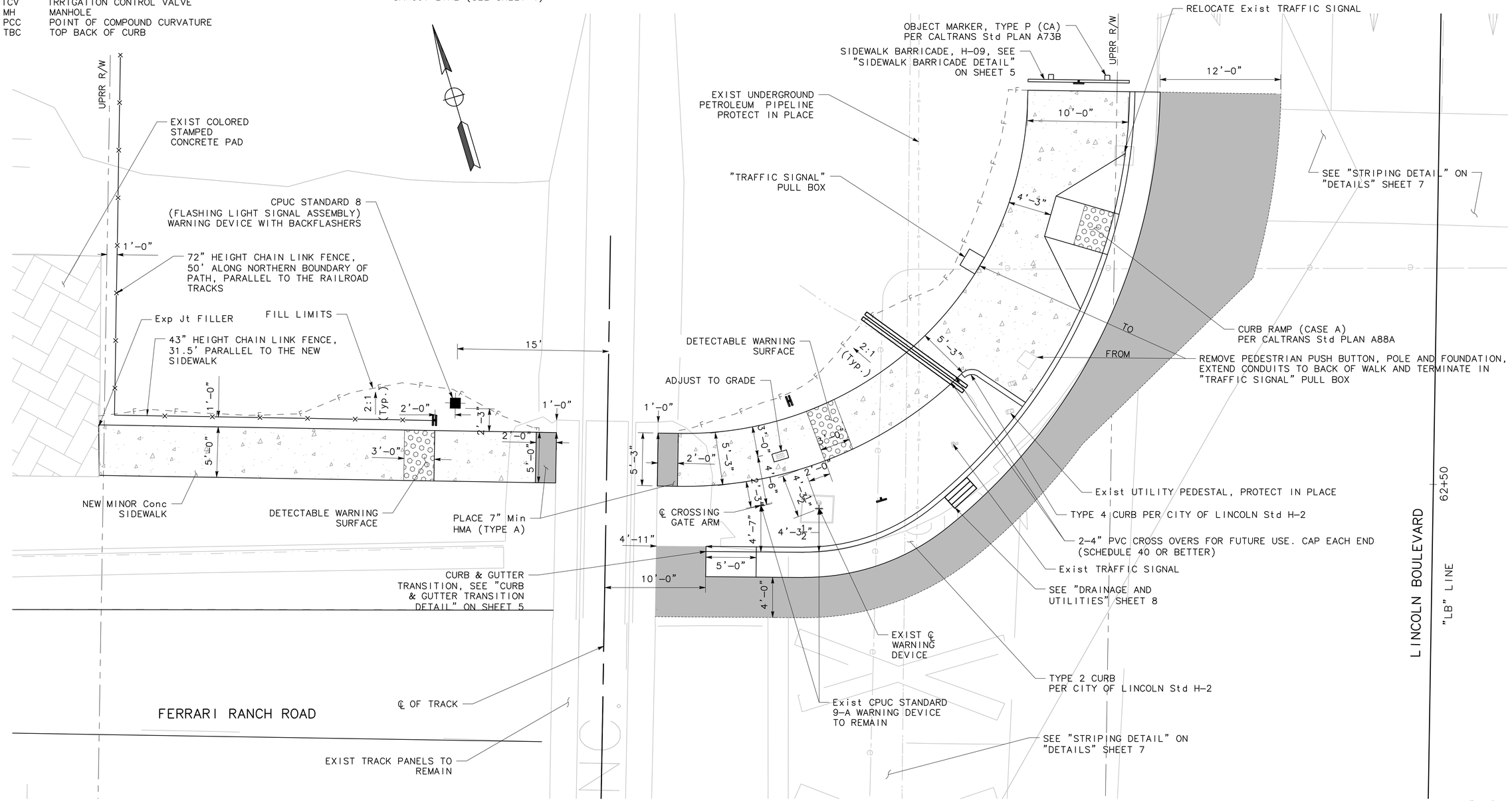
BC	BEGIN CURVE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CSP	CORRUGATED STEEL PIPE
DI	DRAIN INLET
EC	END CURVE
Elev	ELEVATION
EPB	ELECTRIC PULL BOX
HMA	HOT MIXED ASPHALT
ICV	IRRIGATION CONTROL VALVE
MH	MANHOLE
PCC	POINT OF COMPOUND CURVATURE
TBC	TOP BACK OF CURB

LEGEND

- CONCRETE SIDEWALK
- UNDERGROUND UTILITY AS NOTED
- NEW PAVEMENT (SEE SECTION A–A ON SHEET 5)
- SAWCUT LINE (SEE SHEET 4)

NOTES:

1. REFERENCE TO STANDARD DETAILS ARE TO CITY STANDARDS UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL.
3. CONTRACTOR IS DIRECTED TO CITY PUBLIC FACILITIES IMPROVEMENT STANDARDS AND GENERAL CONDITIONS FOR IMPLEMENTATION OF THIS WORK.
4. PLACE DETECTABLE WARNING SURFACE 1' MINIMUM IN ADVANCE OF THE WARNING DEVICE.
5. FOR STRIPING AND SIGN DETAIL, SEE STRIPING AND SIGN DETAIL SHEET.
6. CONTACT UPRR MANAGER OF PUBLIC PROJECTS PRIOR TO ANY WORK WITHIN UPRR RIGHT–OF–WAY OR ANY WORK AFFECTING GRADE CROSSING OPERATIONS.



SCALE: 1"=5'

No.	DATE	DESCRIPTION	BY

REVISION BLK.

BENCHMARK INFORMATION: ELEV. 127.88
ORTHOMETRIC HEIGHTS SHOWN ARE BASED ON CITY OF LINCOLN CONTROL. BENCH MARK BM A 855, ELEVATION 127.877 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 16 OF SURVEYS, PAGE 105,WAS HELD. ORTHOMETRIC HEIGHTS SHOWN ARE NGVD 29.

MARK THOMAS
701 UNIVERSITY AVE, SUITE 200
SACRAMENTO, CALIFORNIA 95825
(916) 381–9100

UNDER THE SUPERVISION OF: ZACHARY J. SIVIGLIA, P.E.
No. 73128 exp. 12–31–24 R.C.E.

DRAWN BY: J. AYALA
DESIGNED BY: L. LIU
CHECKED BY: T. LEWIS
SUBMITTED BY: LIHONG LIU RCE No. 80619

UPRR GRADE CROSSING AT FERRARI RANCH ROAD PLAN

CITY OF LINCOLN CALIFORNIA

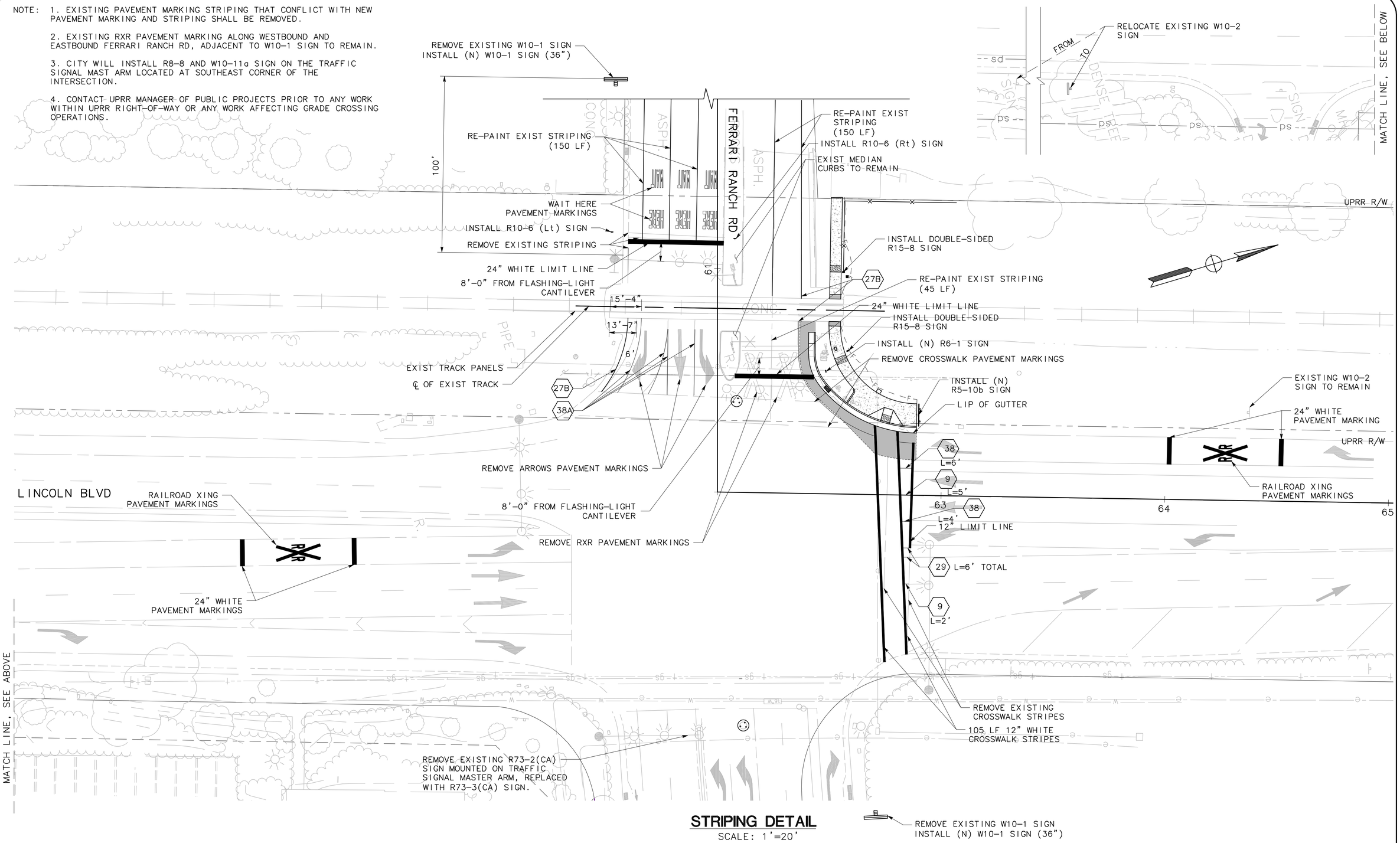
FILE NO. SA–18122
SHEET 3 OF 12

NOTE: 1. EXISTING PAVEMENT MARKING STRIPING THAT CONFLICT WITH NEW PAVEMENT MARKING AND STRIPING SHALL BE REMOVED.

2. EXISTING RXR PAVEMENT MARKING ALONG WESTBOUND AND EASTBOUND FERRARI RANCH RD, ADJACENT TO W10-1 SIGN TO REMAIN.

3. CITY WILL INSTALL R8-8 AND W10-11a SIGN ON THE TRAFFIC SIGNAL MAST ARM LOCATED AT SOUTHEAST CORNER OF THE INTERSECTION.

4. CONTACT UPRR MANAGER OF PUBLIC PROJECTS PRIOR TO ANY WORK WITHIN UPRR RIGHT-OF-WAY OR ANY WORK AFFECTING GRADE CROSSING OPERATIONS.



STRIPING DETAIL

SCALE: 1'=20'

No.	DATE	DESCRIPTION	BY

REVISION BLK.

BENCHMARK INFORMATION: ELEV. 127.88
ORTHOMETRIC HEIGHTS SHOWN ARE BASED ON CITY OF LINCOLN CONTROL. BENCH MARK BM A 855, ELEVATION 127.877 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 16 OF SURVEYS, PAGE 105,WAS HELD. ORTHOMETRIC HEIGHTS SHOWN ARE NGVD 29.

MARK THOMAS
701 UNIVERSITY AVE, SUITE 200
SACRAMENTO, CALIFORNIA 95825
(916) 381-9100

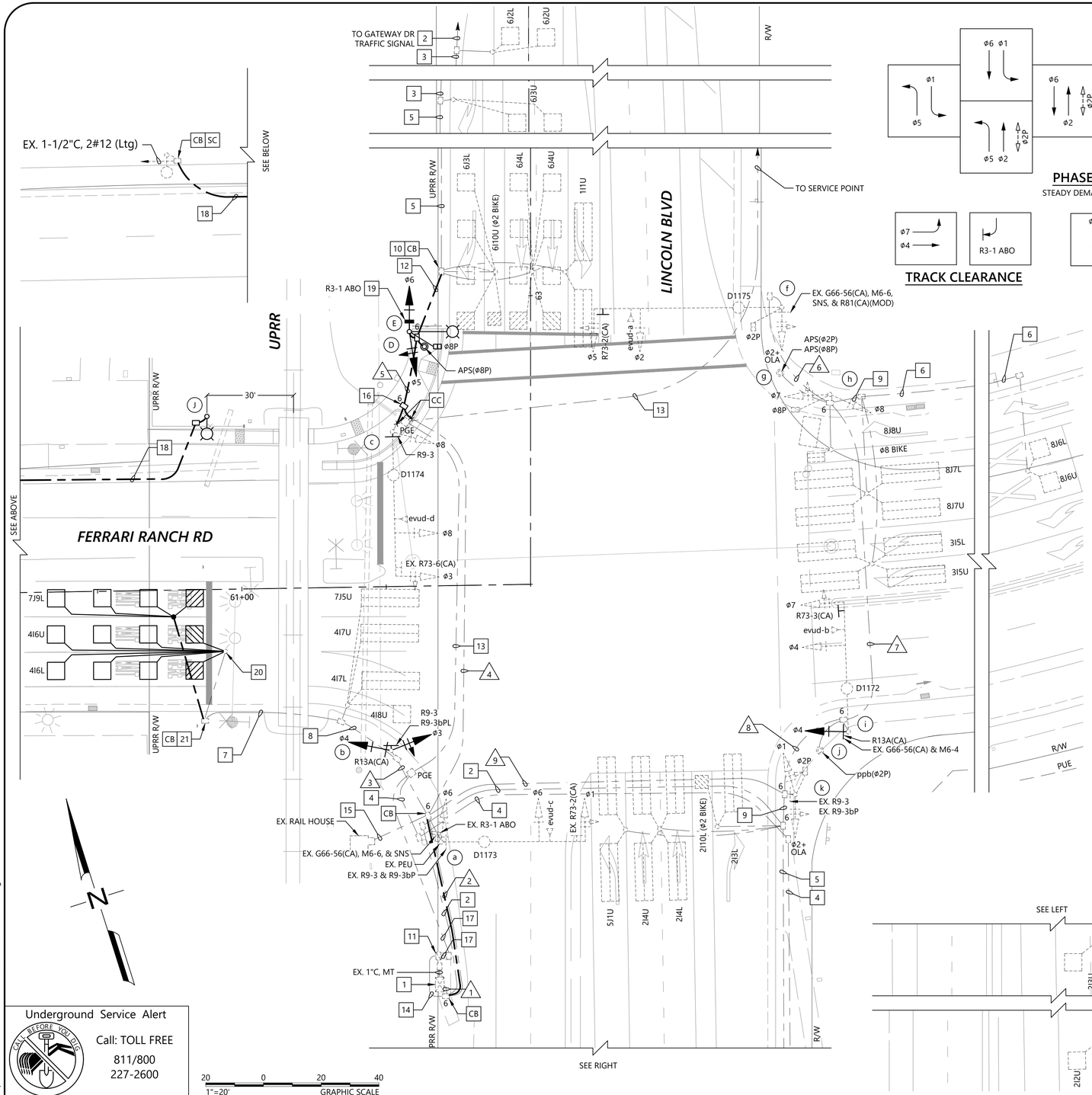
UNDER THE SUPERVISION OF: ZACHARY J. SIVIGLIA, P.E.
No. 73128 exp. 12-31-24 R.C.E.

DRAWN BY: J. AYALA
DESIGNED BY: L. LIU
CHECKED BY: T. LEWIS
SUBMITTED BY: LIHONG LIU RCE No. 80619

UPRR GRADE CROSSING AT FERRARI RANCH ROAD STRIPING AND SIGN DETAIL

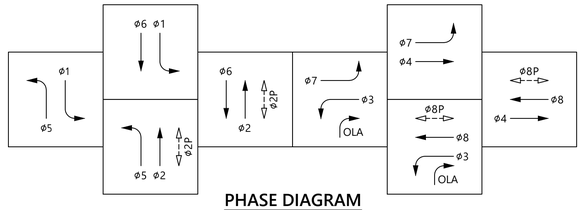
CITY OF LINCOLN CALIFORNIA

FILE NO. SA-18122
SHEET 7 OF 12



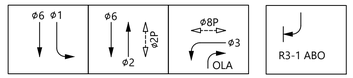
PHASE DIAGRAM

STEADY DEMAND SEQUENCE --->



TRACK CLEARANCE

LIMITED SERVICE



POSTED SPEED

LINCOLN BLVD (NORTH LEG) = 40 MPH
LINCOLN BLVD (SOUTH LEG) = 50 MPH
FERRARI RANCH RD (EAST LEG) = 35 MPH
FERRARI RANCH RD (WEST LEG) = 40 MPH

EMERGENCY VEHICLE PREEMPTION

EVUDa = ø2 + ø5
EVUDb = ø4 + ø7
EVUDc = ø1 + ø6
EVUDd = ø8 + ø3

PROJECT NOTES (THIS SHEET ONLY):

1. EX. 332 CABINET W/ 2070 CONTROLLER AND BBS TO REMAIN.
2. EX. 2"C, 1 sic.
3. EX. 2"C, 2 dlc, 1 sic.
4. EX. 2"C, 3#00 (120/240V SERVICE).
5. EX. 2"C, 3 dlc, 1 sic.
6. EX. 2"C, 2 dlc.
7. EX. 2"C, 3 dlc.
8. EX. 2"C, 7 dlc.
9. EX. 2"C, 8 dlc.
10. PULL EX. 8 DLC AND 1 SIC BACK TO THIS LOCATION, REROUTE THROUGH NEW CONDUIT BACK TO CONTROLLER CABINET, AND LAND IN CABINET AS PREVIOUSLY CONNECTED.
11. EX. TYPE III-AF SERVICE EQUIPMENT ENCLOSURE TO REMAIN (SEE WIRING DIAGRAM SHEET E-3).
12. 3"C, 8 DLC AND 1 SIC.
13. EX. 3"C, 3#00 (120/240V SERVICE).
14. EX. 2"C, 2#4 (120V SIGNAL), 4#8 (240V LIGHTING), 3#14 (PEU).
15. EX. 1.5"C, 2#14 (RAILROAD PREEMPTION).
16. INSTALL PULL BOX IN WALK IN A LOCATION THAT MINIMIZES THE SLACK NEEDED TO REROUTE EX. SIC AND DLC.
17. EX. 2"C, 3#2 (120/240V SERVICE).
18. 2"C, 2#12 (Ltg), 1#8 G.
19. MOUNT RELOCATED 30"x30" R3-1 ABO WITH SIGNAL HEADS PER DETAIL ON SHEET E-1.
20. INSTALL NEW LOOP WIRES INTO EX. DH.
21. SPLICE NEW LOOPS TO EX. DLC.

TRAFFIC SIGNAL REMOVAL DETAIL

SCALE: 1"=30'
EQUIPMENT SHOWN IN BOLD IS TO BE REMOVED.

Underground Service Alert
Call: TOLL FREE
811/800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

FILENAME: 4117b-TS.dwg
PLOT DATE: 5/22/2024 9:14:00 AM

No.	DATE	DESCRIPTION	BY

REVISION BLK

BENCHMARK INFORMATION: ELEV. 127.88
ORTHOMETRIC HEIGHTS SHOWN ARE BASED ON CITY OF LINCOLN CONTROL. BENCH MARK BM A 855, ELEVATION 127.877 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 16 OF SURVEYS, PAGE 105,WAS HELD. ORTHOMETRIC HEIGHTS SHOWN ARE NGVD 29.

FEHR PEERS
1013 Galleria Boulevard Suite 255
Roseville, CA 95678
(916) 773-1900

DRAWN BY: B. WILLETT
DESIGNED BY: D. MURPHY
CHECKED BY:
SUBMITTED BY:

REGISTERED PROFESSIONAL ENGINEER NEIL LEE MURPHY Exp. 12-31-23 CIVIL STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION

UPRR GRADE CROSSING AT FERRARI RANCH ROAD
TRAFFIC SIGNAL MODIFICATION PLAN

CITY OF LINCOLN CALIFORNIA

FILE NO. RS21-4117
SHEET 11 OF 12

100% SUBMITTAL E-2

Fehr & Peers Associates, its employees, its officers or agents shall not be responsible for the accuracy or completeness of electronic copies of this plan sheet.

EXHIBIT B
TO
PUBLIC HIGHWAY AT-GRADE CROSSING AGREEMENT

SECTION 1. CONDITIONS AND COVENANTS

A. The Railroad makes no covenant or warranty of title for quiet possession or against encumbrances. The Political Body shall not use or permit use of the Crossing Area for any purposes other than those described in this Agreement. Without limiting the foregoing, the Political Body shall not use or permit use of the Crossing Area for railroad purposes, or for gas, oil or gasoline pipe lines. Any lines constructed on the Railroad's property by or under authority of the Political Body for the purpose of conveying electric power or communications incidental to the Political Body's use of the property for highway purposes shall be constructed in accordance with specifications and requirements of the Railroad, and in such manner as not adversely to affect communication or signal lines of the Railroad or its licensees now or hereafter located upon said property. No nonparty shall be admitted by the Political Body to use or occupy any part of the Railroad's property without the Railroad's written consent. Nothing herein shall obligate the Railroad to give such consent.

B. The Railroad reserves the right to cross the Crossing Area with such railroad tracks as may be required for its convenience or purposes. In the event the Railroad shall place additional tracks upon the Crossing Area, the Political Body shall, at its sole cost and expense, modify the Roadway to conform with all tracks within the Crossing Area.

C. The right hereby granted is subject to any existing encumbrances and rights (whether public or private), recorded or unrecorded, and also to any renewals thereof. The Political Body shall not damage, destroy or interfere with the property or rights of nonparties in, upon or relating to the Railroad's property, unless the Political Body at its own expense settles with and obtains releases from such nonparties.

D. The Railroad reserves the right to use and to grant to others the right to use the Crossing Area for any purpose not inconsistent with the right hereby granted, including, but not by way of limitation, the right to construct, reconstruct, maintain, operate, repair, alter, renew and replace tracks, facilities and appurtenances on the property; and the right to cross the Crossing Area with all kinds of equipment.

E. So far as it lawfully may do so, the Political Body will assume, bear and pay all taxes and assessments of whatsoever nature or kind (whether general, local or special) levied or assessed upon or against the Crossing Area, excepting taxes levied upon and against the property as a component part of the Railroad's operating property.

F. If any property or rights other than the right hereby granted are necessary for the construction, maintenance and use of the Roadway and its appurtenances, or for the performance of any work in connection with the Project, the Political Body will acquire all such other property and rights at its own expense and without expense to the Railroad.

SECTION 2. CONSTRUCTION OF ROADWAY

A. The Political Body, at its expense, will apply for and obtain all public authority required by law, ordinance, rule or regulation for the Project, and will furnish the Railroad upon request with satisfactory evidence that such authority has been obtained.

B. Except as may be otherwise specifically provided herein, the Political Body, at its expense, will furnish all necessary labor, material and equipment, and shall construct and complete the Roadway and all appurtenances thereof. The appurtenances shall include, without limitation, all necessary and proper highway warning devices (except those installed by the Railroad within its right of way) and all necessary drainage facilities, guard rails or barriers, and right of way fences between the Roadway and the railroad tracks. Upon completion of the Project, the Political Body shall remove from the Railroad's property all temporary structures and false work, and will leave the Crossing Area in a condition satisfactory to the Railroad.

C. All construction work of the Political Body upon the Railroad's property (including, but not limited to, construction of the Roadway and all appurtenances and all related and incidental work) shall be performed and completed in a manner satisfactory to the Assistant Vice President Engineering-Design of the Railroad or his authorized representative and in compliance with the Plans, and other guidelines furnished by the Railroad.

D. All construction work of the Political Body shall be performed diligently and completed within a reasonable time. No part of the Project shall be suspended, discontinued or unduly delayed without the Railroad's written consent, and subject to such reasonable conditions as the Railroad may specify. It is understood that the Railroad's tracks at and in the vicinity of the work will be in constant or frequent use during progress of the work and that movement or stoppage of trains, engines or cars may cause delays in the work of the Political Body. The Political Body hereby assumes the risk of any such delays and agrees that no claims for damages on account of any delay shall be made against the Railroad by the State and/or the Contractor.

SECTION 3. INJURY AND DAMAGE TO PROPERTY

If the Political Body, in the performance of any work contemplated by this Agreement or by the failure to do or perform anything for which the Political Body is responsible under the provisions of this Agreement, shall injure, damage or destroy any property of the Railroad or of any other person lawfully occupying or using the property of the Railroad, such property shall be replaced or repaired by the Political Body at the

Political Body's own expense, or by the Railroad at the expense of the Political Body, and to the satisfaction of the Railroad's Assistant Vice President Engineering-Design.

SECTION 4. RAILROAD MAY USE CONTRACTORS TO PERFORM WORK

The Railroad may contract for the performance of any of its work by other than the Railroad forces. The Railroad shall notify the Political Body of the contract price within ninety (90) days after it is awarded. Unless the Railroad's work is to be performed on a fixed price basis, the Political Body shall reimburse the Railroad for the amount of the contract.

SECTION 5. MAINTENANCE AND REPAIRS

A. The Political Body shall, at its own sole expense, maintain, repair, and renew, or cause to be maintained, repaired and renewed, the entire Crossing Area and Roadway, except the portions between the track tie ends, which shall be maintained by the Railroad at the Political Body's expense.

B. If, in the future, the Political Body elects to have the surfacing material between the track tie ends, or between tracks if there is more than one railroad track across the Crossing Area, replaced with paving or some surfacing material other than timber planking, the Railroad, at the Political Body's expense, shall install such replacement surfacing, and in the future, to the extent repair or replacement of the surfacing is necessitated by repair or rehabilitation of the Railroad's tracks through the Crossing Area, the Political Body shall bear the expense of such repairs or replacement.

SECTION 6. CHANGES IN GRADE

If at any time the Railroad shall elect, or be required by competent authority to, raise or lower the grade of all or any portion of the track(s) located within the Crossing Area, the Political Body shall, at its own expense, conform the Roadway to conform with the change of grade of the trackage.

SECTION 7. REARRANGEMENT OF WARNING DEVICES

If the change or rearrangement of any warning device installed hereunder is necessitated for public or Railroad convenience or on account of improvements for either the Railroad, highway or both, the parties will apportion the expense incidental thereto between themselves by negotiation, agreement or by the order of a competent authority before the change or rearrangement is undertaken.

SECTION 8. SAFETY MEASURES; PROTECTION OF RAILROAD COMPANY OPERATIONS

It is understood and recognized that safety and continuity of the Railroad's operations and communications are of the utmost importance; and in order that the

same may be adequately safeguarded, protected and assured, and in order that accidents may be prevented and avoided, it is agreed with respect to all of said work of the Political Body that the work will be performed in a safe manner and in conformity with the following standards:

A. **Definitions**. All references in this Agreement to the Political Body shall also include the Contractor and their respective officers, agents and employees, and others acting under its or their authority; and all references in this Agreement to work of the Political Body shall include work both within and outside of the Railroad's property.

B. **Entry on to Railroad's Property by Political Body**. If the Political Body's employees need to enter Railroad's property in order to perform an inspection of the Roadway, minor maintenance or other activities, the Political Body shall first provide at least ten (10) working days advance notice to the Railroad Representative. With respect to such entry on to Railroad's property, the Political Body, to the extent permitted by law, agrees to release, defend and indemnify the Railroad from and against any loss, damage, injury, liability, claim, cost or expense incurred by any person including, without limitation, the Political Body's employees, or damage to any property or equipment (collectively the "Loss") that arises from the presence or activities of Political Body's employees on Railroad's property, except to the extent that any Loss is caused by the sole direct negligence of Railroad.

C. **Flagging**.

(i) If the Political Body's employees need to enter Railroad's property as provided in Paragraph B above, the Political Body agrees to notify the Railroad Representative at least thirty (30) working days in advance of proposed performance of any work by Political Body in which any person or equipment will be within twenty-five (25) feet of any track, or will be near enough to any track that any equipment extension (such as, but not limited to, a crane boom) will reach to within twenty-five (25) feet of any track. No work of any kind shall be performed, and no person, equipment, machinery, tool(s), material(s), vehicle(s), or thing(s) shall be located, operated, placed, or stored within twenty-five (25) feet of any of Railroad's track(s) at any time, for any reason, unless and until a Railroad flagman is provided to watch for trains. Upon receipt of such thirty (30) day notice, the Railroad Representative will determine and inform Political Body whether a flagman need be present and whether Political Body needs to implement any special protective or safety measures. If flagging or other special protective or safety measures are performed by Railroad, Railroad will bill Political Body for such expenses incurred by Railroad. If Railroad performs any flagging, or other special protective or safety measures are performed by Railroad, Political Body agrees that Political Body is not relieved of any of its responsibilities or liabilities set forth in this Agreement.

(ii) The rate of pay per hour for each flagman will be the prevailing hourly rate in effect for an eight-hour day for the class of flagmen used during regularly assigned hours and overtime in accordance with Labor Agreements and Schedules in effect at the time the work is performed. In addition to the cost of such labor, a composite charge for

vacation, holiday, health and welfare, supplemental sickness, Railroad Retirement and unemployment compensation, supplemental pension, Employees Liability and Property Damage and Administration will be included, computed on actual payroll. The composite charge will be the prevailing composite charge in effect at the time the work is performed. One and one-half times the current hourly rate is paid for overtime, Saturdays and Sundays, and two and one-half times current hourly rate for holidays. Wage rates are subject to change, at any time, by law or by agreement between Railroad and its employees, and may be retroactive as a result of negotiations or a ruling of an authorized governmental agency. Additional charges on labor are also subject to change. If the wage rate or additional charges are changed, Political Body shall pay on the basis of the new rates and charges.

(iii) Reimbursement to Railroad will be required covering the full eight-hour day during which any flagman is furnished, unless the flagman can be assigned to other Railroad work during a portion of such day, in which event reimbursement will not be required for the portion of the day during which the flagman is engaged in other Railroad work. Reimbursement will also be required for any day not actually worked by the flagman following the flagman's assignment to work on the project for which Railroad is required to pay the flagman and which could not reasonably be avoided by Railroad by assignment of such flagman to other work, even though Political Body may not be working during such time. When it becomes necessary for Railroad to bulletin and assign an employee to a flagging position in compliance with union collective bargaining agreements, Political Body must provide Railroad a minimum of five (5) days notice prior to the cessation of the need for a flagman. If five (5) days notice of cessation is not given, Political Body will still be required to pay flagging charges for the five (5) day notice period required by union agreement to be given to the employee, even though flagging is not required for that period. An additional thirty (30) days notice must then be given to Railroad if flagging services are needed again after such five day cessation notice has been given to Railroad.

D. **Compliance With Laws**. The Political Body shall comply with all applicable federal, state and local laws, regulations and enactments affecting the work. The Political Body shall use only such methods as are consistent with safety, both as concerns the Political Body, the Political Body's agents and employees, the officers, agents, employees and property of the Railroad and the public in general. The Political Body (without limiting the generality of the foregoing) shall comply with all applicable state and federal occupational safety and health acts and regulations. All Federal Railroad Administration regulations shall be followed when work is performed on the Railroad's premises. If any failure by the Political Body to comply with any such laws, regulations, and enactments, shall result in any fine, penalty, cost or charge being assessed, imposed or charged against the Railroad, the Political Body shall reimburse, and to the extent it may lawfully do so, indemnify the Railroad for any such fine, penalty, cost, or charge, including without limitation attorney's fees, court costs and expenses. The Political Body further agrees in the event of any such action, upon notice thereof being provided by the Railroad, to defend such action free of cost, charge, or expense to the Railroad.

E. **No Interference or Delays**. The Political Body shall not do, suffer or permit anything which will or may obstruct, endanger, interfere with, hinder or delay maintenance or operation of the Railroad's tracks or facilities, or any communication or signal lines, installations or any appurtenances thereof, or the operations of others lawfully occupying or using the Railroad's property or facilities.

F. **Supervision**. The Political Body, at its own expense, shall adequately police and supervise all work to be performed by the Political Body, and shall not inflict injury to persons or damage to property for the safety of whom or of which the Railroad may be responsible, or to property of the Railroad. The responsibility of the Political Body for safe conduct and adequate policing and supervision of the Project shall not be lessened or otherwise affected by the Railroad's approval of plans and specifications, or by the Railroad's collaboration in performance of any work, or by the presence at the work site of the Railroad's representatives, or by compliance by the Political Body with any requests or recommendations made by such representatives. If a representative of the Railroad is assigned to the Project, the Political Body will give due consideration to suggestions and recommendations made by such representative for the safety and protection of the Railroad's property and operations.

G. **Suspension of Work**. If at any time the Political Body's engineers or the Vice President-Engineering Services of the Railroad or their respective representatives shall be of the opinion that any work of the Political Body is being or is about to be done or prosecuted without due regard and precaution for safety and security, the Political Body shall immediately suspend the work until suitable, adequate and proper protective measures are adopted and provided.

H. **Removal of Debris**. The Political Body shall not cause, suffer or permit material or debris to be deposited or cast upon, or to slide or fall upon any property or facilities of the Railroad; and any such material and debris shall be promptly removed from the Railroad's property by the Political Body at the Political Body's own expense or by the Railroad at the expense of the Political Body. The Political Body shall not cause, suffer or permit any snow to be plowed or cast upon the Railroad's property during snow removal from the Crossing Area.

I. **Explosives**. The Political Body shall not discharge any explosives on or in the vicinity of the Railroad's property without the prior consent of the Railroad's Vice President-Engineering Services, which shall not be given if, in the sole discretion of the Railroad's Vice President-Engineering Services, such discharge would be dangerous or would interfere with the Railroad's property or facilities. For the purposes hereof, the "vicinity of the Railroad's property" shall be deemed to be any place on the Railroad's property or in such close proximity to the Railroad's property that the discharge of explosives could cause injury to the Railroad's employees or other persons, or cause damage to or interference with the facilities or operations on the Railroad's property. The Railroad reserves the right to impose such conditions, restrictions or limitations on the transportation, handling, storage, security and use of explosives as the Railroad, in the Railroad's sole discretion, may deem to be necessary, desirable or appropriate.

J. **Excavation**. The Political Body shall not excavate from existing slopes nor construct new slopes which are excessive and may create hazards of slides or falling rock, or impair or endanger the clearance between existing or new slopes and the tracks of the Railroad. The Political Body shall not do or cause to be done any work which will or may disturb the stability of any area or adversely affect the Railroad's tracks or facilities. The Political Body, at its own expense, shall install and maintain adequate shoring and cribbing for all excavation and/or trenching performed by the Political Body in connection with construction, maintenance or other work. The shoring and cribbing shall be constructed and maintained with materials and in a manner approved by the Railroad's Assistant Vice President Engineering - Design to withstand all stresses likely to be encountered, including any stresses resulting from vibrations caused by the Railroad's operations in the vicinity.

K. **Drainage**. The Political Body, at the Political Body's own expense, shall provide and maintain suitable facilities for draining the Roadway and its appurtenances, and shall not suffer or permit drainage water therefrom to flow or collect upon property of the Railroad. The Political Body, at the Political Body's own expense, shall provide adequate passageway for the waters of any streams, bodies of water and drainage facilities (either natural or artificial, and including water from the Railroad's culvert and drainage facilities), so that said waters may not, because of any facilities or work of the Political Body, be impeded, obstructed, diverted or caused to back up, overflow or damage the property of the Railroad or any part thereof, or property of others. The Political Body shall not obstruct or interfere with existing ditches or drainage facilities.

L. **Notice**. Before commencing any work, the Political Body shall provide the advance notice to the Railroad that is required under the Contractor's Right of Entry Agreement.

M. **Fiber Optic Cables**. Fiber optic cable systems may be buried on the Railroad's property. Protection of the fiber optic cable systems is of extreme importance since any break could disrupt service to users resulting in business interruption and loss of revenue and profits. Political Body shall visit up.com/CBUD to complete and submit the required form to determine if fiber optic cable is buried anywhere on Railroad's property to be used by the Political Body. If it is, Political Body will telephone the telecommunications company(ies) involved, arrange for a cable locator, and make arrangements for relocation or other protection of the fiber optic cable prior to beginning any work on the Railroad's premises.

SECTION 9. INTERIM WARNING DEVICES

If at anytime it is determined by a competent authority, by the Political Body, or by agreement between the parties, that new or improved train activated warning devices should be installed at the Crossing Area, the Political Body shall install adequate temporary warning devices or signs and impose appropriate vehicular control measures to protect the motoring public until the new or improved devices have been installed.

SECTION 10. OTHER RAILROADS

All protective and indemnifying provisions of this Agreement shall inure to the benefit of the Railroad and any other railroad company lawfully using the Railroad's property or facilities.

SECTION 11. BOOKS AND RECORDS

The books, papers, records and accounts of Railroad, so far as they relate to the items of expense for the materials to be provided by Railroad under this Project, or are associated with the work to be performed by Railroad under this Project, shall be open to inspection and audit at Railroad's offices in Omaha, Nebraska, during normal business hours by the agents and authorized representatives of Political Body for a period of three (3) years following the date of Railroad's last billing sent to Political Body.

SECTION 12. REMEDIES FOR BREACH OR NONUSE

A. If the Political Body shall fail, refuse or neglect to perform and abide by the terms of this Agreement, the Railroad, in addition to any other rights and remedies, may perform any work which in the judgment of the Railroad is necessary to place the Roadway and appurtenances in such condition as will not menace, endanger or interfere with the Railroad's facilities or operations or jeopardize the Railroad's employees; and the Political Body will reimburse the Railroad for the expenses thereof.

B. Nonuse by the Political Body of the Crossing Area for public highway purposes continuing at any time for a period of eighteen (18) months shall, at the option of the Railroad, work a termination of this Agreement and of all rights of the Political Body hereunder.

C. The Political Body will surrender peaceable possession of the Crossing Area and Roadway upon termination of this Agreement. Termination of this Agreement shall not affect any rights, obligations or liabilities of the parties, accrued or otherwise, which may have arisen prior to termination.

SECTION 13. MODIFICATION - ENTIRE AGREEMENT

No waiver, modification or amendment of this Agreement shall be of any force or effect unless made in writing, signed by the Political Body and the Railroad and specifying with particularity the nature and extent of such waiver, modification or amendment. Any waiver by the Railroad of any default by the Political Body shall not affect or impair any right arising from any subsequent default. This Agreement and Exhibits attached hereto and made a part hereof constitute the entire understanding between the Political Body and the Railroad and cancel and supersede any prior negotiations, understandings or agreements, whether written or oral, with respect to the work or any part thereof.

EXHIBIT C
TO
PUBLIC HIGHWAY AT-GRADE CROSSING AGREEMENT

Exhibit C (if applicable) will be Railroad's Material and Force Agreement Estimate.

Material And Force Account Estimate
City of Lincoln CA

Estimate Creation Date: 1/24/2025 Number: 152952 Version: 1

Estimate Good Until 01/29/26

Location: VALLEY SUB, SIMN, 106.56-141.76
Buy America: Yes

Description of Work: Lincoln CA, Ferrari Ranch Road M.P. 116.08 Valley Sub DOT# 753235P WO# 41726 PID# 103883 Recollectable 100%

COMMENTS	Description	QTY	UOM	Unit Cost	LABOR	MATERIAL	TOTAL
SIGNAL							
	Xing - 1 Trk CWE w/Four Quad Gates	1	EA	192,474.00	67,200	125,274	192,474
	Gang Day - 5 Man	2	EA	7,500.00	15,000	0	15,000
	Xing - Flasher/Ped (pair)	0.5	LS	57,560.00	8,000	20,780	28,780
MP. 116.45	Remove Signal	1	EA	15,000.00	15,000	0	15,000
Dax house MP.116.45	Xing - 1 Trk Remote CWE and House	1	EA	54,337.00	14,400	39,937	54,337
	Xing - Dax Cable 1000'	3	EA	6,440.00	12,000	7,320	19,320
MP.116.45	Xing - Intermediate Signal	1	EA	13,165.00	5,536	7,629	13,165
MP.116.45	Xing - IXS Track Circuit	1	EA	14,951.00	5,536	9,415	14,951
	Xing - Remove Location	1	LS	2,000.00	2,000	0	2,000
	Xing - Public Project Mgmt	1	LS	30,000.00	0	30,000	30,000
	Xing - Engineering Design	1	LS	36,018.00	36,018	0	36,018
	Xing - Boring	1	LS	40,000.00	0	40,000	40,000
	Xing - Contract Services for Preempt Cutover	1	LS	20,000.00	0	20,000	20,000
	Xing - Fill/Rock/Gravel	1	LS	20,000.00	0	20,000	20,000
	Xing - Meter Service	1	LS	5,000.00	0	5,000	5,000
Federal with overhead 228.88% +20% contingency	Xing - Labor Additive	1	LS	496,276.00	496,276	0	496,276
				Sub-Total =	**676,966**	**325,355**	**1,002,321**

Totals = 676,966 325,355 1,002,321

Grand Total = $1,002,321

This is a preliminary estimate, intended to provide a ballpark cost to determine whether a proposed project warrants further study. This estimate is not to be used for budget authority. Quantities and costs are estimated using readily available information and experience with similar projects. Site conditions and changes in project scope and design may result in significant cost variance.

EXHIBIT D

TO

PUBLIC HIGHWAY AT-GRADE CROSSING AGREEMENT

CONTRACTOR'S
RIGHT OF ENTRY AGREEMENT

THIS AGREEMENT is made and entered into as of the _____ day of _____, 20_____, by and between **UNION PACIFIC RAILROAD COMPANY**, a Delaware corporation ("Railroad"); and _____, a _____ corporation ("Contractor").

RECITALS:

Contractor has been hired by _____ to perform work relating to _____ (the "Work") with all or a portion of such Work to be performed on property of Railroad in the vicinity of Railroad's Milepost _____ on Railroad's _____ [Subdivision or Branch] [at or near DOT No. _____ located at or near _____, in _____ County, State of _____, as such location is in the general location shown on the print marked **Exhibit A**, attached hereto and hereby made a part hereof, which Work is the subject of a contract dated _____ between Railroad and _____.

Railroad is willing to permit Contractor to perform the Work described above at the location described above subject to the terms and conditions contained in this agreement

AGREEMENT:

NOW, THEREFORE, it is mutually agreed by and between Railroad and Contractor, as follows:

ARTICLE 1 - DEFINITION OF CONTRACTOR.

For purposes of this agreement, all references in this agreement to Contractor shall include Contractor's contractors, subcontractors, officers, agents and employees, and others acting under its or their authority. For purposes of clarity, Contractor agrees that any CIC (defined below) hired by Contractor is a subcontractor of Contractor and therefore included in the defined term Contractor pursuant to the foregoing sentence.

ARTICLE 2 - RIGHT GRANTED; PURPOSE.

Railroad hereby grants to Contractor the right, during the term hereinafter stated and upon and subject to each and all of the terms, provisions and conditions herein contained, to enter upon and have ingress to and egress from the property described in the Recitals for the purpose of performing the Work described in the Recitals above. The right herein granted to Contractor is limited to those portions of Railroad's property specifically described herein, or as designated by the Railroad Representatives named in Article 4.

ARTICLE 3 - TERMS AND CONDITIONS CONTAINED IN EXHIBITS B AND C.

The terms and conditions contained in **Exhibit B** and **Exhibit C**, attached hereto, are hereby made a part of this agreement.

ARTICLE 4 - ALL EXPENSES TO BE BORNE BY CONTRACTOR; RAILROAD REPRESENTATIVES.

A. Contractor shall bear any and all costs and expenses associated with any Work performed by Contractor (including without limitation any CIC), or any costs or expenses incurred by Railroad relating to this agreement.

B. Contractor shall coordinate all of its Work with the following Railroad representatives or their duly authorized representative (the "Railroad Representatives"):

MTM: _____	PM: _____
_____	_____
_____	_____
_____	_____

C. Contractor, at its own expense, shall adequately police and supervise all Work to be performed by Contractor and shall ensure that such Work is performed in a safe manner as set forth in Section 7 of **Exhibit B.** The responsibility of Contractor for safe conduct and adequate policing and supervision of Contractor's Work shall not be lessened or otherwise affected by Railroad's approval of plans and specifications involving the Work, or by Railroad's collaboration in performance of any Work, or by the presence at the Work site of a Railroad Representative, or by compliance by Contractor with any requests or recommendations made by Railroad Representative.

ARTICLE 5 - SCHEDULE OF WORK ON A MONTHLY BASIS.

The Contractor, at its expense, shall provide on a monthly basis a detailed schedule of Work to the Railroad Representative named in Article 4B above. The reports shall start at the execution of this agreement and continue until this agreement is terminated as provided in this agreement or until the Contractor has completed all Work on Railroad's property.

ARTICLE 6 - TERM; TERMINATION.

A. The grant of right herein made to Contractor shall commence on the date of this agreement, and continue until_____, unless sooner terminated as herein provided, or at such time as Contractor has completed its Work on Railroad's property, whichever is earlier. Contractor agrees to notify the Railroad Representative in writing when it has completed its Work on Railroad's property.

B. This agreement may be terminated by either party on ten (10) days written notice to the other party.

ARTICLE 7 - CERTIFICATE OF INSURANCE.

A. Before commencing any Work and throughout the entire term of this Agreement, Contractor, at its expense, shall procure and maintain in full force and effect the types and minimum limits of insurance specified in **Exhibit C** of this agreement and require each of its subcontractors to include the insurance endorsements as required under Section 12 of **Exhibit B** of this agreement.

B. Not more frequently than once every two (2) years, Railroad may reasonably modify the required insurance coverage to reflect then-current risk management practices in the railroad industry and underwriting practices in the insurance industry.

C. Upon request of Railroad, Contractor shall provide to Railroad a certificate issued by its insurance carrier evidencing the insurance coverage required under **Exhibit B**.

D. Contractor understands and accepts that the terms of this Article are wholly separate from and independent of the terms of any indemnity provisions contained in this Agreement.

E. Upon request of Railroad, insurance correspondence, binders, policies, certificates and endorsements shall be sent to:

Union Pacific Railroad Company
_____
[Insert mailing address]
_____
_____
Attn:_____
Project No. 0187912

ARTICLE 8 - PRECONSTRUCTION MEETING.

If the Work to be performed by the Contractor will involve the Railroad providing any flagging protection (or if a CIC is approved to provide flagging protection pursuant to the terms set forth herein) and/or there is separate work to be performed by the Railroad, the Contractor confirms that no work shall commence until the Railroad and Contractor participate in a preconstruction meeting involving flagging procedures and coordination of work activities of the Contractor and the Railroad (and any CIC, as applicable.) Union Pacific's Third Party Flagging Policy at the link provided here: www.up.com/flagging

ARTICLE 9. DISMISSAL OF CONTRACTOR'S EMPLOYEE.

At the request of Railroad, Contractor shall remove from Railroad's property any employee of Contractor who fails to conform to the instructions of the Railroad Representative in connection with the Work on Railroad's property, and any right of Contractor shall be suspended until such removal has occurred. Contractor shall indemnify Railroad against any claims arising from the removal of any such employee from Railroad's property.

ARTICLE 10. ADMINISTRATIVE FEE.

Upon the execution and delivery of this agreement, Contractor shall pay to Railroad One Thousand Twenty Five Dollars ($1,025.00) as reimbursement for clerical, administrative and handling expenses in connection with the processing of this agreement.

ARTICLE 11. CROSSINGS: COMPLIANCE WITH MUTCD AND FRA GUIDELINES.

A. No additional vehicular crossings (including temporary haul roads) or pedestrian crossings over Railroad's trackage shall be installed or used by Contractor without the prior written permission of Railroad.

B. Any permanent or temporary changes, including temporary traffic control, to crossings must conform to the Manual of Uniform Traffic Control Devices (MUTCD) and any applicable Federal Railroad Administration rules, regulations and guidelines, and must be reviewed by the Railroad prior to any changes being implemented. In the event the Railroad is found to be out of compliance with federal safety regulations due to the Contractor's modifications, negligence, or any other reason arising from the Contractor's presence on the Railroad's property, the Contractor agrees to assume liability for any civil penalties imposed upon the Railroad for such noncompliance.

ARTICLE 12.- EXPLOSIVES.

Explosives or other highly flammable substances shall not be stored or used on Railroad's property without the prior written approval of Railroad.

IN WITNESS WHEREOF, the parties hereto have duly executed this agreement in duplicate as of the date first herein written.

UNION PACIFIC RAILROAD COMPANY

By: _____

Title: _____

_____
(Name of Contractor)

By: _____

Name: _____

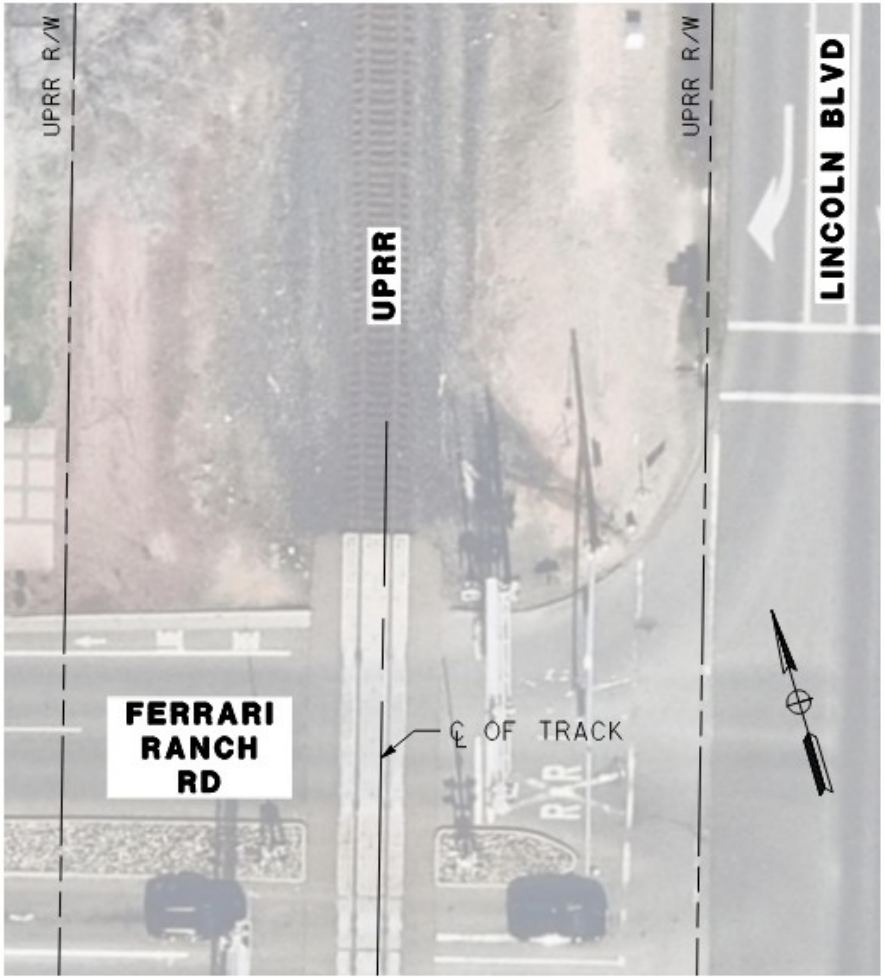
Title: _____

Phone: _____

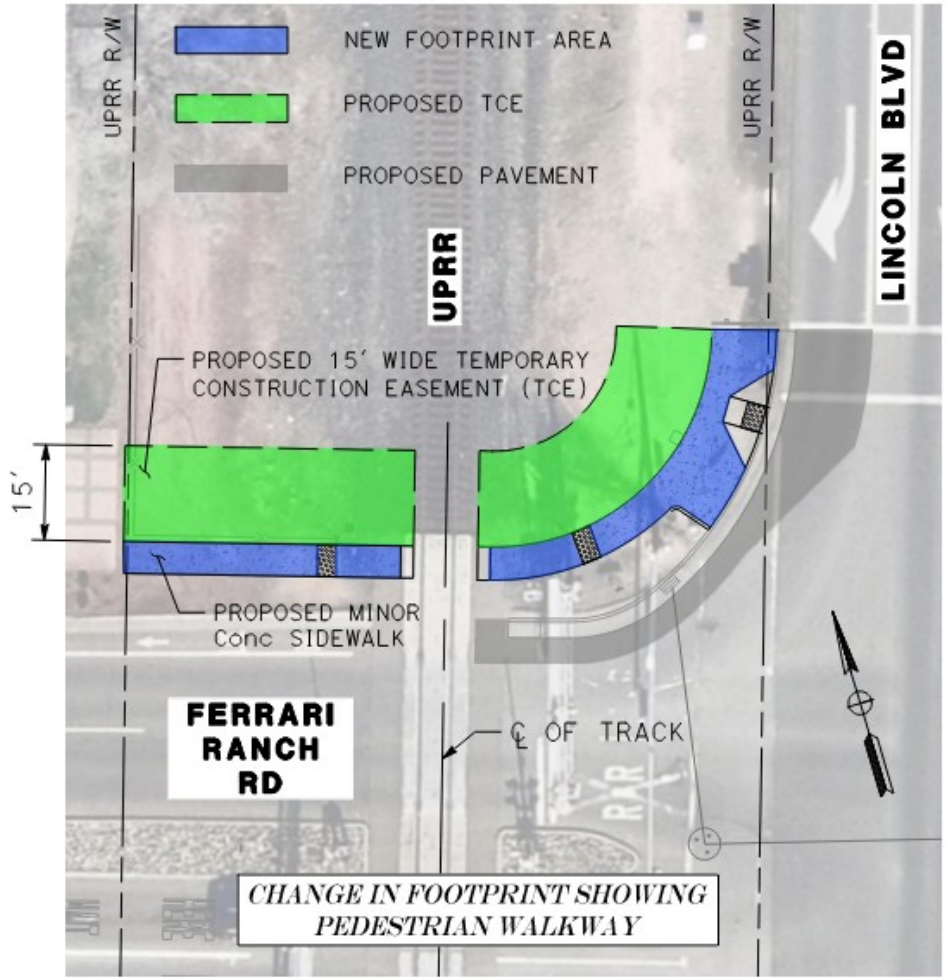
E-Mail: _____

EXHIBIT A
TO
CONTRACTOR'S RIGHT OF ENTRY AGREEMENT

Exhibit A will be a print showing the general location of the work site.



EXISTING FOOTPRINT AREA
SCALE: 1"=20'



NEW FOOTPRINT AREA
SCALE: 1"=20'

MARK THOMAS

CITY OF LINCOLN PEDESTRIAN WALKWAY IMPROVEMENT PROJECT

EXISTING & PROPOSED FOOTPRINT CHANGES

EXHIBIT B
TO
CONTRACTOR'S RIGHT OF ENTRY AGREEMENT

Section 1. NOTICE OF COMMENCEMENT OF WORK - RAILROAD FLAGGING - PRIVATE FLAGGING.

A. Contractor agrees to notify the Railroad Representative at least ten (10) working days in advance of Contractor commencing its Work and at least thirty (30) working days in advance of proposed performance of any Work by Contractor in which any person or equipment will be within twenty-five (25) feet of any track, or will be near enough to any track that any equipment extension (such as, but not limited to, a crane boom) will reach to within twenty-five (25) feet of any track.

B. No work of any kind shall be performed, and no person, equipment, machinery, tool(s), material(s), vehicle(s), or thing(s) shall be located, operated, placed, or stored within twenty-five (25) feet of any of Railroad's track(s) at any time, for any reason, unless and until a Railroad approved flagman is provided to watch for trains. Upon receipt of such thirty (30)-day notice, the Railroad Representative will determine and inform Contractor whether a flagman need be present and whether Contractor needs to implement any special protective or safety measures.

C. Contractor shall be permitted to hire a private contractor to perform flagging or other special protective or safety measures (such private contractor being commonly known in the railroad industry as a contractor-in-charge ("CIC")) in lieu of Railroad providing such services or in concert with Railroad providing such services, subject to prior written approval by Railroad, which approval shall be in Railroad's sole and absolute discretion. If Railroad agrees to permit Contractor to utilize a CIC pursuant to the preceding sentence, Contractor shall obtain Railroad's prior approval in writing for each of the following items, as determined in all respects in Railroad's sole and absolute discretion: (i) the identity of the third-party performing the role of CIC; (ii) the scope of the services to be performed for the project by the approved CIC; and (iii) any other terms and conditions governing such services to be provided by the CIC. If flagging or other special protective or safety measures are performed by an approved CIC, Contractor shall be solely responsible for (and shall timely pay such CIC for) its services. Railroad reserves the right to rescind any approval pursuant to this Section 1, Subsection C., in whole or in part, at any time, as determined in Railroad's sole and absolute discretion.

D. If any flagging or other special protective or safety measures are performed by employees of Railroad and/or any contractor of Railroad, Railroad will bill Contractor for such expenses incurred by Railroad, unless Railroad and a federal, state or local governmental entity have agreed that Railroad is to bill such expenses to the federal, state or local governmental entity. If Railroad will be sending the bills to Contractor, Contractor shall pay such bills within thirty (30) days of Contractor's receipt of billing.

E. If any flagging or other special protective or safety measures are performed by Railroad or a CIC, Contractor agrees that Contractor is not relieved of any of its responsibilities or liabilities set forth in this agreement.

F. The provisions set forth in this subsection are only applicable for Flagging Services performed by employees of Railroad: the rate of pay per hour for each flagman will be the prevailing hourly rate in effect for an eight-hour day for the class of flagmen used during regularly assigned hours and overtime in accordance with labor agreements and schedules in effect at the time the Work is performed. In addition to the cost of such labor, a composite charge for vacation, holiday, health and welfare, supplemental sickness, Railroad Retirement and unemployment compensation, supplemental pension, Employees Liability and Property Damage and Administration will be included, computed on actual payroll. The composite charge will be the prevailing composite charge in effect at the time the Work is performed. One and one-half times the current hourly rate is

paid for overtime, Saturdays and Sundays, and two and one-half times current hourly rate for holidays. Wage rates are subject to change, at any time, by law or by agreement between Railroad and its employees, and may be retroactive as a result of negotiations or a ruling of an authorized governmental agency. Additional charges on labor are also subject to change. If the wage rate or additional charges are changed, Contractor (or the governmental entity, as applicable) shall pay on the basis of the new rates and charges. If flagging is performed by Railroad, reimbursement to Railroad will be required covering the full eight-hour day during which any flagman is furnished, unless the flagman can be assigned to other Railroad work during a portion of such day, in which event reimbursement will not be required for the portion of the day during which the flagman is engaged in other Railroad work. Reimbursement will also be required for any day not actually worked by the flagman following the flagman's assignment to work on the project for which Railroad is required to pay the flagman and which could not reasonably be avoided by Railroad by assignment of such flagman to other work, even though Contractor may not be working during such time. When it becomes necessary for Railroad to bulletin and assign an employee to a flagging position in compliance with union collective bargaining agreements, Contractor must provide Railroad a minimum of five (5) days notice prior to the cessation of the need for a flagman. If five (5) days notice of cessation is not given, Contractor will still be required to pay flagging charges for the five (5) day notice period required by union agreement to be given to the employee, even though flagging is not required for that period. An additional thirty (30) days notice must then be given to Railroad if flagging services are needed again after such five-day cessation notice has been given to Railroad.

Section 2. LIMITATION AND SUBORDINATION OF RIGHTS GRANTED

A. The foregoing grant of right is subject and subordinate to the prior and continuing right and obligation of the Railroad to use and maintain its entire property including the right and power of Railroad to construct, maintain, repair, renew, use, operate, change, modify or relocate railroad tracks, roadways, signal, communication, fiber optics, or other wirelines, pipelines and other facilities upon, along or across any or all parts of its property, all or any of which may be freely done at any time or times by Railroad without liability to Contractor or to any other party for compensation or damages.

B. The foregoing grant is also subject to all outstanding superior rights (whether recorded or unrecorded and including those in favor of licensees and lessees of Railroad's property, and others) and the right of Railroad to renew and extend the same, and is made without covenant of title or for quiet enjoyment.

Section 3. NO INTERFERENCE WITH OPERATIONS OF RAILROAD AND ITS TENANTS.

A. Contractor shall conduct its operations so as not to interfere with the continuous and uninterrupted use and operation of the railroad tracks and property of Railroad, including without limitation, the operations of Railroad's lessees, licensees or others, unless specifically authorized in advance by the Railroad Representative. Nothing shall be done or permitted to be done by Contractor at any time that would in any manner impair the safety of such operations. When not in use, Contractor's machinery and materials shall be kept at least twenty-five (25) feet from the centerline of Railroad's nearest track, and there shall be no vehicular crossings of Railroads tracks except at existing open public crossings.

B. Operations of Railroad and work performed by Railroad personnel and delays in the Work to be performed by Contractor caused by such railroad operations and Work are expected by Contractor, and Contractor agrees that Railroad shall have no liability to Contractor, or any other person or entity for any such delays. The Contractor shall coordinate its activities with those of Railroad and third parties so as to avoid interference with railroad operations. The safe operation of Railroad train movements and other activities by Railroad takes precedence over any Work to be performed by Contractor.

Section 4. LIENS.

Contractor shall pay in full all persons who perform labor or provide materials for the Work to be performed by Contractor. Contractor shall not create, permit or suffer any mechanic's or materialmen's liens of any kind or nature to be created or enforced against any property of Railroad for any such Work performed. Contractor shall indemnify and hold harmless Railroad from and against any and all liens, claims, demands, costs or expenses of whatsoever nature in any way connected with or growing out of such Work done, labor performed, or materials furnished. If Contractor fails to promptly cause any lien to be released of record, Railroad may, at its election, discharge the lien or claim of lien at Contractor's expense.

Section 5. PROTECTION OF FIBER OPTIC CABLE SYSTEMS.

A. Fiber optic cable systems may be buried on Railroad's property. Protection of the fiber optic cable systems is of extreme importance since any break could disrupt service to users resulting in business interruption and loss of revenue and profits. Contractor shall visit www.up.com/CBUD to complete and submit the required form to determine if fiber optic cable is buried anywhere on Railroad's property to be used by Contractor. If it is, Contractor will telephone the telecommunications company(ies) involved, make arrangements for a cable locator and, if applicable, for relocation or other protection of the fiber optic cable. Contractor shall not commence any Work until all such protection or relocation (if applicable) has been accomplished.

B. IN ADDITION TO OTHER INDEMNITY PROVISIONS IN THIS AGREEMENT, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD RAILROAD HARMLESS FROM AND AGAINST ALL COSTS, LIABILITY AND EXPENSE WHATSOEVER (INCLUDING, WITHOUT LIMITATION, ATTORNEYS' FEES, COURT COSTS AND EXPENSES) ARISING OUT OF ANY ACT OR OMISSION OF CONTRACTOR, ITS AGENTS AND/OR EMPLOYEES, THAT CAUSES OR CONTRIBUTES TO (1) ANY DAMAGE TO OR DESTRUCTION OF ANY TELECOMMUNICATIONS SYSTEM ON RAILROAD'S PROPERTY, AND/OR (2) ANY INJURY TO OR DEATH OF ANY PERSON EMPLOYED BY OR ON BEHALF OF ANY TELECOMMUNICATIONS COMPANY, AND/OR ITS CONTRACTOR, AGENTS AND/OR EMPLOYEES, ON RAILROAD'S PROPERTY. CONTRACTOR SHALL NOT HAVE OR SEEK RECOURSE AGAINST RAILROAD FOR ANY CLAIM OR CAUSE OF ACTION FOR ALLEGED LOSS OF PROFITS OR REVENUE OR LOSS OF SERVICE OR OTHER CONSEQUENTIAL DAMAGE TO A TELECOMMUNICATION COMPANY USING RAILROAD'S PROPERTY OR A CUSTOMER OR USER OF SERVICES OF THE FIBER OPTIC CABLE ON RAILROAD'S PROPERTY.

Section 6. PERMITS - COMPLIANCE WITH LAWS.

In the prosecution of the Work covered by this agreement, Contractor shall secure any and all necessary permits and shall comply with all applicable federal, state and local laws, regulations and enactments affecting the Work including, without limitation, all applicable Federal Railroad Administration regulations.

Section 7. SAFETY.

A. Safety of personnel, property, rail operations and the public is of paramount importance in the prosecution of any Work on Railroad property performed by Contractor. Contractor shall be responsible for initiating, maintaining and supervising all safety, operations and programs in connection with the Work. Contractor shall, at a minimum, comply with Railroad's then current safety standards located at the below web address ("Railroad's Safety Standards") to ensure uniformity with the safety standards followed by Railroad's own forces. As a part of Contractor's safety responsibilities, Contractor shall notify Railroad if Contractor

determines that any of Railroad's Safety Standards are contrary to good safety practices. Contractor shall furnish copies of Railroad's Safety Standards to each of its employees before they enter Railroad property.

http://www.up.com/cs/groups/public/@uprr/@suppliers/documents/up_pdf_nativedocs/pdf_up_supplier_safety_req.pdf

B. All personnel employed by the Agency, Contractor and all subcontractors must complete the Railroad's course "Property Access Training" and be registered prior to working on Railroad property. This training is available at www.up.com/up-pat. This training is required to be completed annually.

C. Without limitation of the provisions of paragraph A above, Contractor shall keep the job site free from safety and health hazards and ensure that its employees are competent and adequately trained in all safety and health aspects of the job.

D. Contractor shall have proper first aid supplies available on the job site so that prompt first aid services may be provided to any person injured on the job site. Contractor shall promptly notify Railroad of any U.S. Occupational Safety and Health Administration reportable injuries. Contractor shall have a nondelegable duty to control its employees while they are on the job site or any other property of Railroad, and to be certain they do not use, be under the influence of, or have in their possession any alcoholic beverage, drug or other substance that may inhibit the safe performance of any Work.

E. If and when requested by Railroad, Contractor shall deliver to Railroad a copy of Contractor's safety plan for conducting the Work (the "Safety Plan"). Railroad shall have the right, but not the obligation, to require Contractor to correct any deficiencies in the Safety Plan. The terms of this agreement shall control if there are any inconsistencies between this agreement and the Safety Plan.

Section 8. INDEMNITY.

A. TO THE FULLEST EXTENT ALLOWED BY APPLICABLE LAW, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS RAILROAD, ITS AFFILIATES, AND ITS AND THEIR OFFICERS, AGENTS AND EMPLOYEES (INDIVIDUALLY AN "INDEMNIFIED PARTY" OR COLLECTIVELY "INDEMNIFIED PARTIES") FROM AND AGAINST ANY AND ALL LOSS, DAMAGE, INJURY, LIABILITY, CLAIM, DEMAND, COST OR EXPENSE (INCLUDING, WITHOUT LIMITATION, ATTORNEY'S, CONSULTANT'S AND EXPERT'S FEES, AND COURT COSTS), FINE OR PENALTY (COLLECTIVELY, "LOSS") INCURRED BY ANY PERSON (INCLUDING, WITHOUT LIMITATION, ANY INDEMNIFIED PARTY, CONTRACTOR, OR ANY EMPLOYEE OF CONTRACTOR OR OF ANY INDEMNIFIED PARTY) ARISING OUT OF OR IN ANY MANNER CONNECTED WITH (I) ANY WORK PERFORMED BY CONTRACTOR, OR (II) ANY ACT OR OMISSION OF CONTRACTOR, ITS OFFICERS, AGENTS OR EMPLOYEES, OR (III) ANY BREACH OF THIS AGREEMENT BY CONTRACTOR.

B. THE RIGHT TO INDEMNITY UNDER THIS SECTION 8 SHALL ACCRUE UPON OCCURRENCE OF THE EVENT GIVING RISE TO THE LOSS, AND SHALL APPLY REGARDLESS OF ANY NEGLIGENCE OR STRICT LIABILITY OF ANY INDEMNIFIED PARTY, EXCEPT WHERE THE LOSS IS CAUSED BY THE SOLE ACTIVE NEGLIGENCE OF AN INDEMNIFIED PARTY AS ESTABLISHED BY THE FINAL JUDGMENT OF A COURT OF COMPETENT JURISDICTION. THE SOLE ACTIVE NEGLIGENCE OF ANY INDEMNIFIED PARTY SHALL NOT BAR THE RECOVERY OF ANY OTHER INDEMNIFIED PARTY.

C. CONTRACTOR EXPRESSLY AND SPECIFICALLY ASSUMES POTENTIAL LIABILITY UNDER THIS SECTION 8 FOR CLAIMS OR ACTIONS BROUGHT BY CONTRACTOR'S OWN EMPLOYEES. CONTRACTOR WAIVES ANY IMMUNITY IT MAY HAVE UNDER WORKER'S COMPENSATION OR INDUSTRIAL INSURANCE ACTS TO INDEMNIFY THE INDEMNIFIED PARTIES UNDER THIS SECTION 8.

CONTRACTOR ACKNOWLEDGES THAT THIS WAIVER WAS MUTUALLY NEGOTIATED BY THE PARTIES HERETO.

D. NO COURT OR JURY FINDINGS IN ANY EMPLOYEE'S SUIT PURSUANT TO ANY WORKER'S COMPENSATION ACT OR THE FEDERAL EMPLOYERS' LIABILITY ACT AGAINST A PARTY TO THIS AGREEMENT MAY BE RELIED UPON OR USED BY CONTRACTOR IN ANY ATTEMPT TO ASSERT LIABILITY AGAINST ANY INDEMNIFIED PARTY.

E. THE PROVISIONS OF THIS SECTION 8 SHALL SURVIVE THE COMPLETION OF ANY WORK PERFORMED BY CONTRACTOR OR THE TERMINATION OR EXPIRATION OF THIS AGREEMENT. IN NO EVENT SHALL THIS SECTION 8 OR ANY OTHER PROVISION OF THIS AGREEMENT BE DEEMED TO LIMIT ANY LIABILITY CONTRACTOR MAY HAVE TO ANY INDEMNIFIED PARTY BY STATUTE OR UNDER COMMON LAW.

Section 9. RESTORATION OF PROPERTY.

In the event Railroad authorizes Contractor to take down any fence of Railroad or in any manner move or disturb any of the other property of Railroad in connection with the Work to be performed by Contractor, then in that event Contractor shall, as soon as possible and at Contractor's sole expense, restore such fence and other property to the same condition as the same were in before such fence was taken down or such other property was moved or disturbed. Contractor shall remove all of Contractor's tools, equipment, rubbish and other materials from Railroad's property promptly upon completion of the Work, restoring Railroad's property to the same state and condition as when Contractor entered thereon.

Section 10. WAIVER OF DEFAULT.

Waiver by Railroad of any breach or default of any condition, covenant or agreement herein contained to be kept, observed and performed by Contractor shall in no way impair the right of Railroad to avail itself of any remedy for any subsequent breach or default.

Section 11. MODIFICATION - ENTIRE AGREEMENT.

No modification of this agreement shall be effective unless made in writing and signed by Contractor and Railroad. This agreement and the exhibits attached hereto and made a part hereof constitute the entire understanding between Contractor and Railroad and cancel and supersede any prior negotiations, understandings or agreements, whether written or oral, with respect to the Work to be performed by Contractor.

Section 12. ASSIGNMENT - SUBCONTRACTING.

Contractor shall not assign or subcontract this agreement, or any interest therein, without the written consent of the Railroad. Contractor shall be responsible for the acts and omissions of all subcontractors. Before Contractor commences any Work, the Contractor shall, except to the extent prohibited by law; (1) require each of its subcontractors to include the Contractor as "Additional Insured" on the subcontractor's Commercial General Liability policy and Umbrella or Excess policies (if applicable) with respect to all liabilities arising out of the subcontractor's performance of Work on behalf of the Contractor by endorsing these policies with ISO Additional Insured Endorsements CG 20 10, and CG 20 37 (or substitute forms providing equivalent coverage; (2) require each of its subcontractors to endorse their Commercial General Liability Policy with "Contractual Liability Railroads" ISO Form CG 24 17 10 01 (or a substitute form providing equivalent coverage) for the job site; and (3) require each of its subcontractors to endorse their Business Automobile Policy with "Coverage For Certain Operations In Connection With Railroads" ISO Form CA 20 70 10 01 (or a substitute form providing equivalent coverage) for the job site.

EXHIBIT C
TO
CONTRACTOR'S
RIGHT OF ENTRY AGREEMENT

Union Pacific Railroad Company
Insurance Requirements For
Contractor's Right of Entry Agreement

During the entire term of this Agreement and course of the Project, and until all Project Work on Railroad's property has been completed and all equipment and materials have been removed from Railroad's property and Railroad's property has been clean and restored to Railroad's satisfaction, Contractor shall, at its sole cost and expense, procure and maintain the following insurance coverage:

A. **Commercial General Liability** insurance. Commercial general liability (CGL) with a limit of not less than $5,000,000 each occurrence and an aggregate limit of not less than $10,000,000. CGL insurance must be written on ISO occurrence form CG 00 01 12 04 (or a substitute form providing equivalent coverage).

The policy must also contain the following endorsement, which must be stated on the certificate of insurance:

- Contractual Liability Railroads ISO form CG 24 17 10 01 (or a substitute form providing equivalent coverage) showing "Union Pacific Railroad Company Property" as the Designated Job Site.
- Designated Construction Project(s) General Aggregate Limit ISO Form CG 25 03 03 97 (or a substitute form providing equivalent coverage) showing the project on the form schedule.

B. **Business Automobile Coverage** insurance. Business auto coverage written on ISO form CA 00 01 10 01 (or a substitute form providing equivalent liability coverage) with a combined single limit of not less $5,000,000 for each accident and coverage must include liability arising out of any auto (including owned, hired and non-owned autos).

The policy must contain the following endorsements, which must be stated on the certificate of insurance:

- Coverage For Certain Operations In Connection With Railroads ISO form CA 20 70 10 01 (or a substitute form providing equivalent coverage) showing "Union Pacific Property" as the Designated Job Site.
- Motor Carrier Act Endorsement - Hazardous materials clean up (MCS-90) if required by law.

C. **Workers' Compensation and Employers' Liability** insurance. Coverage must include but not be limited to:

- Contractor's statutory liability under the workers' compensation laws of the state where the Work is being performed.
- Employers' Liability (Part B) with limits of at least $500,000 each accident, $500,000 disease policy limit $500,000 each employee.

If Contractor is self-insured, evidence of state approval and excess workers compensation coverage must be provided. Coverage must include liability arising out of the U. S. Longshoremen's and Harbor Workers' Act, the Jones Act, and the Outer Continental Shelf Land Act, if applicable.

D. **Railroad Protective Liability** insurance. Contractor must maintain "Railroad Protective Liability" (RPL) insurance written on ISO occurrence form CG 00 35 12 04 (or a substitute form providing equivalent coverage) on behalf of Railroad as named insured, with a limit of not less than $2,000,000 per occurrence

and an aggregate of $6,000,000. The definition of "JOB LOCATION" and "WORK" on the declaration page of the policy shall refer to this agreement and shall describe all WORK or OPERATIONS performed under this agreement. Contractor shall provide this agreement to Contractor's insurance agent(s) and/or broker(s) and Contractor shall instruct such agent(s) and/or broker(s) to procure the insurance coverage required by this agreement. A BINDER STATING THE POLICY IS IN PLACE MUST BE SUBMITTED TO RAILROAD BEFORE THE WORK MAY COMMENCE AND UNTIL THE ORIGINAL POLICY IS FORWARDED TO UNION PACIFIC RAILROAD.

E. **Umbrella or Excess** insurance. If Contractor utilizes umbrella or excess policies, these policies must "follow form" and afford no less coverage than the primary policy.

F. **Pollution Liability** insurance**.** Pollution liability coverage must be included when the scope of the Work as defined in the agreement includes installation, temporary storage, or disposal of any "hazardous" material that is injurious in or upon land, the atmosphere, or any watercourses; or may cause bodily injury at any time.

If required, coverage may be provided in separate policy form or by endorsement to Contractors CGL or RPL. Any form coverage must be equivalent to that provided in ISO form CG 24 15 "Limited Pollution Liability Extension Endorsement" or CG 28 31 "Pollution Exclusion Amendment" with limits of at least $5,000,000 per occurrence and an aggregate limit of $10,000,000.

If the scope of Work as defined in this agreement includes the disposal of any hazardous or non-hazardous materials from the job site, Contractor must furnish to Railroad evidence of pollution legal liability insurance maintained by the disposal site operator for losses arising from the insured facility accepting the materials, with coverage in minimum amounts of $1,000,000 per loss, and an annual aggregate of $2,000,000.

Other Requirements

G. All policy(ies) required above (except business automobile, worker's compensation and employers liability) must include Railroad as "Additional Insured" using ISO Additional Insured Endorsements CG 20 10, and CG 20 37 (or substitute forms providing equivalent coverage). The coverage provided to Railroad as additional insured shall not be limited by Contractor's liability under the indemnity provisions of this agreement. BOTH CONTRACTOR AND RAILROAD EXPECT THAT UNION PACIFIC RAILROAD COMPANY WILL BE PROVIDED WITH THE BROADEST POSSIBLE COVERAGE AVAILABLE BY OPERATION OF LAW UNDER ISO ADDITIONAL INSURED FORMS CG 20 10 AND CG 20 37.

H. Punitive damages exclusion, if any, must be deleted (and the deletion indicated on the certificate of insurance), unless (a) insurance coverage may not lawfully be obtained for any punitive damages that may arise under this agreement, or (b) all punitive damages are prohibited by all states in which this agreement will be performed.

I. Contractor waives all rights of recovery, and its insurers also waive all rights of subrogation of damages against Railroad and its agents, officers, directors and employees for damages covered by the workers compensation and employers liability or commercial umbrella or excess liability obtained by Contractor required in this agreement where prohibited by law. This waiver must be stated on the certificate of insurance.

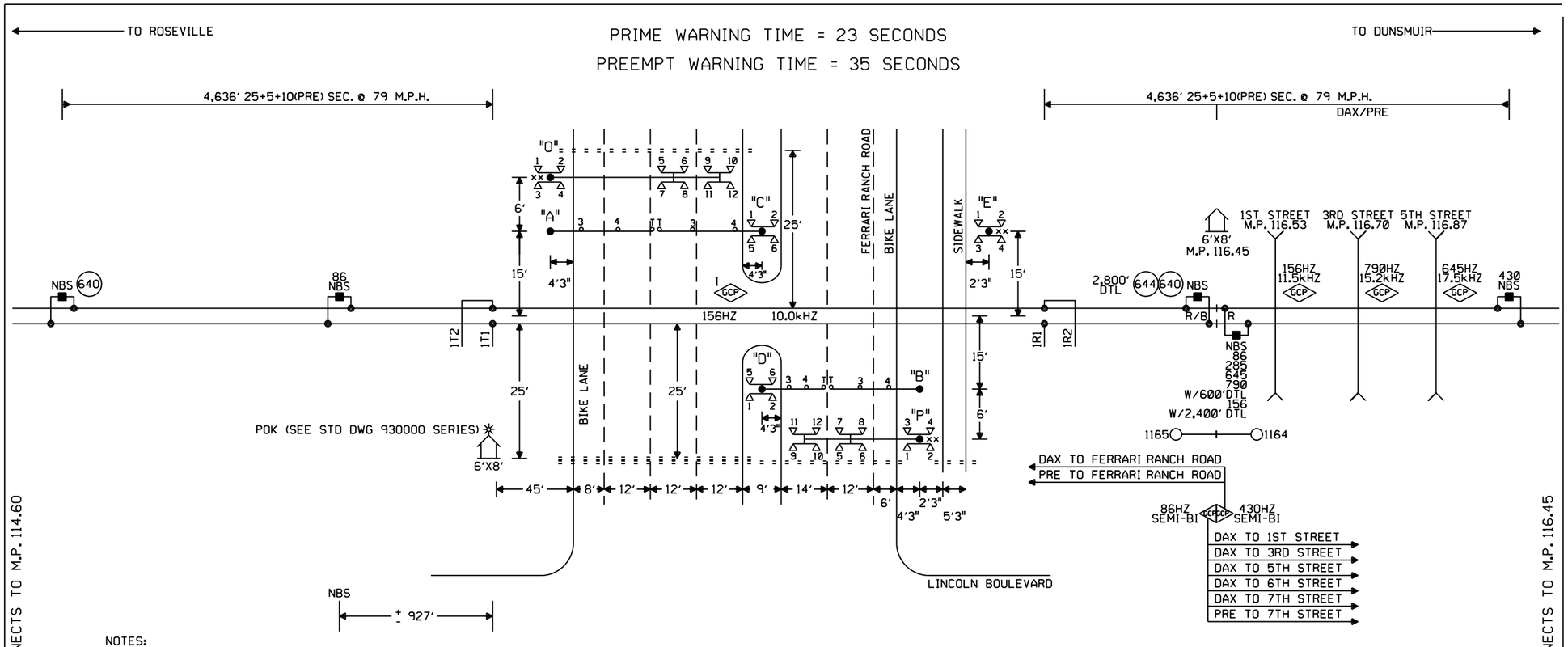
J. Prior to commencing the Work, Contractor shall furnish Railroad with a certificate(s) of insurance, executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements in this agreement.

K. All insurance policies must be written by a reputable insurance company acceptable to Railroad or with a current Best's Insurance Guide Rating of A- and Class VII or better, and authorized to do business in the state where the Work is being performed.

L. The fact that insurance is obtained by Contractor or by Railroad on behalf of Contractor will not be deemed to release or diminish the liability of Contractor, including, without limitation, liability under the indemnity provisions of this agreement. Damages recoverable by Railroad from Contractor or any third party will not be limited by the amount of the required insurance coverage.

EXHIBIT E
TO
PUBLIC HIGHWAY AT-GRADE CROSSING AGREEMENT

Exhibit E (if applicable) will be signal design schematic



NOTES:

⊗ = TWISTED WIRES
INSULATED 1 TWIST PER FT.
ALL TRACK WIRES 2C. #6

TRANSMITTER AND RECEIVER LEADS TO BE SEPARATED BY AT LEAST 12" IN TRENCH. LENGTHS SHOULD NOT EXCEED MANUFACTURER'S RECOMMENDATION.

TOP OF FOUNDATION TO BE AT SAME ELEVATION AS THE SURFACE OF THE TRAVELED WAY & NO MORE THAN 4" ABOVE THE SURFACE OF THE GROUND.

ALL BUNGALOW WIRING TO BE #16 AWG FLEX UNLESS OTHERWISE SPECIFIED EXCEPT ALL GROUND WIRE TO BE #6 AWG FLEX OR LARGER.

ALL WIRING IN GATE MECHANISM TO BE #10 "AWG FLEX".

REFER TO UP STANDARD DWG FOR BUNGALOW GROUNDING.

PORTABLE GENERATOR EXTENSION CORD FOR 240V TO 240V IS PROVIDED AS WELL AS A 120V TO 240V ADAPTER.

SEE 930000-SERIES STANDARD DRAWINGS FOR SMART RECTIFIER/POK/WMS CIRCUITS AS APPLICABLE.

ALL LIGHTS TO BE 12" ROUNDELS.

= = = = = = 4" X 240' CONDUIT

LIGHTS: LED LIGHTS

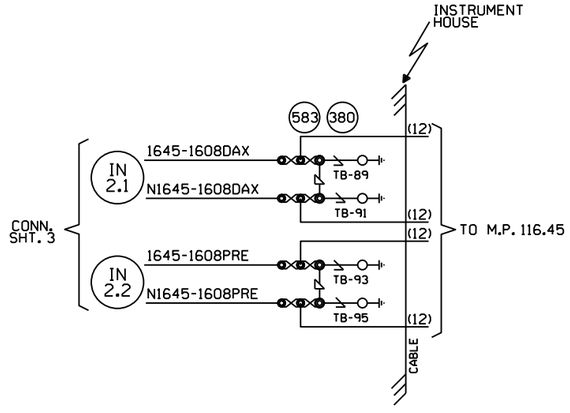
xx = BELL

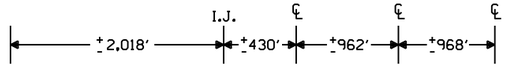
TRK 1 ISLAND DISTANCE 197' MINIMUM 120' REQUIRED

PREFERRED ISLAND WIRE CONNECTIONS ARE A MINIMUM 50' FROM EDGE OF ROAD

OFFSET AND ISLAND DISTANCES TO BE VERIFIED BY FIELD

W(S) ◄——○——► E(N)





MATERIAL NOTES; DELETE UPON "AC"

6X8 6X8 ALUMINUM CABIN U.P. PART #520-0185

CONSTRUCTION NOTES:

1. ORDER & INSTALL TAB 925 POK LIGHT PER STANDARD DRAWING 935582UP.
2. REUSE CANTILEVERS "O" & "P".
3. REUSE EXISTING SHUNTS.

CABLE TABULATION

CABLE NO. 12 7C. NO. 14 U.G.B.T. HOUSE TO M.P. 116.45

NEW SHEET

Designed: 10/22/24
INSTALL FLASHERS GATES & CWT AT FERRARI RANCH ROAD M.P. 116.08
Rec'd: WO#: 41726
IS: JSC
XRL/AJA

MODIFICATION LEVEL	
O. A. LAST LEVEL CHECKED	DX
LAST LEVEL MOD THIS TYPICAL	DX
LAST LEVEL BY DESIGNER	DX
CHANGED FROM TYPICAL?	Y
REV 04/16/24 4-5K, 4GTYP.1X	

CIRCUIT MODIFICATIONS ARE NOT TO BE MADE WITHOUT AUTHORITY FROM THE OFFICE OF SIGNAL DESIGN

Date: 10/22/24
Des: XRL
Chk: JSC
AFE: 41726

UNION PACIFIC RAILROAD
LINCOLN, CALIFORNIA
FERRARI RANCH ROAD
VALLEY SUBDIVISION
Office of AVP Engineering - Signal Omaha, Nebraska

Sh.: 1
DOT 753235P
MP: 116.08
ID: 091811608.1X

EXHIBIT F
TO
PUBLIC HIGHWAY AT-GRADE CROSSING AGREEMENT

Exhibit F (if applicable) will be the annual signal maintenance fee

AREMA UNIT STATEMENT OF RAILROAD HIGHWAY GRADE CROSSING SIGNALS
ESTIMATED MAINTENANCE COSTS

BUILDING AMERICA®

FOR PID # 103883
BY THE UNION PACIFIC RAILROAD

STREET	**Ferrari Ranch Road**
TOWN	**Lincoln**
MILEPOST	**116.08**
SUBDIVISION	**Valley**
AAR/DOT NO.	**753235P**
WORK ORDER#	**41726**

DESCRIPTION	VALUE	QUANTITY	UNITS
NON-CODED TRK. CIRCUIT (Standalone AFTAC or Ring 10)	2	0	0
SUPERIMPOSED CIRCUIT(AFTAC) / DETECTION LOOP	2	0	0
HIGHWAY GRADE CROSSING SIGNAL (FRONT LIGHTS)	2	1	2
ADDITIONAL PAIR OF LIGHTS (OTHER THAN FRONT LIGHTS)	1	1	1
GATE MECHANISM, AUTOMATIC WITH ARM UP TO 26 FT	8	0	0
GATE MECHANISM, AUTOMATIC WITH ARM OVER 26 FT	10	0	0
GCP/HXP (constant warning device, per track circuit)	15	0	0
EXIT GATE MANAGEMENT SYSTEM RACK*	10	0	0
MOVEMENT DETECTOR (PMD)	6	0	0
MOVEMENT DETECTOR (STANDBY UNIT)	3	0	0
RADIO DATA LINK, PER UNIT	1	0	0
PREEMPTION CIRCUIT	2	0	0
DATA RECORDER	1	0	0
REMOTE MONITORING DEVICE (SEAR, ETC)*	2	0	0
BONDED RAIL JOINTS (per mile, each rail, single bonded)	1	0	0
BATTERY AND CHARGER (per set)	1	0	0
TOTAL UNIT COUNT			3
PAVEMENT RESTORATION COSTS			(Actual)
Annual Maintenance Cost at $278.25/Unit			$835

*UP supplied Unit Value

August 9, 2025

Engineering Department
On-Call Contract for Professional Services
Consultant: Mark Thomas
Project Name: Ferrari Ranch Road Pedestrian Improvements
Task Order – Amendment #4

Date Requested: February 25, 2026
Contract#: 32300056
Amendment: #4

This Task Order, authorized through the On-Call Contract by and between the City of Lincoln ("CITY"), and Mark Thomas. ("CONSULTANT"), was approved on June 28, 2022, per Resolution No. 2022-158. This Task Order Amendment is being requested for the following services (see attachment for the full detailed scope of work).

1. ***Sub-task 1:*** Increase Project Management (PM) services for the Ferrari Ranch Road Pedestrian Improvement Project. This amended task order will provide additional funding for finalizing plans, specifications and estimates for the project, including bidding assistance and engineering support during construction.

Consultant shall perform services on the project described above. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Contract as it pertains to the project described above.

Project Budget Changes –

Original Project Budget:	$15,908.00
Amendment #1:	$27,237.00
Amendment #2:	$25,211.00
Amendment #3:	$64,409.00
Amendment #4:	**$80,900.00**
Revised Total Project Budget:	213,665.00

Account Code(s): CIP600-804-80070

The work described above and herein attached as the Scope of Work is hereby authorized by the following agency representatives.

Approved by:
City of Lincoln

Signature: _____
Name: Araceli Cazarez
Title: Project Manager
Date: 02/25/2026

Signature: _____
Name: Vin Cay
Title: City Engineer
Date: _____

Signature: _____
Name: Sean Scully
Title: City Manager
Date: _____

Approved by:
Mark Thomas

Signature: _____
Name: Zach Siviglia
Title: CEO + President
Date: 2/26/2026

This Task Order Amendment is executed this 10th day of March, 2026.

SCOPE OF WORK

PROJECT UNDERSTANDING

The proposed scope of services is for finalizing plans, specifications and estimate for the Ferrari Ranch Road Pedestrian Improvement Project. This scope of services also includes providing bidding assistance as well as engineering support during construction of the project.

Additionally, since the city has received the At-Grade Crossing Agreement from Union Pacific Railroad (UPRR), items pertaining to construction of the project that are noted in the agreement will be included in the plans and specifications.

TASK 1. PROJECT MANAGEMENT

Task 1.1. Project Management

Mark Thomas will coordinate the plan completion with subconsultant and the City of Lincoln. This includes preparing 95% and final PS&E, bid proposal form, memos, letters, emails, and phone calls. This also includes internal team management, project accounting, invoice preparation and quality control and quality assurance tasks.

Task 1.2. Coordination Meetings

Mark Thomas will lead the overall coordination effort with the project team. Additionally, Mark Thomas will schedule, prepare for, and attend up to two (2) virtual project team meetings with the City of Lincoln and facilitate the discussions / decisions on plan completion, assign project tasks, and identify items critical to project delivery.

TASK 1 DELIVERABLES

- Agendas
- Project Updates
- Monthly Billings and Invoices

TASK 2. UTILITY COORDINATION

Task 2.1. Utility Coordination

Building on the utility coordination during the plan preparation for the UPRR At-Grade Crossing Agreement, Mark Thomas will prepare Utility "C" letters along with Notice to Owners (NTO), Reports of Investigations (ROI), and Utility Agreements (UA) if necessary.

TASK 2 DELIVERABLES

- Copies of Utility "C" Letters
- Utility Conflict Maps
- Copies of NTO, ROI, and UA

TASK 3. MONUMENT PRESERVATION

Task 3.1. Monument Preservation

Section 8771 of the Business & Professions Code (Division 3, Chapter 15, Article 5) requires that any existing record monuments that will be covered, moved or destroyed be perpetuated by preconstruction corner records and shall be filed with the county surveyor. Preliminary research has identified up to five (5) existing monuments may require corner records and reference points set to perpetuate the location of said existing monuments.

Although we don't anticipate that the City's improvement project will permanently cover or destroy any permanent record monuments, the City will need a record that confirms that existing monuments in the limits of the project have been identified and perpetuated by a pre-construction corner record or have been reported to the City of Lincoln to have not been disturbed. This task does not include post construction corner records.

TASK 3 DELIVERABLES

- Corner Record

TASK 4. PLANS, SPECIFICATIONS AND ESTIMATE

The Mark Thomas team (Mark Thomas and Fehr & Peers) will prepare 95%, and 100% (final) design for the project. Additionally, Mark Thomas will review the UPRR At-Grade Crossing Agreement for the project and incorporate any construction related items (including flagging requirements) into the Ferrari Ranch Road Pedestrian Improvement plans and specifications.

The design plans will be prepared in accordance with Caltrans Specifications, Standard Plans and the City of Lincoln requirements.

Task 4.1. 95% Design

The Mark Thomas team will prepare 95% design for the project in accordance with Caltrans' specifications, Standard Plans and CADD manuals. The basis of the design will be preliminary plans we prepared to obtain UPRR's At-Grade Crossing Agreement. The 95% design plan set will include the following sheets:

- Title Sheet
- Typical Cross Section
- Layout
- Construction Detail
- Drainage and Utilities
- Pavement Delineation

- Electrical/Signal

The 95% plans will be delivered to the city in PDF format and comments received from the city on the 95% submittal will be used to produce the final plans. We anticipate one round of comments from the city on the 95% submittal.

Task 4.2. Final Design

The Mark Thomas team will prepare final improvement level design in accordance with Caltrans and CADD manuals. All comments from the 95% review will be documented and closed out. The plan sheets that will be updated include layouts, construction details, drainage, utilities, pavement delineation, and electrical sheets. Updates to the estimate will also be completed. A bid ready PS&E package will be submitted to the city along with a bid proposal spreadsheet that can be used by contractors bidding the project.

Task 4.3. Special Provisions

Mark Thomas will prepare Special Provisions for inclusion within the contract documents. The special provisions (SSPs) will follow Caltrans Standard Special Provisions and Standard Plans. It is assumed that the City will provide the General Provisions to be included in the specification package as well as the front-end documents.

Task 4.4. Estimate

Mark Thomas will develop quantities and prepare construction cost estimates. The construction estimate will be submitted to the city with the 95% submittal and final submittal.

TASK 4 DELIVERABLES

- 95% Plans, Specification & Estimate (PDF format)
- Final Plans (PDF & AutoCAD)
- Final Specifications (MS WORD)
- Final Estimate (MS EXCEL)
- Bid Proposal Spreadsheet (PDF & MS EXCEL)

TASK 5. BIDDING & CONSTRUCTICON SERVICESDING ASSISTANCE

Task 5.1. Bidding Assistance

This scope assumes that advertising and the preparation of bid packages will be the responsibility of the City and that reproductions for bid documents are not included. The Mark Thomas team will be available to answer questions and provide City staff support during the bidding phase. Assuming only consultation during bidding, the following services will be provided as requested by the City:

- Provide the City with email responses to Contractor's questions during the bidding phase.
- Provide an analysis of the bids and a recommendation for award
- If requested, Mark Thomas will attend a Pre-construction meeting

Task 5.2. Construction Support

The Mark Thomas team will be available on an as-needed basis for support during the construction phase. Assuming only consultation during construction, the following services will be provided as requested by the City:

- Mark Thomas will make two (2) site visits during construction.
- The Mark Thomas team will provide change order review and plan revisions as required.
- The Mark Thomas team will provide consultation to the City on clarification questions from the Contractor on the construction plans and specifications as requested by the City.
- The Mark Thomas team assumes that the RE will review all RFIs, submittals and shop drawings. When requested by the City, the Mark Thomas team will aid the RE with the review of RFIs regarding the design of the project.

Task 5.3. Record Drawings

After construction is complete, the Mark Thomas team will prepare Record Drawings based upon one consolidated and non-conflicting red-line plans provided by the contractor. The Mark Thomas team will rely on the completeness and accuracy of the documents provided by the Contractor for the preparation of the Record Drawings. Record Drawings will be submitted to the City in the latest version of AutoCAD.

TASK 5 DELIVERABLES

- Email responses to Contractor's questions during the bidding phase.
- Analysis of the bids and a recommendation for award
- Change order review and plan revisions as required.
- Record drawings submitted to the City in the latest version of AutoCAD.

Assumptions:

- Only one (1) City review is anticipated. Comments from the 95% submittal will be incorporated into the final (100%) submittal.
- Environmental clearance for construction of the project has been obtained by the city.
- The contractor is responsible for all construction staking
- Public outreach for the construction of the project will be the responsibility of the city

95% & Final PS&E & Construction Support

AM 4

MARK THOMAS *Please note that rates shown are for estimating purpose only. See Rate Schedule for actual rates/ranges.		Mark Thomas													SUB	TOTAL COST
		Engineering Manager $410	Project Manager $310	Design Engineer II $195	Survey Manager II $315	Project Surveyor II $250	Asst Surveyor III $200	Lead Survey Technician $165	Survey Technician III $175	2-Person Crew (OE3) $430	Sr. Project Accountant $195	Sr. Project Coordinator $200	Total Hours	Total MT Cost	Fehr & Peers Not PW	
1.0	**PROJECT MANAGEMENT**															
1.1	Project Management	22	6								3	4	35	$12,265	-	$12,265
1.2	Coordination Meetings	6	2										8	$3,080	-	$3,080
	Subtotal Phase 1	**28**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**4**	**43**	**$15,345**	**$0**	**$15,345**
2.0	**UTILITY COORDINATION**															
2.1	Utility Coordination		1	8									9	$1,870		$1,870
	Subtotal Phase 2	**0**	**1**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**9**	**$1,870**	**$0**	**$1,870**
3.0	**MONUMENT PRESERVATION**															
3.1	Monument Preservation	1			4	14	12	6	30	10		1	78	$18,310	-	$18,310
	Subtotal Phase 3	**1**	**0**	**0**	**4**	**14**	**12**	**6**	**30**	**10**	**0**	**1**	**78**	**$18,310**	**$0**	**$18,310**
4.0	**TASK 4. PLANS, SPECIFICATIONS AND ESTIMATE**															
4.1	95% Design	4	4	35									43	$9,705	3,134	$12,839
4.2	Final Design	2	6	24									32	$7,360	1,045	$8,405
4.3	Special Provisions	2	10										12	$3,920	-	$3,920
4.4	Estimate	1	6	10									17	$4,220	-	$4,220
	Subtotal Phase 4	**9**	**26**	**69**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**104**	**$25,205**	**$4,179**	**$29,384**
5.0	**BIDDING & CONSTRUCTION SERVICESDING ASSISTANCE**															
5.1	Bidding Assistance	1	2	8									11	$2,590	296	$2,886
5.2	Construction Support	1	8	20									29	$6,790	296	$7,086
5.3	Record Drawings		4	15									19	$4,165	296	$4,461
	Subtotal Phase 5	**2**	**14**	**43**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**59**	**$13,545**	**$888**	**$14,433**
TOTAL HOURS		**40**	**49**	**120**	**4**	**14**	**12**	**6**	**30**	**10**	**3**	**5**	**293**		**0**	
Anticipated Salary Increases														$1,485	**$0**	**$1,485**
OTHER DIRECT COSTS														$0	**$0**	**$0**
TOTAL COST		**$16,400**	**$15,190**	**$23,400**	**$1,260**	**$3,500**	**$2,400**	**$990**	**$5,250**	**$4,300**	**$585**	**$1,000**		**$75,761**	**$5,067**	**$80,827**

MARK THOMAS & COMPANY, INC. RATE SCHEDULE

EXPIRES JUNE 30, 2026

Engineering	
Intern	$65 - $120
Technician	$100 - $145
Design Engineer I	$130 - $185
Design Engineer II	$150 - $235
Sr. Technician	$165 - $230
Civil Engineering Designer	$175 - $275
Project Engineer	$180 - $255
Sr. Project Engineer	$220 - $315
Sr. Technical Engineer	$225 - $260
CADD Manager	$240 - $285
Technical Lead	$255 - $315
Sr. Technical Lead	$300 - $375
Design Manager	$385 - $430
Engineering Manager	$385 - $430
Sr. Engineering Manager	$385 - $520
Construction Management	
Office Engineer	$180 - $285
* Inspector - CM	$205 - $290
* Asst. Resident Engineer	$250 - $285
* Sr. Inspector - CM	$260 - $360
Construction Manager	$280 - $325
Area Manager - CM	$280 - $325
Resident Engineer	$305 - $365
Sr. Resident Engineer	$365 - $405
Planning	
Planner I	$115 - $150
Economist	$145 - $170
Planner II	$150 - $185
Sr. Planner	$180 - $250
Landscape Architecture/Urban Design	
Landscape Intern	$95 - $115
Landscape Designer I	$115 - $140
Landscape Designer II	$135 - $180
Landscape Architect	$175 - $205
Sr. Landscape Architect	$195 - $225
Grant Writing	
Funding Specialist	$145 - $270
Sr. Funding Specialist	$280 - $325
Funding Manager	$350 - $410

Surveying	
Survey Technician I-III	$70 - $195
Lead Survey Technician	$150 - $175
Survey Specialist I-III	$140 - $295
Asst Surveyor I-III	$150 - $210
Project Surveyor I-III	$205 - $325
* Chief of Party	$215 - $270
* Instrumentperson	$205 - $245
* Chainperson	$195 - $230
* Apprentice	$130 - $195
* 2-Person Crew	$415 - $480
* 3-Person Crew	$590 - $710
* Utility Locator	$210 - $270
Drone	$290
Project Management & Oversight	
Project Manager	$195 - $355
Sr. Project Manager	$260 - $400
Survey Manager I-II	$250 - $435
SUE Program Manager	$300 - $335
Division Manager	$295 - $445
Principal	$500 - $550
Project Support	
Technical/Sr. Technical Writer	$125 - $170
Project/Sr. Project Assistant	$95 - $185
Survey Coordinator	$125 - $130
Project/Sr. Project Coordinator	$135 - $230
Graphic/Sr. Graphic Designer	$140 - $250
Project/Sr. Project Accountant	$130 - $200
Sr. Graphic Manager	$225 - $290
Project Delivery Manager	$230 - $255
Project Accountant Manager	$250 - $280
Safety Manager	$270 - $275
District Management	
* Inspector - Apprentice	$100 - $120
* Inspector/Sr. Inspector	$115 - $205
* Lead Inspector	$165 - $185
Assistant/Associate Sanitary Engineer	$180 - $250
Sanitary/Sr. Sanitary Project Engineer	$225 - $315
Operations/Deputy District Manager	$285 - $405
District Manager-Engineer	$415 - $465
Special Services	
Expert Witness	$550
Strategic Consulting	$550

Reimbursables including, but not limited to; reproductions, delivery and filing fees; outside consultant fees; and survey field expenses will be billed at *Cost Plus 5%* . **Mileage** will be billed per *current IRS Rate.*

Additional promotional steps exist within various rate categories.

This rate schedule expires June 30, 2026; rates are subject to escalation with new hourly rate schedule as of July 1, 2026.

** These charge rates are subject to Prevailing Wage laws and Union contract.*

RESOLUTION 2026-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN AUTHORIZING THE CITY MANAGER TO EXECUTE (1) A PUBLIC HIGHWAY AT-GRADE CROSSING AGREEMENT FOR FERRARI RANCH ROAD WITH UNION PACIFIC RAILROAD (UPRR), AND (2) AMENDMENT NO.4 TO THE PROFESSIONAL SERVICES AGREEMENT WITH MARK THOMAS FOR FINAL ENGINEERING AND CONSTRUCTION SUPPORT SERVICES IN THE AMOUNT OF $80,900

WHEREAS, the Ferrari Ranch Road Pedestrian Improvements project is an approved budgeted capital improvement project (CIP600); and

WHEREAS, purpose of the project is to construct pedestrian improvements and upgrades to the existing UPRR at-grade crossing to provide a safe path of travel across the railroad tracks; and

WHEREAS, UPRR has determined that their signal equipment needs to be upgraded to current standards because of this pedestrian improvement project; and

WHEREAS, the City has contracted with Mark Thomas for design services and has had multiple amendments since 2021; and

WHEREAS, additional requirements by UPRR have increased the workload for Mark Thomas and one last amendment is needed to produce final bid documents.

NOW THEREFORE BE IT RESOLVED:
The City Council of the City of Lincoln authorizes the City Manager or designee to execute (1) a Public Highway At-Grade Crossing Agreement for Ferrari Ranch Road with Union Pacific Railroad (UPRR), and (2) Amendment No.4 to the Professional Services Agreement with Mark Thomas for final engineering and construction support services in the amount of $80,900.

PASSED AND ADOPTED this 10th day of March, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Richard Pearl, Mayor

ATTEST:

_____

Hope Ithurburn, City Clerk

STAFF REPORT

Item Number 8.G

SUBJECT: Waive Second Reading and Adopt an Ordinance of the City of Lincoln Repealing Lincoln Municipal Code Chapter 6.28, and Amending Lincoln Municipal Code Sections 6.24.010, 6.24.060, 18.22.020, 18.22.030, 18.26.010, 18.26.020, and 18.26.030 regarding Canine and Feline Kennel Uses. (Nita Wracker)

SUBMITTED BY: Nita Wracker

DEPARTMENT: City Attorney's Office

DATE: March 10, 2026

STAFF RECOMMENDATION:
Staff recommends the City Council waive second reading and adopt an Ordinance repealing Lincoln Municipal Code Chapter 6.28, amending Lincoln Municipal Code Sections 6.24.010, 6.24.060.18.22.020, 18.22.030, 18.26.010, 18.26.020 and 18.26.030 regarding canine and feline kenneling within the City, and find the proposed ordinance is exempt from the California Environmental Quality Act.

BACKGROUND/INTRODUCTION:
On February 24, 2026, the City Council held a public hearing, waived first reading and introduced by title only an ordinance repealing Lincoln Municipal Code Chapter 6.28, amending Lincoln Municipal Code Sections 6.24.010, 6.24.060.18.22.020, 18.22.030, 18.26.010, 18.26.020 and 18.26.030 to allow for kenneling of canines and felines in commercial and light industrial zones. Council further found the ordinance was exempt from CEQA.

FINDINGS/ANALYSIS:
This second reading is necessary to enact the Ordinance.

ENVIRONMENTAL REVIEW:

The proposed ordinance is not subject to the California Environmental Quality Act ("CEQA"), as codified at Public Resources Code §§ 21000, et seq., and as further governed by 14 California Code of Regulations §§ 15000, et seq., because it is not a project as contemplated by 14 C.C.R. § 15378. Even if this Ordinance were subject to CEQA, the Ordinance would be exempt from the requirements of CEQA pursuant to 14 C.C.R. § 15061(b)(3), because there is no possibility it will have a significant effect on the environment.

ATTACHMENTS:
Kennel_Ordinance 2ND read.doc

ORDINANCE XXXXB

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LINCOLN REPEALING LINCOLN MUNICIPAL CODE CHAPTER 6.28, AND AMENDING LINCOLN MUNICIPAL CODE SECTIONS 6.24.010, 6.24.060, 18.22.020, 18.22.030, 18.26.010, 18.26.020, AND 18.26.030, AND FINDING THE ORDINANCE IS EXEMPT FROM CEQA

WHEREAS, Lincoln Municipal Code section 6.04.010 presently defines “Kennel" as “any enclosure, premises, building, structure, lot or area, in or on which four or more dogs of at least four months of age are kept for commercial or noncommercial purposes;” and

WHEREAS, Lincoln Municipal Code Chapter 6.28 prohibits any person from keeping a commercial kennel except a licensed veterinarian; and

WHEREAS, Lincoln Municipal Code section 18.29.020, regulating conditional uses in an agricultural district, permits kennels subject to issuance of a conditional use permit by the planning commission; and

WHEREAS, residents in the City of Lincoln have expressed the need for services commonly referred to as “doggy day care” for the healthy exercise, training and socialization of their pet canines both for limited hours during the day, and also occasional overnight boarding services; and

WHEREAS, because of the growing pet industry, to fill this need, business owners have inquired regarding the permitting necessary to open a kennel to provide these services, only to be told that under the current Lincoln Municipal Code, kennels are required to be operated only by licensed veterinarians; and

WHEREAS, staff’s research indicates these types of services can reasonably be provided by a business without such licensure; and

WHEREAS, staff’s research of other jurisdictions permitting this use indicates the most appropriate zones within the City for these types of services would be commercial zones and light industrial zones; and

WHEREAS, the provision of boarding services for residents with cats is also a community need, and compatible with these recommended changes; and

WHEREAS, the public’s concern regarding barking and noise can be mitigated by limiting the number of canines that can be boarded in one location in these zones and requiring a conditional use permit for any facility that allows the canines to be boarded, trained or exercised out-of-doors.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LINCOLN does ordain as follows:

Section 1. **Incorporation of Recitals.** The City Council hereby incorporates by reference the recitals set forth above.

Section 2. CEQA Analysis. This Ordinance is not subject to the California Environmental Quality Act ("CEQA"), as codified at Public Resources Code §§ 21000, et seq., and as further governed by 14 California Code of Regulations §§ 15000, et seq., because it is not a project as contemplated by 14 C.C.R. § 15378. Even if this Ordinance were subject to CEQA, the City Council finds this Ordinance exempt from the requirements of CEQA pursuant to 14 C.C.R. § 15061(b)(3), because there is no possibility it will have a significant effect on the environment.

Section 3. Severability. If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions to be declared invalid or unconstitutional.

Section 4. Publication. Within fifteen days of passage of this Ordinance, the City Clerk shall cause the full text of the Ordinance, with the names of those City Councilmembers voting for and against the Ordinance, to be published in the Lincoln News Messenger. In lieu of publishing the full text of the Ordinance, the City Clerk, if so directed by the City Attorney and within fifteen days, shall cause a summary of the Ordinance, prepared by the City Attorney and with the names of the City Councilmembers voting for and against the Ordinance, to be published in the Lincoln News Messenger, and shall post in the office of the City Clerk a certified copy of the City Councilmembers voting for and against the Ordinance. The publication of a summary of the Ordinance in lieu of the full text of the Ordinance is authorized only where the requirements of Government Code § 36933(c)(1) are met.

Section 5. Amendment. The definition of "kennel" contained at Lincoln Municipal Code Section 6.04.010 is hereby amended as follows:

> "Kennel" means any enclosure, premises, building, structure, lot or area, in or on which four or more dogs or cats of at least four months of age are kept for commercial or noncommercial purposes.

Section 6. Amendment. Lincoln Municipal Code Sections 6.24.020 and 6.24.060 are hereby amended as follows:

> 6.24.010 - Term and issuance generally.
> The dog licenses required by this title shall be issued upon payment of the fees fixed by Placer County.
>
> 6.24.060 - Renewal notices.

At least 30 days prior to the expiration of a license, the director of animal control shall mail a renewal notice to the owner of the canine or the owner of the kennel.

Section 7. Repeal. Lincoln Municipal Code Chapter 6.28 is hereby repealed in its entirety.

Section 8. Amendment. Lincoln Municipal Code Sections 18.22.020 and 18.22.030, regulating uses within a C Commercial Zone, is amended as follows:

18.22.020 - Uses permitted within a building.
All of the following uses are permitted in the C district provided they are conducted entirely within a building or structure:
(1) Animal hospital;
(2) Apparel store;
(3) Bakery;
(4) Barbershop;
(5) Book or periodical store;
(6) Department store;
(7) Drugstore;
(8) Financial institutions (banks, title companies, savings and loan companies);
(9) Food store;
(10) Furniture store;
(11) Gift shop;
(12) Hardware store;
(13) Household appliance store;
(14) Jewelry store;
(15) Kennel for the purposes of temporarily boarding not more than twenty (20) dogs or cats, each for a period not to exceed thirty (30) days;
(16) Laundromat;
(17) Laundry agencies;
(18) Offices (professional, business and utility);
(19) Personal service establishments;
(20) Photographic studios;
(21) Photographic supplies;
(22) Record store;
(23) The sale of beer and wine associated bona fide eating place (restaurant), as defined by the California Alcohol Beverage Type 41 license. Outdoor service of beer and wine is allowed associated with the bona fide eating place (restaurant) with a valid Type 41 ABC License and requires an easily identifiable visual delineation of what is considered the approved service area, to the satisfaction of the community development director;
(24) Retail store incidental to any other use authorized by this section;
(25) Salon;

(26) Stationery store;
(27) Tattoo parlors and/or body piercing establishments;
(28) Theater;
(29) Toy store;
(30) Variety store;
(31) Other uses which the planning commission has determined are of the same general character as those listed in this section and will not be obnoxious to abutting properties or detrimental to the area in which located.

18.22.030 - Conditional uses.

The following uses are permitted in the C district subject to issuance of a conditional use permit by the planning commission:
(1) Apartments, hotels and motels, subject to the requirements of Chapter 18.16;
(2) Ambulance services;
(3) Automobile agencies (sales and service);
(4) Automobile body and paint shop;
(5) Automobile repair shop;
(6) Bar;
(7) Bowling alley;
(8) Bus depot;
(9) Heavy equipment sales and service;
(10) Home improvement center;
(11) Lumberyard;
(12) Mortuary;
(13) Outdoor storage, displays, sales, and rentals (including, but not limited to and by way of example only: propane tanks, rental kiosks, vending machines, clothing bins, and tires)
(14) Parking lot;
(15) Plumbing shop;
(16) Public buildings (libraries, utilities, offices, fire stations, police stations, civic buildings, post offices and substations);
(17) Service station (not including major repair or overhaul, when part of a shopping center);
(18) Sheet metal shop;
(19) Tire shop;
(20) Video game center and arcade;
(21) All uses involving the sale or consumption of alcoholic beverages not listed as a use permitted within a building within Section 18.22.020(23);
(22) Other uses of a similar nature;
(23) Pawnshops (per LMC 18.22.100);
(24) Kennels utilizing outdoor facilities for the purposes of temporarily boarding not more than twenty (20) dogs or cats each for a period not to exceed thirty (30) days;

(25) Condominiums and townhomes, subject to the requirements of Chapter 18.16;
(26) All uses with an automobile "drive-thru." (not allowed in the Lincoln Downtown Area *).
* Lincoln Downtown Area as defined by the Lincoln Downtown Urban Design Plan Redistricting Map—May 2004, or as amended.
(27) Vehicle sales and service (excluding: engine replacement/overhaul, transmission repair).
(28) Reverse vending machines (Subject to the provisions set forth in Chapter 18.35).
(29) Small collection facilities (Subject to the provisions set forth in Chapter 18.35).

Section 9. Amendment. Lincoln Municipal Code Sections 18.26.010, 18.26.020, and 18.26.030 regulating uses within a light industrial district, are amended as follows:

18.26.010 - Permitted uses.
Uses permitted in the L-I district shall be as follows:
(1) Automobile body and paint shop;
(2) Automobile repair shop;
(3) Heavy equipment sales and service;
(4) Tire shop;
(5) Other uses which the planning commission has determined are similar in nature to others listed in this section;
(6) Signs as permitted by Title 16;
(7) Kennels for the purposes of temporarily boarding not more than thirty (30) dogs or cats each for a period not to exceed thirty (30) days.

18.26.020 - Uses permitted within a building.
The following uses are permitted within the L-I district if they are conducted within a building, or surrounded by a solid fence of wood, masonry or similar new materials:
(1) Automobile body manufacturing;
(2) Boat building;
(3) Bottling plant;
(4) Building materials;
(5) Cabinet shop;
(6) Contractor's yards;
(7) Emergency shelters; defined in section 50801(e) of the Health and Safety Code as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." Emergency shelters shall be subject to the following requirements:
a. Emergency shelters shall be in compliance with all building codes, fire standards, and light industrial parking standards;

b. The maximum occupancy shall not exceed 25 individuals;

c.Emergency shelters shall provide on-site waiting and intake areas that are screened from public view;

d. There shall be at least one staff member of the emergency shelter on site at all times while temporary residents are present;

e. Security lights shall be provided to the satisfaction of the development services director;

f. The applicant shall coordinate with the Lincoln police department to prepare a security plan for the facility, and shall provide the Lincoln police department with the name(s) and telephone number(s) of a responsible party(ies) to contact. The Lincoln police department may require the provision of on-site private security when the facility of [is] occupied if deemed necessary by the chief of police;

g. Emergency shelters shall establish and maintain set hours for client intake/discharge. Said hours shall be posted at the entry to the facility; and

h. Emergency shelters shall maintain a minimum 300-foot separation from other emergency shelters.

(8) Feed and fuel yards;
(9) Food processing;
(10) Frozen food lockers;
(11) Ice and cold storage;
(12) Lumberyard;
(13) Machine shop;
(14) Warehousing;
(15) Kennels for the purposes of temporarily boarding not more than thirty (30) dogs or cats each for a period not to exceed thirty (30) days.
(16) Other uses which the planning commission has determined are similar in nature.

18.26.030 - Conditional uses.

The following uses are permitted subject to issuance of a conditional use permit by the planning commission:

(1) Automobile wrecking yard;
(2) Concrete batch plant;
(3) Light manufacturing, fabrication, assembling, component manufacturing, small parts processing;
(4) Mobile home sales and services;
(5) Outdoor storage and sales;
(6) Public utility service yard.
(7) Recycling and redemption collection facilities, including reverse vending machine(s), small collection facilities, and recycling facilities (Subject to the provisions set forth in Chapter 18.35).
(8) Kennels utilizing outdoor facilities for the purposes of temporarily boarding not more than thirty (30) dogs or cats each for a period not to exceed thirty (30) days.

INTRODUCED at a regular meeting of the City Council of the City of Lincoln held on February 24, 2026.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Lincoln held on March 10, 2026.

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

Richard Pearl, Mayor

ATTEST:

Hope Ithurburn, City Clerk

STAFF REPORT

Item Number 8.H

SUBJECT: Adopt a Resolution Authorizing the City Manager to Execute Construction Contract for Verdera Tank #3 Ladder Retrofit Capital Improvement Project (CIP) 715. (Jonnelyn Espartero)

SUBMITTED BY: Jonnelyn Espartero

DEPARTMENT: Engineering

DATE: March 10, 2026

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute a contract for construction with DN Tanks, LLC in the amount of $118,000 for the construction of the Verdera Tank #3 Ladder Retrofit Project Capital Improvement Project (CIP) 715 and authorizing the City Engineer to approve change orders not to exceed $11,800.

This project is funded by $195,000 from Fund 7150 Water PFE as part of Tank 3 Ladder Project in the Fiscal Year 2025/2027 Capital Improvement Budget.

BACKGROUND/INTRODUCTION:

The City of Lincoln owns and operates Verdera Tank #3 as part of its municipal water distribution system. The tank requires monthly inspections of the top hatch, air vents, and interior to ensure proper operation, maintain water quality standards, and comply with regulatory requirements. These components are accessible only from the roof of the structure.

Tank #3 was originally constructed without a permanent roof access ladder. As a result, Public Works staff currently rent a “cherry picker” lift each month to access the roof and perform required inspections. This ongoing rental creates recurring operational costs and requires additional scheduling coordination.

The proposed project would construct a permanent roof access ladder at Tank #3. Installation of a fixed access ladder will improve operational efficiency, enhance staff safety by providing consistent and secure access, and eliminate the need for monthly lift rentals, thereby reducing ongoing maintenance costs.

On August 20, 2025, the City Engineer approved a professional services contract with Bennett Engineering Services, Inc. for the design of the Verdera Tank #3 Ladder Retrofit Project (CIP 715) in the amount of $35,495.

On January 15, 2026, City staff published the invitation for bids on PlanetBids and the City website.

A Task Order with Coastland Engineering for construction management and inspection services in the amount of $29,653 has been prepared for the City Manager's approval.

FINDINGS/ANALYSIS:

Bids were received by the Clerk at 2:00 P.M. on February 11, 2026. A responsive bid proposal was received from one (1) contractor. Three other bids were received but deemed non-responsive by staff. Bid summary has been provided in Attachment C.

Contractor	Base Bid Amount
DN Tanks, LLC	$118,000
Freschi Construction, Inc.	$74,984*
Pridex Construction Group, Inc.	$67,000*
TPA Construction, Inc.	$126,320*

*Staff has reviewed the bids and found that three (3) bid proposals, including the lowest bidder, Pridex Construction Group, Inc., have been deemed non-responsive due to not meeting the bidder's qualifications as required by the project specification. This prevented Staff from considering their proposal for award.

Hence, Staff recommends the City award a construction contract (Attachment B) to the third lowest responsive and responsible bidder, DN Tanks, LLC, in the amount of $118,000 for the Base Bid. The construction contingency has been set to approximately 10%.

The work will commence upon award of contract. The project is currently programmed with the following milestone schedule:

- Award Contract for Construction: March 10, 2026
- Issue Notice to Proceed: March 11, 2026
- Begin Construction: April 2026
- End Construction: June 2026

FISCAL IMPACT:

Budgeted

CIP 715 Verdera Tank #3 Ladder Retrofit

Fund 7150	$195,000
Total	$195,000

Project Encumbrances

Placer County Notice of Exemption	$ 52

Total	$ 35,547

Remaining Estimated Project Costs

Fund 7150	
Construction – DN Tanks, LLC	$118,000
10% Contingency	$ 11,800
CM Inspections – Coastland	$ 29,653
Total	$159,453

Budgeted Remaining

Fund 7150	$ 0.00

ATTACHMENTS:

Tank3 Ladder Retrofit_CON.DOC2.Attachment A_Resolution.2026March10.jespartero.docx

Tank3 Ladder Retrofit_CON.DOC3.Attachment B_Contract.2026March10.jespartero.pdf

Tank3 Ladder Retrofit_CON.DOC4.Attachment C_Bid Summary.2026March10.jespartero.pdf

RESOLUTION 2026-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR CONSTRUCTION WITH DN TANKS, LLC IN THE AMOUNT OF $118,000 FOR THE CONSTRUCTION OF THE VERDERA TANK#3 LADDER RETROFIT CAPITAL IMPROVEMENT PROJECT (CIP) 715 AND AUTHORIZING THE CITY ENGINEER TO APPROVE CHANGE ORDERS NOT TO EXCEED $11,800

WHEREAS, The Capital Improvement Program for FY 2025/27 includes CIP 715 Verdera Tank #3 Ladder Retrofit in the amount of $195,000; and

WHEREAS, the Notice to Bidders was duly advertised on PlanetBids on January 15, 2026, and a public bid opening was held by the City Clerk at 2:00 P.M. on Wednesday, February 11, 2026; and

WHEREAS, four (4) bid proposals were received but three (3) bids, including the apparent lowest bidder, Pridex Construction Group, Inc, were deemed non-responsive due to not meeting the bidder's qualifications as required by the project specification; and

WHEREAS, only one (1) bid was deemed responsive; and

WHEREAS, DN Tanks, LLC was determined to be the responsible bidder submitting the third lowest responsive bid in the amount of $118,000.

NOW THEREFORE BE IT RESOLVED:

Section 1. The City Council of the City of Lincoln authorizes the City Manager to execute a contract for construction with DN Tanks, LLC in the amount of $118,000, and authorize the City Engineer to approve change orders not to exceed $11,800.

PASSED AND ADOPTED this 10th day of March, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Richard Pearl, Mayor

ATTEST:

_____

Hope Ithurburn, City Clerk

CITY OF LINCOLN

Agreement for the Construction of the

VERDERA TANK #3 LADDER RETROFIT

THIS AGREEMENT, made and entered on, (DATE) _____, by and between the CITY OF LINCOLN, a municipal corporation, (hereinafter referred to as "City"), and DN Tanks, LLC a (California Corporation, Limited Liability Company, etc.).

W I T N E S S E T H:

RECITALS:

WHEREAS, the City Council of the City of Lincoln has awarded a contract to Contractor for performance of the work set forth herein.

AGREEMENTS:

SECTION 1 - SCOPE OF WORK:

Contractor agrees to furnish all tools, equipment, apparatus, facilities, labor and materials necessary to perform and complete in a good and workmanlike manner, and in strict accordance with the Contract Documents as defined in section 7 hereof, the work of: Verdera Tank #3 Ladder Retrofit, City of Lincoln, County of Placer, State of California, as called for in the drawings and specifications adopted by the City, which drawings and specifications have been executed by the parties to this agreement. It is understood and agreed that said tools, equipment, apparatus, facilities, labor and materials shall be furnished, and said work performed and completed as required in the Contract Documents, under the direction and supervision of, and subject to the approval of the City and its duly authorized representatives.

SECTION 2 - TIME OF COMPLETION:

The contract time duration shall commence on the 15th calendar days following contract approval by the City of Lincoln City Council and shall be fully completed no later than 80 working days thereafter, or such additional time as may have been provided by change order, pursuant to the Contract Documents.

Time is of the essence of this agreement.

SECTION 3 - CONTRACT PRICE:

City shall pay Contractor for the full and complete performance of this contract the sum of One Hundred Eighteen Thousand Dollars ($118,000.00), subject to adjustments as provided in the Contract Documents.

SECTION 4 - MONTHLY PROGRESS PAYMENTS:

Monthly progress payments shall be made in accordance with Article 23 of the General Conditions of these Contract Documents.

SECTION 5 - FINAL PAYMENT:

Final payment shall be made in accordance with Article 25 of the General Conditions of these Contract Documents.

SECTION 6 - ACCEPTANCE OF FINAL PAYMENT AS RELEASE:

The acceptance by the Contractor of final payment shall be and shall operate as a release to the City of any and all claims and all liability to the Contractor for all things done or furnished in connection with this work and for every act and/or neglect of the City or others relating to or arising from the work. No payment, however, final or otherwise, shall operate to release the Contractor or his sureties from any obligations under this contract or the performance and payment bonds required by this contract.

SECTION 7 - CONTRACT DOCUMENTS:

The complete contract between the parties hereto shall consist of the following documents herein referred to as the "Contract Documents":

Notice to Bidders
Information for Bidders
Bid Form
Designation of Subcontractors
This agreement
Bidder's Bond
Payment Bond
General Conditions
Special Provisions
Contract Drawing
Technical Specifications
Duly issued addenda
Duly issued interpretations
Supplemental Drawings issued pursuant to Article 4 of the General Conditions
Shop Drawings and Manufacturers' Instructions approved pursuant to Article 5 of the General Conditions

Approved Change Orders
Contractors' Guarantee and Bond

Such documents, collectively referred to herein as the Contract Documents, hereby are incorporated herein by this reference and made a part hereof.

IN WITNESS WHEREOF, the parties hereto executed this agreement the day and year first above written.

CITY: CITY OF LINCOLN

By: _____
City Manager

ATTEST:

_____
City Clerk

_____
Dated

APPROVED AS TO FORM:

_____
City Attorney

_____
Dated

(SEAL)

CONTRACTOR:

_____
Signature

_____
Name

_____
Official Title

_____
Business Address

_____

_____

CORPORATE CERTIFICATE

I, _____, certify that I am the Secretary of the corporation named as Contractor in the foregoing contract; that _____, who signed said contract on behalf of said corporation is authorized to fully bind the corporation to this agreement; that said contract was duly signed for and on behalf of said corporation by authority of its governing body and is within the scope of its corporate powers.

_____
(Signature)

_____
(Seal)

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That

WHEREAS, the City Council of the City of Lincoln, State of California, has awarded to CONTRACTOR (hereinafter designated as "Principal") a contract for Verdera Tank #3 Ladder Retrofit; and

WHEREAS, said Principal is required under the terms of said contact to furnish a bond for the faithful performance of said contract;

NOW, THEREFORE, we, the Principal and as Surety, are held and firmly bound unto the City of Lincoln (hereinafter called "Owner"), in the sum of One Hundred Eighteen Thousand Dollars ($118,000.00), lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the above bonded Principal, his or its heirs, executors, administrators, successors, or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, and agreements in the said contract and any alteration thereofF made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless Owner, its officers, agents, and employees, as therein stipulated, then this obligation shall become null and void; otherwise, it shall be and remain in full force, virtue, and effect.

And said Surety for value received, thereby expressly acknowledges and agrees that no change, extension of time, forbearance or waiver, prepayment or delay in payment, alteration or addition to the terms of the Contract Documents, whether by virtue of the provisions for modifications contained therein or by separate agreement between the Contractor and the City of Lincoln, shall in any manner affect its obligations on this agreement, and said Surety hereby expressly waives notice of and consents to any such change, forbearance or waiver, extension of time, prepayment or delay in payment, alteration or addition. Said Surety hereby expressly acknowledges and agrees to be bound by the terms and conditions contained in the contract documents and any amendment and/or modifications thereto, and said contract documents, amendments and modifications are hereby incorporated in this performance bond as though fully set forth herein.

In the event suit is brought upon this bond by Owner and judgment is recovered, Surety shall pay all costs incurred by Owner in such suit, including a reasonable attorneys' fees to be fixed by the Court.

Death of the Principal shall not relieve Surety of its obligations hereunder.

IN WITNESS WHEREOF, two identical counterparts of this instrument, each of which shall for all purposes be deemed an original thereof, have been duly executed by Principal and Surety above named, on the _____ day of _____, 2026.

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

PRINCIPAL

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

SURETY

NOTE:

Signatures of those executing for Surety must be properly acknowledged.

The bond must be accompanied by a power of attorney from the Surety authorizing its agent to bind it to this bond. A copy of such power of attorney shall be on file with the Lincoln City Clerk.

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the City Council of the City of Lincoln, State of California, and DN Tanks, LLC (hereinafter designated as "Principal") have entered into an agreement for the furnishing of all materials, labor, services, and transportation, necessary, convenient, and proper to Verdera Tank #3 Ladder Retrofit which said agreement dated _____, and all of the Contract Documents attached to or forming a part of said agreement, are hereby referred to and made a part hereof; and

WHEREAS, pursuant to law, the Principal is required before entering upon the performance of the work, to file a good and sufficient bond with the body which awards the contract, to secure claims to which reference is made in Chapter 7 of Title 15 of the Civil Code of California.

NOW, THEREFORE, said Principal and the undersigned _____, as corporate surety, are held and firmly bound unto the City of Lincoln, and unto all laborers, material, men, and other persons referred to in said statutes, in the sum of One Hundred Eighteen Thousand Dollars ($118,000.00), lawful money of the United States, for the payments of which sum well and truly made, we bind ourselves, our heirs, executors, administrators, successors, or assigns, jointly and severally by these presents.

The condition of this obligation is such that if the said Principal or any of his or its subcontractors, or the heirs, executors, administrators, successors, or assigns of any, all or either of them, shall fail to pay any of the persons named in Civil Code section 3181, or amounts due under the Unemployment Insurance Code with respect to work or labor performed by any such claimant, or any amounts required to be deducted, withheld, and paid over to the Franchise Tax Board from the wages of employees of the Principal and his subcontractors pursuant to section 18806 of the Revenue and Taxation Code, with respect to such work and labor, that the Surety herein will pay for the same in an amount not to exceed the sum specified in this bond, otherwise the above obligation shall be void. In case suit is brought upon this bond, the said Surety will pay a reasonable attorneys' fee to be fixed by the Court.

This bond shall inure to the benefit of any of the persons named in Civil Code section 3181 as to give a right of action to such persons or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force, virtue and effect.

And said Surety for value received, hereby expressly acknowledges and agrees that no change, extension of time, forbearance or waiver, prepayment or delay in payment, alteration or addition to the terms of the Contract Documents, whether by virtue of the provisions for modifications contained therein or by separate agreement between the Contractor and the City of Lincoln, shall in any manner affect its obligations on this agreement, and said Surety hereby

expressly waives notice of and consents to any such change, forbearance or waiver, extension of time, prepayment or delay in payment, alteration or addition.

Death of Principal shall not relieve Surety of its obligations hereunder.

IN WITNESS WHEREOF, two identical counterparts of this instrument, each of which shall for all purposes be deemed an original thereof, have been duly executed by the Principal and Surety above named, on the _____ day of _____, 2026.

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

Principal

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

Surety

_____

_____

NOTE:

Signatures of those executing for Surety must be properly acknowledged.

The bond must be accompanied by a power of attorney from the Surety authorizing its agent to bind it to this bond. A copy of such power of attorney shall be on file with the Lincoln City Clerk.

CITY OF LINCOLN
VERDERA TANK #3 LADDER RETROFIT – CIP 715
BID OPENING RESULTS

February 11, 2026; 2:00 PM

Contractor	Base Bid
Pridex Construction Group, Inc.	$67,000.00
TPA Construction, Inc.	$126,320.00
Freschi Construction, Inc.	$74,983.28
DN Tanks, LLC	$118,000.00

Matthew Medill

2/10/2025

Araceli Cazarez 02/11/2026

Araceli Cazarez, Project Manager Date

Deputy City Clerk Date

Engineer's Estimate - $80,000

STAFF REPORT

Item Number 8.I

SUBJECT: Adopt a Resolution Approving the Plans and Specifications and Authorizing Bidding for Crack Seal & Seal Coat Airport Apron Project (CIP 720). (Roland Neufeld)

SUBMITTED BY: Roland Neufeld

DEPARTMENT: Engineering

DATE: March 10, 2026

STAFF RECOMMENDATION:

Staff recommends City Council adopt a resolution approving the improvement plans and technical specifications and authorizing the Engineering Department to proceed with bidding for construction; and authorizing the submittal of an application, acceptance of an allocation of funds and execution of a grant agreement with the FAA for matching grant funds; authorizing the submittal of an application, acceptance of an allocation of funds and execution of a grant agreement with the California Department of Transportation for an Airport Improvement Program matching grant for the Crack Seal & Seal Coat Airport Apron Project (CIP 720).

BACKGROUND/INTRODUCTION:

The Fiscal Year 2025/26 budget includes $659,000 for CIP 720: Crack Seal & Seal Coat Airport Apron Project.

Preventative maintenance is required to prolong the life of the asphalt on the aircraft parking apron of the Lincoln Regional Airport. This project will seal the existing cracks in the asphalt and then place a seal coat over the asphalt on the airport apron.

The project plans and specifications were completed by the City's consultant, Brandley Engineering, Inc. in February 2026.

The plans and specifications may be subject to minor technical revisions for clarification, prior to and during the advertisement period, as approved by the City Engineer. These revisions do not affect the size, scope and intent of the project. A set of Improvement Plans are included as Attachment A.

Following Federal Aviation Administration (FAA) requirements, a final application for federal assistance for construction funding will be submitted to the FAA after construction bids have been received. The FAA will pay for 90% of construction costs.

Additionally, following execution of the FAA grant, staff will apply for a Caltrans Division of Aeronautics grant that will pay for 5% of construction costs.

Per Federal Aviation Administration (FAA) requirements, construction management and inspection services will be performed by the City's on-call Airport engineering firm, Brandley Engineering.

FINDINGS/ANALYSIS:

The anticipated project schedule is as follows:

- Advertise and circulate for bids — March 12, 2026
- Open Bids — April 9, 2026
- Contract Award — August 2026
- Start Construction — September 2026
- Project Completion — October 2026

ENVIRONMENTAL REVIEW:

The proposed project qualifies for a categorical/statutory exemption under section 14 California Code of Regulations §§ 15301(c): Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use and thereby is exempt from further environmental review under the California Environmental Quality Act Guidelines.

Additionally, the FAA has determined that the project is categorically excluded from NEPA review per 1050.1.F CATEX: 5-6.4.e. The NEPA Categorical Exclusion is included as Attachment B.

FISCAL IMPACT:

Project Funding:

Fund 7500 – Airport Fund	$ 22,140
Fund 7500 – Caltrans Grant Funding	$ 10,810
Fund 7550 – FAA Grant Funding	$ 626,050
Total Project Funding	**$ 659,000**

Project Expenses:

Engineering Design (Brandley)	$ 65,000
Construction Management & Inspection (Brandley)	$ 104,000
Construction (Engineer's Estimate)	$ 490,000
Total Expenses	**$ 659,000**

ATTACHMENTS:

Attachment A - Improvement Plans.pdf

Attachment B - NEPA Categorical Exclusion.pdf

RESOLUTION (9).docx

CONSTRUCTION PLANS FOR:

LINCOLN REGIONAL AIRPORT
LINCOLN, CALIFORNIA

AIP NO. 3-06-0120-___-2026

CRACK SEAL AND SEAL COAT AIRCRAFT PARKING APRON

MARCH 2026

SHEET INDEX

1	COVER SHEET AND INDEX
2	CONSTRUCTION SAFETY AND PHASING PLAN
3	BARRICADE PLAN - PHASE 1
4	BARRICADE PLAN - PHASE 2
5	BARRICADE PLAN - PHASE 3
6	COORDINATE CONTROL PLAN
7	CRACK SEAL PLAN - APRON SHEET 1
8	CRACK SEAL PLAN - APRON SHEET 2
9	CRACK SEAL DETAILS
10	SEAL COAT PLAN - APRON SHEET 1
11	SEAL COAT PLAN - APRON SHEET 2
12	MARKING PLAN - APRON SHEET 1
13	MARKING PLAN - APRON SHEET 2
14	MARKING DETAILS

LINCOLN REGIONAL AIRPORT

APPROVED: _____ **DATE:** _____

APPROVED: _____ **DATE:** _____

DESIGNED BY:

BRANDLEY ENGINEERING

6125 KING ROAD, SUITE 201 · LOOMIS, CALIFORNIA 95650 · (916) 652-4725

REGISTERED PROFESSIONAL ENGINEER
DAMON BRADLEY
No. C 66558
Exp. 6-30-2026
CIVIL
STATE OF CALIFORNIA

PHASE	CONTRACTOR'S WORK	FACILITY CLOSURE	RESTRICTIONS	AIRCRAFT ACCESS
1A	MARKING REMOVAL, CRACK SEAL	TIEDOWN APRON SOUTH OF TAXIWAY E, TAXIWAY B, AND HELIPAD	COMPLETE WORK ON PHASE 1A BEFORE MOVING TO PHASE 1B.	40 TIEDOWN PARKING SPACES AND JET PARKING AVAILABLE IN PHASE 2 & 3 AREAS.
1B	SEAL COAT		COMPLETE WORK ON PHASE 1B BEFORE MOVING TO PHASE 1C.	
1C	MARKING 1ST COAT		MINIMUM 48 HOURS CURE TIME SHALL BE ALLOWED BETWEEN PHASE 1B AND 1C. COMPLETE WORK ON PHASE 1C BEFORE MOVING TO PHASE 2A.	
2A	MARKING REMOVAL, CRACK SEAL	TAXIWAY F APRON, JET PARKING APRON, AND TAXIWAY F	COMPLETE WORK ON PHASE 2A BEFORE MOVING TO PHASE 2B.	40 TIEDOWN PARKING SPACES AVAILABLE IN PHASE 1 AREA. JET PARKING AVAILABLE IN PHASE 3 AREA.
2B	SEAL COAT		COMPLETE WORK ON PHASE 2B BEFORE MOVING TO PHASE 2C.	
2C	MARKING 1ST COAT		MINIMUM 48 HOURS CURE TIME SHALL BE ALLOWED BETWEEN PHASE 2B AND 2C. COMPLETE WORK ON PHASE 2C BEFORE MOVING TO PHASE 3A.	
3A	MARKING REMOVAL, CRACK SEAL	TAXIWAY E EAST OF TAXIWAY A, TIEDOWN APRON NORTH OF TAXIWAY E AND SOUTH OF TAXIWAY F APRON	COMPLETE WORK ON PHASE 3A BEFORE MOVING TO PHASE 3B.	40 TIEDOWN PARKING SPACES AVAILABLE IN PHASE 1 AREA. JET PARKING AVAILABLE IN PHASE 2 AREA.
3B	SEAL COAT		COMPLETE WORK ON PHASE 3B BEFORE MOVING TO PHASE 3C.	
3C	MARKING 1ST COAT		MINIMUM 48 HOURS CURE TIME SHALL BE ALLOWED BETWEEN PHASE 3B AND 3C. COMPLETE WORK ON PHASE 3C BEFORE MOVING TO PHASE 1D.	
1D	MARKING 2ND COAT	TIEDOWN APRON SOUTH OF TAXIWAY E, TAXIWAY B, AND HELIPAD	COMPLETE WORK ON PHASE 1D BEFORE MOVING TO PHASE 2D.	40 TIEDOWN PARKING SPACES AND JET PARKING AVAILABLE IN PHASE 2 & 3 AREAS.
2D	MARKING 2ND COAT	TAXIWAY F APRON, JET PARKING APRON, AND TAXIWAY F	COMPLETE WORK ON PHASE 2D BEFORE MOVING TO PHASE 3D.	40 TIEDOWN PARKING SPACES AVAILABLE IN PHASE 1 AREA. JET PARKING AVAILABLE IN PHASE 3 AREA.
3D	MARKING 2ND COAT	TAXIWAY E EAST OF TAXIWAY A, TIEDOWN APRON NORTH OF TAXIWAY E AND SOUTH OF TAXIWAY F APRON		40 TIEDOWN PARKING SPACES AVAILABLE IN PHASE 1 AREA. JET PARKING AVAILABLE IN PHASE 2 AREA.

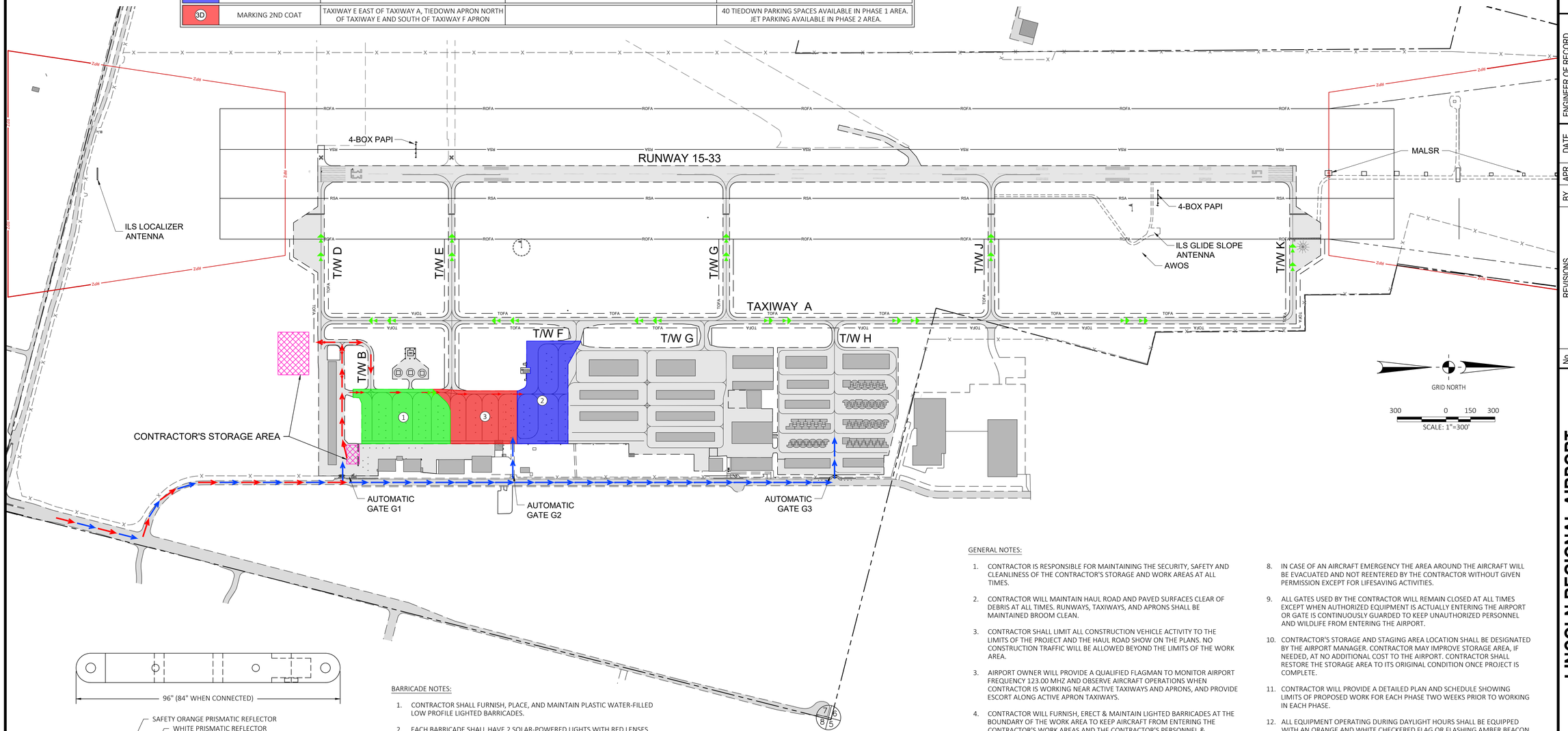
STAGING NOTES:

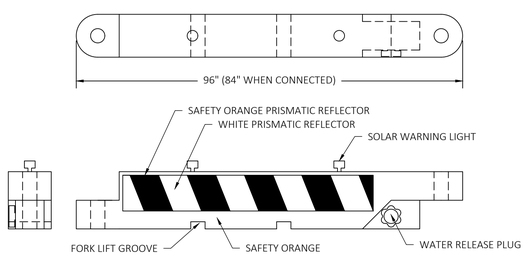
1. CONTRACTOR SHALL FURNISH, PLACE, MAINTAIN & REMOVE CONTRACTOR FURNISHED BARRICADES AS NEEDED.
2. THERE ARE THREE WORK PHASE AREAS FOR THIS PROJECT. WORK PHASE 1 AREA IS LOCATED AT THE TIEDOWN APRON SOUTH OF TAXIWAY E. WORK PHASE 2 AREA IS LOCATED AT TAXIWAY F APRON, AND THE JET PARKING APRON. WORK PHASE 3 AREA IS LOCATED AT THE TIEDOWN APRON NORTH OF TAXIWAY E AND SOUTH OF TAXIWAY F APRON. WORK IN A PHASE MUST BE COMPLETE PRIOR TO THE START OF THE NEXT PHASE.
3. WORK MAY ONLY BE PERFORMED IN ONE WORK PHASE AREA AT A TIME. THE CURRENT WORK PHASE SHALL REMAIN CLOSED UNTIL COMPLETION OF MARKING 1ST COAT IN THAT PHASE.
4. NO WORK SHALL BEGIN UNTIL ALL BARRICADES HAVE BEEN INSTALLED TO CLOSE THE TAXIWAYS APRON AREAS AS SHOWN ON THE PLAN.
5. CONTRACTOR IS ALLOWED 9 WORKING DAYS TO COMPLETE PHASE 1A - 1C.
   CONTRACTOR IS ALLOWED 11 WORKING DAYS TO COMPLETE PHASE 2A - 2C.
   CONTRACTOR IS ALLOWED 7 WORKING DAYS TO COMPLETE PHASE 3A - 3C.
   CONTRACTOR IS ALLOWED 3 TOTAL WORKING DAYS TO COMPLETE PHASES 1D, 2D, AND 3D.
6. MARKING REMOVAL AND CRACK SEAL MAY OCCUR AT THE SAME TIME. ANY DAMAGE TO CRACK SEALANT DUE TO MARKING REMOVAL OPERATIONS SHALL BE TOUCHED UP PRIOR TO START OF SEAL COAT OPERATIONS.
7. CONTRACTOR SHALL ALLOW A MINIMUM OF 48 HOURS OF CURE TIME BETWEEN SEAL COAT AND MARKING 1ST COAT PHASES.
8. CONTRACTOR SHALL ALLOW A MINIMUM OF 2 WEEKS BETWEEN PHASE 3C (MARKING 1ST COAT) AND PHASE 1D (MARKING 2ND COAT).
9. CONTRACTOR SHALL GIVE AIRPORT 2 WEEKS NOTICE PRIOR TO START OF CONSTRUCTION.

LEGEND

- CONTRACTOR'S STORAGE AREA
- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING FENCE
- RSA — RUNWAY SAFETY AREA
- ROFA — RUNWAY OBJECT FREE AREA
- RPZ — RUNWAY PROTECTION ZONE
- TOFA — TAXIWAY OBJECT FREE AREA
- ARFF ACCESS ROUTE
- CONTRACTOR'S HAUL ROUTE
- AIRCRAFT ROUTE
- 1 — PHASE 1 WORK AREA
- 2 — PHASE 2 WORK AREA
- 3 — PHASE 3 WORK AREA

LINCOLN CTAF: 123.00





10" WATER-FILLED BARRICADE
NOT TO SCALE

BARRICADE NOTES:

1. CONTRACTOR SHALL FURNISH, PLACE, AND MAINTAIN PLASTIC WATER-FILLED LOW PROFILE LIGHTED BARRICADES.
2. EACH BARRICADE SHALL HAVE 2 SOLAR-POWERED LIGHTS WITH RED LENSES EACH CONTROLLED BY PHOTOCELLS SUCH THAT THEY ARE ON CONTINUOUS AT NIGHT AND OFF BY DAY.
3. BARRICADES SHALL BE SECURED IF NECESSARY TO RESIST MOVEMENT FROM JET OR PROP BLAST.
4. LOCATE BARRICADES AS SHOWN ON THE PLAN AND DIRECTED BY RESIDENT PROJECT REPRESENTATIVE. SPACING BETWEEN BARRICADES SHALL NOT EXCEED 4 FEET.
5. AT THE COMPLETION OF THE CONSTRUCTION, ALL BARRICADES SHALL BE DRAINED OF WATER AND REMOVED FROM THE AIRPORT.

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SECURITY, SAFETY AND CLEANLINESS OF THE CONTRACTOR'S STORAGE AND WORK AREAS AT ALL TIMES.
2. CONTRACTOR WILL MAINTAIN HAUL ROAD AND PAVED SURFACES CLEAR OF DEBRIS AT ALL TIMES. RUNWAYS, TAXIWAYS, AND APRONS SHALL BE MAINTAINED BROOM CLEAN.
3. CONTRACTOR SHALL LIMIT ALL CONSTRUCTION VEHICLE ACTIVITY TO THE LIMITS OF THE PROJECT AND THE HAUL ROAD SHOW ON THE PLANS. NO CONSTRUCTION TRAFFIC WILL BE ALLOWED BEYOND THE LIMITS OF THE WORK AREA.
3. AIRPORT OWNER WILL PROVIDE A QUALIFIED FLAGMAN TO MONITOR AIRPORT FREQUENCY 123.00 MHZ AND OBSERVE AIRCRAFT OPERATIONS WHEN CONTRACTOR IS WORKING NEAR ACTIVE TAXIWAYS AND APRONS, AND PROVIDE ESCORT ALONG ACTIVE APRON TAXIWAYS.
4. CONTRACTOR WILL FURNISH, ERECT & MAINTAIN LIGHTED BARRICADES AT THE BOUNDARY OF THE WORK AREA TO KEEP AIRCRAFT FROM ENTERING THE CONTRACTOR'S WORK AREAS AND THE CONTRACTOR'S PERSONNEL & EQUIPMENT FROM OCCUPYING ANY OF THE AREAS OPEN FOR AIRCRAFT OPERATIONS.
5. SIGN COVERINGS SHALL BE SECURED TO RESIST MOVEMENT FROM WEATHER, PROP, AND JET BLAST.
6. CONTRACTOR WILL VERIFY LOCATION AND PROTECT EXISTING UTILITIES.
7. SHOULD CONTRACTOR ENCOUNTER & DAMAGE A WATERLINE ON THE AIRPORT CONTRACTOR WILL IMMEDIATELY NOTIFY THE LOCAL FIRE DEPARTMENT, THE AIRPORT, AND CITY PUBLIC WORKS DEPARTMENT.
8. IN CASE OF AN AIRCRAFT EMERGENCY THE AREA AROUND THE AIRCRAFT WILL BE EVACUATED AND NOT REENTERED BY THE CONTRACTOR WITHOUT GIVEN PERMISSION EXCEPT FOR LIFESAVING ACTIVITIES.
9. ALL GATES USED BY THE CONTRACTOR WILL REMAIN CLOSED AT ALL TIMES EXCEPT WHEN AUTHORIZED EQUIPMENT IS ACTUALLY ENTERING THE AIRPORT OR GATE IS CONTINUOUSLY GUARDED TO KEEP UNAUTHORIZED PERSONNEL AND WILDLIFE FROM ENTERING THE AIRPORT.
10. CONTRACTOR'S STORAGE AND STAGING AREA LOCATION SHALL BE DESIGNATED BY THE AIRPORT MANAGER. CONTRACTOR MAY IMPROVE STORAGE AREA, IF NEEDED, AT NO ADDITIONAL COST TO THE AIRPORT. CONTRACTOR SHALL RESTORE THE STORAGE AREA TO ITS ORIGINAL CONDITION ONCE PROJECT IS COMPLETE.
11. CONTRACTOR WILL PROVIDE A DETAILED PLAN AND SCHEDULE SHOWING LIMITS OF PROPOSED WORK FOR EACH PHASE TWO WEEKS PRIOR TO WORKING IN EACH PHASE.
12. ALL EQUIPMENT OPERATING DURING DAYLIGHT HOURS SHALL BE EQUIPPED WITH AN ORANGE AND WHITE CHECKERED FLAG OR FLASHING AMBER BEACON. EQUIPMENT OPERATING IN LOW VISIBILITY CONDITIONS, DAWN OR DUSK HOURS SHALL BE EQUIPPED AND USE AN AMBER FLASHING BEACON.
13. TAXIING AIRCRAFT WILL HAVE RIGHT OF WAY OVER CONTRACTOR'S VEHICLES AT ALL TIMES.
14. ALL TRASH SHALL BE PLACED IN WASTE CONTAINERS TO PREVENT THE ATTRACTION OF WILDLIFE. WASTE CONTAINERS SHALL BE EQUIPPED WITH LIDS AND SECURED AT ALL TIMES. NO TRASH OR DEBRIS SHALL BE LEFT ON SITE BY THE CONTRACTOR.

BRADLEY ENGINEERING
6125 KING ROAD, SUITE 201 · LOOMIS, CALIFORNIA 95650 · (916) 652-4725

ENGINEER OF RECORD

REGISTERED PROFESSIONAL ENGINEER · DAVID M. BRADLEY · No. C 66558 · exp. 6-30-2026 · CIVIL · STATE OF CALIFORNIA

No.	REVISIONS	BY	APR	DATE

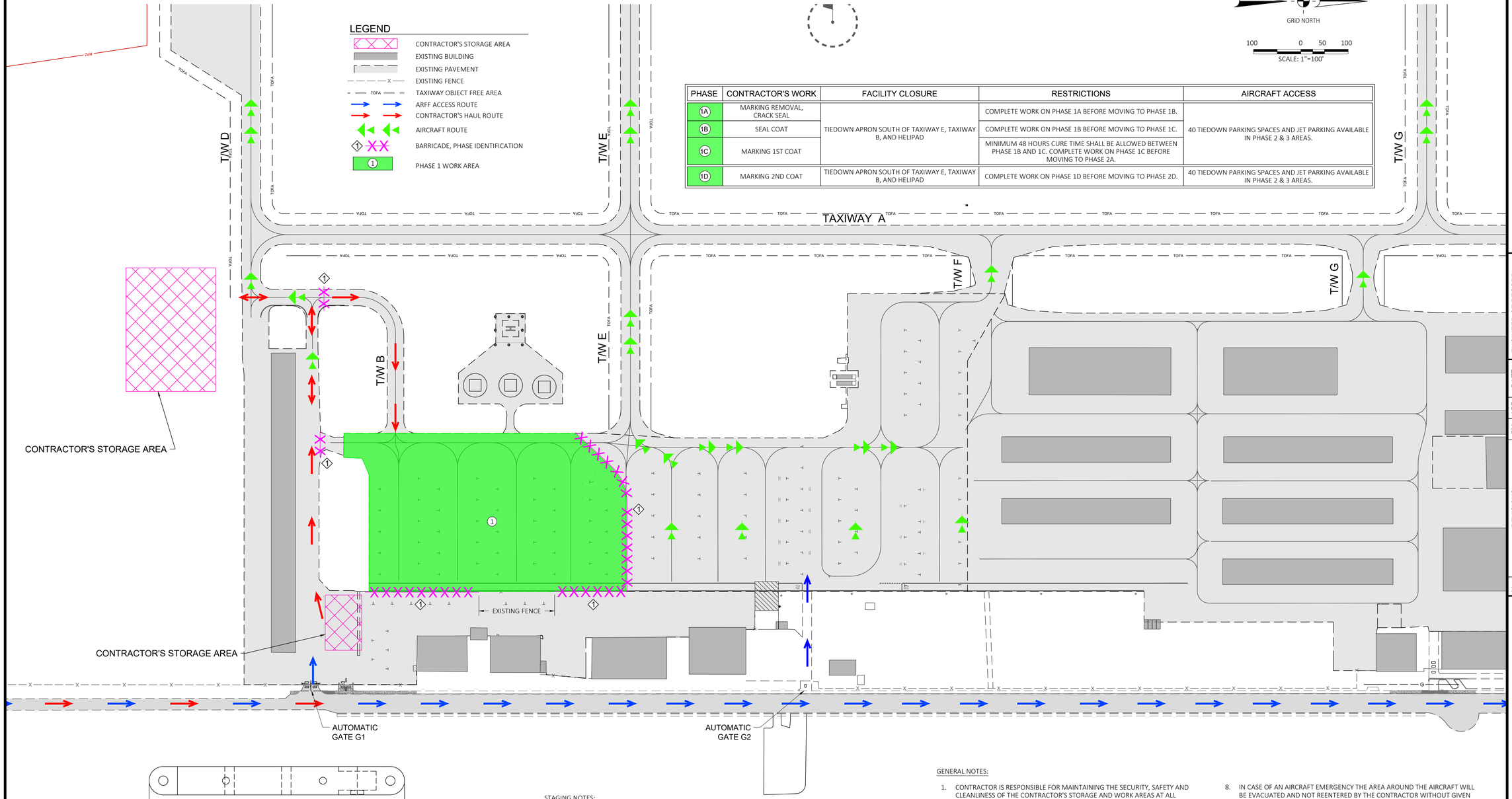
LINCOLN REGIONAL AIRPORT
LINCOLN CALIFORNIA

CRACK SEAL AND SEAL COAT AIRCRAFT PARKING APRON

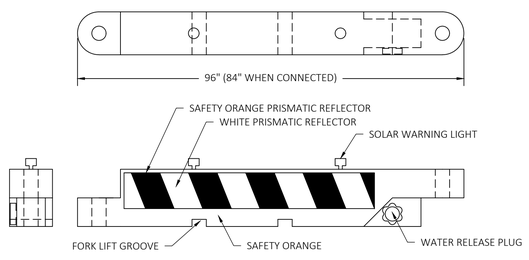
CONSTRUCTION SAFETY AND PHASING PLAN

DATE	2/26/26
DRAWN	DMB
CHECKED	DB
PROJECT No.	44.30
FILE	4430.02.CSPP
SCALE	1"=300'
SHEET No.	2 OF 14

PLOTTED BY David Baltazar 2/26/2026 3:06 PM
G:\44 LINCOLN\30 APRON CRACK SEAL\BIDSET\4430.02.CSPP.DWG



PHASE	CONTRACTOR'S WORK	FACILITY CLOSURE	RESTRICTIONS	AIRCRAFT ACCESS
1A	MARKING REMOVAL, CRACK SEAL	TIEDOWN APRON SOUTH OF TAXIWAY E, TAXIWAY B, AND HELIPAD	COMPLETE WORK ON PHASE 1A BEFORE MOVING TO PHASE 1B.	40 TIEDOWN PARKING SPACES AND JET PARKING AVAILABLE IN PHASE 2 & 3 AREAS.
1B	SEAL COAT		COMPLETE WORK ON PHASE 1B BEFORE MOVING TO PHASE 1C.	
1C	MARKING 1ST COAT		MINIMUM 48 HOURS CURE TIME SHALL BE ALLOWED BETWEEN PHASE 1B AND 1C. COMPLETE WORK ON PHASE 1C BEFORE MOVING TO PHASE 2A.	
1D	MARKING 2ND COAT	TIEDOWN APRON SOUTH OF TAXIWAY E, TAXIWAY B, AND HELIPAD	COMPLETE WORK ON PHASE 1D BEFORE MOVING TO PHASE 2D.	40 TIEDOWN PARKING SPACES AND JET PARKING AVAILABLE IN PHASE 2 & 3 AREAS.



10" WATER-FILLED BARRICADE
NOT TO SCALE

BARRICADE NOTES:

1. CONTRACTOR SHALL FURNISH, PLACE, AND MAINTAIN PLASTIC WATER-FILLED LOW PROFILE LIGHTED BARRICADES.
2. EACH BARRICADE SHALL HAVE 2 SOLAR-POWERED LIGHTS WITH RED LENSES EACH CONTROLLED BY PHOTOCELLS SUCH THAT THEY ARE ON CONTINUOUS AT NIGHT AND OFF BY DAY.
3. BARRICADES SHALL BE SECURED IF NECESSARY TO RESIST MOVEMENT FROM JET OR PROP BLAST.
4. LOCATE BARRICADES AS SHOWN ON THE PLAN AND DIRECTED BY RESIDENT PROJECT REPRESENTATIVE. SPACING BETWEEN BARRICADES SHALL NOT EXCEED 4 FEET.
5. AT THE COMPLETION OF THE CONSTRUCTION, ALL BARRICADES SHALL BE DRAINED OF WATER AND REMOVED FROM THE AIRPORT.

STAGING NOTES:

1. CONTRACTOR SHALL FURNISH, PLACE, MAINTAIN & REMOVE CONTRACTOR FURNISHED BARRICADES AS NEEDED.
2. THERE ARE THREE WORK PHASE AREAS FOR THIS PROJECT. WORK PHASE 1 AREA IS LOCATED AT THE TIEDOWN APRON SOUTH OF TAXIWAY E. WORK PHASE 2 AREA IS LOCATED AT TAXIWAY F APRON, AND THE JET PARKING APRON. WORK PHASE 3 AREA IS LOCATED AT THE TIEDOWN APRON NORTH OF TAXIWAY E AND SOUTH OF TAXIWAY F APRON. WORK IN A PHASE MUST BE COMPLETE PRIOR TO THE START OF THE NEXT PHASE.
3. WORK MAY ONLY BE PERFORMED IN ONE WORK PHASE AREA AT A TIME. THE CURRENT WORK PHASE SHALL REMAIN CLOSED UNTIL COMPLETION OF MARKING 1ST COAT IN THAT PHASE.
4. NO WORK SHALL BEGIN UNTIL ALL BARRICADES HAVE BEEN INSTALLED TO CLOSE THE TAXIWAYS APRON AREAS AS SHOWN ON THE PLAN.
5. CONTRACTOR IS ALLOWED 9 WORKING DAYS TO COMPLETE PHASE 1A - 1C.
   CONTRACTOR IS ALLOWED 11 WORKING DAYS TO COMPLETE PHASE 2A - 2C.
   CONTRACTOR IS ALLOWED 7 WORKING DAYS TO COMPLETE PHASE 3A - 3C.
   CONTRACTOR IS ALLOWED 3 TOTAL WORKING DAYS TO COMPLETE PHASES 1D, 2D, AND 3D.
6. MARKING REMOVAL AND CRACK SEAL MAY OCCUR AT THE SAME TIME. ANY DAMAGE TO CRACK SEALANT DUE TO MARKING REMOVAL OPERATIONS SHALL BE TOUCHED UP PRIOR TO START OF SEAL COAT OPERATIONS.
7. CONTRACTOR SHALL ALLOW A MINIMUM OF 48 HOURS OF CURE TIME BETWEEN SEAL COAT AND MARKING 1ST COAT PHASES.
8. CONTRACTOR SHALL ALLOW A MINIMUM OF 2 WEEKS BETWEEN PHASE 3C (MARKING 1ST COAT) AND PHASE 1D (MARKING 2ND COAT).
9. CONTRACTOR SHALL GIVE AIRPORT 2 WEEKS NOTICE PRIOR TO START OF CONSTRUCTION.

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SECURITY, SAFETY AND CLEANLINESS OF THE CONTRACTOR'S STORAGE AND WORK AREAS AT ALL TIMES.
2. CONTRACTOR WILL MAINTAIN HAUL ROAD AND PAVED SURFACES CLEAR OF DEBRIS AT ALL TIMES. RUNWAYS, TAXIWAYS, AND APRONS SHALL BE MAINTAINED BROOM CLEAN.
3. CONTRACTOR SHALL LIMIT ALL CONSTRUCTION VEHICLE ACTIVITY TO THE LIMITS OF THE PROJECT AND THE HAUL ROAD SHOW ON THE PLANS. NO CONSTRUCTION TRAFFIC WILL BE ALLOWED BEYOND THE LIMITS OF THE WORK AREA.
3. AIRPORT OWNER WILL PROVIDE A QUALIFIED FLAGMAN TO MONITOR AIRPORT FREQUENCY 123.00 MHZ AND OBSERVE AIRCRAFT OPERATIONS WHEN CONTRACTOR IS WORKING NEAR ACTIVE TAXIWAYS AND APRONS, AND PROVIDE ESCORT ALONG ACTIVE APRON TAXIWAYS.
4. CONTRACTOR WILL FURNISH, ERECT & MAINTAIN LIGHTED BARRICADES AT THE BOUNDARY OF THE WORK AREA TO KEEP AIRCRAFT FROM ENTERING THE CONTRACTOR'S WORK AREAS AND THE CONTRACTOR'S PERSONNEL & EQUIPMENT FROM OCCUPYING ANY OF THE AREAS OPEN FOR AIRCRAFT OPERATIONS.
5. SIGN COVERINGS SHALL BE SECURED TO RESIST MOVEMENT FROM WEATHER, PROP, AND JET BLAST.
6. CONTRACTOR WILL VERIFY LOCATION AND PROTECT EXISTING UTILITIES.
7. SHOULD CONTRACTOR ENCOUNTER & DAMAGE A WATERLINE ON THE AIRPORT CONTRACTOR WILL IMMEDIATELY NOTIFY THE LOCAL FIRE DEPARTMENT, THE AIRPORT, AND CITY PUBLIC WORKS DEPARTMENT.
8. IN CASE OF AN AIRCRAFT EMERGENCY THE AREA AROUND THE AIRCRAFT WILL BE EVACUATED AND NOT REENTERED BY THE CONTRACTOR WITHOUT GIVEN PERMISSION EXCEPT FOR LIFESAVING ACTIVITIES.
9. ALL GATES USED BY THE CONTRACTOR WILL REMAIN CLOSED AT ALL TIMES EXCEPT WHEN AUTHORIZED EQUIPMENT IS ACTUALLY ENTERING THE AIRPORT OR GATE IS CONTINUOUSLY GUARDED TO KEEP UNAUTHORIZED PERSONNEL AND WILDLIFE FROM ENTERING THE AIRPORT.
10. CONTRACTOR'S STORAGE AND STAGING AREA LOCATION SHALL BE DESIGNATED BY THE AIRPORT MANAGER. CONTRACTOR MAY IMPROVE STORAGE AREA, IF NEEDED, AT NO ADDITIONAL COST TO THE AIRPORT. CONTRACTOR SHALL RESTORE THE STORAGE AREA TO ITS ORIGINAL CONDITION ONCE PROJECT IS COMPLETE.
11. CONTRACTOR WILL PROVIDE A DETAILED PLAN AND SCHEDULE SHOWING LIMITS OF PROPOSED WORK FOR EACH PHASE TWO WEEKS PRIOR TO WORKING IN EACH PHASE.
12. ALL EQUIPMENT OPERATING DURING DAYLIGHT HOURS SHALL BE EQUIPPED WITH AN ORANGE AND WHITE CHECKERED FLAG OR FLASHING AMBER BEACON. EQUIPMENT OPERATING IN LOW VISIBILITY CONDITIONS, DAWN OR DUSK HOURS SHALL BE EQUIPPED AND USE AN AMBER FLASHING BEACON.
13. TAXIING AIRCRAFT WILL HAVE RIGHT OF WAY OVER CONTRACTOR'S VEHICLES AT ALL TIMES.
14. ALL TRASH SHALL BE PLACED IN WASTE CONTAINERS TO PREVENT THE ATTRACTION OF WILDLIFE. WASTE CONTAINERS SHALL BE EQUIPPED WITH LIDS AND SECURED AT ALL TIMES. NO TRASH OR DEBRIS SHALL BE LEFT ON SITE BY THE CONTRACTOR.

BRADLEY ENGINEERING
6125 KING ROAD, SUITE 201 · LOOMIS, CALIFORNIA 95650 · (916) 652-4725

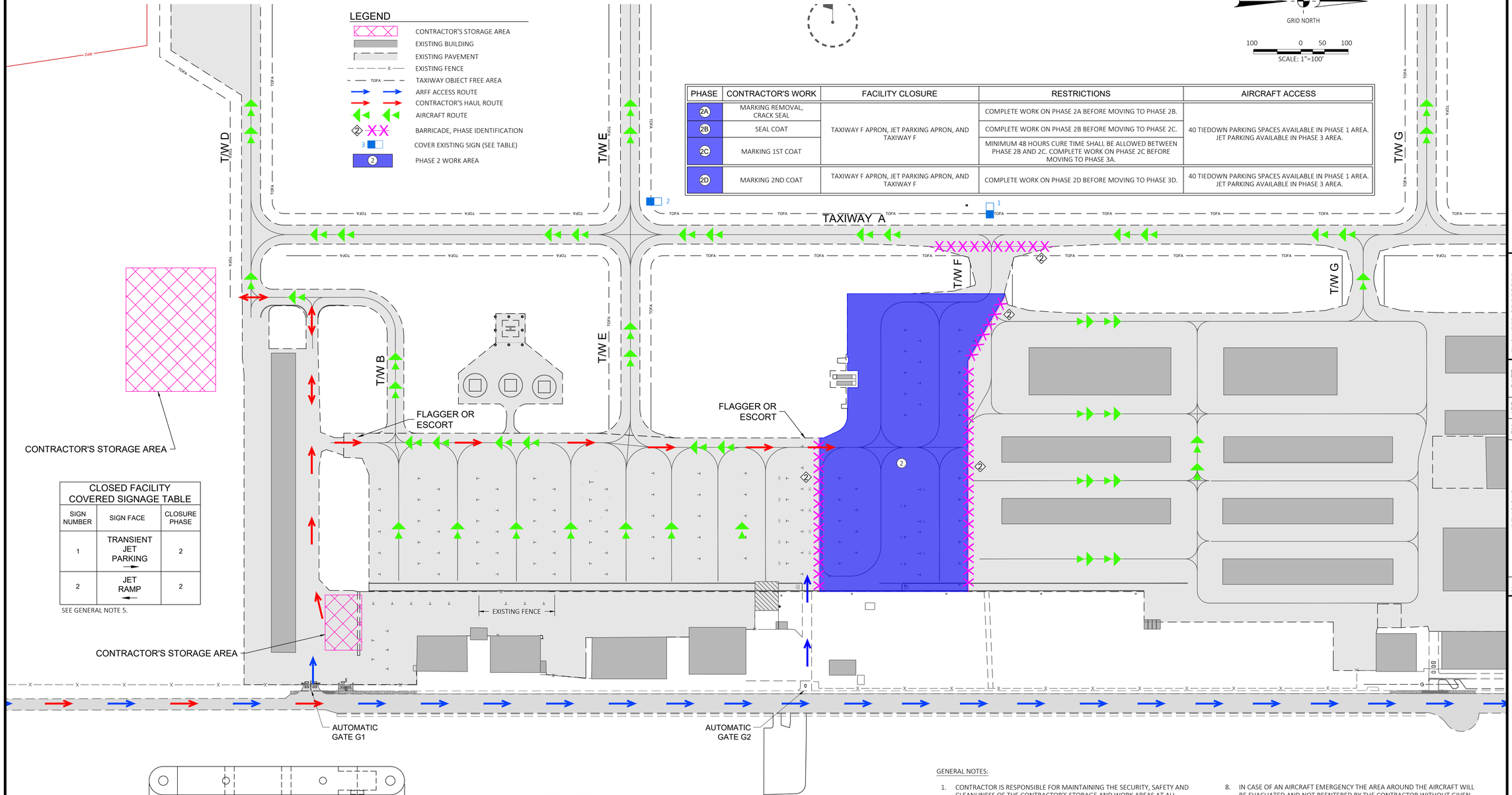
ENGINEER OF RECORD
REGISTERED PROFESSIONAL ENGINEER · DAVID BRADLEY · No. C 66558 · exp. 6-30-2026 · CIVIL · STATE OF CALIFORNIA

No.	REVISIONS	BY	APR	DATE

LINCOLN REGIONAL AIRPORT
LINCOLN CALIFORNIA
CRACK SEAL AND SEAL COAT AIRCRAFT PARKING APRON
BARRICADE PLAN - PHASE 1

DATE	2/26/26
DRAWN	DMB
CHECKED	DB
PROJECT No.	44.30
FILE	4430.02.CSPP
SCALE	1"=300'
SHEET No.	3 OF 14

PLOTTED BY David Baltazar 2/26/2026 3:06 PM
G:\44 LINCOLN\30 APRON CRACK SEAL\BIDSET\4430.02.CSPP.DWG

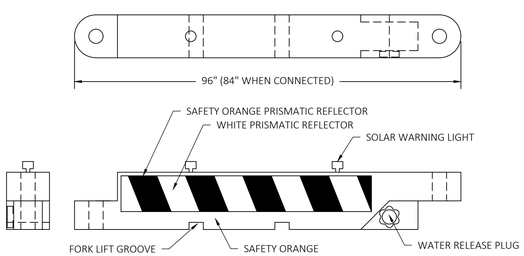


PHASE	CONTRACTOR'S WORK	FACILITY CLOSURE	RESTRICTIONS	AIRCRAFT ACCESS
2A	MARKING REMOVAL, CRACK SEAL	TAXIWAY F APRON, JET PARKING APRON, AND TAXIWAY F	COMPLETE WORK ON PHASE 2A BEFORE MOVING TO PHASE 2B.	40 TIEDOWN PARKING SPACES AVAILABLE IN PHASE 1 AREA. JET PARKING AVAILABLE IN PHASE 3 AREA.
2B	SEAL COAT		COMPLETE WORK ON PHASE 2B BEFORE MOVING TO PHASE 2C.	
2C	MARKING 1ST COAT		MINIMUM 48 HOURS CURE TIME SHALL BE ALLOWED BETWEEN PHASE 2B AND 2C. COMPLETE WORK ON PHASE 2C BEFORE MOVING TO PHASE 3A.	
2D	MARKING 2ND COAT	TAXIWAY F APRON, JET PARKING APRON, AND TAXIWAY F	COMPLETE WORK ON PHASE 2D BEFORE MOVING TO PHASE 3D.	40 TIEDOWN PARKING SPACES AVAILABLE IN PHASE 1 AREA. JET PARKING AVAILABLE IN PHASE 3 AREA.

CLOSED FACILITY COVERED SIGNAGE TABLE

SIGN NUMBER	SIGN FACE	CLOSURE PHASE
1	TRANSIENT JET PARKING →	2
2	JET RAMP ←	2

SEE GENERAL NOTE 5.



10" WATER-FILLED BARRICADE
NOT TO SCALE

BARRICADE NOTES:

1. CONTRACTOR SHALL FURNISH, PLACE, AND MAINTAIN PLASTIC WATER-FILLED LOW PROFILE LIGHTED BARRICADES.
2. EACH BARRICADE SHALL HAVE 2 SOLAR-POWERED LIGHTS WITH RED LENSES EACH CONTROLLED BY PHOTOCELLS SUCH THAT THEY ARE ON CONTINUOUS AT NIGHT AND OFF BY DAY.
3. BARRICADES SHALL BE SECURED IF NECESSARY TO RESIST MOVEMENT FROM JET OR PROP BLAST.
4. LOCATE BARRICADES AS SHOWN ON THE PLAN AND DIRECTED BY RESIDENT PROJECT REPRESENTATIVE. SPACING BETWEEN BARRICADES SHALL NOT EXCEED 4 FEET.
5. AT THE COMPLETION OF THE CONSTRUCTION, ALL BARRICADES SHALL BE DRAINED OF WATER AND REMOVED FROM THE AIRPORT.

STAGING NOTES:

1. CONTRACTOR SHALL FURNISH, PLACE, MAINTAIN & REMOVE CONTRACTOR FURNISHED BARRICADES AS NEEDED.
2. THERE ARE THREE WORK PHASE AREAS FOR THIS PROJECT. WORK PHASE 1 AREA IS LOCATED AT THE TIEDOWN APRON SOUTH OF TAXIWAY E. WORK PHASE 2 AREA IS LOCATED AT TAXIWAY F APRON, AND THE JET PARKING APRON. WORK PHASE 3 AREA IS LOCATED AT THE TIEDOWN APRON NORTH OF TAXIWAY E AND SOUTH OF TAXIWAY F APRON. WORK IN A PHASE MUST BE COMPLETE PRIOR TO THE START OF THE NEXT PHASE.
3. WORK MAY ONLY BE PERFORMED IN ONE WORK PHASE AREA AT A TIME. THE CURRENT WORK PHASE SHALL REMAIN CLOSED UNTIL COMPLETION OF MARKING 1ST COAT IN THAT PHASE.
4. NO WORK SHALL BEGIN UNTIL ALL BARRICADES HAVE BEEN INSTALLED TO CLOSE THE TAXIWAYS APRON AREAS AS SHOWN ON THE PLAN.
5. CONTRACTOR IS ALLOWED 9 WORKING DAYS TO COMPLETE PHASE 1A - 1C.
   CONTRACTOR IS ALLOWED 11 WORKING DAYS TO COMPLETE PHASE 2A - 2C.
   CONTRACTOR IS ALLOWED 7 WORKING DAYS TO COMPLETE PHASE 3A - 3C.
   CONTRACTOR IS ALLOWED 3 TOTAL WORKING DAYS TO COMPLETE PHASES 1D, 2D, AND 3D.
6. MARKING REMOVAL AND CRACK SEAL MAY OCCUR AT THE SAME TIME. ANY DAMAGE TO CRACK SEALANT DUE TO MARKING REMOVAL OPERATIONS SHALL BE TOUCHED UP PRIOR TO START OF SEAL COAT OPERATIONS.
7. CONTRACTOR SHALL ALLOW A MINIMUM OF 48 HOURS OF CURE TIME BETWEEN SEAL COAT AND MARKING 1ST COAT PHASES.
8. CONTRACTOR SHALL ALLOW A MINIMUM OF 2 WEEKS BETWEEN PHASE 3C (MARKING 1ST COAT) AND PHASE 1D (MARKING 2ND COAT).
9. CONTRACTOR SHALL GIVE AIRPORT 2 WEEKS NOTICE PRIOR TO START OF CONSTRUCTION.

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SECURITY, SAFETY AND CLEANLINESS OF THE CONTRACTOR'S STORAGE AND WORK AREAS AT ALL TIMES.
2. CONTRACTOR WILL MAINTAIN HAUL ROAD AND PAVED SURFACES CLEAR OF DEBRIS AT ALL TIMES. RUNWAYS, TAXIWAYS, AND APRONS SHALL BE MAINTAINED BROOM CLEAN.
3. CONTRACTOR SHALL LIMIT ALL CONSTRUCTION VEHICLE ACTIVITY TO THE LIMITS OF THE PROJECT AND THE HAUL ROAD SHOW ON THE PLANS. NO CONSTRUCTION TRAFFIC WILL BE ALLOWED BEYOND THE LIMITS OF THE WORK AREA.
3. AIRPORT OWNER WILL PROVIDE A QUALIFIED FLAGMAN TO MONITOR AIRPORT FREQUENCY 123.00 MHZ AND OBSERVE AIRCRAFT OPERATIONS WHEN CONTRACTOR IS WORKING NEAR ACTIVE TAXIWAYS AND APRONS, AND PROVIDE ESCORT ALONG ACTIVE APRON TAXIWAYS.
4. CONTRACTOR WILL FURNISH, ERECT & MAINTAIN LIGHTED BARRICADES AT THE BOUNDARY OF THE WORK AREA TO KEEP AIRCRAFT FROM ENTERING THE CONTRACTOR'S WORK AREAS AND THE CONTRACTOR'S PERSONNEL & EQUIPMENT FROM OCCUPYING ANY OF THE AREAS OPEN FOR AIRCRAFT OPERATIONS.
5. SIGN COVERINGS SHALL BE SECURED TO RESIST MOVEMENT FROM WEATHER, PROP, AND JET BLAST.
6. CONTRACTOR WILL VERIFY LOCATION AND PROTECT EXISTING UTILITIES.
7. SHOULD CONTRACTOR ENCOUNTER & DAMAGE A WATERLINE ON THE AIRPORT CONTRACTOR WILL IMMEDIATELY NOTIFY THE LOCAL FIRE DEPARTMENT, THE AIRPORT, AND CITY PUBLIC WORKS DEPARTMENT.
8. IN CASE OF AN AIRCRAFT EMERGENCY THE AREA AROUND THE AIRCRAFT WILL BE EVACUATED AND NOT REENTERED BY THE CONTRACTOR WITHOUT GIVEN PERMISSION EXCEPT FOR LIFESAVING ACTIVITIES.
9. ALL GATES USED BY THE CONTRACTOR WILL REMAIN CLOSED AT ALL TIMES EXCEPT WHEN AUTHORIZED EQUIPMENT IS ACTUALLY ENTERING THE AIRPORT OR GATE IS CONTINUOUSLY GUARDED TO KEEP UNAUTHORIZED PERSONNEL AND WILDLIFE FROM ENTERING THE AIRPORT.
10. CONTRACTOR'S STORAGE AND STAGING AREA LOCATION SHALL BE DESIGNATED BY THE AIRPORT MANAGER. CONTRACTOR MAY IMPROVE STORAGE AREA, IF NEEDED, AT NO ADDITIONAL COST TO THE AIRPORT. CONTRACTOR SHALL RESTORE THE STORAGE AREA TO ITS ORIGINAL CONDITION ONCE PROJECT IS COMPLETE.
11. CONTRACTOR WILL PROVIDE A DETAILED PLAN AND SCHEDULE SHOWING LIMITS OF PROPOSED WORK FOR EACH PHASE TWO WEEKS PRIOR TO WORKING IN EACH PHASE.
12. ALL EQUIPMENT OPERATING DURING DAYLIGHT HOURS SHALL BE EQUIPPED WITH AN ORANGE AND WHITE CHECKERED FLAG OR FLASHING AMBER BEACON. EQUIPMENT OPERATING IN LOW VISIBILITY CONDITIONS, DAWN OR DUSK HOURS SHALL BE EQUIPPED AND USE AN AMBER FLASHING BEACON.
13. TAXIING AIRCRAFT WILL HAVE RIGHT OF WAY OVER CONTRACTOR'S VEHICLES AT ALL TIMES.
14. ALL TRASH SHALL BE PLACED IN WASTE CONTAINERS TO PREVENT THE ATTRACTION OF WILDLIFE. WASTE CONTAINERS SHALL BE EQUIPPED WITH LIDS AND SECURED AT ALL TIMES. NO TRASH OR DEBRIS SHALL BE LEFT ON SITE BY THE CONTRACTOR.

BRADLEY ENGINEERING
6125 KING ROAD, SUITE 201 · LOOMIS, CALIFORNIA 95650 · (916) 652-4725

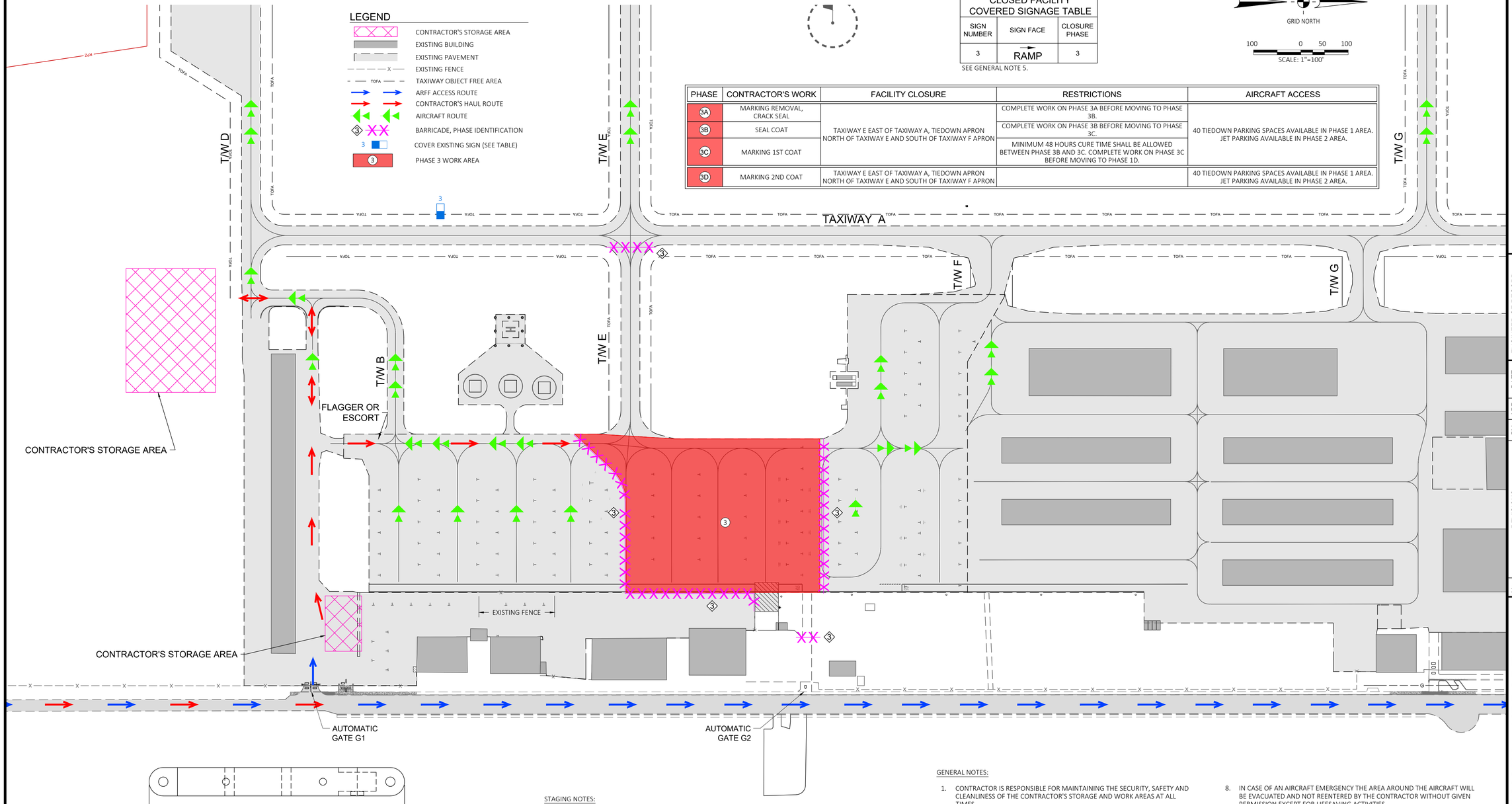
ENGINEER OF RECORD
REGISTERED PROFESSIONAL ENGINEER · DAVID M. BRADLEY · No. C 66558 · exp. 6-30-2026 · CIVIL · STATE OF CALIFORNIA

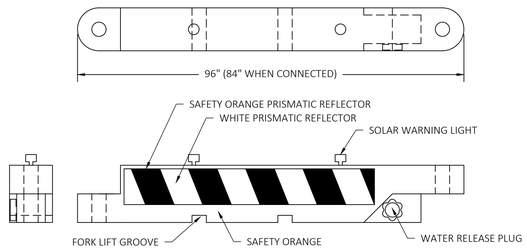
No.	REVISIONS	BY	APR	DATE

LINCOLN REGIONAL AIRPORT
LINCOLN CALIFORNIA
CRACK SEAL AND SEAL COAT AIRCRAFT PARKING APRON
BARRICADE PLAN - PHASE 2

DATE	2/26/26
DRAWN	DMB
CHECKED	DB
PROJECT No.	44.30
FILE	4430.02.CSPP
SCALE	1"=300'
SHEET No.	4 OF 14

PLOTTED BY David Baltazar 2/26/2026 3:07 PM
G:\44 LINCOLN\30 APRON CRACK SEAL\BIDSET\4430.02 CSPP.DWG





10" WATER-FILLED BARRICADE
NOT TO SCALE

BARRICADE NOTES:

1. CONTRACTOR SHALL FURNISH, PLACE, AND MAINTAIN PLASTIC WATER-FILLED LOW PROFILE LIGHTED BARRICADES.
2. EACH BARRICADE SHALL HAVE 2 SOLAR-POWERED LIGHTS WITH RED LENSES EACH CONTROLLED BY PHOTOCELLS SUCH THAT THEY ARE ON CONTINUOUS AT NIGHT AND OFF BY DAY.
3. BARRICADES SHALL BE SECURED IF NECESSARY TO RESIST MOVEMENT FROM JET OR PROP BLAST.
4. LOCATE BARRICADES AS SHOWN ON THE PLAN AND DIRECTED BY RESIDENT PROJECT REPRESENTATIVE. SPACING BETWEEN BARRICADES SHALL NOT EXCEED 4 FEET.
5. AT THE COMPLETION OF THE CONSTRUCTION, ALL BARRICADES SHALL BE DRAINED OF WATER AND REMOVED FROM THE AIRPORT.

STAGING NOTES:

1. CONTRACTOR SHALL FURNISH, PLACE, MAINTAIN & REMOVE CONTRACTOR FURNISHED BARRICADES AS NEEDED.
2. THERE ARE THREE WORK PHASE AREAS FOR THIS PROJECT. WORK PHASE 1 AREA IS LOCATED AT THE TIEDOWN APRON SOUTH OF TAXIWAY E. WORK PHASE 2 AREA IS LOCATED AT TAXIWAY F APRON, AND THE JET PARKING APRON. WORK PHASE 3 AREA IS LOCATED AT THE TIEDOWN APRON NORTH OF TAXIWAY E AND SOUTH OF TAXIWAY F APRON. WORK IN A PHASE MUST BE COMPLETE PRIOR TO THE START OF THE NEXT PHASE.
3. WORK MAY ONLY BE PERFORMED IN ONE WORK PHASE AREA AT A TIME. THE CURRENT WORK PHASE SHALL REMAIN CLOSED UNTIL COMPLETION OF MARKING 1ST COAT IN THAT PHASE.
4. NO WORK SHALL BEGIN UNTIL ALL BARRICADES HAVE BEEN INSTALLED TO CLOSE THE TAXIWAYS APRON AREAS AS SHOWN ON THE PLAN.
5. CONTRACTOR IS ALLOWED 9 WORKING DAYS TO COMPLETE PHASE 1A - 1C.
   CONTRACTOR IS ALLOWED 11 WORKING DAYS TO COMPLETE PHASE 2A - 2C.
   CONTRACTOR IS ALLOWED 7 WORKING DAYS TO COMPLETE PHASE 3A - 3C.
   CONTRACTOR IS ALLOWED 3 TOTAL WORKING DAYS TO COMPLETE PHASES 1D, 2D, AND 3D.
6. MARKING REMOVAL AND CRACK SEAL MAY OCCUR AT THE SAME TIME. ANY DAMAGE TO CRACK SEALANT DUE TO MARKING REMOVAL OPERATIONS SHALL BE TOUCHED UP PRIOR TO START OF SEAL COAT OPERATIONS.
7. CONTRACTOR SHALL ALLOW A MINIMUM OF 48 HOURS OF CURE TIME BETWEEN SEAL COAT AND MARKING 1ST COAT PHASES.
8. CONTRACTOR SHALL ALLOW A MINIMUM OF 2 WEEKS BETWEEN PHASE 3C (MARKING 1ST COAT) AND PHASE 1D (MARKING 2ND COAT).
9. CONTRACTOR SHALL GIVE AIRPORT 2 WEEKS NOTICE PRIOR TO START OF CONSTRUCTION.

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SECURITY, SAFETY AND CLEANLINESS OF THE CONTRACTOR'S STORAGE AND WORK AREAS AT ALL TIMES.
2. CONTRACTOR WILL MAINTAIN HAUL ROAD AND PAVED SURFACES CLEAR OF DEBRIS AT ALL TIMES. RUNWAYS, TAXIWAYS, AND APRONS SHALL BE MAINTAINED BROOM CLEAN.
3. CONTRACTOR SHALL LIMIT ALL CONSTRUCTION VEHICLE ACTIVITY TO THE LIMITS OF THE PROJECT AND THE HAUL ROAD SHOW ON THE PLANS. NO CONSTRUCTION TRAFFIC WILL BE ALLOWED BEYOND THE LIMITS OF THE WORK AREA.
3. AIRPORT OWNER WILL PROVIDE A QUALIFIED FLAGMAN TO MONITOR AIRPORT FREQUENCY 123.00 MHZ AND OBSERVE AIRCRAFT OPERATIONS WHEN CONTRACTOR IS WORKING NEAR ACTIVE TAXIWAYS AND APRONS, AND PROVIDE ESCORT ALONG ACTIVE APRON TAXIWAYS.
4. CONTRACTOR WILL FURNISH, ERECT & MAINTAIN LIGHTED BARRICADES AT THE BOUNDARY OF THE WORK AREA TO KEEP AIRCRAFT FROM ENTERING THE CONTRACTOR'S WORK AREAS AND THE CONTRACTOR'S PERSONNEL & EQUIPMENT FROM OCCUPYING ANY OF THE AREAS OPEN FOR AIRCRAFT OPERATIONS.
5. SIGN COVERINGS SHALL BE SECURED TO RESIST MOVEMENT FROM WEATHER, PROP, AND JET BLAST.
6. CONTRACTOR WILL VERIFY LOCATION AND PROTECT EXISTING UTILITIES.
7. SHOULD CONTRACTOR ENCOUNTER & DAMAGE A WATERLINE ON THE AIRPORT CONTRACTOR WILL IMMEDIATELY NOTIFY THE LOCAL FIRE DEPARTMENT, THE AIRPORT, AND CITY PUBLIC WORKS DEPARTMENT.
8. IN CASE OF AN AIRCRAFT EMERGENCY THE AREA AROUND THE AIRCRAFT WILL BE EVACUATED AND NOT REENTERED BY THE CONTRACTOR WITHOUT GIVEN PERMISSION EXCEPT FOR LIFESAVING ACTIVITIES.
9. ALL GATES USED BY THE CONTRACTOR WILL REMAIN CLOSED AT ALL TIMES EXCEPT WHEN AUTHORIZED EQUIPMENT IS ACTUALLY ENTERING THE AIRPORT OR GATE IS CONTINUOUSLY GUARDED TO KEEP UNAUTHORIZED PERSONNEL AND WILDLIFE FROM ENTERING THE AIRPORT.
10. CONTRACTOR'S STORAGE AND STAGING AREA LOCATION SHALL BE DESIGNATED BY THE AIRPORT MANAGER. CONTRACTOR MAY IMPROVE STORAGE AREA, IF NEEDED, AT NO ADDITIONAL COST TO THE AIRPORT. CONTRACTOR SHALL RESTORE THE STORAGE AREA TO ITS ORIGINAL CONDITION ONCE PROJECT IS COMPLETE.
11. CONTRACTOR WILL PROVIDE A DETAILED PLAN AND SCHEDULE SHOWING LIMITS OF PROPOSED WORK FOR EACH PHASE TWO WEEKS PRIOR TO WORKING IN EACH PHASE.
12. ALL EQUIPMENT OPERATING DURING DAYLIGHT HOURS SHALL BE EQUIPPED WITH AN ORANGE AND WHITE CHECKERED FLAG OR FLASHING AMBER BEACON. EQUIPMENT OPERATING IN LOW VISIBILITY CONDITIONS, DAWN OR DUSK HOURS SHALL BE EQUIPPED AND USE AN AMBER FLASHING BEACON.
13. TAXIING AIRCRAFT WILL HAVE RIGHT OF WAY OVER CONTRACTOR'S VEHICLES AT ALL TIMES.
14. ALL TRASH SHALL BE PLACED IN WASTE CONTAINERS TO PREVENT THE ATTRACTION OF WILDLIFE. WASTE CONTAINERS SHALL BE EQUIPPED WITH LIDS AND SECURED AT ALL TIMES. NO TRASH OR DEBRIS SHALL BE LEFT ON SITE BY THE CONTRACTOR.

BRADLEY ENGINEERING
6125 KING ROAD, SUITE 201 · LOOMIS, CALIFORNIA 95650 · (916) 652-4725

ENGINEER OF RECORD
REGISTERED PROFESSIONAL ENGINEER · DAVID A. BALTAZAR · CIVIL · STATE OF CALIFORNIA
Rcf. C 66558
Exp. 6-30-2026

No.	REVISIONS	BY	APR	DATE

LINCOLN REGIONAL AIRPORT
LINCOLN CALIFORNIA
CRACK SEAL AND SEAL COAT AIRCRAFT PARKING APRON
BARRICADE PLAN - PHASE 3

DATE	2/26/26
DRAWN	DMB
CHECKED	DB
PROJECT No.	44.30
FILE	4430.02.CSPP
SCALE	1"=300'
SHEET No.	5 OF 14

PLOTTED BY David Baltazar 2/26/2026 3:07 PM
G:\44 LINCOLN\30 APRON CRACK SEAL\BIDSET\4430.02.CSPP.DWG

LEGEND

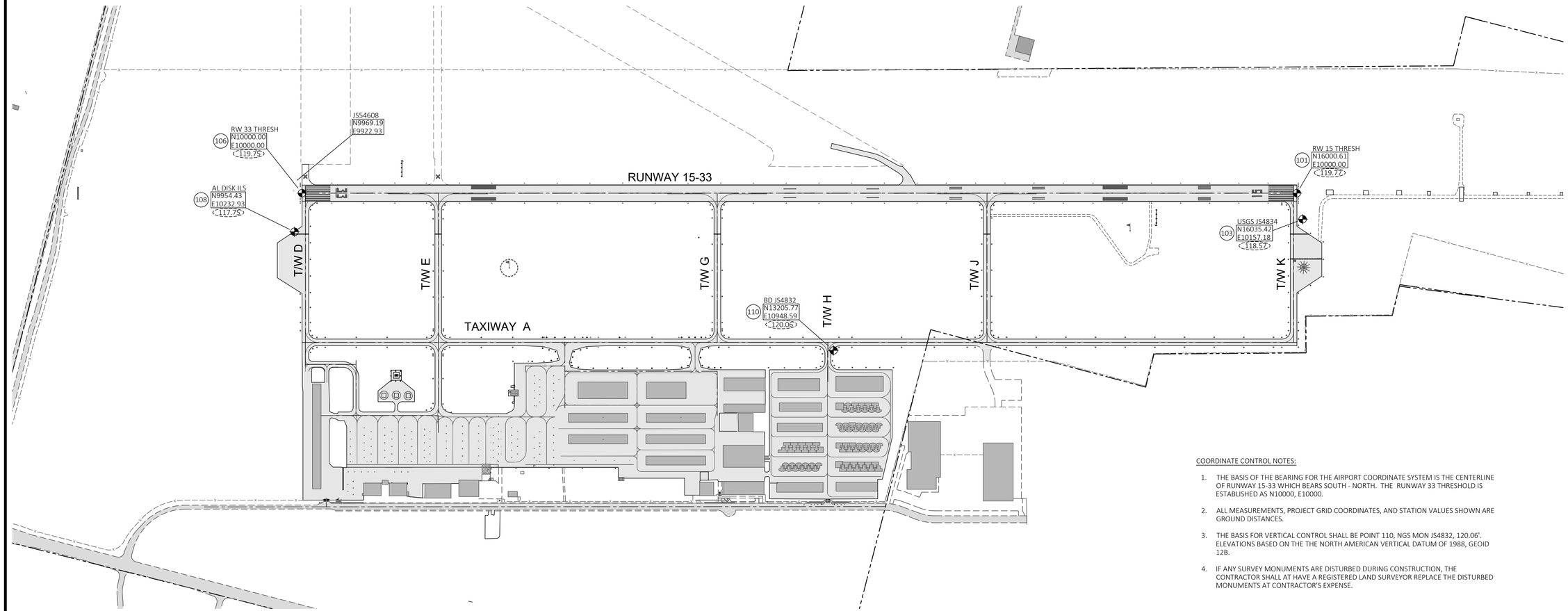
N13205.77 E10948.59	AIRPORT GRID COORDINATE
	EXISTING PAVEMENT
	EXISTING BUILDING
	RUNWAY/TAXIWAY CENTERLINE
	EXISTING SURVEY MONUMENT

GRID NORTH

TRUE NORTH

300 0 150 300

SCALE: 1"=300'



COORDINATE CONTROL NOTES:

1. THE BASIS OF THE BEARING FOR THE AIRPORT COORDINATE SYSTEM IS THE CENTERLINE OF RUNWAY 15-33 WHICH BEARS SOUTH - NORTH. THE RUNWAY 33 THRESHOLD IS ESTABLISHED AS N10000, E10000.
2. ALL MEASUREMENTS, PROJECT GRID COORDINATES, AND STATION VALUES SHOWN ARE GROUND DISTANCES.
3. THE BASIS FOR VERTICAL CONTROL SHALL BE POINT 110, NGS MON JS4832, 120.06'. ELEVATIONS BASED ON THE THE NORTH AMERICAN VERTICAL DATUM OF 1988, GEOID 12B.
4. IF ANY SURVEY MONUMENTS ARE DISTURBED DURING CONSTRUCTION, THE CONTRACTOR SHALL AT HAVE A REGISTERED LAND SURVEYOR REPLACE THE DISTURBED MONUMENTS AT CONTRACTOR'S EXPENSE.

BRADLEY ENGINEERING
6125 KING ROAD, SUITE 201 · LOOMIS, CALIFORNIA 95650 · (916) 652-4725

ENGINEER OF RECORD

REGISTERED PROFESSIONAL ENGINEER · DAVID M. BRADLEY · No. C 66558 · exp. 6-30-2026 · CIVIL · STATE OF CA

No.	REVISIONS	BY	APR	DATE

LINCOLN REGIONAL AIRPORT
LINCOLN CALIFORNIA

CRACK SEAL AND SEAL COAT AIRCRAFT PARKING APRON

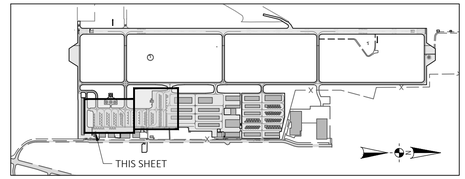
COORDINATE CONTROL PLAN

DATE	2/26/26
DRAWN	DMB
CHECKED	DB
PROJECT No.	44.30
FILE	4430.03.Coord
SCALE	1"=300'
SHEET No.	6 OF 14

PLOTTED BY David Baltazar 2/26/2026 3:07 PM
G:\44 LINCOLN\30 APRON CRACK SEAL\BIDSET\4430.03 COORD.DWG

NOTES:

1. CONTRACTOR SHALL PROTECT ALL RUNWAY LIGHTING, NAVAIDS AND SURVEY MONUMENTS FROM DAMAGE OR DEBRIS.
2. LIMITS OF ALL CRACK SEAL SHALL BE MARKED ON PAVEMENTS BY RESIDENT ENGINEER PRIOR TO ANY WORK IN THE AREA BY THE CONTRACTOR.
3. ALL CRACKS TO BE SEALED MUST BE CLEANED OF ALL DEBRIS PRIOR TO REPAIR AND SEALED PER DETAILS SHOWN ON SHEET 9.
4. JOINTS AND CRACKS SHOWN ON PLAN WERE IDENTIFIED BASED ON AERIAL PHOTOGRAPHS FROM DRONE OPERATION IN FALL 2025.



LOCATION MAP

GRID NORTH

30 0 15 30

SCALE: 1"=30'

LEGEND

- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING FENCE
- MATCH LINE
- EXISTING CRACK TO BE RESEALED
- NEW CRACK TO BE SEALED
- EXISTING CONCRETE TIEDOWN ANCHOR

TW B

TW E

PHASE 1

PHASE 3

MATCHLINE - N10980
SEE SHEET 8

PHASE 1

PHASE 3

BRADLEY ENGINEERING
6125 KING ROAD, SUITE 201 · LOOMIS, CALIFORNIA 95650 · (916) 652-4725

ENGINEER OF RECORD

REGISTERED PROFESSIONAL ENGINEER · DAVID M. BRADLEY · No. C 66558 · Exp. 6-30-2026 · CIVIL · STATE OF CALIFORNIA

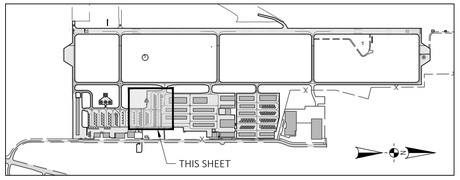
No.	REVISIONS	BY	APR	DATE

LINCOLN REGIONAL AIRPORT
LINCOLN CALIFORNIA
CRACK SEAL AND SEAL COAT AIRCRAFT PARKING APRON
CRACK SEAL PLAN - APRON SHEET 1

DATE	2/26/26
DRAWN	DMB
CHECKED	DB
PROJECT No.	44.30
FILE	4430.04.Cracks
SCALE	1"=30'

SHEET No. 7 OF 14

G:\44 LINCOLN\30 APRON CRACK SEAL\BIDSET\4430.04.CRACKS.DWG PLOTTED BY David Baltazar 2/26/2026 3:07 PM



LOCATION MAP

GRID NORTH

30 0 15 30

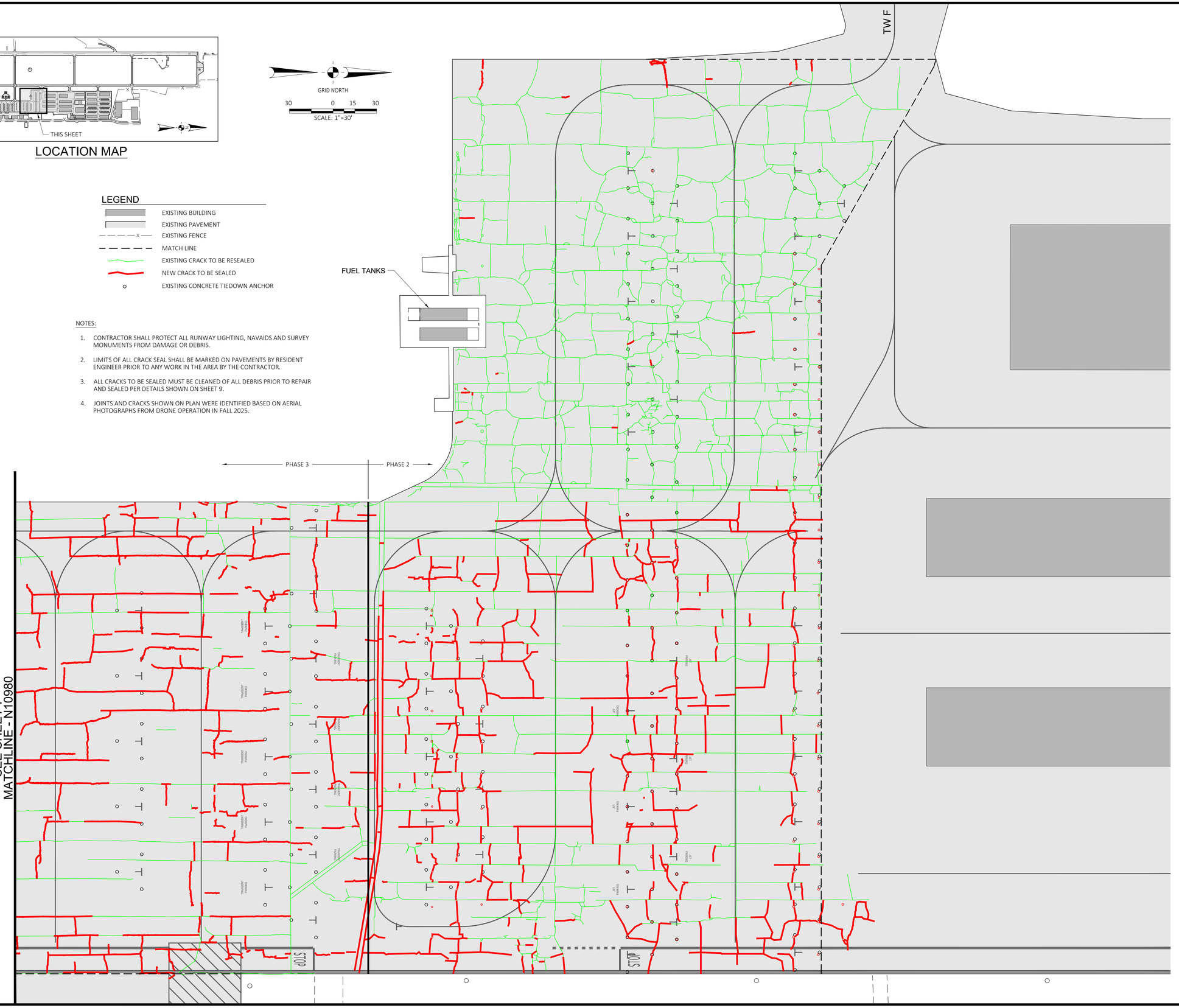
SCALE: 1"=30'

LEGEND

- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING FENCE
- MATCH LINE
- EXISTING CRACK TO BE RESEALED
- NEW CRACK TO BE SEALED
- EXISTING CONCRETE TIEDOWN ANCHOR

NOTES:

1. CONTRACTOR SHALL PROTECT ALL RUNWAY LIGHTING, NAVAIDS AND SURVEY MONUMENTS FROM DAMAGE OR DEBRIS.
2. LIMITS OF ALL CRACK SEAL SHALL BE MARKED ON PAVEMENTS BY RESIDENT ENGINEER PRIOR TO ANY WORK IN THE AREA BY THE CONTRACTOR.
3. ALL CRACKS TO BE SEALED MUST BE CLEANED OF ALL DEBRIS PRIOR TO REPAIR AND SEALED PER DETAILS SHOWN ON SHEET 9.
4. JOINTS AND CRACKS SHOWN ON PLAN WERE IDENTIFIED BASED ON AERIAL PHOTOGRAPHS FROM DRONE OPERATION IN FALL 2025.



BRADLEY ENGINEERING
6125 KING ROAD, SUITE 201 · LOOMIS, CALIFORNIA 95650 · (916) 652-4725

ENGINEER OF RECORD

REGISTERED PROFESSIONAL ENGINEER · DAVID A. BRADLEY · No. C 66558 · exp. 6-30-2026 · CIVIL · STATE OF CALIFORNIA

No.	REVISIONS	BY	APR	DATE

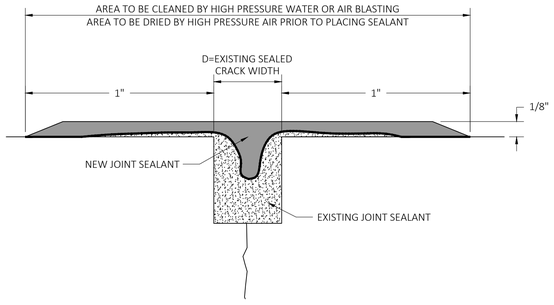
LINCOLN REGIONAL AIRPORT
LINCOLN CALIFORNIA

CRACK SEAL AND SEAL COAT AIRCRAFT PARKING APRON

CRACK SEAL PLAN - APRON SHEET 2

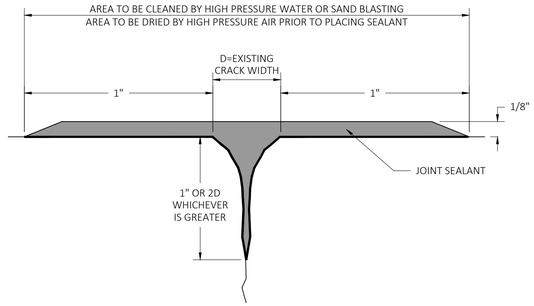
DATE	2/26/26
DRAWN	DMB
CHECKED	DB
PROJECT No.	44.30
FILE	4430.04.Cracks
SCALE	1"=30'
SHEET No.	8 OF 14

G:\44 LINCOLN\30 APRON CRACK SEAL\BIDSET\4430.04 CRACKS.DWG PLOTTED BY David Baltazar 2/26/2026 3:08 PM



RESEAL EXISTING AC CRACK- TYPE A

NO SCALE



SEAL NEW AC CRACK- TYPE B

NO SCALE

CRACK SEAL NOTES:

1. ALL CRACKS WILL BE SPRAYED FOR WEEDS 2 WEEKS PRIOR TO START OF CONSTRUCTION BY THE AIRPORT.
2. REMOVE ALL WEED AND GRASS STEMS AND ROOTS.
3. CONTRACTOR SHALL CLEAN ANY FOREIGN MATERIAL FROM CRACK WITH HIGH PRESSURE WATER OR SAND BLASTING TO DIMENSIONS SHOWN. CONTRACTOR SHALL NOT DAMAGE EXISTING PAVEMENT WITH HIGH PRESSURE WATER, SAND OR AIR DURING CLEANING AND DRYING.
4. SURFACE MUST BE CLEAN AND DRY BEFORE APPLICATION OF CRACK SEALANT.
5. BLOW DRY OR AIR DRY CRACK PRIOR TO PLACING SEALANT.
6. INSTALL CRACK SEALANT - OVERFILL CRACK AND SQUEEGEE TO PLACE SEALANT TO SPECIFIED DIMENSIONS.
7. CONTRACTOR SHALL HEAT AND INSTALL CRACK SEALANT AT TEMPERATURE RECOMMENDED BY THE MANUFACTURER.
8. CRACK SEALANT SHALL BE PLACED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS ABOVE 50°F AND THE PAVEMENT IS DRY.
9. ALL LOW AREAS OR SINK HOLES OF SEALANT WILL BE RESEALED PRIOR TO COMPLETION OF EACH PHASE.
10. ANY LOOSE EXISTING CRACK SEALANT SHALL BE REMOVED FROM EXISTING CRACKS PRIOR TO RESEALING.

BRADLEY ENGINEERING
6125 KING ROAD, SUITE 201 · LOOMIS, CALIFORNIA 95650 · (916) 652-4725

ENGINEER OF RECORD

REGISTERED PROFESSIONAL ENGINEER · DAVID BALTAZAR BRADLEY · No. C 66558 · Exp. 6-30-2026 · CIVIL · STATE OF CALIFORNIA

No.	REVISIONS	BY	APR	DATE

LINCOLN REGIONAL AIRPORT
LINCOLN CALIFORNIA

CRACK SEAL AND SEAL COAT AIRCRAFT PARKING APRON

CRACK SEAL DETAILS

DATE	2/26/26
DRAWN	DMB
CHECKED	DB
PROJECT No.	44.30
FILE	4430.04.Cracks
SCALE	AS SHOWN
SHEET No.	9 OF 14

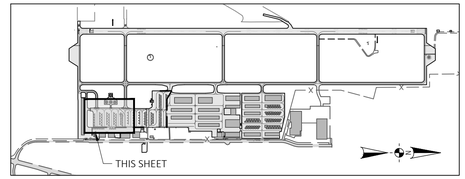
G:\44 LINCOLN\30 APRON CRACK SEAL\BIDSET\4430.04 CRACKS.DWG PLOTTED BY David Baltazar 2/26/2026 3:07 PM

NOTES:

1. SEE SHEETS 2 THRU 5 FOR BARRICADE LAYOUT AND OPERATIONAL RESTRICTIONS.
2. PRIOR TO PLACING SEAL COAT, ALL DESIGNATED EXISTING AIRFIELD MARKING SHALL BE REMOVED BY LIGHT GRINDING AND/OR WATER BLASTING TO SUCH AN EXTENT THAT AT LEAST 60% OF UNDERLYING PAVEMENT IS EXPOSED. EXISTING MARKINGS NOT BEING REPLACED SHALL BE REMOVED TO SUCH AN EXTENT THAT 100% OF UNDERLYING PAVEMENT IS EXPOSED. ENGINEER SHALL DESIGNATE WHICH MARKINGS REQUIRE REMOVAL AND APPROVE FINAL SURFACE. DEBRIS AND DEPOSITS FROM MARKING REMOVAL SHALL BE THOROUGHLY CLEANED FROM PAVEMENT PRIOR TO APPLYING SEAL COAT.
3. ALL SURFACES SHALL BE WASHED, DRIED AND BROOM SWEPT PRIOR TO APPLYING SEAL COAT.
4. ALL EXISTING SURVEY MONUMENTS, AND TIEDOWN ANCHOR CONCRETE SHALL BE SUITABLY COVERED TO BE SHIELDED FROM THE SEAL COAT. PROTECTIVE COVERINGS SHALL BE REMOVED UPON COMPLETION OF SEAL COAT OPERATIONS.
5. CONTRACTOR SHALL NOTIFY AIRPORT MANAGER AND RESIDENT ENGINEER TWO WEEKS PRIOR TO SEAL COAT OPERATION AND IMMEDIATELY IF DELAYS TO THE SCHEDULE ARE ANTICIPATED.
6. SEAL COAT SHALL CURE A MINIMUM OF TWO DAYS PRIOR TO ALLOWING TRAFFIC ON AREA.
7. SEAL COAT SHALL CURE A MINIMUM OF 48 HOURS PRIOR TO APPLYING FIRST COAT OF MARKING PAINT. ALL AREAS TO BE PAINTED SHALL BE BROOM CLEAN PRIOR TO APPLYING ANY MARKING.

LEGEND

N10283.02 E11320.02	AIRPORT GRID COORDINATE
	EXISTING BUILDING
	EXISTING PAVEMENT
x	EXISTING FENCE
	MATCH LINE
	EXISTING MARKING TO REMAIN
	EXISTING MARKING TO BE REMOVED (60% MIN.)
	EXISTING MARKING TO BE REMOVED (100%)
	SEAL COAT AREA
o	EXISTING CONCRETE TIEDOWN ANCHOR

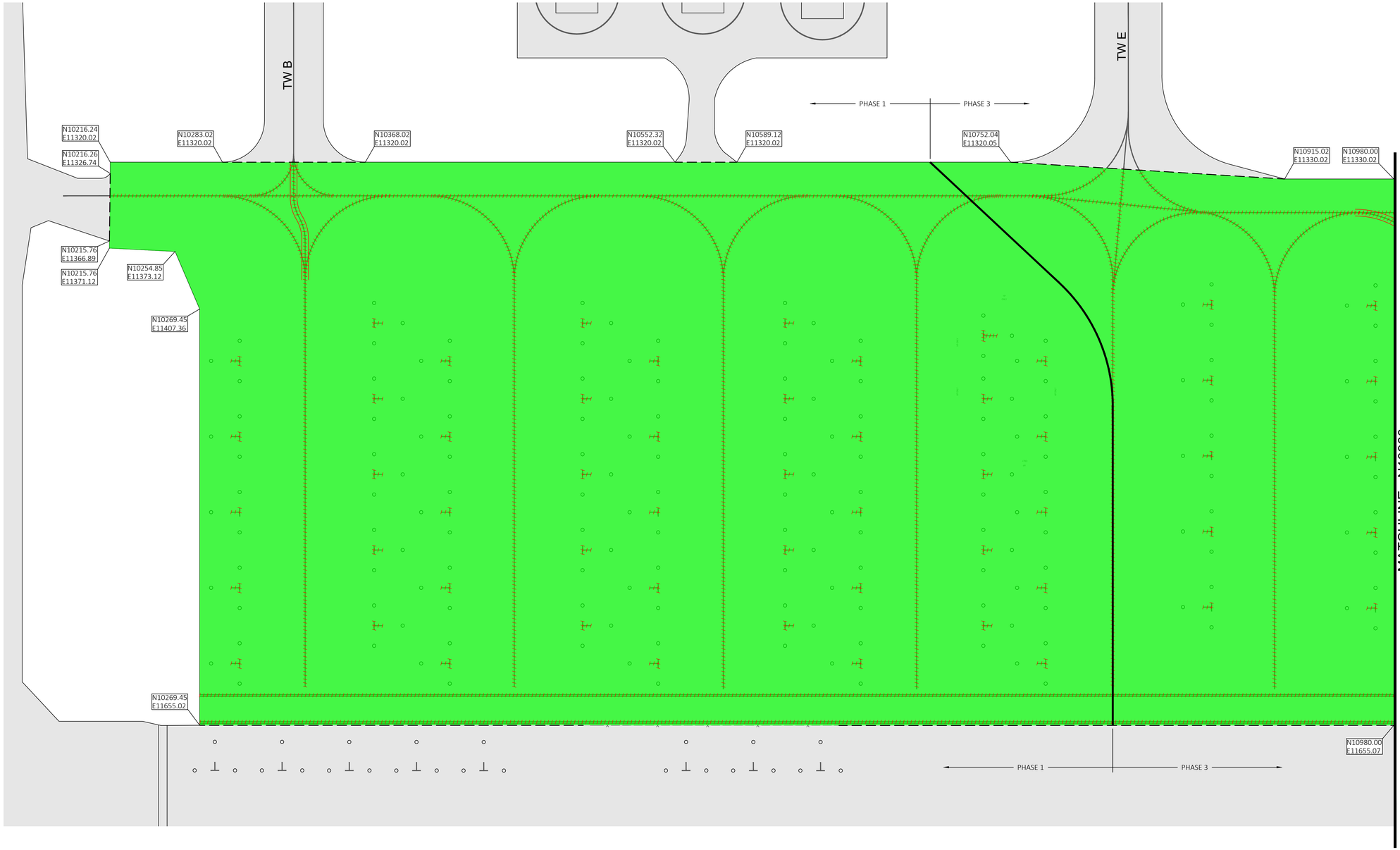


LOCATION MAP

GRID NORTH

30 0 15 30

SCALE: 1"=30'



BRADLEY ENGINEERING
6125 KING ROAD, SUITE 201 · LOOMIS, CALIFORNIA 95650 · (916) 652-4725

ENGINEER OF RECORD

REGISTERED PROFESSIONAL ENGINEER · DAVID M. BRADLEY · No. C 66558 · Exp. 6-30-2026 · CIVIL · STATE OF CALIFORNIA

No.	REVISIONS	BY	APR	DATE

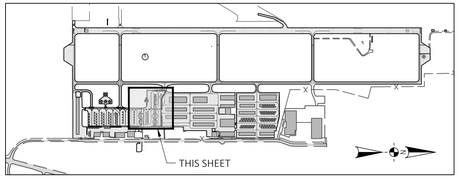
LINCOLN REGIONAL AIRPORT
LINCOLN CALIFORNIA

CRACK SEAL AND SEAL COAT AIRCRAFT PARKING APRON

SEAL COAT PLAN - APRON SHEET 1

DATE	2/26/26
DRAWN	DMB
CHECKED	DB
PROJECT No.	44.30
FILE	4430.05.Seal
SCALE	1"=30'
SHEET No.	10 OF 14

G:\44 LINCOLN\30 APRON CRACK SEAL\BIDSET\4430.05 SEAL.DWG PLOTTED BY David Baltazar 2/26/2026 3:07 PM



LOCATION MAP

GRID NORTH

30 0 15 30

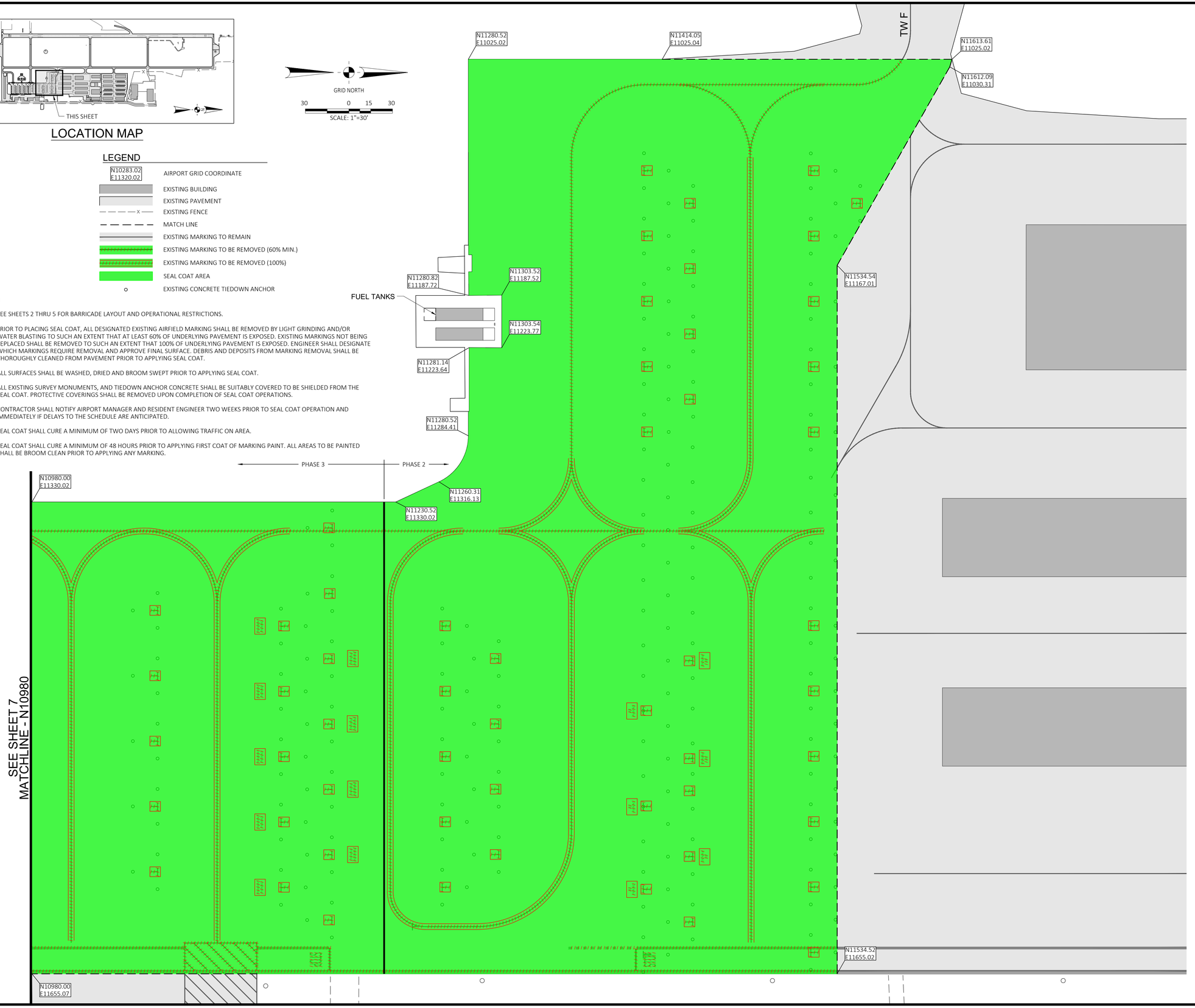
SCALE: 1"=30'

LEGEND

N10283.02 E11320.02	AIRPORT GRID COORDINATE
	EXISTING BUILDING
	EXISTING PAVEMENT
— — — X —	EXISTING FENCE
— — — —	MATCH LINE
	EXISTING MARKING TO REMAIN
	EXISTING MARKING TO BE REMOVED (60% MIN.)
	EXISTING MARKING TO BE REMOVED (100%)
	SEAL COAT AREA
○	EXISTING CONCRETE TIEDOWN ANCHOR

NOTES:

1. SEE SHEETS 2 THRU 5 FOR BARRICADE LAYOUT AND OPERATIONAL RESTRICTIONS.
2. PRIOR TO PLACING SEAL COAT, ALL DESIGNATED EXISTING AIRFIELD MARKING SHALL BE REMOVED BY LIGHT GRINDING AND/OR WATER BLASTING TO SUCH AN EXTENT THAT AT LEAST 60% OF UNDERLYING PAVEMENT IS EXPOSED. EXISTING MARKINGS NOT BEING REPLACED SHALL BE REMOVED TO SUCH AN EXTENT THAT 100% OF UNDERLYING PAVEMENT IS EXPOSED. ENGINEER SHALL DESIGNATE WHICH MARKINGS REQUIRE REMOVAL AND APPROVE FINAL SURFACE. DEBRIS AND DEPOSITS FROM MARKING REMOVAL SHALL BE THOROUGHLY CLEANED FROM PAVEMENT PRIOR TO APPLYING SEAL COAT.
3. ALL SURFACES SHALL BE WASHED, DRIED AND BROOM SWEPT PRIOR TO APPLYING SEAL COAT.
4. ALL EXISTING SURVEY MONUMENTS, AND TIEDOWN ANCHOR CONCRETE SHALL BE SUITABLY COVERED TO BE SHIELDED FROM THE SEAL COAT. PROTECTIVE COVERINGS SHALL BE REMOVED UPON COMPLETION OF SEAL COAT OPERATIONS.
5. CONTRACTOR SHALL NOTIFY AIRPORT MANAGER AND RESIDENT ENGINEER TWO WEEKS PRIOR TO SEAL COAT OPERATION AND IMMEDIATELY IF DELAYS TO THE SCHEDULE ARE ANTICIPATED.
6. SEAL COAT SHALL CURE A MINIMUM OF TWO DAYS PRIOR TO ALLOWING TRAFFIC ON AREA.
7. SEAL COAT SHALL CURE A MINIMUM OF 48 HOURS PRIOR TO APPLYING FIRST COAT OF MARKING PAINT. ALL AREAS TO BE PAINTED SHALL BE BROOM CLEAN PRIOR TO APPLYING ANY MARKING.



BRADLEY ENGINEERING
6125 KING ROAD, SUITE 201 · LOOMIS, CALIFORNIA 95650 · (916) 652-4725

ENGINEER OF RECORD

REGISTERED PROFESSIONAL ENGINEER · DAVID M. BRADLEY · No. C 66558 · Exp. 6-30-2026 · CIVIL · STATE OF CA

No.	REVISIONS	BY	APR	DATE

LINCOLN REGIONAL AIRPORT LINCOLN CALIFORNIA

CRACK SEAL AND SEAL COAT AIRCRAFT PARKING APRON

SEAL COAT PLAN - APRON SHEET 2

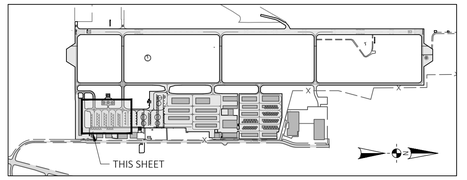
DATE	2/26/26
DRAWN	DMB
CHECKED	DB
PROJECT No.	44.30
FILE	4430.05.Seal
SCALE	1"=30'
SHEET No.	11 OF 14

G:\44 LINCOLN\30 APRON CRACK SEAL\BIDSET\4430.05 SEAL.DWG PLOTTED BY David Baltazar 2/26/2026 3:07 PM

CURVE DATA TABLE						
No.	LENGTH	RADIUS	DELTA	CHORD	NORTHING	EASTING
1	39.27	25.00	090°00'00"	35.36	10300.35	11315.02
2	39.27	25.00	090°00'00"	35.36	10350.35	11315.02
3	78.54	50.00	090°00'00"	70.71	10282.22	11390.02
4	78.54	50.00	090°00'00"	70.71	10382.22	11390.02
5	78.54	50.00	090°00'00"	70.71	10406.62	11390.02
6	78.54	50.00	090°00'00"	70.71	10506.62	11390.02
7	78.54	50.00	090°00'00"	70.71	10531.02	11390.02
8	78.54	50.00	090°00'00"	70.71	10631.02	11390.02
9	78.54	50.00	090°00'00"	70.71	10646.02	11390.02
10	78.54	50.00	090°00'00"	70.71	10746.02	11390.02
11	78.54	50.00	090°00'00"	70.71	10762.77	11390.02
12	78.54	50.00	090°00'00"	70.71	10772.02	11290.02
13	78.54	50.00	090°00'00"	70.71	10872.02	11300.02
14	78.54	50.00	090°00'00"	70.71	10862.77	11400.02
15	73.77	50.00	084°31'57"	67.26	10859.02	11399.24
16	78.54	50.00	090°00'00"	70.71	10959.02	11400.02

NOTES:

1. ALL MARKING LAYOUTS SHALL BE VERIFIED WITH THE RPR PRIOR TO PLACING ANY PAINT.
2. ALL AREAS TO RECEIVE MARKING SHALL BE SWEPT CLEAN BY CONTRACTOR PRIOR TO APPLICATION OF PAINT. CLEANING SHALL BE DONE PER P-620 AND THE PAINT MANUFACTURER'S REQUIREMENTS.
3. ALL NEW MARKINGS SHALL RECEIVE 2 COATS OF PAINT, THE FINAL COAT WITH REFLECTIVE MEDIA.
4. FIRST COAT OF PAINT SHALL BE APPLIED NO SOONER THAN 48 HOURS AFTER SEAL COAT HAS BEEN PLACED. THE SECOND COAT OF PAINT AND REFLECTIVE MEDIA(BEADS) SHALL BE APPLIED NO SOONER THAN 2 WEEKS AFTER THE FIRST PAINT COAT HAS BEEN PLACED.
5. SEE SHEET 14 FOR MARKING DETAILS.
6. SEE SEAL COAT PLANS SHEETS 10 THRU 11 FOR MARKING REMOVAL LOCATIONS.



LOCATION MAP

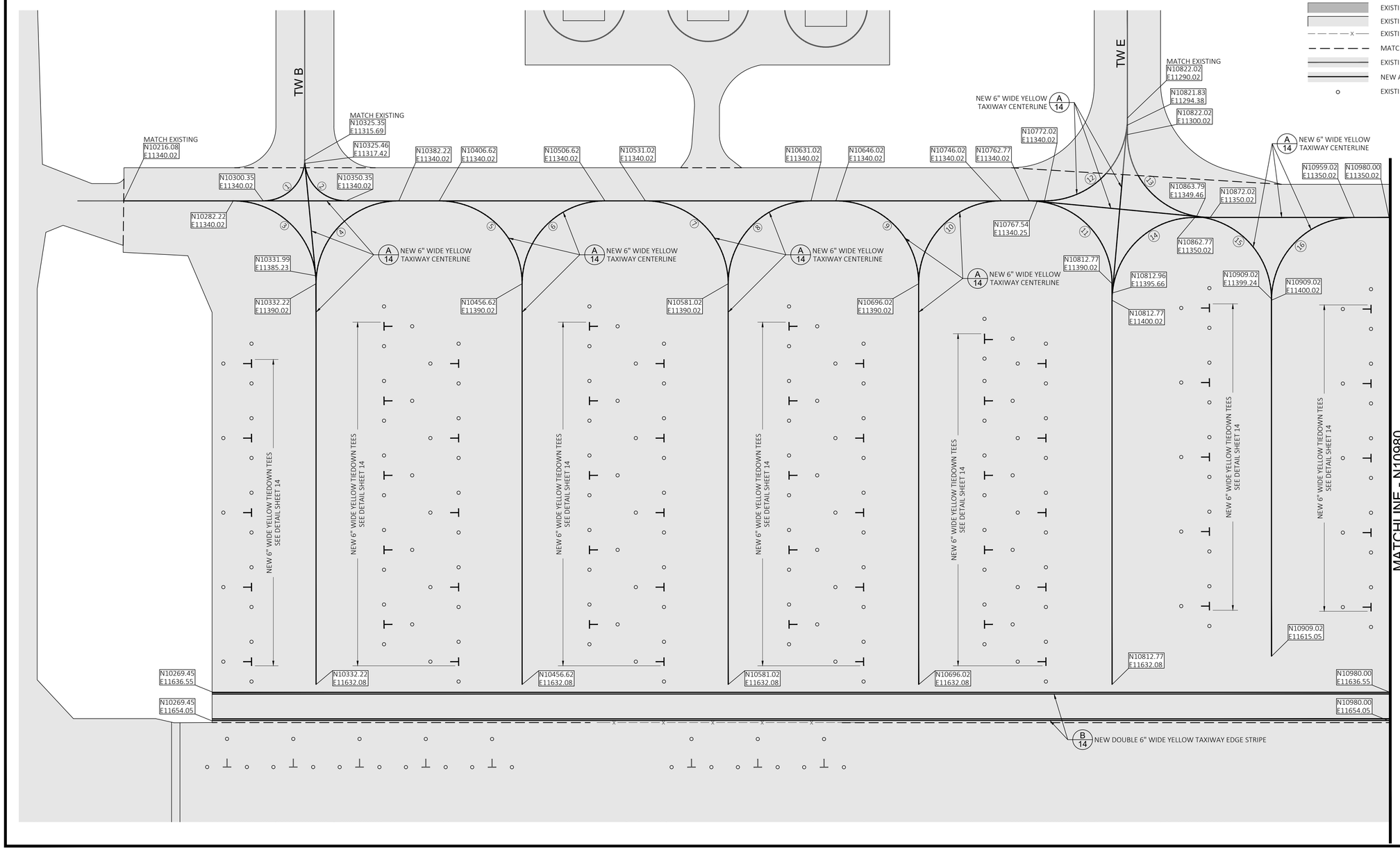
GRID NORTH

30 0 15 30

SCALE: 1"=30'

LEGEND

- N10456.62 E11390.02 — AIRPORT GRID COORDINATE
- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING FENCE
- MATCH LINE
- EXISTING MARKING TO REMAIN
- NEW AIRFIELD MARKING
- EXISTING CONCRETE TIEDOWN ANCHOR



BRADLEY ENGINEERING

6125 KING ROAD, SUITE 201 · LOOMIS, CALIFORNIA 95650 · (916) 652-4725

ENGINEER OF RECORD

REGISTERED PROFESSIONAL ENGINEER ★ DAVID M. BRADLEY ★ No. C 66558 ★ Exp. 6-30-2026 ★ CIVIL ★ STATE OF CALIFORNIA

REVISIONS	BY	APR	DATE

LINCOLN REGIONAL AIRPORT
LINCOLN CALIFORNIA

CRACK SEAL AND SEAL COAT AIRCRAFT PARKING APRON

MARKING PLAN - APRON SHEET 1

DATE	2/26/26
DRAWN	DMB
CHECKED	DB
PROJECT No.	44.30
FILE	4430.06.Mark
SCALE	1"=30'
SHEET No.	12 OF 14

G:\44 LINCOLN\30 APRON CRACK SEAL\BIDSET\4430.06 MARK.DWG PLOTTED BY David Baltazar 2/26/2026 3:07 PM

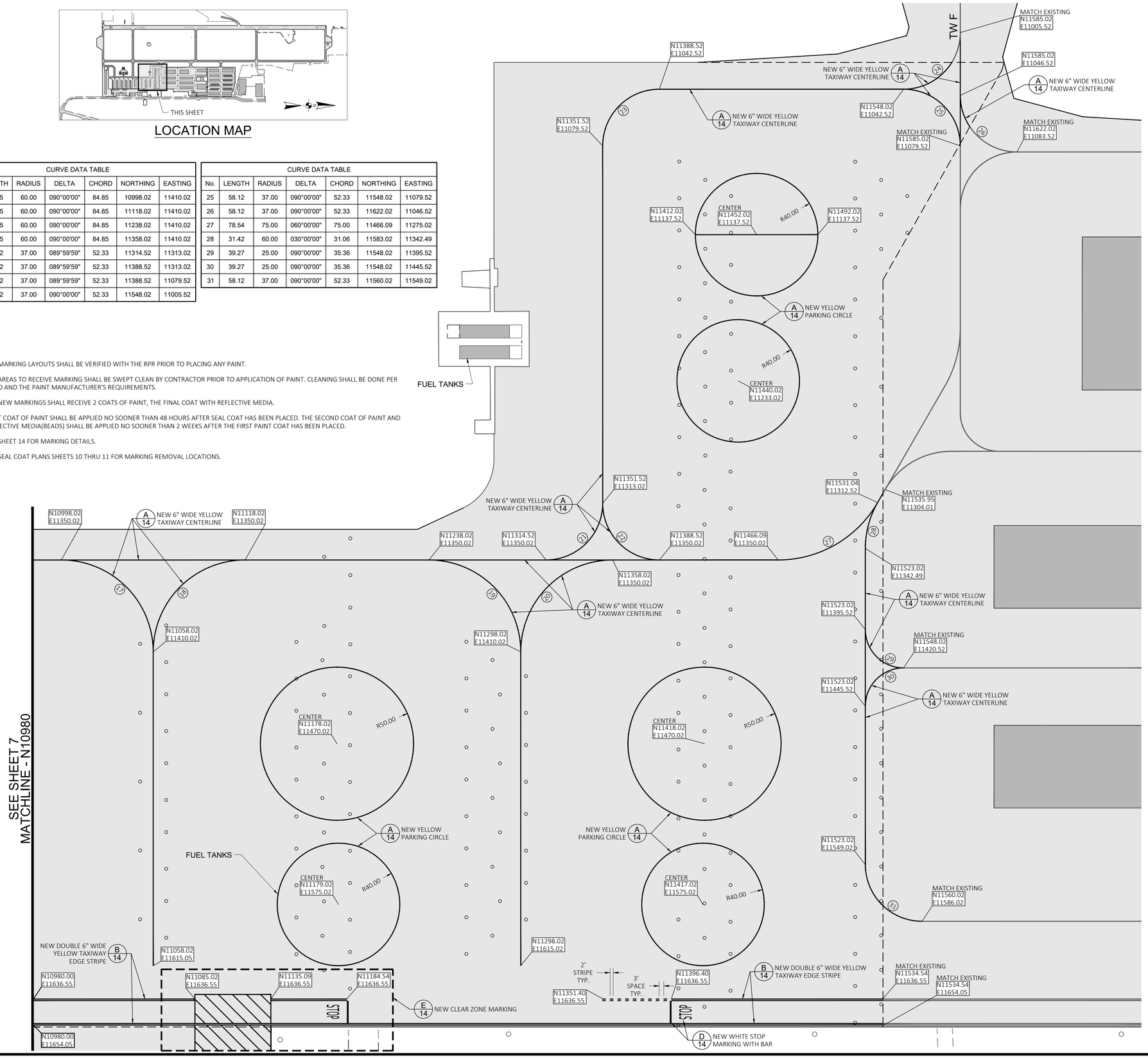
LOCATION MAP

CURVE DATA TABLE						
No.	LENGTH	RADIUS	DELTA	CHORD	NORTHING	EASTING
17	94.25	60.00	090°00'00"	84.85	10998.02	11410.02
18	94.25	60.00	090°00'00"	84.85	11118.02	11410.02
19	94.25	60.00	090°00'00"	84.85	11238.02	11410.02
20	94.25	60.00	090°00'00"	84.85	11358.02	11410.02
21	58.12	37.00	089°59'59"	52.33	11314.52	11313.02
22	58.12	37.00	089°59'59"	52.33	11388.52	11313.02
23	58.12	37.00	089°59'59"	52.33	11388.52	11079.52
24	58.12	37.00	090°00'00"	52.33	11548.02	11005.52

CURVE DATA TABLE						
No.	LENGTH	RADIUS	DELTA	CHORD	NORTHING	EASTING
25	58.12	37.00	090°00'00"	52.33	11548.02	11079.52
26	58.12	37.00	090°00'00"	52.33	11622.02	11046.52
27	78.54	75.00	060°00'00"	75.00	11466.09	11275.02
28	31.42	60.00	030°00'00"	31.06	11583.02	11342.49
29	39.27	25.00	090°00'00"	35.36	11548.02	11395.52
30	39.27	25.00	090°00'00"	35.36	11548.02	11445.52
31	58.12	37.00	090°00'00"	52.33	11560.02	11549.02

NOTES:

1. ALL MARKING LAYOUTS SHALL BE VERIFIED WITH THE RPR PRIOR TO PLACING ANY PAINT.
2. ALL AREAS TO RECEIVE MARKING SHALL BE SWEPT CLEAN BY CONTRACTOR PRIOR TO APPLICATION OF PAINT. CLEANING SHALL BE DONE PER P-620 AND THE PAINT MANUFACTURER'S REQUIREMENTS.
3. ALL NEW MARKINGS SHALL RECEIVE 2 COATS OF PAINT, THE FINAL COAT WITH REFLECTIVE MEDIA.
4. FIRST COAT OF PAINT SHALL BE APPLIED NO SOONER THAN 48 HOURS AFTER SEAL COAT HAS BEEN PLACED. THE SECOND COAT OF PAINT AND REFLECTIVE MEDIA(BEADS) SHALL BE APPLIED NO SOONER THAN 2 WEEKS AFTER THE FIRST PAINT COAT HAS BEEN PLACED.
5. SEE SHEET 14 FOR MARKING DETAILS.
6. SEE SEAL COAT PLANS SHEETS 10 THRU 11 FOR MARKING REMOVAL LOCATIONS.



GRID NORTH

30 0 15 30

SCALE: 1"=30'

LEGEND

- N10456.62 E11390.02 — AIRPORT GRID COORDINATE
- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING FENCE
- MATCH LINE
- EXISTING MARKING TO REMAIN
- NEW AIRFIELD MARKING
- EXISTING CONCRETE TIEDOWN ANCHOR

BRADLEY ENGINEERING
6125 KING ROAD, SUITE 201 · LOOMIS, CALIFORNIA 95650 · (916) 652-4725

ENGINEER OF RECORD

REGISTERED PROFESSIONAL ENGINEER * DAVID M. BRADLEY * CIVIL * STATE OF CA
No. C 66558
Exp. 6-30-2026

REVISIONS	BY	APR	DATE

LINCOLN REGIONAL AIRPORT
LINCOLN CALIFORNIA

CRACK SEAL AND SEAL COAT AIRCRAFT PARKING APRON

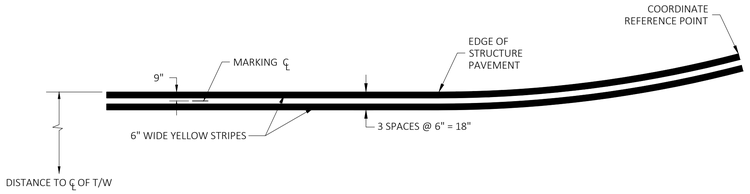
MARKING PLAN - APRON SHEET 2

DATE	2/26/26
DRAWN	DMB
CHECKED	DB
PROJECT No.	44.30
FILE	4430.06.Mark
SCALE	1"=30'
SHEET No.	13 OF 14

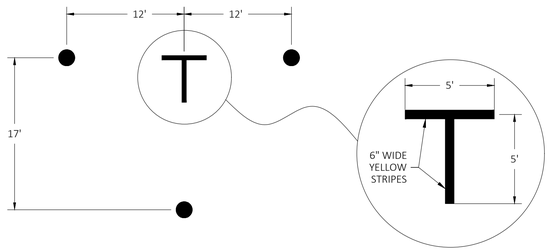
G:\44 LINCOLN\30 APRON CRACK SEAL\BIDSET\4430.06.MARK.DWG PLOTTED BY David Baltazar 2/26/2026 3:07 PM



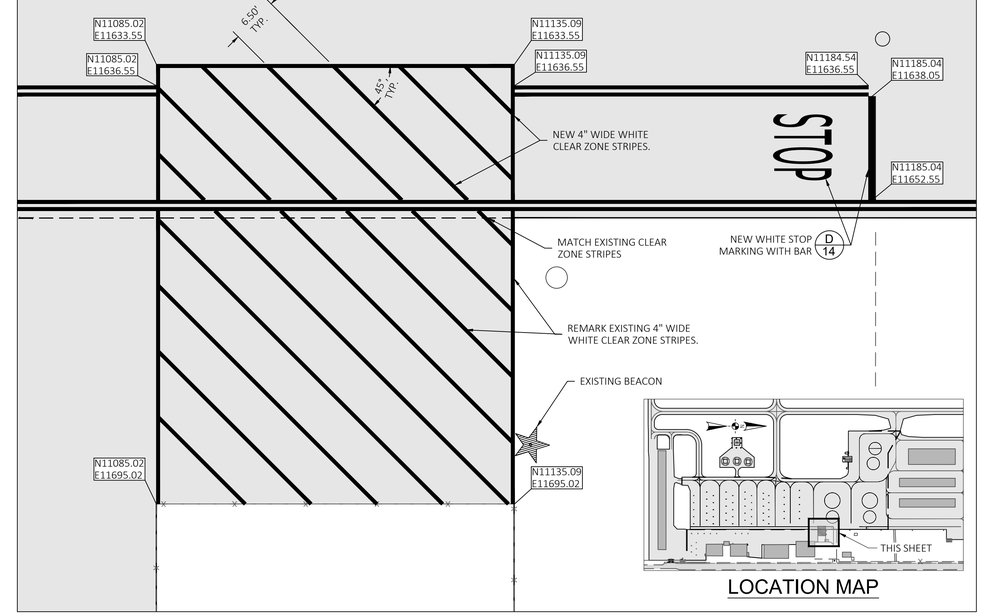
A TAXIWAY CENTERLINE DETAIL
NTS



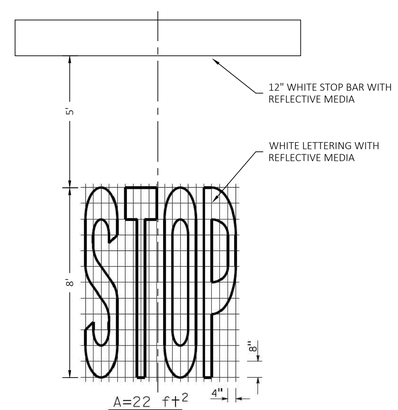
B TAXIWAY EDGE DETAIL
NTS



C TIE DOWN TEE DETAIL
NTS



E CLEAR ZONE MARKING DEAIL
1" = 10'



D STOP MARKING (CA A24D) W/ BAR
NTS

6125 KING ROAD, SUITE 201 · LOOMIS, CALIFORNIA 95650 · (916) 652-4725

ENGINEER OF RECORD

REGISTERED PROFESSIONAL ENGINEER · DAVID M. BRADLEY · CIVIL · STATE OF CALIFORNIA
No. C 66558 · Exp. 6-30-2026

No.	REVISIONS	BY	APR	DATE

LINCOLN REGIONAL AIRPORT
LINCOLN CALIFORNIA
CRACK SEAL AND SEAL COAT AIRCRAFT PARKING APRON
MARKING DETAILS

DATE	2/26/26
DRAWN	DMB
CHECKED	DB
PROJECT No.	44.30
FILE	4430.06.Mark
SCALE	AS SHOWN
SHEET No.	14 OF 14

G:\44 LINCOLN\30 APRON CRACK SEAL\BIDSET\4430.06 MARK.DWG PLOTTED BY David Baltazar 2/26/2026 3:07 PM

U.S. Department
of Transportation
**Federal Aviation
Administration**

Western-Pacific Region
San Francisco Airports District Office

12999 Oak Rd, Suite 200
Walnut Creek, CA 94597

March 6, 2025

Matthew Medill, Public Works Director
Lincoln Regional Airport
1480 Flightline Drive
Lincoln, CA 95648

Subject: Lincoln Regional Airport - LHM - Categorical Exclusion for Apron Crack Seal

Dear Mr. Medill:

The Federal Aviation Administration (FAA) has reviewed the environmental information you submitted for the Apron Crack Seal Project (Proposed Project) located at Lincoln Regional Airport (LHM), Lincoln, California. The enclosed figure depicts the area of the Proposed Project. The FAA has determined the Proposed Project is Categorically Excluded pursuant to FAA Order 1050.1F as it relates to the National Environmental Policy Act of 1969, as amended (NEPA). Therefore, no further federal environmental disclosure documentation for the Proposed Project is necessary for NEPA purposes.

This letter notifies you that the Proposed Project has complied with NEPA only. This is not a notice of final project approval of funding availability.

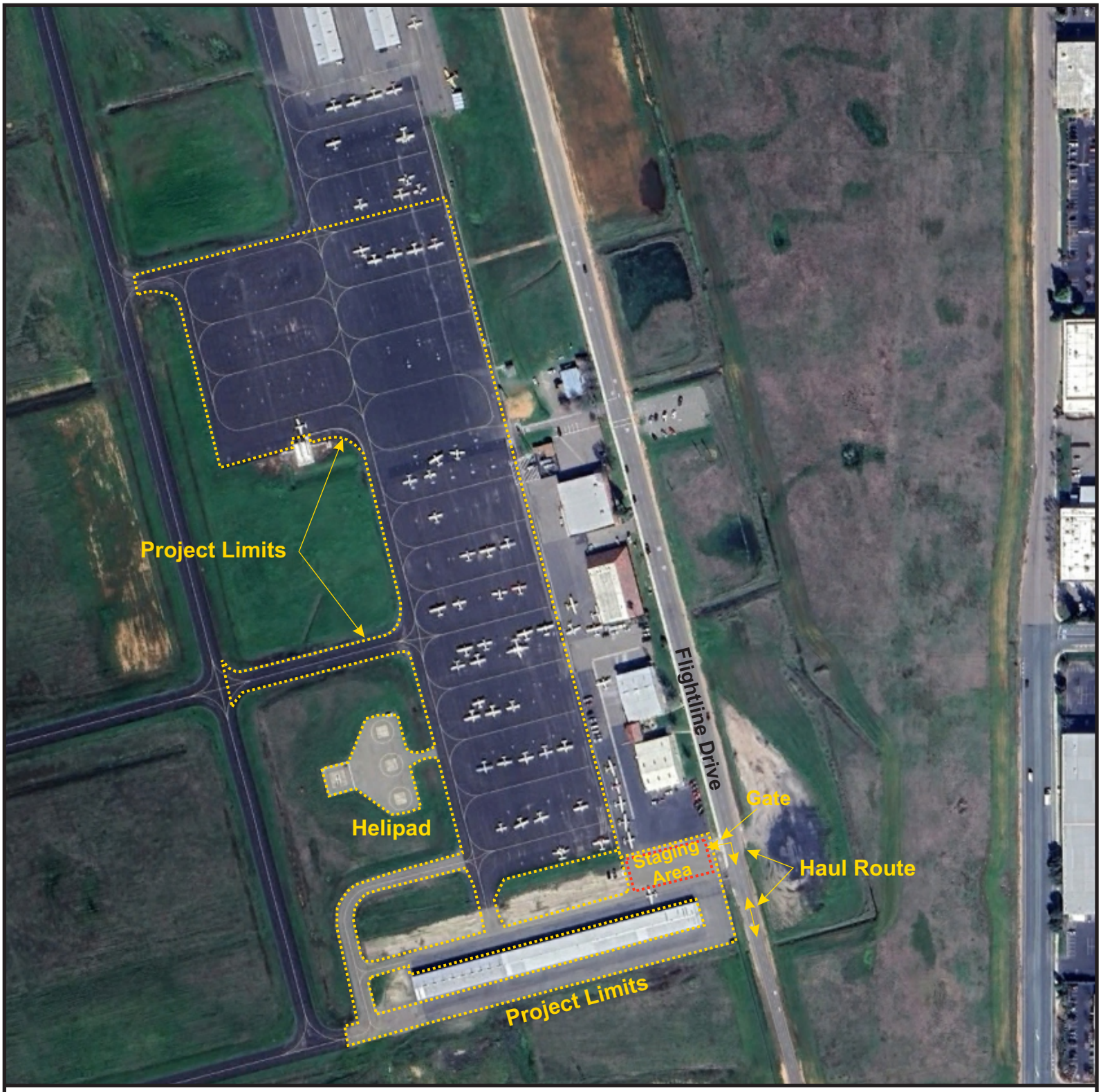
Please feel free to contact me if you have any questions regarding this matter, I can be reached at 925-546-6445, or by email at David.M.Wickens@faa.gov.

Sincerely,

David Wickens

David Wickens
Environmental Protection Specialist

Enclosure



NORTH

Lincoln Regional Airport
Project Location
Apron and Taxiway Maintenance

February 2025

EXHIBIT 1

Lincoln Regional Airport

LOC ID: KLHM

Sponsor: City of Lincoln, California
Point of Contact: Matthew Medill, Public Works Director
Matthew.Medill@lincoln.ca.gov
Address: 600 6th Street
Lincoln, CA 95648
Telephone: (916) 434-3302 ext. 1310
Airport Location: 1480 Flightline Drive
Lincoln, CA 95648

Standard Operating Procedure (ARP SOP No. 5.1, June 2, 2017), CATEX Determination,
Paragraph 7.1 Simple Written Record for a CATEX

Project Title: Apron Crack Seal

Project Description

The City of Lincoln, the airport sponsor, proposes to clean out existing cracks, seal them, and apply a seal coat to the pavement surface of the existing aircraft apron and two connecting taxiways, about 700,000 square feet, as shown in Exhibit 1. Some existing airfield markings would be removed; some would be repainted.

Justification

The apron and taxiways shown in Exhibit 1 are over 40 years old and have experienced significant deterioration due to thermal cracking. The project extends apron and taxiway life and reduces the potential for foreign object debris.

The proposed action conforms to the following FAA Order 1050.1F paragraph:

> **5-6.4.e**. Federal financial assistance, licensing, or Airport Layout Plan (ALP) approval for the following actions, provided the action would not result in significant erosion or sedimentation, and will not result in a significant noise increase over noise sensitive areas or result in significant impacts on air quality.
>
> > Construction, repair, reconstruction, resurfacing, extending, strengthening, or widening of a taxiway, apron, loading ramp, or runway safety area (RSA), including an RSA using Engineered Material Arresting System (EMAS); or
> >
> > Reconstruction, resurfacing, extending, strengthening, or widening of an existing runway.
>
> This CATEX includes marking, grooving, fillets and jet blast facilities associated with any of the above facilities.

Estimated Construction Start Date: Summer or Fall 2026

Project Area

Lincoln Regional Airport spans 775 acres in the Sacramento Valley, situated 25 miles north of Sacramento at the base of the Sierra Nevada foothills. Most of the area is underlain by volcanic flows, which have been covered by sedimentary deposits. These deposits in turn have been cut by seasonal streams.

Undeveloped or non-agricultural lands in the area are typically grasslands within an oak savannah. Due to clay deposits, some areas drain poorly, forming vernal pools during the rainy season that last into early spring. The Lincoln area includes waterways like Markham Ravine, Auburn Ravine, Ingram Slough, and Orchard Creek.

The project area is located entirely on existing aircraft aprons and taxiway paved surfaces. Construction access and a staging area are located on existing paved surfaces as shown in Exhibit 1.

The proposed project does not involve extraordinary circumstances, as described in FAA Order 1050.1F, paragraph 5-2 or projects listed in FAA order 5050.4B, Table 6-1.

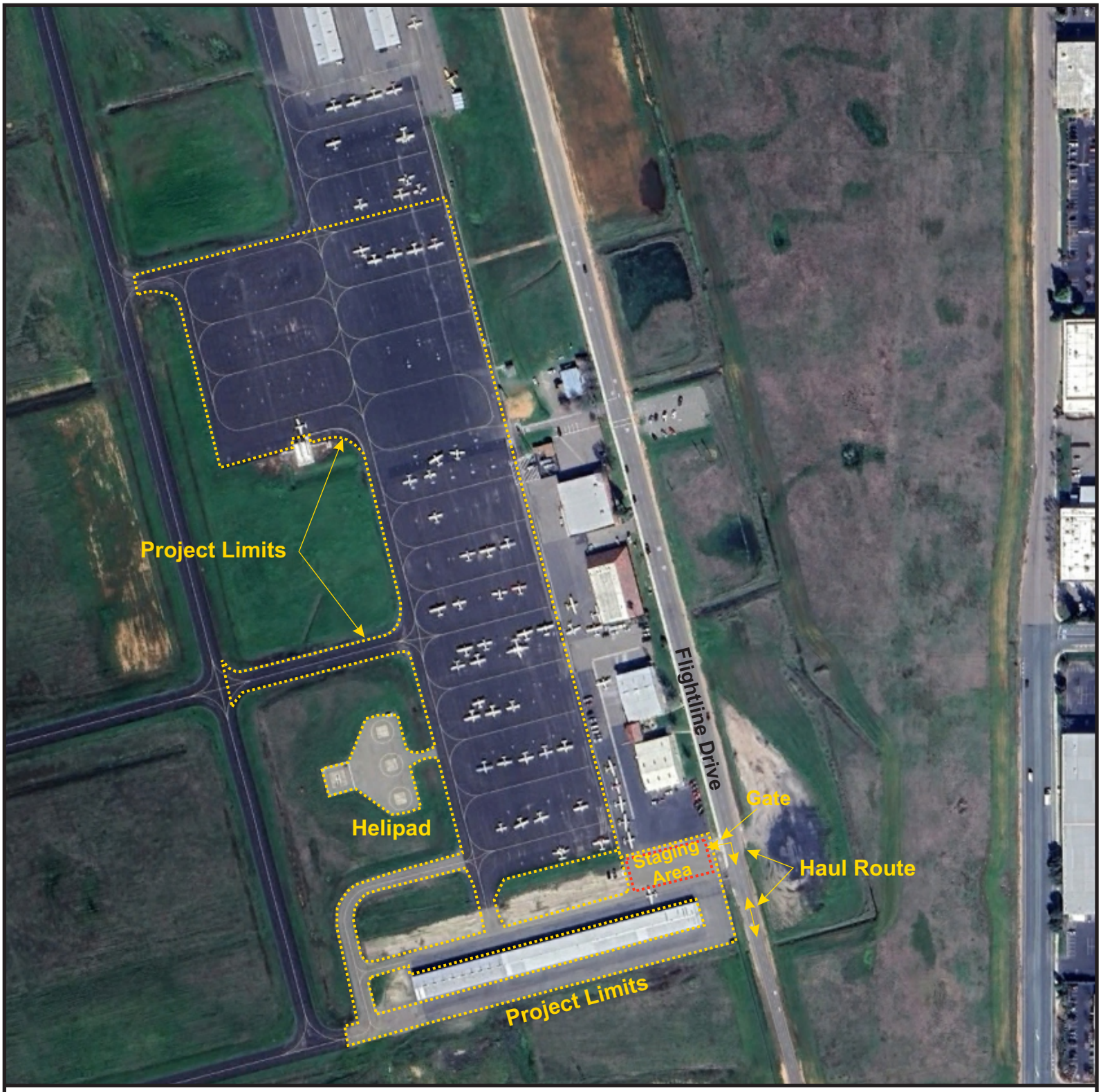
Exhibit 1: Project Location.

City of Lincoln, Lincoln Regional Airport

Signed: Matthew Medill

Date: 2/10/2025

Prepared by: Jim Wallace
Wallace Environmental Consulting, Inc.
P.O. Box 266
Courtland, CA 95615
(916) 775-2380
jim@wallaceenvironmental.com



NORTH

Lincoln Regional Airport
Project Location
Apron and Taxiway Maintenance

February 2025

EXHIBIT 1

RESOLUTION 2026 – XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING THE IMPROVEMENT PLANS AND TECHNICAL SPECIFICATIONS AND AUTHORIZING THE ENGINEERING DEPARTMENT TO PROCEED WITH BIDDING FOR CONSTRUCTION; AND AUTHORIZING THE SUBMITTAL OF AN APPLICATION, ACCEPTANCE OF AN ALLOCATION OF FUNDS AND EXECUTION OF A GRANT AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION FOR MATCHING GRANT FUNDS; AND AUTHORIZING THE SUBMITTAL OF AN APPLICATION, ACCEPTANCE OF AN ALLOCATION OF FUNDS AND EXECUTION OF A GRANT AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION, FOR AN AIRPORT IMPROVEMENT PROGRAM (AIP) MATCHING GRANT, FOR THE CRACK SEAL & SEAL COAT AIRPORT APRON PROJECT (CIP 720)

WHEREAS, the Fiscal Year 2025/26 budget includes $659,000 for CIP 720: Crack Seal & Seal Coat Airport Apron Project; and

WHEREAS, Brandley Engineering, Inc. have finalized the improvement plans and technical specifications for CIP 720; and

WHEREAS, City staff recommends to City Council that said project improvement plans and technical specifications be approved and authorization be given to staff to proceed with the bidding process for the project; and

WHEREAS, following Federal Aviation Administration (FAA) requirements, a final application for federal assistance for construction funding will be submitted to the FAA after construction bids have been received; and

WHEREAS, once executed, the City of Lincoln and the FAA will then be parties to a federal grant for crack sealing and seal coating at the Lincoln Regional Airport thereby allowing the City of Lincoln to apply for a California Department of Transportation grant; and

WHEREAS, the California Department of Transportation, pursuant to the Public Utilities Code section 21683.1, provides grants of 5% of Federal Aviation Administration grants to airports; and

WHEREAS, the California Department of Transportation requires the City Council to adopt a resolution authorizing the submission of an application for an AIP Matching grant; and

WHEREAS, the project is categorically exempt from CEQA provisions per CEQA §15301(c) and categorically excluded from NEPA provisions per §1050.1.F, paragraph 5-6.4.e.

NOW, THEREFORE, BE IT RESOLVED: that the City Council of the City of Lincoln hereby authorizes:

Section 1. Approval of the improvement plans and technical specifications for the Crack Seal & Seal Coat Airport Apron Project (CIP 720); and

Section 2. The Engineering Department to proceed with the bidding process for the construction of CIP 720; and

Section 3. The Engineering Department to submit a final grant application for federal grant assistance to the FAA for CIP 720; and

Section 4. The City Manager to accept and execute the FAA grant assistance for CIP 720, upon receipt from FAA; and

Section 5. The Engineering Department to file an application for a state AIP Matching grant for this project; and

Section 6. The acceptance of the allocation of state AIP Matching funds for the project; and

Section 7. The execution of a state AIP Matching Grant Agreement for this project.

BE IT FURTHER RESOLVED that the City Council of the City of Lincoln hereby authorizes Sean Scully, City Manager, to sign any documents required to apply for and accept these subject funds on behalf of the City of Lincoln.

PASSED AND ADOPTED this 10th day of March, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Richard Pearl, Mayor

ATTEST:

_____
Hope Ithurburn, City Clerk

STAFF REPORT

Item Number 8.J

SUBJECT: Adopt a Resolution Authorizing the Acceptance of Funds from Placer County Grant Funding Acceptance for the Community Center Park Project and a budget augmentation to revenues in Fund 2460 in the amount of $274,423. (Araceli Cazarez)

SUBMITTED BY: Araceli Cazarez

DEPARTMENT: Engineering

DATE: March 10, 2026

STAFF RECOMMENDATION:

Adopt a resolution authorizing the acceptance of funds from Placer County in the amount of $274,423 for the Community Center Park Project - CIP 637 and an augmentation to revenues in Fund 2460.

BACKGROUND/INTRODUCTION:

The Community Center Park Project (Project) will be constructed in multiple phases. Phase 1 of the project includes grading of approximately 1.1-acres of the site and would leave the rest of the site undeveloped at this time. Phase 1 will include construction of a skatepark with respective fencing, walkways, and installation of underground utilities, including storm drain, water, and pathway lighting. The Community Center Park is bounded by a vacant parcel to the north (3rd Street), Joiner Parkway to the east, 1st Street to the south and the Community Center and an elementary school to the west.

On September 24, 2024, the City Council approved the Community Center Park Master Plan, and subsequently project plans and specifications were prepared, and the project advertised in the summer of 2025.

FINDINGS/ANALYSIS:

On August 26, 2025 the construction contract was awarded to the lowest, responsive bidder. During this same timeframe, the City had just recently learned about the availability of the Placer County Park Dedication Fees and filled out the application materials for grant funds for the Community Center Park project.

The item went before the County Board of Supervisors at their November 20, 2025 Placer County Parks Commission meeting and was approved. Upon the commission's approval, the project went to the County Board of Supervisors on January 20th where it was also approved.

FISCAL IMPACT:

FISCAL IMPACT:

Budgeted

CIP 637 Community Center Park	
Fund 2460 – Fiscal Year 23/24	$ 550,000
Fund 2460 – Fiscal Year 24/25	$2,200,000
Fund 2460 – Fiscal Year 25/26 (Allocation)	$ 674,244*
Total	**$3,424,244**

Project Encumbrances

Fund 2460	
Schmidt Design Group - Design	$ 508,884
PCCP Environmental Review	$ 645
Imagecon, Inc. – Construction	$2,178,080
Contingency (10%)	$ 217,808
Construction Management/Inspection	$ 330,990
Environmental Construction Support	$ 7,180
Total	**$3,243,587**

*On August 26, 2025 Council authorized an allocation of $674,244 from the unencumbered balance of Fund 2460 to CIP 637 not knowing if we would be successful in obtaining the County funds. Upon completion, the project will be able to unencumber approximately $180,000 back to Fund 2460 as a result of this grant award.

ATTACHMENTS:

Placer County Grant_Acceptance-Attachment-Resolution.docx

Lincoln Community Park Skatepark Agreement_executed, 2.24.26.pdf

Placer_County_Grant_Acceptance-Attachment-Resolution.rfc.docx

RESOLUTION 2026-XXX

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF FUNDS FROM PLACER COUNTY IN THE AMOUNT OF $274,423 FOR THE COMMUNITY CENTER PARK PROJECT - CIP 637

WHEREAS, the Capital Improvement Program (CIP) for FY 2023/25 includes CIP 637 – Community Center Park Phase 1; and

WHEREAS, Phase 1 will include construction of a skatepark with respective fencing, walkways, and installation of underground utilities including storm drain, water, and pathway lighting; and

WHEREAS, City staff applied for Placer County Park Dedication Fees for the Community Center Park project; and

WHEREAS, Placer County Parks Commission and subsequently the County Board of Supervisors both approved the funds.

NOW THEREFORE BE IT RESOLVED:

The City Council of the City of Lincoln authorizes the acceptance of funds from Placer County in the amount of $274,423 for the Community Center Park Project - CIP 637.

PASSED AND ADOPTED this 10th day of March, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Richard Pearl, Mayor

ATTEST:

_____
Hope Ithurburn, City Clerk

AGREEMENT NO: SCN108785

DESCRIPTION: **AGREEMENT BETWEEN THE COUNTY OF PLACER AND THE CITY OF LINCOLN FOR CONSTRUCTION OF LINCOLN COMMUNITY CENTER PARK SKATEPARK**

This AGREEMENT, made and entered into as of the last signature date below ("Effective Date"), by and between the COUNTY OF PLACER, hereinafter referred to as "COUNTY", and the CITY OF LINCOLN, hereinafter referred to as "CITY", to effect construction of the Lincoln Community Center Park Skatepark (hereinafter the "Project").

WITNESSETH:

WHEREAS, COUNTY has received funds for public parks and recreation facilities pursuant to California Government Code Section 66477, commonly known as the Quimby Act, and Placer County Code Sections 15.34.010, 16.08.100 and/or 17.54.100 (D); and,

WHEREAS, the Lincoln Community Center Park is a 4-acre parcel located adjacent to the Lincoln Community Center within the CITY boundaries, owned and operated by the CITY; and,

WHEREAS, the CITY has identified construction and development of the Project as a priority in the CITY's Capital Improvement Program and Community Center Park Master Plan; and,

WHEREAS, the CITY has taken a lead role in the environmental review, permitting, design, and construction management of the Project; and,

WHEREAS, the CITY has approved plans and specifications for construction of the Project; and,

WHEREAS, the CITY and COUNTY find that the aforesaid Project development will serve to reduce the heavy use of facilities at the existing Hidden Falls Regional Park and include recreation amenities that have not been previously available to the residents of unincorporated Lincoln area such as a skatepark.

NOW, THEREFORE, in consideration of the mutual promises herein contained, it is agreed as follows:

1. **County Grant of Funding.** COUNTY grants to CITY Park Dedication Fees in an amount not to exceed **Two Hundred Seventy-Four Thousand Four Hundred Twenty-Three Dollars ($274,423)** (the "Funds"). Funds shall be released on a reimbursement basis. After the improvements are complete, COUNTY shall perform an audit of all expenses incurred. COUNTY will physically verify the work done is consistent with the scope of work specified in this AGREEMENT before releasing any Funds.

2. **Improvements.**

    a. CITY shall use the Funds to support construction of skatepark with respective fencing, walkways, and installation of underground utilities including storm drain, water, and pathway lighting (the "Improvements").

    b. Prior to beginning work on this Project, CITY shall submit plans and/or specifications to COUNTY for the purpose of allowing COUNTY to verify the work to be done is consistent with the scope of work specified in this AGREEMENT.

    c. CITY shall comply, to the extent applicable, with the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.) with regard to its use of the Funds received hereunder.

    d. The Improvements shall be completed within two (2) years following the Effective Date.

    e. Any and all Improvements purchased and/or installed by CITY with funding provided by the COUNTY pursuant to this AGREEMENT shall become the sole and separate property of CITY as of the time said Improvements are installed.

3. **Sign Posting.** CITY shall post a sign near the Improvements during the term of this AGREEMENT recognizing County funding was used to pay for a portion of Project costs.

4. **Term.** The term of this AGREEMENT shall be for a period of two (2) years from the Effective Date, unless extended by COUNTY. COUNTY shall have the right to enforce the provisions identified in this AGREEMENT that survive the expiration or termination of this AGREEMENT.

5. **Termination.** Either party may terminate this AGREEMENT, without cause, prior to the Release Date, upon providing a minimum sixty (60) days advanced written notice to the other party.

6. **Maintenance; Utilities.** CITY, at its sole cost and expense, shall provide all water, electricity, and utilities, and shall provide all necessary maintenance and repair to the Project during construction of the Project.

7. **Use of Funds.** CITY agrees Funds granted to it for the construction of the Project shall not be used for any purpose not specified in this AGREEMENT.

8. **Records.** CITY shall keep detailed accounting records. COUNTY shall have the right to inspect said records at any reasonable time.

9. **Request of Funds.** To receive Funds hereunder, CITY shall provide the COUNTY with a written request for the release of Funds, including copies of Improvements invoices and any other information reasonably required by COUNTY. If the funding request is

approved, the COUNTY will release Funds to CITY within forty-five (45) days of CITY's request for release of Funds ("Release Date").

10. **Forfeiture of Funding.** CITY shall forfeit the receipt of Funds from COUNTY if any of the following events occur ("Forfeiture Event"):

    a. The Project is not completed within two (2) years of the Effective Date, unless COUNTY grants an extension approved in writing; or
    b. The AGREEMENT is terminated by any party prior to the Release Date; or
    c. CITY breaches the AGREEMENT prior to the Release Date.

11. **Reimbursement of Funding.** CITY shall reimburse Funds to COUNTY if any of the following events occur ("Reimbursement Event"):

    a. The Improvements are no longer made available for public use for any reason, including but not limited to, the sale, transfer or conveyance of Lincoln Community Center Park Skatepark.
    b. CITY fails to maintain and operate the Improvements during the 20-year term set forth below.

    The amount due to COUNTY shall be a percentage of the total Funds provided to CITY by the COUNTY for the Project, based upon the term elapsed, as reflected in the schedule below. The 20-year term begins as of the Release Date. For example, if the Release Date were November 1, 2027, and a Reimbursement Event occurred on November 1, 2029, CITY would be obligated to reimburse 90% of the total funding provided by the COUNTY.

Years in use	Percent Reimbursed	Years in use	Percent Reimbursed
1	95	11	45
2	90	12	40
3	85	13	35
4	80	14	30
5	75	15	25
6	70	16	20
7	65	17	15
8	60	18	10
9	55	19	5
10	50	20	0

    Any reimbursement due under this provision shall be due to COUNTY within forty-five (45) days of the Reimbursement Event. This section shall survive expiration of this AGREEMENT.

12. **Notice.** All notices to the parties that may be required or authorized by this AGREEMENT shall be in writing and either deposited in the United States Mail, postage prepaid or personally delivered. The notice shall be effective upon the date of personal delivery or date of mailing. Notices regarding this AGREEMENT shall be sent or delivered to COUNTY or CITY at:

COUNTY: Director of Agriculture, Parks, and Natural Resources
Department of Agriculture, Parks, and Natural Resources
2855 2nd Street
Auburn, CA 95603

CITY: City Manager
City of Lincoln
600 Sixth Street
Lincoln, CA 95648

13. **Records, Right to Monitor, and Audit.** CITY shall maintain, at all times during the AGREEMENT and for a period of three (3) years following, complete detailed records of the work performed under this AGREEMENT. COUNTY shall have the right to monitor all work performed under this AGREEMENT to assure that all applicable local, state, and federal regulations are met. COUNTY has the right to audit all work, records, and procedures related to this AGREEMENT.

14. **Licenses; Permits.** CITY represents and warrants that it (and all contractors or consultants hired by CITY to perform work on the Improvements) have all licenses, permits, qualifications, and approvals of whatsoever nature which are legally required to complete and maintain the Improvements. CITY represents and warrants to COUNTY that CITY (and all contractors or consultants hired by CITY to perform work on the Improvements) shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this AGREEMENT, any licenses, permits, and approvals which are legally required for CITY to complete and maintain the Improvements.

15. **Hold Harmless and Indemnification.** CITY shall save, keep, hold harmless, defend, and indemnify COUNTY from all damages, costs, or expenses in law or equity that may at any time arise or be set up because of damages to property or personal injury received by reason of or in the course of performing work which may be occasioned by any willful or negligent act or omissions of CITY, any of CITY 's employees, or any subcontractors.

    CITY shall be responsible for any liability imposed by law and for death, injury, or damage to property of any person including, but not limited to, workmen, subcontractors, and the public, resulting from any cause whatsoever during the progress of the work or at any time before its completion and final acceptance.

    If any judgment is rendered against COUNTY for any injury, death, or damage caused in whole or in part by CITY as a result of work performed or completed, pursuant to this AGREEMENT, CITY shall, at its own expense, satisfy and discharge any judgment.

    As used above, the term COUNTY means the County of Placer, its officers, agents, employees, and volunteers and CITY means the City of Lincoln, its officers, agents, employees and volunteers.

    This section shall survive expiration or termination of this AGREEMENT.

16. **Insurance.** It is agreed that CITY shall maintain at all times during the performance of this AGREEMENT self-insurance to cover all of its operations; specifically, but not limited to, not less than Two Million Dollars ($2,000,000) general liability, One Million Dollars ($1,000,000) automobile liability, One Million Dollars ($1,000,000) workers' compensation, and Two Million Dollars ($2,000,000) professional liability (E&O); or, should it cease its program of self-insurance, CITY shall comply with the insurance requirements set forth in **Exhibit A**, attached hereto and incorporated herein by reference.

17. **Successors and Assigns.** This AGREEMENT cannot be assigned without the prior written consent of COUNTY. Any such assignment without COUNTY'S prior written consent shall give COUNTY the right to automatically and immediately terminate this AGREEMENT without advance notice or penalty.

18. **Severability; Waiver.** If any provision of this AGREEMENT, as applicable to any party, or to any other person or circumstance, is for any reason held to be invalid, it should not affect the validity of any other provision of this AGREEMENT. The waiver by any party hereto, of any breach, term, covenant or condition contained herein shall not constitute a waiver of any subsequent term, covenant or condition contained herein.

19. **Integrated Agreement.** This is an integrated AGREEMENT and contains all of the terms, conditions, understandings and promises of the parties. The terms of this AGREEMENT may not be modified except upon the mutual written consent of the parties.

20. **Status of Employees.** All persons performing services for CITY for the Improvements shall be solely employees or contractors of CITY and not employees of COUNTY, except those persons expressly and directly employed by COUNTY. Furthermore, none of the parties is an agent of the other parties.

21. **Time of Essence.** Time is of the essence with respect to the obligations to be performed under this AGREEMENT.

22. **Construction and Interpretation.** It is agreed and acknowledged by the parties that the provisions of this AGREEMENT have been arrived at through negotiation, and that each of the parties has had a full and fair opportunity to review the provisions of this AGREEMENT and to have such provisions reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not apply in construing or interpreting this AGREEMENT.

23. **Captions.** The captions in this AGREEMENT are for convenience only and shall not be deemed to be relevant in resolving any question of interpretation or construction of any section or paragraph of this AGREEMENT. All references to section numbers refer to sections in this AGREEMENT.

24. **Jurisdiction.** The parties hereto expressly agree that this AGREEMENT shall be governed by, interpreted under and construed and enforced in accordance with the laws of the State of California. Venue for any disputes shall be the Superior Court for the State of California, in Placer County. The parties hereby waive any federal court removal rights and/or original jurisdiction rights that they may have.

25. **Director's Authority.** The Director of the Department of Agriculture, Parks, and Natural Resources, or designee, shall administer this AGREEMENT on behalf of COUNTY. Unless otherwise provided herein or required by applicable law, the Director shall be vested with all rights, powers, and duties of COUNTY hereunder.

26. **Authority of Execution.** Each person executing this AGREEMENT on behalf of a party represents and warrants that such person is duly and validly authorized to do so on behalf of the entity which it purports to bind.

27. **Counterparts and E-Signatures.** This AGREEMENT may be executed in duplicate counterparts. Each counterpart shall be an original and both together shall constitute but one and the same document. This AGREEMENT shall not be deemed executed unless and until at least one counterpart bears the signatures of all parties' designated signatories.

    In addition, this AGREEMENT and future documents relating to this AGREEMENT may be digitally signed in accordance with California law. Any party to this AGREEMENT may revoke such agreement to permit electronic signatures at any time in relation to all future documents by providing notice pursuant to this AGREEMENT.

IN WITNESS WHEREOF, the parties have duly executed this AGREEMENT on the day and year of the last signature below.

City of Lincoln (CITY)

By: _____ Date: 1/23/26
City Manager

County of Placer (COUNTY)

By: _____ Date: 2/3/26
Director of Agriculture, Parks, and Natural Resources

Approved as to Form:

By: _____ Date: 2/2/26
Placer County Counsel

Exhibit A: Insurance Requirements

EXHIBIT A

INSURANCE REQUIREMENTS

1. Insurance:

CITY shall file with the COUNTY concurrently herewith a Certificate of Insurance, in companies acceptable to COUNTY, with a Best's Rating of no less than A-:VII showing.

2. Cancellation Notice:

CITY shall not change these policies without first giving thirty (30) days prior written notice and ten (10) days prior written notice of cancellation for non-payment of premium to the County of Placer.

3. Worker's Compensation and Employer's Liability Insurance:

Worker's Compensation Insurance shall be provided as required by any applicable law or regulation. Employer's liability insurance shall be provided in amounts not less than one million dollars ($1,000,000) each accident for bodily injury by accident, one million dollars ($1,000,000) policy limit for bodily injury by disease, and one million dollars ($1,000,000) each employee for bodily injury by disease.

If there is an exposure of injury to CITY's employees under the U.S. Longshoremen's and Harbor Worker's Compensation Act, the Jones Act, or under laws, regulations, or statutes applicable to maritime employees, coverage shall be included for such injuries or claims.

Each Worker's Compensation policy shall be endorsed with the following specific language:

Waiver of Subrogation - The workers' compensation policy shall be endorsed to state that the workers' compensation carrier waives its right of subrogation against the COUNTY, its officers, directors, officials, employees, agents, or volunteers, which might arise by reason of payment under such policy in connection with performance under this agreement by the CITY.

CITY shall require all SUBCONTRACTORS to maintain adequate Workers' Compensation insurance. Certificates of Workers' Compensation shall be filed forthwith with the COUNTY upon demand.

4. General Liability Insurance:

A. Comprehensive General Liability or Commercial General Liability insurance covering all operations by or on behalf of CITY, providing insurance for bodily injury liability and property damage liability for the limits of liability indicated below and including coverage for:

(1) Products and completed operations;
(2) Contractual liability insuring the obligations assumed by CITY in this Agreement; and

(3) Broad form property damage (including completed operations)

Except with respect to bodily injury and property damage included within the products and completed operations hazards, the aggregate limits, where applicable, shall apply separately to CITY'S work under the Contract.

B. One of the following forms is required:

(1) Comprehensive General Liability;
(2) Commercial General Liability (Occurrence); or
(3) Commercial General Liability (Claims Made).

C. If CITY carries a Comprehensive General Liability policy, the limits of liability shall not be less than a Combined Single Limit for bodily injury, property damage, and Personal Injury Liability of:

→Two million dollars ($2,000,000) each occurrence
→Four million dollars ($4,000,000) aggregate

D. If CITY carries a Commercial General Liability (Occurrence) policy:

(1) The limits of liability shall not be less than:

→Two million dollars ($2,000,000) each occurrence (combined single limit for bodily injury and property damage)
→Two million dollars ($2,000,000) for Products Completed Operations
→Four million dollars ($4,000,000) General Aggregate

(2) If the policy does not have an endorsement providing that the General Aggregate Limit applies separately, or if defense costs are included in the aggregate limits, then the required aggregate limits shall be four million dollars ($4,000,000).

E. Special Claims Made Policy Form Provisions:

CITY shall not provide a Commercial General Liability (Claims Made) policy without the express prior written consent of COUNTY, which consent, if given, shall be subject to the following conditions:

(1) The limits of liability shall not be less than:

→Two million dollars ($2,000,000) each occurrence (combined single limit for bodily injury and property damage)
→Two million dollars ($2,000,000) aggregate for Products Completed Operations
→Four million dollars ($4,000,000) General Aggregate

(2) The insurance coverage provided by CITY shall contain language providing coverage up to one (1) year following the completion of the contract to provide insurance coverage for the hold harmless provisions herein if the policy is a claims-made policy.

Conformity of Coverages: If more than one policy is used to meet the required coverages, such as a separate umbrella policy, such policies shall be consistent with all other applicable policies used to meet these minimum requirements. For example, all policies shall be Occurrence Liability policies or all shall be Claims Made Liability policies, if approved by the COUNTY as noted above. In no case shall the types of policies be different.

5. Endorsements:

Each Comprehensive or Commercial General Liability policy shall be endorsed with the following specific language:

A. "The County of Placer, its officers, agents, employees, and volunteers are to be covered as an additional insured for all liability arising out of the operations by or on behalf of the named insured in the performance of this Agreement."

B. "The insurance provided by the CITY, including any excess liability or umbrella form coverage, is primary coverage to the County of Placer with respect to any insurance or self-insurance programs maintained by the County of Placer and no insurance held or owned by the County of Placer shall be called upon to contribute to a loss."

6. Automobile Liability Insurance:

Automobile Liability insurance covering bodily injury and property damage in an amount no less than one million dollars ($1,000,000) combined single limit for each occurrence.

Covered vehicles shall include owned, non-owned, and hired automobiles/trucks.

7. Professional Liability Insurance (Errors & Omissions):

Professional Liability Insurance for Errors & Omissions coverage in the amount of not less than two million dollars, $2,000,000.

If CITY sub-contracts in support of CITYS's work provided for in the agreement, Professional Liability Insurance for Errors & Omissions shall be provided by the sub-contractor in an amount not less than two million dollars ($2,000,000) in aggregate.

The insurance coverage provided by the CITY shall contain language providing coverage up to three (3) years following completion of the contract to provide insurance coverage for the hold harmless provisions herein if the policy is a claims-made policy.

8. Additional Requirements:

Premium Payments: The insurance companies shall have no recourse against the COUNTY and funding agencies, its officers, and employees or any of them for payment of any premiums or assessments under any policy issued by a mutual insurance company.

Policy Deductibles: The CITY shall be responsible for all deductibles in all of the CITY's insurance policies. The maximum amount of allowable deductible for insurance coverage required herein shall be $25,000, unless the CITY can provide documentation that they can financially support a higher deductible.

CITY's Obligations: CITY's indemnity and other obligations shall not be limited by the foregoing insurance requirements and shall survive the expiration of this agreement.

Verification of Coverage: CITY shall furnish the COUNTY with original certificates and amendatory endorsements or copies of the applicable policy language affecting coverage required by this clause. All certificates and endorsements are to be received and approved by the COUNTY before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the CITY's obligation to provide them. The COUNTY reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

Material Breach: Failure of the CITY to maintain the insurance required by this agreement, or to comply with any of the requirements of this section, shall constitute a material breach of the entire agreement.

RESOLUTION 2026-XXX

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF FUNDS FROM PLACER COUNTY IN THE AMOUNT OF $274,423 FOR THE COMMUNITY CENTER PARK PROJECT - CIP 637 AND AN AUGEMENTATION TO REVENUES FOR THE SAME AMOUNT TO FUND 2460.

WHEREAS, the Capital Improvement Program (CIP) for FY 2023/25 includes CIP 637 – Community Center Park Phase 1; and

WHEREAS, Phase 1 will include construction of a skatepark with respective fencing, walkways, and installation of underground utilities including storm drain, water, and pathway lighting; and

WHEREAS, City staff applied for Placer County Park Dedication Fees for the Community Center Park project; and

WHEREAS, Placer County Parks Commission and subsequently the County Board of Supervisors both approved the funds.

NOW THEREFORE BE IT RESOLVED:

The City Council of the City of Lincoln authorizes the acceptance of funds from Placer County in the amount of $274,423 for the Community Center Park Project - CIP 637 and an augmentation to revenues to Fund 2460

PASSED AND ADOPTED this 10th day of March, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Richard Pearl, Mayor

ATTEST:

_____
Hope Ithurburn, City Clerk

STAFF REPORT

Item Number 8.K

SUBJECT: Adopt a Resolution Approving the Establishment of a Limited-Term Dispatch Supervisor Position and a Limited-Term Police Lieutenant Position. (Veronica Rodriguez)

SUBMITTED BY: Michelle Seifried

DEPARTMENT: Human Resources

DATE: March 10, 2026

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt a resolution approving the establishment of (1) one limited-term Public Safety Dispatch Supervisor position and (2) one limited-term (LT) Police Lieutenant position for a limited duration of up to 24 months, to be filled internally through promotional processes. This proposal has an estimated annual fiscal impact of $21,433 (Fund 1000-General Fund). The estimated cost of this proposal for the remainder of the 25/26 fiscal year is $6,608.

BACKGROUND/INTRODUCTION:

The Lincoln Police Department has identified immediate operational and compliance risks arising from current supervisory span-of-control and the consolidation of dispatch and records supervision within a single role. Establishing limited-term supervisory capacity will allow the Department to stabilize dispatch supervision while dedicated records supervision is strengthened, and to improve administrative command capacity to meet growing transparency, reporting, and operational demands.

FINDINGS/ANALYSIS:

1. Public Safety Dispatch Supervisor (LT)

Current operations require daily, direct supervision of eight (8) dispatchers, including performance management, training, quality assurance, scheduling, policy compliance, and critical incident coordination. The Department's current structure places dispatch and records supervisory responsibilities effectively under one supervisor, creating a single point of failure for two high-liability functions. While both units are interrelated, each requires intensive supervision, time-sensitive decision-making, and high attention to detail. When one supervisory position is responsible for both areas, operational vulnerability increases in several predictable ways:

- Reduced supervisory availability for dispatchers (less coaching, less guidance, slower response to performance and training needs)
- Delayed or inconsistent oversight during incidents or shift issues, particularly nights/weekends
- Workload compression during vacancies, leave, investigations, audits, or major incidents where both dispatch and records demands intensify simultaneously
- Continuity risk if the supervisor is unavailable (vacation, illness, extended leave), leaving limited capacity to ensure consistent supervision and compliance

The proposed limited-term Public Safety Dispatch Supervisor is intended to provide immediate continuity of 24/7 communications supervision while records supervision is stabilized and the Department restores a sustainable supervisory structure. The limited-term approach allows the City to:

- Rapidly reduce operational and liability exposure in a high-risk function
- Support stabilization and transition during a period of organizational and workload change
- Evaluate ongoing supervisory needs using real operational data while maintaining service reliability

2. Police Lieutenant-Support Services (LT)

The Lincoln Police Department's current command structure and staffing model have increasingly required field supervisors and existing command staff to absorb a growing volume of administrative, compliance, logistical, and documentation responsibilities. As Lincoln continues to expand, particularly with major planned development such as Village 5, the Department anticipates increased calls for service, additional staffing needs, and growth in specialized programs that drive additional administrative workload.

At the same time, California's law enforcement environment has intensified expectations for transparency, reporting, documentation, and administrative oversight. These requirements are not optional and carry tight timelines and significant reputational and liability impacts if not met.

Establishing a Support Services Police Lieutenant is a forward-looking change designed to ensure that the Department can scale responsibly without degrading patrol supervision and emergency response capacity. The position is intended to assign clear ownership over critical support and compliance functions that expand as the City and Department grow.

The Support Services Police Lieutenant would assume direct oversight of key functions including:

- Records and Dispatch supervision
- Department audits
- UASI and grants
- Key technology systems
- Traffic Unit
- Evidence and Property
- Fleet and facility logistics
- Contracts/procurement
- Secondary Incident Commander role

- Investigations and Special Response Team coordination

Centralizing these responsibilities under a dedicated command position strengthens internal controls, consistency, and continuity across functions that directly affect legal defensibility, evidence integrity, fiscal stewardship, and service reliability.

Many sergeants and officers currently carry ancillary administrative and coordination responsibilities in addition to their core operational duties. Shifting recurring compliance and coordination functions to dedicated administrative staff under the Support Services Police Lieutenant reduces administrative load on operational staff and increases time available for in-field supervision, coaching, call response, patrol-level investigations, and visible community outreach.

Additionally, creating this position supports “leadership multiplication” and bench strength by developing multiple leaders capable of managing critical functions (field operations, incident command, compliance, professional standards, and administrative infrastructure). This reduces reliance on any single individual and protects continuity during vacancies, promotions, extended absences, or major incidents.

The Police Department is requesting these positions on a LT basis to implement a measured, fiscally responsible operational change while data is collected on workload, span-of-control, coverage, and service impacts. Per the City’s Personnel Rules and Regulations, LT appointments are authorized by the City Council and designated for a limited duration of 24 months or less. Establishing the positions as LT allows the City to address immediate supervisory and compliance needs without committing to ongoing staffing costs until outcomes can be validated.

During the limited-term period, the Department will assess how the added supervisory capacity affects day-to-day operations, including 24/7 dispatch oversight and continuity, records/administrative compliance, timeliness and quality of mandated reporting, internal controls, and the distribution of supervisory workload across sworn and professional staff functions. The Department will also evaluate whether this staffing model improves consistency, accountability, and risk reduction in higher-liability functions.

Both LT positions will be filled internally as promotions in place (i.e., promotional appointments), consistent with City recruitment and promotional practices. This approach supports succession planning, leadership development, and continuity of operations.

Because these are promotional appointments made in place, the Department is not requesting authorization at this time to establish additional permanent positions. If the Department determines that the operational results are positive and sustainable, staff will return to the City Council to request authorization to make the supervisory structure permanent and to add permanent staffing capacity to maintain service levels in the impacted operational areas.

Establishing a Public Safety Dispatch Supervisor (LT) position and a Support Services Police Lieutenant (LT) position will address immediate operational and compliance risks within the Lincoln Police Department by strengthening supervisory span-of-control, reducing single points of failure in high-liability functions, and improving continuity of oversight for dispatch, records, and critical administrative support services.

These limited-term promotional appointments provide a prudent, time-bound approach to

stabilizing 24/7 communications supervision while records oversight is strengthened, and to assign clear accountability for expanding transparency, reporting, audit, technology, logistics, and grant-related demands without degrading patrol supervision and emergency response capacity.

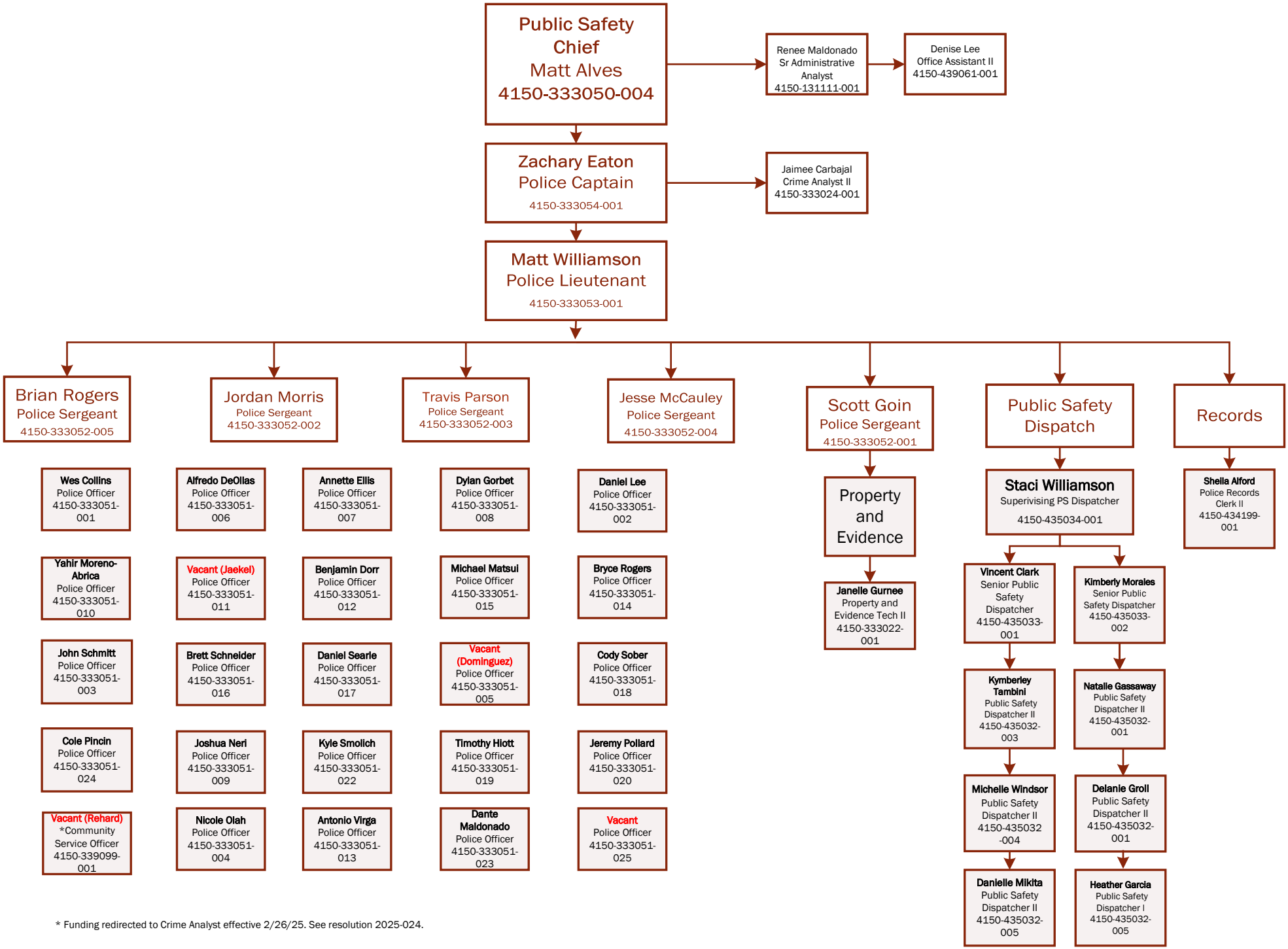
Accordingly, staff recommends the City Council adopt the attached resolution to approve both limited-term positions, with associated costs addressed within the existing budget for the current fiscal year and evaluated in future budget cycles should ongoing need be identified.

FISCAL IMPACT:

Estimated annualized cost (salary and benefits) for the Public Safety Dispatch Supervisor LT and Support Services Police Lieutenant LT positions is $21,433. The estimated cost of this proposal for the remainder of the 25/26 fiscal year is $6,608. The cost of this change can be absorbed within the existing budget. If these limited-term positions are still needed in future fiscal years, future budgets will include appropriation for these positions.

ATTACHMENTS:
Police-February 2026.pdf

RESOLUTION.docx



* Funding redirected to Crime Analyst effective 2/26/25. See resolution 2025-024.

RESOLUTION 2026 - ###

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN, CALIFORNIA, APPROVING THE ESTABLISHMENT OF A LIMITED-TERM PUBLIC SAFETY DISPATCH SUPERVISOR POSITION AND A LIMITED-TERM SUPPORT SERVICES POLICE LIEUTENANT POSITION

WHEREAS, The Lincoln Police Department has identified immediate operational and compliance risks; and

WHEREAS, Establishing a limited-term Public Safety Dispatch Supervisor is intended to provide immediate continuity of 24/7 communications supervision while records supervision is stabilized; and

WHEREAS, establishing a limited-term Support Services Police Lieutenant is intended to assign clear accountability for key support and compliance functions without degrading patrol supervision and emergency response capacity; and

WHEREAS, The limited-term approach is intended to implement a measured, fiscally responsible operational change while the Department assesses operational impacts during the limited-term period, and the Department will return to the City Council in the future if it seeks to make these positions permanent; and

WHEREAS, Chapter 2.41.020 of the City of Lincoln's municipal code identifies that the City Council shall determine the number of authorized positions for each classification; and

WHEREAS, The estimated annualized cost (salary and benefits) for both limited-term positions is $21,433 (Fund 1000 – General Fund), and the estimated cost for the remainder of FY 2025/26 is $6,608; such costs can be absorbed within the existing FY 2025/26 budget, with any continued need evaluated in future budget cycles.

NOW THEREFORE BE IT RESOLVED:

Section 1. The establishment of the following limited-term promotional appointments, each for a limited duration of up to twenty-four (24) months, to be filled internally through promotional processes:

- One Public Safety Dispatch Supervisor (Limited-Term); and
- One Police Lieutenant – Support Services (Limited-Term).

PASSED AND ADOPTED this 10th day of March 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:

ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Richard Pearl, Mayor

ATTEST:

_____
Hope Ithurburn, City Clerk

STAFF REPORT

Item Number 9.A

SUBJECT: Introduce and Waive First Reading of an Ordinance of the Lincoln Municipal Code Establishing Chapter 3.8 Related to the Regulation of the Operation of Tobacco and Vape Retailers. (Sean Scully)

SUBMITTED BY: Sean Scully

DEPARTMENT: City Manager's Office

DATE: March 10, 2026

STAFF RECOMMENDATION:

Staff requests the public hearing be cancelled as further evaluation of the proposed Ordinance is needed.

STAFF REPORT

Item Number 10.A

SUBJECT: Adopt a Resolution Amending and Restating Special Assessment and Community Facilities District Goals and Policies. (Nita Wracker)

SUBMITTED BY: Nita Wracker

DEPARTMENT: Finance

DATE: March 10, 2026

STAFF RECOMMENDATION:
Council adopt Resolution approving Amended and Restated Special Assessment and Community Facilities District Goals and Policies.

BACKGROUND/INTRODUCTION:

Government Code Section 53312.7 requires that a local agency may initiate proceedings to form a community facilities district (a "CFD") under the Mellos Roos Community Facilities Act of 1982 (the "Mello Roos Act") only if first considered and adopted local goals and policies concerning the use of the Mello Roos Act. The City originally adopted CFD goals and policies pursuant to Resolution No. 97-50 on July 14, 1987 (the "Original Policies"). The City later adopted Resolution No. 2018-66 on March 27, 2018 (the "2018 Policy Directive") providing certain policy direction in regards to the formation of CFDs for public services (a "Services CFD") and the maintenance of public improvements (a "Maintenance CFD"). City staff has been working with Stradling Yocca Carlson & Rauth LLP, the City's bond counsel to update the Original Policies to address changes in the CFD and development practices within the City that Staff believes should be reflected in the updated CFD (the "Amended and Restated CFD Policies"). Those changes include:

- Formalization of requirements to join Services CFDs and/or Maintenance CFDs
- Establishing priorities of funding City improvements and services
- Inclusion of potential premium on any City development impact fees financed through the CFD to compensate the City for staff time and tracking of development fee expenditures required to comply with tax exempt bond covenants
- Establishing procedure for determining which development impact fees may be eligible to be financed with tax exempt bond proceeds
- Consideration of potential additional security requirements for early stage developments
- Limiting use of conduit CFD issuers (ie BOLD and SCIP Programs) to projects with fewer than 150 units
- Eliminating the financing of "deferred" fees

- Eliminating the use of “transition events” and generally limiting the term of the special tax to no more than 40 years
- Updates to the application process and developer deposits required ($70,000) to initiate CFD Process and ensure proper reimbursement of City Staff and City consultant time

The Amended and Restated CFD Policies do not amend the 2018 Policy Directive and may be waived at the discretion of the City Council in connection with the consideration of any CFD formation or application.

On March 25, 2025, the City Staff brought proposed amendments to the Goals and Policies tot to the City Council for preliminary consideration. Council directed Staff to provide the proposed amendments to the development community. On October 23, 2025, the City Council held a workshop on the proposed amendments to the CFD Goals and Policies. Following input from the Council and the development community, Staff has revised the policy as set forth in the attached redline showing propose changes from what was presented at the October 23, 2025 workshop.

FINDINGS/ANALYSIS:

The Original Policy is almost 50 years old and requires updating to reflect the current development environment in the City and formalizing current City practices into the Amended Goals and Policies.

In particular, there has been an increasing trend of developers requesting to use conduit issuers to issue CFD bonds on their behalf. Conduit deals which were originally pitched to the City as way to taken advantage of economies of scale by including smaller CFD developments in a pool with other smaller CFDs to reduce costs and lessen the burdens on City Staff. Recently, developers have requested that the City allow conduit issuers to form and issue bonds on large stand-alone master planned communities that the City does not believe result in reduced costs or economies of scale. The City has permitted the BOLD Program and SCIP program to form multiple CFD’s in the City. Each CFD also levies annually administrative taxes (approximately $25,000-$30,000 annually) that would be used by the City to pay for staff time and consultants.

Developers have increasingly sought the City to allow for CFDs to finance development impact fees (“DIF”). Under the Mellos Roos Act and federal tax law (for the issuance of tax-exempt bonds by the CFD) any bond proceeds used to finance DIF has to be traced to actual DIF related improvements and spent in time to comply with City tax-exempt bond covenants. Accordingly, financing DIF requires additional work, tracing and risk on behalf of the City. Some public agencies (particularly School Districts) have long required developers to pay a “premium” on any DIF financed. That “premium” would be eligible to be spent on any public capital improvement of the City that complies with the Mello Roos Act and federal tax law. Although City staff is not currently considering charging a premium (as Staff has limited the DIF to be financed largely to traffic mitigation fees) it may decide to do so in the future based on appropriate circumstances.

FISCAL IMPACT:

Costs associated with CFD formations are usually paid through developer deposits. The Amended and Restated CFD Policies would increase the developer application fee/deposit to

$70,000. Additionally, the Amended and Restated CFD Policies would allow for the City to charge a premium in connection with bond financed DIF. Limiting the use of conduit issuer CFDs to projects under 150 units will increase the amount of CFD administrative expenses collected by the City and may provide other fiscal impacts in connection with ongoing developer negotiations.

ATTACHMENTS:
CFD Goals Policies - Lincoln, 4937-1985-5655_5.docx

Redlind - CFD Goals and Policies.pdf

RESOLUTION 2026.docx

Amended and Restated
City of Lincoln
Special Assessment and Community Facilities District Goals and Policies

1.0 PURPOSE

Pursuant to Section 53312.7 of the California Government Code, the City Council of the City of Lincoln (hereafter the "City Council") hereby states its goals and policies concerning the use of Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California (hereafter the "Mello-Roos Act") in providing adequate public capital infrastructure, facilities and equipment for the residents of the City of Lincoln (the "City"). The following goals and policies shall apply to all community facilities districts (each a "Community Facilities District) and to all assessment districts (each an "Assessment District" and together with any Community Facilities District, the "Districts") under the improvement acts of 1911, 1913, 1915 and 1972 (the "Improvement Acts") hereafter formed by the City. Any policy or goal stated herein may be supplemented or amended or deviated from upon a determination by the City Council that such supplement, amendment or deviation is necessary or desirable, and any policy or goal stated herein shall be deemed amended or supplemented in the event, and as of the date, if ever, that such amendment or supplement is required to ensure compliance with the Act or any other laws of the State of California or federal laws of the United States of America.

2.1 POLICY

The City has developed the following Policies and Procedures on debt financing as guidelines to assist concerned parties in following the City's approach to special assessment and community facilities district debt financing. It is the City's goal to support projects that address a public need and provide a public benefit. Proposed projects requesting special assessment or community facility district debt financing will be evaluated to determine if such financing is financially viable, and in the best interest of the City, and current and future City and project residents. These Policies and Procedures are designed to comply with Section 53312.7 of the Government Code.

The City of Lincoln will consider developer or property owner initiated applications (Applicant) requesting the formation of community facilities or special assessment districts and the issuance of bonds to finance eligible public facilities and/or public services necessary to serve newly developing residential, commercial and/or industrial projects. The following criteria will be applied to all districts by the City staff with final determination and findings to be made by the City Council:

When tax-exempt financing of project public facilities will result in a significant public benefit.

When a Specific Plan has been adopted on the property, or the City has negotiated and executed a Development Agreement addressing project implementation, either of which includes requirements to form a District to finance public improvements or services.

Each time a District is formed for the benefit of a development project, the City will require in those situations where maintenance or service requirements will exceed normal City standards

or where such development requires the provision of additional services, the creation of an alternative financing mechanism to pay for such maintenance requirement or such additional services. Such financing mechanisms may include formation of or annexation to a Community Facilities District.

Existing neighborhoods may apply to the City for the use of a District to finance local or neighborhood serving facilities. The City will apply applicable provisions of these policies to those financing programs for existing neighborhoods.

The City shall make the determination as to whether a proposed District shall proceed under the provisions of the Improvement Acts or the Mello-Roos Act. The City may confer with consultants and the applicant to learn of any unique district requirements such as facilities serving the regional area or long-term development phasing prior to making any final determination.

All City and consultant costs incurred in the evaluation of new development district applications and the establishment of districts will be paid by the applicant(s) by advance deposit increments. The City shall not incur any non- reimbursable expense for processing assessment or community facilities districts. Expenses not chargeable to the district shall be borne by the applicant.

2.2 STAFF REVIEW

All proposed Districts shall be reviewed by the City staff for adherence to policy prior to being presented to the City Council. Any variances from policy as well as any other material information will be noted by the City staff and reported to the City Council with recommendation for action.

2.3 RESOURCE CONSULTANTS

Bond Counsel
Municipal Advisor
Assessment Engineer
Special Tax Consultant
Appraiser
Economist/Market Absorption Specialist
Bond Underwriter
Disclosure Counsel
Fiscal Agent/Trustee

The City shall have the sole discretion as to selection of consultants and determination of fees and expenses of all consultants necessary for the formation of a District and the issuance of bonds. Prior consent of the Applicant(s) shall not be required in the determination by the City of the consulting and financing team.

No firm may serve as both design engineer and engineer of work and assessment engineer or special tax consultant on the same project, pursuant to Section 87100 of the Government Code.

3.1 ELIGIBLE PUBLIC FACILITIES; PRIORITY

Priority for CFD financing shall be given to public facilities directly benefiting the City as well as those improvements identified by the City as the most necessary to serve the specific needs of the portion of the City in which the CFD will be located. The financing of public facilities to be owned and operated by public agencies other than the City shall be considered on a case by case basis. The list of eligible public facilities include but are not limited to the following and include facilities included as part of the City's or another public agencies development impact fee programs to the extent permitted by the Mello-Roos Act or Improvement Acts:

Streets, highways and bridges	Flood control facilities
Street lighting	Libraries
Traffic signals and safety lighting	Public utilities
Parks	Police and fire protection facilities
Governmental facilities	Recreation facilities, including golf courses
Sanitary sewer facilities	Biological mitigation measures involving land acquisition, dedication & revegetation
Storm drain facilities	
Potable and reclaimed water facilities	Landscaping

If a Community Facilities District is formed to finance facilities included as part of the City's development impact fee program, the City may include a premium with respect to the amount financed in an amount determined by the City. The City may condition the financing of facilities included as part of the City's or another public agency's development impact fee programs on the applicant's agreement to participate in the financing of City services for public safety. Prior to financing any fees with tax-exempt bond proceeds, the City shall consult with bond counsel to ensure the bond proceeds used to finance such fees shall be able to be spent in accordance with City bond covenants. In no event shall a Community Facilities District provide for the financing of fees deferred by the City or any other public agency, including but not limited to the South Placer Regional Transportation Authority.

In general, none of the foregoing types of facilities will have priority over the others, however, the City has final determination as to any facility's eligibility for financing, as well as the prioritization of facilities to be included within a financing district. Use of bond proceeds for grading and right-of-way acquisition will be reviewed by the City and bond counsel on a case-by-case basis.

It is secondarily the policy of the City to assist in the provision of other public facilities when to do so is necessary, in the sole discretion of the City Council acting as the legislative body of the affected CFD, to serve taxpayers residing within or owning property within the City boundaries.

Additionally, the City may finance any one or more of the types of services specified in Section 53313 of the Act. Priority for CFD financing shall be given to services provided by or directly benefiting the City and, if multiple services are to be financed, with no service having priority over another service; provided, however, the City has final determination as to any service's eligibility for financing.

3.2 CREDIT QUALITY – VALUE-TO-LIEN RATIO

Credit quality for the issuance of bonds will be determined in part by the District (or improvement area) property value-to-lien ratio which will be at a minimum 4:1, including the value of the financed public improvements to be installed, and considering all prior or pending special taxes or improvement liens and debt. Value-to-lien ratios of individual parcels will be reviewed to analyze credit quality. Acceptance by the City of the value-to-lien ratio will be determined by an appraisal with recommendations from bond counsel, any financial advisor, and the underwriter with consideration of the project and diversification of land ownership. In addition to the minimum value-to-lien ratio requirement, City staff may require a certain number of homes of the proposed residential units within the Community Facilities District (or improvement area) have been completed and conveyed to individual homeowners as condition precedent to the issuance of bonds.

The appraisal shall be coordinated by, under the direction of, and addressed to the City. The applicant shall pay all costs associated with the preparation of the appraisal report through an advance deposit of funds with the City. The appraiser should be credentialed by the State of California Office of Real Estate Appraisers and be a Member of the Appraisal Institute (MAI). The appraiser should have demonstrated prior experience in appraising property subject to special assessments or taxes in conjunction with a bond offering.

The appraisal shall be conducted in accordance with criteria, standards and assumptions in accordance with the California Debt and Investment Advisory Commission Appraisal Standards for Land-Secured Financings and based upon the recommendations from the City's financing team. In every case, the appraisal shall reflect nationally Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and employ all, or a combination of: discounted cash flow, bulk sale comparable, raw land value as is, and project build-out values.

Upon receiving an appraisal, determining the value-to-lien ratio, and evaluating the project and current underwriting criteria, the City may require letters of credit or other security to secure payment of the special taxes to be levied annually on properties within the District. Letters of credit or other security may also be required for individual parcels of specific property ownership within a District. (See Section 5, Security).

For projects with a significant amount of development or the refunding of outstanding special assessment and community facilities district debt, the assessed value of property or other mass appraisal techniques may be options for the establishment of credit quality.

Depending on the circumstances of the development, a market absorption study may be required. City will retain the consultant to prepare a report to verify market absorption assumptions and projected base sales prices of the properties subject to the special taxes or assessments in the District. The market absorption study shall be completed prior to completion of the appraisal, and the appraisal shall take into consideration the conclusions of the market absorption study. The City may require a mortgage study to analyze existing types of mortgages in the District to provide additional information to potential bond investors.

3.3 SECURITY

Prior to the issuance of bonds City staff may, depending on the level of development within the District and the real estate market conditions at the time of proposed sale, require letters of credit or other security to secure the payment of special taxes in highly concentrated Districts.

4.1 EQUITY OF SPECIAL TAX FORMULAS AND MAXIMUM SPECIAL TAXES

Special tax formulas for Community Facilities Districts shall provide for minimum special tax levels which satisfy the following expenses of all Community Facilities Districts: (a) at least 110 percent debt service coverage for all Community Facilities District bonded indebtedness, (b) the reasonable and necessary administrative expenses of the Community Facilities District, and (c) amounts equal to the differences between expected earnings on any escrow fund and the interest payments due on bonds of the Community Facilities District. Additionally, the special tax formula may provide for the following: (a) any amounts required to establish or replenish any reserve fund established in association with the indebtedness of the Community Facilities District, (b) the accumulation of funds reasonably required for future debt service, (c) amounts equal to projected delinquencies of special tax payments, (d) the costs of remarketing, credit enhancement and liquidity facility fees, (e) the cost of acquisition, construction, furnishing or equipping of facilities, (f) lease payments for existing or future facilities, (g) costs associated with the release of funds from an escrow account, and (h) any other costs or payments permitted by law, including, but not limited to, financing any one or more of the types of services specified in Section 53313 of the Mello-Roos Act.

The special tax formula shall be reasonable and equitable in allocating public facilities' costs to parcels within the Community Facilities District. Unless the City determines that special circumstances warrant a change, the special tax formula originally accepted for the Community Facilities District shall remain the same in order to ensure equity as originally envisioned at the time of Community Facilities District formation. At the time of formation of the Community Facilities District, exemptions from the special tax may be given to parcels which are publicly owned, are held by a property owner's association, are used for a public purpose such as open space or wetlands, are affected by public utility easements making impractical their utilization for other than the purposes set forth in the easements, or have insufficient value to support bonded indebtedness.

It is the goal of the City that maximum special taxes or assessments on residential owner-occupied property, when taken together with *ad valorem* taxes, any other special taxes levied pursuant to the Act and assessments applicable to such property, do not exceed in any year two percent (2%) of the greater of the assessed value or appraised value of such property. Nevertheless, special taxes on residential owner-occupied property, when taken together with *ad valorem* taxes, any other special taxes levied pursuant to the Act and assessments applicable to such property, may exceed in any year two percent (2%) of the greater of the assessed value or appraised value of such property if the City determines at the time of formation of a Community Facilities District that over the term of the bonds, the special taxes, *ad valorem* taxes and assessments are expected to average two percent (2%) or less per year of the greater of the assessed value or appraised value of such property. It is further the policy of the City to comply with the provisions of Section 53321 of the Act with respect to the escalation of maximum taxes. In no event shall the term the special tax exceed forty (40) years from the year

of the initial special tax levy. "Transition Events" in which the special tax is reduced and extended beyond forty (40) years are prohibited.

Special taxes will only be levied on an entire County Assessor's parcel, and any allocation of special tax liability of a County Assessor's parcel to leasehold or possessory interest in the fee ownership of such County Assessor's parcel shall be the responsibility of the fee owner of such parcel (except where the City is the fee owner of the parcel and has, subsequent to the date of adoption of these goals and policies, leased the parcel pursuant to a lease with a term of at least 5 years, in which case the lessee shall have the responsibility for the special tax liability) and the City shall have no responsibility therefor and has no interest therein. Failure to pay or cause to be paid any special taxes in full when due shall subject the entire parcel to foreclosure in accordance with the Act.

The City shall retain a special tax consultant to prepare a Rate and Method of Apportionment which:

A. Recommends a special tax formula for the proposed Community Facilities District.

B. Evaluates the special tax proposed to determine its ability to adequately fund identified public facilities and proposed services, City administrative costs, services (if applicable) and other related expenditures. The Rate and Method of Apportionment of special taxes shall be designed to ensure sufficient revenues are produced in case of final development at lower densities than anticipated.

C. The special tax consultant shall also address the resulting aggregate tax burden of all proposed special taxes plus existing special taxes, ad valorem taxes levies and assessments on the properties within the Community Facilities District.

4.2 USE OF CONDUIT ISSUERS

It is the City's preference to be the lead public agency forming community facilities districts within the City. The City will permit the use of conduit issuers, i.e. CMFA Program, CSCDA SCIP Program or any other third party joint powers authorities for developments consisting of less than 150 units. Developers with projects in excess of 150 units shall need consent from the City Council prior to pursuing the formation of community facilities district through a conduit issuer. Within ninety (90) days or receiving any such request City Staff shall bring such request to the City Council for consideration. Any District formed by a conduit issuer shall comply with the terms of this policy.

4.3 TERMS AND CONDITIONS OF BONDS

The City shall establish all terms and conditions of the bonds. The City will control, manage and invest all District issued bond proceeds. Each bond issue shall be structured to adequately protect bond owners and to not adversely impact the bonding capacity or credit rating of the City. Unless otherwise authorized by the City, the following shall serve as bond requirements:

A. A reserve fund equal to the lesser of (i) 10% of the issue price of the bonds, (ii) maximum annual debt service, or (iii) 125% of average annual debt service, or as otherwise deemed appropriate by the City.

B. For Districts containing residential property, the timing of bond sales(s) and/or Rate and Method of Special Tax Apportionment shall be such that special taxes or special assessments are levied no later than the first fiscal year following the occupancy of residential units. For all Districts, interest shall not be funded (capitalized) beyond what is permitted in the Mello-Roos Act or the Improvement Acts.

C. The repayment of principal shall begin on the earliest principal payment date for which sufficient special tax revenues can be made available.

D. The maximum special tax shall be established to assure that the annual revenue produced by levy of the maximum special tax shall be equal to at least 110% of the maximum annual debt service plus administration expenses.

E. In instances where multiple series of bonds are to be issued, the first series shall include public facilities of highest priority acceptable to the City.

F. All statements and materials related to the sale of special assessment or community facilities district bonds shall emphasize and state that neither the good faith, nor the taxing power of the City is pledged to the security or repayment of the bonds. The sole sources of revenues to secure bond owners are special taxes, annual assessments or foreclosure proceeds.

G. "Pay Go" special taxes (special taxes in excess of what is need to pay debt service on bonds and administrative taxes) may be levied on behalf of developers to acquire public infrastructure or pay fees prior to the issuance of the first series of bonds, or if multiple series of bonds are expected as long as determined by the City to prevent fluctuations in the levy of the special taxes at the assigned rate on homeowners. The City may levy for "pay go" special taxes to pay directly for infrastructure that benefits the public either inside or outside the boundaries of the community facilities district but within the boundary of the City selected by the City Council in its sole discretion ("Public Benefit Infrastructure").

H. The savings associated with any refunding bonds shall inure to the benefit of the residents with the community facilities district or at the discretion of the City to finance Public Benefit Infrastructure.

I. Debt service on each series of bonds shall either be substantially level or escalate to match the escalation in the special taxes. If bonds are to be issued in multiple series, such bonds shall not "wrap around" debt service on existing bonds.

4.4 AGREEMENTS

Agreements will be prepared incidental to District formation proceedings in a form satisfactory to the City and consistent with these policies. These agreements may include, but not be limited to:

A. Deposit and Reimbursement Agreement.

B. Funding and Acquisition Agreement.

C. Joint Community Facilities Agreements with any other public agency entitled to receive any portion of the bond proceeds or entitled to own and operate any of the public facilities financed by bond proceeds.

Prior to the issuance of bonds by a District, all of the agreements specified shall be duly approved and executed by the relevant parties. Prior to execution of any agreements, such agreements shall be reviewed and approved by bond counsel and the City Attorney and approved by the City Council.

4.5 USE OF CONSULTANTS

The City shall have the sole discretion as to selection of consultants and determination of fees and expenses of all consultants necessary for the formation of the District and the issuance of bonds, including the underwriter(s), bond counsel, financial advisor, assessment engineer, appraiser, trustee, paying agent, market absorption consultant, and the special tax consultant after reasonable consultation with the applicant. Prior consent of the applicant shall not be required in the determination by the City of the consulting and financing team

The City shall also be responsible for determining the structure of the bonds to be issued, including the method of sale (negotiated or competitive), the need for bond ratings, the need for escrow provisions, investment of bond proceeds, and all other terms and conditions incidental to structuring and closing a bond issuance.

Consultants of the City for the District shall comply with the requirements of the Fair Political Practices Commission and of the California Government Code.

4.6 ACQUISITION PROVISIONS

The City shall have final determination as to whether it will allow the financing of public facilities through acquisition or if the improvements will be constructed by the City.

In the event the acquisition provisions of the Municipal Improvement Act of 1913 or the Mello-Roos Act are utilized, the City, at its sole discretion, will determine the facilities to be acquired, the priority of acquisition of completed facilities and the method of determining reasonable acquisition costs. Applicable bidding and prevailing wage requirements are extensive and will be addressed during the preparation of the funding and acquisition agreement.

The City has determined (pursuant to Section 53329.5(c) of the Government Code) that the public interest will not be served by allowing property owners to elect to enter into agreements with the City to perform construction work after competitive construction bids have been received. The City Council will make such a determination in the resolution of intention regarding the formation of a Community Facilities District.

4.7 DISCLOSURE TO PURCHASERS

Developers who are selling lots or parcels that are within a Community Facilities District shall provide disclosure notice to prospective purchasers that complies with all of the requirements set forth in Section 53341.5 of the Government Code. The disclosure notice must be provided to prospective purchasers of property at or prior to the time the contract or deposit receipt for the purchase of property is executed. Developers shall keep an executed copy of each

disclosure document as evidence that disclosure has been provided to all purchasers of property within a Community Facilities District.

Owners of land securing 20% or more of the debt service on bonds will be required to provide financial information, as deemed appropriate by the City, for inclusion in the continuing disclosure document the City must provide annually and will also be required to provide written undertakings to provide financial and operating data as required by the SEC's Rule 15c2-12 and by the underwriter of the bonds.

4.8 PROPERTY OWNER SUPPORT

In the instance of multiple property owners, the applicant shall be required to produce letters evidencing other property owners' support for the scope and establishment of the District as an attachment to the application. The applicant must have concurrence of at least 60% of the other property owners to be included in the proposed District, unless there is an overriding need for the public facilities, or the applicant is willing to separately fund the facilities for non-participating property.

4.9 LAND USE APPROVALS

Properties proposed for inclusion in a District must possess a land use determination such that proposed development land uses and specific facility requirements can be adequately assessed.

4.10 EXCEPTIONS TO THESE POLICIES

The City may find in limited and exceptional instances that a waiver to any of the above stated policies is reasonable given identified special City benefits to be derived from such waiver. Such waivers are granted only by action of the City Council based upon specific public purpose and/or health and safety findings.

A waiver of certain provisions of these policies may also be relevant for the refunding of outstanding special assessment and community facilities district debt.

4.11 APPLICATION PROCESS

Early communication with the City is encouraged to assist applicants in evaluating the feasibility of available financing programs and to discuss program procedures.

1. *PREAPPLICATION CONFERENCE:* Applicant meets with City to discuss the proposed project and application procedures.

2. *APPLICATION SUBMISSION:* Applicant/developer shall submit an application to the City with a deposit and reimbursement agreement in the amount of $50,000 to $70,000 (as deemed necessary by staff, based on size of proposed District). The deposit will be handled as set forth in the Deposit and Reimbursement Agreement or Funding and Acquisition Agreement as established by the City and approved by the applicant/developer. This deposit is for the purpose of application processing, preliminary costs, retention of appropriate consultants, and the compensation of staff time devoted to the formation of the District. The City will conduct an initial evaluation

of the application to determine if it is complete and whether additional information is required.

3. *PROJECT REVIEW:* Applicant and City staff meet to discuss initial application, including any issues raised and further information that might be required. If necessary, applicant submits revised application.

4. *APPLICATION PROCESSING:* Upon City determination that application is complete, staff prepares a staff report, which forwards the request for district formation and project financing and staff recommendation to the City Manager or his/her designee for review.

5. *CITY COUNCIL CONSIDERATION:* The City Council grants or denies the application.

6. *PROJECT INITIATION:* Staff submits consultant contracts, reimbursement agreements and other similar items for City Council consideration as required by the City's Purchasing Policy.

7. *PROJECT IMPLEMENTATION:* Applicant, staff and consultants meet to determine preliminary project schedule and begin work necessary to initiate district formation. This document outlines district formation procedures.

4.12 SPECIAL ASSESSMENT DISTRICT FORMATION PROCEEDINGS FORMAT

Assessment district proceedings under the Municipal Improvement Act of 1913 normally provide for the construction of improvements by the City and the financing of such improvements with improvement bonds, which are secured by a fixed lien assessment on the benefited property. In certain instances, if authorized by the City, the developer may construct the improvements (or portion thereof), which would be acquired by the City as provided in the proceedings.

The formation proceedings are subject to and contingent upon satisfaction of all environmental zoning and land use regulations. The following is a summary of the proceedings under the Municipal Improvement Act of 1913 for the formation of an Assessment District. All such proceedings are subject to the requirements of the Improvement Acts, as applicable.

1. **Initiation of Proceedings.** An applicant or landowner petition for City Council action initiates the District. Upon initiation, the design engineer prepares plans, specifications and cost estimates of the proposed public improvements. The assessment engineer begins preparing the Engineer's Report, including the assessment diagram, assessment roll, description of improvements and preliminary cost spread. If required, the Environmental Impact Report "EIR" consultant begins processing the appropriate environmental documentation for the public improvements.

2. **Presentation of Report.** Upon completion of the preliminary engineering work, the City Council adopts a resolution of intention to form the assessment district, approves the Engineer's Report, calls for construction bids, authorizes the future sale of bonds,

sets the date, time and place for the public hearing and directs assessment notices to be mailed.

3. **Bid Process**. Finance Department receives construction bids. Assessment engineer modifies the assessment roll and Engineer's Report and notifies property owners of revised assessments.

4. **Public Hearing.** City Council holds public hearing at which written protests are presented, and public testimony is taken. If a majority protest has not been received, City Council approves district formation, awards bids, orders construction work, confirms the assessments, directs Finance Director/Treasurer to mail assessment notices and approves the bond sale.

5. **Cash Collection Period.** Treasurer/Finance Director may receive cash payments during the 30 days following confirmation if property owners elect to pay off the assessment or portion thereof prior to the issuance of bonds.

6. **Authorize Issuance of Bonds.** City Council determines the balance of unpaid assessments and provides for the issuance of bonds to be secured thereby.

7. **Sale of Bonds.** Bonds are issued in exchange for the cash proceeds of the sale, which are held by the City or its fiscal agent (or paying agent/registrar) and utilized for the construction of public improvements described in the Engineer's Report.

4.13 MELLO-ROOS COMMUNITY FACILITIES DISTRICT FORMATION PROCEEDINGS

A Community Facilities District is a legally constituted governmental entity created for the purpose of financing public facilities and services.

The formation proceedings are subject to and contingent upon satisfaction of all environmental, zoning and land use regulations. The following is a summary of the proceedings for the formation of a Community Facilities District under the Mello-Roos Act. All such proceedings are subject to the requirements of the Mello-Roos Act.

1. **Initiation of Proceedings.** Proceedings must be instituted when a written request is made by a petition signed by 10% of the registered voters or 10% of the landowners by area. The petition shall be accompanied by payment of a fee determined by the City Council to be sufficient to pay for costs incurred in conducting the proceedings.

2. **Resolution of Intention.** Within 90 days of the receipt of a written request or petition, the City Council will adopt a resolution of intention to establish a Community Facilities District. The resolution will state the name of the proposed Community Facilities District, the types of facilities or services to be financed and that, except where funds are otherwise available, a special tax to pay for such facilities and services will be annually levied. The resolution of intention shall also fix a time and place for a public hearing between 30 and 60 days after the adoption of the resolution of intention, describe the method of levy and apportionment of the special tax and describe the proposed voting procedure. In addition, the resolution may specify conditions under which the obligation to pay the special tax may be prepaid and

permanently satisfied. The City Council directs its responsible officers to study the proposed district and to file a report at or before the public hearing describing the proposed public facilities and services and an estimate of costs.

3. **Public Hearing.** Protests against the establishment of the Community Facilities District, the extent of the Community Facilities District or the furnishing of specified types of public facilities or services may be made orally or in writing by interested persons or taxpayers. If 50% or more of the registered voters, 6 registered voters, whichever is more, residing within the proposed Community Facilities District or the owners of 1/2 or more of the area of land in the proposed Community Facilities District file written protests against the establishment of the Community Facilities District, the proceedings are abandoned. If the protests are directed toward certain types of facilities or services, or against a specified special tax, those specific items may be eliminated from the resolution forming the Community Facilities District. The hearing may be continued for up to 30 days without special findings and up to 6 months if the City Council makes specified findings.

4. **Resolution of Formation.** If the City Council decides to establish the Community Facilities District, it will adopt a resolution of formation containing similar information as contained in the resolution of intention.

5. **Election.** If the City Council determines to form the Community Facilities District, it submits the question of whether special taxes should be levied to an election of the voters (or land owners if less than 12 registered voters preside within the boundaries of the propose Community Facilities District for each of the 90 days prior to the date of the public hearing) of the proposed Community Facilities District. Combined with the tax proposition, there may be a proposition on the question of incurring bonded indebtedness. The tax, in order to be levied, must be approved by two-thirds of the votes cast and thereafter levied by adoption of an ordinance of the City Council. The Mello-Roos Act provides that the election shall be at the next general election or at a special election to be held between 90 and 180 days following the close of the protest hearing. The unanimous consent of the qualified electors within the proposed district and the concurrence of the election official conducting the election may shorten the election time limits.

6. **Special Tax Bonds.** A Community Facilities District may be created solely to provide the services permitted by statute. However, most Community Facilities Districts have been created specifically for the purpose of levying special taxes to service bonded indebtedness incurred by the Community Facilities District in order to finance the construction of facilities. Maintenance and service districts may also be created. The proceedings to authorize and incur bonded indebtedness usually parallel the proceedings for formation of the Community Facilities District and the authorization to levy the special tax, although the bond proceedings could be conducted separately and at a later date. The proceedings to authorize bonded indebtedness involve a resolution of intention, public hearing and election; all conducted in a manner very similar to proceedings to form the Community Facilities District and levy the tax. Community Facilities District bonds may be sold competitively or through negotiated sale and may bear fixed or variable interest rates.

In some cases, a Community Facilities District may provide specified facilities for only a portion of the land within the Community Facilities District. In that event, the Act provides for the formation of improvement areas for which separate elections are conducted and to which a specified special tax applies.

5.1 ROLES AND RESPONSIBILITIES

- The City Manager or his/her designee is responsible for administering this policy and procedure.

- All employees are responsible for compliance with this policy and procedure.

DISTRICT APPLICATION

SPECIAL FUNDING DISTRICT
APPLICATION FORM

Proposed Special District: CFD for Facilities

Proposed Name of Project: _____

Date Received: Amount: _____

Proposed Special District Number: _____

DEPOSIT REQUIREMENTS

Total Deposit of $70,000 required at time application is submitted. $65,000 will be eligible for reimbursement at time bond proceeds are available. $5,000 is non-refundable.
An additional $70,000 will be required for each zone or improvement area.

1. IDENTIFICATION OF SUBJECT PROPERTY

Description of Property (include N, S, E &/or W, borders, acreage & tract number)

A. APN(s) and/or Master Parcel Number
Attach Backup (if needed)

Include all Assessor Parcel Numbers to be included in the Special District **in their entirety (XXX-XXX-XXX-X)**

_____ _____ _____ _____
_____ _____ _____ _____
_____ _____ _____ _____
_____ _____ _____ _____

B. Tract/Tentative Tract Map Number
Enclose copy of map _____

C. Recorded Lot Line Adjustments
Enclose copy of document(s) _____

D. Mapping Status ☐ Approved ☐ Tentative

E. Environmental Permits Required ☐ Yes ☐ No

F. Status of Permits ☐ Application in Process

G. Conditions of Approval Required ☐ Yes ☐ No

By Whom _____

H. Status of Conditions ☐ In Process ☐ Completed

2. PROPERTY OWNER INFORMATION (Attach Grant Deed)

A. Landowner Name(s)
Attach Backup (if needed) _____

B. Contact Name _____

C. Title _____

D. Mailing Information _____

E. Phone _____

F. Fax _____

G. E-Mail _____

3. CONSULTANT/APPLICANT INFORMATION

A. Company Name _____

B. Contact Name _____

C. Title _____

D. Mailing Information _____

E. Phone _____

F. Fax _____

G. E-Mail _____

4. ENGINEERING INFORMATION

A. Company Name _____

B. Contact Name _____

C. Title _____

D. Mailing Information _____

E. Phone _____

F. Fax _____

G. E-Mail _____

5. PROJECT LAND USE (Per Improvement Area or Zone, When Applicable)

A. Number of Taxable Units _____

B. Proposed Product Mix *See below*

C. Base Sale Price Information *See below*

D. Number of Taxable Acres
Attach Backup _____

E. Number of Exempt Acres
Attach Backup

F. Desired Tax Rate Burden _____ %

G. Anticipated Absorption _____ *per month*

2. COMPOSITION OF DEVELOPABLE ACREAGE

Attach Additional Backup (if needed)

	Acreage	Commence Occupancy (Quarter & Year)
Residential		
Commercial-Retail		
Business Park		
School Site		

PROPOSED RESIDENTIAL PRODUCT MIX

Plan Number	1	2	3	4
Apartment, Attached, or Detached				
Number of Units				
Average Lot Size		*sq. ft.*		
Prices				
Square Footage of Living Area				

Occupancies (See Table Below)

Quarter & Year	Plan 1	Plan 2	Plan 3	Plan 4

3. FINANCING STRUCTURES OFFERED TO HOMEBUYERS

☐ FHA ☐ VA ☐ VARIABLE

☐ OTHER _____

4. FINANCING MECHANICS

A. Preparation of Boundary Map
Attach if possible

B. Preparation of RMA
Attach if possible

C. Proposed JCFAs

Agency Name _____

Funding Purpose (i.e. fees, facilities) _____

Name

Contact Name

Mailing Address

Phone

Fax

Email

Agency Name

Funding Purpose (i.e. fees, facilities) _____

Name

Contact Name

Mailing Address

Phone

Fax

Email

D. Additional Land Secured Financings Proposed
Agency Name & Backup

E. Overlapping Land Secured Financings List all existing special taxes, assessments, & liens as well as agency name(s)*

F. Improvement Area(s)/Zone(s) ☐ Yes ☐ No

G. Basis for Either

H. Initial Levy Fiscal Year

I. Final Levy Fiscal Year (Anticipated)

J. Proposed Capitalized Interest _____ *Months*

K. Proposed Facilities Costs Breakout Between Improvement Area(s)/Zone(s) & Type of Facility/Agency

L. Summary of Proposed Methodology Proposed Land Use Categories & Method of Apportionment

* **Attach backup as needed**

Additional Project Information

1. City planning approvals (subdivision approval received to date including processing numbers, dates of approval, current processing status and development agreement reference, if any).

_____

_____

2. Previous names under which this project has been known or processed by the City (list names and dates).

_____

_____

3. Improvements or facilities proposed for assessment district or community facilities district financing. (Provide a cost breakdown, map and construction timetable for each facilities or improvement proposed.)

_____

_____

4. All existing and proposed taxes, assessments, liens or other secured interests on all property within the proposed district. (Provide a copy of recent property tax bill and proof there are no delinquent property taxes outstanding.)

_____

_____

5. Estimated property value-to-lien ratio including the value of public improvements to be financed (to be documented by letter from MAI appraiser or other qualified party).

_____

_____

6. Prior experience developer/landowner has had with assessment and/or community facilities district financing.

_____

_____

7. Other land development ventures by landowner and/or developer in the City of Lincoln and in California within the last five years (include location, land use summary, period of construction, etc.)

_____

_____

8. Future plans with sale/development of property (i.e. are you selling it to homebuilders, who? Developing it yourself, etc.)

_____

_____

Other District Formation/Financing Information

1. Project's need for assessment and/or community facilities district financing.

_____

_____

2. Public entities anticipated to own, operate or maintain facilities or improvements proposed.

_____

_____

3. Surrounding property owners which may be affected by or be included in the proposed district financing and percentage of total acreage owned by applicant. (Attach a map identifying their

property locations, affected facilities, and evidence indicating support for the proposed district financing.)

_____

_____

Miscellaneous

1. Indicate whether an application for assessment and/or community facilities district financing has ever been previously denied by the City Council for this property. If so, explain the circumstances and reasons.

_____

_____

2. Indicate whether the landowner/developer and/or joint venture participant have ever been party to an abandoned, defaulted and/or court challenged assessment or community facilities district financing. If so, state when, where, issue size, circumstances and reasons.

_____

3. Do you foresee any unusual requirements, problems, unique opportunities, etc., that may exist in the requested financing of the project?

_____

_____

4. Provide recent financial statements of landowner, developer, joint venture, etc., or provide lead banker/lender references or other information demonstrating past financial performance.

_____

_____

Submitted By:

Firm _____

Name _____

Title _____

Date _____

Signature _____

Amended and Restated
City of Lincoln
Special Assessment and Community Facilities District Goals and Policies

1.0 PURPOSE

Pursuant to Section 53312.7 of the California Government Code, the City Council of the City of Lincoln (hereafter the "City Council") hereby states its goals and policies concerning the use of Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California (hereafter the "Mello-Roos Act") in providing adequate public capital infrastructure, facilities and equipment for the residents of the City of Lincoln (the "City"). The following goals and policies shall apply to all community facilities districts (each a "Community Facilities District) and to all assessment districts (each an "Assessment District" and together with any Community Facilities District, the "Districts") under the improvement acts of 1911, 1913, 1915 and 1972 (the "Improvement Acts") hereafter formed by the City. Any policy or goal stated herein may be supplemented or amended or deviated from upon a determination by the City Council that such supplement, amendment or deviation is necessary or desirable, and any policy or goal stated herein shall be deemed amended or supplemented in the event, and as of the date, if ever, that such amendment or supplement is required to ensure compliance with the Act or any other laws of the State of California or federal laws of the United States of America.

2.1 POLICY

The City has developed the following Policies and Procedures on debt financing as guidelines to assist concerned parties in following the City's approach to special assessment and community facilities district debt financing. It is the City's goal to support projects that address a public need and provide a public benefit. Proposed projects requesting special assessment or community facility district debt financing will be evaluated to determine if such financing is financially viable, and in the best interest of the City, and current and future City and project residents. These Policies and Procedures are designed to comply with Section 53312.7 of the Government Code.

The City of Lincoln will consider developer or property owner initiated applications (Applicant) requesting the formation of community facilities or special assessment districts and the issuance of bonds to finance eligible public facilities and/or public services necessary to serve newly developing residential, commercial and/or industrial projects. The following criteria will be applied to all districts by the City staff with final determination and findings to be made by the City Council:

When tax-exempt financing of project public facilities will result in a significant public benefit.

When a Specific Plan has been adopted on the property, or the City has negotiated and executed a Development Agreement addressing project implementation, either of which includes requirements to form a District to finance public improvements or services.

Each time a District is formed for the benefit of a development project, the City will require in those situations where maintenance or service requirements will exceed normal City standards or where such development requires the provision of additional services, the creation of an alternative financing mechanism to pay for such maintenance requirement or such additional

services. Such financing mechanisms may include formation of or annexation to a Community Facilities District.

Existing neighborhoods may apply to the City for the use of a District to finance local or neighborhood serving facilities. The City will apply applicable provisions of these policies to those financing programs for existing neighborhoods.

The City shall make the determination as to whether a proposed District shall proceed under the provisions of the Improvement Acts or the Mello-Roos Act. The City may confer with consultants and the applicant to learn of any unique district requirements such as facilities serving the regional area or long-term development phasing prior to making any final determination.

All City and consultant costs incurred in the evaluation of new development district applications and the establishment of districts will be paid by the applicant(s) by advance deposit increments. The City shall not incur any non- reimbursable expense for processing assessment or community facilities districts. Expenses not chargeable to the district shall be borne by the applicant.

2.2 STAFF REVIEW

All proposed Districts shall be reviewed by the City staff for adherence to policy prior to being presented to the City Council. Any variances from policy as well as any other material information will be noted by the City staff and reported to the City Council with recommendation for action.

2.3 RESOURCE CONSULTANTS

Bond Counsel
Municipal Advisor
Assessment Engineer
Special Tax Consultant
Appraiser
Economist/Market Absorption Specialist
Bond Underwriter
Disclosure Counsel
Fiscal Agent/Trustee

The City shall have the sole discretion as to selection of consultants and determination of fees and expenses of all consultants necessary for the formation of a District and the issuance of bonds. Prior consent of the Applicant(s) shall not be required in the determination by the City of the consulting and financing team.

No firm may serve as both design engineer and engineer of work and assessment engineer or special tax consultant on the same project, pursuant to Section 87100 of the Government Code.

3.1 ELIGIBLE PUBLIC FACILITIES; PRIORITY

Priority for CFD financing shall be given to public facilities directly benefiting the City as well as those improvements identified by the City as the most necessary to serve the specific needs of the portion of the City in which the CFD will be located. The financing of public facilities to be owned and operated by public agencies other than the City shall be considered on a case by case

basis. The list of eligible public facilities include but are not limited to the following and include facilities included as part of the City's or another public agencies development impact fee programs to the extent permitted by the Mello-Roos Act or Improvement Acts:

Streets, highways and bridges	Flood control facilities
Street lighting	Libraries
Traffic signals and safety lighting	Public utilities
Parks	Police and fire protection facilities
Governmental facilities	Recreation facilities, including golf courses
Sanitary sewer facilities	Biological mitigation measures involving land acquisition, dedication & revegetation
Storm drain facilities	
Potable and reclaimed water facilities	Landscaping

If a Community Facilities District is formed to finance facilities included as part of the City's development impact fee program, the City may include a premium with respect to the amount financed in an amount determined by the City. The City may condition the financing of facilities included as part of the City's or another public agency's development impact fee programs on the applicant's agreement to participate in the financing of City services for public safety. Prior to financing any fees with tax-exempt bond proceeds, the City shall consult with bond counsel to ensure the bond proceeds used to finance such fees shall be able to be spent in accordance with City bond covenants. In no event shall a Community Facilities District provide for the financing of fees deferred by the City or any other public agency, including but not limited to the South Placer Regional Transportation Authority.

In general, none of the foregoing types of facilities will have priority over the others, however, the City has final determination as to any facility's eligibility for financing, as well as the prioritization of facilities to be included within a financing district. Use of bond proceeds for grading and right-of-way acquisition will be reviewed by the City and bond counsel on a case-by-case basis.

It is secondarily the policy of the City to assist in the provision of other public facilities when to do so is necessary, in the sole discretion of the City Council acting as the legislative body of the affected CFD, to serve taxpayers residing within or owning property within the City boundaries.

Additionally, the City may finance any one or more of the types of services specified in Section 53313 of the Act. Priority for CFD financing shall be given to services provided by or directly benefiting the City and, if multiple services are to be financed, with no service having priority over another service; provided, however, the City has final determination as to any service's eligibility for financing.

3.2 CREDIT QUALITY – VALUE-TO-LIEN RATIO

Credit quality for the issuance of bonds will be determined in part by the District (or improvement area) property value-to-lien ratio which will be at a minimum 4:1, including the value of the financed public improvements to be installed, and considering all prior or pending special taxes or improvement liens and debt. Value-to-lien ratios of individual parcels will be reviewed to analyze credit quality. Acceptance by the City of the value-to-lien ratio will be determined by an appraisal with recommendations from bond counsel, any financial advisor, and the underwriter with consideration of the project and diversification of land ownership. In

addition to the minimum value-to-lien ratio requirement, City staff may require a certain number of ~~bonds~~homes of the proposed residential units within the Community Facilities District (or improvement area) have been completed and conveyed to individual homeowners as condition precedent to the issuance of bonds.

The appraisal shall be coordinated by, under the direction of, and addressed to the City. The applicant shall pay all costs associated with the preparation of the appraisal report through an advance deposit of funds with the City. The appraiser should be credentialed by the State of California Office of Real Estate Appraisers and be a Member of the Appraisal Institute (MAI). The appraiser should have demonstrated prior experience in appraising property subject to special assessments or taxes in conjunction with a bond offering.

The appraisal shall be conducted in accordance with criteria, standards and assumptions in accordance with the California Debt and Investment Advisory Commission Appraisal Standards for Land-Secured Financings and based upon the recommendations from the City's financing team. In every case, the appraisal shall reflect nationally Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and employ all, or a combination of: discounted cash flow, bulk sale comparable, raw land value as is, and project build-out values.

Upon receiving an appraisal, determining the value-to-lien ratio, and evaluating the project and current underwriting criteria, the City ~~will~~may require letters of credit or other security to secure payment of the special taxes to be levied annually on properties within the District. Letters of credit or other security may also be required for individual parcels of specific property ownership within a District. (See Section 5, Security).

For projects with a significant amount of development or the refunding of outstanding special assessment and community facilities district debt, the assessed value of property or other mass appraisal techniques may be options for the establishment of credit quality.

Depending on the circumstances of the development, a market absorption study may be required. City will retain the consultant to prepare a report to verify market absorption assumptions and projected base sales prices of the properties subject to the special taxes or assessments in the District. The market absorption study shall be completed prior to completion of the appraisal, and the appraisal shall take into consideration the conclusions of the market absorption study. The City may require a mortgage study to analyze existing types of mortgages in the District to provide additional information to potential bond investors.

3.3 SECURITY

Prior to the issuance of bonds City staff may, depending on the level of development within the District and the real estate market conditions at the time of proposed sale, require letters of credit or other security to secure the payment of special taxes in highly concentrated Districts.

4.1 EQUITY OF SPECIAL TAX FORMULAS AND MAXIMUM SPECIAL TAXES

Special tax formulas for Community Facilities Districts shall provide for minimum special tax levels which satisfy the following expenses of all Community Facilities Districts: (a) at least 110 percent debt service coverage for all Community Facilities District bonded indebtedness, (b) the reasonable and necessary administrative expenses of the Community Facilities District, and (c) amounts equal to the differences between expected earnings on any escrow fund and the interest payments due on bonds of the Community Facilities District. Additionally, the special

tax formula may provide for the following: (a) any amounts required to establish or replenish any reserve fund established in association with the indebtedness of the Community Facilities District, (b) the accumulation of funds reasonably required for future debt service, (c) amounts equal to projected delinquencies of special tax payments, (d) the costs of remarketing, credit enhancement and liquidity facility fees, (e) the cost of acquisition, construction, furnishing or equipping of facilities, (f) lease payments for existing or future facilities, (g) costs associated with the release of funds from an escrow account, and (h) any other costs or payments permitted by law, including, but not limited to, financing any one or more of the types of services specified in Section 53313 of the Mello-Roos Act.

The special tax formula shall be reasonable and equitable in allocating public facilities' costs to parcels within the Community Facilities District. Unless the City determines that special circumstances warrant a change, the special tax formula originally accepted for the Community Facilities District shall remain the same in order to ensure equity as originally envisioned at the time of Community Facilities District formation. At the time of formation of the Community Facilities District, exemptions from the special tax may be given to parcels which are publicly owned, are held by a property owner's association, are used for a public purpose such as open space or wetlands, are affected by public utility easements making impractical their utilization for other than the purposes set forth in the easements, or have insufficient value to support bonded indebtedness.

It is the goal of the City that maximum special taxes or assessments on residential owner-occupied property, when taken together with *ad valorem* taxes, any other special taxes levied pursuant to the Act and assessments applicable to such property, do not exceed in any year two percent (2%) of the greater of the assessed value or appraised value of such property. Nevertheless, special taxes on residential owner-occupied property, when taken together with *ad valorem* taxes, any other special taxes levied pursuant to the Act and assessments applicable to such property, may exceed in any year two percent (2%) of the greater of the assessed value or appraised value of such property if the City determines at the time of formation of a Community Facilities District that over the term of the bonds, the special taxes, *ad valorem* taxes and assessments are expected to average two percent (2%) or less per year of the greater of the assessed value or appraised value of such property. It is further the policy of the City to comply with the provisions of Section 53321 of the Act with respect to the escalation of maximum taxes. In no event shall the term the special tax exceed forty (40) years from the year of the initial special tax levy. "Transition Events" in which the special tax is reduced and extended beyond forty (40) years are prohibited.

Special taxes will only be levied on an entire County Assessor's parcel, and any allocation of special tax liability of a County Assessor's parcel to leasehold or possessory interest in the fee ownership of such County Assessor's parcel shall be the responsibility of the fee owner of such parcel (except where the City is the fee owner of the parcel and has, subsequent to the date of adoption of these goals and policies, leased the parcel pursuant to a lease with a term of at least 5 years, in which case the lessee shall have the responsibility for the special tax liability) and the City shall have no responsibility therefor and has no interest therein. Failure to pay or cause to be paid any special taxes in full when due shall subject the entire parcel to foreclosure in accordance with the Act.

The City shall retain a special tax consultant to prepare a Rate and Method of Apportionment which:

A. Recommends a special tax formula for the proposed Community Facilities District.

B. Evaluates the special tax proposed to determine its ability to adequately fund identified public facilities and proposed services, City administrative costs, services (if applicable) and other related expenditures. The Rate and Method of Apportionment of special taxes shall be designed to ensure sufficient revenues are produced in case of final development at lower densities than anticipated.

C. The special tax consultant shall also address the resulting aggregate tax burden of all proposed special taxes plus existing special taxes, ad valorem taxes levies and assessments on the properties within the Community Facilities District.

4.2 USE OF CONDUIT ISSUERS

~~The~~It is the City's preference to be the lead public agency forming community facilities districts within the City. The City will permit the use of conduit issuers, i.e. CMFA Program, CSCDA SCIP Program or any other third party joint powers authorities ~~shall be limited to those~~for developments consisting of less than ~~100~~150 units. Developers with projects in excess of 150 units shall need consent from the City Council prior to pursuing the formation of community facilities district through a conduit issuer. Within ninety (90) days or receiving any such request City Staff shall bring such request to the City Council for consideration. Any District formed by a conduit issuer shall comply with the terms of this policy.

4.3 TERMS AND CONDITIONS OF BONDS

The City shall establish all terms and conditions of the bonds. The City will control, manage and invest all District issued bond proceeds. Each bond issue shall be structured to adequately protect bond owners and to not adversely impact the bonding capacity or credit rating of the City. Unless otherwise authorized by the City, the following shall serve as bond requirements:

A. A reserve fund equal to the lesser of (i) 10% of the issue price of the bonds, (ii) maximum annual debt service, or (iii) 125% of average annual debt service, or as otherwise deemed appropriate by the City.

B. For Districts containing residential property, the timing of bond sales(s) and/or Rate and Method of Special Tax Apportionment shall be such that special taxes or special assessments are levied no later than the first fiscal year following the occupancy of residential units. For all Districts, interest shall not be funded (capitalized) beyond what is permitted in the Mello-Roos Act or the Improvement Acts.

C. The repayment of principal shall begin on the earliest principal payment date for which sufficient special tax revenues can be made available.

D. The maximum special tax shall be established to assure that the annual revenue produced by levy of the maximum special tax shall be equal to at least 110% of the maximum annual debt service plus administration expenses.

E. In instances where multiple series of bonds are to be issued, the first series shall include public facilities of highest priority acceptable to the City.

F. All statements and materials related to the sale of special assessment or community facilities district bonds shall emphasize and state that neither the good faith, nor the

taxing power of the City is pledged to the security or repayment of the bonds. The sole sources of revenues to secure bond owners are special taxes, annual assessments or foreclosure proceeds.

G. "Pay Go" special taxes (special taxes in excess of what is need to pay debt service on bonds and administrative taxes) may be levied on behalf of developers to acquire public infrastructure or pay fees prior to the issuance of the first series of bonds, or if multiple series of bonds are expected as long as determined by the City to prevent fluctuations in the levy of the special taxes at the assigned rate on homeowners. The City may levy for "pay go" special taxes to pay directly for infrastructure that benefits the public either inside or outside the boundaries of the community facilities district but within the boundary of the City selected by the City Council in its sole discretion ("Public Benefit Infrastructure").

H. The savings associated with any refunding bonds shall inure to the benefit of the residents with the community facilities district or at the discretion of the City to finance Public Benefit Infrastructure.

I. Debt service on each series of bonds shall either be substantially level or escalate to match the escalation in the special taxes. If bonds are to be issued in multiple series, such bonds shall not "wrap around" debt service on existing bonds.

4.4 AGREEMENTS

Agreements will be prepared incidental to District formation proceedings in a form satisfactory to the City and consistent with these policies. These agreements may include, but not be limited to:

A. Deposit and Reimbursement Agreement.

B. Funding and Acquisition Agreement.

C. Joint Community Facilities Agreements with any other public agency entitled to receive any portion of the bond proceeds or entitled to own and operate any of the public facilities financed by bond proceeds.

Prior to the issuance of bonds by a District, all of the agreements specified shall be duly approved and executed by the relevant parties. Prior to execution of any agreements, such agreements shall be reviewed and approved by bond counsel and the City Attorney and approved by the City Council.

4.5 USE OF CONSULTANTS

The City shall have the sole discretion as to selection of consultants and determination of fees and expenses of all consultants necessary for the formation of the District and the issuance of bonds, including the underwriter(s), bond counsel, financial advisor, assessment engineer, appraiser, trustee, paying agent, market absorption consultant, and the special tax consultant after reasonable consultation with the applicant. Prior consent of the applicant shall not be required in the determination by the City of the consulting and financing team

The City shall also be responsible for determining the structure of the bonds to be issued, including the method of sale (negotiated or competitive), the need for bond ratings, the need for

escrow provisions, investment of bond proceeds, and all other terms and conditions incidental to structuring and closing a bond issuance.

Consultants of the City for the District shall comply with the requirements of the Fair Political Practices Commission and of the California Government Code.

4.6 ACQUISITION PROVISIONS

The City shall have final determination as to whether it will allow the financing of public facilities through acquisition or if the improvements will be constructed by the City.

In the event the acquisition provisions of the Municipal Improvement Act of 1913 or the Mello-Roos Act are utilized, the City, at its sole discretion, will determine the facilities to be acquired, the priority of acquisition of completed facilities and the method of determining reasonable acquisition costs. Applicable bidding and prevailing wage requirements are extensive and will be addressed during the preparation of the funding and acquisition agreement.

The City has determined (pursuant to Section 53329.5(c) of the Government Code) that the public interest will not be served by allowing property owners to elect to enter into agreements with the City to perform construction work after competitive construction bids have been received. The City Council will make such a determination in the resolution of intention regarding the formation of a Community Facilities District.

4.7 DISCLOSURE TO PURCHASERS

Developers who are selling lots or parcels that are within a Community Facilities District shall provide disclosure notice to prospective purchasers that complies with all of the requirements set forth in Section 53341.5 of the Government Code. The disclosure notice must be provided to prospective purchasers of property at or prior to the time the contract or deposit receipt for the purchase of property is executed. Developers shall keep an executed copy of each disclosure document as evidence that disclosure has been provided to all purchasers of property within a Community Facilities District.

Owners of land securing 20% or more of the debt service on bonds will be required to provide financial information, as deemed appropriate by the City, for inclusion in the continuing disclosure document the City must provide annually and will also be required to provide written undertakings to provide financial and operating data as required by the SEC's Rule 15c2-12 and by the underwriter of the bonds.

4.8 PROPERTY OWNER SUPPORT

In the instance of multiple property owners, the applicant shall be required to produce letters evidencing other property owners' support for the scope and establishment of the District as an attachment to the application. The applicant must have concurrence of at least 60% of the other property owners to be included in the proposed District, unless there is an overriding need for the public facilities, or the applicant is willing to separately fund the facilities for non-participating property.

4.9 LAND USE APPROVALS

Properties proposed for inclusion in a District must possess a land use determination such that proposed development land uses and specific facility requirements can be adequately assessed.

4.10 EXCEPTIONS TO THESE POLICIES

The City may find in limited and exceptional instances that a waiver to any of the above stated policies is reasonable given identified special City benefits to be derived from such waiver. Such waivers are granted only by action of the City Council based upon specific public purpose and/or health and safety findings.

A waiver of certain provisions of these policies may also be relevant for the refunding of outstanding special assessment and community facilities district debt.

4.11 APPLICATION PROCESS

Early communication with the City is encouraged to assist applicants in evaluating the feasibility of available financing programs and to discuss program procedures.

1. *PREAPPLICATION CONFERENCE:* Applicant meets with City to discuss the proposed project and application procedures.

2. *APPLICATION SUBMISSION:* Applicant/developer shall submit an application to the City with a deposit and reimbursement agreement in the amount of $50,000 to $70,000 (as deemed necessary by staff, based on size of proposed District). The deposit will be handled as set forth in the Deposit and Reimbursement Agreement or Funding and Acquisition Agreement as established by the City and approved by the applicant/developer. This deposit is for the purpose of application processing, preliminary costs, retention of appropriate consultants, and the compensation of staff time devoted to the formation of the District. The City will conduct an initial evaluation of the application to determine if it is complete and whether additional information is required.

3. *PROJECT REVIEW:* Applicant and City staff meet to discuss initial application, including any issues raised and further information that might be required. If necessary, applicant submits revised application.

4. *APPLICATION PROCESSING:* Upon City determination that application is complete, staff prepares a staff report, which forwards the request for district formation and project financing and staff recommendation to the City Manager or his/her designee for review.

5. *CITY COUNCIL CONSIDERATION:* The City Council grants or denies the application.

6. *PROJECT INITIATION:* Staff submits consultant contracts, reimbursement agreements and other similar items for City Council consideration as required by the City's Purchasing Policy.

7. *PROJECT IMPLEMENTATION:* Applicant, staff and consultants meet to determine preliminary project schedule and begin work necessary to initiate district formation. This document outlines district formation procedures.

4.12 SPECIAL ASSESSMENT DISTRICT FORMATION PROCEEDINGS FORMAT

Assessment district proceedings under the Municipal Improvement Act of 1913 normally provide for the construction of improvements by the City and the financing of such improvements with improvement bonds, which are secured by a fixed lien assessment on the benefited property. In certain instances, if authorized by the City, the developer may construct the improvements (or portion thereof), which would be acquired by the City as provided in the proceedings.

The formation proceedings are subject to and contingent upon satisfaction of all environmental zoning and land use regulations. The following is a summary of the proceedings under the Municipal Improvement Act of 1913 for the formation of an Assessment District. All such proceedings are subject to the requirements of the Improvement Acts, as applicable.

1. **Initiation of Proceedings.** An applicant or landowner petition for City Council action initiates the District. Upon initiation, the design engineer prepares plans, specifications and cost estimates of the proposed public improvements. The assessment engineer begins preparing the Engineer's Report, including the assessment diagram, assessment roll, description of improvements and preliminary cost spread. If required, the Environmental Impact Report "EIR" consultant begins processing the appropriate environmental documentation for the public improvements.

2. **Presentation of Report.** Upon completion of the preliminary engineering work, the City Council adopts a resolution of intention to form the assessment district, approves the Engineer's Report, calls for construction bids, authorizes the future sale of bonds, sets the date, time and place for the public hearing and directs assessment notices to be mailed.

3. **Bid Process**. Finance Department receives construction bids. Assessment engineer modifies the assessment roll and Engineer's Report and notifies property owners of revised assessments.

4. **Public Hearing.** City Council holds public hearing at which written protests are presented, and public testimony is taken. If a majority protest has not been received, City Council approves district formation, awards bids, orders construction work, confirms the assessments, directs Finance Director/Treasurer to mail assessment notices and approves the bond sale.

5. **Cash Collection Period.** Treasurer/Finance Director may receive cash payments during the 30 days following confirmation if property owners elect to pay off the assessment or portion thereof prior to the issuance of bonds.

6. **Authorize Issuance of Bonds.** City Council determines the balance of unpaid assessments and provides for the issuance of bonds to be secured thereby.

7. **Sale of Bonds.** Bonds are issued in exchange for the cash proceeds of the sale, which are held by the City or its fiscal agent (or paying agent/registrar) and utilized for the construction of public improvements described in the Engineer's Report.

4.13 MELLO-ROOS COMMUNITY FACILITIES DISTRICT FORMATION PROCEEDINGS

A Community Facilities District is a legally constituted governmental entity created for the purpose of financing public facilities and services.

The formation proceedings are subject to and contingent upon satisfaction of all environmental, zoning and land use regulations. The following is a summary of the proceedings for the formation of a Community Facilities District under the Mello-Roos Act. All such proceedings are subject to the requirements of the Mello-Roos Act.

1. **Initiation of Proceedings.** Proceedings must be instituted when a written request is made by a petition signed by 10% of the registered voters or 10% of the landowners by area. The petition shall be accompanied by payment of a fee determined by the City Council to be sufficient to pay for costs incurred in conducting the proceedings.

2. **Resolution of Intention.** Within 90 days of the receipt of a written request or petition, the City Council will adopt a resolution of intention to establish a Community Facilities District. The resolution will state the name of the proposed Community Facilities District, the types of facilities or services to be financed and that, except where funds are otherwise available, a special tax to pay for such facilities and services will be annually levied. The resolution of intention shall also fix a time and place for a public hearing between 30 and 60 days after the adoption of the resolution of intention, describe the method of levy and apportionment of the special tax and describe the proposed voting procedure. In addition, the resolution may specify conditions under which the obligation to pay the special tax may be prepaid and permanently satisfied. The City Council directs its responsible officers to study the proposed district and to file a report at or before the public hearing describing the proposed public facilities and services and an estimate of costs.

3. **Public Hearing.** Protests against the establishment of the Community Facilities District, the extent of the Community Facilities District or the furnishing of specified types of public facilities or services may be made orally or in writing by interested persons or taxpayers. If 50% or more of the registered voters, 6 registered voters, whichever is more, residing within the proposed Community Facilities District or the owners of 1/2 or more of the area of land in the proposed Community Facilities District file written protests against the establishment of the Community Facilities District, the proceedings are abandoned. If the protests are directed toward certain types of facilities or services, or against a specified special tax, those specific items may be eliminated from the resolution forming the Community Facilities District. The hearing may be continued for up to 30 days without special findings and up to 6 months if the City Council makes specified findings.

4. **Resolution of Formation.** If the City Council decides to establish the Community Facilities District, it will adopt a resolution of formation containing similar information as contained in the resolution of intention.

5. **Election.** If the City Council determines to form the Community Facilities District, it submits the question of whether special taxes should be levied to an election of the voters (or land owners if less than 12 registered voters preside within the boundaries of the propose Community Facilities District for each of the 90 days prior to the date of the public hearing) of the proposed Community Facilities District. Combined with the tax proposition, there may be a proposition on the question of incurring bonded

indebtedness. The tax, in order to be levied, must be approved by two-thirds of the votes cast and thereafter levied by adoption of an ordinance of the City Council. The Mello-Roos Act provides that the election shall be at the next general election or at a special election to be held between 90 and 180 days following the close of the protest hearing. The unanimous consent of the qualified electors within the proposed district and the concurrence of the election official conducting the election may shorten the election time limits.

6. **Special Tax Bonds.** A Community Facilities District may be created solely to provide the services permitted by statute. However, most Community Facilities Districts have been created specifically for the purpose of levying special taxes to service bonded indebtedness incurred by the Community Facilities District in order to finance the construction of facilities. Maintenance and service districts may also be created. The proceedings to authorize and incur bonded indebtedness usually parallel the proceedings for formation of the Community Facilities District and the authorization to levy the special tax, although the bond proceedings could be conducted separately and at a later date. The proceedings to authorize bonded indebtedness involve a resolution of intention, public hearing and election; all conducted in a manner very similar to proceedings to form the Community Facilities District and levy the tax. Community Facilities District bonds may be sold competitively or through negotiated sale and may bear fixed or variable interest rates.

   In some cases, a Community Facilities District may provide specified facilities for only a portion of the land within the Community Facilities District. In that event, the Act provides for the formation of improvement areas for which separate elections are conducted and to which a specified special tax applies.

5.1 ROLES AND RESPONSIBILITIES

- The City Manager or his/her designee is responsible for administering this policy and procedure.

- All employees are responsible for compliance with this policy and procedure.

SPECIAL FUNDING DISTRICT APPLICATION FORM

Proposed Special District: CFD for Facilities

Proposed Name of Project: _____

Date Received: Amount: _____

Proposed Special District Number: _____

DEPOSIT REQUIREMENTS

Total Deposit of $70,000 required at time application is submitted. $65,000 will be eligible for reimbursement at time bond proceeds are available. $5,000 is non-refundable. An additional $70,000 will be required for each zone or improvement area.

1. IDENTIFICATION OF SUBJECT PROPERTY

Description of Property (include N, S, E &/or W, borders, acreage & tract number)

A. APN(s) and/or Master Parcel Number
Attach Backup (if needed)

Include all Assessor Parcel Numbers to be included in the Special District **in their entirety (XXX-XXX-XXX-X)**

_____ _____ _____ _____
_____ _____ _____ _____
_____ _____ _____ _____
_____ _____ _____ _____

B. Tract/Tentative Tract Map Number
Enclose copy of map _____

C. Recorded Lot Line Adjustments
Enclose copy of document(s) _____

D. Mapping Status ☐ Approved ☐ Tentative

E. Environmental Permits Required ☐ Yes ☐ No

F. Status of Permits ☐ Application in Process

G. Conditions of Approval Required ☐ Yes ☐ No

By Whom _____

H. Status of Conditions ☐ In Process ☐ Completed

2. PROPERTY OWNER INFORMATION (Attach Grant Deed)

A. Landowner Name(s)
Attach Backup (if needed) _____

B. Contact Name _____

C. Title _____

D. Mailing Information _____

E. Phone _____

F. Fax _____

G. E-Mail _____

3. CONSULTANT/APPLICANT INFORMATION

A. Company Name _____

B. Contact Name _____

C. Title _____

D. Mailing Information _____

E. Phone _____

F. Fax _____

G. E-Mail _____

4. ENGINEERING INFORMATION

A. Company Name _____

B. Contact Name _____

C. Title _____

D. Mailing Information _____

E. Phone _____

F. Fax _____

G. E-Mail _____

5. PROJECT LAND USE (Per Improvement Area or Zone, When Applicable)

A. Number of Taxable Units _____

B. Proposed Product Mix *See below*

C. Base Sale Price Information *See below*

D. Number of Taxable Acres
Attach Backup _____

E. Number of Exempt Acres
Attach Backup

F. Desired Tax Rate Burden _____ %

G. Anticipated Absorption _____ *per month*

2. COMPOSITION OF DEVELOPABLE ACREAGE

Attach Additional Backup (if needed)

	Acreage	Commence Occupancy (Quarter & Year)
Residential		
Commercial-Retail		
Business Park		
School Site		

PROPOSED RESIDENTIAL PRODUCT MIX

Plan Number	1	2	3	4
Apartment, Attached, or Detached				
Number of Units				
Average Lot Size		*sq. ft.*		
Prices				
Square Footage of Living Area				

Occupancies (See Table Below)

Quarter & Year	Plan 1	Plan 2	Plan 3	Plan 4

3. FINANCING STRUCTURES OFFERED TO HOMEBUYERS

☐ FHA ☐ VA ☐ VARIABLE

☐ OTHER _____

4. FINANCING MECHANICS

A. Preparation of Boundary Map
Attach if possible

B. Preparation of RMA
Attach if possible

C. Proposed JCFAs

Agency Name _____

Funding Purpose (i.e. fees, facilities) _____

Name

Contact Name

Mailing Address

Phone

Fax

Email

Agency Name

Funding Purpose (i.e. fees, facilities) _____

Name

Contact Name

Mailing Address

Phone

Fax

Email

D. Additional Land Secured Financings Proposed
Agency Name & Backup

E. Overlapping Land Secured Financings List all existing special taxes, assessments, & liens as well as agency name(s)*

F. Improvement Area(s)/Zone(s) ☐ Yes ☐ No

G. Basis for Either

H. Initial Levy Fiscal Year

I. Final Levy Fiscal Year (Anticipated)

J. Proposed Capitalized Interest _____ *Months*

K. Proposed Facilities Costs Breakout Between Improvement Area(s)/Zone(s) & Type of Facility/Agency

L. Summary of Proposed Methodology Proposed Land Use Categories & Method of Apportionment

Questions? Contact our Special Tax Consultant, Spicer Consulting Group at 866-504-2067. Thank you.

* **Attach backup as needed**

Additional Project Information

1. City planning approvals (subdivision approval received to date including processing numbers, dates of approval, current processing status and development agreement reference, if any).

_____

_____

2. Previous names under which this project has been known or processed by the City (list names and dates).

_____

_____

3. Improvements or facilities proposed for assessment district or community facilities district financing. (Provide a cost breakdown, map and construction timetable for each facilities or improvement proposed.)

_____

_____

4. All existing and proposed taxes, assessments, liens or other secured interests on all property within the proposed district. (Provide a copy of recent property tax bill and proof there are no delinquent property taxes outstanding.)

_____

_____

5. Estimated property value-to-lien ratio including the value of public improvements to be financed (to be documented by letter from MAI appraiser or other qualified party).

_____

_____

6. Prior experience developer/landowner has had with assessment and/or community facilities district financing.

7. Other land development ventures by landowner and/or developer in the City of Lincoln and in California within the last five years (include location, land use summary, period of construction, etc.)

8. Future plans with sale/development of property (i.e. are you selling it to homebuilders, who? Developing it yourself, etc.)

Other District Formation/Financing Information

1. Project's need for assessment and/or community facilities district financing.

2. Public entities anticipated to own, operate or maintain facilities or improvements proposed.

3. Surrounding property owners which may be affected by or be included in the proposed district financing and percentage of total acreage owned by applicant. (Attach a map identifying their

property locations, affected facilities, and evidence indicating support for the proposed district financing.)

Miscellaneous

1. Indicate whether an application for assessment and/or community facilities district financing has ever been previously denied by the City Council for this property. If so, explain the circumstances and reasons.

2. Indicate whether the landowner/developer and/or joint venture participant have ever been party to an abandoned, defaulted and/or court challenged assessment or community facilities district financing. If so, state when, where, issue size, circumstances and reasons.

3. Do you foresee any unusual requirements, problems, unique opportunities, etc., that may exist in the requested financing of the project?

4. Provide recent financial statements of landowner, developer, joint venture, etc., or provide lead banker/lender references or other information demonstrating past financial performance.

Submitted By:

Firm_____

Name _____

Title _____

Date _____

Signature _____

Summary report: Litera Compare for Word 11.12.0.83 Document comparison done on 2/27/2026 3:00:20 PM	
Style name: Standard	
Intelligent Table Comparison: Active	
Original DMS: nd://4937-1985-5655/3/CFD Goals Policies - Lincoln.docx	
Modified DMS: nd://4937-1985-5655/5/CFD Goals Policies - Lincoln.docx	
Changes:	
Add	17
~~Delete~~	8
~~Move From~~	1
Move To	1
Table Insert	0
~~Table Delete~~	0
Table moves to	0
~~Table moves from~~	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	27

RESOLUTION 2026-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN ADOPTING AN AMENDED AND RESTATED SPECIAL ASSESSMENT AND COMMUNITY FACILITIES DISTRICT GOALS AND POLICIES

WHEREAS, the City of Lincoln, California (the "City") is a municipal corporation and general law city duly organized and existing under and pursuant to the Constitution and laws of the State of California (the "State"); and

WHEREAS, the City from time-to-time forms community facilities districts pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State (the "Act"); and

WHEREAS, pursuant to Section 53312.7 of the Act, the City is required to adopt local goals and policies relating to the use of the Act to finance public facilities prior to initiating proceedings to form a community facilities district; and

WHEREAS, the City has previously adopted a Development Financing Debt Processing Policy on July 14, 1987, which policy was amended to include its Local Goals and Policies, adopted on May 27, 1997 (as amended, the "Prior Local Goals and Policies") pursuant to Section 53312.7 of the Act; and

WHEREAS, the City has previously adopted a Policy Direction on March 27, 2018 (the "2018 Policy Direction"), in regards to the formation of public services and maintenance community facilities districts; and

WHEREAS, the City Council of the City now desires to adopt an Amended and Restated Special Assessment and Community Facilities District Goals and Policies (the "Goals and Policies") to amend and restate the Prior Local Goals and Policies in its entirety.

NOW THEREFORE BE IT RESOLVED:

Section 1. Each of the above recitals is true and correct.

Section 2. The Goals and Policies attached hereto as Exhibit A are hereby approved. The Goals and Policies may be amended from time to time by the City Council as necessary to comply with legal requirements or as otherwise desired by the City Council.

Section 3. The Goals and Policies shall amend and restate the Prior Local Goals and Policies in its entirety.

Section 4. The Mayor, any member of the City Council, the City Attorney, the City Manager, and other members of City staff, are hereby directed and authorized to take all actions necessary to comply with the Goals and Policies.

Section 5. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 10th day of March 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Richard Pearl, Mayor

ATTEST:

_____
Hope Ithurburn, City Clerk

STAFF REPORT

Item Number 10.B

SUBJECT: Adopt a Resolution Authorizing Staff to File Reports with the Governor's Office of Land Use and Climate Innovation (LCI) and California Department of Housing and Community Development (HCD) and Review and Accept the 2025 General Plan and Housing Element Annual Progress Reports. (Efren Sanchez)

SUBMITTED BY: Efren Sanchez

DEPARTMENT: Community Development

DATE: March 10, 2026

STAFF RECOMMENDATION:

Staff recommends that the City Council:

1. Determine that the General Plan and Housing Element Annual Progress Report is not a project under Section 15378 of the California Environmental Quality Act (CEQA) guidelines;
2. Review and accept the 2025 General Plan and Housing Element Annual Progress Reports; and,
3. Adopt a resolution authorizing staff to file the reports with the Governor's Office of Land Use and Climate Innovation (LCI) and California Department of Housing and Community Development (HCD).

BACKGROUND/INTRODUCTION:

The 2025 APR is a report to the Planning Commission, City Council (legislative body), and the general public regarding the on-going implementation of the General Plan for the 2025 calendar year as required by California Government Code Section 65400. The 2025 APR is supplemented by Attachment 3: Housing Element APR, which details the progress made during the previous calendar year in meeting Housing Element goals. The contents of the report are specified in state law, and include detailed reporting on planning approvals, building permits, housing data, and program implementation as specified in the Housing Element.

Pursuant to California Government Code Section 65400, every local government jurisdiction is required to submit its General Plan and Housing Element Annual Progress Report (APR) to the State of California Housing Community Department (HCD) annually by April 1st covering the previous calendar year. State law also requires that the local legislative body review and accept the annual progress report prior to submittal to the associated state agencies.

The 2025 APR includes notable General Plan implementation activities that occurred in calendar year 2025. The state allows for a streamlined and flexible reporting methodology of the General Plan implementation activities, with the exception of the Housing Element portion of the progress report. HCD requires Planning staff to follow a specific standardized housing data reporting form for all California

Counties and Cities.

The Housing Element is one of the mandatory components of every City's General Plan. Unlike the other elements found in the General Plan, by state statute, the City of Lincoln Housing Element must be updated every eight years. The most recent Housing Element Update was adopted by the City Council on May 11, 2021 and covers the reporting period from May 2021 to May 2029. The Housing Element outlines policies, programs, and measurable objectives that guide the City's development decisions and help remove governmental constraints to maintaining, improving, and developing housing for residents of all income levels.

The State of California's requirements for the Housing Element section of the Annual Progress Report serve two purposes. First, the report informs the State of the City's planning activities and helps support the development of housing regulations and land use legislation. Second, it provides the City Council with an update on the City's progress in implementing the policies outlined in the current Housing Element. This review evaluates the effectiveness of those policies, identifies successes and shortcomings, and helps guide the Council in setting future housing priorities and implementation strategies.

On February 18, 2026, the 2025 Annual Progress Report (APR) was presented to the Planning Commission as a General Business item. During the review, the Planning Commission asked:

1. What will be the top priority in 2026 with respect to implementation measures?
2. Is there anything to report regarding the Airport?

In response, staff noted the upcoming Downtown Master Plan community meeting scheduled for March 14, 2026, and highlighted ongoing work on Housing Element Implementation Measure 2.12 (Increase Maximum Density in HDR).

Regarding the Lincoln Airport, staff informed the Commission that the City is evaluating bringing on a new contract manager to support business promotion and development at the Airport. Staff also reported that hangar development is underway, including construction of the Full Throttle Hangar Project and a second hangar project (Lincoln Skyways) currently in the planning process. In addition, staff is exploring opportunities for commercial development on the adjacent Lincoln Airport Business Park (approximately 84 acres).

No public comments were received on this item.

Following discussion, the Planning Commission reviewed the 2025 APR and unanimously recommended that the City Council receive the report and authorize its submittal to LCI and HCD. Upon City Council adoption of the resolution, staff will submit the APRs to LCI and HCD.

FINDINGS/ANALYSIS:

The 2025 General Plan and Housing Element APR was reviewed by various City Departments for input regarding their specific area of expertise and incorporates their feedback into this year's report. In 2025, there were no General Plan amendments; however, the General Plan APR does provide updates to the Capital Improvement Program (CIP) projects.

The attached General Plan and Housing Element APR covers calendar year 2025 and includes new residential construction data, and the City's progress at meeting its Regional Housing Needs Assessment (RHNA) requirements. Additionally, the report provides a summary of all implementation measures found within the City's Housing Element and current status. Both of which are mandatory

reporting requirements for the Housing Element portion of the Annual Progress Report.

Below is a summary of the completed, on-going, and incomplete (not yet initiated) General Plan Implementation Measures specific to each General Plan Element. Specific information regarding each implementation measure is available in Attachment 1 for the General Plan implementation measures and Attachment 2 for the Housing Element implementation measures.

General Plan Element	**Total**	**Completed**	**On-Going**	**Incomplete**
Economic Development	20	7	11	2
Land Use & Community Design	8	1	7	
Transportation & Circulation	13	5	6	2
Public Facilities & Services	11	1	10	
Open Space & Conservation	7	1	6	
Health & Safety	18	0	6	12
Housing	32	2	25	5
All Elements	**109**	17	71	21

POLICY COMPLIANCE:

The 2025 General Plan APR complies with General Plan Policy LU-8.1, “The City shall review and report to the Planning Commission and City Council on the status of implementation of the General Plan annually as required by State Law.” The 2025 APR was presented to the Planning Commission as a General Business item on their February 18, 2026 Agenda. Subsequently, it was added to today’s City Council Agenda as well.

The 2025 General Plan and Housing Element Annual Progress Report has been prepared and is consistent with the guidelines from the Governor’s Office of Land Use and Climate Innovation (LCI), the California Department of Housing and Community Development (HCD) and State Financial Reporting Guidelines.

Staff recommends that the City Council receive and authorize that the Annual Progress Report and Housing Element Reporting be sent to HCD and LCI.

FISCAL IMPACT:

State funding programs require up-to-date submission of the Housing Element Annual Progress Report. Failure to submit the Housing Element Annual Progress Report will negatively impact the City’s ability to apply for and receive said funding.

ATTACHMENTS:

Attachment_1_-_CC_Resolution (2).docx

Attachment 2_2025 GENERAL PLAN ANNUAL PROGRESS REPORT (APR).pdf

Attachment 3_2025 HE APR_Lincoln2025.pdf

RESOLUTION 2026-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN ACCEPTING THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS AND DIRECTING STAFF TO SUBMIT THE ANNUAL PROGRESS REPORTS FOR THE 2025 CALENDAR YEAR TO THE GOVERNOR'S OFFICE OF LAND USE AND CLIMATE INNOVATION AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

WHEREAS, the State of California requires cities and counties to have adopted General Plans to provide guidance and direction for development activities; and,

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

WHEREAS, the Housing Element is one of seven mandatory elements of a General Plan required by the State of California; and,

WHEREAS, the Housing Element must be updated every eight years and reviewed for consistency with the California Department of Housing and Community Development; and,

WHEREAS, the Housing Element was adopted by the City Council on May 11, 2021 and covers the reporting period from 2021 to 2029; and,

WHEREAS, California Government Code Section 65400 mandates that cities submit an Annual Progress Report on the status of the General Plan and its implementation to their legislative bodies, the Governor's Office of Land Use and Climate Innovation (LCI) and the California Department of Housing and Community Development (HCD); and,

WHEREAS, the General Plan and Housing Element Annual Progress Report (APR) is not considered a project under Section 15378 of the California Environmental Quality Act (CEQA) guidelines; therefore, no further environmental analysis is required.

WHEREAS, the Annual Progress Report is required to include: a) The state of the General Plan and the progress of its implementation; b) the progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement and development of housing; and c) the degree to which the General Plan complies with the Guidelines established by Office of Land Use and Climate Innovation (LCI); and,

WHEREAS, the City's Housing Element Annual Progress Report to the State is included as Attachment 3.

WHEREAS, the Planning Commission on February 18, 2026, reviewed the 2025 General Plan and Housing Element Annual Progress Report (APR) and recommended that the City Council receive and authorize the report be submitted to LCI and HCD.

NOW THEREFORE BE IT RESOLVED:

Section 1. The City Council hereby finds and determines that:

a. The City of Lincoln has completed the Annual Progress Report as required by the California Government Code Section 65400 for the 2025 calendar year.

b. The Annual Progress Report for the 2025 calendar year provided herein is found to be consistent with the suggested content by the State Guidelines and is hereby accepted.

Section 2. The Senior Planner is hereby authorized and directed to do all of the following:

a. Make all necessary and appropriate clerical, typographical, and formatting corrections to the approved Annual Progress Report prior to submittal; and,
b. Submit the Annual Progress Report for the 2025 calendar year to the Governor's Office of Land Use and Climate Innovation (LCI) and the California Department of Housing and Community Development (HCD).

PASSED AND ADOPTED this 10th day of March, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Richard Pearl, Mayor

ATTEST:

_____
Hope Ithurburn, City Clerk



Lincoln
All-America City
2006

2025-General Plan Annual Progress report

Purpose and Content
Section 65400(b) of the State of California Government Code requires planning agencies to provide an annual report to their legislative body, the Governor's Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) on the status of the General Plan and progress in its implementation. The four basic purposes of the annual report are as follows:

- To provide information to assess progress on implementation of the general plan in accordance with the stated goals, policies, and implementation measures.
- Provide information to identify necessary course adjustments or modifications to the general plan as a means to improve implementation.
- To provide a clear correlation between land use decisions made during the reporting period, and the goals, policies, and implementation measures in the general plan.
- To provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

Informational Document
This document is a reporting document, and does not create or alter policy. The content is provided for informational purposes only, and is exempt from the requirements of the California Environmental Quality Act.

Organization
After the Introduction, a summary of projects and issues addressed over last year is provided, and then each General Plan element is addressed. Attachment 3 includes the mandatory HCD Housing Element reporting form.

Introduction

The General Plan Annual Progress Report summarizes the City of Lincoln's progress towards implementing the goals, policies, and programs of the General Plan 2050. It covers the period from January 1, 2025, through December 31, 2025.

This report is prepared in compliance with California Government Code Section 65400(b), which mandates that all cities and counties submit to the State Office of Planning and Research an Annual Report on the status and implementation of the General Plan.

Lincoln Background

The City of Lincoln is located in Placer County on the eastern edge of the Sacramento Valley at the base of the Sierra Nevada foothills. The City of Lincoln covers approximately 23.55 square miles as of 2025. According to the California State Department of Finance population estimates, Lincoln's estimated population, as of January 1, 2025 is 54,520 people, which is a 0.7% change from 2024 (54,167 people)[1]. Lincoln's growth is guided by the award-winning 50-year General Plan.

Primary access to the City is via State Route 65 (SR 65) which connects to Lincoln Boulevard. Lincoln Boulevard also connects to McBean Park Drive (State Route Highway 193) in Downtown Lincoln, which provides access to the county seat in Auburn via Newcastle and I-80. The City is generally bounded by Wise Road to the north, Sierra College Boulevard to the east, Athens Avenue to the south, and Airport Road to the west.

Lincoln is a growing and balanced community with a 134-year heritage. Located in beautiful Placer County, the quality of life in Lincoln is unmatched and the business community is supported and celebrated. Drawn to the authentic, historic Downtown and its dining, shopping, arts and cultural opportunities, residents and visitors enjoy an engaging small-town atmosphere.

Budget

The budget is a financial operating plan designed to guide the City's operations, programs, and capital activities for a given period of time and constitutes the legal authority for municipal expenditures. The City Council directed staff to move forward with converting to a Biennial budget which is the practice of preparing and adopting a budget for a two-year period of July 1, 2025 through June 30, 2027. The City's total expenditures are $301.9 million for FY 2025-2027 which includes General Fund expenditures of $66.9 million for the same period.

Citywide Capital Budget

Citywide capital expenditures were budgeted at $28,224,247 for Fiscal Year 2024/2025 ($17,326,818 for 25/26). Major expenditures in the 2025 calendar year include the CIP projects noted on page 5.

Regional Housing Needs Allocation (RHNA)

The Sacramento Area Council of Governments (SACOG) issued its Final Regional Housing Needs Plan in 2020 in which the City was allocated its "fair share" of the region's projected housing needs by household income group over the planning period (Cycle 6) from January 1, 2021 through December 31, 2029, an 8-year planning period. Table B of the Housing Element Annual Progress Report provides an assessment of the City's progress toward meeting its allocation through December 31, 2025.

[1] https://dof.ca.gov/media/docs/forecasting/Demographics/estimates/E-1_2025_Press_Release.pdf

Department Updates – 2025

Community Development Department

The City of Lincoln 2008 General Plan updated and replaced the 1988 General Plan. The City subsequently adopted the Housing Element Update in 2021 (which conforms to the current General Plan). The 2008 General Plan guides the orderly development of the City with a planning horizon to 2050, representing a buildout population of 132,000 residents.

Growth and Construction – Residential

In 2025, the City saw a slight decrease in construction of dwelling units (DU). In 2025, the Community Development Department processed 411 dwelling units. Furthermore, a number of entitlement applications were approved for residential development of low, medium, and high density residential. Residential development is taking place in all corners of the City. The following chart illustrates the number of dwelling units constructed throughout recent years.

Year	Dwelling Units
2009	116
2010	91
2011	92
2012	216
2013	246
2014	286
2015	234
2016	217
2017	227
2018	45
2019	62
2020	613
2021	435*
2022	860
2023	458
2024	722
2025	411

**(Approximate estimate as two data sources varied information. Both Accela permit history and HCD's data for the City reported different numbers for 2021)*

The City anticipates to see a rapid increase in all area of residential development in the upcoming year as we continue to experience large volumes of residential development in the housing market due to the reason that it is attractive to live and work in South Placer County.

Growth and Construction – Commercial

The City experienced a slight decrease in issued commercial building permits during 2025, when compared to previous years. A total of 49 commercial permits were issued in 2024 versus the 113 commercial permits issued in 2024.

General Plan Amendments

The City has processed seventeen (17) General Plan Amendments, since adoption of the 2008 General Plan. None occurred during the 2023 calendar year. These General Plan Amendments include the following projects:

- Placer County Airport Land Use Compatibility Plan – expand and redefine the overflight zone area.
- Lincoln Crossing Village 11 – change of land use designation to accommodate the development of additional single-family residential development.
- Sorrento Village 10 – amendment to change the designation from 75-116 high density units to 39 single family units.
- Meadowlands – amendment that considered a tentative subdivision mapping to allow for the development of 294 single family units.
- Village 7 Phase 1 Specific Plan Amendment – the amendment reconfigured land uses within Phase 1, but did not alter the total number of dwelling units in the Specific Plan area.
- Independence at Lincoln – change of land use designation from industrial to accommodate low and medium density residential and mixed-use development for the construction of 575 detached residential units.
- Village 5 Specific Plan Area - amendment to create land use designations and adopted a Specific Plan for over 4,400 acres of land.
- Lakeside 6, Phases 7 & 8 – amendment to change the designation from high density residential to medium density residential for the construction of 85 single family units.
- Village 1 Specific Plan Area - amendment to create land use designations and adopted a Specific Plan for over 1,800 acres of land.
- Twelve Bridges Specific Plan Area A - amendment to change the land use designations for lots 29A and 29B from Village Commercial to General Commercial.
- Lincoln Meadows – creation of 144 single-family residential lots on 40 acres of land.
- 2020 – Village 1 Specific Plan Area – amendment to change the land use designation in the Turkey Creek Estates Unit 2 from Village Country Estates to Village Low Density Residential.
- 2021 – Meadowlands - amendment to the General Plan Land Use Diagram from 1.40 acres of Linear Park to 0.27 acres of Open Space – Linear Park and 1.13 acres of Low Density Residential.
- 2021 – Joiner Ranch East - amendment to the General Plan Land Use Diagram from 20.0 acres of General Commercial and 5.6 acres of Medium Density Residential to 23.17 acres of Medium Density Residential and 2.49 acres of Open Space.
- 2021 – Housing Element Update – update and adoption of the 2021-2029 Housing Element. Resolution #2021-85
- 2021 – Safety Element Update – update and adoption of the Safety Element Text Amendments. Resolution #2021-86
- 2022 – General Plan Amendment to the Land Use and Circulation Diagram for the Airport Land Use Compatibility Plan.

Department Updates – 2025

City Engineer – Capital Improvement Program

In 2025 the City spent $20,124,630 on projects to commence design, master plan, maintain, rehabilitate and repair various components of the City's infrastructure. The Citywide Capital budget includes projects to expand the City's roadway and utilities infrastructure that are critically necessary in order to facilitate development of the General Plan, as well as constructing parks and other facilities. Major expenditures in the 2025 calendar year include the following CIP projects:

- Jimenez Park Phase 3 – This project includes a lighted soccer field, minor concrete work such as curb and sidewalk, drainage facilities and pocket picnic trellis, as well as parking lot improvements. The project is complete, and the total project cost is $2,564,000.

- Street Rehabilitation Projects – The following street rehabilitation and reconstruction projects were completed during the 2025 calendar year:

    - Pavement Rehabilitation FY 24/25 – Includes the intersection of Lincoln Boulevard and 7th Street, a ¼ mile stretch along Gladding Road from Old Highway 65, the intersection of 7th Street and H Street, and the intersection of Virginatown Road and East avenue. Repairs included reconstruction of asphalt and adjacent curb ramps, as well as minor improvements to the traffic lights at Lincoln Boulevard and 7th Street. Total cost was $915,451.

    - Industrial Avenue Repairs – Removal and replacement of asphalt along Industrial Avenue between 12 Bridges drive and the Park & Ride facility. Total project cost was $388,440.

    - Ashwood Way Drainage Repair – Reconstruction of ~150 LF of roadway, curb, and gutter on Ashwood Way to correct drainage issues. Total project cost was $130,979.

    - Teal Hollow and Lakeside Repairs – Reconstruction of various failed roadway segments and adjacent curb and gutter along Teal Hollow Drive south of Floradale, and along Lakeside Drive south of Floradale way. Total project cost was $219,475.

- East Joiner Parkway Lift Station Improvements - This project increased the total reliable pumping capacity of the sewer lift station by replacing the three existing 60 horsepower pumps with new larger 85 horsepower pumps. The project also eliminated an existing choke point in the discharge manifold piping and installed new pump lifting equipment (i.e. crane system). The project was completed in 2025 with a total project cost of $1,178,000.

- 11th Street Storm Drain Repair – The project consisted of removing approximately 850 linear feet of deteriorated corrugated metal storm drain pipe on 11th Street between East Avenue and Herold Avenue and replacing it with new HDPE pipe. The road surfaces of 11th Street and Herold were reconstructed after the installation of the storm drain pipe. The project was completed in 2025 for a total cost of $1,191,000.

- Senior Center Meal Pick-up Area - This project consisted of the installation of a new prefabricated meal pick-up structure, shade structure, and site improvements at the Lincoln Senior Center. These facilities will be used by Seniors First as a part of their meal distribution program, and to host community events. The project was completed in 2025 with a total cost of $368,000

- H, I, J Water Distribution Rehabilitation Project – This project included necessary replacement of water mains, hydrant laterals and water services on H Street, I Street and J Street from 1st Street to 6th Street, and 4th Street, 5th Street and 6th Street from H Street to J Street. The project was completed in 2025 with a total project expense of $5,141,002.

- Library Cardboard Recycling Facility – This project includes the construction of a new paved cardboard management facility with lighting, landscaping, and fencing adjacent to the Lincoln Public Library at Twelve Bridges. The project was completed in 2025 for a total project cost of $828,000.

- Aldo Pineschi Jr. Park – The Project will be a new 5.4-acre park within the Lincoln Crossing residential community. The Project includes a parking lot and additional access points at all sides of the site for pedestrian access. Active park features include sport court for basketball and futsal, multi-use field for soccer and picnicking, sand volleyball court, ping pong table and cornhole goals, and two play structures (one for ages 2-5 and one for ages 5-12). Also, the Project will include a restroom building, shade shelter, barbeque grills, drinking fountains, and benches. The total construction contract amount is approximately $3,601,000 with $3,353,256 expended in 2025. Due to extended wet weather and soil conditions the park is anticipated to be completed in 2026.

- Bella Breeze Park Phase 1 - Phase 1 of the Bella Breeze Community Park Master Plan includes approximately 7.5 acres and includes mass grading of the front-part of the site as-needed to support the proposed amenities and would leave the back half undeveloped as-is at this time. Approximately 50-60 stalls of gravel parking lot would be developed with driveway alignments matched at Tortosa Ct and Roebling St. Phase 1 would develop the large field as the central organizing element. Sport field lighting would be deferred to a later phase, but pathway lighting is included. The area south of the central field will be developed as playgrounds, picnic areas, and informal turf. The project began construction in 2025 and will continue into 2026. The total project expenses in 2025 are $2,779,496.

- Community Center Park Phase 1- The park master plan was approved and design commenced for Phase 1 improvements. Phase 1 improvements include the 15,000 square foot skate park, limited landscaping, temporary asphalt from the Community Center to the skate park and grading and drainage improvements. It is anticipated the construction of the park will begin spring 2026.

- Brentford Circle Trail Crossing – A professional services contract in the amount of $195,033 was executed to proceed with the design of the pedestrian crossings at two locations on

Brentford Circle. The project will create a safer environment for trail users by installing pedestrian crossings at two locations on Brentford Circle. The project will extend the existing asphalt trails out to Brentford Circle, install ADA ramps, crosswalks, and post and cable fencing. It is anticipated construction will commence spring 2026.

General Plan Implementation – Status Review

	Policy	Implementation Measure*	Responsibility	2025 Status	Notes
Economic Development Element (20 Total; 7 Complete [35%]; 11 Ongoing [55%], 2 Incomplete [10%])					
1	ED-1.1	The City shall establish an Economic Development Vision, which defines the types of desired commercial, office, and industrial land uses it would like to attract and where those land use types should be located.	City Council, Community Development Dept., Public Works Dept.	Completed	Economic Development Strategic Action Plan adopted July 2016.
2	ED-1.2	The City shall develop a sound fiscal model and utilize it on an ongoing basis in order to evaluate the fiscal impacts of new development.	Community Development Dept., Public Works Dept.	Completed	Implemented in 2019.
3	ED-1.2	Based on fiscal analysis, the City shall establish and implement the appropriate fiscal mitigation measures (including but not limited to development fees) on new development in order to improve existing or new public services and utility infrastructure.	City Council & Community Development Dept.	Completed	PFE impact fee program was updated in 2022.

4	ED-2.1	The City shall develop a vision for each Specific Plan area.	City Council & Community Development Dept.	Ongoing	Village specific plans have been developed with a unique vision and sound design principles. *Specific Plans have been developed for Village 1, 5, and 7. In 2023, future villages to be annexed will go through similar process of developing a vision.
5	ED-2.1	The City shall define the necessary entitlement procedures that facilitate the implementation of developing the Specific Plan areas.	City Council & Community Development Dept.	Ongoing	The Village 1, 5, and 7 Specific Plans have been developed with detailed entitlement procedures. *The city will continue to process entitlement applications in accordance with existing procedures and regulations.
6	ED-3.3	The City shall monitor its supply of housing and the housing requirements of employees who work in the City to provide an adequate mix of housing opportunities.	Community Development Dept.	Ongoing	The Housing Element (2021-2029) was updated on May 11, 2021 via City Council Resolution 2021-84. *In 2025, the City continues to monitor the housing supply through the Housing Element Annual Progress Report.
7	ED-4.1	The City shall identify target businesses and industries to use in conjunction with the City's Economic Development Vision in order to focus efforts on attracting businesses to the City.	City Council & City Manager	Completed	Go to Market Strategy completed December 2013. Since then, staff has identified sustainable manufacturing; warehouse/assemble uses, independent retail (Downtown) and National retail as focus areas for prospect development.
8	ED-4.1	The City shall cooperate with local business groups on development and support of "Buy in Lincoln" activities.	City Council	Ongoing	Love Lincoln, Shop Local program implemented in coordination with the Chamber and the Downtown Lincoln Association. *In 2025, the Love Lincoln program is still an ongoing effort. We are looking at a refresh with campaign initiatives in 2026.

9	ED-4.2	The City shall attract new businesses to the City through educational and promotional campaigns, with an emphasis on attracting small to medium-sized businesses as well as underrepresented businesses and industries.	City Manager	Ongoing	Staff continues to focus on attracting new businesses through industry focused outreach. *In 2024, there was a concentrated effort to create new marketing material to attract certain retail establishments for commercial development, specifically grocers. There is also a focus on clean energy, aviation, and technology for business growth in and around the Lincoln Regional Airport. * In 2025, This is an ongoing effort with focus on the airport and surrounding industrial property, retail in the Twelve Bridges area, and future Village 5A development.
10	ED-4.3	The City shall develop and update land availability information for distribution to current and prospective businesses.	City Manager	Ongoing	Current list on City's website, updated every 6 months. *In 2024, the Property Evaluation Tool (available in the follow webpage: https://www.lincolnca.gov/en/business-and-development/economic-development.aspx) was utilized to assist prospective businesses, particularly in the downtown area.
11	ED-4.5	The City shall collect and disseminate market, economic, social, demographic, and traffic data related to the retail sector to prospective investors, developers, consumers, retailers, and public agencies.	City Manager	Ongoing	Current list on City's website, updated every 6 months. *In 2024, the Property Evaluation Tool (available in the follow webpage: https://www.lincolnca.gov/en/business-and-development/economic-development.aspx) was utilized to assist prospective businesses, particularly in the downtown area. * In 2025, this is an ongoing effort.

12	ED-5.1	The City shall create an Airport Marketing Plan that includes marketing collateral promoting the Lincoln Airport.	City Manager	Ongoing	No existing marketing plan for the airport. This is one of the priorities for the Economic Development & Communications Specialist. One piece of collateral has been created for the 81-acres of land between Flightline and Aviation Blvd. (referred to as the Lincoln Airport Business Park). *In 2025, this effort is still ongoing
13	ED-5.1	The City shall establish a list of non-aviation-related services that would complement aviation-related businesses near the airport.	City Manager	Ongoing	*In 2025, the City Manager's office is looking at potential projects to address this implementaiton measure. This is an ongoing effort.
14	ED-5.1	The City shall seek to secure a major aviation consumer that would act as an anchor to draw other aviation industry businesses.	City Manager	Ongoing	Prospects are being developed and staff is currently actively pursuing potential major aviation customers. *In 2024, a new hangar build was approved for the airport. The project will add approximately 20 box hangars and 48 tee hangars, promoting additional business and development at the airport. *In 2025, the new hangar project broke ground.
15	ED-6.1	The City shall create a Downtown Redevelopment Strategy which identifies a set of strategies for revitalizing and promoting downtown as the City's major social and recreational center.	City Council & Community Development Dept.	Completed	Greuen & Greuen report completed in 2010
16	ED-6.1	The City shall establish an historical theme for Lincoln incorporating design standards similar to Gladding McBean and Company and/or the railroad.	Community Development Dept.	Incomplete	No change in 2025

17	ED-6.1	The City shall, in conjunction with an incentive-based program, remove blight in the downtown area, including: old signs; billboards; shacks; structures no longer in use or beyond repair; and overhead power lines.	Public Works	Ongoing	Beermann Alley Rule 20A project extended to 2025has been halted due to CPUC restructuring of RULE 20A project eligibility. *In 2025, this implementation measure is still ongoing. The City provides street sweeping services in the downtown area at least once a month for enhanced beautification of the historic area.
18	ED-6.1	The City shall build a downtown plaza on the recently-acquired Gates and Fowler properties.	Community Development Dept.	Completed	Beermann Plaza completed.
19	ED-6.1	The City shall maintain their administrative offices (e.g., city council, city administration, city clerk, etc.) within downtown Lincoln.	City Council	Completed	City Hall located at 600 Sixth Street.
20	ED-6.1	The City shall enter into a working agreement with the present owners of Gladding McBean and Company to develop the historically-designated landmark of Gladding McBean and Company as a cornerstone of downtown Lincoln's redevelopment.	City Council & Community Development Dept.	Incomplete	* No change in 2025
Land Use and Community Design Element (8 Total; 1 Complete [12%]; 7 Ongoing [88%])					
1	LU-1.5	The City shall develop an inventory of available vacant sites that have potential for infill development.	Community Development Dept. & City Engineer	Ongoing	*Updates are ongoing and in coordination with HCD.

2	LU-2.8, 3.7, 4.4	The City shall develop zoning incentives to encourage innovative design in both infill and newly developing areas that optimizes the use of vacant land through flexible development standards, shared parking, landscaping, and site amenities.	City Council Planning Commission Community Development Dept.	Ongoing	The City provides flexible development standards such as density bonuses for sites integrating affordable housing. Shared parking is permitted; and in-lieu parking is permitted; and reductions are also permitted for affordable units. *No change in 2024
3	LU-1.1, 1.2	The City shall develop zoning incentives that encourage mixed use redevelopment in the downtown area through the reuse of existing buildings.	City Council Planning Commission Community Development Dept.	Ongoing	*In 2024, efforts in development incentives are ongoing including grant projects in process such as the Downtown Lincoln Master Plan (DMP) + Objective Design and Development Standards (ODDS)
4	LU-6.1, 6.2	The City shall review and amend, as necessary, applicable ordinances and regulations to ensure consistency with the General Plan. These shall include the following: • Zoning Ordinance • Subdivision Ordinance • Development Standards	Community Development Dept.	Ongoing	Staff intends to seek annual ordinance amendments to ensure consistency with the General Plan which includes modifications to standards. *No changes in 2024
5	LU-8.2	The City shall implement the provisions of this General Plan through its ongoing project review process.	City Council Planning Commission Community Development Dept.	Ongoing	The City continues to analyze existing entitlement review procedures with all applicants to try and find areas of improvement. Staff routinely meets with future applicants who are seeking a development project via phone calls, emails, and front-counter assistance.

6	LU-8.2	The Planning Commission shall review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission's report to the City Council shall include, as the Planning Commission deems appropriate, recommendations for amendments to the General Plan.	City Council, Planning Commission, and Community Development Dept.	Ongoing	The Annual Progress Report will continue to be scheduled for Planning Commission and City Council review. *No changes in 2024
7	LU-8.4	The City shall conduct a major review of the General Plan, including the General Plan Policy Document and Background Report, every five years and revise it as deemed necessary.	City Council, Planning Commission, and Community Development Dept.	Ongoing	The Annual Progress Report provides an opportunity for the Planning Commission and City Council to evaluate and determine if General Plan polices need further refinement and/or no longer consistent with the vision and direction of the City. *No changes in 2024
8	LU-8.4	The City shall investigate and implement, as appropriate, mechanisms to be used for funding the five-year update of the General Plan.	City Manager	Completed	The City established a General Plan maintenance fee in February 2020. *No changes in 2024
HOUSING ELEMENT *(See Attachment 3)* (32 Total; 2 Complete [6%]; 25 Ongoing [78%], 5 Incomplete [16%])					
Transportation and Circulation Element (13 Total; 5 Complete [38%]; 6 Ongoing [46%], 2 Incomplete [15%])					
1	T-2.2	The City shall develop Transportation Impact Guidelines for all traffic impact studies. The guidelines shall address the evaluation of	Community Development Dept.	Ongoing	Guidelines established with each Specific Plan. *No changes in 2025

		impacts on traffic, transit, bikeways and pedestrians.			
2	T-2.3, 2.4 2.19	The City shall prepare a Capital Improvement Program (CIP) based on a 20-year forecast of development under the General Plan that meets its LOS policies. The CIP shall be updated every five years or after any substantial amendment to the General Plan.	Community Development Dept. & Engineering Dept.	Completed	This task was completed as part of 2021 Housing Element update.
3	T-2.5	The CIP shall have a phasing element including identification of short-term (5 year) improvements. The City shall monitor critical intersections and update the CIP and phasing element every five years.	Engineering Dept.	Ongoing	Updated with Annual Capital Improvement Budget. *No changes in 2025
4	T-2.2 T-2.19	The City shall maintain a long-term development scenario in the Placer County Transportation Demand Model, with assumptions that are consistent with the development of the CIP. This scenario shall be regularly updated to reflect adopted development and roadway projects and used in traffic studies to evaluate cumulative impacts of development projects.	Community Development Dept.	Ongoing	Completed with every development environmental document. *No changes in 2025
5	T-2.2 T-2.5	The City shall maintain traffic count data.	Engineering Dept.	Ongoing	Collection of traffic count data every three years and as special needs arise.

6	T-2.3	Construct second through lanes on the northbound and southbound approaches and a second left turn lane to the westbound approach to improve the intersection of Fiddyment Road and Athens Road to LOS B (V/C 0.62).	Community Development Dept. & Engineering Dept.	Incomplete	Implementation will be triggered by development of western villages and associated traffic impacts. *No changes in 2025
7	T-2.3	Construct second through lane on both the northbound and southbound approaches to improve the intersection of Industrial Avenue and Athens Road to LOS C (V/C 07.5).	Community Development Dept. & Engineering Dept.	Incomplete	Implementation will be triggered by development of Lincoln 270. *No changes in 2025
8	T-2.10 T-2.11	The City shall update its Traffic Impact Fees along with each CIP update to provide funding for the CIP project list. The fees shall also be updated annually based on a construction cost index.	Engineering Dept. & Administrative Support Services Dept.	Completed	City of Lincoln Public Facilities Element (PFE) was updated August 2022.
9	T-2.15	The City shall preserve roadway Right-of-Way adequate to accommodate long-term development levels (i.e. the residential build-out scenario used to evaluate the General Plan).	Community Development Dept.	Ongoing	Necessary right of way for ultimate build out of General Plan roadways is identified on the appropriate Tentative Maps and secured with Final Maps. *No changes in 2025
10	T-2.16	The City shall maintain and periodically update a schedule for retiming and/or synchronizing traffic signals along the City's arterial streets.	Public Works Dept.	Ongoing	Performed on informal basis through the monthly service contract. * Updates to signal timing on Lincoln Blvd were implemented in 2025.

11	T-2.18	The City shall include the construction of an above-grade crossing of the Union Pacific Railroad tracks along Lincoln Blvd in the Capital Improvements Program.	Engineering Dept.	Completed	A grade separated crossing of railroad is programmed in PFE as a part of Gladding Parkway. Implementation triggered by cumulative traffic impacts. *No changes in 2025
12	T-5.1 T-5.2 T-5.7	The City shall update its Bikeway Master Plan at least every 7 years.	Engineering Dept.	Completed	The Bikeway Master Plan was last updated in June 2018. A new update is anticipated to be completed in 2026.
13	T-6.1	The City shall conduct a study to investigate the feasibility of providing airline shuttle service at the Lincoln Regional Airport. The shuttle would serve small groups for business travel purposes.	Public Works Dept.	Completed	This is unnecessary with the availability of Uber and Lyft private micro transit options.
Public Facilities and Services Element (11 Total; 1 Complete [9%]; 10 Ongoing [91%])					
1	PFS-3.5	The City shall seek grant funding for the extension of reclaimed waterlines.	Public Works Dept. & Engineering Dept.	Ongoing	
2	PFS-4.1	The City shall prepare a City Drainage Management Plan that will provide for and coordinate the use of detention/retention basins to limit outflow to 90% of pre-project conditions for the 100-year and smaller year events. The Drainage Management Plan shall be completed prior to the construction or revision of a major hydrologic facility.	Community Development Dept.	Completed	

3	PFS-4.1 PFS-4.2	The City shall incorporate low impact development (LID) alternatives for stormwater quality control into development requirements. LID alternatives may include, but are not limited to, the following: (1) conserving natural areas and reducing imperviousness, (2) runoff storage, (3) hydro-modification (to mimic pre-development runoff volume and flow rate), and (4) public education.	Community Development Dept.	Ongoing	
4	PFS-4.5	The City shall actively participate in appropriate forums designed to discuss and solve regional water supply and water quality issues.	Community Development Dept., Public Works Dept., & Engineering Dept.	Ongoing	Public Works routinely collaborates with the Regional Water Authority, the Western Placer Groundwater Sustainability Agency, and is participating in the development of the Regional Water Bank. You can find information about the water bank here: https://rwah2o.org/sacramento-regional-water-bank/ Additionally, the City of Lincoln endeavors to join the Association of California Water Agencies in 2025 to collaborate with over 400 water agencies statewide.
5	PFS-5.3	The City shall prepare guidelines to promote "green" building techniques such as recycling of construction debris.	Community Development Dept.	Ongoing	We require all building projects within the city to recycle their construction & demolition material in compliance with the CalGreen standards and provide tracking of diverted material.
6	PFS-8.1 PFS-8.2	The City will update its plans for fire and police protection services to include the proposed locations of fire and police stations based on future development trends.	Fire Dept., Police Dept., & Community Development Dept.	Ongoing	

7	PFS-8.9	As part of the project review process, developments must demonstrate appropriate security design features in their projects, such as increased lighting, low-level landscaping and easily identifiable access.	Police Dept.	Ongoing	
8	PFS-9.1 PFS-9.2	The City shall locate new K-6 schools within reasonable walking distances from residential neighborhoods.	City Manager & Community Development Dept.	Ongoing	
9	PFS-9.1 PFS-9.2	The City shall encourage the school district to locate new K-6 schools on streets meeting the City's LOS standards.	City Manager & Community Development Dept.	Ongoing	
10	PFS-9.1 PFS-9.2	The City shall encourage the school district to locate new K-6 schools where public services such as parks, recreation, and public transportation are available.	City Manager, Community Development Dept. & Public Works Dept.	Ongoing	
11	PFS-9.1 PFS-9.2	Wherever possible, the City shall locate school facilities adjacent to other City recreational facilities, to maximize joint use of school buildings, City parks and playgrounds.		Ongoing	
Open Space and Conservation Element (7 Total; 1 Complete [14%]; 6 Ongoing [86%])					
1	OSC-1.1 OSC-1.2	The City shall adopt specific criteria for the protection of natural and cultural resources as part of the City's environmental review process. This will include	Community Development Dept.	Ongoing	Natural and cultural resources are analyzed within each specific plan and new development to meet compliance with state and regional regulations. *No changes in 2024

		standards for determining environmental significance.			
2	OSC-1.1 OSC-1.2 OSC-5.3 OSC-5.6 OSC-5.9	The City shall investigate the establishment of a land trust for open space lands and consider opportunities for acquiring natural habitat and agricultural areas for permanent open space and natural parks.	Community Development Dept.	Complete	The City adopted the PCCP/HCP in 2020. In addition to Placer Land Trust.
3	OSC-1.1 OSC-1.2 OSC-5.3 OSC-5.6 OSC-5.9	The City shall establish a mitigation fee for habitat preservation and replacement. Within the Village Areas, the inclusion of the 40 percent open space could provide adequate mitigation for habitat.	Community Development Dept.	Ongoing	The City adopted the PCCP/HCP in 2020. * Exisiting and future specific plans will be required to meet these policies.
4	OSC-5.1	The City shall adopt a tree preservation ordinance to protect healthy landmark or historic trees from removal.	Community Development Dept.	Ongoing	While there is an existing provision for oak tree mitigation, the city will adopt a future preservation ordinance for landmark or historic trees such as Heritage Oak Trees.
5	OSC-6.1 OSC-6.2 OSC-6.3 OSC-6.4 OSC-6.5 OSC-6.6 OSC-6.7	The City shall adopt construction standards for the protection of cultural and historic resources in the City	Community Development Dept.	Ongoing	Construction standards are analyzed within each specific plan and new development to meet compliance with state and regional regulations. *No changes in 2024
6	OSC-6.5 OSC-6.7	The City shall adopt standards for monitoring of mitigation measures established for protection of archeological resources prior to development.	Community Development Dept.	Ongoing	Archeological resources are analyzed within development to meet compliance with state requirements. *No changes in 2024

7	OSC-2.1 OSC-2.2	The City shall adopt a right-to-farm ordinance to protect agricultural operations immediately adjacent to the City from complaints from new urban development.	Community Development Dept.	Ongoing	As each remaining specific plan is processed, staff plans to develop an agriculture overlay zone. * In 2024, The Village 5 and Village 7 Specific Plan areas include an agricultural overlay zone.
Health and Safety Element (18 Total; 0 Complete [0%]; 6 Ongoing [33%], 12 Incomplete [67%])					
1	HS-1.2	The City shall, as needed, develop additional hazard-related districts, such as a wildfire or flooding district, where additional standards apply to protect new development against climate-related hazards.	Planning Division	Incomplete	
2	HS-1.3	The City shall prepare and approve an official evacuation network map with hazard risk data overlaid onto the routes. Recommend adoption of this map to the City Council by 2022.	City Council Planning Division	Incomplete	
3	HS-1.5	The City shall develop an outreach and educational program about extreme heat for senior centers, community groups, schools, churches, and sports organizations. This program should include information on personal cooling strategies, healthy habits to prevent heat-related illnesses, and the locations and hours of operations of cooling centers.	City Clerk's Office	Ongoing	

4	HS-1.5	The City shall annually distribute flood protection educational materials (e.g., emails, safety pamphlets, social media posts, etc.) to educate citizens about safety during flood conditions, including the dangers of driving on flooded roads.	City Clerk Planning Dept.	Ongoing	
5	HS-1.7	The City shall explore, in coordination with utility companies and neighboring communities, replacing streetlights with new models, or augmenting existing streetlights with additional features, allowing them to act as public Wi-Fi beacons, traffic counters, and relay stations for public emergency alerts.	Planning Division Public Works Dept.	Ongoing	The city has retrofitted many streetlights with LED technology. The city has approximately 75% LED or energy efficient technology, and the city is continuously retrofitting and using LED bulbs for any replacements. The city is undertaking a broadband study to explore internet technology options.
6	HS-1.7	The City shall continue to work with Pacific Gas and Electric Company (PG&E) to ensure that areas below and adjacent to power lines are kept clear of plant matter and other accumulated debris.	Public Works Dept.	Ongoing	The City maintains the street right of way and performs necessary vegetation removal to ensure unobstructed access for transportation purposes. The city coordinates with PGE when PGE notifies the city of tree trimming or other vegetation removal activities. The city notifies impacted stakeholders as necessary.
7	HS-1.8	The City shall develop a program and identify funding to retrofit City-owned buildings and facilities in areas prone to flood, landslide/debris flows, and wildfire to maximize defensible space and outdoor fireproofing, improve drainage systems, stabilize nearby slopes, and take	Public Works Dept.	Incomplete	

		other actions to harden the property as needed.			
8	HS-2.1	The City shall include in the City's capital improvement program slope stabilization projects for any hilly terrain situated above developed areas that has been burned within the last year.	City Council Public Works Dept.	Incomplete	This is not applicable as we have no burned areas from the past year.
9	HS-2.2	The City shall incorporate resilient design features for roads and trails that are on or below steep slopes and have a history of being damaged or blocked by landslide events, techniques, and other strategies.	Public Works Dept.	Ongoing	
10	HS-3.16	The City shall replace City fleet vehicles with low and zero-emission technology vehicles, wherever possible.	City Council City Manager	Ongoing	The City purchases vehicles that comply with California's emission standards. *No changes in 2024
11	HS-3.17 HS-3.18	The City shall encourage the continued use of neighborhood electric vehicles.	Planning Dept.	Ongoing	Development entitlement projects are planned to ensure compliance with the City's NEV Master Planning policies. *No Changes in 2024
12	HS-6.7	The City shall ensure that wastewater infrastructure in flood-prone areas is hardened to minimize the risk of overflow.	Public Works Dept.	Incomplete	
13	HS-6.8	The City shall prepare a feasibility study of retrofitting existing and requiring new park	Public Works Dept. Planning Div.	Ongoing	

		fields to include subterranean catchment basins to reduce runoff flows.			
14	HS-9.2	The City shall explore partnerships with the Placer County Transit Authority to operate during extreme heat events, with specific pickup points and provide access to local cooling centers for persons who are unable to drive or lack access to a vehicle.	City Manager Planning Div. Public Works Dept. Recreation	Incomplete	
15	HS-9.3	The City shall encourage projects that include landscaping to use plants that will continue to be viable in the area under long-term future climate conditions. Explore modifying Lincoln's landscape ordinance (Municipal Code Chapter 15.28) to support these species.	City Attorney City Council Planning Div.	Incomplete	
16	HS-9.8	The City shall coordinate with Pioneer Community Energy to increase enrollment in electricity demand management programs to incentivize reduced use of electricity during high demand.	City Manager Public Works Dept.	Ongoing	The city has undertaken a solar project to install solar panels at seven (7) sites which will reduce electricity demand from the electrical grid.
17	HS-10.3	The City shall identify the maintenance needs of public recreational facilities, including trails, from changes in daily and seasonal use patterns and activity types under future climate conditions.	Parks and Recreation Dept. Public Works Dept.	Ongoing	Public Works has a maintenance request system that is utilized to track maintenance requests/needs and maintenance efforts. Recreation facilities and amenities including parks, open space and trails are continuously maintained.

18	HS-10.3	The City shall note any potential vulnerabilities to climate-related hazards when identifying projects for inclusion in the Capital Improvement Program and take steps to mitigate these risks.	Public Works Dept.	Ongoing	The city has contracted for a drainage study for a flood prone area. The study will identify drainage system improvement to mitigate potential flooding. Additionally, the city contracts for grazing in open space areas adjacent to housing to mitigate fire risk. Solar project addition to mitigate use of diesel fuel and to promote use of vehicles and equipment that emit less greenhouse gas emissions.
	This is a summary of General Plan implementation Measures and should be used for reference purposes only. For the full text of these measures, see the 2050 General Plan posted on the City of Lincoln website at: https://www.lincolnca.gov/en/business-and-development/general-plan-2050.aspx				

Please Start Here

General Information	
Jurisidiction Name	Lincoln
Reporting Calendar Year	2025
Contact Information	
First Name	Efren
Last Name	Sanchez
Title	Senior Planner
Email	efren.sanchez@lincolnca.gov
Phone	9164342491
Mailing Address	
Street Address	600 Sixth Street
City	Lincoln
Zipcode	95648

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_01_07_26

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: https://hcd.my.site.com/hcdconnect

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Lincoln	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	05/15/2021 - 05/15/2029

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	6
Moderate	Deed Restricted	0
	Non-Deed Restricted	9
Above Moderate		396
Total Units		**411**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	0
Single-family Detached	0	375	435
2 to 4 units per structure	0	23	30
5+ units per structure	0	0	84
Accessory Dwelling Unit	0	12	9
Mobile/Manufactured Home	0	0	0
Total	**0**	**410**	**558**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	51	65
Not Indicated as Infill	433	345

Housing Applications Summary	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	256
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	**# of Projects**	**Units**
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	**# of**	**Units**
Ministerial	0	0
Discretionary	4	256

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	**Count**
Programs Implemented	32
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Lincoln	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes												Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bo Applica
1					2	3	4					5							6	7	8	9	10	1
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	256	256	0	0			
	021-274-038-000	N/A	Stardust 12 Project	PLN25-00002	SFD	O	1/29/2025											86	86			NONE	No	No
	021-283-044-000	N/A	Liberty at Lincoln Village	PLN25-00006	SFD	O	6/16/2025											48	48			NONE	No	No
	327-380-002-000	2695 Moore Road ,	Liberty at Lincoln Village	PLN25-00008	SFD	O	6/17/2025											106	106			NONE	No	No
	008-280-032-000	N/A	Lincoln Gateway	PLN25-00018	SFD	O	7/16/2025											16	16			NONE	No	No
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					
																			0					

Jurisdiction	Lincoln	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement													Affordability by Household Incomes - Building Permits													Affordability by Household Incomes - Certificates of Occupancy													Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4											5	6	7											8	9	10											11	12	13	14	15	16	17	18	19	20			21	22	23	24	25
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	6	0	9	396		410	0	0	0	0	6	8	0	67	0	12	465		558								0							
	021-830-025-000	100 SANDWEDGE	Elliot Homes	BLD25-02707	SFD	O													0											1	11/7/2025	1													0	NONE	No	N												NEW SFD ELLIOTT HOMES TURKEY CREEK ESTATES PLAN 2776 B-L, W/SOLAR 6.60 KW, 15 MOD, ESS LOT# 105 LOT SQ FT 14365 LIVING SQ FT 2776 GARAGE SQ FT 1279 PATIO/PORCH SQ FT 440/86 OPTIONS: DEN Estimated Sales Price: $885,544. Based on average $319 per square feet in Lincoln Market. https://www.redfin.com/zipcode/95648/housing-
	021-830-030-000	101 SANDWEDGE	Elliot Homes	BLD25-02741	SFD	O													0											1	11/7/2025	1													0	NONE	No	N												NEW SFD ELLIOTT HOMES TURKEY CREEK ESTATES PLAN 3031 A-L, W/ SOLAR 6.60 KW, 15 MOD, ESS LOT# 110 LOT SQ FT 15121 LIVING SQ FT 3032 GARAGE SQ FT 1338 PATIO/PORCH SQ FT 339/113 OPTIONS: NONE. Estimated Sales Price $966,889 based on $319 per SF.
	329-280-041-000	108 MOONLIGHT F	KB Homes	BLD25-01370	SFD	O													0											1	6/9/2025	1											1	10/17/2025	1	NONE	No	N												NEW SFD KB AURORA HEIGHTS PLAN 1373 C, W/ SOLAR 3.645 KWM 9 MOD LOT# 94 LOT SQ FT 1955 LIVING SQ FT 1373 GARAGE SQ FT 423 PATIO/PORCH SQ FT 16 OPTIONS: NONE. Estimated Sales Price: $437,987. https://www.kbhome.com/new-homes-sacramento/aurora-heights-at-twelve-bridges?gad_source=1&gad_campaignid=22658776493&gbraid=0AAAAADfOc86s27SySDO3pbPO0BQgIwRkD&gclid=EAIaIQobChMIi7PH3_KxkgMVqgtBh1shTZFEAAYASAAEgIOJfD_BwE
	021-830-026-000	110 SANDWEDGE	Elliot Homes	BLD25-02709	SFD	O													0											1	11/7/2025	0													0	NONE	No	N												NEW SFD ELLIOTT HO
	329-280-038-000	111 MOONLIGHT F	KB Homes	BLD25-01365	SFD	O													0											1	6/9/2025	1											1	10/15/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-830-029-000	111 SANDWEDGE	Elliot Homes	BLD25-02738	SFD	O													0											1	11/7/2025	1													0	NONE	No	N												NEW SFD ELLIOTT HO
	021-810-033-000	1137 LODGE WAY	Taylor Morrison	BLD24-02066	SFD	O													0											1	7/26/2024	1											1	2/11/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	329-280-040-000	116 MOONLIGHT F	KB Homes	BLD25-01369	SFD	O													0											1	6/9/2025	1											1	10/16/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-790-044-000	1181 TROUT CREE	Taylor Morrison	BLD24-03202	SFD	O													0											1	12/2/2024	1											1	7/7/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	329-280-039-000	119 MOONLIGHT F	KB Homes	BLD25-01366	SFD	O													0											1	6/9/2025	1											1	10/17/2025	1	NONE	No	N												NEW SFD KB AURORA HEIGHTS PLAN 1652 C, W/ SOLAR 4.860 KW, 12 MOD LOT# 92 LOT SQ FT 1664 LIVING SQ FT 1664 GARAGE SQ FT 445 PATIO/PORCH SQ FT 28 OPTIONS: NONE. Sale Price: $490,260
	021-830-027-000	120 SANDWEDGE	Elliot Homes	BLD25-02728	SFD	O													0											1	11/7/2025	1													0	NONE	No	N												NEW SFD ELLIOTT HO
	021-830-028-000	121 SANDWEDGE	Elliot Homes	BLD25-02729	SFD	O													0											1	11/7/2025	1													0	NONE	No	N												NEW SFD ELLIOTT HO
	021-880-105-000	1243 CARSON RIV	Taylor Morrison	BLD25-03174	SFD	O													0											1	1/8/2026	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-980-045-000	1252 LODGE WAY	0	BLD24-03145	SFD	O													0											1	11/21/2024	1											1	6/17/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-980-005-000	1276 LODGE WAY	0	BLD24-02070	SFD	O													0											1	7/26/2024	1											1	3/7/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-102-000	1279 CARSON RIV	TKRS INC	BLD24-02596	SFD	O													0											1	9/23/2024	1											1	4/2/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-101-000	1291 CARSON RIV	LENA LUNDGREN	BLD24-02595	SFD	O													0											1	9/23/2024	1											1	5/6/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	008-254-005-000	130 J STREET	0	BLD25-00914	ADU	R													0								1				11/5/2025	1													0	NONE	No	Y			Rental Price Surveyed									TKRS INC - CONSTRU
	021-880-100-000	1303 CARSON RIV	TAYLOR MORRISON	BLD24-02594	SFD	O													0											1	9/23/2024	1											1	4/25/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-098-000	1327 CARSON RIV	TAYLOR MORRISON	BLD24-02593	SFD	O													0											1	9/23/2024	1											1	4/29/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-450-012-000	1360 SILVER SPU	0	BLD22-03388	ADU	R													0								1				9/23/2022	1								1				2/10/2025	1	NONE	No	Y			Rental Price Surveyed									LUNDGREN ADU REA
	021-990-032-000	1365 ALPINE WAY	0	BLD24-03132	SFD	O													0											1	11/20/2024	1											1	6/5/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-031-000	1372 ALPINE WAY	0	BLD24-03123	SFD	O													0											1	11/19/2024	1											1	6/9/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-002-000	1436 EDGEWOOD	TAYLOR MORRISON	BLD25-02458	SFD	O													0											1	10/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-880-001-000	1448 EDGEWOOD	TAYLOR MORRISON	BLD25-02453	SFD	O													0											1	10/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-880-010-000	1451 EDGEWOOD	TAYLOR MORRISON	BLD25-02459	SFD	O													0											1	10/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-870-018-000	1460 EDGEWOOD	HUZOVATYY OLEK	BLD25-01811	SFD	O													0											1	8/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-880-011-000	1463 EDGEWOOD	TAYLOR MORRISON	BLD25-02469	SFD	O													0											1	10/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-990-003-000	1467 CASCADE W	0	BLD24-02802	SFD	O													0											1	10/16/2024	1											1	8/21/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-017-000	1472 EDGEWOOD	TAYLOR MORRISON	BLD25-01810	SFD	O													0											1	8/28/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-880-012-000	1475 EDGEWOOD	TAYLOR MORRISON	BLD25-02470	SFD	O													0											1	10/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-990-002-000	1479 CASCADE W	0	BLD24-02804	SFD	O													0											1	10/16/2024	1											1	8/22/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-016-000	1484 EDGEWOOD	TAYLOR MORRISON	BLD25-01809	SFD	O													0											1	8/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-980-011-000	1486 CASCADE W	0	BLD24-02815	SFD	O													0											1	10/16/2024	1											1	8/22/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-001-000	1491 CASCADE W	0	BLD24-02812	SFD	O													0											1	10/16/2024	1											1	8/21/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-015-000	1496 EDGEWOOD	TAYLOR MORRISON	BLD25-01808	SFD	O													0											1	8/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-980-012-000	1498 CASCADE W	0	BLD24-02814	SFD	O													0											1	10/16/2024	1											1	8/25/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-021-000	1500 MOUNT ROSI	TAYLOR MORRISON	BLD24-02598	SFD	O													0											1	9/23/2024	1											1	3/31/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-019-000	1503 EDGEWOOD	TAYLOR MORRISON	BLD25-01812	SFD	O													0											1	8/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-870-014-000	1508 EDGEWOOD	TAYLOR MORRISON	BLD25-00687	SFD	O													0											1	3/25/2025	1											1	11/12/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-980-013-000	1510 CASCADE W	0	BLD25-00947	SFD	O													0											1	4/23/2025	1											1	11/13/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-020-000	1512 MOUNT ROSI	TAYLOR MORRISON	BLD24-02599	SFD	O													0											1	9/23/2024	1											1	4/2/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-020-000	1515 EDGEWOOD	TAYLOR MORRISON	BLD25-00688	SFD	O													0											1	3/25/2025	1											1	11/5/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-013-000	1520 EDGEWOOD	TAYLOR MORRISON	BLD25-00667	SFD	O													0											1	3/24/2025	1											1	11/14/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-019-000	1524 MOUNT ROSI	TAYLOR MORRISON	BLD24-02600	SFD	O													0											1	9/23/2024	1											1	4/3/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-021-000	1527 EDGEWOOD	TAYLOR MORRISON	BLD25-00693	SFD	O													0											1	3/26/2025	1											1	11/7/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-024-000	1527 MOUNT ROSI	TAYLOR MORRISON	BLD24-02597	SFD	O													0											1	9/23/2024	1											1	4/8/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-012-000	1532 EDGEWOOD	TAYLOR MORRISON	BLD25-00666	SFD	O													0											1	3/24/2025	1											1	11/14/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-018-000	1536 MOUNT ROSI	TAYLOR MORRISON	BLD24-02601	SFD	O													0											1	9/23/2024	1											1	4/23/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-022-000	1539 EDGEWOOD	TAYLOR MORRISON	BLD25-00694	SFD	O													0											1	3/26/2025	1											1	10/24/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-025-000	1539 MOUNT ROSI	TAYLOR MORRISON	BLD25-00608	SFD	O													0											1	3/14/2025	1											1	8/29/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-011-000	1544 EDGEWOOD	TAYLOR MORRISON	BLD25-00665	SFD	O													0											1	3/24/2025	1											1	11/13/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-950-019-000	1544 TUCKER SW	TAYLOR MORRISON	BLD24-01576	SFD	O													0											1	6/12/2024	1											1	4/3/2025	1	NONE	No	N												NEW SFD KB - LINCOL
	021-880-017-000	1548 MOUNT ROSI	TAVERA ARMANDO	BLD25-00607	SFD	O													0											1	3/14/2025	1											1	9/24/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-023-000	1551 EDGEWOOD	WARREN LAI	BLD25-00695	SFD	O													0											1	3/26/2025	1											1	10/14/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-026-000	1551 MOUNT ROSI	TAYLOR MORRISON	BLD24-02588	SFD	O													0											1	9/20/2024	1											1	3/27/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-010-000	1556 EDGEWOOD	TAYLOR MORRISON	BLD25-00662	SFD	O													0											1	3/24/2025	1											1	10/10/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-950-018-000	1556 TUCKER SW	STRICKLIN RICHAR	BLD24-03280	SFD	O													0											1	12/12/2024	1											1	1/14/2025	1	NONE	No	N												KB LINCOLN MEADOW
	021-880-016-000	1560 MOUNT ROSI	PHILLIPS GARY & F	BLD25-00605	SFD	O													0											1	3/14/2025	1											1	9/29/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-009-000	1568 EDGEWOOD	LEWIS JENNIFER L	BLD25-00660	SFD	O													0											1	3/24/2025	1											1	10/10/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-950-017-000	1568 TUCKER SW	SONNIK VLADIMIR	BLD24-03281	SFD	O													0											1	12/12/2024	1											1	2/4/2025	1	NONE	No	N												KB LINCOLN MEADOW
	021-880-015-000	1572 MOUNT ROSI	MORGAN DAVIS	BLD25-00603	SFD	O													0											1	3/14/2025	1											1	10/7/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-026-000	1575 EDGEWOOD	ENYART REAL EST	BLD24-03018	SFD	O													0											1	11/7/2024	1											1	5/8/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-028-000	1575 MOUNT ROSI	TOWER GROUP HO	BLD25-00685	SFD	O													0											1	3/25/2025	1											1	9/24/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-053-000	1576 RED LAKE W	0	BLD24-01246	SFD	O													0											1	5/15/2024	1											1	1/17/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-084-000	1579 RED LAKE W	0	BLD24-01250	SFD	O													0											1	5/15/2024	1											1	1/16/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-008-000	1580 EDGEWOOD	ADAMS BRIAN W	BLD25-00684	SFD	O													0											1	3/25/2025	1											1	10/1/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-014-000	1584 MOUNT ROSI	SCARFF REID C &	BLD25-00601	SFD	O													0											1	3/14/2025	1											1	9/18/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	337-120-005-000	1586 CAMINO VER	0	BLD25-00649	SFD	O													0											1	3/20/2025	1											1	12/5/2025	1	NONE	No	N												HUZOVATYY-CONSTR
	021-870-027-000	1587 EDGEWOOD	GASKIN DARRYL N	BLD24-03022	SFD	O													0											1	11/7/2024	1											1	5/7/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-029-000	1587 MOUNT ROSI	JEFF & CRYSTAL G	BLD25-00686	SFD	O													0											1	3/25/2025	1											1	9/16/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-054-000	1588 RED LAKE W	0	BLD24-01242	SFD	O													0											1	5/15/2024	1											1	1/24/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-083-000	1591 RED LAKE W	0	BLD24-01249	SFD	O													0											1	5/15/2024	1											1	1/16/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-007-000	1592 EDGEWOOD	CROMWELL PAUL C	BLD25-00682	SFD	O													0											1	3/25/2025	1											1	10/9/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-013-000	1596 MOUNT ROSI	O'TOOLE AMBER	BLD24-01781	SFD	O													0											1	7/3/2024	1											1	3/11/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-028-000	1599 EDGEWOOD	SUMOVIC RUZHDI	BLD24-03020	SFD	O													0											1	11/7/2024	1											1	5/6/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-030-000	1599 MOUNT ROSI	SUMOVIC RUZHDI	BLD24-03015	SFD	O													0											1	11/7/2024	1											1	5/14/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-055-000	1600 RED LAKE W	0	BLD24-01775	SFD	O													0											1	7/3/2024	1											1	1/29/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-082-000	1603 RED LAKE W	0	BLD24-01779	SFD	O													0											1	7/3/2024	1											1	2/3/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-006-000	1604 EDGEWOOD	KD&E LLC	BLD25-00678	SFD	O													0											1	3/25/2025	1											1	9/18/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-029-000	1611 EDGEWOOD	RPA CHALLENGE I	BLD24-02724	SFD	O													0											1	10/7/2024	1											1	4/21/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-031-000	1611 MOUNT ROSI	JASPER - LINCOLN	BLD24-03021	SFD	O													0											1	11/7/2024	1											1	5/6/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-056-000	1612 RED LAKE W	0	BLD24-01772	SFD	O													0											1	7/3/2024	1											1	1/30/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-081-000	1615 RED LAKE W	0	BLD24-01777	SFD	O													0											1	7/3/2024	1											1	2/10/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-024-000	1623 MOUNT ROSI	JASPER - LINCOLN	BLD24-01993	SFD	O													0											1	7/22/2024	1											1	3/11/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-057-000	1624 RED LAKE W	0	BLD24-01771	SFD	O													0											1	7/3/2024	1											1	2/4/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-080-000	1627 RED LAKE W	0	BLD24-01992	SFD	O													0											1	7/22/2024	1											1	2/27/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-025-000	1635 MOUNT ROSI	JASPER - LINCOLN	BLD24-02726	SFD	O													0											1	10/7/2024	1											1	4/8/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-058-000	1636 RED LAKE W	0	BLD24-01989	SFD	O													0											1	7/22/2024	1											1	4/23/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-810-027-000	1637 DONNER LA	JASPER - LINCOLN	BLD24-03140	SFD	O													0											1	11/20/2024	1											1	6/26/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-079-000	1639 RED LAKE W	0	BLD24-01991	SFD	O													0											1	7/22/2024	1											1	4/21/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-059-000	1648 RED LAKE W	0	BLD24-01129	SFD	O													0											1	5/2/2024	1											1	1/22/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-078-000	1651 RED LAKE W	0	BLD24-01990	SFD	O													0											1	7/22/2024	1											1	2/27/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-060-000	1660 RED LAKE W	0	BLD24-02246	SFD	O													0											1	8/13/2024	1											1	3/14/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-077-000	1663 RED LAKE W	0	BLD24-02241	SFD	O													0											1	8/13/2024	1											1	3/25/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-061-000	1672 RED LAKE W	0	BLD24-02249	SFD	O													0											1	8/13/2024	1											1	4/10/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-062-000	1684 RED LAKE W	0	BLD24-02240	SFD	O													0											1	8/13/2024	1											1	3/20/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-980-027-000	1702 LAKERIDGE	0	BLD24-01239	SFD	O													0											1	5/15/2024	1											1	1/24/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-980-026-000	1709 LAKERIDGE	0	BLD24-01640	SFD	O													0											1	6/18/2024	1											1	1/23/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-065-000	1720 RED LAKE W	0	BLD24-01132	SFD	O													0											1	5/2/2024	1											1	2/27/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-980-025-000	1721 LAKERIDGE	0	BLD24-02813	SFD	O													0											1	10/16/2024	1											1	5/6/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-066-000	1732 RED LAKE W	0	BLD24-01988	SFD	O													0											1	7/22/2024	1											1	3/19/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-067-000	1744 RED LAKE W	0	BLD24-02236	SFD	O													0											1	8/13/2024	1											1	3/11/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-068-000	1756 RED LAKE W	0	BLD24-02474	SFD	O													0											1	9/9/2024	1											1	3/31/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-069-000	1759 RED LAKE W	0	BLD24-03013	SFD	O													0											1	11/7/2024	1											1	5/23/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-980-014-000	1802 SPOONER LA	0	BLD24-03144	SFD	O													0											1	11/21/2024	1											1	6/11/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-980-015-000	1814 SPOONER LA	0	BLD24-02067	SFD	O													0											1	7/26/2024	1											1	4/21/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	008-254-001-000	188 J STREET	0	BLD22-02153	ADU	R													0										1		6/16/2022	1										1		6/24/2025	1	NONE	No	Y			Rental price surveyed for comparable ADU in the area									TAVERA - 2 STORY AD
	021-920-001-000	200 UNITED COUR	JEN CALIFORNIA 2	BLD24-01480	SFD	O													0											1	6/5/2024	1											1	5/27/2025	1	NONE	No	N												NEW SFD TRI POINTE
	337-230-001-000	2001 PRADO VIST	0	BLD21-00324	SFD	O													0											1	2/1/2021	1											1	4/16/2025	1	NONE	No	N												LAI NEW SFD 4507 SQ
	021-980-001-000	2002 MARLETTE W	0	BLD25-02443	SFD	O													0											1	10/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-980-002-000	2014 MARLETTE W	0	BLD25-02442	SFD	O													0											1	10/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-920-017-000	203 UNITED COUR	JEN CALIFORNIA 2	BLD24-01491	SFD	O													0											1	6/6/2024	1											1	5/15/2025	1	NONE	No	N												NEW SFD TRI POINTE
	329-270-001-000	2068 HEAVENLY S	JEN CALIFORNIA 2	BLD25-00979	SFD	O													0											1	4/28/2025	1											1	9/30/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-002-000	2076 HEAVENLY S	JEN CALIFORNIA 2	BLD25-00980	SFD	O													0											1	4/28/2025	1											1	9/30/2025	1	NONE	No	N												NEW SFD KB - AUROF
	329-280-020-000	208 STARGAZE PL	JEN CALIFORNIA 2	BLD25-01361	SFD	O													0											1	6/9/2025	1											1	11/6/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-003-000	2084 HEAVENLY S	JEN CALIFORNIA 2	BLD25-00990	SFD	O													0											1	4/29/2025	1											1	9/29/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-840-019-000	2092 BETHPAGE D	JEN CALIFORNIA 2	BLD25-02744	SFD	O													0											1	11/7/2025	1													0	NONE	No	N												NEW SFD ELLIOTT HO
	329-270-004-000	2092 HEAVENLY S	MERITAGE HOMES	BLD25-00992	SFD	O													0											1	4/29/2025	1											1	9/23/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-600-051-000	2093 3RD STREET	0	BLD24-00320	ADU	R													0								1				2/6/2024	1								1				2/25/2025	1	NONE	No	Y			Rental price surveyed for comparable ADU in the area									STRICKLIN - NEW ADU
	329-270-005-000	2100 HEAVENLY S	MERITAGE HOMES	BLD25-00993	SFD	O													0											1	4/29/2025	1											1	9/18/2025	1	NONE	No	N												NEW SFD KB AURORA HEIGHTS - PLAN 1622 B, W/ SOLAR 4.455 KW, 11 MOD LOT# 5 LOT SQ FT 1855 LIVING SQ FT 1622 GARAGE SQ FT 420 PATIO/PORCH SQ FT 28 OPTIONS: NONE. Estimated Sale Price is $591,745 based on average sales price of $319 per square footage.
	021-860-038-000	2104 BETHPAGE D	MERITAGE HOMES	BLD24-02024	SFD	O													0											1	7/23/2024	1											1	7/8/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	329-270-006-000	2108 HEAVENLY S	MERITAGE HOMES	BLD25-00994	SFD	O													0											1	4/29/2025	1											1	9/18/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-280-017-000	211 STARGAZE PL	MERITAGE HOMES	BLD25-01334	SFD	O													0											1	6/5/2025	1											1	10/31/2025	1	NONE	No	N												NEW SFD KB HOMES
	025-090-007-000	2113 HUNTER CR	MERITAGE HOMES	BLD24-01581	SFD	O													0											1	6/12/2024	1											1	1/16/2025	1	NONE	No	N												NEW SFD KB - LINCOL
	021-860-037-000	2116 BETHPAGE D	MERITAGE HOMES	BLD24-02023	SFD	O													0											1	7/23/2024	1											1	7/3/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	329-270-007-000	2116 HEAVENLY S	MERITAGE HOMES	BLD25-00796	SFD	O													0											1	4/4/2025	1											1	9/16/2025	1	NONE	No	N												NEW SFD KB AURORA
	025-090-028-000	2118 HUNTER CR	MERITAGE HOMES	BLD24-01583	SFD	O													0											1	6/12/2024	1											1	1/21/2025	1	NONE	No	N												NEW SFD KB - LINCOL
	021-920-002-000	212 UNITED COUR	MERITAGE HOMES	BLD24-01481	SFD	O													0											1	6/5/2024	1											1	6/6/2025	1	NONE	No	N												NEW SFD TRI POINTE
	329-270-008-000	2124 HEAVENLY S	MERITAGE HOMES	BLD25-00797	SFD	O													0											1	4/4/2025	1											1	9/11/2025	1	NONE	No	N												NEW SFD KB AURORA
	025-090-006-000	2125 HUNTER CR	MERITAGE HOMES	BLD24-01579	SFD	O													0											1	6/12/2024	1											1	1/29/2025	1	NONE	No	N												NEW SFD KB - LINCOL
	021-860-036-000	2128 BETHPAGE D	MERITAGE HOMES	BLD24-02022	SFD	O													0											1	7/23/2024	1											1	6/30/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	021-840-052-000	2129 BETHPAGE D	MERITAGE HOMES	BLD25-02748	SFD	O													0											1	11/7/2025	1													0	NONE	No	N												NEW SFD ELLIOTT HO
	025-090-029-000	2130 HUNTER CR	MERITAGE HOMES	BLD24-01585	SFD	O													0											1	6/12/2024	1											1	1/24/2025	1	NONE	No	N												NEW SFD KB - LINCOL
	329-270-009-000	2132 HEAVENLY S	MERITAGE HOMES	BLD25-00802	SFD	O													0											1	4/7/2025	1											1	9/9/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-860-035-000	2140 BETHPAGE D	MERITAGE HOMES	BLD24-02021	SFD	O													0											1	7/23/2024	1											1	6/24/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	329-270-010-000	2140 HEAVENLY S	MERITAGE HOMES	BLD25-00803	SFD	O													0											1	4/7/2025	1											1	8/28/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-860-001-000	2141 BETHPAGE D	MERITAGE HOMES	BLD24-02027	SFD	O													0											1	7/24/2024	1											1	8/26/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	025-090-030-000	2142 HUNTER CR	MERITAGE HOMES	BLD24-01589	SFD	O													0											1	6/13/2024	1											1	1/16/2025	1	NONE	No	N												NEW SFD KB - LINCOL
	329-260-001-000	2148 HEAVENLY S	MERITAGE HOMES	BLD25-00804	SFD	O													0											1	4/7/2025	1											1	8/21/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-920-016-000	215 UNITED COUR	MERITAGE HOMES	BLD24-01489	SFD	O													0											1	6/6/2024	1											1	5/16/2025	1	NONE	No	N												NEW SFD TRI POINTE
	021-860-034-000	2152 BETHPAGE D	MERITAGE HOMES	BLD24-02018	SFD	O													0											1	7/23/2024	1											1	6/18/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	021-860-002-000	2153 BETHPAGE D	MERITAGE HOMES	BLD24-02029	SFD	O													0											1	7/24/2024	1											1	8/18/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	025-090-031-000	2154 HUNTER CR	MERITAGE HOMES	BLD24-01590	SFD	O													0											1	6/13/2024	1											1	1/2/2025	1	NONE	No	N												NEW SFD KB - LINCOL
	329-260-002-000	2156 HEAVENLY S	MERITAGE HOMES	BLD25-00562	SFD	O													0											1	3/11/2025	1											1	8/19/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-280-019-000	216 STARGAZE PL	RICHMOND AMERI	BLD25-01338	SFD	O													0											1	6/5/2025	1											1	11/6/2025	1	NONE	No	N												NEW SFD KB AURORA
	025-090-003-000	2161 HUNTER CR	RICHMOND AMERI	BLD24-01593	SFD	O													0											1	6/13/2024	1											1	1/9/2025	1	NONE	No	N												NEW SFD KB - LINCOL
	329-260-003-000	2164 HEAVENLY S	RICHMOND AMERI	BLD25-00564	SFD	O													0											1	3/11/2025	1											1	8/18/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-860-003-000	2165 BETHPAGE D	RICHMOND AMERI	BLD24-02030	SFD	O													0											1	7/24/2024	1											1	8/15/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	329-260-004-000	2172 HEAVENLY S	RICHMOND AMERI	BLD25-00569	SFD	O													0											1	3/11/2025	1											1	8/15/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-860-004-000	2177 BETHPAGE D	RICHMOND AMERI	BLD24-02032	SFD	O													0											1	7/24/2024	1											1	7/30/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	329-260-005-000	2180 HEAVENLY S	RICHMOND AMERI	BLD25-00570	SFD	O													0											1	3/12/2025	1											1	8/11/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-260-006-000	2188 HEAVENLY S	RICHMOND AMERI	BLD25-00571	SFD	O													0											1	3/12/2025	1											1	8/11/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-860-005-000	2189 BETHPAGE D	RICHMOND AMERI	BLD24-02039	SFD	O													0											1	7/25/2024	1											1	7/30/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	329-280-018-000	219 STARGAZE PL	RICHMOND AMERI	BLD25-01336	SFD	O													0											1	6/5/2025	1											1	11/3/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-260-007-000	2196 HEAVENLY S	RICHMOND AMERI	BLD25-00552	SFD	O													0											1	3/11/2025	1											1	8/11/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-860-006-000	2201 BETHPAGE D	RICHMOND AMERI	BLD24-02042	SFD	O													0											1	7/25/2024	1											1	7/22/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	329-260-008-000	2204 HEAVENLY S	MERITAGE HOMES	BLD25-00554	SFD	O													0											1	3/11/2025	1											1	8/1/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-260-009-000	2212 HEAVENLY S	MERITAGE HOMES	BLD25-00556	SFD	O													0											1	3/11/2025	1											1	7/30/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-860-007-000	2213 BETHPAGE D	MERITAGE HOMES	BLD24-02047	SFD	O													0											1	7/25/2024	1											1	7/17/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	329-260-010-000	2220 HEAVENLY S	LINCOLN LAND HO	BLD25-00557	SFD	O													0											1	3/11/2025	1											1	8/5/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-920-003-000	224 UNITED COUR	RICHMOND AMERI	BLD24-01994	SFD	O													0											1	7/22/2024	1											1	7/9/2025	1	NONE	No	N												NEW SFD TRI POINTE
	021-920-015-000	227 UNITED COUR	RICHMOND AMERI	BLD24-01999	SFD	O													0											1	7/22/2024	1											1	6/30/2025	1	NONE	No	N												NEW SFD TRI POINTE
	329-260-037-000	2301 STARLIGHT	RICHMOND AMERI	BLD25-00170	SFD	O													0											1	1/22/2025	1											1	6/25/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-920-004-000	236 UNITED COUR	RICHMOND AMERI	BLD24-01995	SFD	O													0											1	7/22/2024	1											1	7/14/2025	1	NONE	No	N												NEW SFD TRI POINTE
	021-920-014-000	239 UNITED COUR	RICHMOND AMERI	BLD24-01998	SFD	O													0											1	7/22/2024	1											1	7/3/2025	1	NONE	No	N												NEW SFD TRI POINTE
	329-270-020-000	2401 INTERSTELL	LINCOLN LAND HO	BLD25-00192	SFD	O													0											1	1/24/2025	1											1	7/24/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-260-038-000	2402 INTERSTELL	LINCOLN LAND HO	BLD25-00171	SFD	O													0											1	1/22/2025	1											1	7/10/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-019-000	2403 INTERSTELL	LINCOLN LAND HO	BLD25-00178	SFD	O													0											1	1/23/2025	1											1	6/16/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-260-039-000	2404 INTERSTELL	LINCOLN LAND HO	BLD25-00177	SFD	O													0											1	1/23/2025	1											1	7/7/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-018-000	2405 INTERSTELL	LINCOLN LAND HO	BLD24-01856	SFD	O													0											1	7/11/2024	1											1	1/9/2025	1	NONE	No	N												NEW SFD KB - AUROF
	021-920-005-000	248 UNITED COUR	LINCOLN LAND HO	BLD24-01996	SFD	O													0											1	7/22/2024	1											1	9/5/2025	1	NONE	No	N												NEW SFD TRI POINTE
	338-450-012-000	2500 CHERRYWO	LINCOLN LAND HO	BLD24-01986	SFD	O													0											1	10/21/2025	1													0	NONE	No	N												ELLIOTT HOMES- NEW
	329-270-042-000	2501 GALACTIC LA	LINCOLN LAND HO	BLD24-02941	SFD	O													0											1	10/30/2024	1											1	4/25/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-021-000	2502 GALACTIC LA	LINCOLN LAND HO	BLD25-00194	SFD	O													0											1	1/24/2025	1											1	7/23/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-041-000	2503 GALACTIC LA	LINCOLN LAND HO	BLD24-02939	SFD	O													0											1	10/30/2024	1											1	5/2/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-022-000	2504 GALACTIC LA	LINCOLN LAND HO	BLD25-00195	SFD	O													0											1	1/24/2025	1											1	7/24/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-040-000	2505 GALACTIC LA	LINCOLN LAND HO	BLD24-02935	SFD	O													0											1	10/29/2024	1											1	4/17/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-023-000	2506 GALACTIC LA	LINCOLN LAND HO	BLD25-00196	SFD	O													0											1	1/24/2025	1											1	6/25/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-039-000	2507 GALACTIC LA	LINCOLN LAND HO	BLD24-02217	SFD	O													0											1	8/12/2024	1											1	1/9/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-024-000	2508 GALACTIC LA	LINCOLN LAND HO	BLD24-01857	SFD	O													0											1	7/11/2024	1											1	1/9/2025	1	NONE	No	N												NEW SFD KB - AUROF
	329-270-038-000	2509 GALACTIC LA	LINCOLN LAND HO	BLD24-02215	SFD	O													0											1	8/12/2024	1											1	1/13/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-920-013-000	251 UNITED COUR	LINCOLN LAND HO	BLD24-01997	SFD	O													0											1	7/22/2024	1											1	8/28/2025	1	NONE	No	N												NEW SFD TRI POINTE
	335-250-020-000	2568 EASTRIDGE	LINCOLN LAND HO	BLD25-01009	ADU	R													0										1		7/25/2025	1													0	NONE	No	N			Rental price surveyed for comparable ADU in the area									KILGORE - 593 SQFT D
	329-250-055-000	2578 BOG STREET	WOODSIDE 05N LP	BLD25-02937	SFD	O													0											1	12/1/2025	1													0	NONE	No	N												NEW SFD LGI - PLAN
	329-250-056-000	2584 BOG STREET	WOODSIDE 05N LP	BLD25-02938	SFD	O													0											1	12/1/2025	1													0	NONE	No	N												NEW SFD LGI - PLAN
	329-250-057-000	2590 BOG STREET	LINCOLN LAND HO	BLD25-01252	SFD	O													0											1	6/6/2025	1													0	NONE	No	N												NEW SFD LGI PLAN D
	021-920-006-000	260 UNITED COUR	LINCOLN LAND HO	BLD24-03182	SFD	O													0											1	11/27/2024	1											1	9/9/2025	1	NONE	No	N												NEW SFD TRI POINTE
	329-270-064-000	2601 CELESTIAL L	LINCOLN LAND HO	BLD24-02953	SFD	O													0											1	10/30/2024	1											1	8/14/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-043-000	2602 CELESTIAL L	WOODSIDE 05N LP	BLD24-02947	SFD	O													0											1	10/30/2024	1											1	5/16/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-063-000	2603 CELESTIAL L	WOODSIDE 05N LP	BLD24-02952	SFD	O													0											1	10/30/2024	1											1	5/22/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-044-000	2604 CELESTIAL L	WOODSIDE 05N LP	BLD24-02948	SFD	O													0											1	10/30/2024	1											1	5/16/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-062-000	2605 CELESTIAL L	LINCOLN LAND HO	BLD24-02951	SFD	O													0											1	10/30/2024	1											1	4/16/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-045-000	2606 CELESTIAL L	LINCOLN LAND HO	BLD24-02949	SFD	O													0											1	10/30/2024	1											1	4/17/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-061-000	2607 CELESTIAL L	LINCOLN LAND HO	BLD24-02224	SFD	O													0											1	8/12/2024	1											1	1/22/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-046-000	2608 CELESTIAL L	LINCOLN LAND HO	BLD24-02218	SFD	O													0											1	8/12/2024	1											1	1/28/2025	1	NONE	No	N												NEW SFD KB AURORA

Jurisdiction	Lincoln	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

329-270-060-000	2609 CELESTIAL L	LINCOLN LAND HO	BLD24-02223	SFD	O	0			1	8/12/2024	1			1	1/24/2025	1	NONE	No	N		NEW SFD KB AURORA
329-270-047-000	2610 CELESTIAL L	SUMOVIC RUZHDI	BLD24-02221	SFD	O	0			1	8/12/2024	1			1	1/28/2025	1	NONE	No	N		NEW SFD KB AURORA
021-920-012-000	263 UNITED COU	SUMOVIC RUZHDI	BLD24-03183	SFD	O	0				11/27/2024	0			1	9/2/2025	1	NONE	No	N		NEW SFD TRI POINTE
329-280-036-000	2715 MOONLIGHT	CENTURY COMMU	BLD25-02859	SFD	O	0				11/20/2025	0					0	NONE	No	N		NEW SFD KB AURORA
329-280-043-000	2716 MOONLIGHT	CENTURY COMMU	BLD25-02863	SFD	O	0				11/20/2025	0					0	NONE	No	N		NEW SFD KB AURORA
329-280-037-000	2717 MOONLIGHT	CENTURY COMMU	BLD25-02860	SFD	O	0				11/20/2025	0					0	NONE	No	N		NEW SFD KB AURORA
329-280-042-000	2718 MOONLIGHT	CENTURY COMMU	BLD25-02862	SFD	O	0				11/20/2025	0					0	NONE	No	N		NEW SFD KB AURORA
021-920-007-000	272 UNITED COU	CENTURY COMMU	BLD25-00300	SFD	O	0				5/22/2025	0					0	NONE	No	N		NEW SFD TRI POINTE
021-920-011-000	275 UNITED COU	CENTURY COMMU	BLD25-00309	SFD	O	0				5/22/2025	0					0	NONE	No	N		NEW SFD TRI POINTE
021-900-019-000	2758 DELEGATE D	CENTURY COMMU	BLD25-01295	SFD	O	0				6/17/2025	0					0	NONE	No	N		NEW SFD TRI POINT N
021-900-007-000	2765 DELEGATE D	CENTURY COMMU	BLD25-01288	SFD	O	0				6/17/2025	0					0	NONE	No	N		NEW SFD TRI POINTE
021-900-018-000	2770 DELEGATE D	CENTURY COMMU	BLD25-01292	SFD	O	0				6/17/2025	0					0	NONE	No	N		NEW SFD TRI POINTE
021-900-008-000	2777 DELEGATE D	CENTURY COMMU	BLD25-01289	SFD	O	0				6/17/2025	0					0	NONE	No	N		NEW SFD TRI POINTE
021-900-017-000	2782 DELEGATE D	CENTURY COMMU	BLD25-01020	SFD	O	0				5/22/2025	0					0	NONE	No	N		NEW SFD TRI POINTE
021-900-009-000	2789 DELEGATE D	CENTURY COMMU	BLD25-01017	SFD	O	0				5/22/2025	0					0	NONE	No	N		NEW SFD TRI POINTE
021-900-016-000	2794 DELEGATE D	CENTURY COMMU	BLD25-01016	SFD	O	0				5/22/2025	0					0	NONE	No	N		NEW SFD TRI POINTE
021-900-010-000	2801 DELEGATE D	CENTURY COMMU	BLD25-01018	SFD	O	0				5/22/2025	0					0	NONE	No	N		NEW SFD TRI POINTE
021-900-015-000	2806 DELEGATE D	CENTURY COMMU	BLD25-00551	SFD	O	0				3/25/2025	0					0	NONE	No	N		NEW SFD TRI POINTE
021-900-011-000	2813 DELEGATE D	CENTURY COMMU	BLD25-00410	SFD	O	0				3/25/2025	0					0	NONE	No	N		NEW SFD TRI POINTE
329-280-015-000	2813 STARGAZE L	CENTURY COMMU	BLD25-02988	SFD	O	0				12/3/2025	0					0	NONE	No	N		NEW SFD KB AURORA
329-280-022-000	2814 STARGAZE L	CENTURY COMMU	BLD25-02993	SFD	O	0				12/3/2025	0					0	NONE	No	N		NEW SFD KB AURORA
329-280-016-000	2815 STARGAZE L	CENTURY COMMU	BLD25-02989	SFD	O	0				12/3/2025	0					0	NONE	No	N		NEW SFD KB AURORA
329-280-021-000	2816 STARGAZE L	CENTURY COMMU	BLD25-02991	SFD	O	0				12/3/2025	0					0	NONE	No	N		NEW SFD KB AURORA
021-900-014-000	2818 DELEGATE D	CENTURY COMMU	BLD25-00413	SFD	O	0				3/25/2025	0					0	NONE	No	N		NEW SFD TRI POINTE
021-890-006-000	2825 DELEGATE D	CENTURY COMMU	BLD25-00412	SFD	O	0				2/20/2025	0			1	1/7/2026	1	NONE	No	N		NEW SFD TRI POINTE
021-900-013-000	2830 DELEGATE D	CENTURY COMMU	BLD24-02957	SFD	O	0				10/30/2024	0			1	9/25/2025	1	NONE	No	N		NEW SFD TRI POINTE
021-890-007-000	2837 DELEGATE D	CENTURY COMMU	BLD24-02954	SFD	O	0				10/30/2024	0			1	9/23/2025	1	NONE	No	N		NEW SFD TRI POINTE
021-920-008-000	284 UNITED COU	CENTURY COMMU	BLD25-00301	SFD	O	0				5/22/2025	0					0	NONE	No	N		NEW SFD TRI POINTE
021-900-012-000	2842 DELEGATE D	CENTURY COMMU	BLD24-02982	SFD	O	0				11/4/2024	0			1	9/22/2025	1	NONE	No	N		NEW SFD TRI POINTE
021-890-008-000	2849 DELEGATE D	CENTURY COMMU	BLD24-02955	SFD	O	0				10/30/2024	0			1	9/18/2025	1	NONE	No	N		NEW SFD TRI POINTE
021-890-040-000	2854 DELEGATE D	CENTURY COMMU	BLD24-02077	SFD	O	0				7/26/2024	0			1	5/14/2025	1	NONE	No	N		NEW SFD TRI POINTE
021-890-009-000	2861 DELEGATE D	CENTURY COMMU	BLD24-02071	SFD	O	0				7/26/2024	0			1	3/25/2025	1	NONE	No	N		NEW SFD TRI POINTE
021-890-039-000	2866 DELEGATE D	CENTURY COMMU	BLD24-02074	SFD	O	0				7/26/2024	0			1	5/19/2025	1	NONE	No	N		NEW SFD TRI POINTE
021-890-038-000	2878 DELEGATE D	CENTURY COMMU	BLD24-02073	SFD	O	0				7/26/2024	0			1	5/12/2025	1	NONE	No	N		NEW SFD TRI POINTE
021-890-010-000	2885 DELEGATE D	CENTURY COMMU	BLD24-01532	SFD	O	0				6/10/2024	0			1	3/14/2025	1	NONE	No	N		NEW SFD TRI POINTE
021-890-037-000	2890 DELEGATE D	CENTURY COMMU	BLD24-01537	SFD	O	0				6/10/2024	0			1	3/25/2025	1	NONE	No	N		NEW SFD TRI POINTE
021-890-011-000	2897 DELEGATE D	CENTURY COMMU	BLD24-01535	SFD	O	0				6/10/2024	0			1	4/26/2025	1	NONE	No	N		TRI POINTE - MONUMI
329-250-117-000	2900 SCHOOL HO	CENTURY COMMU	BLD23-02171	SFD	O	0				7/31/2023	0			1	1/6/2025	1	NONE	No	N		SFD LGI HOMES SHEL
329-250-130-000	2901 SCHOOL HO	CENTURY COMMU	BLD24-02090	SFD	O	0				7/29/2024	0			1	2/26/2025	1	NONE	No	N		NEW SFD LGI- PLAN D
021-890-036-000	2902 DELEGATE D	CENTURY COMMU	BLD24-01536	SFD	O	0				6/10/2024	0			1	9/24/2025	1	NONE	No	N		NEW SFD TRI POINTE
329-250-118-000	2906 SCHOOL HO	CENTURY COMMU	BLD23-02172	SFD	O	0				7/31/2023	0			1	1/6/2025	1	NONE	No	N		SFD LGI HOMES SHEL
329-250-129-000	2907 SCHOOL HO	CENTURY COMMU	BLD24-02089	SFD	O	0				7/29/2024	0			1	2/21/2025	1	NONE	No	N		NEW SFD LGI- PLAN W
329-250-119-000	2912 SCHOOL HO	CENTURY COMMU	BLD23-02173	SFD	O	0				7/31/2023	0			1	1/3/2025	1	NONE	No	N		SFD LGI HOMES DAVI
329-290-048-000	2912 SKYWARD L	CENTURY COMMU	BLD25-02983	SFD	O	0				12/3/2025	0					0	NONE	No	N		NEW SFD KB AURORA
329-250-128-000	2913 SCHOOL HO	CENTURY COMMU	BLD24-02088	SFD	O	0				7/29/2024	0			1	2/18/2025	1	NONE	No	N		NEW SFD LGI- PLAN S
329-290-047-000	2914 SKYWARD L	CENTURY COMMU	BLD25-02981	SFD	O	0				12/3/2025	0					0	NONE	No	N		NEW SFD KB AURORA
329-250-127-000	2919 SCHOOL HO	CENTURY COMMU	BLD23-02179	SFD	O	0				8/1/2023	0			1	2/13/2025	1	NONE	No	N		SFD LGI HOMES SHEL
329-250-126-000	2925 SCHOOL HO	CENTURY COMMU	BLD23-02177	SFD	O	0				7/31/2023	0			1	2/13/2025	1	NONE	No	N		SFD LGI HOMES DAVI
021-890-034-000	2926 DELEGATE D	CENTURY COMMU	BLD24-01222	SFD	O	0				5/13/2024	0			1	6/27/2025	1	NONE	No	N		NEW SFD TRI POINTE
329-250-131-000	2930 PULP MILL L	CENTURY COMMU	BLD24-02091	SFD	O	0				7/29/2024	0			1	7/22/2025	1	NONE	No	N		NEW SFD LGI- PLAN D
329-250-138-000	2931 PULP MILL L	CENTURY COMMU	BLD24-02359	SFD	O	0				8/23/2024	0			1	9/10/2025	1	NONE	No	N		NEW SFD LGI- PLAN S
329-250-132-000	2936 PULP MILL L	CENTURY COMMU	BLD24-02092	SFD	O	0				7/29/2024	0			1	7/21/2025	1	NONE	No	N		NEW SFD LGI- PLAN D
329-250-139-000	2937 PULP MILL L	TAYLOR MORRISO	BLD24-02360	SFD	O	0				8/23/2024	0			1	8/12/2025	1	NONE	No	N		NEW SFD LGI- PLAN W
329-250-133-000	2942 PULP MILL L	TAYLOR MORRISO	BLD24-02093	SFD	O	0				7/29/2024	0			1	3/4/2025	1	NONE	No	N		NEW SFD LGI- PLAN S
329-250-140-000	2943 PULP MILL L	TAYLOR MORRISO	BLD24-02361	SFD	O	0				8/23/2024	0			1	8/12/2025	1	NONE	No	N		NEW SFD LGI- PLAN D
329-250-134-000	2948 PULP MILL L	TAYLOR MORRISO	BLD24-02094	SFD	O	0				7/29/2024	0			1	3/3/2025	1	NONE	No	N		NEW SFD LGI- PLAN W
329-250-141-000	2949 PULP MILL L	TAYLOR MORRISO	BLD24-02097	SFD	O	0				7/29/2024	0			1	8/11/2025	1	NONE	No	N		NEW SFD LGI- PLAN S
329-250-135-000	2954 PULP MILL L	TAYLOR MORRISO	BLD24-02096	SFD	O	0				7/29/2024	0			1	2/27/2025	1	NONE	No	N		NEW SFD LGI- PLAN D
329-250-142-000	2955 PULP MILL L	TAYLOR MORRISO	BLD24-02098	SFD	O	0				7/29/2024	0			1	7/23/2025	1	NONE	No	N		NEW SFD LGI- PLAN D
021-920-009-000	296 UNITED COU	TAYLOR MORRISO	BLD25-00307	SFD	O	0				5/22/2025	0					0	NONE	No	N		NEW SFD TRI POINTE
329-250-028-000	2961 BOWERY LA	TAYLOR MORRISO	BLD25-01249	SFD	O	0				6/6/2025	0					0	NONE	No	N		NEW SFD LGI PLAN D
329-250-024-000	2978 BOWERY LA	TAYLOR MORRISO	BLD24-02903	SFD	O	0				10/28/2024	0			1	9/11/2025	1	NONE	No	N		NEW SFD LGI - PLAN Y
329-250-023-000	2984 BOWERY LA	TAYLOR MORRISO	BLD24-02887	SFD	O	0				10/24/2024	0			1	9/11/2025	1	NONE	No	N		NEW SFD LGI - PLAN I
021-920-018-000	2995 UNITED DRI	TAYLOR MORRISO	BLD24-01493	SFD	O	0				6/6/2024	0			1	4/18/2025	1	NONE	No	N		NEW SFD TRI POINTE
021-790-036-000	300 TROUT CREE	TAYLOR MORRISO	BLD24-03196	SFD	O	0				12/2/2024	0			1	6/30/2025	1	NONE	No	N		NEW SFD TAYLOR MO
021-850-014-000	300 TURNBERRY	TAYLOR MORRISO	BLD24-02049	SFD	O	0				7/25/2024	0			1	4/30/2025	1	NONE	No	N		NEW SFD ELLIOTT HO
021-920-036-000	3006 PAINE STREE	TAYLOR MORRISO	BLD24-01141	SFD	O	0				5/2/2024	0			1	4/21/2025	1	NONE	No	N		NEW SFD TRI POINTE
021-920-019-000	3007 UNITED DRI	TAYLOR MORRISO	BLD24-01494	SFD	O	0				6/6/2024	0			1	7/29/2025	1	NONE	No	N		NEW SFD TRI POINTE
021-790-043-000	301 TROUT CREE	TAYLOR MORRISO	BLD24-03201	SFD	O	0				12/2/2024	0			1	7/21/2025	1	NONE	No	N		NEW SFD TAYLOR MO
021-850-019-000	301 TURNBERRY	TAYLOR MORRISO	BLD24-02072	SFD	O	0				7/26/2024	0			1	5/23/2025	1	NONE	No	N		NEW SFD ELLIOTT HO
021-920-035-000	3018 PAINE STREE	TAYLOR MORRISO	BLD24-01140	SFD	O	0				5/2/2024	0			1	1/10/2025	1	NONE	No	N		NEW SFD TRI POINTE
021-920-020-000	3019 UNITED DRI	TAYLOR MORRISO	BLD24-01236	SFD	O	0			1	5/15/2024	1			1	4/3/2025	1	NONE	No	N		NEW SFD TRI POINTE
337-110-002-000	303 SENDA ROBLE	0	BLD23-01009	SFD	O	0			1	4/11/2023	1			1	7/29/2025	1	NONE	No	N		PHILLIPS - NEW SFD
021-920-021-000	3031 UNITED DRI	TAYLOR MORRISO	BLD24-01237	SFD	O	0			1	5/15/2024	1			1	5/8/2025	1	NONE	No	N		NEW SFD TRI POINTE
021-790-037-000	304 TROUT CREE	TAYLOR MORRISO	BLD24-03023	SFD	O	0			1	11/7/2024	1			1	6/6/2025	1	NONE	No	N		NEW SFD TAYLOR MO
021-920-022-000	3043 UNITED DRI	TAYLOR MORRISO	BLD24-01238	SFD	O	0			1	5/15/2024	1			1	5/13/2025	1	NONE	No	N		NEW SFD TRI POINTE
021-840-018-000	3049 GRINDSTON	TAYLOR MORRISO	BLD25-02743	SFD	O	0			1	11/7/2025	1					0	NONE	No	N		NEW SFD ELLIOTT HO
021-790-042-000	305 TROUT CREE	TAYLOR MORRISO	BLD24-03200	SFD	O	0			1	12/2/2024	1			1	6/16/2025	1	NONE	No	N		NEW SFD TAYLOR MO
021-920-023-000	3055 UNITED DRI	TAYLOR MORRISO	BLD24-01243	SFD	O	0			1	5/15/2024	1			1	2/4/2025	1	NONE	No	N		NEW SFD TRI POINTE
008-112-005-000	306 J STREET	0	BLD25-02698	ADU	R	0	1			12/17/2025	1					0	NONE	No	N	Rental price surveyed	LEWIS - CONVERSION
021-920-024-000	3067 UNITED DRI	TAYLOR MORRISO	BLD24-01245	SFD	O	0			1	5/15/2024	1			1	5/13/2025	1	NONE	No	N		NEW SFD TRI POINTE
021-920-025-000	3079 UNITED DRI	TAYLOR MORRISO	BLD24-01248	SFD	O	0			1	5/15/2024	1			1	4/30/2025	1	NONE	No	N		NEW SFD TRI POINTE
329-290-046-000	308 SKYWARD PL	TAYLOR MORRISO	BLD25-01770	SFD	O	0			1	7/17/2025	1			1	12/10/2025	1	NONE	No	N		NEW SFD KB HOMES -
021-790-038-000	308 TROUT CREE	TAYLOR MORRISO	BLD24-03024	SFD	O	0			1	11/7/2024	1			1	6/4/2025	1	NONE	No	N		NEW SFD TAYLOR MO
021-920-010-000	308 UNITED COU	TAYLOR MORRISO	BLD25-00308	SFD	O	0			1	2/7/2025	1			1	1/7/2026	1	NONE	No	N		NEW SFD TRI POINTE
021-790-041-000	309 TROUT CREE	TAYLOR MORRISO	BLD24-03199	SFD	O	0			1	12/2/2024	1			1	6/16/2025	1	NONE	No	N		NEW SFD TAYLOR MO
021-920-026-000	3091 UNITED DRI	TAYLOR MORRISO	BLD24-01136	SFD	O	0			1	5/2/2024	1			1	3/20/2025	1	NONE	No	N		NEW SFD TRI POINTE
021-850-015-000	310 TURNBERRY	TAYLOR MORRISO	BLD24-02053	SFD	O	0			1	7/25/2024	1			1	5/1/2025	1	NONE	No	N		NEW SFD ELLIOTT HO
021-920-027-000	3103 UNITED DRI	TAYLOR MORRISO	BLD24-01137	SFD	O	0			1	5/2/2024	1			1	1/17/2025	1	NONE	No	N		NEW SFD TRI POINTE
329-290-043-000	311 SKYWARD PL	TAYLOR MORRISO	BLD25-01764	SFD	O	0			1	7/17/2025	1			1	12/16/2025	1	NONE	No	N		NEW SFD KB HOMES -
021-850-018-000	311 TURNBERRY	TAYLOR MORRISO	BLD24-02063	SFD	O	0			1	7/26/2024	1			1	5/20/2025	1	NONE	No	N		NEW SFD ELLIOTT HO
021-790-040-000	313 TROUT CREE	TAYLOR MORRISO	BLD24-03027	SFD	O	0			1	11/7/2024	1			1	5/30/2025	1	NONE	No	N		NEW SFD TAYLOR MO
329-290-045-000	316 SKYWARD PL	TAYLOR MORRISO	BLD25-01768	SFD	O	0			1	7/17/2025	1			1	11/21/2025	1	NONE	No	N		NEW SFD KB HOMES -
021-790-039-000	317 TROUT CREE	TAYLOR MORRISO	BLD24-03026	SFD	O	0			1	11/7/2024	1			1	6/23/2025	1	NONE	No	N		NEW SFD TAYLOR MO
329-290-042-000	319 SKYWARD PL	TAYLOR MORRISO	BLD25-01762	SFD	O	0			1	7/17/2025	1			1	12/10/2025	1	NONE	No	N		NEW SFD KB HOMES -
021-850-016-000	320 TURNBERRY	TAYLOR MORRISO	BLD24-02059	SFD	O	0			1	7/26/2024	1			1	5/7/2025	1	NONE	No	N		NEW SFD ELLIOTT HO
021-850-017-000	321 TURNBERRY	TAYLOR MORRISO	BLD24-02062	SFD	O	0			1	7/26/2024	1			1	5/16/2025	1	NONE	No	N		NEW SFD ELLIOTT HO
329-290-044-000	324 SKYWARD PL	TAYLOR MORRISO	BLD25-01767	SFD	O	0			1	7/17/2025	1			1	11/19/2025	1	NONE	No	N		NEW SFD KB HOMES -
329-290-041-000	327 SKYWARD PL	TAYLOR MORRISO	BLD25-01761	SFD	O	0			1	7/17/2025	1			1	11/17/2025	1	NONE	No	N		NEW SFD KB HOMES -
329-290-040-000	335 SKYWARD PL	TAYLOR MORRISO	BLD25-01759	SFD	O	0			1	7/17/2025	1			1	11/19/2025	1	NONE	No	N		NEW SFD KB HOMES-
337-180-017-000	3355 VISTA DE MA	0	BLD24-00838	SFD	O	0			1	4/3/2024	1			1	6/25/2025	1	NONE	No	N		SONNIK - NEW CUSTO
337-290-006-000	3448 PASEO TRAN	0	BLD22-00052	SFD	O	0			1	1/10/2022	1			1	8/29/2025	1	NONE	No	N		DAVIS CUSTOM SFD 5
008-113-008-000	345 J STREET	0	BLD24-02292	ADU	R	0	1			8/16/2024	1	1			7/17/2025	1	NONE	No	N	Rental Price Surveyed	ENYART REAL ESTSTE
337-290-007-000	3451 PASEO TRAN	0	BLD24-01635	SFD	O	0			1	6/17/2024	1			1	4/11/2025	1	NONE	No	N		TOWER GROUP HOLD
337-290-008-000	3463 PASEO TRAN	0	BLD24-00335	SFD	O	0			1	2/8/2024	1			1	12/9/2025	1	NONE	No	N		FOX - NEW CUSTOM S
337-240-008-000	3516 VISTA DE MA	0	BLD22-02978	SFD	O	0			1	8/22/2022	1			1	2/20/2025	1	NONE	No	N		REKHI SFD LOT 29 54
337-250-014-000	3535 VISTA DE MA	0	BLD23-01043	SFD	O	0			1	4/28/2025	1					0	NONE	No	N		ADAMS - NEW SFD 4,5
332-140-006-000	3538 CAMINO CIE	0	BLD23-02466	ADU	R	0	1			8/31/2023	1	1			1/17/2025	1	NONE	No	N	Rental Price Surveyed	SCARFF- NEW 581 SQ
337-140-002-000	3547 PASEO TRAN	0	BLD23-01055	SFD	O	0			1	4/13/2023	1			1	3/3/2025	1	NONE	No	N		YOUNG - NEW SFD, 4
332-140-014-000	3598 CAMINO CIE	0	BLD25-01900	ADU	R	0		1		11/17/2025	1					0	NONE	No	N	Rental Price Surveyed	GASKIN - CONTSTRUC
337-260-001-000	3655 VISTA DE MA	0	BLD22-01648	SFD	O	0			1	5/10/2022	1			1	7/29/2025	1	NONE	No	N		GREATHOUSE SFD CA
337-270-005-000	3691 VISTA DE MA	0	BLD22-00963	SFD	O	0			1	10/1/2025	1					0	NONE	No	N		EVANS - NEW SFD 51
021-780-005-000	400 HADLEY COU	TAYLOR MORRISO	BLD25-00136	SFD	O	0			1	1/16/2025	1			1	8/18/2025	1	NONE	No	N		NEW SFD TAYLOR MO
021-440-065-000	400 P STREET	0	BLD24-01419	ADU	R	0	1			5/30/2024	1	1			7/23/2025	1	NONE	No	N	Rental Price Surveyed	FILIPE - NEW CONSTR
021-920-038-000	400 PAINE COURT	TAYLOR MORRISO	BLD25-01282	SFD	O	0			1	6/17/2025	1					0	NONE	No	N		NEW SFD TRI POINTE
021-790-005-000	401 HADLEY COU	PEERY - LINCOLN	BLD25-00125	SFD	O	0			1	1/16/2025	1			1	8/14/2025	1	NONE	No	N		NEW SFD TAYLOR MO
021-860-033-000	4012 SUNNINGDA	PULTE HOME COMF	BLD24-02081	SFD	O	0			1	7/20/2024	1			1	6/17/2025	1	NONE	No	N		NEW SFD ELLIOTT HO
021-850-035-000	4036 SUNNINGDA	PULTE HOME COMF	BLD24-02078	SFD	O	0			1	7/26/2024	1			1	6/12/2025	1	NONE	No	N		NEW SFD ELLIOTT HO
021-780-006-000	404 HADLEY COU	PEERY - LINCOLN	BLD25-00137	SFD	O	0			1	1/16/2025	1			1	8/13/2025	1	NONE	No	N		NEW SFD TAYLOR MO
021-850-034-000	4048 SUNNINGDA	PEERY - LINCOLN	BLD24-02076	SFD	O	0			1	7/26/2024	1			1	5/29/2025	1	NONE	No	N		NEW SFD ELLIOTT HO
021-790-006-000	405 HADLEY COU	PEERY - LINCOLN	BLD25-00126	SFD	O	0			1	1/16/2025	1			1	11/3/2025	1	NONE	No	N		NEW SFD TAYLOR MO
021-780-007-000	408 HADLEY COU	PEERY - LINCOLN	BLD25-00138	SFD	O	0			1	1/16/2025	1			1	9/17/2025	1	NONE	No	N		NEW SFD TAYLOR MO
329-290-035-000	408 LUNA PLACE	PEERY - LINCOLN	BLD25-02232	SFD	O	0			1	9/10/2025	1					0	NONE	No	N		NEW SFD KB AURORA
021-790-007-000	409 HADLEY COU	PEERY - LINCOLN	BLD25-00127	SFD	O	0			1	1/16/2025	1			1	8/5/2025	1	NONE	No	N		NEW SFD TAYLOR MO
329-290-023-000	411 LUNA PLACE	PEERY - LINCOLN	BLD25-02231	SFD	O	0			1	9/10/2025	1					0	NONE	No	N		NEW SFD KB AURORA
021-780-008-000	412 HADLEY COU	PEERY - LINCOLN	BLD25-00139	SFD	O	0			1	1/16/2025	1			1	8/1/2025	1	NONE	No	N		NEW SFD TAYLOR MO
021-920-039-000	412 PAINE COURT	PULTE HOME COMF	BLD25-01283	SFD	O	0			1	6/2/2025	1			1	1/16/2026	1	NONE	No	N		NEW SFD TRI POINTE
021-790-008-000	413 HADLEY COU	KTB BUILDERS INC	BLD25-00129	SFD	O	0			1	1/16/2025	1			1	7/28/2025	1	NONE	No	N		NEW SFD TAYLOR MO
329-290-036-000	416 LUNA PLACE	NEELEY BROC & N	BLD25-02233	SFD	O	0			1	9/10/2025	1					0	NONE	No	N		NEW SFD KB AURORA
021-780-001-000	417 HADLEY COU	RPA CHALLENGE I	BLD25-00131	SFD	O	0			1	1/16/2025	1			1	8/13/2025	1	NONE	No	N		NEW SFD TAYLOR MO
329-290-022-000	419 LUNA PLACE	DOMEYKO TAYLOR	BLD25-02229	SFD	O	0			1	9/10/2025	1					0	NONE	No	N		NEW SFD KB AURORA
021-780-002-000	421 HADLEY COU	RPA CHALLENGE I	BLD25-00133	SFD	O	0			1	1/16/2025	1			1	7/25/2025	1	NONE	No	N		NEW SFD TAYLOR MO
329-290-037-000	424 LUNA PLACE	KB Homes	BLD25-02244	SFD	O	0			1	9/10/2025	1					0	NONE	No	N		NEW SFD KB AURORA
021-920-040-000	424 PAINE COURT	Tri Pointe Homes	BLD25-01284	SFD	O	0			1	6/17/2025	1					0	NONE	No	N		NEW SFD TRI POINTE
329-290-021-000	427 LUNA PLACE	KB Homes	BLD25-02227	SFD	O	0			1	9/10/2025	1					0	NONE	No	N		NEW SFD KB AURORA
021-920-050-000	427 PAINE COURT	Tri Pointe Homes	BLD25-01670	SFD	O	0			1	8/14/2025	1					0	NONE	No	N		NEW SFD TRI POINTE
329-290-038-000	432 LUNA PLACE	KB Homes	BLD25-02245	SFD	O	0			1	9/10/2025	1					0	NONE	No	N		NEW SFD KB AURORA
329-290-020-000	435 LUNA PLACE	KB Homes	BLD25-02191	SFD	O	0			1	9/10/2025	1					0	NONE	No	N		NEW SFD KB AURORA
021-920-041-000	436 PAINE COURT	Tri Pointe Homes	BLD25-01667	SFD	O	0			1	8/14/2025	1					0	NONE	No	N		NEW SFD TRI POINTE
021-920-049-000	439 PAINE COURT	Tri Pointe Homes	BLD25-01669	SFD	O	0			1	8/14/2025	1					0	NONE	No	N		NEW SFD TRI POINTE
329-290-039-000	440 LUNA PLACE	KB Homes	BLD25-02246	SFD	O	0			1	9/10/2025	1					0	NONE	No	N		NEW SFD KB AURORA
329-290-019-000	443 LUNA PLACE	KB Homes	BLD25-02190	SFD	O	0			1	9/10/2025	1					0	NONE	No	N		NEW SFD KB AURORA
021-920-042-000	448 PAINE COURT	Tri Pointe Homes	BLD25-01668	SFD	O	0			1	8/14/2025	1					0	NONE	No	N		NEW SFD TRI POINTE
025-080-023-000	501 HOLLYWOOD	Cresleigh Homes	BLD25-02928	SFD	O	0			1	12/2/2025	1					0	NONE	No	N		NEW SFD CRESLEIGH
025-080-022-000	505 HOLLYWOOD	Cresleigh Homes	BLD24-02931	SFD	O	0			1	10/29/2024	1			1	11/13/2025	1	NONE	No	N		NEW SFD CRESLEIGH
025-080-021-000	509 HOLLYWOOD	Cresleigh Homes	BLD24-02928	SFD	O	0			1	10/29/2024	1			1	12/1/2025	1	NONE	No	N		NEW SFD CRESLEIGH
329-290-014-000	511 TWILIGHT PL	KB Homes	BLD25-02514	SFD	O	0			1	10/9/2025	1					0	NONE	No	N		NEW SFD KB AURORA
025-080-020-000	513 HOLLYWOOD	Cresleigh Homes	BLD24-02927	SFD	O	0			1	2/13/2025	1					0	NONE	No	N		NEW SFD CRESLEIGH
025-080-019-000	517 HOLLYWOOD	Cresleigh Homes	BLD24-02924	SFD	O	0			1	10/29/2024	1			1	10/1/2025	1	NONE	No	N		NEW SFD CRESLEIGH
329-290-015-000	519 TWILIGHT PL	KB Homes	BLD25-02516	SFD	O	0			1	10/9/2025	1					0	NONE	No	N		NEW SFD KB AURORA
025-080-018-000	521 HOLLYWOOD	Cresleigh Homes	BLD24-02920	SFD	O	0			1	10/29/2024	1			1	10/22/2025	1	NONE	No	N		NEW SFD CRESLEIGH
025-080-041-000	522 HOLLYWOOD	Cresleigh Homes	BLD25-02925	SFD	O	0			1	12/2/2025	1					0	NONE	No	N		NEW SFD CRESLEIGH
021-850-013-000	5245 TURNBERRY	Elliot Homes	BLD24-02048	SFD	O	0			1	7/25/2024	1			1	4/23/2025	1	NONE	No	N		NEW SFD ELLIOTT HO
025-080-042-000	526 HOLLYWOOD	Cresleigh Homes	BLD25-02927	SFD	O	0			1	12/2/2025	1					0	NONE	No	N		NEW SFD CRESLEIGH
329-290-016-000	527 TWILIGHT PL	KB Homes	BLD25-02518	SFD	O	0			1	10/9/2025	1					0	NONE	No	N		NEW SFD KB AURORA
021-770-009-000	528 LODGE COUR	Taylor Morrison	BLD25-02718	ADU	R	0		1		1/13/2026	1					0	NONE	No	N	Rental Price Surveyed	MALONEY - NEW DET
329-290-017-000	535 TWILIGHT PL	KB Homes	BLD25-02520	SFD	O	0			1	10/9/2025	1					0	NONE	No	N		NEW SFD KB AURORA
329-290-018-000	543 TWILIGHT PL	KB Homes	BLD25-02521	SFD	O	0			1	10/9/2025	1					0	NONE	No	N		NEW SFD KB AURORA
338-450-020-000	610 BIRKDALE PL	Elliot Homes	BLD24-01570	SFD	O	0			1	3/7/2025	1					0	NONE	No	N		TBC CONSTRUCTION-
008-165-004-000	652 C STREET	0	BLD23-03256	ADU	R	0		1		12/11/2023	1		1		12/4/2025	1	NONE	No	N	Rental Price Surveyed	CROMWELL-BUILDING
021-910-001-000	659 INDEPENDEN	Tri Pointe Homes	BLD24-02293	SFD	O	0			1	8/16/2024	1			1	3/12/2025	1	NONE	No	N		NEW SFD TRI POINTE
025-080-026-000	763 HAVENWOOD	Cresleigh Homes	BLD24-01527	SFD	O	0			1	6/10/2024	1			1	12/9/2025	1	NONE	No	N		NEW SFD CRESLEIGH
025-080-027-000	767 HAVENWOOD	Cresleigh Homes	BLD24-01528	SFD	O	0			1	6/10/2024	1			1	5/6/2025	1	NONE	No	N		NEW SFD CRESLEIGH
025-080-005-000	770 HAVENWOOD	Cresleigh Homes	BLD24-01522	SFD	O	0			1	6/10/2024	1			1	12/16/2025	1	NONE	No	N		NEW SFD CRESLEIGH
025-080-028-000	771 HAVENWOOD	Cresleigh Homes	BLD24-01529	SFD	O	0			1	6/10/2024	1			1	4/30/2025	1	NONE	No	N		NEW SFD CRESLEIGH
025-080-006-000	774 HAVENWOOD	Cresleigh Homes	BLD24-01526	SFD	O	0			1	6/10/2024	1			1	5/15/2025	1	NONE	No	N		NEW SFD CRESLEIGH
008-206-001-000	81 7TH STREET	0	BLD25-00359	ADU	R	0		1		10/23/2025	1					0	NONE	No	Y	Rental Price Surveyed	O'TOOLE - CONVERTI
021-790-034-000	828 RILEY WAY	Taylor Morrison	BLD24-03303	SFD	O	0			1	12/17/2024	1			1	7/22/2025	1	NONE	No	N		NEW SFD TAYLOR MO
021-790-056-000	835 RILEY WAY	Taylor Morrison	BLD24-03313	SFD	O	0			1	12/18/2024	1			1	7/8/2025	1	NONE	No	N		NEW SFD TAYLOR MO
021-790-035-000	840 RILEY WAY	Taylor Morrison	BLD24-03304	SFD	O	0			1	12/17/2024	1			1	7/16/2025	1	NONE	No	N		NEW SFD TAYLOR MO
021-790-055-000	847 RILEY WAY	Taylor Morrison	BLD24-03312	SFD	O	0			1	12/18/2024	1			1	7/23/2025	1	NONE	No	N		NEW SFD TAYLOR MO
021-790-054-000	859 RILEY WAY	Taylor Morrison	BLD24-03305	SFD	O	0			1	12/17/2024	1			1	7/8/2025	1	NONE	No	N		NEW SFD TAYLOR MO
008-024-015-000	1091 HOITT AVEN	0	BLD23-03084	ADU	R	0		1		8/26/2025	1					0	NONE	No	Y	Rental Price Surveyed	SUMOVIC (SOUTH) AD
008-066-022-000	483 M STREET	0	BLD23-03077	SFD	O	0			1	4/17/2025	1					0	NONE	No	Y		SUMOVIC (NORTH)- B
008-025-020-000	1131 HEROLD AVE	0	BLD25-00692	SFD	O	0			1	3/26/2025	1			1	10/16/2025	1	NONE	No	Y		RPA CHALLENGE INC-
008-272-011-000	167 F STREET	0	BLD24-02911	2 to 4	R	0	1	1	1	6/6/2025	3					0	NONE	No	Y	Rental Price Surveyed	DOMEYKO TAYLOR -
008-171-015-000	583 F STREET	Taylor Builders	BLD22-04587	5+	R	0		7		12/27/2022	7		7		12/31/2025	7	NONE	No	Y	Rental Price Surveyed	TAYLOR BUILDERS -
008-381-027-000	117 INA WAY	0	BLD25-00838	SFD	O	0			1	4/10/2025	1					0	NONE	No	Y	Sale Price Surveyed	KD&E LLC - NEW SIN
021-960-017-000	1804 LUCKY STAR	Williams Homes	BLD25-00520	2 to 4	O	0			4	3/6/2025	4			4	9/9/2025	4	NONE	No	Y	Sale Price Surveyed	MAGNOLIA VILLAGE -
021-960-022-000	1805 LUCKY STAR	Williams Homes	BLD25-00521	2 to 4	O	0			4	3/6/2025	4			4	9/3/2025	4	NONE	No	Y		MAGNOLIA VILLAGE -
021-960-027-000	1704 PERFECT DA	Williams Homes	BLD24-01542	2 to 4	O	0			4	6/10/2024	4			4	3/5/2025	4	NONE	No	Y		MAGNOLIA VILLAGE -
021-960-032-000	1705 PERFECT DA	Williams Homes	BLD24-01550	2 to 4	O	0			4	6/11/2024	4			4	1/30/2025	4	NONE	No	Y		MAGNOLIA VILLAGE -
021-960-034-000	1824 SNOWY WHI	Williams Homes	BLD25-00538	2 to 4	O	0			4	3/10/2025	4			4	12/16/2025	4	NONE	No	Y		MAGNOLIA VILLAGE -
021-960-039-000	1825 SNOWY WHI	Williams Homes	BLD25-00539	2 to 4	O	0			4	3/10/2025	4			4	12/12/2025	4	NONE	No	Y		MAGNOLIA VILLAGE -
329-300-047-000	1719 EIFFEL STRE	Benchmark Commun	BLD25-00234	SFD	O	0			1	1/29/2025	1			1	10/6/2025	1	NONE	No	N	Sale Price Surveyed	NEW SFD CENTURY C
329-300-053-000	1767 EIFFEL STRE	Benchmark Commun	BLD24-01818	SFD	O	0			1	7/9/2024	1			1	2/20/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-049-000	1735 EIFFEL STRE	Benchmark Commun	BLD24-02634	SFD	O	0			1	9/25/2024	1			1	8/29/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-063-000	1616 STRAUSS ST	Benchmark Commun	BLD24-01821	SFD	O	0			1	7/9/2024	1			1	1/24/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-024-000	1019 TELFORD ST	Benchmark Commun	BLD25-01066	SFD	O	0			1	5/6/2025	1			1	10/28/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-042-000	1732 EIFFEL STRE	Benchmark Commun	BLD24-02621	SFD	O	0			1	9/24/2024	1			1	9/3/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-031-000	1075 TELFORD ST	Benchmark Commun	BLD25-01571	SFD	O	0			1	6/30/2025	1			1	1/15/2026	1	NONE	No	N		NEW SFD CENTURY C
329-300-033-000	1091 TELFORD ST	Benchmark Commun	BLD25-02047	SFD	O	0			1	8/25/2025	1					0	NONE	No	N		NEW SFD CENTURY C
329-300-032-000	1083 TELFORD ST	Benchmark Commun	BLD25-02029	SFD	O	0			1	8/13/2025	1			1	1/15/2026	1	NONE	No	N		NEW SFD CENTURY C
329-300-027-000	1043 TELFORD ST	Benchmark Commun	BLD25-01187	SFD	O	0			1	5/19/2025	1			1	11/24/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-057-000	1664 STRAUSS ST	Benchmark Commun	BLD24-01414	SFD	O	0			1	5/30/2024	1			1	1/3/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-044-000	1716 EIFFEL STRE	Benchmark Commun	BLD25-00226	SFD	O	0			1	1/29/2025	1			1	9/16/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-026-000	1035 TELFORD ST	Benchmark Commun	BLD25-01064	SFD	O	0			1	5/6/2025	1			1	11/13/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-061-000	1632 STRAUSS ST	Benchmark Commun	BLD24-01418	SFD	O	0			1	5/30/2024	1			1	1/17/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-017-000	1801 FIGG STREET	Benchmark Commun	BLD24-01412	SFD	O	0			1	5/30/2024	1			1	1/23/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-054-000	1775 EIFFEL STRE	Benchmark Commun	BLD24-01819	SFD	O	0				7/9/2024	0			1	2/14/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-036-000	1780 EIFFEL STRE	Benchmark Commun	BLD24-01813	SFD	O	0				7/9/2024	0			1	2/13/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-037-000	1772 EIFFEL STRE	Benchmark Commun	BLD24-01814	SFD	O	0				7/9/2024	0			1	2/18/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-050-000	1743 EIFFEL STRE	Benchmark Commun	BLD24-02635	SFD	O	0				9/25/2024	0			1	8/29/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-025-000	1027 TELFORD ST	Benchmark Commun	BLD25-01065	SFD	O	0				5/6/2025	0			1	11/7/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-043-000	1724 EIFFEL STRE	Benchmark Commun	BLD24-02623	SFD	O	0				9/24/2024	0			1	9/8/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-066-000	1619 STRAUSS ST	Benchmark Commun	BLD24-01823	SFD	O	0				7/9/2024	0			1	1/21/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-041-000	1740 EIFFEL STRE	Benchmark Commun	BLD24-02619	SFD	O	0				9/24/2024	0			1	7/10/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-062-000	1624 STRAUSS ST	Benchmark Commun	BLD24-01420	SFD	O	0				5/30/2024	0			1	1/17/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-048-000	1727 EIFFEL STRE	Benchmark Commun	BLD24-02630	SFD	O	0				9/25/2024	0			1	9/9/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-067-000	1627 STRAUSS ST	Benchmark Commun	BLD24-01421	SFD	O	0				5/30/2024	0			1	1/24/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-028-000	1051 TELFORD ST	Benchmark Commun	BLD25-01188	SFD	O	0				5/19/2025	0			1	12/29/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-003-000	1499 ROEBLING S	Benchmark Commun	BLD23-02859	SFD	O	0				10/19/2023	0			1	1/28/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-004-000	1491 ROEBLING S	Benchmark Commun	BLD25-02573	SFD	O	0				10/17/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-300-005-000	1483 ROEBLING S	Benchmark Commun	BLD25-02154	SFD	O	0				9/8/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-300-055-000	1783 EIFFEL STRE	Benchmark Commun	BLD24-01820	SFD	O	0				7/9/2024	0			1	2/11/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-035-000	1788 EIFFEL STRE	Benchmark Commun	BLD24-01812	SFD	O	0				7/9/2024	0			1	2/24/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-034-000	1099 TELFORD ST	Benchmark Commun	BLD25-02048	SFD	O	0				8/25/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-300-065-000	1611 STRAUSS ST	Benchmark Commun	BLD24-01822	SFD	O	0				7/9/2024	0			1	2/5/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-051-000	1751 EIFFEL STRE	Benchmark Commun	BLD24-02636	SFD	O	0				9/25/2024	0			1	6/20/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-052-000	1759 EIFFEL STRE	Benchmark Commun	BLD24-01817	SFD	O	0				7/9/2024	0			1	2/26/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-078-000	1512 ROEBLING S	Benchmark Commun	BLD25-02357	SFD	O	0				9/18/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-300-023-000	1011 TELFORD ST	Benchmark Commun	BLD25-00540	SFD	O	0				3/10/2025	0			1	10/15/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-030-000	1067 TELFORD ST	Benchmark Commun	BLD25-01570	SFD	O	0				6/30/2025	0			1	1/14/2026	1	NONE	No	N		NEW SFD CENTURY C
329-300-045-000	1708 EIFFEL STRE	Benchmark Commun	BLD25-00543	SFD	O	0				3/10/2025	0			1	10/3/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-046-000	1711 EIFFEL STRE	Benchmark Commun	BLD25-00549	SFD	O	0				3/10/2025	0			1	10/6/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-064-000	1608 STRAUSS ST	Benchmark Commun	BLD24-01826	SFD	O	0				7/10/2024	0			1	1/23/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-029-000	1059 TELFORD ST	Benchmark Commun	BLD25-01190	SFD	O	0				5/19/2025	0			1	11/25/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-038-000	1764 EIFFEL STRE	Benchmark Commun	BLD24-01815	SFD	O	0				7/9/2024	0			1	2/19/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-077-000	1504 ROEBLING S	Benchmark Commun	BLD25-02356	SFD	O	0				9/18/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-300-040-000	1748 EIFFEL STRE	Benchmark Commun	BLD24-02617	SFD	O	0				9/24/2024	0			1	6/20/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-039-000	1756 EIFFEL STRE	Benchmark Commun	BLD24-01816	SFD	O	0				7/9/2024	0			1	2/19/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-074-000	1480 ROEBLING S	Benchmark Commun	BLD25-02156	SFD	O	0				9/8/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-300-001-000	1515 ROEBLING S	Benchmark Commun	BLD25-02575	SFD	O	0				10/17/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-300-076-000	1496 ROEBLING S	Benchmark Commun	BLD25-02355	SFD	O	0				9/18/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-300-075-000	1488 ROEBLING S	Benchmark Commun	BLD25-02348	SFD	O	0				9/18/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-300-073-000	1472 ROEBLING S	Benchmark Commun	BLD25-02155	SFD	O	0				9/8/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-300-079-000	1520 ROEBLING S	Benchmark Commun	BLD25-02359	SFD	O	0				9/18/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-300-018-000	1040 TELFORD ST	Benchmark Commun	BLD25-01566	SFD	O	0				6/30/2025	0			1	1/9/2026	1	NONE	No	N		NEW SFD CENTURY C
329-300-019-000	1032 TELFORD ST	Benchmark Commun	BLD25-01567	SFD	O	0				6/30/2025	0			1	1/8/2026	1	NONE	No	N		NEW SFD CENTURY C
329-300-020-000	1024 TELFORD ST	Benchmark Commun	BLD25-01308	SFD	O	0				6/3/2025	0			1	12/17/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-021-000	1016 TELFORD ST	Benchmark Commun	BLD25-01310	SFD	O	0				6/3/2025	0			1	12/10/2025	1	NONE	No	N		NEW SFD CENTURY C
329-300-022-000	1008 TELFORD ST	Benchmark Commun	BLD25-01311	SFD	O	0				6/3/2025	0			1	12/9/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-090-000	1910 BRUNEL STR	Benchmark Commun	BLD24-01347	SFD	O	0				5/22/2024	0			1	2/13/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-103-000	1427 ROEBLING S	Benchmark Commun	BLD23-02864	SFD	O	0				10/19/2023	0			1	1/21/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-019-000	1251 LEONHARDT	Benchmark Commun	BLD25-02697	SFD	O	0				11/6/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-310-003-000	1379 LEONHARDT	Benchmark Commun	BLD25-00291	SFD	O	0				2/5/2025	0			1	9/19/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-018-000	1259 LEONHARDT	Benchmark Commun	BLD25-02819	SFD	O	0				11/18/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-310-004-000	1371 LEONHARDT	Benchmark Commun	BLD25-01091	SFD	O	0				5/8/2025	0			1	10/9/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-017-000	1267 LEONHARDT	Benchmark Commun	BLD25-02817	SFD	O	0				11/18/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-310-020-000	1243 LEONHARDT	Benchmark Commun	BLD25-02583	SFD	O	0				10/17/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-310-014-000	1291 LEONHARDT	Benchmark Commun	BLD25-03175	SFD	O	0				1/8/2026	0					0	NONE	No	N		NEW SFD CENTURY C
329-310-016-000	1275 LEONHARDT	Benchmark Commun	BLD25-02931	SFD	O	0				12/1/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-310-015-000	1283 LEONHARDT	Benchmark Commun	BLD25-03176	SFD	O	0				1/8/2026	0					0	NONE	No	N		NEW SFD CENTURY C
329-310-005-000	1363 LEONHARDT	Benchmark Commun	BLD25-01092	SFD	O	0				5/8/2025	0			1	10/9/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-058-000	2095 BROWN STR	Benchmark Commun	BLD24-02615	SFD	O	0				9/24/2024	0			1	3/31/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-073-000	2060 BROWN STR	Benchmark Commun	BLD24-01834	SFD	O	0				7/10/2024	0			1	1/29/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-062-000	2063 BROWN STR	Benchmark Commun	BLD24-01830	SFD	O	0				7/10/2024	0			1	2/4/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-053-000	2206 MULLER STR	Benchmark Commun	BLD25-01198	SFD	O	0				5/20/2025	0			1	12/2/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-046-000	2150 MULLER STR	Benchmark Commun	BLD25-02161	SFD	O	0				9/8/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-310-042-000	2179 MULLER STR	Benchmark Commun	BLD25-01573	SFD	O	0				6/30/2025	0			1	1/15/2026	1	NONE	No	N		NEW SFD CENTURY C
329-310-052-000	2198 MULLER STR	Benchmark Commun	BLD25-01315	SFD	O	0				6/3/2025	0			1	12/9/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-047-000	2158 MULLER STR	Benchmark Commun	BLD25-02162	SFD	O	0				9/8/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-310-041-000	2187 MULLER STR	Benchmark Commun	BLD25-01572	SFD	O	0				6/30/2025	0			1	1/6/2026	1	NONE	No	N		NEW SFD CENTURY C
329-310-027-000	1256 LEONHARDT	Benchmark Commun	BLD25-02705	SFD	O	0				11/6/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-310-064-000	2047 BROWN STR	Benchmark Commun	BLD24-01832	SFD	O	0				7/10/2024	0			1	1/16/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-063-000	2055 BROWN STR	Benchmark Commun	BLD24-01831	SFD	O	0				7/10/2024	0			1	1/17/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-072-000	2052 BROWN STR	Benchmark Commun	BLD24-01833	SFD	O	0				7/10/2024	0			1	1/22/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-043-000	2171 MULLER STR	Benchmark Commun	BLD25-01717	SFD	O	0				7/22/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-310-077-000	2092 BROWN STR	Benchmark Commun	BLD24-01838	SFD	O	0				7/10/2024	0			1	2/25/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-048-000	2166 MULLER STR	Benchmark Commun	BLD25-01720	SFD	O	0				7/22/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-310-054-000	2214 MULLER STR	Benchmark Commun	BLD25-01118	SFD	O	0				5/9/2025	0			1	10/31/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-026-000	1248 LEONHARDT	Benchmark Commun	BLD25-02704	SFD	O	0				11/6/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-310-038-000	2211 MULLER STR	Benchmark Commun	BLD25-01195	SFD	O	0				5/20/2025	0			1	11/24/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-049-000	2174 MULLER STR	Benchmark Commun	BLD25-01721	SFD	O	0				7/22/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-310-059-000	2087 BROWN STR	Benchmark Commun	BLD24-01827	SFD	O	0				7/10/2024	0			1	2/26/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-076-000	2084 BROWN STR	Benchmark Commun	BLD24-01837	SFD	O	0				7/10/2024	0			1	2/25/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-061-000	2071 BROWN STR	Benchmark Commun	BLD24-01829	SFD	O	0				7/10/2024	0			1	2/6/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-031-000	1288 LEONHARDT	Benchmark Commun	BLD25-03177	SFD	O	0				1/8/2026	0					0	NONE	No	N		NEW SFD CENTURY C
329-310-071-000	2044 BROWN STR	Benchmark Commun	BLD24-01337	SFD	O	0				5/22/2024	0			1	1/15/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-074-000	2068 BROWN STR	Benchmark Commun	BLD24-01835	SFD	O	0				7/10/2024	0			1	2/6/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-044-000	2163 MULLER STR	Benchmark Commun	BLD25-02159	SFD	O	0				9/8/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-310-028-000	1264 LEONHARDT	Benchmark Commun	BLD25-02822	SFD	O	0				11/18/2025	0					0	NONE	No	N		NEW SFD CENTURY 2
329-310-040-000	2195 MULLER STR	Benchmark Commun	BLD25-01313	SFD	O	0				6/3/2025	0			1	12/9/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-051-000	2190 MULLER STR	Benchmark Commun	BLD25-01314	SFD	O	0				6/3/2025	0			1	12/10/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-029-000	1272 LEONHARDT	Benchmark Commun	BLD25-02932	SFD	O	0				12/1/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-310-050-000	2182 MULLER STR	Benchmark Commun	BLD25-01575	SFD	O	0				7/14/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-310-039-000	2203 MULLER STR	Benchmark Commun	BLD25-01197	SFD	O	0				5/20/2025	0			1	11/24/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-030-000	1280 LEONHARDT	Benchmark Commun	BLD25-02933	SFD	O	0				12/1/2025	0					0	NONE	No	N		NEW SFD CENTURY C
329-310-060-000	2079 BROWN STR	Benchmark Commun	BLD24-01828	SFD	O	0				7/10/2024	0			1	2/12/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-075-000	2076 BROWN STR	Benchmark Commun	BLD24-01836	SFD	O	0				7/10/2024	0			1	2/6/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-066-000	2031 BROWN STR	Benchmark Commun	BLD24-01332	SFD	O	0				5/22/2024	0			1	2/19/2025	1	NONE	No	N		NEW SFD CENTURY C
329-310-045-000	2155 MULLER STR	Benchmark Commun	BLD25-02160	SFD	O	0				9/8/2025	0					0	NONE	No	N		NEW SFD CENTURY C

Jurisdiction	Lincoln
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

329-310-068-000	1147 TELFORD ST	Benchmark Commun	BLD24-01334	SFD	O	0						5/22/2024	0					1	1/2/2025	1	NONE	No	N												NEW SFD CENTURY C
329-310-002-000	1387 LEONHARDT	Benchmark Commun	BLD25-00290	SFD	O	0						2/5/2025	0					1	9/16/2025	1	NONE	No	N												NEW SFD CENTURY C
329-310-024-000	1211 LEONHARDT	Benchmark Commun	BLD25-02334	SFD	O	0						9/29/2025	0							0	NONE	No	N												NEW SFD CENTURY C
329-310-104-000	1419 ROEBLING S	Benchmark Commun	BLD23-02866	SFD	O	0						10/19/2023	0					1	1/22/2025	1	NONE	No	N												NEW SFD CENTURY C
329-310-056-000	1384 LEONHARDT	Benchmark Commun	BLD24-02608	SFD	O	0						9/24/2024	0					1	8/12/2025	1	NONE	No	N												NEW SFD CENTURY C
329-310-098-000	1974 BRUNEL STR	Benchmark Commun	BLD24-02857	SFD	O	0						10/22/2024	0					1	7/8/2025	1	NONE	No	N												NEW SFD CENTURY C
329-310-006-000	1355 LEONHARDT	Benchmark Commun	BLD25-01096	SFD	O	0						5/8/2025	0					1	10/24/2025	1	NONE	No	N												NEW SFD CENTURY C
329-310-078-000	2100 BROWN STR	Benchmark Commun	BLD24-02847	SFD	O	0						10/21/2024	0					1	7/29/2025	1	NONE	No	N												NEW SFD CENTURY C
329-310-037-000	2219 MULLER STR	Benchmark Commun	BLD25-01116	SFD	O	0						5/9/2025	0					1	11/6/2025	1	NONE	No	N												NEW SFD CENTURY C
329-310-081-000	1979 BRUNEL STR	Benchmark Commun	BLD24-02853	SFD	O	0						10/22/2024	0					1	7/11/2025	1	NONE	No	N												NEW SFD CENTURY C
329-310-021-000	1235 LEONHARDT	Benchmark Commun	BLD25-02584	SFD	O	0						10/17/2025	0							0	NONE	No	N												NEW SFD CENTURY C
329-310-023-000	1219 LEONHARDT	Benchmark Commun	BLD25-02330	SFD	O	0						9/29/2025	0							0	NONE	No	N												NEW SFD CENTURY C
329-310-007-000	1347 LEONHARDT	Benchmark Commun	BLD25-01093	SFD	O	0						5/8/2025	0					1	10/20/2025	1	NONE	No	N												NEW SFD CENTURY C
329-310-001-000	1395 LEONHARDT	Benchmark Commun	BLD25-00289	SFD	O	0						2/5/2025	0					1	9/10/2025	1	NONE	No	N												NEW SFD CENTURY C
329-310-057-000	1392 LEONHARDT	Benchmark Commun	BLD24-02614	SFD	O	0						9/24/2024	0					1	4/3/2025	1	NONE	No	N												NEW SFD CENTURY C
329-310-099-000	1982 BRUNEL STR	Benchmark Commun	BLD24-02860	SFD	O	0						10/22/2024	0					1	11/5/2025	1	NONE	No	N												NEW SFD CENTURY C
329-310-025-000	1203 LEONHARDT	Benchmark Commun	BLD25-02335	SFD	O	0						9/29/2025	0							0	NONE	No	N												NEW SFD CENTURY C
329-310-055-000	1376 LEONHARDT	Benchmark Commun	BLD24-02604	SFD	O	0						9/23/2024	0					1	9/16/2025	1	NONE	No	N												NEW SFD CENTURY C
329-310-079-000	2108 BROWN STR	Benchmark Commun	BLD24-02848	SFD	O	0						10/21/2024	0					1	7/30/2025	1	NONE	No	N												NEW SFD CENTURY C
329-310-036-000	2227 MULLER STR	Benchmark Commun	BLD25-01114	SFD	O	0						5/9/2025	0					1	10/30/2025	1	NONE	No	N												NEW SFD CENTURY C
329-310-080-000	1987 BRUNEL STR	Benchmark Commun	BLD24-02851	SFD	O	0						10/22/2024	0					1	7/28/2025	1	NONE	No	N												NEW SFD CENTURY C
329-310-022-000	1227 LEONHARDT	Benchmark Commun	BLD25-02581	SFD	O	0					1	10/17/2025	1							0	NONE	No	N												NEW SFD CENTURY C
008-025-018-000	1121 HEROLD AVE	0	BLD24-02327	2 to 4	R	0			1	1		8/21/2024	2			1	1		3/20/2025	2	NONE	No	Y			Rental Price Surveyed									RPA CHALLANGE INC.
009-410-010-000	1920 TALAVERA D	0	BLD25-02017	SFD	O	0					1	8/21/2025	1							0	NONE	No	Y			Sale Price Surveyed									NEW SFD DR HORTON
009-410-006-000	1968 TALAVERA D	0	BLD25-02007	SFD	O	0					1	8/21/2025	1							0	NONE	No	Y												NEW SFD DR HORTON
009-410-005-000	1980 TALAVERA D	0	BLD25-02006	SFD	O	0					1	8/21/2025	1							0	NONE	No	Y												NEW SFD DR HORTON
009-410-003-000	2004 TALAVERA D	0	BLD25-02003	SFD	O	0					1	8/21/2025	1							0	NONE	No	Y												NEW SFD DR HORTON
009-410-007-000	1956 TALAVERA D	0	BLD25-02009	SFD	O	0					1	8/21/2025	1							0	NONE	No	Y												NEW SFD DR HORTON
009-410-004-000	1992 TALAVERA D	0	BLD25-02005	SFD	O	0					1	8/21/2025	1							0	NONE	No	Y												NEW SFD DR HORTON
009-410-008-000	1944 TALAVERA D	0	BLD25-02012	SFD	O	0					1	8/21/2025	1							0	NONE	No	Y												NEW SFD DR HORTON
009-410-009-000	1932 TALAVERA D	0	BLD25-02014	SFD	O	0					1	8/21/2025	1							0	NONE	No	Y												NEW SFD DR HORTON
009-410-055-000	2855 PORCELAIN	0	BLD25-02016	SFD	O	0					1	8/21/2025	1							0	NONE	No	Y												NEW SFD DR HORTON
009-410-031-000	1917 TALAVERA D	0	BLD25-02026	SFD	O	0					1	8/21/2025	1							0	NONE	No	Y												NEW SFD DR HORTON
009-410-032-000	2862 PORCELAIN	0	BLD25-02008	SFD	O	0					1	8/21/2025	1							0	NONE	No	Y												NEW SFD DR HORTON
009-410-054-000	2867 PORCELAIN	0	BLD25-02015	SFD	O	0					1	8/21/2025	1							0	NONE	No	Y												NEW SFD DR HORTON
009-410-053-000	2879 PORCELAIN	0	BLD25-02013	SFD	O	0					1	8/21/2025	1							0	NONE	No	Y												NEW SFD DR HORTON
009-410-030-000	1905 TALAVERA D	0	BLD25-02024	SFD	O	0					1	8/21/2025	1							0	NONE	No	Y												NEW SFD DR HORTON
009-410-029-000	1893 TALAVERA D	0	BLD25-02022	SFD	O	0					1	8/21/2025	1							0	NONE	No	Y												NEW SFD DR HORTON
009-410-028-000	1881 TALAVERA D	0	BLD25-02020	SFD	O	0					1	8/21/2025	1							0	NONE	No	Y												NEW SFD DR HORTON
009-410-027-000	1869 TALAVERA D	0	BLD25-02019	SFD	O	0					1	8/21/2025	1							0	NONE	No	Y												NEW SFD DR HORTON
009-410-026-000	1857 TALAVERA D	0	BLD25-01060	SFD	O	0					1	5/5/2025	1					1	10/3/2025	1	NONE	No	Y												NEW SFD DR HORTON
009-410-025-000	1845 TALAVERA D	0	BLD25-01059	SFD	O	0					1	5/5/2025	1					1	9/24/2025	1	NONE	No	Y												NEW SFD DR HORTON
009-410-024-000	1833 TALAVERA D	0	BLD25-01058	SFD	O	0					1	5/5/2025	1					1	9/24/2025	1	NONE	No	Y												NEW SFD DR HORTON
009-410-023-000	1821 TALAVERA D	0	BLD25-01056	SFD	O	0					1	5/5/2025	1					1	9/17/2025	1	NONE	No	Y												NEW SFD DR HORTON
009-410-022-000	1809 TALAVERA D	0	BLD25-01053	SFD	O	0					1	5/5/2025	1					1	9/12/2025	1	NONE	No	Y												NEW SFD DR HORTON
009-410-034-000	2886 PORCELAIN	0	BLD25-02011	SFD	O	0					1	8/21/2025	1							0	NONE	No	Y												NEW SFD DR HORTON
009-410-033-000	2874 PORCELAIN	0	BLD25-02010	SFD	O	0					1	8/21/2025	1							0	NONE	No	Y												NEW SFD DR HORTON
009-410-084-000	2069 KILN DRIVE	0	BLD25-00353	SFD	O	0					1	2/13/2025	1					1	7/29/2025	1	NONE	No	Y												NEW SFD DR HORTON
009-410-011-000	1908 TALAVERA D	0	BLD25-02018	SFD	O	0					1	8/21/2025	1							0	NONE	No	Y												NEW SFD DR HORTON
009-410-018-000	1824 TALAVERA D	0	BLD25-01045	SFD	O	0					1	5/5/2025	1					1	9/8/2025	1	NONE	No	Y												NEW SFD DR HORTON
009-410-017-000	1836 TALAVERA D	0	BLD25-01044	SFD	O	0					1	5/5/2025	1					1	10/9/2025	1	NONE	No	Y												NEW SFD DR HORTON
009-410-015-000	1860 TALAVERA D	0	BLD25-01036	SFD	O	0					1	5/2/2025	1					1	10/9/2025	1	NONE	No	Y												NEW SFD DR HORTON
009-410-013-000	1884 TALAVERA D	0	BLD25-01031	SFD	O	0					1	5/2/2025	1					1	10/29/2025	1	NONE	No	Y												NEW SFD DR HORTON
009-410-019-000	1812 TALAVERA D	0	BLD25-01047	SFD	O	0					1	5/5/2025	1					1	8/21/2025	1	NONE	No	Y												NEW SFD DR HORTON
009-410-085-000	2081 KILN DRIVE	0	BLD25-00356	SFD	O	0					1	2/13/2025	1					1	7/29/2025	1	NONE	No	Y												NEW SFD DR HORTON
009-410-014-000	1872 TALAVERA D	0	BLD25-01034	SFD	O	0					1	5/2/2025	1					1	10/10/2025	1	NONE	No	Y												NEW SFD DR HORTON
009-410-012-000	1896 TALAVERA D	0	BLD25-01029	SFD	O	0					1	5/2/2025	1					1	10/29/2025	1	NONE	No	Y												NEW SFD DR HORTON
009-410-016-000	1848 TALAVERA D	0	BLD25-01043	SFD	O	0					1	5/5/2025	1					1	10/10/2025	1	NONE	No	Y												NEW SFD DR HORTON
009-410-021-000	1797 TALAVERA D	0	BLD25-01052	SFD	O	0					1	5/5/2025	1					1	9/8/2025	1	NONE	No	Y												NEW SFD DR HORTON
009-410-020-000	1800 TALAVERA D	0	BLD25-01049	SFD	O	0					1	5/5/2025	1					1	8/22/2025	1	NONE	No	Y												NEW SFD DR HORTON
327-400-038-000	4539 MEDAL DRIV	0	BLD25-01481	SFD	O	0					1	6/19/2025	1					1	11/7/2025	1	NONE	No	N			Sale Price Surveyed									NEW SFD MERITAGE
327-400-039-000	3508 MEDAL DRIV	0	BLD25-01482	SFD	O	0					1	6/19/2025	1					1	11/12/2025	1	NONE	No	N												NEW SFD MERITAGE
327-400-037-000	4531 MEDAL DRIV	0	BLD25-01479	SFD	O	0					1	6/19/2025	1					1	12/10/2025	1	NONE	No	N												NEW SFD MERITAGE
327-400-040-000	3516 MEDAL DRIV	0	BLD25-01485	SFD	O	0					1	6/19/2025	1					1	11/10/2025	1	NONE	No	N												NEW SFD MERITAGE
327-400-041-000	3524 MEDAL DRIV	0	BLD25-00699	SFD	O	0					1	3/26/2025	1					1	10/10/2025	1	NONE	No	N												NEW SFD MERITAGE
327-400-036-000	4523 MEDAL DRIV	0	BLD25-01477	SFD	O	0					1	6/19/2025	1					1	12/10/2025	1	NONE	No	N												NEW SFD MERITAGE
327-400-048-000	4553 HOLIDAY LA	0	BLD25-01494	SFD	O	0					1	6/19/2025	1					1	12/11/2025	1	NONE	No	N												NEW SFD MERITAGE
327-400-042-000	3532 MEDAL DRIV	0	BLD25-00700	SFD	O	0					1	3/26/2025	1					1	10/10/2025	1	NONE	No	N												NEW SFD MERITAGE
327-400-047-000	4561 HOLIDAY LA	0	BLD25-01475	SFD	O	0					1	6/19/2025	1					1	1/2/2026	1	NONE	No	N												NEW SFD MERITAGE
327-400-043-000	3540 MEDAL DRIV	0	BLD25-00701	SFD	O	0					1	3/26/2025	1					1	10/8/2025	1	NONE	No	N												NEW SFD MERITAGE
327-400-046-000	4569 HOLIDAY LA	0	BLD25-01474	SFD	O	0					1	6/19/2025	1					1	1/6/2026	1	NONE	No	N												NEW SFD MERITAGE
327-400-045-000	4577 HOLIDAY LA	0	BLD25-01488	SFD	O	0					1	7/7/2025	1							0	NONE	No	N												NEW SFD MERITAGE
327-400-095-000	3556 MEDAL DRIV	0	BLD25-00723	SFD	O	0					1	3/27/2025	1					1	9/25/2025	1	NONE	No	N												NEW SFD MERITAGE
327-400-044-000	4585 HOLIDAY LA	0	BLD25-01486	SFD	O	0					1	7/7/2025	1							0	NONE	No	N												NEW SFD MERITAGE
327-400-049-000	4550 HOLIDAY LA	0	BLD25-01495	SFD	O	0					1	6/20/2025	1					1	1/6/2026	1	NONE	No	N												NEW SFD MERITAGE
327-400-050-000	4558 HOLIDAY LA	0	BLD25-01496	SFD	O	0					1	7/7/2025	1							0	NONE	No	N												NEW SFD MERITAGE
327-400-096-000	3564 MEDAL DRIV	0	BLD25-00724	SFD	O	0					1	3/27/2025	1					1	10/6/2025	1	NONE	No	N												NEW SFD MERITAGE
327-400-051-000	4566 HOLIDAY LA	0	BLD25-01497	SFD	O	0					1	7/7/2025	1							0	NONE	No	N												NEW SFD MERITAGE
327-400-094-000	4601 MAJESTY WA	0	BLD25-00722	SFD	O	0					1	3/27/2025	1					1	9/16/2025	1	NONE	No	N												NEW SFD MERITAGE
327-400-052-000	4574 HOLIDAY LA	0	BLD25-01498	SFD	O	0					1	7/7/2025	1							0	NONE	No	N												NEW SFD MERITAGE
327-400-053-000	4612 MAJESTY WA	0	BLD25-01499	SFD	O	0					1	7/7/2025	1							0	NONE	No	N												NEW SFD MERITAGE
327-400-093-000	4609 MAJESTY WA	0	BLD25-00720	SFD	O	0					1	3/27/2025	1					1	9/25/2025	1	NONE	No	N												NEW SFD MERITAGE
327-400-092-000	4617 MAJESTY WA	0	BLD25-00719	SFD	O	0					1	3/27/2025	1					1	9/12/2025	1	NONE	No	N												NEW SFD MERITAGE
327-400-091-000	4625 MAJESTY WA	0	BLD25-00707	SFD	O	0					1	3/26/2025	1					1	9/5/2025	1	NONE	No	N												NEW SFD MERITAGE
327-400-090-000	4633 MAJESTY WA	0	BLD25-00705	SFD	O	0					1	3/26/2025	1					1	9/3/2025	1	NONE	No	N												NEW SFD MERITAGE
327-400-089-000	4641 MAJESTY WA	0	BLD25-00703	SFD	O	0					1	3/26/2025	1					1	8/29/2025	1	NONE	No	N												NEW SFD MERITAGE
327-400-088-000	4649 MAJESTY WA	0	BLD25-00702	SFD	O	0					1	3/26/2025	1					1	8/29/2025	1	NONE	No	N												NEW SFD MERITAGE
327-390-011-000	4692 SPANGLE WA	0	BLD25-02810	SFD	O	0					1	11/19/2025	1							0	NONE	No	N												NEW SFD RICHMOND
327-390-092-000	4681 SPANGLE WA	0	BLD25-01856	SFD	O	0					1	9/8/2025	1							0	NONE	No	N												NEW SFD RICHMOND
327-390-010-000	4700 SPANGLE WA	0	BLD25-02811	SFD	O	0					1	11/19/2025	1							0	NONE	No	N												NEW SFD RICHMOND
327-390-093-000	4689 SPANGLE WA	0	BLD25-01857	SFD	O	0					1	9/8/2025	1							0	NONE	No	N												NEW SFD RICHMOND
327-390-094-000	4697 SPANGLE WA	0	BLD25-01858	SFD	O	0					1	9/8/2025	1							0	NONE	No	N												NEW SFD RICHMOND
327-390-009-000	4708 SPANGLE WA	0	BLD25-01834	SFD	O	0					1	9/8/2025	1							0	NONE	No	N												NEW SFD RICHMOND
327-390-008-000	4716 SPANGLE WA	0	BLD25-01832	SFD	O	0					1	9/8/2025	1							0	NONE	No	N												NEW SFD RICHMOND
327-390-095-000	4705 SPANGLE WA	0	BLD25-01859	SFD	O	0					1	9/8/2025	1							0	NONE	No	N												NEW SFD RICHMOND
327-390-070-000	4239 TRIBUTE LAN	0	BLD25-01851	SFD	O	0					1	9/8/2025	1							0	NONE	No	N												NEW SFD RICHMOND
327-390-071-000	4247 TRIBUTE LAN	0	BLD25-01853	SFD	O	0					1	9/8/2025	1							0	NONE	No	N												NEW SFD RICHMOND
327-390-072-000	4255 TRIBUTE LAN	0	BLD25-01854	SFD	O	0					1	8/14/2025	1							0	NONE	No	N												NEW SFD RICHMOND
327-390-073-000	4263 TRIBUTE LAN	0	BLD25-01855	SFD	O	0					1	8/14/2025	1							0	NONE	No	N												NEW SFD RICHMOND
327-390-076-000	4303 TRIBUTE LAN	0	BLD25-00696	SFD	O	0					1	3/26/2025	1					1	8/1/2025	1	NONE	No	N												NEW SFD MERITAGE
327-390-077-000	4311 TRIBUTE LAN	0	BLD25-00697	SFD	O	0					1	3/26/2025	1					1	7/25/2025	1	NONE	No	N												NEW SFD MERITAGE
327-390-078-000	4319 TRIBUTE LAN	0	BLD25-00698	SFD	O	0					1	3/26/2025	1					1	7/25/2025	1	NONE	No	N												NEW SFD MERITAGE
327-390-024-000	3745 MEDAL DRIV	0	BLD25-00822	SFD	O	0					1	4/9/2025	1					1	7/30/2025	1	NONE	No	N												NEW SFD RICHMOND
327-390-069-000	4228 TRIBUTE LAN	0	BLD25-01849	SFD	O	0					1	8/14/2025	1							0	NONE	No	N												NEW SFD RICHMOND
327-390-068-000	4236 TRIBUTE LAN	0	BLD25-01841	SFD	O	0					1	8/14/2025	1							0	NONE	No	N												NEW SFD RICHMOND
327-390-067-000	4244 TRIBUTE LAN	0	BLD25-01837	SFD	O	0					1	8/14/2025	1							0	NONE	No	N												NEW SFD RICHMOND
327-390-066-000	4252 TRIBUTE LAN	0	BLD25-01836	SFD	O	0					1	8/14/2025	1							0	NONE	No	N												NEW SFD RICHMOND
327-390-065-000	4260 TRIBUTE LAN	0	BLD25-01835	SFD	O	0					1	8/14/2025	1							0	NONE	No	N												NEW SFD RICHMOND
327-390-025-000	3753 MEDAL DRIV	0	BLD25-00823	SFD	O	0					1	4/9/2025	1					1	7/30/2025	1	NONE	No	N												NEW SFD RICHMOND
327-390-057-000	4001 PENNANT LA	0	BLD25-00863	SFD	O	0					1	4/14/2025	1					1	12/9/2025	1	NONE	No	N												NEW SFD RICHMOND
327-390-058-000	4009 PENNANT LA	0	BLD25-00864	SFD	O	0					1	4/14/2025	1					1	12/19/2025	1	NONE	No	N												NEW SFD RICHMOND
327-390-059-000	4017 PENNANT LA	0	BLD25-00865	SFD	O	0					1	4/14/2025	1					1	12/9/2025	1	NONE	No	N												NEW SFD RICHMOND
327-390-060-000	4025 PENNANT LA	0	BLD25-00866	SFD	O	0					1	4/14/2025	1					1	11/21/2025	1	NONE	No	N												NEW SFD RICHMOND
327-390-061-000	4033 PENNANT LA	0	BLD25-00868	SFD	O	0					1	4/14/2025	1					1	11/14/2025	1	NONE	No	N												NEW SFD RICHMOND
327-390-056-000	4006 PENNANT LA	0	BLD25-00861	SFD	O	0					1	4/11/2025	1					1	10/24/2025	1	NONE	No	N												NEW SFD RICHMOND
327-390-055-000	4014 PENNANT LA	0	BLD25-00860	SFD	O	0					1	4/11/2025	1					1	11/3/2025	1	NONE	No	N												NEW SFD RICHMOND
327-390-054-000	4022 PENNANT LA	0	BLD25-00854	SFD	O	0					1	4/10/2025	1					1	11/18/2025	1	NONE	No	N												NEW SFD RICHMOND
327-390-053-000	4030 PENNANT LA	0	BLD25-00850	SFD	O	0					1	4/10/2025	1					1	11/20/2025	1	NONE	No	N												NEW SFD RICHMOND
327-390-052-000	4038 PENNANT LA	0	BLD25-00849	SFD	O	0					1	4/10/2025	1					1	11/13/2025	1	NONE	No	N												NEW SFD RICHMOND
327-390-028-000	3801 BANNER DRI	0	BLD25-00462	SFD	O	0					1	2/27/2025	1					1	7/24/2025	1	NONE	No	N												NEW SFD WOODSIDE
327-390-044-000	3227 SPLENDOR D	0	BLD25-00824	SFD	O	0					1	4/9/2025	1					1	10/21/2025	1	NONE	No	N												NEW SFD RICHMOND
327-390-045-000	3235 SPLENDOR D	0	BLD25-00839	SFD	O	0					1	4/10/2025	1					1	10/14/2025	1	NONE	No	N												NEW SFD RICHMOND
327-390-046-000	3243 SPLENDOR D	0	BLD25-00840	SFD	O	0					1	4/10/2025	1					1	10/8/2025	1	NONE	No	N												NEW SFD RICHMOND
327-390-047-000	3251 SPLENDOR D	0	BLD25-00846	SFD	O	0					1	4/10/2025	1					1	10/9/2025	1	NONE	No	N												NEW SFD RICHMOND
327-390-048-000	3259 SPLENDOR D	0	BLD25-00848	SFD	O	0					1	4/10/2025	1					1	10/2/2025	1	NONE	No	N												NEW SFD RICHMOND
327-390-029-000	3809 BANNER DRI	0	BLD25-00464	SFD	O	0					1	2/27/2025	1					1	7/23/2025	1	NONE	No	N												NEW SFD WOODSIDE
327-390-030-000	3817 BANNER DRI	0	BLD25-00461	SFD	O	0					1	2/27/2025	1					1	7/25/2025	1	NONE	No	N												NEW SFD WOODSIDE
327-390-001-000	3208 SPLENDOR D	0	BLD25-00769	SFD	O	0					1	4/2/2025	1					1	9/30/2025	1	NONE	No	N												NEW SFD WOODSIDE
327-410-030-000	3155 SPLENDOR D	0	BLD25-01377	SFD	O	0					1	6/9/2025	1					1	11/21/2025	1	NONE	No	N												NEW SFD WOODSIDE
327-410-029-000	3163 SPLENDOR D	0	BLD25-01375	SFD	O	0					1	6/9/2025	1					1	11/20/2025	1	NONE	No	N												NEW SFD WOODSIDE
327-410-028-000	3171 SPLENDOR D	0	BLD25-01373	SFD	O	0					1	6/9/2025	1					1	11/18/2025	1	NONE	No	N												NEW SFD WOODSIDE
327-410-027-000	3179 SPLENDOR D	0	BLD25-00946	SFD	O	0					1	4/23/2025	1					1	10/3/2025	1	NONE	No	N												NEW SFD WOODSIDE
327-410-026-000	3187 SPLENDOR D	0	BLD25-00944	SFD	O	0					1	4/23/2025	1					1	9/30/2025	1	NONE	No	N												NEW SFD WOODSIDE
327-410-025-000	3195 SPLENDOR D	0	BLD25-00943	SFD	O	0					1	4/23/2025	1					1	10/8/2025	1	NONE	No	N												NEW SFD WOODSIDE
327-410-017-000	3144 SPLENDOR D	0	BLD25-03142	SFD	O	0					1	1/6/2026	1							0	NONE	No	N												NEW SFD WOODSIDE
327-410-018-000	3152 SPLENDOR D	0	BLD25-03146	SFD	O	0					1	1/6/2026	1							0	NONE	No	N												NEW SFD WOODSIDE
327-410-019-000	3160 SPLENDOR D	0	BLD25-03148	SFD	O	0					1	1/6/2026	1							0	NONE	No	N												NEW SFD WOODSIDE
327-410-020-000	3168 SPLENDOR D	0	BLD25-01022	SFD	O	0					1	5/1/2025	1					1	10/31/2025	1	NONE	No	N												NEW SFD WOODSIDE
327-410-021-000	3176 SPLENDOR D	0	BLD25-01024	SFD	O	0					1	5/1/2025	1					1	10/23/2025	1	NONE	No	N												NEW SFD WOODSIDE
327-410-022-000	3184 SPLENDOR D	0	BLD25-01025	SFD	O	0					1	5/1/2025	1					1	10/24/2025	1	NONE	No	N												NEW SFD WOODSIDE
327-410-023-000	3192 SPLENDOR D	0	BLD25-00773	SFD	O	0					1	4/2/2025	1					1	9/26/2025	1	NONE	No	N												NEW SFD WOODSIDE
327-410-024-000	3200 SPLENDOR D	0	BLD25-00775	SFD	O	0					1	4/2/2025	1					1	10/1/2025	1	NONE	No	N												NEW SFD WOODSIDE
008-066-021-000	471 M STREET	0	BLD23-03083	SFD	R	0				1		8/26/2025	1							0	NONE	No	Y			Rental Price Surveyed									SUMOVIC (SOUTH)- BU
008-066-021-000	465 M STREET	0	BLD23-03084	ADU	R	0			1			8/26/2025	1							0	NONE	No	Y			Rental Price Surveyed									SUMOVIC (SOUTH) AD
008-066-022-000	477 M STREET	0	BLD23-03079	ADU	R	0			1			4/17/2025	1							0	NONE	No	Y			Rental Price Surveyed									SUMOVIC (NORTH)-BU
338-460-069-000	1098 SLALOM WAY	0	BLD25-02957	SFD	O	0					1	12/5/2025	1							0	NONE	No	N			Sale Price Surveyed									NEW SFD CENTURY H
338-460-068-000	1090 SLALOM WAY	0	BLD25-02956	SFD	O	0					1	12/5/2025	1							0	NONE	No	N												NEW SFD CENTURY H
338-460-067-000	1082 SLALOM WAY	0	BLD25-02954	SFD	O	0					1	12/5/2025	1							0	NONE	No	N												NEW SFD CENTURY H
338-460-066-000	1074 SLALOM WAY	0	BLD25-02951	SFD	O	0					1	12/5/2025	1							0	NONE	No	N												NEW SFD CENTURY H
338-460-054-000	253 RAFTERS COU	0	BLD25-01792	SFD	O	0					1	7/24/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-053-000	1050 SLALOM WAY	0	BLD25-02277	SFD	O	0					1	9/15/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-035-000	1047 SLALOM WAY	0	BLD25-01790	SFD	O	0					1	7/18/2025	1					1	12/24/2025	1	NONE	No	N												NEW SFD CENTURY C
338-460-065-000	305 OUTLOOKER	0	BLD25-02270	SFD	O	0					1	9/15/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-064-000	313 OUTLOOKER	0	BLD25-02269	SFD	O	0					1	9/15/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-052-000	1042 SLALOM WAY	0	BLD25-01773	SFD	O	0					1	7/24/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-036-000	1039 SLALOM WAY	0	BLD25-01783	SFD	O	0					1	7/18/2025	1					1	1/15/2026	1	NONE	No	N												NEW SFD CENTURY C
338-460-055-000	245 RAFTERS COU	0	BLD25-01793	SFD	O	0					1	7/18/2025	1					1	12/24/2025	1	NONE	No	N												NEW SFD CENTURY C
338-460-063-000	321 OUTLOOKER	0	BLD25-02268	SFD	O	0					1	9/15/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-001-000	1400 WHITEWATE	0	BLD25-02274	SFD	O	0					1	9/15/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-037-000	1031 SLALOM WAY	0	BLD25-01765	SFD	O	0					1	7/17/2025	1					1	1/15/2026	1	NONE	No	N												NEW SFD CENTURY C
338-460-051-000	1034 SLALOM WAY	0	BLD25-01787	SFD	O	0					1	7/18/2025	1					1	1/13/2026	1	NONE	No	N												NEW SFD CENTURY C
338-460-056-000	237 RAFTERS COU	0	BLD25-02278	SFD	O	0					1	9/15/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-002-000	1408 WHITEWATE	0	BLD25-02276	SFD	O	0					1	9/15/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-038-000	1023 SLALOM WAY	0	BLD25-01779	SFD	O	0					1	7/17/2025	1					1	1/15/2026	1	NONE	No	N												NEW SFD CENTURY C
338-460-050-000	1026 SLALOM WAY	0	BLD25-01771	SFD	O	0					1	7/17/2025	1					1	1/13/2026	1	NONE	No	N												NEW SFD CENTURY C
338-460-057-000	229 RAFTERS COU	0	BLD25-02279	SFD	O	0					1	9/15/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-003-000	1416 WHITEWATE	0	BLD25-02260	SFD	O	0					1	9/11/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-039-000	1015 SLALOM WAY	0	BLD25-01766	SFD	O	0					1	7/24/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-049-000	1018 SLALOM WAY	0	BLD25-01781	SFD	O	0					1	7/18/2025	1					1	1/13/2026	1	NONE	No	N												NEW SFD CENTURY C
338-460-062-000	308 OUTLOOKER	0	BLD25-02265	SFD	O	0					1	9/15/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-058-000	221 RAFTERS COU	0	BLD25-01775	SFD	O	0					1	7/24/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-061-000	300 OUTLOOKER	0	BLD25-02280	SFD	O	0					1	9/15/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-025-000	1477 WHITEWATE	0	BLD25-02972	SFD	O	0					1	12/5/2025	1							0	NONE	No	N												NEW SFD CENTURY H
338-460-022-000	1501 WHITEWATE	0	BLD25-02971	SFD	O	0					1	12/5/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-026-000	1469 WHITEWATE	0	BLD25-02961	SFD	O	0					1	12/5/2025	1							0	NONE	No	N												NEW SFD CENTURY H
338-460-004-000	1424 WHITEWATE	0	BLD25-02964	SFD	O	0					1	12/5/2025	1							0	NONE	No	N												NEW SFD CENTURY H
338-460-040-000	1007 SLALOM WAY	0	BLD25-01777	SFD	O	0					1	7/28/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-048-000	1010 SLALOM WAY	0	BLD25-01769	SFD	O	0					1	7/28/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-027-000	1461 WHITEWATE	0	BLD25-02973	SFD	O	0					1	12/5/2025	1							0	NONE	No	N												NEW SFD CENTURY H
338-460-005-000	1432 WHITEWATE	0	BLD25-02261	SFD	O	0					1	9/11/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-047-000	1002 SLALOM WAY	0	BLD25-01778	SFD	O	0					1	7/28/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-059-000	213 RAFTERS COU	0	BLD25-02264	SFD	O	0					1	9/11/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-060-000	205 RAFTERS COU	0	BLD25-02259	SFD	O	0					1	9/11/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-006-000	1440 WHITEWATE	0	BLD25-02262	SFD	O	0					1	9/11/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-012-000	1488 WHITEWATE	0	BLD25-02960	SFD	O	0					1	12/5/2025	1							0	NONE	No	N												NEW SFD CENTURY H
338-460-011-000	1480 WHITEWATE	0	BLD25-02959	SFD	O	0					1	12/5/2025	1							0	NONE	No	N												NEW SFD CENTURY H
338-460-010-000	1472 WHITEWATE	0	BLD25-02958	SFD	O	0					1	12/5/2025	1							0	NONE	No	N												NEW SFD CENTURY H
338-460-009-000	1464 WHITEWATE	0	BLD25-02968	SFD	O	0					1	12/5/2025	1							0	NONE	No	N												NEW SFD CENTURY H
338-460-007-000	1448 WHITEWATE	0	BLD25-02965	SFD	O	0					1	12/5/2025	1							0	NONE	No	N												NEW SFD CENTURY H
338-460-008-000	1456 WHITEWATE	0	BLD25-02966	SFD	O	0					1	12/5/2025	1							0	NONE	No	N												NEW SFD CENTURY H
338-460-043-000	121 ASCENT COU	0	BLD25-01327	SFD	O	0					1	6/11/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-045-000	108 ASCENT COU	0	BLD25-01343	SFD	O	0					1	6/11/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-460-044-000	116 ASCENT COU	0	BLD25-01340	SFD	O	0					1	6/11/2025	1							0	NONE	No	N												NEW SFD CENTURY C
338-500-021-000	1377 ALPINE WAY	0	BLD25-02424	SFD	O	0					1	10/21/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-022-000	1389 ALPINE WAY	0	BLD25-02425	SFD	O	0					1	10/21/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-001-000	1515 CASCADE W	0	BLD25-01729	SFD	O	0					1	7/16/2025	1					1	12/19/2025	1	NONE	No	N												NEW SFD TAYLOR M
338-500-023-000	1401 ALPINE WAY	0	BLD25-02435	SFD	O	0					1	10/21/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-002-000	1527 CASCADE W	0	BLD25-01732	SFD	O	0					1	7/16/2025	1					1	12/19/2025	1	NONE	No	N												NEW SFD TAYLOR M
338-500-024-000	1413 ALPINE WAY	0	BLD25-03054	SFD	O	0					1	12/18/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-020-000	1384 ALPINE WAY	0	BLD25-03155	SFD	O	0					1	1/8/2026	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-003-000	1539 CASCADE W	0	BLD25-01738	SFD	O	0					1	7/16/2025	1					1	12/24/2025	1	NONE	No	N												NEW SFD TAYLOR M
338-500-025-000	1425 ALPINE WAY	0	BLD25-03056	SFD	O	0					1	12/18/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-004-000	1551 CASCADE W	0	BLD25-01740	SFD	O	0					1	7/17/2025	1					1	1/15/2026	1	NONE	No	N												NEW SFD TAYLOR M
338-500-019-000	1396 ALPINE WAY	0	BLD25-03053	SFD	O	0					1	12/18/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-005-000	1563 CASCADE W	0	BLD25-01743	SFD	O	0					1	7/24/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-026-000	1437 ALPINE WAY	0	BLD25-03059	SFD	O	0					1	12/18/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-018-000	1408 ALPINE WAY	0	BLD25-03045	SFD	O	0					1	12/18/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-071-000	1522 CASCADE W	0	BLD25-01754	SFD	O	0					1	7/17/2025	1					1	12/11/2025	1	NONE	No	N												NEW SFD TAYLOR M
338-500-070-000	1534 CASCADE W	0	BLD25-01752	SFD	O	0					1	7/17/2025	1					1	1/8/2026	1	NONE	No	N												NEW SFD TAYLOR M
338-500-006-000	1575 CASCADE W	0	BLD25-01745	SFD	O	0					1	7/24/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-027-000	1449 ALPINE WAY	0	BLD25-03167	SFD	O	0					1	1/8/2026	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-069-000	1546 CASCADE W	0	BLD25-01751	SFD	O	0					1	7/17/2025	1					1	1/15/2026	1	NONE	No	N												NEW SFD TAYLOR M
338-500-007-000	1587 CASCADE W	0	BLD25-01746	SFD	O	0					1	7/24/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-029-000	1473 ALPINE WAY	0	BLD25-03170	SFD	O	0					1	1/8/2026	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-064-000	1293 LODGE WAY	0	BLD25-01748	SFD	O	0					1	7/24/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-068-000	1558 CASCADE W	0	BLD25-01749	SFD	O	0					1	7/24/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-065-000	1305 LODGE WAY	0	BLD25-01796	SFD	O	0					1	8/5/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-066-000	1317 LODGE WAY	0	BLD25-01797	SFD	O	0					1	8/5/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-067-000	1329 LODGE WAY	0	BLD25-01798	SFD	O	0					1	8/5/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-008-000	1599 CASCADE W	0	BLD25-01747	SFD	O	0					1	7/17/2025	1					1	1/15/2026	1	NONE	No	N												NEW SFD TAYLOR M
338-500-009-000	1611 CASCADE W	0	BLD25-01795	SFD	O	0					1	8/5/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-031-000	1497 ALPINE WAY	0	BLD25-03192	SFD	O	0					1	1/15/2026	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-072-000	1606 CASCADE W	0	BLD25-01755	SFD	O	0					1	7/24/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-010-000	1623 CASCADE W	0	BLD25-01780	SFD	O	0					1	8/5/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-032-000	1509 ALPINE WAY	0	BLD25-03172	SFD	O	0					1	1/8/2026	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-080-000	1288 LODGE WAY	0	BLD25-01757	SFD	O	0					1	7/24/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-079-000	1300 LODGE WAY	0	BLD25-02105	SFD	O	0					1	8/28/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-078-000	1312 LODGE WAY	0	BLD25-01800	SFD	O	0					1	8/5/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-077-000	1324 LODGE WAY	0	BLD25-01799	SFD	O	0					1	8/5/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-076-000	1336 LODGE WAY	0	BLD25-01789	SFD	O	0					1	8/5/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-075-000	1348 LODGE WAY	0	BLD25-01788	SFD	O	0					1	8/5/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-074-000	1360 LODGE WAY	0	BLD25-01786	SFD	O	0					1	8/5/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-073-000	1618 CASCADE W	0	BLD25-01782	SFD	O	0					1	8/5/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-048-000	1951 RED LAKE W	0	BLD25-02104	SFD	O	0					1	8/28/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-090-000	1635 CASCADE W	0	BLD25-01819	SFD	O	0					1	8/21/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-034-000	1924 RED LAKE W	0	BLD25-02879	SFD	O	0					1	11/25/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-033-000	1521 ALPINE WAY	0	BLD25-02327	SFD	O	0					1	9/23/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-095-000	1963 RED LAKE W	0	BLD25-02452	SFD	O	0					1	10/2/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-084-000	2055 MARLETTE W	0	BLD25-02171	SFD	O	0					1	9/9/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-085-000	2067 MARLETTE W	0	BLD25-01813	SFD	O	0					1	8/21/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-086-000	2079 MARLETTE W	0	BLD25-01814	SFD	O	0					1	8/21/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-087-000	2091 MARLETTE W	0	BLD25-01815	SFD	O	0					1	8/21/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-088-000	2103 MARLETTE W	0	BLD25-01818	SFD	O	0					1	8/21/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-083-000	2043 MARLETTE W	0	BLD25-02170	SFD	O	0					1	9/9/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-089-000	2115 MARLETTE W	0	BLD25-01758	SFD	O	0					1	7/24/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-091-000	1647 CASCADE W	0	BLD25-01760	SFD	O	0					1	7/24/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-082-000	2031 MARLETTE W	0	BLD25-02168	SFD	O	0					1	9/9/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-094-000	1936 RED LAKE W	0	BLD25-02103	SFD	O	0					1	8/28/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-500-081-000	2019 MARLETTE W	0	BLD25-02166	SFD	O	0					1	9/9/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-480-052-000	2062 MARLETTE W	0	BLD25-02116	SFD	O	0					1	9/9/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-480-051-000	2074 MARLETTE W	0	BLD25-02111	SFD	O	0					1	9/9/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-480-050-000	2086 MARLETTE W	0	BLD25-02108	SFD	O	0					1	9/9/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-480-053-000	2050 MARLETTE W	0	BLD25-02117	SFD	O	0					1	9/9/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-480-054-000	2038 MARLETTE W	0	BLD25-02119	SFD	O	0					1	9/9/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-480-055-000	2026 MARLETTE W	0	BLD25-02163	SFD	O	0					1	9/9/2025	1							0	NONE	No	N												NEW SFD TAYLOR M
338-480-016-000	2054 SPOONER LA	0	BLD25-03194	SFD	O	0					1	1/8/2026	1							0	NONE	No	N												NEW SFD TAYLOR M
009-430-038-000	1148 ROUBA STRE	0	BLD25-02866	SFD	O	0					1	11/21/2025	1							0	NONE	No	N			Sales Price Surveyed									NEW SFD PULTE WILD
009-430-044-000	1342 ROMEY DRIV	0	BLD25-02874	SFD	O	0					1	11/21/2025	1							0	NONE	No	N												NEW SFD PULTE WILD
009-430-042-000	1326 ROMEY DRIV	0	BLD25-02873	SFD	O	0					1	11/21/2025	1							0	NONE	No	N												NEW SFD PULTE WILD
009-430-103-000	1165 ROUBA STRE	0	BLD25-01910	SFD	O	0					1	7/30/2025	1					1	1/6/2026	1	NONE	No	N												NEW SFD - MODEL H
009-430-104-000	1157 ROUBA STRE	0	BLD25-01911	SFD	O	0					1	7/30/2025	1					1	1/6/2026	1	NONE	No	N												NEW SFD - MODEL H
009-430-075-000	1345 ROMEY DRIV	0	BLD25-02875	SFD	O	0					1	11/21/2025	1							0	NONE	No	N												NEW SFD PULTE WILD
009-430-105-000	1149 ROUBA STRE	0	BLD25-01915	SFD	O	0					1	7/30/2025	1					1	1/6/2026	1	NONE	No	N												NEW SFD - MODEL H
009-430-039-000	1156 ROUBA STRE	0	BLD25-02869	SFD	O	0					1	11/21/2025	1							0	NONE	No	N												NEW SFD PULTE WILD
009-430-106-000	1141 ROUBA STRE	0	BLD25-01916	SFD	O	0					1	7/30/2025	1					1	1/6/2026	1	NONE	No	N												NEW SFD - MODEL H
009-430-108-000	1125 ROUBA STRE	0	BLD25-01921	SFD	O	0					1	7/30/2025	1					1	1/6/2026	1	NONE	No	N												NEW SFD - MODEL H
009-430-107-000	1133 ROUBA STRE	0	BLD25-01917	SFD	O	0					1	7/30/2025	1					1	1/6/2026	1	NONE	No	N												NEW SFD - MODEL H
009-430-040-000	1310 ROMEY DRIV	0	BLD25-02872	SFD	O	0					1	11/21/2025	1							0	NONE	No	N												NEW SFD PULTE WILD
009-040-016-000	2132 3RD STREET	0	BLD24-01064	SFD	O	0					1	4/26/2024	1					1	1/7/2025	1	NONE	No	N												KISEL- NEW SFD WIT
008-203-022-000	734 A STREET	0	BLD25-02130	ADU	R	0			1			8/21/2025	1							0	NONE	No	N			Rental Price Surveyed									NEELEY - DETACHED
329-010-080-000	1300 DRESDEN D	Pacific West Builder	BLD23-02881	5+	R	0	2	3	19			3/19/2024	24	2	3	19			10/31/2025	24	NONE	No	N	LIHTC	DB	Rental Price, Affordable Housing Agreement with City, California Debt Limit Allocation Committee under State Treasurer - Resolution, CalHFA Loan Approval, and California Tax Credit Allocation Committee - Reservation Letter	55				0.0%	0.0%	Development Standards Modification	Yes	THE GARDENS AT BEL
329-010-080-000	1800 DRESDEN D	Pacific West Builder	BLD23-02887	5+	R	0	2	2	24		1	3/19/2024	29	2	2	24		1	12/22/2025	29	NONE	No	N	LIHTC	DB	Rental Price, Affordable Housing Agreement with City, California Debt Limit Allocation Committee under State Treasurer - Resolution, CalHFA Loan Approval, and California Tax Credit Allocation Committee - Reservation Letter	55				0.0%	0	Development Standards Modification	Yes	THE GARDENS AT BEL
329-010-080-000	1200 DRESDEN D	Pacific West Builder	BLD23-02879	5+	R	0	2	3	18		1	3/19/2024	24	2	3	18		1	10/31/2025	24	NONE	No	N	LIHTC	DB	Rental Price, Affordable Housing Agreement with City, California Debt Limit Allocation Committee under State Treasurer - Resolution, CalHFA Loan Approval, and California Tax Credit Allocation Committee - Reservation Letter					0.0%	0	Development Standards Modification	Yes	THE GARDENS AT BEL

Jurisdiction	Lincoln
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	021-960-044-000	1724 GRAND BRE	Williams Homes		BLD24-00267	2 to 4	O													0										4	1/30/2024	4											4	2/6/2025	4	NONE	No	N			Sale Price Surveyed	MAGNOLIA VILLAGE -
	021-960-044-000	1736 GRAND BRE	Williams Homes		BLD25-02392	2 to 4	O													0										4	9/16/2025	4											4	1/5/2026	4	NONE	No	N			Sale Price Surveyed	MAGNOLIA VILLAGE B
	338-450-020-000	610 BIRKDALE PL	Elliot Homes		BLD24-01570	ADU	R													0									1		3/7/2025	1													0	NONE	No	N			Rental Price Surveyed	TBC CONSTRUCTION-
	008-025-020-000	1131 HEROLD AVE		0	BLD25-00692	ADU	R													0									1		3/26/2025	1										1		10/16/2025	1	NONE	No	N			Rental Price Surveyed	RPA CHALLENGE INC-
	008-272-011-000	167 F STREET		0	BLD24-02911	ADU	R													0									1		6/6/2025	1													0	NONE	No	N			Rental Price Surveyed	DOMEYKO TAYLOR -
	008-025-018-000	1121 HEROLD AVE		0	BLD24-02327	ADU	R													0									1		8/21/2024	1										1		3/20/2025	1	NONE	No	N			Rental Price Surveyed	RPA CHALLANGE INC.

Jurisdiction	Lincoln	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-05/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	-	-	19	-	-	-	-	-	19	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	1,496	-	-	-	-	-	-	-	-	-	-	**39**	**1,457**
	Non-Deed Restricted		-	-	-	-	20	-	-	-	-	-		
Low	Deed Restricted	902	-	-	-	-	-	-	-	-	-	-	**152**	**750**
	Non-Deed Restricted		-	-	-	-	146	6	-	-	-	-		
Moderate	Deed Restricted	807	-	-	-	-	-	-	-	-	-	-	**727**	**80**
	Non-Deed Restricted		-	434	116	164	4	9	-	-	-	-		
Above Moderate		1,915	-	1	744	294	533	396	-	-	-	-	**1,968**	**-**
Total RHNA		**5,120**												
Total Units			-	**435**	**860**	**458**	**722**	**411**	-	-	-	-	**2,886**	**2,287**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Lincoln	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Lincoln	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Action 1.1	Provide housing for 1441 lower income units within the planning period.	12/31/2024	6th Cycle	In Progress	SUD-B North East Quadrant has been annexed in 2023. Village 5: A revised annexation area was submitted to LAFCO known as Village 5A. Village 5A was approved by LAFCO on December 4, 2024. This program is referring to APN: 021-321-085, which is a City owned property that has a land use designation of LDR. This site is behind Lincoln Fire Station #34, near the intersection between 1st Street and Joiner Parkway. In the vacant land inventory of the Housing Element, this site is projected to have a capacity of accommodating 80 dwelling units in the lower income category of affordability. No RFP for this site has been issued. Also, no rezone has been made for this property. The timeline for implementing this program is still undetermined.	Units		

Action 2.1	Continue to permit Planned Development District zoning that promotes a variety of housing types in the City by using innovative development techniques and flexible standards, such as: zero lot lines, clustering of dwelling units, narrower streets, increased densities, and fewer dedication requirements. The City will annually coordinate with North State BIA (Action 2.7) and discuss ideas and the City will develop standards that assist with the development of housing.	Ongoing, as projects are processed through the Community Development. Department. Annually coordinate with North State BIA	6th Cycle	In Progress	Ongoing effort and routine coordinate with Community Development Director, Building Official, City Manager, and North State BIA.	Meetings		
Action 2.2	Continue biannual review of the building code, zoning ordinance, subdivision ordinance, and processing procedures to identify and modify process requirements, approval of criteria, and/or fees that could create an impediment to the cost of housing.	8/12/2023	6th Cycle	In Progress	This Housing Element Program is ongoing. For instance, in 2023 the City of Lincoln went through a Zoning Code Audit spearheaded by Cascadia Partners (consultant). This report and the findings were the genesis needed to pursue the Downtown Master Plan + Objective Design and Development Standards (DMP + ODDS) project, which is currently underway with anticipated completion in the fourth quarter of 2026. The DMP+ODDS project aims to transform Downtown Lincoln into an attractive and thriving destination with a strong civic identity while facilitating mixed-use and affordable housing options in Downtown. Similarly, the Building Code was recently updated to comply with the 2025 California Building Code. As needed, updates to the municipal code are being considered on a routine bases and the updates that relate to	Other		

Action 2.3	Amend the Zoning Ordinance to allow and promote the use of density bonuses to provide affordable housing (Lincoln Municipal Code Section 18.59) consistent with current state law.	7/1/2021	6th Cycle	In Progress	The City's Zoning Ordinance currently references the State Density Bonus Law in Lincoln Municipal Code Chapter 18.59, Density Increase and Incentive Program. As needed, the City will update its density bonus regulations to remain consistent with State law. In addition, staff is developing a standardized form and checklist to assist applicants during the pre-application process in determining whether to pursue a density bonus project.	Other		
Action 2.4	Amend the Zoning Ordinance to allow Accessory Dwelling Units (ADU) in accordance with Assembly Bill 2299 and Senate Bill 1069. The City will promote ADU development by providing guidance and educational materials on the City's website. Information will include the advantages of building ADUs, including permitting procedures and construction resources. The City will also work with City Council to identify possible incentives for the development of ADUs.	5/11/2021	6th Cycle	Completed	On September 23, 2025, the City of Lincoln adopted Ordinance No. 1099B (Accessory Dwelling Unit Ordinance) in response to feedback from the California Department of Housing and Community Development (HCD) ADU Team. As a result, Housing Element Action 2.4 was completed in 2025.	Meetings		Municode is pending update by 3rd party vendor this Quarter to reflect Ordinance Adopted on September 23, 2025. https://library.municode.com/ca/lincoln/codes/code_of_ordinances?nodeId=TIT18ZO_DIVIVUSYAHEPALORITRPL_CH18.37ACDWUNAD
Action 2.5	Facilitate the development of market-rate rental housing through: -Regulatory incentives, such as expediting permit processing, deferred fees, and/or reduced parking requirements based on the bedroom mix of the project. -If a developer decides to include affordable units within a development, provide a 35-percent density bonus when at least 20 percent of the units are affordable to low-income households or 10 percent of the units are affordable to very low-income households. The City publicizes the above incentives for market-rate housing to developers and/or other interested parties by providing informational flyers at the Community Development Department's counter and in the general development application packet.	8/12/2021	6th Cycle	In Progress	Currently, we do not have informational flyers to incentivize developers to create affordable units within their market-rate rental housing projects.	Units		

Action 2.6	To encourage development of housing for extremely low-income households, the City will work with local non-profits on a variety of activities, such as conducting outreach to housing developers on an annual basis; providing financial assistance (when feasible), or in-kind technical assistance; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.	Annually outreach to developers, prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.	6th Cycle	In Progress	This action is an ongoing effort as communication with affordable housing developers occurs routinely with both Community Development Department and the City Manager's office. In 2024, we received inquiries from affordable houisng developers; however, the overal effort is still ongoing.	Meetings		
Action 2.7	Encourage and facilitate the development of housing affordable to lower- income households in Village 1, Village 5, and Village 7 by offering incentives on a project-by-project, that may include: -Deferred development fees; -Reduced parking requirements; -Expedited application review and processing; and -Technical assistance with grant, loan, and tax credit applications. The City will hold annual roundtable discussion with North State BIA to discuss the status of the Housing Element goals, to promote infill opportunity sites and to provide any changes to City policies as it relates to multifamily housing. The City will gather feedback and will address any possible constraints, if identified.	8/12/2022	6th Cycle	In Progress	Yes, the City does meet with North State BIA on a monthly basis. Discussions are ongoing; however, discussions about improving multifamily housing procedures are still pending. That said, the City does routinely offer deferral of some development fees that are not passed through to other entities.	Meetings		
Action 2.8	The City will establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code Section 65913.4.	12/1/2021	6th Cycle	In Progress	The City will look into setting up an SB 35 procedure by 2027. Staff has done some preliminary research on how to implement this program; however, the work progress is still ongoing.	Other		

Action 2.9	Inclusionary zoning ordinances require developers to include a certain percentage of rental or for-sale units that are affordable to lower-income people as a condition of development. The City will explore the adoption of a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the City deems construction of inclusionary units to be impractical, pay an in-lieu fee or donate land to subsidize affordable housing development. Prior to adopting any inclusionary program, the City will conduct analysis to ensure that sufficient incentives exist to mitigate potential negative impacts from the program on the cost and supply of market-rate housing.	6/1/2022	6th Cycle	In Progress	The City will explore establishing a contract for a feasibility analysis, as the City Council expressed interest in pursuing an Inclusionary Housing Ordinance during its 2025 Strategic Planning Retreat.	Households		
Action 2.10	The City shall consider requiring an Affordable Housing Plan (AHP) that would be approved in conjunction with the earliest stage of project entitlement, typically with the City Council approval of the Specific Plan, Development Agreement, or other primary land use entitlement. The AHP would specify and include the following: - The number of dwelling units that will be developed as affordable to very low-, low-, moderate-, and above-moderate income households. - The number of affordable ownership and rental units to be produced. Such split shall be approved by the City Council based on housing needs, market conditions, and other relevant factors. The split of ownership and rental units shall be addressed within the plan of each individual project. - Program options within project-specific AHPs may include, but are not limited to, the following: o Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, half-plexes, duplexes, cottages, creative alternative housing products, etc.) o Land dedication (on-site and off-site) o Rehabilitation of existing residential structures located within existing City neighborhoods	12/1/2021	6th Cycle	In Progress	The City will explore developing an Affordable Housing Plan (AHP) template for discretionary projects that include affordable housing units. Completion of this effort is anticipated in 2027.	Other		

Action 2.11	To assist in the development of affordable housing projects, the City will explore the following: -Implementation of a program similar to the Placer County Housing Trust either in coordination with the County and BIA, through a City-led program, or through other means of developing and implementation. The Placer County Housing Trust is supported by developer fees that are used to help fund a variety of affordable housing projects and existing housing programs. -A commercial linkage fee which would be charged to developers of new office or retail properties and used to fund the development of affordable housing.	7/1/2022	6th Cycle	In Progress	The City will evaluate the feasibility of joining the Placer County Housing Trust program for discretionary projects, recognizing that this is a significant undertaking.	Meetings		
Action 2.12	The City will consider increasing the maximum density in the High-Density Residential (HDR) designation and R-3 Zoning District from 20 units per acre to 30 units per acre. This density is consistent with the state's recommended default density for the development of affordable housing. If the City determines that increasing the density is not feasible, the City will consult with HCD.	6/1/2022	6th Cycle	In Progress	Currently, this action item is underway. City consultant and Planning Manager are working on increasing the maximum density. We are anticipating adoption by 2027.	Meetings		
Action 2.13	The City will help facilitate the expansion of the wastewater facility that will provide for additional capacity to accommodate development over the planning period. The City will have design, funding, and bond issuance by the end of calendar year 2021 and construction will begin by 2022. Additionally, the City will develop and adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing.	12/31/2022	6th Cycle	In Progress	Since adoption of the Housing Element Update in 2021, the Lincoln Sewer Maintenance District No. 1 Wastewater Authority (LiSWA) a JPA has assumed ownership of the Wastewater Treatment Plant and is now responsible for overseeing any future facility expansions.	Meetings		
Action 2.14	The City will evaluate current parking standards and modify as needed to ensure they do not pose a constraint to the development of housing. As a part of this, the City will review parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the Light Industrial District (L-I)	12/31/2022	6th Cycle	In Progress	As part of the DMP+ODDS project, the City is evaluating the reduction or elimination of parking minimums. With respect to emergency shelter parking standards in the Light Industrial zone, additional research on AB 139 is needed to determine how these requirements can be incorporated into the Downtown Master Plan project.	Meetings		

Action 2.15	To assist the development of housing for lower income households on larger sites (over 10 acres), specifically in Specific Plans, the City will facilitate land divisions, and lot line adjustments, resulting in parcels sizes that facilitate multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. The City will offer the following incentives for the development of affordable housing which may include but is not limited to: -Streamlining and expediting the approval process for land division for projects that include affordable housing units, -Ministerial review of lot line adjustments, -Deferral of fees related to the subdivision for projects affordable to lower income households, -Providing technical assistance to acquire funding, and -Modification of development requirements.	12/21/2022	6th Cycle	In Progress	This implementation measure is still pending. The City will continue to emphasize the RHNA obligations based on this action item, as formal entitlement applications within Village 5 and SUD-B are filed.	Meetings		
Action 3.1	Continue to enforce the energy conservation requirements of the state building code standards. Continue to provide information to all residents regarding available home rehabilitation programs. Continue to complete the Green Building Program. Promote the reduction of energy consumption through the implementation of the Neighborhood Electric Vehicle Plan, the Golf Cart Transportation Plan (use of electric golf carts), and incorporation of bicycle lanes throughout the city. Require the use of recycled water for new large residential and commercial landscaping projects. Utilize its mixed-use land use designation to limit trips between commercial and residential land uses.	Ongoing, provide information on the City's website. As projects are processed through the Community Development Department.	6th Cycle	Continuous	This action is still ongoing as of 2025	Other		
Action 4.1	The City will continue to annually apply for HOME and CDBG funds for the City's Owner-Occupied Housing Rehabilitation Program. Continue the City's building code enforcement program for residential housing units.	Apply for funding annually, as Notice of Funding Available (NOFAs) are released. Code enforcement on a complaint basis.	6th Cycle	Continuous	This action is still ongoing as of 2025.	Meetings		

Action 4.2	Housing Rehabilitation Program.	Ongoing, as residents approach the Community Development Department counter.	6th Cycle	Continuous	This action is still pending as of 2025.	Meetings		
Action 5.1	The City does not currently have any proprieties at-risk of converting to market rate within the next ten years but as affordability covenants near expiration, will contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing at-risk units will be sought. Coordinate with owners of expiring subsidies to ensure tenants receive the required notices at 3 years, 6 months, and 12 months, per State Law.. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. The City will contact the Placer County Housing Authority and the cities of Roseville and Rocklin to coordinate resources and seek expertise in the preservation of these units. The City shall contact Legal Services of Northern California and the Lincoln Lighthouse Counseling and Resource Center to assist renters.	Annually monitor units at risk of converting. Coordinate noticing as required per State Law.	6th Cycle	In Progress	This action is still ongoing as of 2025.	Meetings		
Action 6.1	Continue to require the payment of impact fees and/or other mitigation standards as required by state law from the construction of new developments for needed facilities, services, and utilities, as well as infrastructure improvements, such as water/sewer, roads, solid waste, and schools. The City shall annually review the City's fee structure and make recommendations for any needed fee changes.	8/12/2022	6th Cycle	Continuous	Impact fees are reviewed annually by the affected departments and agencies, with any recommended changes presented to City Council. At the beginning of each year, the City prepares Annual Development Impact Fee Reports based on the previous fiscal year.	Other		https://d2kbkoa27fdvtw.cloudfront.net/lincoln/f054a527b96d93a8419851781f9b61620.pdf

Action 7.1	Facilitate the construction of affordable rental housing for extremely low-, very low-, and low-income seniors. The following types of senior housing are needed in Lincoln: -Rental housing affordable to persons earning up to 80 percent of Placer County's median income. -"Continuum of care" housing that provides a range of on-site services, including independent living, assisted living, and institutional care. -Market-rate senior rental housing. The City will continue to provide assistance through the following financial and regulatory incentives: oRegulatory incentives on a project-by-project basis. These may include, but are not limited to, expediting permit processing, and/or parking requirements based on the bedroom mix of the project. oA 35-percent density bonus when at least 20 percent of the units are affordable to low-income households or 10 percent of the units are affordable to very low-income households. oAccessing state and/or federal subsidies or tax credit programs for new construction.	8/12/2022	6th Cycle	In Progress	As development opportunities involving Special Needs Housing for Seniors come into the City, the City will emphasize the available regulatory incentives for these developers, which makes this program ongoing.	Other		
Action 8.1	Facilitate the construction of subsidized rental housing affordable to extremely low-, very low-, and low- income persons that meet the of all special needs groups including, seniors, homeless, female headed households, persons with disabilities and persons with developmental disabilities. The City publicizes financial and regulatory incentive opportunities to developers and/or other parties interested in the construction of subsidized rental housing that meets the needs of special needs groups. Additionally, the City provides informational flyers at the Development Services Department and in all general development application packets.	Ongoing. Annually reach out to developers with information regarding financial and regulatory incentive opportunities.	6th Cycle	In Progress	This action is still pending as of 2025.	Other		

Action 8.2	As provided for in Chapter 18.47 of the Municipal Code, the City has a formal procedure for reasonable accommodation for housing for persons with disabilities in accordance with fair housing and disability laws. These procedures include provisions for clear rules that allow for a ministerial review process and identify who may request a reasonable accommodation (e.g., persons with disabilities, family members, landlords), time frames for decision-making, and provision for relief from the various land use, zoning, or building regulations that may constrain the housing for persons of disabilities. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the City and on the City's website. The City will review the formal Reasonable Accommodate procedure and ensure all findings are in compliance with Government Code Section (Section 65583(c)(3)).	5/11/2022	6th Cycle	In Progress	This implementation measures requires the City to Amend Title 18 (Zoning) to allow for large group homes in residential zones by right. This effort is still ongoing and staff is not yet ready to bring forward an amendment that would help implement this program.	Meetings		
Action 8.3	Work with the Alta Regional Center to implement an outreach program that informs families in the city about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure and directing people to service information on the City's website.	5/11/2023	6th Cycle	In Progress	This action is still pending as of 2025.	Meetings		
Action 8.4	To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will review the Zoning Ordinance and amend to treat employee/farm worker housing that serves six or fewer persons as a single-family structure and permit this housing type in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Additionally, employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.	8/12/2022	6th Cycle	In Progress	This implementation measure has not yet been addressed. The current Zoning Ordinance does not reference farmworker housing, and staff will research how employee housing may be addressed within the Ordinance. However, an amendment may not be necessary, as the City currently has no agricultural parcels that would benefit from this land use. In addition, neither the Residential Estates (RE) nor Agricultural District (AD) zones are present on the City's zoning map.	Meetings		

Action 9.1	Continue to implement the City's First-Time Homebuyer Program. This program is designed to provide second mortgages that act as "gap" financing, meaning the second mortgage is making up the cost difference between what the buyer can afford for a first mortgage and the price of a home. The second mortgage is a "silent" second (i.e., payments are deferred with a low interest rate until an agreed-upon time period ends or the home is sold). Eligible participants must have an annual gross income at or below 80 percent of the Placer County median income, adjusted for family size, as defined by the Department of Housing and Urban Development. This program is available citywide and eligible properties include newly constructed or existing single-family detached housing, condominiums, and mobile homes placed on permanent foundations.	Ongoing. Annually apply as NOFAs are released.	6th Cycle	In Progress	This action is still pending as of 2025.	Meetings		
Action 10.1	Amend the Zoning Ordinance to allow transitional and supportive housing types in the Residential Estate (R-E) district an allowed use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. To further address state law, supportive housing will be allowed without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones, per Government Code Section 65583 and 65650.	8/12/2022	6th Cycle	Completed	The City could amend the Zoning Ordinance; however, doing so would have no practical effect because there are currently no Residential Estates (R-E)–zoned parcels within the City. In addition, the new villages undergoing annexation, or proposed for future annexation, do not include any R-E zoning designations. Accordingly, it is recommended that this implementation measure be removed in the next Housing Element update and, in the interim, marked as completed.	Meetings		
Action 10.2	Amend the Zoning Ordinance to allow low-barrier navigation centers for the homeless, per Government Code 65660–65668.	6/1/2022	6th Cycle	Not Yet Started	The City has not yet initiated this implementation measure to facilitate service-enriched shelters for individuals experiencing homelessness, survivors of domestic violence or sexual assault, women, or youth. Under state law, "Low Barrier Navigation Centers" are considered a land use by right in areas zoned for Mixed Use and in nonresidential zones that permit multifamily uses.	Meetings		

Action 11. 1	The following list the City plans include in the AFFH. -Implement Actions 2.3, 2.4, 2.9, 4.1, and 4.2 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas of higher concentration of lower-income households and overpayment (e.g. Actions 2.6, 2.9, 7.1, and 8.1) and facilitating affordable housing in high opportunity areas and Specific Plan areas (e.g. Action 2.7. -Work with Legal Services of Northern California on a quarterly basis to track fair housing complaints to enforce fair housing laws. -Meet annually with transit agencies to assess need for increased service between neighborhoods and job centers to improve residents' access to employment and identify mechanisms to fund expansion. -Integrate housing choices and affordability throughout the Villages Plan areas and require transit infrastructure to be constructed on new roadways. -Provide annual training to landlords and property owners on avoiding discriminatory practices based on income or other protected classes and their requirement to grant reasonable accommodation requests	8/12/2022	6th Cycle	In Progress	This implementation measure includes 19 action items that remain pending. Staff will need to address these tasks during the remainder of the current Housing Element cycle, with the possibility of carrying them forward into the next 8-year Housing Element Update.	Meetings		
Action 12.1	Monitor and evaluate the performance of the City in implementing the housing programs and prepare a report to the City Council. The report to the City Council will include: 1) Documented achievements of the implementation of goals, policies, and actions within the Housing Element. 2) An evaluation of the City's performance in relation to the quantified objectives within the Housing Element. 3) If needed, recommendations for appropriate refinement or revision from the documented achievements and evaluation. Per the City Council's direction, the City will make the appropriate modifications to the housing programs. Changes because of this assessment do not necessarily have to be amendments to the City's Housing Element.	Annually, by April 1.	6th Cycle	In Progress	This action is still ongoing as of 2025.	Meetings	1	

Action 12.2	To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall.	Annually monitor and report by April 1 each year.	6th Cycle	In Progress	This action is still ongoing as of 2025.	Meetings		

Jurisdiction	Lincoln	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E
Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Lincoln	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Lincoln	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

For up to 25 percent of a jurisdiction's moderate-income regional housing need a

Project Identifier			
1			
Prior APN+	**Current APN**	**Street Address**	**Project Name+**
Summary Row: Start Data Entry Below			

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Above Moderate Income Units Converted to M

allocation, the planning agency may include the number of units in an ex
for the unit. Before adding information to this table, please ensure h

	Unit Types			
	2	3		
Local Jurisdiction Tracking ID	**Unit Category** (2 to 4,5+)	**Tenure R=Renter**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**
			0	0

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2
oderate Income Pursuant to Government Code section 65400.2

xisting multifamily building that were converted to deed-restricted rental housing for moderate-ir ousing developments meet the requirements described in Government Code 65400.2(b).

Affordability by Household Incomes After Conversion

4				
Low- Income Deed Restricted	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**
0	0	0	0	0

ıcome households by the imposition of affordability covenants and restrictions

Units credited toward Moderate Income RHNA		Notes
5		6
Total Moderate Income Units Converted from Above Moderate	**Date Converted**	**Notes**
0		

Jurisdiction	Lincoln	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	05/15/2021 - 05/15/2029

element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Lincoln	
Reporting Period	2025	(Jan. 1 - Dec. 31)

NOTE: This ta
of ALL surplus
jurisdiction ov

ANNUAL ELEMENT PRO
Housing Element Imp

Table H
Locally Owned Sur

Parcel Identifier

1	2	3	4
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**
Summary Row: Start Data Entry Below			

ble must contain an inventory s/excess lands the reporting wns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

GRESS REPORT
plementation

plus Sites

Designation	Size	Notes
5	6	7
Surplus Designation	**Parcel Size (in acres)**	**Notes**

Jurisdiction	Lincoln	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note:

Cells in gre

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of S

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**
Summary Row: Start Data Entry Below												

Jurisdiction	Lincoln	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNU

Local governments are required to inform HCD about any local tenant preference ordinan
Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adoptin
m

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

Table K
Tenant Preferenc

ce the local government maintains v
ıg a tenant preference are required
ıore than 90 days after the ordinanc

ESS REPORT

e Policy

when the jurisdiction submits their annual progress report on housing
to create a webpage on their internet website containing authorizing
ce becomes operational.

g approvals and production, per Government
local ordinance and supporting materials, no

Jurisdiction	Lincoln	**NOTE: This tabl your jurisdiction**
Reporting Period	2025	(Jan. 1 - Dec. 31) **Local register of none, leave blan**

ANNUAL ELEMENT
Housing Eleme

Ta

Historica

Parcel Identifier		**Desig**	
1			
APN	**Street Address/Intersection**	**Date of Designation**	**Designation Level**
Summary Row:			

e needs to be completed with any sites within
ı that were newly added to a National, State, or
f historic places within the reporting year. If
ık.

T PROGRESS REPORT
ent Implementation

able L
al Resources

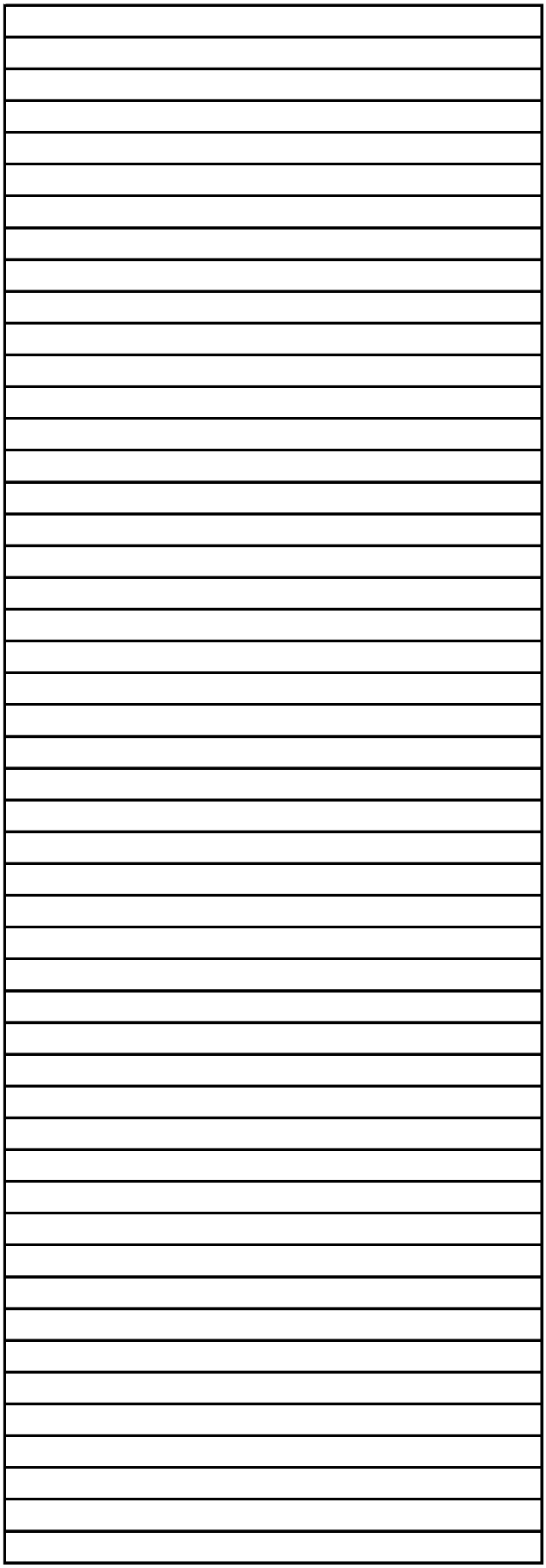
gnation		Size
2		3
Historic Site Period	Areas of Significance	Parcel Size (in acres)

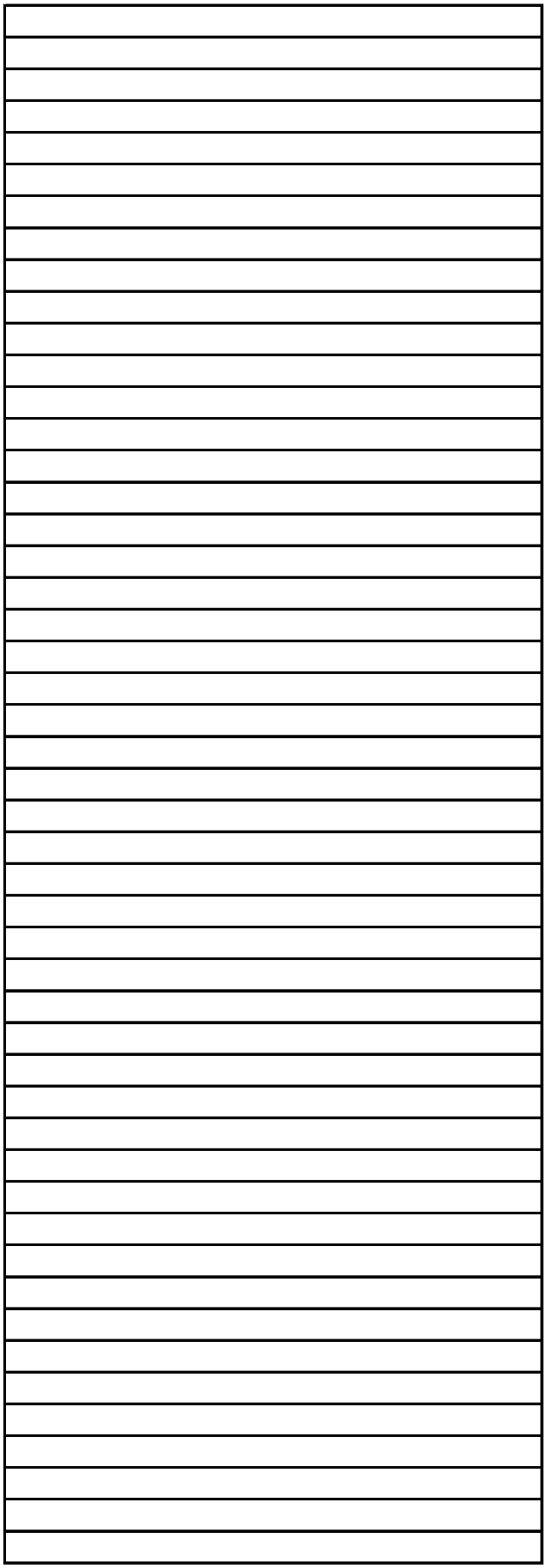
Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

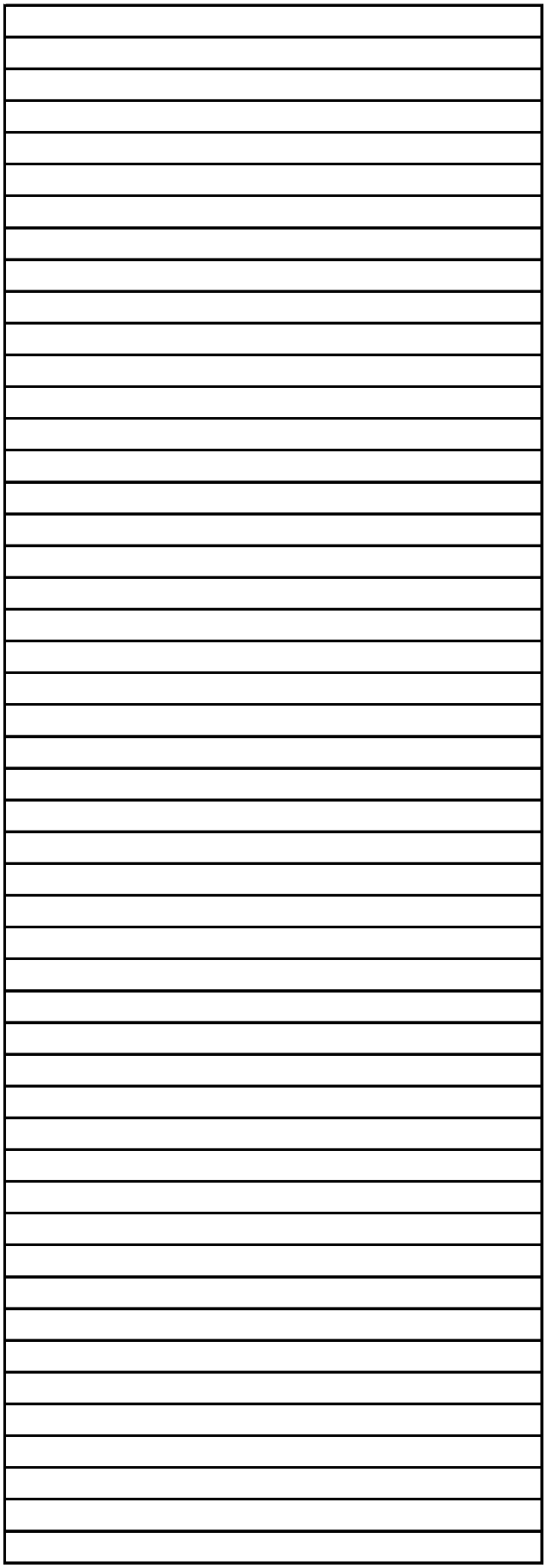
Notes

4

Notes









Jurisdiction	Lincoln
Reporting Year	2025

Please update the status of the proposed uses listed i

Total Award Amount	$

Task	$ Amount Awarded

Summary of entitlements, building permits, and certific

Completed Enti	
In	
Acutely Low	
Extremely Low	
Very Low	
Low	
Moderate	
Above Moderate	

Total Units

Building Per
In
Acutely Low
Extremely Low
Very Low
Low
Moderate
Above Moderate
Total Units

Certificate of Oc
In
Acutely Low
Extremely Low
Very Low
Low
Moderate
Above Moderate
Total Units

(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROG
Local Early Action Planning
(CCR Title 25 §6

n the entity's application for funding and the corresponding impact on housing within the regior

-	*Total award*

$ Cumulative Reimbursement Requested	

:ates of occupancy (auto-populated from Table A2)

tlement Issued by Affordability Summary	
come Level	Current Year
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
	0

	0

mits Issued by Affordability Summary	
come Level	**Current Year**
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	6
Deed Restricted	0
Non-Deed Restricted	9
	396
	411

cupancy Issued by Affordability Summary	
come Level	**Current Year**
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	6
Non-Deed Restricted	8
Deed Restricted	0
Non-Deed Restricted	67
Deed Restricted	0
Non-Deed Restricted	12
	465
	558

RESS REPORT
(LEAP) Reporting
5202)

n or jurisdiction, as applicable, categorized based on the eligible uses specified in Sect

amount is auto-populated based on amounts entered in rows 15-26.

Task Status	Other Funding

tion 50515.02 or 50515.03, as applicable.

Notes

STAFF REPORT

Item Number 10.C

SUBJECT: Adopt a Resolution Approving the Salary Schedule for the Newly Established Senior Property and Evidence Technician Classification. (Veronica Rodriguez)

SUBMITTED BY: Veronica Rodriguez

DEPARTMENT: Human Resources

DATE: March 10, 2026

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt a resolution approving the salary schedule for the newly established Senior Property and Evidence Technician classification. This proposal has an estimated fiscal impact of $3,233 (Fund 1000-General Fund) for the remainder of the 25/26 fiscal year.

BACKGROUND/INTRODUCTION:

The Lincoln Police Department provides continuous municipal law enforcement services to the City of Lincoln. The Police Department's core responsibilities include, but are not limited to, operating a public safety answering point and deploying resources in response to immediate threats to life and property; maintaining a police presence to deter and interdict crime and public offenses; investigating crime, identifying and apprehending offenders, and preparing cases for prosecution; and performing functions and maintaining systems as mandated by State and federal law, such as the collection, storage, and destruction of property and evidence in accordance with chain-of-custody best practices.

Incumbents within the Property and Evidence Technician classification series are responsible for administrative and manual labor duties related to the intake, storage, control, and disposal of police property and evidence. These responsibilities include preserving the integrity of evidence throughout the judicial process and ensuring compliance with all applicable laws, rules, regulations, and best practices. Currently, the Property and Evidence Technician classification series includes a level I (entry) and a level II (journey). However, the series lacks an advanced journey-level that can independently conduct complex crime scene investigations and apply forensic techniques. Additionally, the series lacks a lead-level technician who can serve as a subject matter expert in evidence handling, provide mentorship and training to lower-level staff, and make independent decisions related to property and evidence procedures.

To address this operational gap, the Police Department has established a Senior Property and Evidence Technician classification. This classification will assume additional decision-making responsibilities to improve workflow efficiency and allow management to focus on broader departmental needs. The Senior Property and Evidence Technician will have independent authority to authorize routine property disposals, determine appropriate packaging and storage methods for non-complex evidence, and establish chain-of-custody procedures for common items without supervisor approval. This classification will also serve as a subject matter expert and departmental resource for crime scene investigation and property and evidence management. The creation of this senior-level classification will establish appropriate operational hierarchy and ensure continuity in crime scene and evidence management practices as the City continues to grow. The Senior Property and Evidence Technician will serve as the unit lead and subject matter expert. As positions are added, the Senior may provide technical and functional direction, training, and work coordination for assigned Property and Evidence staff in accordance with the classification specification.

The Police Department currently employs one (1) Property and Evidence Technician II and has no other dedicated property and evidence staff. The incumbent currently serving in this capacity has completed extensive specialized training in crime scene investigation and evidence management, including but not limited to: Certified Crime Scene Investigation, Clandestine Laboratory Safety Awareness, Basic Crime Scene Investigation and Reconstruction, Basic Crime Scene Video, Crime Scene Investigations Academy, Chemical Enhancement of Bloody Footwear Imprints, Fingerprint Identification (Basic and Latent Advanced), Automated Latent Print Training, Weapons of Mass Destruction Incident Complexities, and multiple courses in law enforcement evidence management.

The incumbent currently serves as the Police Department's sole crime scene investigator. In this role, the incumbent applies advanced forensic techniques, including latent fingerprint development, DNA collection protocols, and digital evidence preservation. Leveraging her advanced skills has allowed the Police Department to reduce reliance on external agencies for crime scene investigations, resulting in cost savings for the City. In addition, the incumbent serves as the Department's sole property and evidence handler and provides technical guidance to officers, detectives, and supervisors on proper evidence procedures. Her efforts have enhanced the Department's operational capabilities and contributed to its public and professional credibility.

FINDINGS/ANALYSIS:

Given its responsibility for managing critical law enforcement functions, including crime scene investigation and the intake, storage, and preservation of evidence, the Police Department must maintain consistent oversight of these activities to ensure integrity, legal compliance, and operational efficiency. However, the Police Department currently employs only one dedicated staff member within the Property and Evidence Unit and lacks a senior-level classification to provide technical leadership, independent decision-making, and continuity of operations.

Establishing a Senior Property and Evidence Technician position will address this need by introducing an advanced journey-level lead within the Property and Evidence Unit. This position will assume responsibility for directing field activities, making independent determinations regarding evidence handling and disposal, assigning and tracking tasks, and mentoring less experienced staff. The position will also strengthen communication between Property and Evidence personnel and Police Department leadership, while supporting staff training and professional development as the City continues to grow and demands on the Police Department increase.

On March 2, 2026, the City Manager approved the establishment of the Senior Property and Evidence Technician classification. To integrate this new classification into the Police Department with minimal budgetary impact, an existing Property and Evidence Technician II position will be reclassified to the Senior Property and Evidence Technician level.

This newly established classification is assigned to the Lincoln Police Officer's Association (LPOA) employee group. The City met and conferred in good faith with the LPOA regarding the proposed classification specification.

Currently, the Police Department's sole Property and Evidence Technician II incumbent serves not only as the City's only property and evidence handler but also as its only crime scene investigator. The incumbent has completed an extensive range of specialized training in both evidence management and forensic investigation, enabling her to apply advanced techniques such as latent fingerprint development, DNA collection, and digital evidence preservation. This expertise has reduced the Department's reliance on external agencies, resulting in cost savings for the City, and has enhanced the Department's professional credibility through her guidance to officers, detectives, and supervisors on proper evidence procedures. Through these efforts, she has demonstrated the capacity and readiness to take on the responsibilities of a Senior Property and Evidence Technician.

To enhance the Police Department's capacity to manage critical property and evidence functions, staff recommends that the City Council adopt a resolution approving the salary schedule for the newly established Senior Property and Evidence Technician classification. The creation of the Senior Property and Evidence Technician classification and corresponding salary schedule represents a vital step in addressing current operational and leadership gaps within the Police Department. This new classification will provide advanced technical expertise, independent decision-making authority, and leadership necessary to support efficient evidence handling, crime scene investigation, and staff development. Approval of the salary schedule will ensure compliance with municipal code requirements and state regulations while strengthening the Police Department's ability to maintain public safety and uphold professional standards.

Pursuant to Chapter 2.41.030 (Compensation) of the City of Lincoln's municipal code, the City Council shall establish the compensation, salary ranges and intermediate salary steps for all classifications. Additionally, Section 570.5 of the California Code of Regulations, requires that the proposed pay schedule be duly approved and adopted by the City Council.

FISCAL IMPACT:

The estimated fiscal impact of this proposal for the remainder of FY 2025/26 is $3,233, representing the difference between the incumbent's current salary and the proposed salary upon appointment to the Senior Property and Evidence Technician level. This cost will be absorbed within existing appropriations; a budget augmentation is not needed. Funding for this position will be included in subsequent budgets.

ATTACHMENTS:

Salary Schedule -2.20.26.xlsx

Reso_Sr_Prop_and_Ev_Tech_March10_2026.docx

City of Lincoln Salary Schedule

Employee Group: Lincoln Police Officers Association

MOU Dates: 01/25-12/26
Resolution: 2025-090
Last Revision: 3/10/2025
Resolution:

Job Classification	Adopted	Effective	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Community Svc Officer	6/24/25	1/1/26	25.94461	27.24184	28.60393	30.03413	31.53583	33.11263	34.76826
			4,497.07	4,721.92	4,958.01	5,205.92	5,466.21	5,739.52	6,026.50
			53,964.79	56,663.02	59,496.18	62,470.98	65,594.53	68,874.26	72,317.97
Crime Analyst I	6/24/25	1/1/26	32.73461	34.37134	36.08990	37.89440	39.78912	41.77858	43.86750
			5,674.00	5,957.70	6,255.58	6,568.36	6,896.78	7,241.62	7,603.70
			68,087.98	71,492.38	75,067.00	78,820.35	82,761.37	86,899.44	91,244.41
Crime Analyst II	6/24/25	1/1/26	36.08990	37.89440	39.78912	41.77857	43.86750	46.06088	48.36392
			6,255.58	6,568.36	6,896.78	7,241.62	7,603.70	7,983.89	8,383.08
			75,067.00	78,820.35	82,761.37	86,899.44	91,244.41	95,806.63	100,596.96
Police Officer 2080	6/24/25	1/1/26	44.80108	47.04113	49.39319	51.86285	54.45599	57.17879	60.03773
			7,765.52	8,153.80	8,561.49	8,989.56	9,439.04	9,910.99	10,406.54
			93,186.24	97,845.55	102,737.83	107,874.72	113,268.46	118,931.88	124,878.48
Police Officer 2184	6/24/25	1/1/26	42.66769	44.80108	47.04113	49.39319	51.86285	54.45599	57.17879
			7,765.52	8,153.80	8,561.49	8,989.56	9,439.04	9,910.99	10,406.54
			93,186.24	97,845.55	102,737.83	107,874.72	113,268.46	118,931.88	124,878.48
Police Officer Trainee	6/24/25	1/1/26	31.83928	33.43125	35.10281	36.85795	38.70085	40.63589	42.66769
			5,518.81	5,794.75	6,084.49	6,388.71	6,708.15	7,043.55	7,395.73
			66,225.71	69,537.00	73,013.85	76,664.54	80,497.77	84,522.65	88,748.79
Police Records Clerk I	6/24/25	1/1/26	22.29100	23.40555	24.57583	25.80462	27.09485	28.44959	29.87207
			3,863.77	4,056.96	4,259.81	4,472.80	4,696.44	4,931.26	5,177.83
			46,365.28	48,683.54	51,117.72	53,673.60	56,357.28	59,175.15	62,133.91
Police Records Clerk II	6/24/25	1/1/26	24.52010	25.74610	27.03341	28.38508	29.80433	31.29455	32.85928
			4,250.15	4,462.66	4,685.79	4,920.08	5,166.08	5,424.39	5,695.61
			51,001.81	53,551.90	56,229.49	59,040.96	61,993.01	65,092.66	68,347.30
Prop & Evidence Tech I	6/24/25	1/1/26	23.97250	25.17112	26.42968	27.75116	29.13872	30.59566	32.12544
			4,155.23	4,362.99	4,581.14	4,810.20	5,050.71	5,303.25	5,568.41
			49,862.80	52,355.94	54,973.74	57,722.42	60,608.54	63,638.97	66,820.92
Prop & Evidence Tech II	6/24/25	1/1/26	26.36975	27.68824	29.07265	30.52628	32.05259	33.65522	35.33799
			4,570.76	4,799.29	5,039.26	5,291.22	5,555.78	5,833.57	6,125.25
			54,849.08	57,591.53	60,471.11	63,494.66	66,669.40	70,002.87	73,503.01
Senior Prop & Evidence Tech	TBD	TBD	31.46175	33.03484	34.68658	36.42091	38.24195	40.15405	42.16175
			5,453.37	5,726.04	6,012.34	6,312.96	6,628.60	6,960.04	7,308.04
			65,440.44	68,712.46	72,148.08	75,755.48	79,543.26	83,520.42	87,696.44
PS Dispatcher I	6/24/25	1/1/26	29.83975	31.33174	32.89832	34.54324	36.27040	38.08392	39.98812
			5,430.83	5,702.38	5,987.49	6,286.87	6,601.21	6,931.27	7,277.84
			65,170.01	68,428.51	71,849.94	75,442.43	79,214.55	83,175.28	87,334.05
PS Dispatcher II	6/24/25	1/1/26	32.93240	34.57902	36.30797	38.12336	40.02953	42.03101	44.13256
			5,993.70	6,293.38	6,608.05	6,938.45	7,285.37	7,649.64	8,032.13
			71,924.35	75,520.57	79,296.60	83,261.43	87,424.50	91,795.72	96,385.51
Sr PS Dispatcher	6/24/25	1/1/26	39.29032	41.25484	43.31758	45.48346	47.75763	50.14551	52.65279
			7,150.84	7,508.38	7,883.80	8,277.99	8,691.89	9,126.48	9,582.81
			85,810.06	90,100.57	94,605.59	99,335.87	104,302.67	109,517.80	114,993.69
PS Dispatch Supv	6/24/25	1/1/26	41.25484	43.31758	45.48346	47.75763	50.14551	52.65279	55.28543
			7,508.38	7,883.80	8,277.99	8,691.89	9,126.48	9,582.81	10,061.95
			90,100.56	94,605.59	99,335.87	104,302.66	109,517.80	114,993.69	120,743.37

calculations reflect the same percentage difference (19.31%) as the Dispatcher II and Sr Dispatcher

Difference between Sr Dispatcher and Dispatcher II = 19.31%

Timebase: Hourly/Monthly/Annual

RESOLUTION 2026 - ###

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING THE SALARY SCHEDULE FOR THE NEWLY ESTABLISHED SENIOR PROPERTY AND EVIDENCE TECHNICIAN CLASSIFICATION.

WHEREAS, the Police Department has conducted an evaluation of their staffing needs; and

WHEREAS, there was a need to establish a senior-level Property and Evidence Technician to lead the Police Department's crime scene investigation and property and evidence management services; and

WHEREAS, the City Manager approved the establishment of the Senior Property and Evidence Technician classification; and

WHEREAS, Chapter 2.41.030 of the City of Lincoln's municipal code identifies that the City Council shall establish the compensation, salary ranges and intermediate salary steps for all classifications.

WHEREAS, Section 570.5 of the California Code of Regulations (Employees' Retirement System Regulations), requires that a pay schedule be duly approved and adopted by the employer's governing body in accordance with requirements of applicable public meeting laws.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lincoln authorizes:

Section 1. The adoption of the salary schedule for the newly established Senior Property and Evidence Technician classification.

PASSED AND ADOPTED this 10 day of March, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Richard Pearl, Mayor

ATTEST:

Hope Ithurburn, City Clerk