



2025 REGULAR MEETING - CITY COUNCIL / LINCOLN REDEVELOPMENT
SUCCESSOR AGENCY / LINCOLN PUBLIC FINANCING AUTHORITY
September 9, 2025



CITY OF LINCOLN 2025 REGULAR MEETING - CITY COUNCIL / LINCOLN REDEVELOPMENT SUCCESSOR AGENCY / LINCOLN PUBLIC FINANCING AUTHORITY September 9, 2025

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

-COUNCIL MEETING AGENDA-

6:00 PM

Mayor Holly Andreatta

Mayor Pro Tem Ben Brown

Councilmember Whitney Eklund

Councilmember Richard Pearl

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	Kristine Mollenkopf, City Attorney
Nita Wracker, Asst. City Manager / Finance Director	Matt Alves, Public Safety Chief
Jennifer Brown, Chief Innovation & Tech. Officer	Vin Cay, City Engineer
Erin Frye, Econ. Dev. & Communication Specialist	Kathryn Hunt, Library Services Director
Hope Ithurnburn, City Clerk	Matthew Medill, Public Works Director
Veronica Rodriguez, Human Resources Director	

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.Lincolncalifornia.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. **PLEDGE OF ALLEGIANCE**

4. **AGENDA MODIFICATIONS**

5. **PRESENTATIONS**

5.A **Proclamation Recognizing the Week of September 21 - September 28, 2025 as Frontotemporal Degeneration Awareness Week. (Mayor Andreatta)**

- 5.B Proclamation Recognizing "Find the Good Day" Observed on September 18, 2025.
(Mayor Andreatta)
6. **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.*
7. **CONSENT**
- 7.A Approval of Meeting Minutes of the August 26, 2025 Regular City Council Meeting.
(Hope Ithurnburn)
- 7.B Adopt a Resolution Authorizing the City Manager to Enter into Agreements with Vendors and Encumber Funds for Authorized Expenditures to Provide Goods and/or Services as funded in the 2025/26 Budget. (Nita Wracker)
- 7.C Adopt a Resolution Authorizing the City Manager to Execute Purchase Orders for the Procurement of two Peterbilt Service Trucks. (Mike Osborne)
- 7.D Adopt a Resolution Authorizing the City Manager to Execute Purchase Orders for Procurement of MRL Yellow Ride-On Thermal Striper and Freightliner/ODB Leaf Vacuum Truck. (Mike Osborne)
- 7.E Execute Construction Contract and Construction Management and Inspection Services Contract for Q Street Lift Station Rehabilitation Capital Improvement Project (CIP) 657 and authorize a budget augmentation in the amount of \$615,000 from the unencumbered balance of Fund 7250. (Araceli Cazarez)
- 7.F Adopt a Resolution Approving the Plans and Technical Specifications, and Authorizing Staff to Proceed with the Bidding the Project for Construction of the Police Department Parking Lot Expansion Project, CIP 626. (Araceli Cazarez)
8. **PUBLIC HEARINGS**
- 8.A Lincoln Place Tentative Subdivision Map - Time Extension Public Hearing to Consider the Request of a Time Extension to an Approved Tentative Subdivision Map (Lincoln Place) for an Additional Two (2) Years with a New Map Expiration of September 12, 2027 (APN: 021-310-018 and -019). Owner/Applicant: Janay A. Hoffman Trust. (PLN25-00007).
(Efren Sanchez)
- 8.B Accessory Dwelling Units (ADU) Ordinance - Amendments: Proposed text Amendments to Lincoln Municipal Code Chapter 18.37 (Accessory Dwelling Units) and Related Sections of Title 18 (Zoning) as Recommended by the California Department of Housing and Community Development (HCD). (Efren Sanchez)
9. **GENERAL BUSINESS**
- 9.A Adopt a Resolution Authorizing the City Manager to Augment the FY 2025-26 Budget by \$900,000; unencumber \$900,000 from the approved 2026/27 budget; and

Authorize the Purchase of one McNeilus Volterra Electric Vehicle (EV) Residential Garbage Collection Truck. (Matthew Medill/Mike Osborne)

9.B Adopt a Resolution in Support of Fair Representation for Lincoln Residents. (Kristine Mollenkopf)

10. CITY MANAGER REPORTS

11. COUNCIL INITIATED BUSINESS

12. COMMITTEE REPORTS

13. INFORMATION ITEMS

14. 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.lincolncalifornia.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 5.A

SUBJECT: Proclamation Recognizing the Week of September 21 - September 28, 2025 as Frontotemporal Degeneration Awareness Week. (Mayor Andreatta)

SUBMITTED BY: City Clerk

DEPARTMENT: City Manager's Office

DATE: September 9, 2025



STAFF REPORT

Item Number 5.B

SUBJECT: Proclamation Recognizing "Find the Good Day" Observed on September 18, 2025. (Mayor Andreatta)

SUBMITTED BY: City Clerk

DEPARTMENT: City Manager's Office

DATE: September 9, 2025



STAFF REPORT

Item Number 7.A

SUBJECT: Approval of Meeting Minutes of the August 26, 2025 Regular City Council Meeting. (Hope Ithurnburn)

SUBMITTED BY: City Clerk

DEPARTMENT: City Manager's Office

DATE: September 9, 2025

BACKGROUND/INTRODUCTION:

ATTACHMENTS:
[DRAFT - MEETING MINUTES, 8.26.2025.docx](#)



**MINUTES
CITY OF LINCOLN CITY COUNCIL,
PUBLIC FINANCE AUTHORITY
and REDEVELOPMENT SUCCESSOR AGENCY
Regular Meeting
August 26, 2025**

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.

1. CALL TO ORDER by Mayor Andreatta at 6:01 PM.

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

3. PLEDGE OF ALLEGIANCE – led by Dr. Leamon.

4. AGENDA MODIFICATIONS – None.

5. PRESENTATIONS

5.A Ranch Fire Incident Presentation

Anthony Mejia, Fire Chief presented to Council with a brief discussion following.

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

The following provided public comment:

Stan Nader, Lincoln resident
Dr. Leaman, Lincoln resident
Byron Chapman, Lincoln resident
Sela Greenhouse, Lincoln resident
Joanna Loya, Lincoln resident

Staff responded to comments. Seeing no further public comments, Mayor Andreatta closed public comment.

7. CONSENT

Mayor Andreatta asked if any members of the City Council or staff would like to pull any items from the consent agenda with the public requesting to pull Item 7.C, 7.F, and 7.G.

7.A **Approval of Meeting Minutes** of August 12, 2025 Regular City Council meeting.

7.B Adopt **RESOLUTION 2025-124** Authoring the City Manager to Approve a Task Order for Construction Management and Inspection Services for City Encroachment Permits with Coastland Civil Engineering, LLP in the Amount Not to Exceed \$149,975 for the 2025/26 Fiscal Year.



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August 26, 2025

7.C Adopt **RESOLUTION 2025-125** Authorizing the Issuance of a Response to the Placer County Grand Jury (PCGJ) 2024-2025 Report titled Conflict of Interest Code, Form 700, Ethics Training Compliance: Are Cities in Placer County Compliant?

Public Comment:
Sela Greenhouse, Lincoln resident
Joanna Loya, Lincoln resident

7.D Adopt **ORDINANCE No. 1097B** Establishing a Development Agreement between the City of Lincoln and Stardust 80, a California Limited Partnership in Association with the Stardust Project

7.E Adopt **RESOLUTION 2025-126** Executing a Maintenance Agreement with Caltrans for the Moore Road Class 1 Trail Project

7.F Adopt **RESOLUTION 2025-127** Executing a Task Order with Kimley-Horn for Engineering Services Related to the Traffic Signal Analysis & Implementation Project (CIP 692)

Public Comment:
Joanna Loya, Lincoln resident

7.G Adopt **RESOLUTION 2025-128** Designating Mayor Holly Andreatta as the City of Lincoln's Voting Delegate and Mayor Pro Tem Ben Brown as the Alternate at the League of California Cities (Cal Cities) Annual Conference

Public Comment:
Joanna Loya, Lincoln resident
Sela Greenhouse, Lincoln resident

7.H Approve the Treasurer's Report for Period Ending June 30, 2025

7.I Adopt **RESOLUTION 2025-129** Authorizing a Budget Augmentation of \$250,000 from the Available Unencumbered Balance of Fund 2410 to CIP 622, Police Department IT Room Expansion Project, and Authorize the City Engineer to Approve Change Orders not to exceed \$375,400 for Additional Changes During Construction

7.J Adopt **ORDINANCE No. 1098B** Acting in its Capacity as the Legislative Body of the City of Lincoln Community Facilities District No. 2025-1 (Joiner Ranch East) Authorizing the Levy of Special Taxes

Seeing no additional public comments, Mayor Andreatta called for a motion of approval for the items. Councilmember Pearl motioned to approve, motion was seconded by Councilmember Reedy. Passed by the following roll call vote:



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

8. PUBLIC HEARINGS – none.

9. GENERAL BUSINESS

9.A Lincoln Public Library Funding and Community Aspirations Report from Constructive Disruption, Inc.

Kathryn Hunt, Director of Library Services, introduced Stephanie Chase of Constructive Disruption, Inc. who presented virtually to Council with a brief discussion following. Mayor Andreatta opened the discussion regarding the agenda item with the following providing public comments:

Lynne Snyder, Lincoln resident
Joanna Loya, Lincoln resident

Seeing no further public comments, Mayor Andreatta closed the discussion. Council provided direction to staff.

9.B Adopt **RESOLUTION 2025-130** Approving the California Statewide Communities Development Authority (CSCDA) Open PACE Program

City Manager Scully introduced Gabe Hulbert of Home Run Financing who presented to Council with a brief discussion following. Mayor Andreatta opened the discussion to the public.

Seeing no public comments, Mayor Andreatta called for a motion of approval for the items. Councilmember Reedy motioned to approve, motion was seconded by Mayor Pro Tem Brown. Passed by the following roll call vote:

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

9.C Adopt **RESOLUTION 2025-131** Approving the Execution of the Construction Contract and Management and Inspection Services for the Community Center Park Phase 1 Capital Improvement Project (CIP) 637

Araceli Cazarez, Engineering Manager presented to Council with City Manager Scully introducing Max Moon of Lincoln Bike who provided comments to Council.

After a brief Council discussion, Mayor Andreatta opened the discussion to the public.

Seeing no public comments, Mayor Andreatta called for a motion of approval for the items. Mayor Pro Tem Brown motioned to approve, motion was seconded by Councilmember Eklund.



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Passed by the following roll call vote:

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

9.D Foskett Pump Track Discussion

City Manager Scully introduced Max Moon who responded to questions from Council and staff. Council provided direction to staff.

10. CITY MANAGER REPORTS

City Manager Scully spoke to the water master plan update and promoted the upcoming Senior Health Fair event.

11. COUNCIL INITIATED BUSINESS

Mayor Andreatta requested a strategy and response plan to address homelessness, the creation of a resolution to address California redistricting, and spoke to the recently proposed redistricting of the Western Placer Unified School District (WPUSD) as the City has received communications from the public.

12. COMMITTEE REPORTS

Mayor Andreatta reported attendance at a recent Sacramento Area Council of Governments (SACOG) board meeting. Mayor Pro Tem Brown reported on an upcoming Placer County Transportation Planning Agency (PCTPA) board meeting. Eklund reported on an upcoming Local Area Formation Commission (LAFCO) workshop.

13. INFORMATION ITEMS

Mayor Andreatta reported on positive communications received regarding traffic responses. Councilmember Eklund also reported on a positive communication regarding the City's solid waste department drivers. Councilmember Pearl spoke to the recent Wings and Wheels event and expressed gratitude to staff, the Lincoln Chamber of Commerce, and the pilots' group for their support and efforts.

14. ADJOURNMENT

Mayor Andreatta adjourned the meeting at 8:07pm.

Respectfully submitted by Hope Ithurnburn, City Clerk

Hope Ithurnburn, City Clerk





STAFF REPORT

Item Number 7.B

SUBJECT: Adopt a Resolution Authorizing the City Manager to Enter into Agreements with Vendors and Encumber Funds for Authorized Expenditures to Provide Goods and/or Services as funded in the 2025/26 Budget. (Nita Wracker)

SUBMITTED BY: Ruthann Codina

DEPARTMENT: Finance

DATE: September 9, 2025

STAFF RECOMMENDATION:

Adopt a Resolution authorizing the City Manager to enter into agreements with the vendors listed in Attachment A and encumber funds for authorized expenditures to provide ongoing and routine goods and/or services required for the City's daily operations. In addition, this report includes several items which are Regulatory or Utilities. These items do not have contracts nor are they encumbered by a purchase order and therefore, are included to provide information to the Council and transparency to the public. All of the items listed within Attachment A are included in the approved FY 2025/26 budget.

BACKGROUND/INTRODUCTION:

During the development of the City's annual budget, a number of contracts for ongoing services were identified that exceed the City Manager's signing authority or their current contract has or will expire during the 2025/26 fiscal year. These include contracts for services that roll over on a yearly basis or contracts for materials that are used for routine, ongoing operations. The intent of this staff report is to present to City Council a list of vendors that provide the City with routine goods and services so that approval to encumber the funds for these purchases can be authorized in a single action. The majority of these vendors in Attachment A are sole source or qualify as cooperative purchasing contract vendors. For those that do not fall within those categories, Staff will still be required to follow the current purchasing guidelines to ensure that goods and services are purchased at the best available price.

FINDINGS/ANALYSIS:

Staff has found in past years that requesting a single approval for multiple vendors responsible for providing ongoing and routine goods and services is the most cost effective way to maintain the turnaround times for receiving goods and services that are necessary for the City's daily operational needs.

FISCAL IMPACT:

All of the vendors in Attachment A are included in the approved FY 2025/26 budget and the expenses impact multiple funds. Funds will be encumbered to various accounts appropriately.

ATTACHMENTS:

[Resolution .doc](#)

[Attachment A.pdf](#)

RESOLUTION NO. 2025 -XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN
AUTHORIZING THE CITY MANAGER TO EXECUTE NEW AGREEMENTS WITH
VARIOUS VENDORS PROVIDING ROUTINE GOODS AND SERVICES TO THE CITY
OF LINCOLN.

WHEREAS, Staff has compiled a list of vendors as shown in Attachment A for approval to encumber the funds for purchase; and

WHEREAS, the vendors in Attachment A provide routine goods and services to the City of Lincoln; and

WHEREAS, the majority of goods and services noted are sole source or qualify as cooperative purchasing contract vendors; and

WHEREAS, Staff will continue to verify the pricing of goods and services to ensure the lowest available price; and

WHEREAS, all of the items included in Attachment A are included in the approved Fiscal year 2025/26 budget.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lincoln authorizes;

1. The City Manager to execute agreements with the vendors in Attachment A for the Fiscal year 2025/26.

PASSED AND ADOPTED this 9th day of September, 2025.

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

Holly Andreatta, Mayor

ATTEST:

Hope Ithurburn, City Clerk

Attachment A

Regulatory / Utility

Vendor	Department	25/26 Budget	Description
WAVE	All	\$ 117,808	Internet, Broadband
Ring Central/AT&T	All	\$ 107,075	Phone lines
City of Lincoln	All	\$ 1,447,200	Municipal water
PG&E	All	\$ 2,539,970	Citywide Electrical
Placer County	All	\$ 1,750,065	APCD, Taxes, Elections, Recorder, OES, Sheriff, DPW, Radio, Transit Services
Ramos Oil	All	\$ 926,729	Vehicle Fuel & Fuel Additives
Gold Country Media	CM/Public Works	\$ 84,000	Legal Notices, Informational flyers
Placer County Water Agency	Water	\$ 11,861,316	Water Purchases
SWRCB	Public Works	\$ 136,350	Regulatory - permit fees
Granicus/Peak	CM	\$ 28,000	Automated Agenda
WPGM/SGMA	Public Works	\$ 50,000	West Placer Groundwater Mgmt Plan Dues
WPWMA	Public Works	\$ 4,153,217	Utility - Tipping Fees & irrigation lease

Attachment A

Regulatory / Utility

Vendor	Department	25/26 Budget	Description
Verizon	All	\$ 176,066	Utility - City employee cell phones & service
Bluefin Merchant / US Bank/World Fuel	Finance	\$ 295,938	Credit Card Fees
Springbrook/Tyler/InfoSend	Finance	\$ 400,300	Financial Software, UB Statement processing
NCCSIF/Alliant	All	\$ 2,645,501	Liability/Property Insurance
Barebones/ RedWing/ Amazon/Sierra Office	All	\$ 55,725	City Employee uniforms/safety gear/footwear
Ingram/Amazon/InfoBase/MidWest Tape/Brainfuse/EBSCO	Library	\$ 96,100	Collections
EPIC	Airport	\$ 1,068,000	Airport Fuel
LISWA	Wastewater	\$ 9,780,000	Wastewater Operations
Total Regulatory/Utility		\$ 37,719,360	

Supplies over \$100,000

Vendor	Department	25-26 Budget	Description	
Amazon/Office Depot/Sierra Office Supply	All	\$ 196,200	Office Supplies/Printing Operational Supplies	
Aqua Metrics	Water / IT	\$ 766,242	Registers, Meters, MXU's, Meter Reading Equipment/Software	
Curtis / MES / Allstar / Advantage Gear / Cascade	Police / Fire	\$ 218,500	Equipment/Turnouts/Uniforms	
Dell/ Lenovo/ CDW/ SHI/ SCH	IT	\$ 435,000	Computer Equipment	
Echo/SCL/Granite Electrical/Platt Electrical	Streets	\$ 123,500	Streetlight Supplies	
Ferguson / Backflow Depot/Groeniger/Pace	Streets/Water/Wastewater	\$ 224,500	Water Pipe Supplies	
Grainger/ Lowes/ Home Depot/ Ace Hardware	Public Works	\$ 83,100	Hardware, Tools, Operational Supplies	
Kirby Pump/Loewen/CPM	Water	\$ 104,250	Well/Pump Parts	
North State Tire	Fleet	\$ 115,000	Tires/Service	
Riebes/O'Reilley	Fleet	\$ 95,000	Automotive Supplies	
Stockton TRI / Schaefer	Solid Waste	\$ 265,000	Residential /Commercial Bins & Totes	
Spring City/Jam/ Iconis/Pace/Pollard/Grice	Streets	\$ 115,000	Pipe/Sign Supplies	
Robinson Sand/Rocklin Industrial/Vulcan/FarWest	Streets	\$ 105,150	Asphalt Products/Street & Sidewalk materials	
Total Supplies		\$ 2,846,442		



STAFF REPORT

Item Number 7.C

SUBJECT: Adopt a Resolution Authorizing the City Manager to Execute Purchase Orders for the Procurement of two Peterbilt Service Trucks. (Mike Osborne)

SUBMITTED BY: Mike Osborne

DEPARTMENT: Public Works

DATE: September 9, 2025

STAFF RECOMMENDATION:

Staff recommends that City Council adopt a resolution authorizing the City Manager to execute purchase orders for the following:

- \$340,000 to procure a Peterbilt water service truck with 30-foot crane; and
- \$300,000 to procure a Peterbilt fleet service truck.

BACKGROUND/INTRODUCTION:

Both the Fleet Division and the Streets Division have service vehicles that have reached the point where replacement is necessary. One is a 2001 Dodge 3500 and the other is a 2005 Ford F650. Both are in deteriorated condition and are under powered and undersized for their respective tasks. These vehicles fulfill a critical role in field repairs and emergency response to ensure continuity of water service and public safety. Both vehicles are included in the approved FY2025-2027 budget.

FINDINGS/ANALYSIS:

Staff has chosen the Peterbilt model 536 as the ideal replacement model for both service vehicles. The new Fleet Division service vehicle will reduce downtime, eliminate the added expense and inconvenience of towing, and ensure timely and efficient roadside support for City operations. The new Streets Division service vehicle will be used for general maintenance and water pipe repairs at any time, day or night. It will also support street lighting maintenance, which requires a 30-foot crane.

Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute a purchase order.

ENVIRONMENTAL REVIEW:

This project is not subject to the California Environmental Quality Act ("CEQA"), as codified at Public Resources Code §§ 31000, 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.

FISCAL IMPACT:

Budgeted

CIP V2513 Peterbilt Streets/Water Service Truck

Fund 2400	\$ 40,000
Fund 2230	\$ 30,000
Fund 2870	\$ 30,000
Fund 7110	\$ 90,000
Fund 7150	\$ 90,000
Fund 7210	\$ 30,000
Fund 7250	\$ 30,000
Total	\$340,000

Estimated Cost (including contingency)

Peterbilt Streets/Water Service Truck	\$340,000
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Budgeted

CIP V2503 Peterbilt Fleet Service Truck

Fund 1000	\$ 93,000
Fund 2230	\$ 51,000
Fund 2850	\$ 9,000
Fund 7100	\$ 9,000

Fund 7200	\$ 21,000
Fund 7300	\$111,000
Fund 7500	\$ 6,000
Total	\$300,000

Estimated Cost (including contingency)

Peterbilt Streets/Water Service Truck	\$300,000
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ATTACHMENTS:

[Resolution.docx](#)

[Attachment A Cooperative Purchasing Quote for Peterbilt Streets/Water Service Truck.docx](#)

[Attachment B Representative Photo of StreetsWater Service Truck.docx](#)

[Attachment C Cooperative Purchasing Quote for Peterbilt Fleet Service Truck.docx](#)

RESOLUTION 2025-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASE ORDERS IN THE AMOUNT OF \$340,000 FOR A PETERBILT WATER SERVICE TRUCK WITH A 30-FOOT CRANE AND \$300,000 FOR A PETERBILT FLEET SERVICE TRUCK

WHEREAS, the Fleet Division and the Streets Division have service vehicles that have reached a point where replacement is necessary;

WHEREAS, these vehicles – a 2001 Dodge 3500 and a 2005 Ford F650 are in deteriorated condition and are underpowered and undersized for their respective tasks; and

WHEREAS, these vehicles are critical to supporting field repairs and emergency response; and

WHEREAS, the new Fleet Division service vehicle will reduce downtime, eliminate the inconvenience and added expense of towing, and ensure timely and efficient roadside support for City operations;

WHEREAS, the new Streets Division service vehicle will be used for general maintenance, water pipe repairs at any time, day or night, and will also support street lighting maintenance, which requires a 30-foot crane; and

WHEREAS, the vehicles proposed for purchase are priced through Sourcewell's approved cooperative purchasing program; and

WHEREAS, this procurement complies with the City's purchasing guidelines consistent with Section 3.24 of the Lincoln Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby authorizes the City Manager to execute purchase orders for:

- 1) \$340,000 to procure a Peterbilt Water Service Truck with 30' crane; and
- 2) \$300,000 to procure a Peterbilt Fleet Service Truck.

PASSED AND ADOPTED this 9th day of September, 2025 by the following vote:

AYES:	Councilmembers:
NOES:	Councilmembers:
ABSENT:	Councilmembers:
ABSTAIN:	Councilmembers:

Holly Andreatta, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

Attachment A

Cooperative Purchasing Quote for Peterbilt Fleet Service Truck

**Western Truck
Parts & Equipment LLC**
Dealer #39221

825 Stillwater Road
West Sacramento, CA 95605
T: (800) 533-4278 | T: (916) 375-3040

Sacramento, California - Redding, California

CUSTOMER PURCHASE ORDER

Date : 07/31/2025

Deal# : DE-41871 - 2024-34162

Contact: Kirk Bumgardner - Phone: 916-216-6452 - Email: Kirk.Bumgardner@Dobbspeterbilt.com

Purchaser : City of Lincoln (P)

DBA:

Physical Attn: Accounts Payable Dept.

Address: Lincoln, CA 95648

Mailing

Address:

Phone : (916)434-2436

Contact:

Stock#: PTM794534	2026 Peterbilt 537	Price:	\$139,245.00
VIN: 2NPMHJ7X0TM794534	Engine Serial: 99595606		
	dominator service Body		\$155,972.35
	PDI		\$500.00
	wash		\$250.00
DOC Fee:	\$85.00	Title Fee: \$27.00	
Tire Tax:	\$10.50		
		Total fees:	\$122.50
		Sales Tax:	\$22,866.56
		Unit Price:	\$318,956.41

Total Price \$295,967.35

Total Fees \$122.50

Total FET \$0.00

Total Licensing \$0.00

Sales Tax \$22,866.56

Total \$318,956.41

TOTAL DUE: \$318,956.41

Tax Rate: 7.7500%, County Code:

2025 Peterbilt 537
service truck for water dept.
SOURCEWELL CONTRACT # 032824

Attachment B

Representative Photo of Proposed Streets/Water Service Truck
Fleet truck will be similar, but without the large crane.



Attachment C

Cooperative Purchasing Quote for Peterbilt Fleet Service Truck

**Western Truck
Parts & Equipment LLC**

Dealer #39221

825 Stillwater Road
West Sacramento, CA 95605
T: (800) 533-4278 | T: (916) 375-3040

Sacramento, California - Redding, California

CUSTOMER PURCHASE ORDER

Date : 07/31/2025

Deal# : DE-41871-2 - 2024-34162

Contact: Kirk Bumgardner - Phone: 916-216-6452 - Email: Kirk.Bumgardner@Dobbspeterbilt.com

Purchaser : City of Lincoln (P)

DBA:

Physical Attn: Accounts Payable Dept.

Address: Lincoln, CA 95648

Mailing

Address:

Phone : (916)434-2436

Contact:

Stock#: quote	2026 Peterbilt 536	Price:	\$129,245.00
VIN: quote			
dominator service Body			\$105,144.65
Tariff surcharge			\$3,950.00
Flooring			\$2,500.00
PDI			\$500.00
wash			\$250.00

DOC Fee: \$85.00 Title Fee: \$27.00

Tire Tax: \$10.50

Total fees: \$122.50

Sales Tax: \$18,346.16

Unit Price: \$260,058.31

Total Price \$241,589.65

Total Fees \$122.50

Total FET \$0.00

Total Licensing \$0.00

Sales Tax \$18,346.16

Total \$260,058.31

TOTAL DUE: \$260,058.31

Tax Rate: 7.7500%, County Code:

new 2026 Peterbilt 536 shop service truck
with IMT service body

SOURCEWELL CONTRACT # 032824



STAFF REPORT

Item Number 7.D

SUBJECT: Adopt a Resolution Authorizing the City Manager to Execute Purchase Orders for Procurement of MRL Yellow Ride-On Thermal Striper and Freightliner/ODB Leaf Vacuum Truck. (Mike Osborne)

SUBMITTED BY: Mike Osborne

DEPARTMENT: Public Works

DATE: September 9, 2025

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute purchase orders for:

- 1) \$108,000 to purchase an MRL Yellow ride-on thermal striper; and
- 2) \$334,000 to purchase a Freightliner/ODB leaf vacuum truck

BACKGROUND/INTRODUCTION:

When painting thermoplastic stripes and symbols on street surfaces, the Streets Division of Public Works currently relies on a single machine for both white and yellow markings. Switching the machine from one color to the other is time consuming and presents challenges to maximize our efficiencies of material usage.

In addition, the Streets Division is using a truck for leaf collection that is more than twenty years old and has reached the end of its useful life. While this truck has served the community well, it is not compliant with updated emissions regulations, making continued use infeasible. The leaf collection program has been in place for many years and plays an important role in keeping storm drains clear of debris.

FINDINGS/ANALYSIS:

The purchase of an additional MRL Mini Mac® Thermoplastic Striper dedicated to yellow markings is necessary to improve efficiencies over the use of the Graco 200TC push machine. Switching colors on a single striper requires extensive cleaning, resulting in downtime and added labor costs. A dedicated Mini Mac® for yellow eliminates this inefficiency, ensures consistent application quality, and allows for seamless operations. This upgrade enhances productivity, reduces wear and tear on equipment, and supports our commitment to maintaining high standards in road striping.

The purchase of a Freightliner ODB leaf vacuum truck is also necessary to replace our current

unit, which no longer meets emissions standards. The new truck will provide greater reliability, enabling crews to maintain essential operations without interruption. Upgrading to a modern model will ensure long-term operational efficiency and compliance.

Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute a purchase order for \$108,000 to procure a MRL Yellow ride-on thermal striper and a purchase order for \$334,000, to procure a Freightliner/ODB leaf vacuum truck.

ENVIRONMENTAL REVIEW:

This project is not subject to the California Environmental Quality Act (“CEQA”), as codified at Public Resources Code §§ 31000, 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.

FISCAL IMPACT:

This equipment is funded in fiscal year 2025/2026 by Fund 2400, 7310 and 7350.

Budgeted

CIP V2516 MRL Yellow ride-on thermal striper

Fund 2400	\$150,000
Total	\$150,000

CIP V2517 Freightliner/ODB Leaf Vacuum truck

Fund 7350	\$280,000
Fund 7310	\$ 54,000
Total	\$334,000

Estimated Cost

MRL Yellow ride-on thermal striper

Fund 2400	\$108,000
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Freightliner/ODB Leaf Vacuum truck

Fund 7350	\$280,000
-----------	-----------

Fund 7310	<u>\$ 54,000</u>
Total	\$334,000

ATTACHMENTS:

[Resolution.docx](#)

[Attachment A Cooperative Purchasing Quote for MRL Mini Mac 400 Striper.docx](#)

[Attachment B Photo of MRL Striper.docx](#)

[Attachment C Cooperative Purchasing Quote for Freightliner ODB Leaf Truck.docx](#)

[Attachment D Photo of Leaf Truck.docx](#)

RESOLUTION 2025-XX

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER FOR \$108,000, TO PROCURE A MRL YELLOW RIDE ON THERMAL STRIPER, AND A PURCHASE ORDER FOR \$334,000, TO PROCURE A FREIGHTLINER/ODB LEAF VACUUM TRUCK

WHEREAS, the purchase of an MRL Mini Mac® Thermoplastic Striper for yellow markings is necessary to improve efficiencies over the use of the Graco 200TC push machine; and

WHEREAS, switching colors on a single machine requires extensive cleaning, resulting in downtime and increased labor costs; and

WHEREAS, a dedicated Mini Mac® for yellow improves efficiencies, ensures consistent application quality, and allows for seamless operations; and

WHEREAS, this upgrade enhances productivity and aligns with the City's commitment to maintaining high standards in road striping while reducing wear and tear on equipment; and

WHEREAS, the purchase of a Freightliner ODB leaf vacuum truck is necessary to replace the existing truck which has reached the end of useful life; and

WHEREAS, while the existing truck has served the City well, it is no longer compliant with updated regulations; and

WHEREAS, the new truck ensures reliable operations, allowing crews to continue essential services without interruption; and

WHEREAS, the items proposed for purchase in this report are priced through approved cooperative purchasing programs; and

WHEREAS, this procurement complies with the City's purchasing guidelines, consistent with Section 3.24 of the Lincoln Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby authorizes the City Manager to execute a purchase order for \$108,000 to procure a MRL Yellow ride-on thermal striper, and a purchase order for \$334,000, to procure a Freightliner/ODB leaf vacuum truck.

PASSED AND ADOPTED this 9th day of September, 2025 by the following vote:

AYES:	Councilmembers:
NOES:	Councilmembers:
ABSENT:	Councilmembers:
ABSTAIN:	Councilmembers:

Holly Andreatta, Mayor

ATTEST:

Hope Ithurburn, City Clerk

Resolution No. 2025-

Attachment A

Cooperative purchasing quote for MRL Mini Mac 400 Striper



Mark Rite Lines Equipment Co.
5379 SOUTHGATE DRIVE
Billings MT 59101

Telephone: (406) 869-9900

Invoice	TRKINV0010105
Date	8/13/2025
Page	1

Fax: (406) 896-8880

Bill To:

City of Lincoln, CA
2100 Flightline Dr.
Lincoln CA 95648

Ship To:

City of Lincoln, CA
2100 Flightline Dr.
Lincoln CA 95648

Purchase Order No.			Customer ID	Salesperson ID	Shipping Method	Order Date	Master No.
			CITY405	KENT	BEST WAY	0/0/0000	146,094
			FOB			Payment Terms	Our Order Number
			BILLINGS, MT			NET 30 DAYS	
Ordered	Shipped	B/O	Item Number / Description			Unit of Measure	Unit Price Ext. Price
1.000	1.000	0.000	MINI SERIES FOR A MRL MINI MAC 400 - LH MRL SOURCEWELL CONTRACT # 050825-MAR SHIPPING INCLUDED			Each	\$97,388.81 \$97,388.81
1.000	1.000	0.000	MINI SERIES TARIFF SURCHARGE			Each	\$340.86 \$340.86
CUSTOMER ISSUED PRO FORMA INVOICE - <i>NOT A REAL INVOICE</i>							

RETURNS: MRL parts sales department must be advised within 15 days of invoice date that you desire to return material. All returns must have our prior consent. Returned material will not be accepted if marked, altered, or showing signs of use. Returns must be accompanied by a copy of the invoice or packing slip and are subject to restocking fees and freight charges.

Be Alert: If you are requested to modify any payment instructions, please do not act on the request. Contact the Credit Department at MRL Equipment Co. via a known/verified phone number.

Subtotal	\$97,729.67
Deposit	\$0.00
Misc	\$0.00
Tax	\$7,085.40
Freight	\$0.00
Total	\$104,815.07

Attachment B

Photo of Striper



Attachment C

Cooperative purchasing quote for ODB Leaf Collection Truck



CSLB #980409
DIR 1000004282
www.source-mme.com
Toll Free 1-888-484-9968

June 30, 2025

City of Lincoln
2100 Flightline Drive
Lincoln, CA 95648

Tel: 916-871-2125
Mike.Osborne@lincolncal.gov

Attention: Mike Osborne, Fleet Manager

We are pleased to provide the enclosed contract pricing sheet off the Sourcewell Contract No. 112624-ODB for the Xtreme Vac by ODB Model DCL800SM25 Truck Mounted Debris Collector for your review.

Summary:	Complete Unit per attached Sourcewell price sheet	
	Price F.O.B. Lincoln, CA	\$301,192.49
	7.25% Estimated Sales Tax	21,836.46
	CA Tire Fee (6 @ \$1.75 Each)	7.50
	Freight	<u>10,677.72</u>
	Total	\$333,714.17

- **City's Purchase Order to be prepared and sent directly to Old Dominion Brush (ODB).**
5118 Glen Alden Drive Richmond, Virginia 23231
Contact: MJ Dubois Email: mjdubois@ducollc.com Tel: 410-924-1004
Send copy of PO to: odbsales@odbco.com (Please include Delivery State in the subject line.)
- Pricing includes delivery and on-site training.
- Normal delivery 120-200 days A.R.O., depending on production schedule.
- Due to California emissions requirements, special permits may be required on engines. MME cannot provide these permits and we recommend you contact your local Air Resources Management District for the specific requirements.
- Sales tax applicable at time of delivery will be shown on invoice.
- Terms per Sourcewell Program.

Thank you for your continued interest in this fine product. Should you have any questions or need additional information, please let us know. We look forward to being of service.

Sincerely,
Municipal Maintenance Equipment, Inc.

A blue ink signature of James Wheeler, written in a cursive style.

James Wheeler,
President

Attachment D

Photo of ODB Leaf Collection Truck





STAFF REPORT

Item Number 7.E

SUBJECT: Execute Construction Contract and Construction Management and Inspection Services Contract for Q Street Lift Station Rehabilitation Capital Improvement Project (CIP) 657 and authorize a budget augmentation in the amount of \$615,000 from the unencumbered balance of Fund 7250. (Araceli Cazarez)

SUBMITTED BY: Araceli Cazarez

DEPARTMENT: Engineering

DATE: September 9, 2025

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt a resolution (1) allocating \$615,000 from the unencumbered balance of Fund 7250 to Q Street Lift Station Rehabilitation Project (CIP 657), (2) authorizing the City Manager to execute a contract for construction with Pacific River Construction Inc. in the amount of \$801,000 for the construction of the Q Street Lift Station Rehabilitation Capital Improvement Project (CIP) 657 and authorizing the City Engineer to approve change orders not to exceed \$80,100, and (3) authorizing the City Manager to execute a contract with UNICO Engineering for construction management and inspection services in the amount of \$226,231.

The project is funded by \$685,000 from Fund 7250 as part of CIP 657 Q Street Sewer Lift Station Rehabilitation Project in the Fiscal Year 2023/25 Capital Improvement Budget.

BACKGROUND/INTRODUCTION:

The City of Lincoln owns and operates the Q Street sewer lift station, providing primarily residential service. The station was constructed in approximately 1994 and is in need of improvements to key appurtenances, including the motor control center, SCADA (supervisory control and data acquisition) capacities and valving. Furthermore, the control panel is not currently protected and as a result, has been subjected to vandalism. This project would construct a secure enclosure for the control panel. Adding to the original scope is the replacement of appurtenances that are now heavily corroded and in need of replacement.

On March 11, 2025, City Council authorized a professional services contract with Stantec Consulting Services Inc. for the design of the Q Street Lift Station Rehabilitation Project, CIP 657.

On July 30, 2025, Stantec completed plans and technical specification, and City Staff published the invitation for bids in the Lincoln New Messenger, PlanetBids and the City website.

FINDINGS/ANALYSIS:

Bids were received by the City Clerk at 2:00 P.M. on August 21, 2025. Responsive bid proposals were received from two (2) contractors. A third bid was received but deemed non-responsive by staff.

Contractor	Base Bid Amount
RRR Pirooz Engineering	\$694,830*
Lafleur Engineering	\$867,593
Pacific River Construction Inc.	\$801,000

*Staff has reviewed the bids and found that the lowest bidder, RRR Pirooz Engineering, has been deemed non-responsive due to non-compliance with the project requirements. The discrepancies identified prevented Staff from considering their proposal for award.

Hence, Staff recommends the City award a construction contract (Attachment B) to the second lowest responsive and responsible bidder, Pacific River Construction Inc., in the amount of \$801,000 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: September 2025
- Issue Notice to Proceed: September 2025
- Begin Construction: September/October 2025
- End Construction: June 2026

ENVIRONMENTAL REVIEW:

The proposed project qualifies for a categorical/statutory exemption under Class 2, Section 15302(c), and thereby is exempt from further environmental review under the California Environmental Quality Act Guidelines. Under Title 14, Article 19, Section 15302(c), the Project is exempt because of the following: Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to: (c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

FISCAL IMPACT:

Budgeted

CIP 657 Q Street Lift Station Rehabilitation

Fund 7250

\$ 685,000

Project Encumbrances

Fund 7250	
Stantec - Design	\$ 192,500

Remaining Estimated Project Costs

Fund 7250	
Construction	\$ 801,000
Contingency (10%)	\$ 80,100
Construction Management & Inspection (15%)	\$ 266,231
Total Estimated Costs	\$1,299,830

Budget Augmentation Fund 7250	\$ 615,000
--------------------------------------	-------------------

Fund Balances

	Fund Balance	Updated Fund Balance
Fund 7250	\$2,044,263	\$1,492,263

- ATTACHMENTS:**
- [Q St Lift Station CIP657 CON_and_CM_Contract.DOC2.Attachment A_Resolution.2025Sept9.jespartero.pdf](#)
- [Q St Lift Station CIP657 CON_and_CM_Contract.DOC3.Attachment B_Contract.2025Sept9.jespartero.pdf](#)
- [Q St Lift Station CIP657 CON_and_CM_Contract.DOC4.Attachment C_UNICO_TO.2025Sept9.jespartero.pdf](#)

RESOLUTION 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN (1) ALLOCATING \$615,000 FROM THE UNENCUMBERED BALANCE OF FUND 7250 TO Q STREET LIFT STATION REHABILITATION PROJECT (CIP 657), (2) AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR CONSTRUCTION WITH PACIFIC RIVER CONSTRUCTION, INC. IN THE AMOUNT OF \$801,000 FOR CONSTRUCTION OF THE Q STREET LIFT STATION REHABILITATION PROJECT (CIP 657) AND AUTHORIZING THE CITY ENGINEER TO APPROVE CHANGE ORDERS NOT TO EXCEED \$80,100, AND (3) AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH UNICO ENGINEERING FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES IN THE AMOUNT OF \$226,231.

WHEREAS, The Capital Improvement Program (CIP) for FY 2023/25 includes CIP 657 – Q Street Lift Station Rehabilitation; and

WHEREAS, Bid Documents were prepared, titled Q Street Lift Station Rehabilitation CIP 657; and

WHEREAS, Notice to Bidders was duly advertised, and a public bid opening was held by the City Clerk at 2:00 pm on Thursday, August 21, 2025; and

WHEREAS, the lowest bidder, RRR Pirooz Engineering, has been deemed non-responsive due to non-compliance with the project requirements; and

WHEREAS, Pacific River Construction, Inc. was determined to be the responsible bidder submitting the second lowest responsive bid in the amount of \$801,000; and

WHEREAS, UNICO Engineering will be performing construction management and inspection services through the on-call professional services contract authorization; and

WHEREAS, a budget augmentation in the amount of \$615,000 from the unencumbered balance of Wastewater Fund 7250 is necessary to provide funding for the project.

NOW THEREFORE BE IT RESOLVED:

Section 1. The City Council of the City of Lincoln authorizes:

a. The allocation of \$615,000 from the unencumbered balance of Fund 7250 to CIP 657 Q Street Lift Station Rehabilitation; and

b. The City Manager to execute a Contract for Construction with Pacific River Construction, Inc. in the amount of \$801,000, and authorize the City Engineer to approve change orders not to exceed \$80,100; and

c. The City Manager to execute a contract with UNICO Engineering for construction and management and inspection services in the amount of \$226,231.

PASSED AND ADOPTED this 9th day of September, 2025 by the following vote:

AYES:	Councilmembers:
NOES:	Councilmembers:
ABSENT:	Councilmembers:
ABSTAIN:	Councilmembers:

Holly Andreatta, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

CITY OF LINCOLN

Agreement for the Construction of the

Q STREET SANITARY LIFT STATION

THIS AGREEMENT, made and entered on, (DATE) _____, by and between the CITY OF LINCOLN, a municipal corporation, (hereinafter referred to as "City"), and Pacific River Construction Inc., a (California Corporation, Limited Liability Company, etc.).

WITNESSETH:

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: Q Street Sanitary Lift Station, 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 300 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 Eight Hundred One Thousand Dollars (\$801,000), 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:

APPROVED AS TO FORM:

City Clerk

City Attorney

Dated

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 Q Street Sanitary Lift Station; and

WHEREAS, said Principal is required under the terms of said contract 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 Eight Hundred One Thousand Dollars (\$801,000), 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 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 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 _____, 2025.

_____(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 Pacific River Construction Inc. (hereinafter designated as "Principal") have entered into an agreement for the furnishing of all materials, labor, services, and transportation, necessary, convenient, and proper to Q Street Sanitary Lift Station 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 Eight Hundred One Thousand Dollars (\$801,000), 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 _____, 2025.

_____(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.



**Engineering Department
On-Call Contract for Professional Services
Consultant: UNICO Engineering
Project Name: Q St Sewer Lift Station
Task Order**

Date Requested: August 26, 2025

Contract#: _____

This Task Order, authorized through the On-Call Contract by and between the City of Lincoln ("CITY"), and UNICO Engineering. ("CONSULTANT"), was approved on June 28, 2022, per Resolution No. 2022-158. This Task Order is being requested for the following services (see attachment for the full detailed scope of work).

1. **Sub-task 1:** Construction Management (CM) and Inspection services (or other task) for the Q St Sewer Lift Station project. This task order will provide funding to support the required construction management and inspection services needed to complete the project.

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 –

Project Budget: \$ 226,230.33

Account Code(s): CIP657-802-80070-7250

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: _____

Signature: _____
Name: Vin Cay
Title: City Engineer
Date: _____

Signature: _____
Name: Sean Scully
Title: City Manager
Date: _____

Approved by:
UNICO Engineering

Signature: _____
Name: _____
Title: _____
Date: _____

Signature: _____
Name: _____
Title: _____
Date: _____

This Task Order Amendment is executed this ____ day of _____, 2025.



STAFF REPORT

Item Number 7.F

SUBJECT: Adopt a Resolution Approving the Plans and Technical Specifications, and Authorizing Staff to Proceed with the Bidding the Project for Construction of the Police Department Parking Lot Expansion Project, CIP 626. (Araceli Cazarez)

SUBMITTED BY: Araceli Cazarez

DEPARTMENT: Engineering

DATE: September 9, 2025

STAFF RECOMMENDATION:

Staff recommends City Council adopt a resolution approving the plans and technical specifications, and authorizing staff to proceed with the bidding the project for construction of the PD Parking Lot Expansion Project: CIP 626.

The project is funded by \$755,000 from Fund 2410.

BACKGROUND/INTRODUCTION:

The Capital Improvement Program for FY 2023/25 includes CIP 626: PD Parking Lot Expansion Project.

The purpose of this project is to extend the existing parking lot limits north on the west side of the existing Union Pacific Railroad (UPRR) railroad tracks. The Lincoln Police Department is running out of parking spaces for their vehicles and staff to park personal vehicles while on duty.

On March 14, 2023, a Task Order was executed with REY Engineers (REY) for the Police Department Parking Lot Expansion Project that included preliminary engineering, boundary and topographic surveys, design and bid document preparation.

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 partial set of Plans are included as Attachment B. A complete set of improvement plans and specifications can be made available for viewing upon request.

FINDINGS/ANALYSIS:

The project is currently programmed with the following milestone schedule:

- | | |
|------------------------------------|----------------------------|
| • Advertise and Circulate for Bids | September 2025 |
| • Bid Opening | October 2025 |
| • Award Contract for Construction | October/November 2025 |
| • Construction Period | November 2025 – March 2025 |

ENVIRONMENTAL REVIEW:

The proposed project qualifies for a categorical/statutory exemption under Class 11, section 15311 as the project consists of construction of small parking lot appurtenant to existing commercial, industrial or institutional facility and thereby is exempt from further environmental review under the California Environmental Quality Act Guidelines.

FISCAL IMPACT:

Budgeted FY 22/23 & 23/24

CIP 626 PD Parking Lot Expansion

Fund 2410	\$755,000
-----------	-----------

Actual project costs

Fund 2410

R.E.Y. Engineers – Design	\$112,751
Coastal – Parcel Research	\$ 750
<u>Purchase of UPRR Property</u>	<u>\$ 88,000</u>
Fund 2410 Total Expenses	\$201,501

Remaining Estimated Project Costs

Fund 2410

Construction	\$675,000
<u>Construction Contingency (10%)</u>	<u>\$ 67,500</u>
Total Estimated Remaining Project Costs	\$ 742,500

Budgeted Remaining

Fund 2410 (\$189,001)

A budget augmentation is anticipated for the construction contract award, including inspection and construction management services.

ATTACHMENTS:

[PD Parking Lot Expansion PSE.DOC2.Attachment A_Resolution.2025Sept9.jespartero.docx](#)

[PD Parking Lot Expansion PSE.DOC3.Attachment
B_Partial_Bid_Set.2025Sept9.jespartero.pdf](#)

RESOLUTION 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING THE PLANS AND TECHNICAL SPECIFICATIONS, AND AUTHORIZING STAFF TO PROCEED WITH THE BIDDING PROCESS FOR CONSTRUCTION OF THE POLICE DEPARTMENT PARKING LOT EXPANSION CAPITAL IMPROVEMENT PROJECT (CIP) 626.

WHEREAS, on March 14, 2023, a Task Order was executed with REY Engineers for the design services of the PD Parking Lot Expansion; and

WHEREAS, on August 29, 2025, REY Engineers submitted the final plans and technical specifications for the PD Parking Lot Expansion Project; and

WHEREAS, City staff recommends to City Council that said project plans and technical specifications be approved.

NOW THEREFORE BE IT RESOLVED:

The City Council of the City of Lincoln authorizes approving the plans and technical specifications, and authorizing staff to proceed with the bidding process for construction of the Police Department Parking Lot Expansion Capital Improvement Project (CIP) 626.

PASSED AND ADOPTED this 9th day of September, 2025 by the following vote:

AYES:	Councilmembers:
NOES:	Councilmembers:
ABSENT:	Councilmembers:
ABSTAIN:	Councilmembers:

Holly Andreatta, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

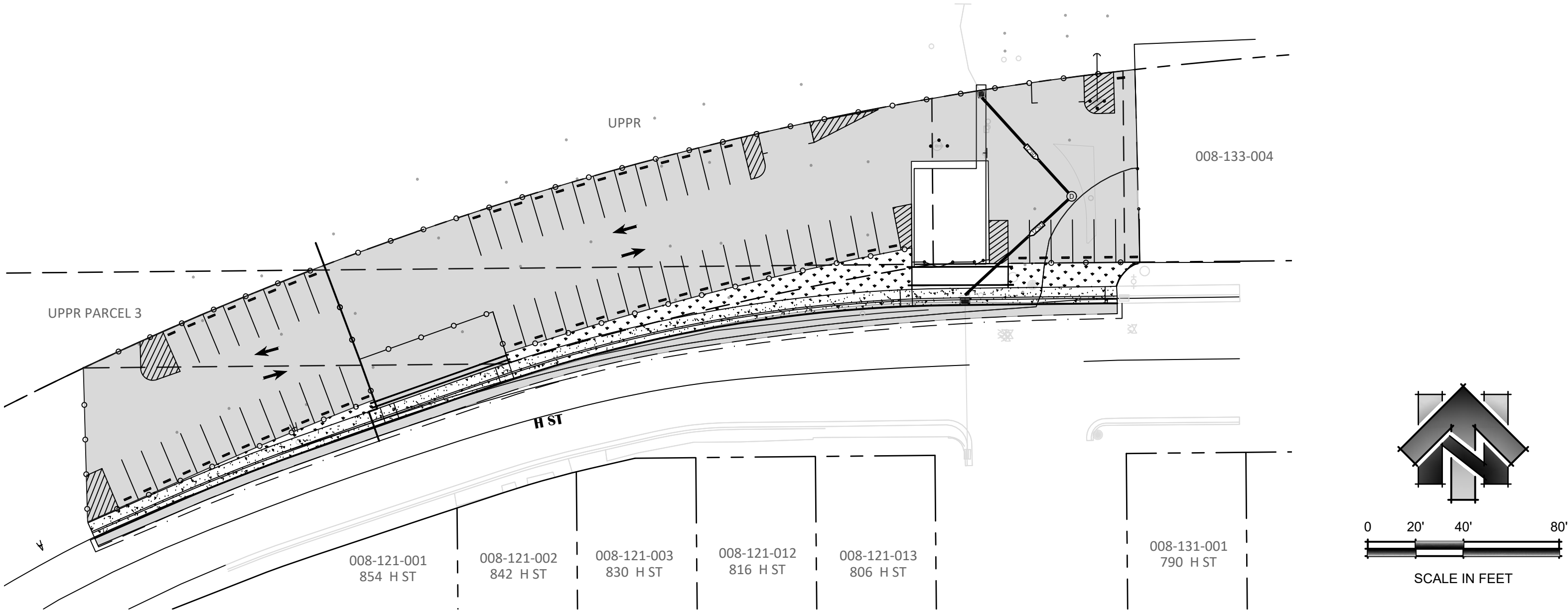
CITY OF LINCOLN, CALIFORNIA
ENGINEERING DEPARTMENT
PROJECT PLANS FOR:
LINCOLN POLICE DEPARTMENT PARKING LOT EXPANSION

CIP # 626

SHEET INDEX

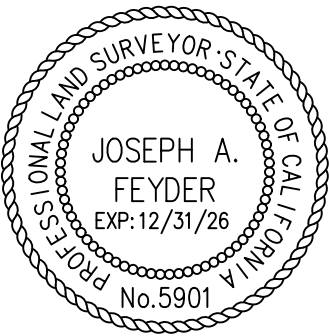
C01	TITLE
C02	GENERAL NOTES & LEGEND
C03	DETAILS
C04	DEMO SHEET
C05	LAYOUT PLAN
C06	GRADING & DRAINAGE PLAN
E0.0	SYMBOLS, LIST, NOTES AND SCHEDULES
E0.1	TITLE 24 OUTDOOR DOCUMENTS
E0.2	TITLE 24 OUTDOOR DOCUMENTS
E1.0	SITE PARKING LOT - LIGHTING PLAN
E2.0	SITE PARKING LOT - PHOTOMETRICS
E3.0	SITE PARKING LOT - ELECTRICAL
E4.0	ONE-LINE DIAGRAM - POLICE DEPARTMENT
E5.0	ELECTRICAL DETAILS

UTILITY REPRESENTATIVES		
	REPRESENTATIVE	TELEPHONE
GAS		
PG & E	ANDY NAVARRETT	(530) 401-8761
ELECTRICITY		
PG & E	ANDY NAVARRETT	(530) 401-8761
TELEPHONE		
AT&T		(510) 645-2929
WATER		
CITY OF LINCOLN	PUBLIC SERVICES	(916) 434-2450
SEWER		
CITY OF LINCOLN	PUBLIC SERVICES	(916) 434-2450
DRAINAGE		
CITY OF LINCOLN	PUBLIC SERVICES	(916) 434-2450
U.S.A.		
U.S.A.		(800) 642-2444
FIRE		
FIRE DEPARTMENT		(916) 645-4040
CABLE TV		
WAVE BROADBAND (VERIZON)		(800) 624-9675
ENERGY		
KINDER MORGAN	BRYAN GAMBILL	(530) 342-6140
COMMUNICATION		
LUMEN COMMUNICATION	NOLAN SNYDER	811



SURVEYOR'S STATEMENT

THE SURVEY CONTROL SHOWN AND DELINEATED HEREON WAS DONE UNDER MY DIRECT SUPERVISION USING THE CITY OF LINCOLN HORIZONTAL AND VERTICAL CONTROL AS IDENTIFIED BELOW.



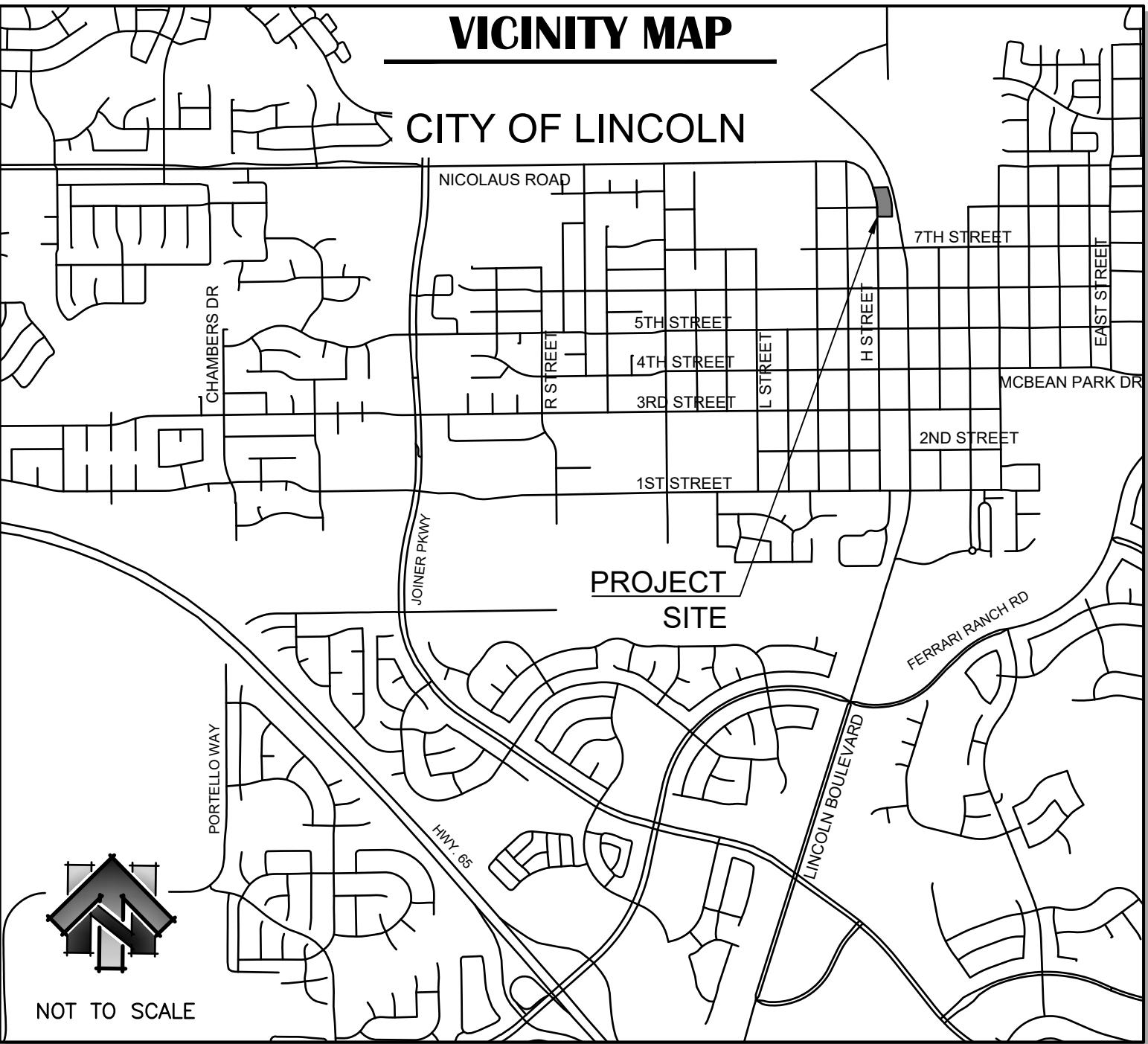
JOSEPH A. FEYDER PLS 5901 DATE

RECORD DRAWING CERTIFICATE:

THIS SET OF PLANS, HAVING BEEN REVIEWED BY ME, REFLECT ALL APPROVED REVISIONS TO THE PROJECT KNOWN TO ME, AND ALL FIELD DEVIATIONS TO THE PLANNED IMPROVEMENTS BY THE CONSTRUCTION CONTRACTOR, AS REPORTED TO ME AS OF . IT DOES NOT REPRESENT FIELD VERIFICATION OF PLANNED IMPROVEMENTS BY ME.

VERONICA GARCIA-McGREW, P.E.

VIN CAY, P.E., CITY ENGINEER



GENERAL NOTES:

OWNER OF RECORD
CITY OF LINCOLN
600 SIXTH STREET
LINCOLN, CALIFORNIA 95648
916-434-2400



CALL BEFORE YOU DIG

THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (USA) AT 800-642-2444 AT LEAST 2 WORKING DAYS PRIOR TO PERFORMING ANY EXCAVATION

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS CITY OF LINCOLN G.P.S. CONTROL NETWORK RECORD OF SURVEY EDS18-00309

ELEV. 137.316' (NAVD88)

BENCH MARK DESCRIPTION
STATION 110 OF THE CITY OF LINCOLN G.P.S. CONTROL NETWORK (BK 23, SURVEYS, PG 155). A 5/8" REBAR WITH PLASTIC CAP STAMPED "WOOD RODGERS LS5854" AT CENTERLINE INTERSECTION OF FIRST ST., DOUGLAS DR., & CHAMBERS DR., LINCOLN.

DESIGNED UNDER THE DIRECTION OF

VERONICA GARCIA-McGREW, P.E. R.C.E #78321 DATE

APPROVED BY CITY OF LINCOLN

VIN CAY, P.E. CITY ENGINEER R.C.E #72903 DATE

ENGINEER'S STAMP



DRAWING INFO

DATE: 08-29-2025
DRAFTER: JC
DESIGNER: VJ
REVIEWER: VM

PROJECT NO. 5175.3004
DWG NO. C01
SHEET NO. 1 OF 6

IMPROVEMENT PLANS FOR:

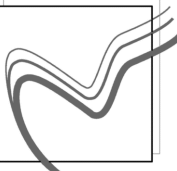
POLICE DEPARTMENT PARKING LOT EXPANSION

CIP #626

TITLE

CITY OF LINCOLN

CALIFORNIA



R.E.Y. ENGINEERS, Inc.
Civil Engineering/Land Surveying/Remote Sensing
905 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366-3040 Fax (916) 366-3303

DRAWING SCALE

HOR. SCALE: AS NOTED
VERT. SCALE: N.T.S.

NO. REVISION DESCRIPTION

CHECKED BY DATE

SHEET LEGEND:

SEE SHEET C02 FOR FULL LEGEND.



ADJUST UTILITY TO GRADE - GAS



PROTECT IN PLACE - WATER



PROTECT IN PLACE - GAS



PROTECT IN PLACE - ELECTRICAL



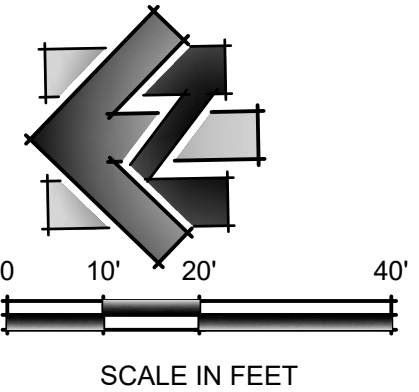
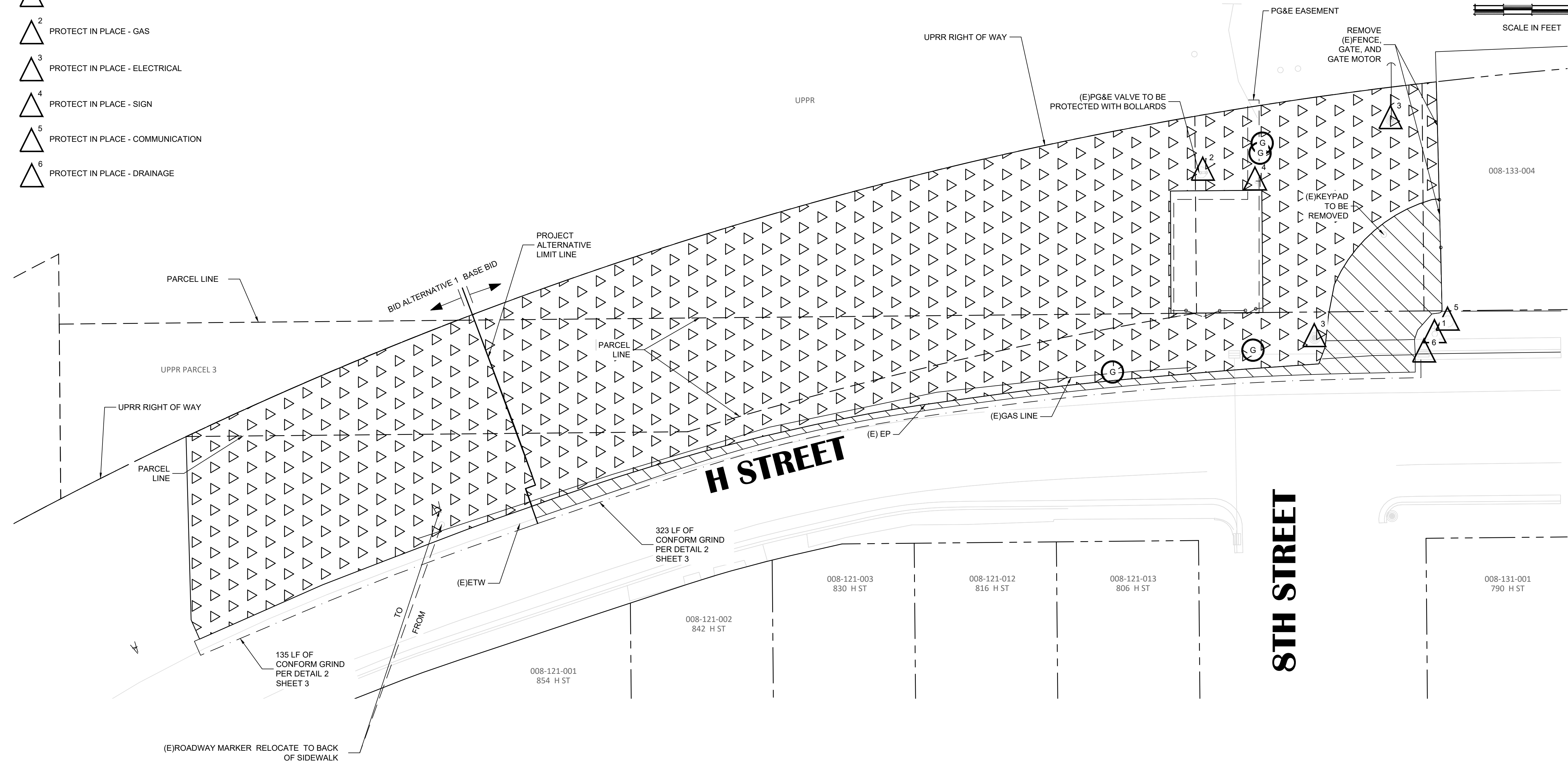
PROTECT IN PLACE - SIGN



PROTECT IN PLACE - COMMUNICATION

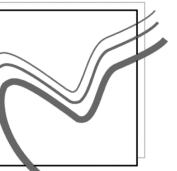


PROTECT IN PLACE - DRAINAGE

[illegible]

DRAWING SCALE

HOR. SCALE: 1" = 20'
VERT. SCALE: N.T.S.



R. E. Y. ENGINEERS, Inc.
Civil Engineering | Land Surveying | Remote Sensing
905 Sutter Street, Suite 200 Folsom, CA 95630
(916) 366-3040 Fax (916) 366-3303

IMPROVEMENT PLANS FOR:
POLICE DEPARTMENT PARKING LOT EXPANSION
CIP #626
DEMO SHEET
CITY OF LINCOLN
CALIFORNIA

ENGINEER'S STAMP



DRAWING INFO

DATE: 08-29-2025
DRAFTER: JC
DESIGNER: KI
REVIEWER: VGM

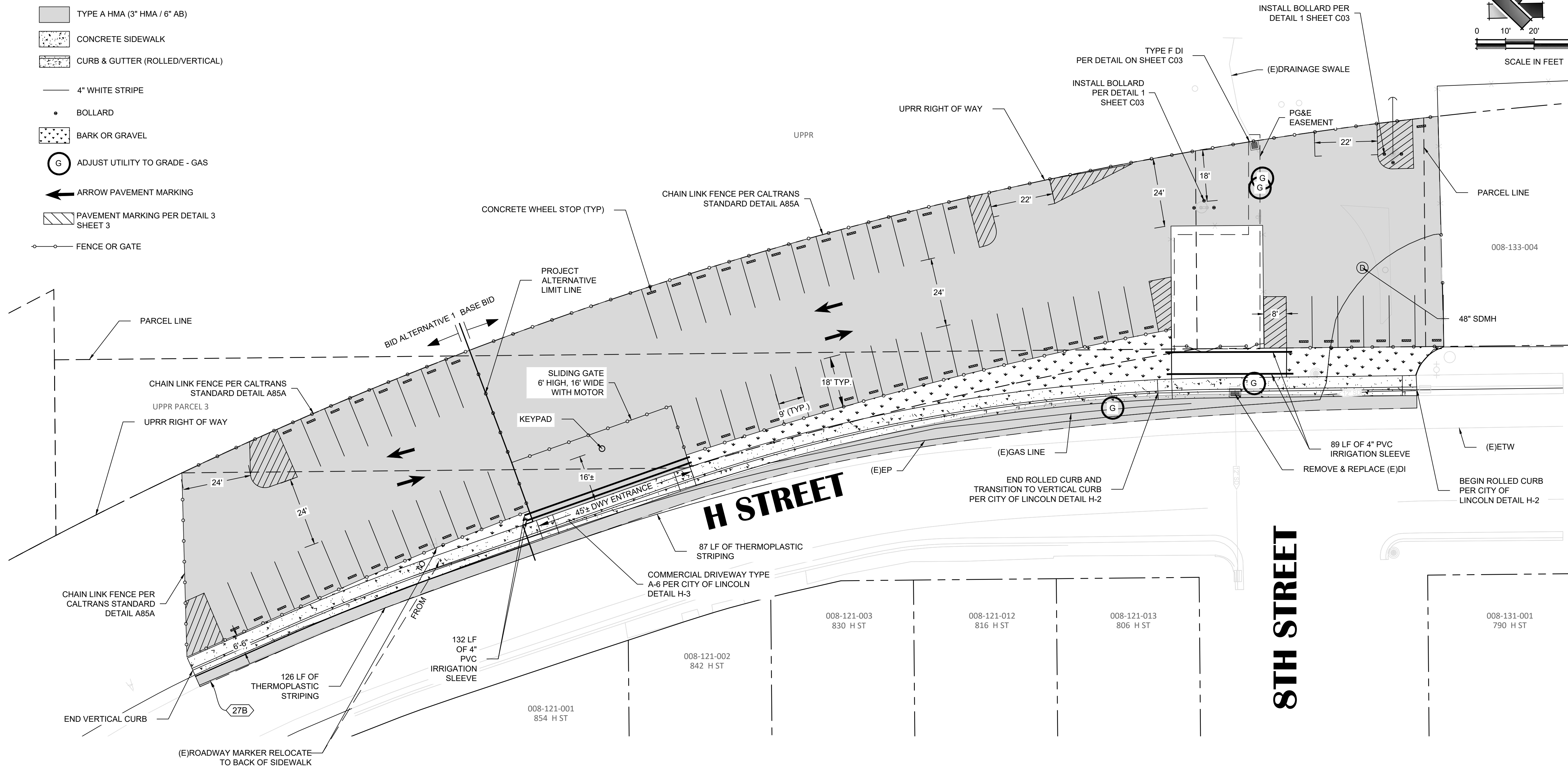
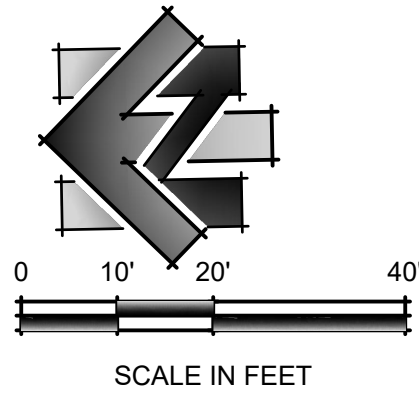
PROJECT NO.	DWG NO.
5175.3004	C04
SHEET NO. 4	OF 6

N:\5175 - City of Lincoln\3004 - Lincoln Police Department Parking Lot Expansion\10 - CAD Drawings\Improvement Plans\5175-3004 LAYOUT.dwg Aug 29, 2025 - 10:59am, VMcGrew

SHEET LEGEND:

SEE SHEET C02 FOR FULL LEGEND.

- TYPE A HMA (3" HMA / 6" AB)
- CONCRETE SIDEWALK
- CURB & GUTTER (ROLLED/VERTICAL)
- 4" WHITE STRIPE
- BOLLARD
- BARK OR GRAVEL
- ADJUST UTILITY TO GRADE - GAS
- ARROW PAVEMENT MARKING
- PAVEMENT MARKING PER DETAIL 3 SHEET 3
- FENCE OR GATE



ENGINEER'S STAMP



NO.	REVISION	DESCRIPTION	CHECKED BY	DATE

DRAWING SCALE
HOR. SCALE: 1" = 20'
VERT. SCALE: N.T.S.



R.E.Y. ENGINEERS, Inc.
Civil Engineering / Land Surveying / Remote Sensing
905 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366-3000 Fax (916) 366-3303

IMPROVEMENT PLANS FOR:
POLICE DEPARTMENT PARKING LOT EXPANSION
CIP #626
LAYOUT PLAN
CITY OF LINCOLN
CALIFORNIA

DRAWING INFO
DATE: 08-29-2025
DRAFTER: JC
DESIGNER: JV
REVIEWER: VM

PROJECT NO. 5175.3004
DWG NO. C05
SHEET NO. 5 OF 6

GENERAL NOTES

1.

THE CONTRACTOR SHALL VISIT JOB SITE AND VERIFY CONDITIONS BEFORE BIDDING.
2.

COORDINATE SEQUENCE OF WORK WITH OWNER. MAKE ALL NECESSARY CONNECTIONS AS REQUIRED TO MAINTAIN POWER DURING THE STAGES OF WORK.
3.

EXISTING DEVICES SHOWN WERE TAKEN FROM EXISTING DRAWINGS (NOT "AS BUILT" DRAWINGS) AND LIMITED SITE SURVEYS AND MAY NOT BE EXACTLY AS SHOWN. CONTRACTOR SHALL VISIT JOB SITE AND VERIFY CONDITIONS PRIOR TO BIDDING.
4.

REFER TO THOSE DRAWINGS SHOWING OTHER WORK, AND COORDINATE PLACEMENT OF WORK WITH THAT OF OTHER TRADES. REPORT ANY CONFLICT TO ARCHITECT PRIOR TO INSTALLING WORK, ADJUST WORK AS DIRECTED BY ARCHITECT.
5.

EXISTING DEVICES SHOWN WITH INCOMPLETE, OR WITHOUT BRANCH CIRCUITRY WERE INSTALLED AND/OR ALTERED BY OWNER. CONTRACTOR SHALL RELOCATE EXISTING BRANCH CIRCUITRY AND MAKE ALL NECESSARY RECONNECTIONS AS REQUIRED TO FACILITATE REMODEL. VERIFY ALL WORK REQUIRED ON THE JOB AND RECORD ON RECORD DRAWINGS.
6.

ALL EQUIPMENT INSTALLED OR CONNECTED BY THE CONTRACTOR SHALL BE LABELED OR CERTIFIED FOR ITS USE BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
7.

UNLESS OTHERWISE INDICATED, ALL 20 AMP 120 OR 277 VOLT BRANCH CIRCUITS SHALL HAVE DEDICATED NEUTRALS. DO NOT SHARE NEUTRALS.
8.

CONTRACTOR SHALL COMPLETE PANEL CIRCUIT DIRECTORY, IDENTIFYING CIRCUIT SPECIFIC PURPOSE, LOCATION AND ROOM NUMBERS.

SHEET INDEX	
SHEET	DESCRIPTION
E0.0	SYMBOLS LIST, NOTES AND SCHEDULES
E0.1	TITLE 24 OUTDOOR LIGHTING
E0.2	TITLE 24 OUTDOOR LIGHTING
E1.0	SITE PARKING LOT - LIGHTING PLAN
E2.0	SITE PARKING LOT - PHOTOMETRICS
E3.0	SITE PARKING LOT - ELECTRICAL
E4.0	ONE-LINE DIAGRAM - POLICE DEPARTMENT
E5.0	ELECTRICAL DETAILS

STANDARD ELECTRICAL SYMBOLS	
SYMBOL	DESCRIPTION
	POLE MOUNTED LUMINAIRE.
	DISTRIBUTION PANEL/MOTOR CONTROL CENTER.
	BRANCH CIRCUIT PANELBOARD, SURFACE MOUNTED.
	BRANCH CIRCUIT PANELBOARD, FLUSH MOUNTED.
	TERMINAL CABINET, SURFACE MOUNTED, SIZE AND TYPE AS INDICATED.
	CONTROL AND/OR EQUIPMENT, N.I.E.S., INSTALL AND CONNECT AS REQUIRED.
	MOTOR, N.I.E.S., CONNECT AS REQUIRED.
N.I.E.S.	NOT IN ELECTRICAL SECTION OF THESE PLANS AND SPEC'S.
WP	WEATHERPROOF, DAMP OR WET LOCATION AS REQUIRED.
'G'	GREEN INSULATED GROUND WIRE, #12 AWG UNLESS NOTED.
AFF	ABOVE FINISHED FLOOR.
(E)	EXISTING.
(N)	NEW.
(D)	DEMOLISH.
	NUMBERED NOTE.
	RACEWAY INSTALLED IN CEILING OR WALL. ROUTE EXPOSED IN ALL UNFINISHED AREAS.
	RACEWAY INSTALLED BELOW FINISHED FLOOR OR GRADE.
	EXISTING CONDUIT RUN TO BE ABANDONED. CONDUIT ABOVE THE FLOOR AND BELOW THE STRUCTURE ABOVE SHALL BE REMOVED.
	EXISTING CONDUIT RUN, VERIFY ROUTING ON THE JOB.
	REMOVE (E) WIRE PULL NEW WIRES, #12 AWG UNLESS NOTED.
	ARROW AT END OF RACEWAY INDICATES HOME RUN TO RESPECTIVE PANELBOARD OR SWITCHBOARD.
	BRANCH CIRCUIT WITHOUT FURTHER DESIGNATION INDICATES A 2 #12 AWG CIRCUIT WITH 1 #12 AWG GROUND.
	STRAIGHT CROSS-LINES IN BRANCH CIRCUIT RACEWAY INDICATE NUMBER OF #12 AWG WIRES IN A CIRCUIT. SHORT LINES INDICATE UNGROUNDED CONDUCTORS. LONG LINES INDICATE NEUTRAL CONDUCTORS. WIRES SHOWN ARE IN ADDITION TO 1 #12 AWG GROUNDING CONDUCTOR.
	BRANCH CIRCUIT WITH GROUNDING WIRE LARGER THAN #12 AWG. NUMBER ADJACENT TO CURVED CROSS-LINE INDICATES WIRE SIZE.
	BRANCH CIRCUIT RACEWAY WITH WIRE OTHER THAN #12 AWG. NUMBER ADJACENT TO STRAIGHT OR CURVED CROSS-LINES INDICATES WIRE SIZE. UNGROUNDED AND NEUTRAL CONDUCTORS SHALL BE THE SAME SIZE UNLESS OTHERWISE NOTED.

LUMINAIRE FIXTURE SCHEDULE								
TAG	MANUFACTURER & CATALOG NUMBER	DESCRIPTION	MTG.	LAMP		VOLTS	WATTS	REMARKS
				TYPE	No.			
S1	LITHONIA LIGHTING DSX1-LED-P2-27K-80CRI-T5LG-PIR	SINGLE HEAD MOUNTING HEIGHT 15'-0"	15FT POLE	LED		240	68	
S2	LITHONIA LIGHTING DSX1-LED-P2-27K-80CRI-T5LG-PIR-HS	SINGLE HEAD MOUNTING HEIGHT 15'-0", WITH HOUSE SHIELD	15FT POLE	LED		240	68	

LUMINAIRE NOTES:

1.

THE EXACT MOUNTING LOCATION FOR ALL LIGHT FIXTURES SHALL BE DETERMINED FROM THE ARCHITECTURAL REFLECTED CEILING PLANS. VERIFY MOUNTING HEIGHTS OF SUSPENDED FIXTURES WITH ARCHITECT PRIOR TO ROUGH-IN.
2.

MANUFACTURER AND DESCRIPTIONS NOTED ARE TO ESTABLISH MINIMUM STANDARDS. PRODUCTS WILL BE REVIEWED BASED ON PHOTOMETRICS, CONSTRUCTION AND APPEARANCE.

ECOM
ENGINEERING

1455 RESPONSE ROAD, SUITE 140
SACRAMENTO, CA 95815
916.641.5600
916.641.1640 FAX
WWW.ECOMENG.COM

JOB NO. **R150.00** PK. **B.S.**

DESIGNER: **J.T.**

DRAWN BY: **ECOM**

REGISTERED PROFESSIONAL ENGINEER

BENJAMIN SCHLENKER

No. E 021982

Exp. 9/30/25

ELECTRICAL

STATE OF CALIFORNIA

CHECKED BY

DATE

NO REVISION

DESCRIPTION

PRELIMINARY

NOT FOR CONSTRUCTION

DRAWING SCALE

HOR. SCALE: AS NOTED

VERT. SCALE: N.T.S.

R.E.Y. ENGINEERS, Inc.

Civil/Engineering/Land Surveying/Remote Sensing

9925 Sutter Street, Suite 200, Folsom, CA 95630

(916) 366-3040 Fax (916) 366-3303

IMPROVEMENT PLANS FOR:

POLICE DEPARTMENT PARKING LOT EXPENTION

CIP #626

SYMBOLS LIST, NOTE AND SCHEDULES

CITY OF LINCOLN CALIFORNIA

DRAWING INFO

DATE: 2025-06-04

DRAFTER: ECOM

DESIGNER: J.T.

REVIEWER: B.S.

PROJECT NO.

DWG NO.

5175.3004

E0.0

SHEET NO.

OF

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

NRCC-LTO-E

Project Name: R150 - Lincoln Police Department Parking Lot Extension

Report Page: (Page 7 of 8)

Date Prepared: 2025-06-19T19:21:13-04:00

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title

NRCH-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title

Systems/Spaces To Be Field Verified

NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.

parking lot: "S1"; parking lot: "S2"

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Generated Date/Time: 2022.0.000

Documentation Software: Energy Code Ace

Report Version: 2022.0.000

Compliance ID: 305039-0625-0002

Report Generated: 2025-06-19 16:21:16

Schema Version: rev 20220101

STATE OF CALIFORNIA

CALIFORNIA ENERGY COMMISSION

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

NRCC-LTO-E

Project Name: R150 - Lincoln Police Department Parking Lot Extension

Report Page: (Page 8 of 8)

Date Prepared: 2025-06-19T19:21:13-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: BEN SCHLENKER

Documentation Author Signature:

Company: ECOM ENGINEERING

Signature Date:

Address: CEA/ HERS Certification Identification (if applicable):

City/State/Zip: Phone:

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.

2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)

3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Responsible Designer Signature:

Company: Date Signed:

Address: License:

City/State/Zip: Phone:

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Generated Date/Time: 2022.0.000

Documentation Software: Energy Code Ace

Report Version: 2022.0.000

Compliance ID: 305039-0625-0002

Report Generated: 2025-06-19 16:21:16

Schema Version: rev 20220101

Outdoor Lighting Mandatory Measures:

110.9 OUTDOOR LIGHTING CONTROLS AND COMPONENTS

ALL LIGHTING CONTROL DEVICES AND SYSTEMS, AND ALL LIGHT SOURCES SHALL MEET THE APPLICABLE REQUIREMENTS OF 110.9.

130.0 GENERAL LUMINAIRE REQUIREMENTS

ALL LUMINAIRES SHALL BE FACTORY-LABELLED PER 130.0(c).

ENERGY MANAGEMENT CONTROL SYSTEMS (EMCS) SHALL MEET REQUIREMENTS OF 130.0(e).

130.2(b) LUMINAIRE SHIELDING REQUIREMENTS

ALL OUTDOOR LUMINAIRES WITH INITIAL LUMINAIRE LUMENS >=6,200 SHALL COMPLY WITH THE BACKLIGHT, UPLIGHT AND GLARE (BUG) REQUIREMENTS OF TITLE 24, PART 11, SECTION 5.106.8.

130.2(c) CONTROLS FOR OUTDOOR LIGHTING

ALL OUTDOOR LIGHTING SHALL BE INDEPENDENTLY CONTROLLED FROM OTHER ELECTRICAL LOADS AND SHALL HAVE THE FOLLOWING FEATURES:

1. AUTOMATICALLY TURNS OFF OUTDOOR LIGHTING WHEN DAYLIGHT IS AVAILABLE

2. AUTOMATIC SCHEDULING CONTROLS

A. AUTOMATIC SCHEDULING CONTROLS SHALL BE INSTALLED FOR ALL OUTDOOR LIGHTING.

B. CAPABLE OF REDUCING LIGHTING POWER AT LEAST 50% AND NO MORE THAN 90% AND SEPARATELY CAPABLE OF TURNING LIGHTING OFF DURING UNOCCUPIED PERIODS

C. THAT ALLOW SCHEDULING OF AT LEAST TWO NIGHTTIME PERIODS WITH INDEPENDENT LIGHTING LEVELS (MAY INCLUDE OVERRIDE FOR NO MORE THAN 2 HOURS)

CHECKED BY

DATE

NO REVISION

DESCRIPTION

PRELIMINARY

NOT FOR CONSTRUCTION

DRAWING SCALE

HOR. SCALE: AS NOTED

VERT. SCALE: N.T.S.

CITY OF LINCOLN CALIFORNIA

R.E.Y. ENGINEERS, Inc.

Civil Engineering | Land Surveying | Remote Sensing

9025 Sutter Street, Suite 200, Folsom, CA 95630

(916) 366-3040 Fax (916) 366-3303

IMPROVEMENT PLANS FOR:

POLICE DEPARTMENT PARKING LOT EXPENTION

CIP #626

TITLE-24 DOCUMENTS

CITY OF LINCOLN

CALIFORNIA

DRAWING INFO

DATE: 2025-06-04

DRAFTER: ECOM

DESIGNER: J.T.

REVIEWER: B.S.

PROJECT NO. 5175.3004

DWG NO. E0.2

SHEET NO. OF

ECOM ENGINEERING

1455 RESPONSE ROAD, SUITE 140

SACRAMENTO, CA 95815

916.641.5600

916.641.1640 FAX

WWW.ECDMENS.COM

JOB NO. R150.00 PM. B.S.

DESIGNERS J.T.

DRAWN BY ECOM

BENJAMIN SCHLENKER

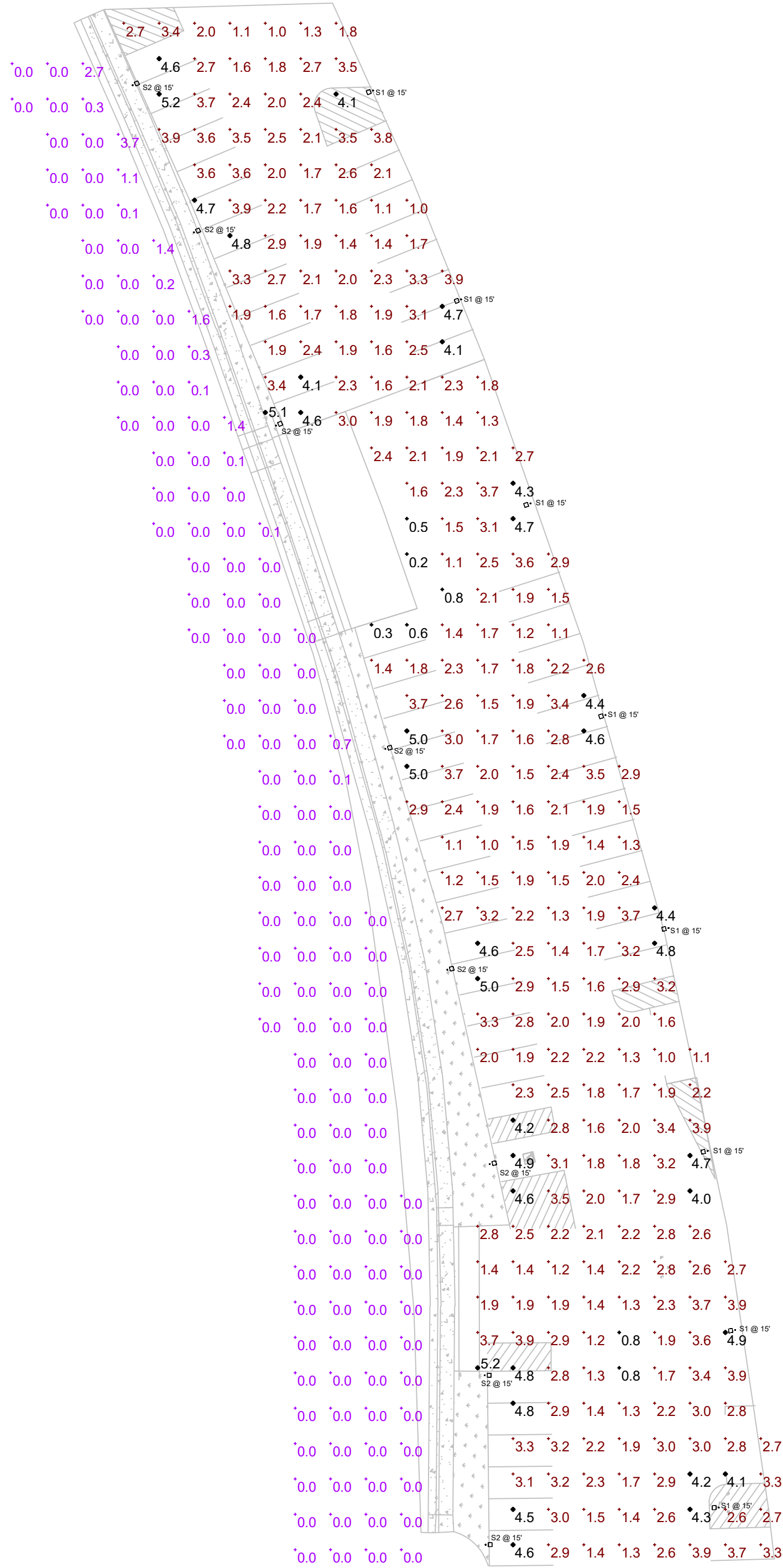
No. E 021982

Exp. 9/30/25

ELECTRICAL

STATE OF CALIFORNIA





1 SITE PARKING LOT - PHOTOMETRICS
SCALE 1"=30'-0"

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	Wattage	Distribution
	S1	8	Lithonia Lighting	DSX1 LED P2 27K 80CRI T5LG	D-Series Size 1 Area Luminaire P2 Performance Package 2700K CCT 80 CRI Type 5 Low G Rating	1	8676	67.79	TYPE VS, BUG RATING: B3 - U0 - G1
	S2	8	Lithonia Lighting	DSX1 LED P2 30K 70CRI T5LG HS	D-Series Size 1 Area Luminaire P2 Performance Package 3000K CCT 70 CRI Type 5 Low G Rating Houseside Shield	1	7142	67.79	TYPE III, SHORT, BUG RATING: B2 - U0 - G1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING/DRIVE AREA	+	2.5 fc	5.2 fc	0.2 fc	26.0:1	12.5:1
LIGHT TRESPASS	+	0.1 fc	3.7 fc	0.0 fc	N/A	N/A

ECOM
ENGINEERING

1455 RESPONSE ROAD, SUITE 140
SACRAMENTO, CA 95815
916.641.5600
916.641.1640 FAX
WWW.ECOMENG.COM

JOB NO. **R150.00** FW **B.S.**

DESIGNERS **J.T.**

DRAWN BY **ECOM**



IMPROVEMENT PLANS FOR:
POLICE DEPARTMENT PARKING LOT EXPENTION
CIP #626
SITE PARKING LOT - PHOTOMETRICS
CITY OF LINCOLN
CALIFORNIA

DRAWING INFO			
DATE:	2025-06-04		
DRAFTER:	ECOM		
DESIGNER:	J.T.		
REVIEWER:	B.S.		

PROJECT NO.	DWG NO.
5175.3004	E2.0
SHEET NO.	OF

CHECKED BY

DATE

NO REVISION

DESCRIPTION

PRELIMINARY

NOT FOR CONSTRUCTION

DRAWING SCALE	
HOR. SCALE:	AS NOTED
VERT. SCALE:	N.T.S.



R.E.Y. ENGINEERS, Inc.
Civil/Engineering/ Land Surveying/ Remote Sensing
9025 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366-3040 Fax (916) 366-3803



REGISTERED PROFESSIONAL ENGINEER
BENJAMIN SCHLENKER
No. E 021982
Exp. 9/30/25
ELECTRICAL
STATE OF CALIFORNIA

PROJECT: LPD - PARKING LOT LIGHTING

EXISTING

LOCATION: DISPATCH RM

PANEL - 'EM'

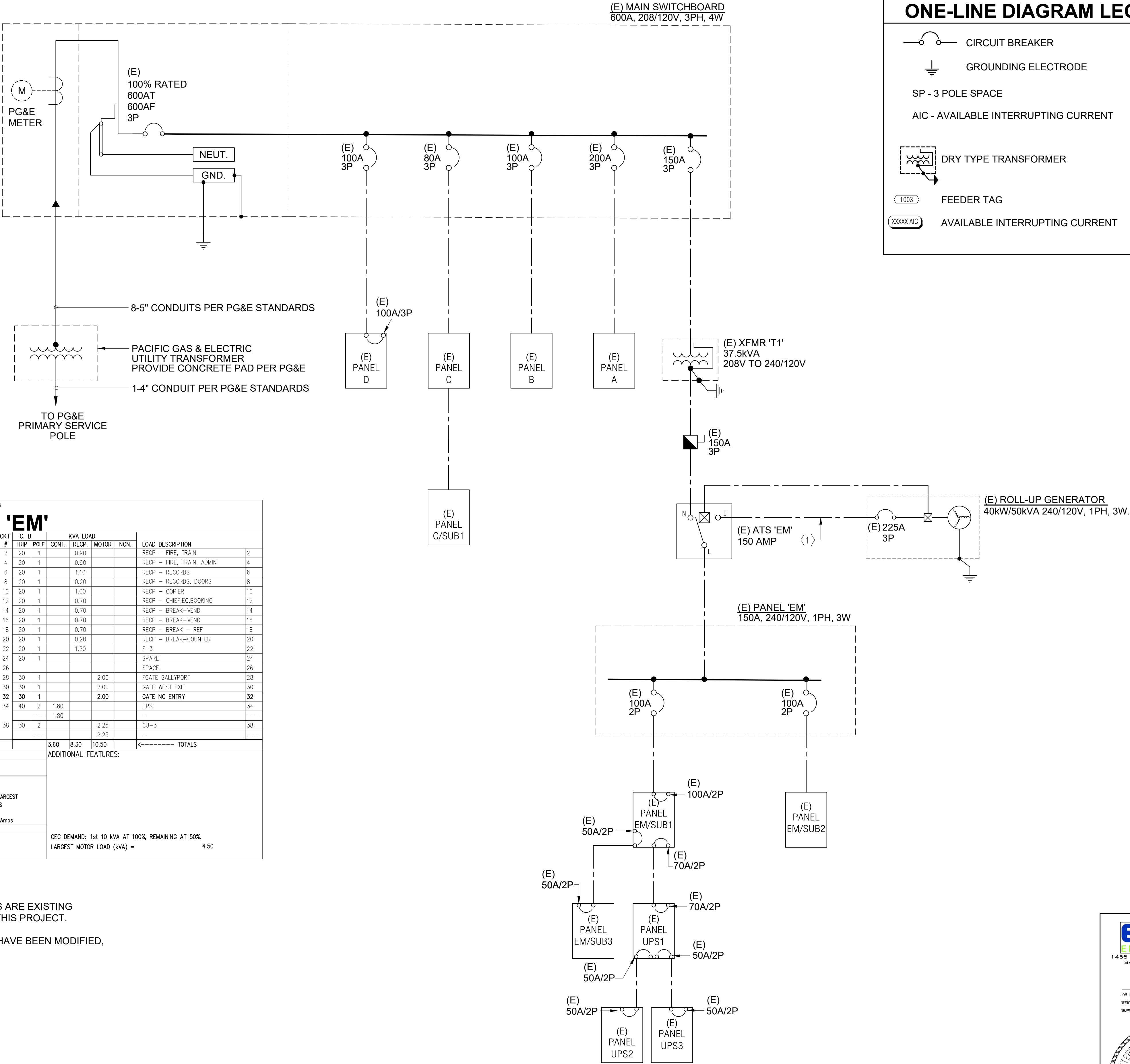
LOAD DESCRIPTION	KVA LOAD					C. B.			OKT PH			OKT #	C. B.			KVA LOAD					LOAD DESCRIPTION														
	CONT.	RECP.	MOTOR	NON.	TRIP	POLE	#	A	B	TRIP	POLE		CONT.	RECP.	MOTOR	NON.																			
1 LTS - DISPATCH, CORR, INTRV, EQ	0.90				20	1	1	*		2	20	1		0.90						RECP - FIRE, TRAIN	2														
3 LTS - LBV, SEC, RECORDS, FIRE, ADMIN	0.50				20	1	3	*		4	20	1		0.90						RECP - FIRE, TRAIN, ADMIN	4														
5 LTS - TOILETS	0.80				20	1	5	*		6	20	1		1.10						RECP - RECORDS	6														
7 SALLYPORT	0.30				20	1	7	*		8	20	1		0.20						RECP - RECORDS, DOORS	8														
9 EXTERIOR LTGS-PARKING LOT	0.55				20	2	9	*		10	20	1		1.00						RECP - COPIER	10														
----	0.55				----					12	20	1		0.70						RECP - CHIEF, EQ, BOOKING	12														
13 SPARE					20	1	13	*		14	20	1		0.70						RECP - BREAK- VEND	14														
15 SPARE					20	1	15	*		16	20	1		0.70						RECP - BREAK- VEND	16														
17 SPARE					20	1	17	*		18	20	1		0.70						RECP - BREAK - REF	18														
19 SPARE					20	1	19	*		20	20	1		0.20						RECP - BREAK-COUNTER	20														
21 SPARE							21	*		22	20	1		1.20						F-3	22														
23 SPARE							23	*		24	20	1								SPARE	24														
25 SPARE							25	*		26										SPARE	26														
27 SPARE							27	*		28	30	1				2.00				FGATE SALLYPORT	28														
29 SPARE							29	*		30	30	1				2.00				GATE WEST EXIT	30														
31 SPRINKLER FLOW BELL	0.10				20	1	31	*		32	30	1				2.00				GATE NO ENTRY	32														
33 CAMERA & INTERCOM EQ	0.40				20	1	33	*		34	40	2		1.80						UPS	34														
35 RECP - REF, EVIDENCE		0.70			20	1	35	*		----	----	----		1.80						--	----														
37 CAMERA MONITORS		0.60			20	1	37	*		38	30	2				2.25				CU-3	38														
39 SPARE					20	1	39	*		----	----	----				2.25				--	----														
TOTALS ----->	4.10	1.30												3.60	8.30	10.50				<----- TOTALS															
LOAD SUMMATION																						ADDITIONAL FEATURES:													
VOLTAGE:		CONNECT		DEMAND		DEMAND																													
120/240V, 1 PH, 3W		LOAD (KVA)		FACTOR		LOAD (KVA)																													
AIC:		7.70 x		125% OF LOAD		= 9.63		<-- CONTINUOUS																											
10,000 AIC		9.60 x		CEC DEMAND		= 9.60		<-- RECEPTACLES																											
MOUNTING:		10.50 x		1.00		= 11.63		<-- MOTORS+25% LARGEST																											
FLUSH		x		1.00		=		<-- NONCONTINUOUS																											
BUSSING:		-----		-----		-----																													
100 AMP BUSING		27.80 KVA		115.83 Amps		30.85 KVA		128.54		Amps																									
MAIN:																																			
MAIN LUGS ONLY																																			
CEC DEMAND: 1st 10 kVA AT 100% REMAINING AT 50% LARGEST MOTOR LOAD (kVA) = 4.50																																			
ecom1.xls 05/28/63/20/25																																			

PANEL SCHEDULE NOTES

1. ALL CIRCUITS INDICATED "LIGHT" ON PANELS SCHEDULES ARE EXISTING TO REMAIN AND HAVE NOT BEEN MODIFIED AS PART OF THIS PROJECT.
2. ALL CIRCUITS INDICATED "BOLD" ON PANEL SCHEDULES HAVE BEEN MODIFIED, ALTERED, OR NEW AS PART OF THIS PROJECT.

ONE-LINE DIAGRAM - POLICE DEPARTMENT

NO SCALE

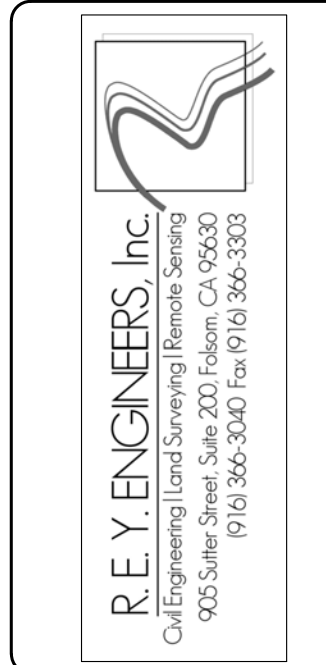


ONE-LINE DIAGRAM LEGEND

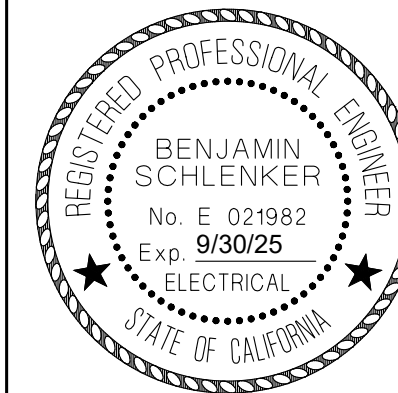
- CIRCUIT BREAKER
- GROUNDING ELECTRODE
- SP - 3 POLE SPACE
- AIC - AVAILABLE INTERRUPTING CURRENT
- DRY TYPE TRANSFORMER
- FEEDER TAG
- AVAILABLE INTERRUPTING CURRENT

DRAWING SCALE

HOR. SCALE: AS NOTED
VERT. SCALE: N.T.S.



IMPROVEMENT PLANS FOR:
POLICE DEPARTMENT PARKING LOT EXPENTION
CIP #626
ONE-LINE DIAGRAM - POLICE DEPARTMENT
CITY OF LINCOLN
CALIFORNIA



DRAWING INFO

DATE: 2025-06-04
DRAFTER: ECOM
DESIGNER: J.T.
REVIEWER: B.S.

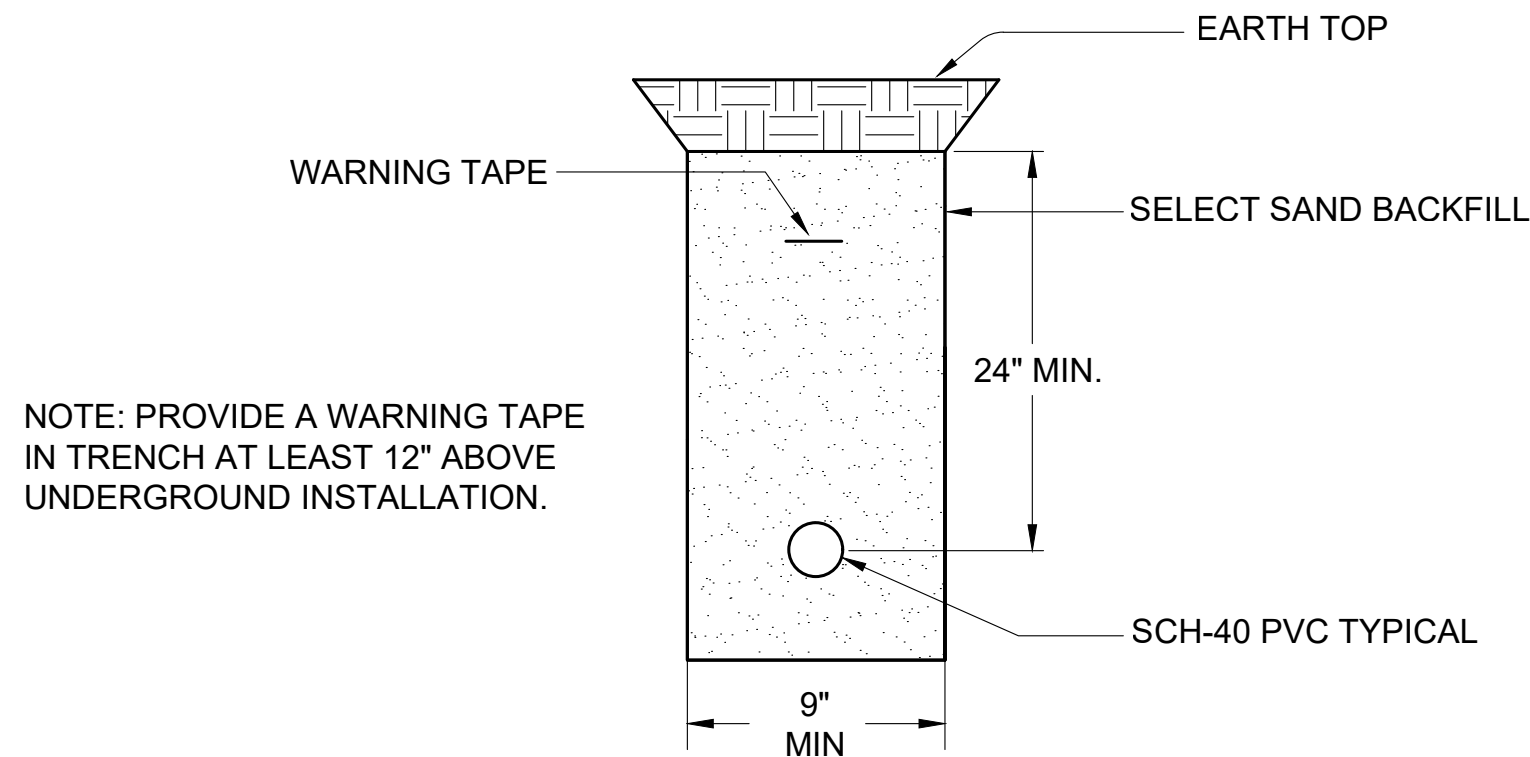
PROJECT NO. 5175.3004
DWG NO. E4.0
SHEET NO. OF

1

1

UNDERGROUND CONDUIT TRENCH DETAIL

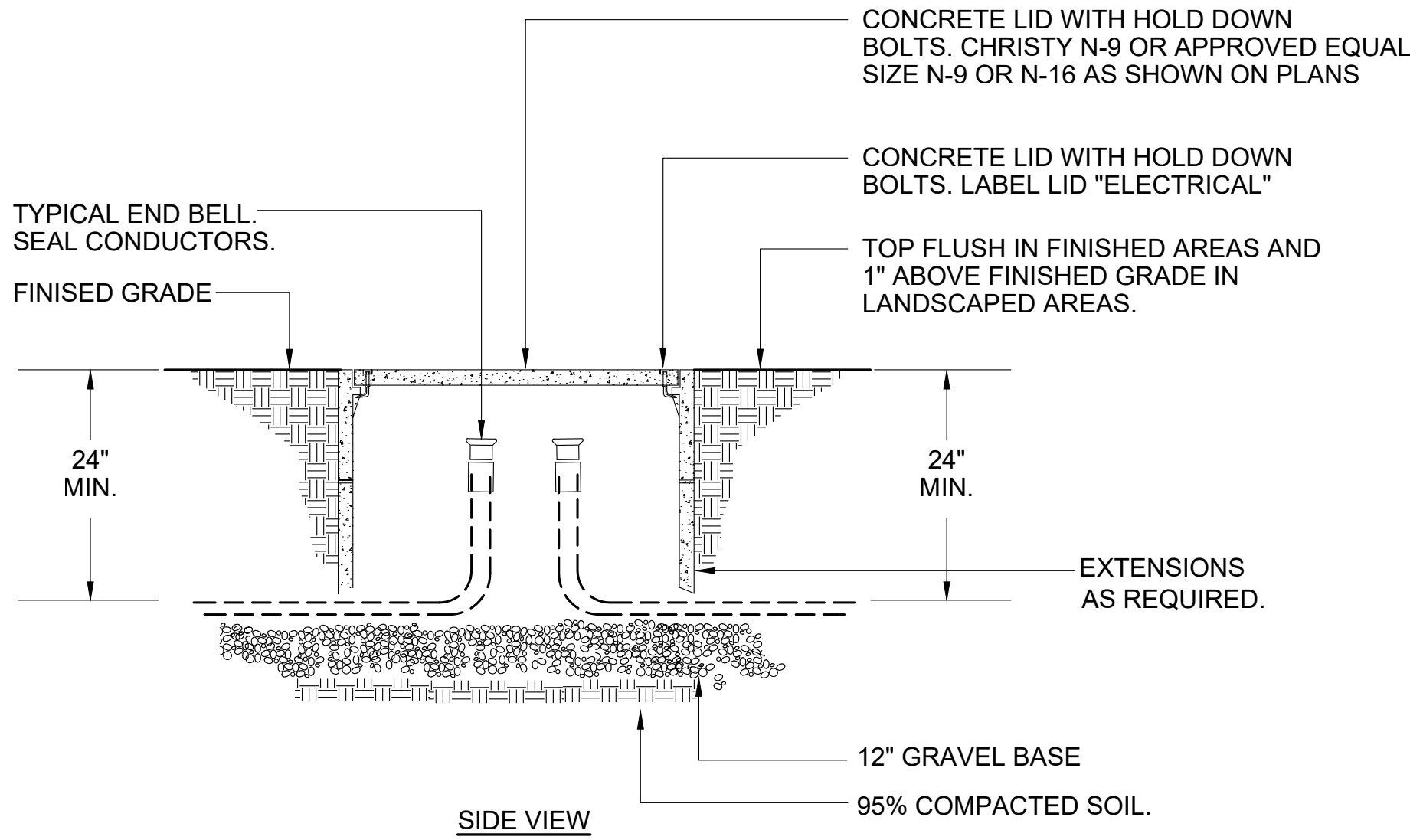
NO SCALE



2

PULL BOX DETAIL

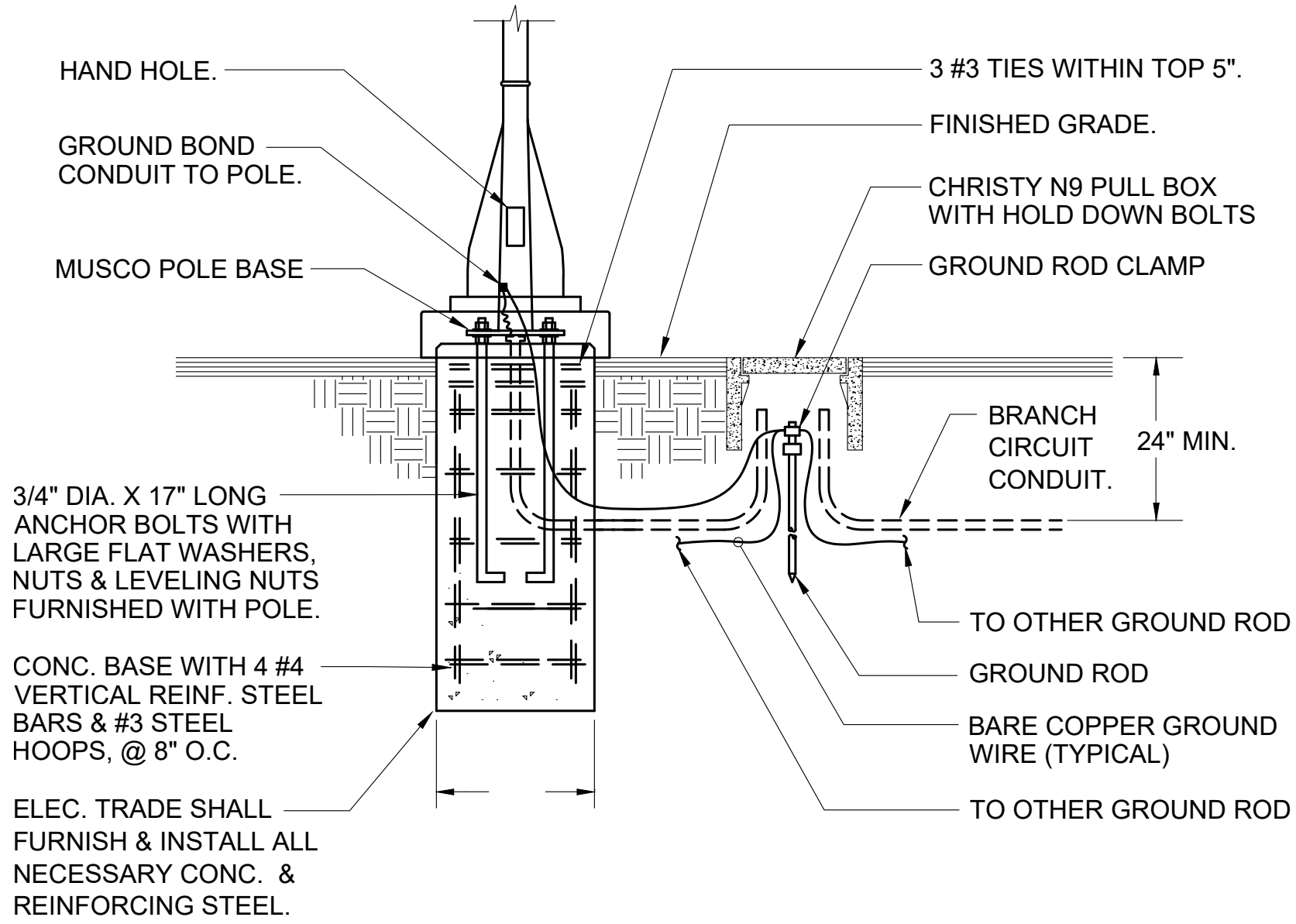
NOT AT SCALE



3

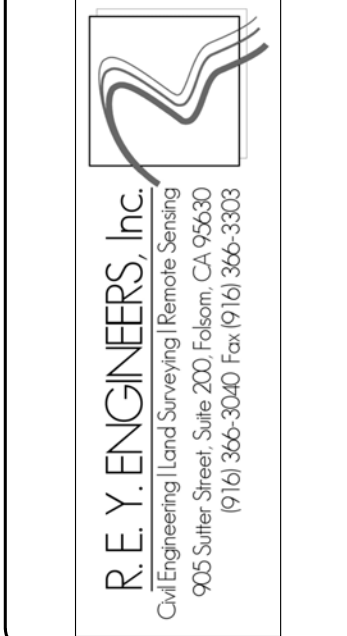
POLE LIGHT DETAIL

NO SCALE



IMPROVEMENT PLANS FOR:
POLICE DEPARTMENT PARKING LOT EXPENTION
CIP #626
ELECTRICAL DETAILS
CITY OF LINCOLN
CALIFORNIA

DRAWING INFO	
DATE:	2025-06-04
DRAFTER:	ECOM
DESIGNER:	J.T.
REVIEWER:	B.S.
PROJECT NO.	DWG NO.
5175.3004	E5.0
SHEET NO.	OF



NO	REVISION	DESCRIPTION	CHECKED BY	DATE
PRELIMINARY NOT FOR CONSTRUCTION				

DRAWING SCALE	
HOR. SCALE:	AS NOTED
VERT. SCALE:	N.T.S.



STAFF REPORT

Item Number 8.A

SUBJECT: **Lincoln Place Tentative Subdivision Map - Time Extension**
Public Hearing to Consider the Request of a Time Extension to an Approved Tentative Subdivision Map (Lincoln Place) for an Additional Two (2) Years with a New Map Expiration of September 12, 2027 (APN: 021-310-018 and -019).
Owner/Applicant: Janay A. Hoffman Trust. (PLN25-00007).
(Efren Sanchez)

SUBMITTED BY: Efren Sanchez

DEPARTMENT: Community Development

DATE: September 9, 2025

STAFF RECOMMENDATION:

Staff recommends that the City Council conduct a public hearing, consider the information and findings in the staff report, testimony of the public, and adopt a resolution detailing the actions recommended by the Planning Commission:

1. Determine that no additional environmental analysis is required for this time extension pursuant to Section 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration) of CEQA as the potential project environmental impacts previously evaluated under the adopted Nicolaus Place Initial Study: Mitigated Negative Declaration (SCH No. 2010082081) have been adequately addressed and that no further analysis is required under Section 15162 of the CEQA Guidelines.
2. Approve a two (2) year time extension for the approved Lincoln Place Tentative Subdivision Map, subject to revised Conditions of Approval. (Attachment 1).

BACKGROUND/INTRODUCTION:

On September 12, 2023 the [City Council](#) approved the Lincoln Place Tentative Subdivision Map project under Resolution # 2023-173 (Attachment 2) for the division of two residential parcels, totaling 5.32 acres into 21 R-1 zoned single family lots with three landscape lots. The project site is located at 2005 and 2035 Nicolaus Road on APNs 021-310-018 and 021-310-019. An earlier version of this Tentative Subdivision Map, known as Nicolaus Place Tentative Subdivision Map, was approved; however, it expired on January 11, 2017. The current approved version of the map is due to expire on September 12, 2025.

On April 2, 2025, the applicant timely filed this first discretionary time extension for the approved Lincoln Place Tentative Subdivision Map in order to process the subdivision improvement plans, implement conditions of approval, and record the Final Subdivision Map. Approval of this two (2) year time extension would extend the expiration of the map to

September 12, 2027.

On [August 20, 2025](#), Planning Commission adopted Resolution 2025-XX, recommending City Council Approve a two (2) year time extension for the approved Lincoln Place Tentative Subdivision Map, subject to revised Conditions of Approval (Attachment 1). The Planning Commission asked the applicant why there is a delay in developing the property? The applicant responded by stating that the applicant team is currently under real estate negotiations with a potential buyer to purchase both this project and the neighboring property to the west, which includes the Lincoln 14 Tentative Subdivision Map project.

FINDINGS/ANALYSIS:

Lincoln Municipal Code (LMC) Section 17.16.190 - Term of approval-Extensions regulates time extensions for approved tentative subdivision maps. This is the first discretionary time extension for the proposed Lincoln Place Tentative Subdivision Map – Time Extension. According to LMC Section 17.16.190, in the event improvement plans and final map are still in process by the time the two (2) year time extension is set to expire, the applicant can request for an additional four (4) year time extension. A total of 72 months or six (6) years are allowed for discretionary time extensions.

The extension must be reviewed by the Planning Commission and recommend to the City Council the approval, approval with conditions, or denial of the time extension. The applicant has shown a sustained effort to meet the requirements of the tentative subdivision map by anticipating the time needed to subsequently process improvement plans and recording of the Final Map. The City Council will review the Planning Commission's recommendations and make the final determination. The extension of time will provide additional time for the applicant to satisfy the conditions of approval, get the improvement plans reviewed and approved, and record the Final Map.

Development Engineering Division has recommended minor text amendment to Condition of Approval #13 as part of this time extension application. The proposed text amendment takes into consideration the efforts the applicant team has made towards executing this particular condition. The applicant submitted the legal description and plat maps; however, the execution of the Irrevocable Offer of Dedication for the public street easements connectivity to the west of Lincoln Place is still pending. The proposed text amendments are shown as strikethrough (deletion) and underlined (additions) to the text as illustrated in (Attachment 3). Staff coordinated with the applicant team and they agreed with the proposed modification to Condition of Approval #13.

The approved tentative subdivision map remains consistent with the applicable policies and standards of the General Plan, Zoning Ordinance (LMC Title 18), Subdivision Ordinance (LMC Title 17), and requires no additional environmental analysis pursuant to Section 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration) of CEQA as discussed below. The conditions of approval plus revised Condition of Approval #13 shall remain applicable as outlined in Attachment 1.

ENVIRONMENTAL REVIEW:

Pursuant to requirements of California Environmental Quality Act (CEQA) Guidelines Section 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration), the City has determined that there is no possibility the time extension itself will have a significant effect on the environment. Any potential project environmental impacts previously evaluated under the

previously adopted Nicolaus Place Initial Study: Mitigated Negative Declaration (ISMND) (SCH No. 2010082081) have been adequately addressed and that no further analysis is required under Section 15162 of the CEQA Guidelines. The extension of the map will carry forward the project that was previously analyzed and approved. Based on staff's analysis of the previous ISMND, no further CEQA analysis is warranted as no map changes are proposed other than an extension of expiration for the approved tentative map.

LEVINE ACT COMPLIANCE:

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

This matter does not implicate the disclosure requirements of the Levine Act.

FISCAL IMPACT:

N/A - this item has no direct fiscal impact on the City.

ATTACHMENTS:

[REVISED RESOLUTION_9.3.25.docx](#)

[Exhibit A to Resolution - COA.doc](#)

[Attachment 2_Planning Commission Resolution 2025-12.pdf](#)

[Attachment 3_Resolution No. 2023-173](#)

[Attachment 4_COA #13 track changes](#)

RESOLUTION 2025-

A RESOLUTION AUTHORIZING A TWO-YEAR EXTENSION OF TIME FOR THE LINCOLN PLACE TENTATIVE SUBDIVISION MAP, ON ASSESSOR'S PARCEL NUMBERS 021-310-018 AND 021-310-019; AND FINDING THE ACTIONS ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the original Lincoln Place Tentative Subdivision Map was adopted by City Council under Resolution No. 2023-173 on September 12, 2023; and

WHEREAS, on July 25, 2023, staff brought forth a workshop item to Council to discuss waiver of the requirement to annex into the City's Community Facilities Districts, and was given direction to work toward accomplishing that goal as workshoped; and

WHEREAS, the Planning Commission of the City of Lincoln considered the request to extend the Tentative Subdivision Map, which the applicant timely filled on April 2, 2025 prior to the September 12, 2025 expiration; and

WHEREAS, based on staff's review due to the timeline wherein this project was entitled, this project would not be subject to SB 1783 (Bloom) and thus could be required to participate in CFD's 2018-1 and 2018-2. Through a lengthy negotiation process the developer of the project has indicated to staff that without an amendment to the CFD requirement the project is not feasible to move forward as an affordable project. That being the stated case, staff have explored creative alternatives with the developers to address the CFD needs while at the same time encouraging the project to move forward; and

WHEREAS, notices describing the proposed two-year extension for the Lincoln Place Tentative Subdivision Map to subdivide two parcels into 21 single family lots was published pursuant to Section 17.16.150 of the Lincoln Municipal Code in at least one newspaper of general circulation within the City of Lincoln at least ten calendar days before the Planning Commission's public hearing; and

WHEREAS, pursuant to requirements of California Environmental Quality Act (CEQA) and the Environmental Guidelines of the City, notice is hereby given that the City, has determined that no additional environmental analysis is required pursuant to Section 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration) of CEQA as the potential project environmental impacts previously evaluated under the adopted Nicolaus Place Initial Study: Mitigated Negative Declaration (SCH No. 2010082081) have been adequately addressed and that no further analysis is required under Section 15162 of the CEQA Guidelines; and

WHEREAS, the City Council has reviewed the Two-Year Extension of Time for the Lincoln Place Tentative Subdivision Map and conducted a public hearing.

NOW THEREFORE BE IT RESOLVED:

Section 1. The City Council finds and determines that:

a. The Lincoln Place Tentative Subdivision Map presently conforms to the requirements for a tentative subdivision map within the City of Lincoln and as such an extension of approval may be considered.

b. Based upon the City Council review of the facts, the Commission recommended to the City Council an extension of two (2) years for the Tentative Subdivision Map adopted by City Council Resolution No. 2023-173 for Lincoln Place Tentative Subdivision Map.

c. The Lincoln Place Tentative Subdivision Map shall expire on September 12, 2027.

b. Original conditions of approval under Resolution 2023-173 with modifications made through this resolution shall remain applicable.

Section 2. The Time Extension for the Tentative Subdivision Map for LINCOLN PLACE is approved subject to the conditions set forth in Exhibit A, attached hereto and incorporated by this reference.

PASSED AND ADOPTED this 9th day of September, 2025 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

Holly Andreatta, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

Exhibit A

The **Lincoln Place** Small Lot Tentative Subdivision Map, located at the south west corner of the intersection of Nicolaus Road and Joiner Parkway in the City of Lincoln, Assessor's Parcel Number 021-310-018 and 021-310-019 is approved subject to the following conditions of approval. Condition of Approval #13 has been modified as part of the time extension application review by Development Engineering (underline is additional text, while ~~strike-through~~ is deleted text).

* (Single Asterisk) located in front of the Condition is a Modified Standard Condition

** (Double Asterisk) located in front indicates a New Condition Specific to the Lincoln Place Tentative Subdivision Map

Condition	Timing	Responsible Party	Status
GENERAL CONDITIONS			
1. All development within Lincoln Place Subdivision (Project) is subject to compliance with Mitigation Measures contained within Joiner Ranch General Development Plan Area EIR (State Clearinghouse No. 2010082081).	General Condition	Community Development	
2. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General Condition	Community Development	
3. The Applicant shall pay the City's actual costs of providing entitlement processing Plan review, Final Map review, GIS, administrative fee, and inspection services. This may be a combination of staff costs and direct billing for contract professional services.	General Condition	Community Development and City Engineer	

Exhibit A

Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval Page 2 of 33

Condition	Timing	Responsible Party	Status
4. All improvements required for the Lincoln Place Subdivision Tentative Map shall be designed and constructed to conform to the City of Lincoln Municipal Code, Section 17, Design Criteria and Procedures Manual and Public Facilities Improvement Standards or as modified by these Conditions of Approval, or as approved by the City Engineer and/or Community Development Director.	Improvement Plans/Final Map	Development Engineering and City Engineer	
5. * Completion of both frontage and onsite improvement plans and construction or bonding of improvements are required prior to approval of the Lincoln Place Subdivision Final Subdivision Map.	Improvement Plans/Final Map Approval	Development Engineering and City Engineer	
6. The design, maintenance, inspection and reporting of all storm water systems, devices, and treatment systems by the Applicant/HOA shall be in compliance with the West Placer Storm Water Quality Design Manual and the State MS4 permit or current State requirements.	General Condition On-going	Development Engineering and City Engineer	
7. As set forth in the City's Public Facilities Element Fee (PFE program), the project is subject to Infrastructure and Capital Facility Impact Fees categories including but not limited to, Wastewater Fee; Reclaimed or Raw Water Fee; Drainage Fee; Water Fee; Transportation Fee; and Community Services Fees which includes Parks, City Administration, Fire, Police, Solid Waste, and Library.	General Condition	Support Services	
8. ** The Applicant shall apply and obtain a demolition permit prior to demolition of the residential buildings on the project site.	General Condition and prior to site grading	Community Development, Building Services and City Engineer	

Exhibit A

Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

Page 3 of 33

Condition	Timing	Responsible Party	Status
9. * The conditions of approval for the Small Lot Tentative Map and exhibit Maps dated December 9, 2022 supersede any and all conflicting notations and information which may be shown on said Maps.	General Condition	Community Development	
10. The Small Lot Tentative Subdivision Map approval is valid for two (2) years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), or extended by the terms of a Development Agreement.	General Condition	City of Lincoln	
11. * All improvements and construction within the project shall be consistent with the Joiner Ranch General Development Plan Area and the approved Small Lot Tentative Map.	General Condition	Community Development and City Engineer	
12. One or more residential small lot maps may be recorded concurrent with or subsequent to the recordation of the Large Lot Final Subdivision Map. Also, the applicant may file multiple final maps.	General Condition	Community Development	

Exhibit A

Condition	Timing	Responsible Party	Status
13. ** Applicant shall execute an Irrevocable Offer of Dedication for the public street and highway easement and adjacent public utility easements for the entry street to Nicolaus Road, including the Tee intersection south of Nicolaus Road, and including the east-west street to the west boundary of Lincoln Place, to provide access to the parcel to the west of Lincoln Place. ~~Within 60 days of the City Council approval of the Tentative Map, the Owner of the Lincoln Place property Applicant shall submit to the City for review the legal descriptions and plat maps (and funding) for both the public street and adjacent PUEs. When the legal descriptions and plat maps for both the public street easement and the PUEs are deemed technically correct by the City, the Owner of the Lincoln Place property shall execute the IODs for the Public Street and Highway Easement and PUE.~~	~~Submit legal descriptions and plat maps within 60 days of the Prior to approval of the final subdivision map by the City Council approval of the Tentative Map. Within 14 days of the City deeming the legal descriptions and plat maps technically correct, the Owner shall execute the IODs for the street easement and PUEs.~~	Development Engineering and City Engineer	

Exhibit A

Condition	Timing	Responsible Party	Status
DEVELOPMENT STUDIES/MITIGATION			
14. Provide a design of on-site water system to comply with the City Design Criteria and Procedures Manual with the first submittal of improvement plans.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
15. Provide a sewer capacity study to comply with the City Design Criteria and Procedures Manual with first submittal of improvement plans.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
16. Provide a stamped/signed storm drainage study to comply with the City Design Criteria and Procedures Manual with the first submittal of improvement plans.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
17. Prior to the approval of improvement plans, the applicant shall demonstrate that the design of the on-site drainage system complies with Section 10 of the City Design Criteria and Procedures Manual, specifically Table 10-1, “Allowable Street Encroachments” and Section 10-2 for minimum pad elevations adjacent to designated floodplains and overland routing of flood flows.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
18. The Applicant shall provide a stamped and signed final post construction Storm Water Quality Plan with the 1 st submittal of the improvement plans. The plan shall comply with the West Placer Storm Water Quality Design Manual, using updated SWQP templates, and the State MS4 permit or current State requirements.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	

Exhibit A

Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

Page 6 of 33

Condition	Timing	Responsible Party	Status
19. The Applicant shall submit a soils report prepared by a soils engineer for the development including the park sites. The report shall identify any grading and/or foundation soil problems on the lots and recommend any necessary corrective action to be taken. The reports shall be submitted with the Grading Permit or Improvement Plans, whichever occurs first. The reports shall include sub-grade soil evaluation for roadway design and provide suggested structural road sections. The soils report shall provide soil characteristics and geologic information necessary for input into the SWQP templates if required by design criteria.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
20. For those improvements that affect regulated resources, the Applicant shall have secured all required Environmental and Mitigation Permits for improvements prior to City approval of Plans for the improvements affecting the regulated resources.	Prior to approval of offsite Improvement Plans that affect regulated resources.	Planning	

Exhibit A

Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

Page 7 of 33

Condition	Timing	Responsible Party	Status
21. The Applicant shall provide the City with a copy of the approved 404 Permit and a 401 Certification to the Community Development Department, if applicable.	Prior to approval of Improvement Plans that affect the regulated resources or Final Map, whichever occurs first	Community Development	
22. The Developer, via the project arborist, shall inventory oak trees that will be removed as a result of development within the Lincoln Place Subdivision and shall mitigate loss of on-site oak trees through an in-lieu fee payment. The applicant will submit for review an updated arborist report to determine the actual quantity of oak trees and the total trunk diameter (inches DBH) of oak trees targeted for removal. The project arborists' recommendations for retention and grading around the oak trees to be retained will be incorporated as part of the improvement plan review.	Prior to approval of Improvement Plans and Final Map	Community Development	
STORM WATER QUALITY/GRADING/DRAINAGE			

Exhibit A

Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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Condition	Timing	Responsible Party	Status
23. For projects or development applications that involve less than 1 acre of grading, the Applicant shall submit an erosion control program with Improvement Plans to the City for review and approval and shall implement the approved Plan. The Plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse of disposal and re-vegetation. Specific techniques may be based on geotechnical reports, and shall comply with the then current City standards. During construction of any portion of phase of the project, no disturbed areas shall be left exposed for extended periods of time. The City Engineer will determine the timing and extent of re-vegetation required.	Prior to approval of Improvement Plans and Final Map	Development Engineering and City Engineer	
24. The project with each phase shall include adequately sized and properly aligned culverts at all drainage-way crossings. Culvert sizes must meet the design requirements and be approved by the City Engineer. Design and construct temporary culverts over natural channels for any stream crossings used during the construction phase. Construction equipment and vehicles must not cross streams without a proper temporary culvert crossing.	Prior to approval of Improvement Plans and Final Map	City Engineer	
25. In accordance with the City's most current standards, no disturbed surface or soil shall be left standing through a winter season without erosion control measures, such as re-vegetation of exposed slopes. Temporary erosion control measures (such as silt fences, staked straw bales, etc.) shall be employed at the base of disturbed slopes until re-vegetation is established.	Prior to approval of Improvement Plans	City Engineer	

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Condition	Timing	Responsible Party	Status
26. Design and construct energy dissipaters where drainage outlets discharge on erodible soil or into natural drainage ways. Temporary dissipaters may be used for temporary storm runoff outlets during construction phases. Permanent dissipaters shall be included for permanent outlets, unless the Erosion Control Plan indicates that conditions render it unnecessary (subject to the approval of the City Engineer).	Prior to approval of Improvement Plans and Final Map	Development Engineering and City Engineer	
27. The Applicant shall submit a post construction Storm Water Quality Plan with the project drainage study. The project shall comply with the City Ordinance, California MS4 permit requirements or any other State mandated requirements, to the satisfaction of the City Engineer. Compliance with the MS4 permit may result in the loss of lots.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
28. ** Prior to approval of improvement plans, the Applicant shall submit a plat map and legal description for dedication of a drainage easement over APN 021-310-032 and APN 021-310-100 to the City of Lincoln consistent with the approved tentative subdivision map.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
29. The design, maintenance, inspection, and reporting of all storm water systems, devices, and treatment systems by the Applicant shall be in compliance with the State Water Resources Control Board Water Quality Order No. 2013-0001-DWQ National Pollutant Discharge Elimination System Permit Phase 2 Municipal General Permit No. CAS000004, Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems and any design guidance developed by the City.	Prior to approval of Improvement Plans and During Construction	Community Development and City Engineer	

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Condition	Timing	Responsible Party	Status
30. The Applicant shall submit a SWPPP and post construction Erosion Control Plan for each phase of construction for City approval. The Plan shall include Best Management Practices (BMPs) to minimize and control the level of pollutants in storm water runoff released to off-site receiving waters. Specific techniques shall comply with adopted City standards.	Prior to approval of Improvement Plans and During Construction	Community Development and City Engineer	
31. The Applicant shall prepare a Water Quality Maintenance and Operation Plan for storm water quality & LID improvement facilities. The Water Quality Maintenance and Operation Plan shall contain, at a minimum but not limited to, a description of the constructed facilities, the design criteria, a description of the expected facility operation, a post construction Erosion Control Plan, a post construction Storm Water Quality Control Plan, and a description of maintenance activities required along with a schedule for each activity. The Water Quality Maintenance and Operation Plan shall also contain a description of sampling, testing, and reporting requirements. The Water Quality Maintenance and Operation Plan shall be subject to approval by the Public Services Department prior to the City's acceptance of the storm water quality facilities, following the two (2) year maintenance period.	Prior to Final Map Approval	Development Engineering, City Engineer, and Public Services	
32. Subject to permits issued by the Placer County Environmental Health Department, locate and properly abandon all septic systems and wells. Prior to abandoning any existing agricultural wells, the Applicant shall use water from the agricultural wells for grading and construction of the project or its phases.	Prior to Acceptance of Improvements or as determined on Improvement Plans	City Engineer	

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Condition	Timing	Responsible Party	Status
33. The Applicant shall submit Blasting Plans (if required) for review and approval by the City Engineer prior to commencing any on-site blasting activities. At a minimum, the Blasting Plan is to include a description of the work to be accomplished, a statement of the necessity to accomplish the work, a description of alternatives to blasting considered but rejected, a description of steps taken to avoid hard rock areas, safety measures to be implemented. The Blasting Plan is to coordinate blasting activities with the Police, Community Development Department, and Fire Departments and specify the time and duration proposed for the activity. The Applicant shall provide 72 hours notification to the above Departments of any scheduled blasting.	Prior to any blasting activities	Community Development, City Engineer, Police, Fire	
34. The Applicant shall provide a grading and erosion control security deposit in accordance with the City of Lincoln Design Criteria and Procedures Manual.	Prior to the issuance of the Grading Permit.	City Engineer	
35. Flagging, fencing, signage, and other devices shall be installed prior to grading on-site. Fence locations shall be to the approval of the City Engineer and shall require inspection prior to start of grading. Fencing should not be removed unless written approval is obtained from the City Engineer.	Prior to Grading	City Engineer	
36. Trees removed during site grading and construction shall be disposed of by means other than landfill or burning.	Prior to Grading	City Engineer	
37. Trees not scheduled for removal adjacent to construction areas shall be temporarily fenced around their drip lines to prevent inadvertent damage during construction activity.	Prior to Grading	City Engineer	
FLOODPLAIN/WETLANDS			

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Condition	Timing	Responsible Party	Status
38. Where applicable, the Applicant shall prepare, prior to each phase of Improvement Plan submittal, a detailed analysis of the designated 100-year floodplain in the project area to determine the flood-prone areas and base flood elevations (if not already available). Floodplain elevations must be determined prior to the approval of a Final Subdivision Map. The Applicant shall be responsible for any costs associated with the need to file requests to FEMA for map changes; i.e. CLOMR or LOMR, subject to any third-party reimbursement as may exist. The Applicants shall provide all data and mapping necessary to amend the City's FEMA mapping and fund all requests for amendments.	Prior to approval of Improvement Plans and Construction	Community Development, City Engineer	
39. All future grading shown on the tentative map, including proposed pad elevations, shall be subject to further review and approval by the City Engineer and Community Development Department in accordance with applicable City and FEMA requirements.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	
40. The project shall comply with requirements of SB-5 (200-year flood protection) and regulations and guidelines published by the State Department of Water Resources, and as may be adopted by the City of Lincoln in compliance with the requirements of SB-5.	General Condition	Community Development and City Engineer	
41. **All future grading shown on the approved tentative subdivision map dated Dec 9, 2022 prepared by Baker-Williams Engineering Group, including proposed pad elevations and design of offsite improvements shall be subject to further review and approval by the City Engineer and Community Development Department in accordance with applicable City and FEMA requirements.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
TRANSPORTATION/STREET IMPROVEMENTS			

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Condition	Timing	Responsible Party	Status
42. Traffic striping, markings and signing shall be provided as required by the applicable City of Lincoln Design Criteria and Procedures Manual and Public Facilities Improvement Standards, as well as the California Manual of Uniform Traffic Control Devices, latest edition.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
43. The Applicant shall design and construct ADA compliant ramps to allow movement of bicycles from sidewalks to on-street bike lanes where bike/trail routes merge with frontage sidewalks.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	
44. Street names shall be reviewed and approved by the City. The applicant shall work with the City to determine appropriate names to be incorporated into street names as feasible.	Prior to approval of Improvement Plans & Final Map	Planning	
45. ** The Applicant shall design and construct frontage improvements along Nicolaus, including but not limited to, the installation of underground infrastructure, pavement restoration and widening, landscaping, water quality basins and sound wall consistent with the approved tentative subdivision map dated Dec 9, 2022 prepared by Baker-Williams Engineering Group to the satisfaction of the City Engineer, Public Services Department and Community Development Department during the review and approval of Improvement Plans.	Prior to approval of Improvement Plans & Acceptance of Improvements	Community Development, Public Services and City Engineer	
UTILITIES			

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Condition	Timing	Responsible Party	Status
46. The Preliminary Grading & Utility Plan exhibit dated Dec. 9, 2022 prepared by Baker-Williams Engineering Group showing pipe sizing and alignment for utilities are not approved for final design. The utility exhibits shall be updated by technical studies/reports and the Improvement Plans shall incorporate the findings of the technical studies, to the satisfaction of the City Engineer.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
47. If determined necessary by the City, the Applicant shall design and construct water sampling stations at locations approved by the City Engineer to allow for sampling of the water supply system, pursuant to the State of California and the City of Lincoln.	Prior to approval of Improvement Plans & Final Map	Development Engineering, City Engineer and Public Services	
48. The Applicant shall comply with all provisions of the City's Cross Control and Backflow Prevention Ordinance.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	
49. The Applicant shall submit Joint Utility Trench Composite Plans for review by City Engineer.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

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Condition	Timing	Responsible Party	Status
50. If/where applicable, subject to the Applicant's 404 Permit, sewer and water easements located in open space areas shall have an access road to valves and manholes approved by the Community Development Department and City Engineer, and constructed with a minimum easement width of 15-feet and providing an 8-foot wide pave section, acceptable to the City Engineer with 2-foot wide aggregate base shoulders. (Any crossing of U.S. Army Corps of Engineers jurisdictional wetlands shall be in a steel casing.)	Prior to Acceptance of Improvements	City Engineer	
FIRE			
51. The final design, layout and line capacity of water and hydrant systems will be subject to approval of the City Engineer in consultation with the Fire Chief prior to start of any phase of underground utility construction.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	
52. The final placement of fire hydrants shall be subject to the approval of the Fire Chief during the review of Improvement Plans and consistent with the most current improvement standards for the City.	Prior to approval of Improvement Plans & Final Map	Development Engineering, City Engineer and Fire Department	
53. Consistent with the locations provided in the approved Tentative Map, emergency access ways and pedestrian connections will be reviewed with Improvement Plans and be approved by the Fire Department, Community Development Department, and City Engineer.	Prior to approval of Improvement Plans & Final Map	Community Development, City Engineer and Fire Department	

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Condition	Timing	Responsible Party	Status
54. The Applicant shall provide funding necessary for a fire flow analysis of the onsite water model into the City's water model.	Prior to approval of Improvement Plans & Final Map	Community Development, City Engineer and Fire Department	
LANDSCAPING			
55. Where non-potable water is to be used, all provisions for its use are to be in accordance with the California requirements and subject to the City Engineer's approval. The City Engineer shall be notified 72 hours in advance of any new construction being undertaken for landscaped areas using non-potable water.	Prior to approval of Improvement Plans and during Construction	Development Engineering, City Engineer	
56. The Applicant shall be required to submit a Master Tree List Planting Plan for the residential development setting forth front yard trees in accordance with the adopted General Plan, and the approved Landscape Plans for Lincoln Place Subdivision . The Plan shall be subject to review and approval of the Community Development Department	Prior to Prior to approval of Improvement Plans /Final Map Approval	Community Development and City Engineer	
57. Any structure as part of the civil and landscape improvement plans shall be submitted to the building department for a building permit.	Prior to approval of Improvement Plans	Community Development and City Engineer	
LIGHTING/DESIGN			

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Condition	Timing	Responsible Party	Status
58. A Street Lighting Plan shall be submitted to the City with Improvement Plans prior to construction of each project phase. All street lights shall be LED and Smart Metered to the satisfaction of the City Engineer. Street light poles where located in public right-of-way and maintained by City, shall be concrete and/or to the satisfaction of the City Engineer. All street lights shall be in accordance with the Lincoln Place Subdivision General Development Plan and to the satisfaction of the City Engineer. The selection of the lights and design of the lighting system shall be reviewed and approved by the Community Development Department and City Engineer. Streetlights and similar fixtures shall be directed away from residences.	Prior to approval of Improvement Plans and Final Map	Development Engineering and City Engineer	
59. The Applicant shall review options with Community Development staff to minimize visual impacts and monotony in the design of any sound walls. If used, walls should be constructed of masonry and utilize graffiti resistant materials. Wall design and materials shall be subject City's approval and according to the design standards in the Lincoln Place Subdivision General Development Plan and noise mitigation.	Prior to Improvement Plans and Final Map	Community Development	
IMPROVEMENT PLAN NOTES			

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

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Condition	Timing	Responsible Party	Status
61. A note shall be added to the Grading Plans that states: “Prior to the commencement of grading operations, the contractor shall identify the site where the deficit earthen material shall be borrowed. A report issued by a geotechnical engineer shall be submitted to verify that the imported materials are suitable for project fill. If the borrow site is within the City of Lincoln, the contractor shall show proof of all approved Grading Plans. Haul routes to be used shall be approved by the City Engineer.”	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
62. A note shall be added to the Improvement Plans: “Construction in the project shall take place between the hours of 7:00 A.M. to 5:00 P.M., Monday through Friday, unless written approval is granted by the Community Development Department for private property and the City Engineer for mass grading and public improvements, allowing work for different days or hours.” “Radios and other musical equipment noise shall be played at levels consistent with the City of Lincoln standards so as to be contained on-site.”	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
63. A note shall be added to the Improvement Plans: “All contractors are required to deliver all construction related refuse collected in debris boxes to the Western Placer Waste Management Authority Material Recovery Facility. The City reserves the right to require that a franchise agreement be approved with any refuse handler at any time during the construction process.”	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

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Condition	Timing	Responsible Party	Status
64. A note shall be added to the Improvement Plans: “Seventy-two (72) hour notification must be given to the City of Lincoln prior to disinfection of any water mains. The contractor shall coordinate with the City Construction Inspector to schedule with the Public Services Department at 434-2450 for disinfection and testing.”	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
65. A note shall be added to the Improvement Plans: “The Applicant shall submit Environmental surveys in compliance with the mitigation measures. The Applicant shall secure Community Development Department (Planning) approval that surveys are adequate and mitigation measures are incorporated into the Plan prior to start of any on-site construction.”	Prior to approval of Improvement Plans	Community Development and City Engineer	
66. A note shall be added to the Improvement Plans: “The Applicant shall require their contractors to work with the Police Department in the development of security measures during construction to increase security of stored equipment and materials on-site and to minimize demands on police protection services during project construction.”	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
67. A note shall be added to the Improvement Plans: “All construction contractors shall provide a Spill Prevention and Counter Measure Plan describing measures to insure proper collection and disposal of all pollutants handled or produced on the project site during construction, including sanitary wastes, cement, and petroleum products. The Plan shall be submitted to the City’s Fire Department and City Engineer prior to each phase of construction.”	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

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Condition	Timing	Responsible Party	Status
68. The Applicant shall apply for and obtain an Encroachment Permit from the Engineering Department prior to any work conducted with the City right-of-way or public easements.	Prior to construction	City Engineer	
FINAL MAP			
69. Prior to the approval of each Final Map, the Applicant shall enter into a standard City Subdivision Agreement with the City identifying the public improvements, if any, to be constructed with each phase. The Applicant shall provide security, in one of the standard forms acceptable to the City Attorney and consistent with the Subdivision Map Act guaranteeing construction of the improvements. The City may accept proceeds from any bond sale for security in the manner authorized by Government Code Sections 66462(a)(2)(b) and 66499.5.	Prior to Final Map approval	Community Development, City Engineer	
70. Arrangements shall be made by the Applicant during the review of Final Maps by the City for the abandonment of any existing easements and/or right-of-way no longer required as well as arrangements for the dedication of new easements and/or rights-of-way required to carry out project conditions of approval. Separate document easements required by the City shall be prepared by a licensed land surveyor and submitted for review by the City Surveyor, Community Development Department and City Engineer.	Prior to Final Map approval	Community Development and City Engineer	
71. The Landowner shall convey all groundwater rights to the City of Lincoln with the recordation of any Final Maps.	Prior to recordation of Final Map	Community Development and City Engineer	

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Condition	Timing	Responsible Party	Status
72. The Owner shall dedicate public utility easements for underground facilities of a size established by City Standards and Specifications and consistent with the City's franchise agreements as part of each Final Map.	Prior to Final Map approval	Community Development and City Engineer	
73. The words "traffic control appurtenances" shall be included on the cover sheet of Final Map in the list of utilities allowed in public utility easements (PUE's) located along public roads.	Prior to Final Map approval	Development Engineering and City Engineer	
74. The Owner shall consent to the City's formation of, or annex into, a Drainage Maintenance Assessment District or Maintenance CFD if deemed necessary by the Community Development Department and City Engineer.	Prior to Final Map approval	Community Development and City Engineer	

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

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Condition	Timing	Responsible Party	Status
76. The Owner shall provide a funding mechanism for the additional demand on public safety and public library, etc. This funding may consist of annexation to CFD 2018-2 or other funding mechanism as is acceptable to the City. A fiscal impact analysis should be completed to ensure the project will cover the costs of the additional services needed. Compliance with this condition shall be to the satisfaction of the Finance Director, Community Development Director. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index plus 3% as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.	Prior to Final Map Approval	Community Development, Support Services and City Engineer	
77. The Applicant will participate in the City's Public Facilities Element (PFE) Fee program current at the time of issuance of each building permit	Issuance of Each Building Permit	Community Development	
78. In the event the project utilizes private Covenants, Conditions & Restrictions (CC&R's), a copy of the CC&R's shall be provided by the applicant to the City Attorney and Community Development Department for review and approval prior to recordation of any Small Lot Final Map.	Prior to Final Map approval	Planning	
79. The Applicant shall provide notification within the CC&Rs to potential land purchasers that the matter of view sheds and the protection of view shed interests is a private civil matter and not regulated by the City of Lincoln.	Prior to Final Map approval	Community Development	

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Condition	Timing	Responsible Party	Status
80. If a Homeowner's Association (HOA's) is established for the project, the Applicant shall be responsible for all cost of establishing the HOA and initial funding for its operation. The HOA responsibilities for ownership, operation, repair, maintenance, inspection and reporting shall be delineated in the formation documents. Facilities to be owned and maintained by the HOA shall be identified on each Final Map and set of Improvement Plans. Applicant shall grant an easement to the City on the Final Maps for access and inspection of all facilities to be owned by the HOA. The HOA shall indemnify the City and define its liabilities and responsibilities. Once approved by the City as to form and content, the HOA shall be recorded and may not be amended or rescinded without first obtaining approval from the Community Development Department and City Attorney. A provision reflecting this shall be incorporated in the recorded CC&R's.	Prior to Final Map approval	Community Development	
81. The Applicant shall complete any necessary exchange of real property needed to conform the legal boundary lines to match the approved Tentative Subdivision Map configuration. This may be achieved, if necessary, by filing and receiving approvals from the City Engineer for additional mapping or Lot Line Adjustment, as allowed by the Subdivision Map Act and the City's Subdivision Ordinance.	Prior to Final Map approval	Community Development and City Engineer	
82. The Applicant shall provide to the Community Development Department copies of the Final Maps for each phase after the City Engineer's approval but prior to City Council approval: • Two digital copies of the Final Map in DWG format compatible with the City's mapping and PDF • One plot or print of the submittal	Prior to Final Map approval	Community Development and City Engineer	

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Condition	Timing	Responsible Party	Status
83. Prior to recordation of a final map, the Applicant shall file with the Placer County Clerk, a certificate from the Placer County Tax Collector's Office indicating that no liens against the subdivision or any part thereof exist for unpaid State, County, Municipal or local taxes or special assessments collected with taxes, except those not yet due and payable.	Prior to Final Map Recordation	Development Engineering and City Engineer	
84. After recordation of the Final Map, the Applicant shall provide to the City Engineer one copy of the recorded Final Map on Mylar.	Immediately after recordation of Final Map	Community Development and City Engineer	
85. * Dedicate rights of ways and public utility easements for public improvements required to serve the lots shown on the Small Lot Final Map/s and construct those improvements or enter into a subdivision agreement with bonds, pursuant to Lincoln Design Criteria and Procedures Manual, to the satisfaction of the City Engineer.	Concurrent with filing of the Final Map with the City Council.	Development Engineering and City Engineer	
86. ** Applicant shall construct all offsite improvements as per approved improvement plans consistent with the approved tentative subdivision map or enter into a public improvement agreement with bonds, pursuant to Lincoln Design Criteria and Procedures Manual, to the satisfaction of the City Engineer.	Concurrent with filing of the Final Maps with the City Council.	Development Engineering and City Engineer	
PRIOR TO CONSTRUCTION			
87. The Applicant's contractor shall apply for and obtain an Encroachment Permit from the City Engineer prior to any work conducted within the City right-of-way.	Prior to beginning construction	City Engineer	

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Condition	Timing	Responsible Party	Status
88. The Applicant, before performing construction activities within the project area and prior to each phase of development shall submit a construction schedule to the Fire Department to allow coordination of fire protection services during construction.	Prior to any construction activity	City Engineer and Fire Department	
89. The Applicant shall consult/notify with the service provider of Gas, telephone, CATV and Electrical System Design Departments at the earliest available opportunity concerning all applicable Development Plans, site improvements, and construction schedules. The project sponsors shall maintain contact with the service provider so that required facilities and easements will be developed in a coordinated manner.	Prior to construction	City Engineer	
90. An on-site meeting with the Applicant, contractor, superintendent, engineers, and City representatives to review special procedures, limits of work, lines of authority and special conditions or procedures shall take place prior to any significant grading activity. The Applicant shall provide an organization chart displaying lines of authority and phone numbers for each individual shown in a supervisory capacity. The Applicant shall designate in writing before the start of work an authorized representative who will have authority to act on behalf of the project. Said representative should be available on the job site during all construction or accessible by phone. The representative shall also make any necessary arrangements with the City Engineer concerning extended or emergency work periods.	Prior to any construction	City Engineer	
91. All construction haul routes shall be approved by the City Engineer prior to commencement of any construction activity.	Prior to any construction	City Engineer	

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Condition	Timing	Responsible Party	Status
92. The Applicant shall coordinate the placement of centralized mail delivery units, if required by the Post Office or provide verification that centralized mail delivery units will not be required by the Post Office. The placement of the units, if required by the Post Office, shall give consideration to concepts of defensible space, such as street lighting and visibility, ADA accessibility, as well as consumer convenience. The centralized mail delivery units shall not be located within any of the water quality LID areas identified on the Subdivision Map and/or Improvement Plans.	Prior to any construction	Community Development	
DURING CONSTRUCTION			
93. Consistent with the recommendations of a soils engineer and as approved by the City Engineer, grading should be scheduled to avoid seasonally high groundwater conditions in swale areas.	During Construction	City Engineer	
94. For each phase of development, the Applicant shall provide a specific geotechnical analysis to determine the suitability of excavated material (if proposed for use) as engineered fill, and trench backfilling, topsoil, or other types of reuse on-site such as landscaping fill in parks. If during construction the Applicant identifies any unique unforeseen soils conditions, the Applicant shall within 24-hours notify its geotechnical consultant to provide an analysis to the City Engineer for approval concerning any remediation action.	During Construction	City Engineer	
95. The Applicant/Contractor shall be responsible for the cleaning of all public streets during construction. The manner and frequency of street cleaning shall be determined by the City Engineer based upon field conditions.	During construction	City Engineer	

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Condition	Timing	Responsible Party	Status
96. For potable construction water, flows shall not exceed 500 gpm and 500,000 gallons per day subject to approval by the City. All flows shall be metered and monitored by the Applicant. The cost of potable construction water shall be at a rate established by the City. Any use of potable water for construction shall be subject to availability as determined by the City.	During construction	City Engineer	
97. The project shall provide for a system to inform all contractors and subcontractors and other affiliated parties conducting business within the City that a Business License must be obtained from the City. Prior to the preconstruction meeting, the Applicant shall submit to the City of Lincoln a list containing all parties doing business within the City as a result of the project. The City will check the list to ensure that each party has obtained the necessary Business License.	Prior to issuance of Building Permits and during construction	Building	
98. The Applicant may place a temporary sales building on the project site during project construction, subject to approval of the Community Development Department. The Applicant shall submit information to the Community Development Department regarding the location and services available to the structure as well as elevations of the temporary facility. Use of the facility will be subject to the approval of the Community Development Department.	During construction	Building	
PRIOR TO ACCEPTANCE			
99. The Applicant shall be responsible for repairing street damage caused by construction equipment on the street system to the satisfaction of the City Engineer.	Prior to Acceptance of Improvements	City Engineer	

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Condition	Timing	Responsible Party	Status
100. The Applicant, through his/her engineer or surveyor, shall set sufficient durable monuments to conform to the standards prescribed in Section 8771 of the Business and Professional Code of California.	Prior to Acceptance of Improvements	City Engineer	
101. The project shall be required to underground all existing public utilities fronting the project site, except that electric transmission lines of 60 KV and higher may be excluded as determined by the City or PG&E.	Prior to Acceptance of Improvements	City Engineer	
102. The Applicant shall provide the City with “As-Built Plans” in a mylar hard copy and the other on a computer disc in an AutoCAD format compatible with the City’s mapping acceptable to the City Engineer.	Prior to Acceptance of Improvements	City Engineer	
103. Existing and proposed public facilities and improvements damaged during the course of construction shall be repaired by the Applicant, at his expense, to the satisfaction of the City Engineer.	Prior to Notice of Completion and Acceptance of Improvements	City Engineer	
104. **When improvements to Lots B & C (for Water Quality purposes) are completed to the satisfaction of the City Engineer and Public Services Department, these improved lettered lots shall be conveyed by a grant deed to the City, or HOA as applicable, for on-going maintenance, operation, repair and replacement. The Applicant shall be responsible to pay the direct cost associated with the performance of this work. If dedicated to the City, the Applicant shall be responsible for payment of costs until such time as the City begins collecting funds for this work or the cost of doing this work is incorporated into a financing mechanism to fund the costs of this work.	Prior to the Acceptance of Improvements	City Engineer and Public Services	

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Condition	Timing	Responsible Party	Status
105. ** The contractor shall be responsible for the televising of all proposed storm drain and sewer collection and conveyance facilities being installed as per approved improvement plans. A 72-hour notification, both written and verbal, shall be given to the City Engineer prior to the televising of the sewer system. If not properly notified the City may elect to require a retesting of the subject system.	Prior to Notice of Completion	City Engineer	
PRIOR TO BUILDING PERMIT			
106. Finished exterior grades shall be sloped away from foundations to provide removal of surface water runoff away from structures. All building pads shall be provided with drainage away from foundations and to a properly controlled discharge system. No surface runoff should be allowed to flow from the pad over an unprotected slope. Terraced lots should avoid uncontrolled discharge of surface water runoff onto adjoining lots.	Prior to approval of Plot Plans	Building, Development Engineering	
107. Fire hydrants or other acceptable alternative approved by the City, providing service for construction sites shall be operational prior to combustible vertical building construction beginning.	Prior to issuance of Building Permits	Building	
108. All private exterior lighting is to be uniform or complimentary throughout the project. Private exterior lighting to be provided for all access driveways, parking areas and walkways so as to facilitate protection of private property and safe pedestrian movement within the project site. Such lighting shall be accomplished in such a manner as not to illuminate adjacent properties or street which may be objectionable or hazardous. Detailed Construction Plans depicting the location and type of all lighting fixtures to be submitted and approved by the Building, Planning, and Police Department as part of the Construction Plans.	Prior to issuance of Building Permit	Community Development, Police Department	

Exhibit A

Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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Condition	Timing	Responsible Party	Status
109. The project shall be subject to the Western Placer Unified School District's Financing Plan.	Prior to issuance of Building Permits	Building	
110. The Applicant shall pay all applicable fees at time of issuance of the Building Permit.	Prior to issuance of Building Permits	Building	
111. The project shall be subject to the Placer County Capital Facilities Impact Fee.	Prior to issuance of Building Permits	Building	
112. The Applicant shall comply with the Joiner Ranch General Development Plan Area/General Plan regarding Park Dedication and Fees.	Prior to issuance of Building Permits	Building	
113. The development of residential dwelling units shall be subject to the review and approval process of Design Review as set forth in the City's Municipal Code.	Prior to the issuance of the Building Permits	Planning	

Exhibit A

Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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

<END>

PLANNING COMMISSION

RESOLUTION NO. 2025 – 12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LINCOLN RECOMMENDING THE LINCOLN CITY COUNCIL APPROVE A TWO-YEAR EXTENSION OF TIME FOR THE LINCOLN PLACE TENTATIVE SUBDIVISION MAP, ON ASSESSOR'S PARCEL NUMBERS 021-310-018 AND 021-310-019 (OWNER/APPLICANT: JANAY A. HOFFMAN TRUST)

WHEREAS, the original Lincoln Place Tentative Subdivision Map was adopted by City Council under Resolution No. 2023-173 on September 12, 2023; and

WHEREAS, the Planning Commission of the City of Lincoln will consider the request to extend the Tentative Subdivision Map, which the applicant timely filled on April 2, 2025 prior to the September 12, 2025 expiration; and

WHEREAS, notices describing the proposed two-year extension for the Lincoln Place Tentative Subdivision Map to subdivide two parcels into 21 single family lots w published pursuant to Section 17.16.150 of the Lincoln Municipal Code in at least one newspaper of general circulation within the City of Lincoln at least ten calendar days before the Planning Commission's public hearing; and

WHEREAS, pursuant to requirements of California Environmental Quality Act (CEQA) and the Environmental Guidelines of the City, notice is hereby given that the City, has determined that no additional environmental analysis is required pursuant to Section 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration) of CEQA as the potential project environmental impacts previously evaluated under the adopted Nicolaus Place Initial Study: Mitigated Negative Declaration (SCH No. 2010082081) have been adequately addressed and that no further analysis is required under Section 15162 of the CEQA Guidelines; and

WHEREAS, the Planning Commission has reviewed the Two-Year Extension of Time for the Lincoln Place Tentative Subdivision Map and conducted a public hearing.

NOW, THEREFORE, be it resolved by the Planning Commission of the City of Lincoln hereby recommends to the Lincoln City Council approval of a two (2) year extension to the tentative subdivision map for Lincoln Place project, as follows:

Section 1. The Planning Commission finds and determines that:

1. The Lincoln Place Tentative Subdivision Map presently conforms to the requirements for a tentative subdivision map within the City of Lincoln and as such an extension of approval may be considered.
2. Based upon the Planning Commissions review of the facts, the Commission recommends to the City Council an extension of two (2) years for the Tentative Subdivision Map adopted by City Council Resolution No. 2023-173 for Lincoln Place Tentative Subdivision Map.
3. The Lincoln Place Tentative Subdivision Map shall expire on September 12, 2027.
4. Original conditions of approval under Resolution 2023-173 with modifications made through this resolution shall remain applicable.

Section 2. The Time Extension for the Tentative Subdivision Map for LINCOLN PLACE is approved subject to the conditions set forth in **Exhibit A**, attached hereto and incorporated by this reference.

PASSED AND ADOPTED this 20th day of August 2025, by the following roll call vote-

AYES: COMMISSIONERS: Jackson, Hutchinson, Herzog, J.Johnson, Manning, E.Johnson, Gilbert

NOES: COMMISSIONERS:

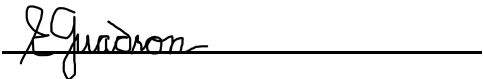
ABSTAINED:COMMISSIONERS:

ABSENT: COMMISSIONERS:



Peter Gilbert, PC Chairman

ATTEST:



Eugenie Guadron, PC Secretary

Exhibit A

The **Lincoln Place** Small Lot Tentative Subdivision Map, located at the north west corner of the intersection of Nicolaus Road and Joiner Parkway in the City of Lincoln, Assessor's Parcel Number 021-310-018 and 021-310-019 is approved subject to the following conditions of approval. Condition of Approval #13 has been modified as part of the time extension application review by Development Engineering (underline is additional text, while ~~strike-through~~ is deleted text).

* (Single Asterisk) located in front of the Condition is a Modified Standard Condition

** (Double Asterisk) located in front indicates a New Condition Specific to the Lincoln Place Tentative Subdivision Map

Condition	Timing	Responsible Party	Status
GENERAL CONDITIONS			
1. All development within Lincoln Place Subdivision (Project) is subject to compliance with Mitigation Measures contained within Joiner Ranch General Development Plan Area EIR (State Clearinghouse No. 2010082081).	General Condition	Community Development	
2. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General Condition	Community Development	
3. The Applicant shall pay the City's actual costs of providing entitlement processing Plan review, Final Map review, GIS, administrative fee, and inspection services. This may be a combination of staff costs and direct billing for contract professional services.	General Condition	Community Development and City Engineer	

PC Resolution 2025-12 Exhibit A

Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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Condition	Timing	Responsible Party	Status
4. All improvements required for the Lincoln Place Subdivision Tentative Map shall be designed and constructed to conform to the City of Lincoln Municipal Code, Section 17, Design Criteria and Procedures Manual and Public Facilities Improvement Standards or as modified by these Conditions of Approval, or as approved by the City Engineer and/or Community Development Director.	Improvement Plans/Final Map	Development Engineering and City Engineer	
5. * Completion of both frontage and onsite improvement plans and construction or bonding of improvements are required prior to approval of the Lincoln Place Subdivision Final Subdivision Map.	Improvement Plans/Final Map Approval	Development Engineering and City Engineer	
6. The design, maintenance, inspection and reporting of all storm water systems, devices, and treatment systems by the Applicant/HOA shall be in compliance with the West Placer Storm Water Quality Design Manual and the State MS4 permit or current State requirements.	General Condition On-going	Development Engineering and City Engineer	
7. As set forth in the City's Public Facilities Element Fee (PFE program), the project is subject to Infrastructure and Capital Facility Impact Fees categories including but not limited to, Wastewater Fee; Reclaimed or Raw Water Fee; Drainage Fee; Water Fee; Transportation Fee; and Community Services Fees which includes Parks, City Administration, Fire, Police, Solid Waste, and Library.	General Condition	Support Services	
8. ** The Applicant shall apply and obtain a demolition permit prior to demolition of the residential buildings on the project site.	General Condition and prior to site grading	Community Development, Building Services and City Engineer	

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Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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Condition	Timing	Responsible Party	Status
9. * The conditions of approval for the Small Lot Tentative Map and exhibit Maps dated December 9, 2022 supersede any and all conflicting notations and information which may be shown on said Maps.	General Condition	Community Development	
10. The Small Lot Tentative Subdivision Map approval is valid for two (2) years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), or extended by the terms of a Development Agreement.	General Condition	City of Lincoln	
11. * All improvements and construction within the project shall be consistent with the Joiner Ranch General Development Plan Area and the approved Small Lot Tentative Map.	General Condition	Community Development and City Engineer	
12. One or more residential small lot maps may be recorded concurrent with or subsequent to the recordation of the Large Lot Final Subdivision Map. Also, the applicant may file multiple final maps.	General Condition	Community Development	

PC Resolution 2025-12 Exhibit A

Condition	Timing	Responsible Party	Status
13. ** Applicant shall execute an Irrevocable Offer of Dedication for the public street and highway easement and adjacent public utility easements for the entry street to Nicolaus Road, including the Tee intersection south of Nicolaus Road, and including the east-west street to the west boundary of Lincoln Place, to provide access to the parcel to the west of Lincoln Place. ~~Within 60 days of the City Council approval of the Tentative Map, the Owner of the Lincoln Place property Applicant shall submit to the City for review the legal descriptions and plat maps (and funding) for both the public street and adjacent PUEs. When the legal descriptions and plat maps for both the public street easement and the PUEs are deemed technically correct by the City, the Owner of the Lincoln Place property shall execute the IODs for the Public Street and Highway Easement and PUE.~~	~~Submit legal descriptions and plat maps within 60 days of the Prior to approval of the final subdivision map by the City Council approval of the Tentative Map. Within 14 days of the City deeming the legal descriptions and plat maps technically correct, the Owner shall execute the IODs for the street easement and PUEs.~~	Development Engineering and City Engineer	

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Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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Condition	Timing	Responsible Party	Status
DEVELOPMENT STUDIES/MITIGATION			
14. Provide a design of on-site water system to comply with the City Design Criteria and Procedures Manual with the first submittal of improvement plans.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
15. Provide a sewer capacity study to comply with the City Design Criteria and Procedures Manual with first submittal of improvement plans.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
16. Provide a stamped/signed storm drainage study to comply with the City Design Criteria and Procedures Manual with the first submittal of improvement plans.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
17. Prior to the approval of improvement plans, the applicant shall demonstrate that the design of the on-site drainage system complies with Section 10 of the City Design Criteria and Procedures Manual, specifically Table 10-1, "Allowable Street Encroachments" and Section 10-2 for minimum pad elevations adjacent to designated floodplains and overland routing of flood flows.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
18. The Applicant shall provide a stamped and signed final post construction Storm Water Quality Plan with the 1 st submittal of the improvement plans. The plan shall comply with the West Placer Storm Water Quality Design Manual, using updated SWQP templates, and the State MS4 permit or current State requirements.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	

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Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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Condition	Timing	Responsible Party	Status
19. The Applicant shall submit a soils report prepared by a soils engineer for the development including the park sites. The report shall identify any grading and/or foundation soil problems on the lots and recommend any necessary corrective action to be taken. The reports shall be submitted with the Grading Permit or Improvement Plans, whichever occurs first. The reports shall include sub-grade soil evaluation for roadway design and provide suggested structural road sections. The soils report shall provide soil characteristics and geologic information necessary for input into the SWQP templates if required by design criteria.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
20. For those improvements that affect regulated resources, the Applicant shall have secured all required Environmental and Mitigation Permits for improvements prior to City approval of Plans for the improvements affecting the regulated resources.	Prior to approval of offsite Improvement Plans that affect regulated resources.	Planning	

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Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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Condition	Timing	Responsible Party	Status
21. The Applicant shall provide the City with a copy of the approved 404 Permit and a 401 Certification to the Community Development Department, if applicable.	Prior to approval of Improvement Plans that affect the regulated resources or Final Map, whichever occurs first	Community Development	
22. The Developer, via the project arborist, shall inventory oak trees that will be removed as a result of development within the Lincoln Place Subdivision and shall mitigate loss of on-site oak trees through an in-lieu fee payment. The applicant will submit for review an updated arborist report to determine the actual quantity of oak trees and the total trunk diameter (inches DBH) of oak trees targeted for removal. The project arborists' recommendations for retention and grading around the oak trees to be retained will be incorporated as part of the improvement plan review.	Prior to approval of Improvement Plans and Final Map	Community Development	

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Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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Condition	Timing	Responsible Party	Status
STORM WATER QUALITY/GRADING/DRAINAGE			
23. For projects or development applications that involve less than 1 acre of grading, the Applicant shall submit an erosion control program with Improvement Plans to the City for review and approval and shall implement the approved Plan. The Plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse of disposal and re-vegetation. Specific techniques may be based on geotechnical reports, and shall comply with the then current City standards. During construction of any portion of phase of the project, no disturbed areas shall be left exposed for extended periods of time. The City Engineer will determine the timing and extent of re-vegetation required.	Prior to approval of Improvement Plans and Final Map	Development Engineering and City Engineer	
24. The project with each phase shall include adequately sized and properly aligned culverts at all drainage-way crossings. Culvert sizes must meet the design requirements and be approved by the City Engineer. Design and construct temporary culverts over natural channels for any stream crossings used during the construction phase. Construction equipment and vehicles must not cross streams without a proper temporary culvert crossing.	Prior to approval of Improvement Plans and Final Map	City Engineer	
25. In accordance with the City's most current standards, no disturbed surface or soil shall be left standing through a winter season without erosion control measures, such as re-vegetation of exposed slopes. Temporary erosion control measures (such as silt fences, staked straw bales, etc.) shall be employed at the base of disturbed slopes until re-vegetation is established.	Prior to approval of Improvement Plans	City Engineer	

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Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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Condition	Timing	Responsible Party	Status
26. Design and construct energy dissipaters where drainage outlets discharge on erodible soil or into natural drainage ways. Temporary dissipaters may be used for temporary storm runoff outlets during construction phases. Permanent dissipaters shall be included for permanent outlets, unless the Erosion Control Plan indicates that conditions render it unnecessary (subject to the approval of the City Engineer).	Prior to approval of Improvement Plans and Final Map	Development Engineering and City Engineer	
27. The Applicant shall submit a post construction Storm Water Quality Plan with the project drainage study. The project shall comply with the City Ordinance, California MS4 permit requirements or any other State mandated requirements, to the satisfaction of the City Engineer. Compliance with the MS4 permit may result in the loss of lots.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
28. ** Prior to approval of improvement plans, the Applicant shall submit a plat map and legal description for dedication of a drainage easement over APN 021-310-032 and APN 021-310-100 to the City of Lincoln consistent with the approved tentative subdivision map.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
29. The design, maintenance, inspection, and reporting of all storm water systems, devices, and treatment systems by the Applicant shall be in compliance with the State Water Resources Control Board Water Quality Order No. 2013-0001-DWQ National Pollutant Discharge Elimination System Permit Phase 2 Municipal General Permit No. CAS000004, Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems and any design guidance developed by the City.	Prior to approval of Improvement Plans and During Construction	Community Development and City Engineer	

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Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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Condition	Timing	Responsible Party	Status
30. The Applicant shall submit a SWPPP and post construction Erosion Control Plan for each phase of construction for City approval. The Plan shall include Best Management Practices (BMPs) to minimize and control the level of pollutants in storm water runoff released to off-site receiving waters. Specific techniques shall comply with adopted City standards.	Prior to approval of Improvement Plans and During Construction	Community Development and City Engineer	
31. The Applicant shall prepare a Water Quality Maintenance and Operation Plan for storm water quality & LID improvement facilities. The Water Quality Maintenance and Operation Plan shall contain, at a minimum but not limited to, a description of the constructed facilities, the design criteria, a description of the expected facility operation, a post construction Erosion Control Plan, a post construction Storm Water Quality Control Plan, and a description of maintenance activities required along with a schedule for each activity. The Water Quality Maintenance and Operation Plan shall also contain a description of sampling, testing, and reporting requirements. The Water Quality Maintenance and Operation Plan shall be subject to approval by the Public Services Department prior to the City's acceptance of the storm water quality facilities, following the two (2) year maintenance period.	Prior to Final Map Approval	Development Engineering, City Engineer, and Public Services	
32. Subject to permits issued by the Placer County Environmental Health Department, locate and properly abandon all septic systems and wells. Prior to abandoning any existing agricultural wells, the Applicant shall use water from the agricultural wells for grading and construction of the project or its phases.	Prior to Acceptance of Improvements or as determined on Improvement Plans	City Engineer	

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Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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Condition	Timing	Responsible Party	Status
33. The Applicant shall submit Blasting Plans (if required) for review and approval by the City Engineer prior to commencing any on-site blasting activities. At a minimum, the Blasting Plan is to include a description of the work to be accomplished, a statement of the necessity to accomplish the work, a description of alternatives to blasting considered but rejected, a description of steps taken to avoid hard rock areas, safety measures to be implemented. The Blasting Plan is to coordinate blasting activities with the Police, Community Development Department, and Fire Departments and specify the time and duration proposed for the activity. The Applicant shall provide 72 hours notification to the above Departments of any scheduled blasting.	Prior to any blasting activities	Community Development, City Engineer, Police, Fire	
34. The Applicant shall provide a grading and erosion control security deposit in accordance with the City of Lincoln Design Criteria and Procedures Manual.	Prior to the issuance of the Grading Permit.	City Engineer	
35. Flagging, fencing, signage, and other devices shall be installed prior to grading on-site. Fence locations shall be to the approval of the City Engineer and shall require inspection prior to start of grading. Fencing should not be removed unless written approval is obtained from the City Engineer.	Prior to Grading	City Engineer	
36. Trees removed during site grading and construction shall be disposed of by means other than landfill or burning.	Prior to Grading	City Engineer	
37. Trees not scheduled for removal adjacent to construction areas shall be temporarily fenced around their drip lines to prevent inadvertent damage during construction activity.	Prior to Grading	City Engineer	

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Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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Condition	Timing	Responsible Party	Status
FLOODPLAIN/WETLANDS			
38. Where applicable, the Applicant shall prepare, prior to each phase of Improvement Plan submittal, a detailed analysis of the designated 100-year floodplain in the project area to determine the flood-prone areas and base flood elevations (if not already available). Floodplain elevations must be determined prior to the approval of a Final Subdivision Map. The Applicant shall be responsible for any costs associated with the need to file requests to FEMA for map changes; i.e. CLOMR or LOMR, subject to any third-party reimbursement as may exist. The Applicants shall provide all data and mapping necessary to amend the City's FEMA mapping and fund all requests for amendments.	Prior to approval of Improvement Plans and Construction	Community Development, City Engineer	
39. All future grading shown on the tentative map, including proposed pad elevations, shall be subject to further review and approval by the City Engineer and Community Development Department in accordance with applicable City and FEMA requirements.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	
40. The project shall comply with requirements of SB-5 (200-year flood protection) and regulations and guidelines published by the State Department of Water Resources, and as may be adopted by the City of Lincoln in compliance with the requirements of SB-5.	General Condition	Community Development and City Engineer	
41. **All future grading shown on the approved tentative subdivision map dated Dec 9, 2022 prepared by Baker-Williams Engineering Group, including proposed pad elevations and design of offsite improvements shall be subject to further review and approval by the City Engineer and Community Development Department in accordance with applicable City and FEMA requirements.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

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Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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Condition	Timing	Responsible Party	Status
TRANSPORTATION/STREET IMPROVEMENTS			
42. Traffic striping, markings and signing shall be provided as required by the applicable City of Lincoln Design Criteria and Procedures Manual and Public Facilities Improvement Standards, as well as the California Manual of Uniform Traffic Control Devices, latest edition.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
43. The Applicant shall design and construct ADA compliant ramps to allow movement of bicycles from sidewalks to on-street bike lanes where bike/trail routes merge with frontage sidewalks.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	
44. Street names shall be reviewed and approved by the City. The applicant shall work with the City to determine appropriate names to be incorporated into street names as feasible.	Prior to approval of Improvement Plans & Final Map	Planning	
45. ** The Applicant shall design and construct frontage improvements along Nicolaus, including but not limited to, the installation of underground infrastructure, pavement restoration and widening, landscaping, water quality basins and sound wall consistent with the approved tentative subdivision map dated Dec 9, 2022 prepared by Baker-Williams Engineering Group to the satisfaction of the City Engineer, Public Services Department and Community Development Department during the review and approval of Improvement Plans.	Prior to approval of Improvement Plans & Acceptance of Improvements	Community Development, Public Services and City Engineer	

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Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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Condition	Timing	Responsible Party	Status
UTILITIES			
46. The Preliminary Grading & Utility Plan exhibit dated Dec. 9, 2022 prepared by Baker-Williams Engineering Group showing pipe sizing and alignment for utilities are not approved for final design. The utility exhibits shall be updated by technical studies/reports and the Improvement Plans shall incorporate the findings of the technical studies, to the satisfaction of the City Engineer.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
47. If determined necessary by the City, the Applicant shall design and construct water sampling stations at locations approved by the City Engineer to allow for sampling of the water supply system, pursuant to the State of California and the City of Lincoln.	Prior to approval of Improvement Plans & Final Map	Development Engineering, City Engineer and Public Services	
48. The Applicant shall comply with all provisions of the City's Cross Control and Backflow Prevention Ordinance.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	
49. The Applicant shall submit Joint Utility Trench Composite Plans for review by City Engineer.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

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Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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Condition	Timing	Responsible Party	Status
50. If/where applicable, subject to the Applicant's 404 Permit, sewer and water easements located in open space areas shall have an access road to valves and manholes approved by the Community Development Department and City Engineer, and constructed with a minimum easement width of 15-feet and providing an 8-foot wide pave section, acceptable to the City Engineer with 2-foot wide aggregate base shoulders. (Any crossing of U.S. Army Corps of Engineers jurisdictional wetlands shall be in a steel casing.)	Prior to Acceptance of Improvements	City Engineer	
FIRE			
51. The final design, layout and line capacity of water and hydrant systems will be subject to approval of the City Engineer in consultation with the Fire Chief prior to start of any phase of underground utility construction.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	
52. The final placement of fire hydrants shall be subject to the approval of the Fire Chief during the review of Improvement Plans and consistent with the most current improvement standards for the City.	Prior to approval of Improvement Plans & Final Map	Development Engineering, City Engineer and Fire Department	
53. Consistent with the locations provided in the approved Tentative Map, emergency access ways and pedestrian connections will be reviewed with Improvement Plans and be approved by the Fire Department, Community Development Department, and City Engineer.	Prior to approval of Improvement Plans & Final Map	Community Development, City Engineer and Fire Department	

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Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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Condition	Timing	Responsible Party	Status
54. The Applicant shall provide funding necessary for a fire flow analysis of the onsite water model into the City's water model.	Prior to approval of Improvement Plans & Final Map	Community Development, City Engineer and Fire Department	
LANDSCAPING			
55. Where non-potable water is to be used, all provisions for its use are to be in accordance with the California requirements and subject to the City Engineer's approval. The City Engineer shall be notified 72 hours in advance of any new construction being undertaken for landscaped areas using non-potable water.	Prior to approval of Improvement Plans and during Construction	Development Engineering, City Engineer	
56. The Applicant shall be required to submit a Master Tree List Planting Plan for the residential development setting forth front yard trees in accordance with the adopted General Plan, and the approved Landscape Plans for Lincoln Place Subdivision . The Plan shall be subject to review and approval of the Community Development Department	Prior to Prior to approval of Improvement Plans /Final Map Approval	Community Development and City Engineer	
57. Any structure as part of the civil and landscape improvement plans shall be submitted to the building department for a building permit.	Prior to approval of Improvement Plans	Community Development and City Engineer	

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Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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Condition	Timing	Responsible Party	Status
LIGHTING/DESIGN			
58. A Street Lighting Plan shall be submitted to the City with Improvement Plans prior to construction of each project phase. All street lights shall be LED and Smart Metered to the satisfaction of the City Engineer. Street light poles where located in public right-of-way and maintained by City, shall be concrete and/or to the satisfaction of the City Engineer. All street lights shall be in accordance with the Lincoln Place Subdivision General Development Plan and to the satisfaction of the City Engineer. The selection of the lights and design of the lighting system shall be reviewed and approved by the Community Development Department and City Engineer. Streetlights and similar fixtures shall be directed away from residences.	Prior to approval of Improvement Plans and Final Map	Development Engineering and City Engineer	
59. The Applicant shall review options with Community Development staff to minimize visual impacts and monotony in the design of any sound walls. If used, walls should be constructed of masonry and utilize graffiti resistant materials. Wall design and materials shall be subject City's approval and according to the design standards in the Lincoln Place Subdivision General Development Plan and noise mitigation.	Prior to Improvement Plans and Final Map	Community Development	

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

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Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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Condition	Timing	Responsible Party	Status
61. A note shall be added to the Grading Plans that states: “Prior to the commencement of grading operations, the contractor shall identify the site where the deficit earthen material shall be borrowed. A report issued by a geotechnical engineer shall be submitted to verify that the imported materials are suitable for project fill. If the borrow site is within the City of Lincoln, the contractor shall show proof of all approved Grading Plans. Haul routes to be used shall be approved by the City Engineer.”	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
62. A note shall be added to the Improvement Plans: “Construction in the project shall take place between the hours of 7:00 A.M. to 5:00 P.M., Monday through Friday, unless written approval is granted by the Community Development Department for private property and the City Engineer for mass grading and public improvements, allowing work for different days or hours.” “Radios and other musical equipment noise shall be played at levels consistent with the City of Lincoln standards so as to be contained on-site.”	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
63. A note shall be added to the Improvement Plans: “All contractors are required to deliver all construction related refuse collected in debris boxes to the Western Placer Waste Management Authority Material Recovery Facility. The City reserves the right to require that a franchise agreement be approved with any refuse handler at any time during the construction process.”	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

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Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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Condition	Timing	Responsible Party	Status
64. A note shall be added to the Improvement Plans: “Seventy-two (72) hour notification must be given to the City of Lincoln prior to disinfection of any water mains. The contractor shall coordinate with the City Construction Inspector to schedule with the Public Services Department at 434-2450 for disinfection and testing.”	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
65. A note shall be added to the Improvement Plans: “The Applicant shall submit Environmental surveys in compliance with the mitigation measures. The Applicant shall secure Community Development Department (Planning) approval that surveys are adequate and mitigation measures are incorporated into the Plan prior to start of any on-site construction.”	Prior to approval of Improvement Plans	Community Development and City Engineer	
66. A note shall be added to the Improvement Plans: “The Applicant shall require their contractors to work with the Police Department in the development of security measures during construction to increase security of stored equipment and materials on-site and to minimize demands on police protection services during project construction.”	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
67. A note shall be added to the Improvement Plans: “All construction contractors shall provide a Spill Prevention and Counter Measure Plan describing measures to insure proper collection and disposal of all pollutants handled or produced on the project site during construction, including sanitary wastes, cement, and petroleum products. The Plan shall be submitted to the City’s Fire Department and City Engineer prior to each phase of construction.”	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

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Condition	Timing	Responsible Party	Status
68. The Applicant shall apply for and obtain an Encroachment Permit from the Engineering Department prior to any work conducted with the City right-of-way or public easements.	Prior to construction	City Engineer	
FINAL MAP			
69. Prior to the approval of each Final Map, the Applicant shall enter into a standard City Subdivision Agreement with the City identifying the public improvements, if any, to be constructed with each phase. The Applicant shall provide security, in one of the standard forms acceptable to the City Attorney and consistent with the Subdivision Map Act guaranteeing construction of the improvements. The City may accept proceeds from any bond sale for security in the manner authorized by Government Code Sections 66462(a)(2)(b) and 66499.5.	Prior to Final Map approval	Community Development, City Engineer	
70. Arrangements shall be made by the Applicant during the review of Final Maps by the City for the abandonment of any existing easements and/or right-of-way no longer required as well as arrangements for the dedication of new easements and/or rights-of-way required to carry out project conditions of approval. Separate document easements required by the City shall be prepared by a licensed land surveyor and submitted for review by the City Surveyor, Community Development Department and City Engineer.	Prior to Final Map approval	Community Development and City Engineer	
71. The Landowner shall convey all groundwater rights to the City of Lincoln with the recordation of any Final Maps.	Prior to recordation of Final Map	Community Development and City Engineer	

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Condition	Timing	Responsible Party	Status
72. The Owner shall dedicate public utility easements for underground facilities of a size established by City Standards and Specifications and consistent with the City's franchise agreements as part of each Final Map.	Prior to Final Map approval	Community Development and City Engineer	
73. The words "traffic control appurtenances" shall be included on the cover sheet of Final Map in the list of utilities allowed in public utility easements (PUE's) located along public roads.	Prior to Final Map approval	Development Engineering and City Engineer	
74. The Owner shall consent to the City's formation of, or annex into, a Drainage Maintenance Assessment District or Maintenance CFD if deemed necessary by the Community Development Department and City Engineer.	Prior to Final Map approval	Community Development and City Engineer	

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Lincoln Place Tentative Subdivision Map – Time Extension Conditions of Approval

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

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Condition	Timing	Responsible Party	Status
76. The Owner shall provide a funding mechanism for the additional demand on public safety and public library, etc. This funding may consist of annexation to CFD 2018-2 or other funding mechanism as is acceptable to the City. A fiscal impact analysis should be completed to ensure the project will cover the costs of the additional services needed. Compliance with this condition shall be to the satisfaction of the Finance Director, Community Development Director. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index plus 3% as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.	Prior to Final Map Approval	Community Development, Support Services and City Engineer	
77. The Applicant will participate in the City's Public Facilities Element (PFE) Fee program current at the time of issuance of each building permit	Issuance of Each Building Permit	Community Development	
78. In the event the project utilizes private Covenants, Conditions & Restrictions (CC&R's), a copy of the CC&R's shall be provided by the applicant to the City Attorney and Community Development Department for review and approval prior to recordation of any Small Lot Final Map.	Prior to Final Map approval	Planning	
79. The Applicant shall provide notification within the CC&Rs to potential land purchasers that the matter of view sheds and the protection of view shed interests is a private civil matter and not regulated by the City of Lincoln.	Prior to Final Map approval	Community Development	

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Condition	Timing	Responsible Party	Status
80. If a Homeowner's Association (HOA's) is established for the project, the Applicant shall be responsible for all cost of establishing the HOA and initial funding for its operation. The HOA responsibilities for ownership, operation, repair, maintenance, inspection and reporting shall be delineated in the formation documents. Facilities to be owned and maintained by the HOA shall be identified on each Final Map and set of Improvement Plans. Applicant shall grant an easement to the City on the Final Maps for access and inspection of all facilities to be owned by the HOA. The HOA shall indemnify the City and define its liabilities and responsibilities. Once approved by the City as to form and content, the HOA shall be recorded and may not be amended or rescinded without first obtaining approval from the Community Development Department and City Attorney. A provision reflecting this shall be incorporated in the recorded CC&R's.	Prior to Final Map approval	Community Development	
81. The Applicant shall complete any necessary exchange of real property needed to conform the legal boundary lines to match the approved Tentative Subdivision Map configuration. This may be achieved, if necessary, by filing and receiving approvals from the City Engineer for additional mapping or Lot Line Adjustment, as allowed by the Subdivision Map Act and the City's Subdivision Ordinance.	Prior to Final Map approval	Community Development and City Engineer	
82. The Applicant shall provide to the Community Development Department copies of the Final Maps for each phase after the City Engineer's approval but prior to City Council approval: - Two digital copies of the Final Map in DWG format compatible with the City's mapping and PDF - One plot or print of the submittal	Prior to Final Map approval	Community Development and City Engineer	

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Condition	Timing	Responsible Party	Status
83. Prior to recordation of a final map, the Applicant shall file with the Placer County Clerk, a certificate from the Placer County Tax Collector's Office indicating that no liens against the subdivision or any part thereof exist for unpaid State, County, Municipal or local taxes or special assessments collected with taxes, except those not yet due and payable.	Prior to Final Map Recordation	Development Engineering and City Engineer	
84. After recordation of the Final Map, the Applicant shall provide to the City Engineer one copy of the recorded Final Map on Mylar.	Immediately after recordation of Final Map	Community Development and City Engineer	
85. * Dedicate rights of ways and public utility easements for public improvements required to serve the lots shown on the Small Lot Final Map/s and construct those improvements or enter into a subdivision agreement with bonds, pursuant to Lincoln Design Criteria and Procedures Manual, to the satisfaction of the City Engineer.	Concurrent with filing of the Final Map with the City Council.	Development Engineering and City Engineer	
86. ** Applicant shall construct all offsite improvements as per approved improvement plans consistent with the approved tentative subdivision map or enter into a public improvement agreement with bonds, pursuant to Lincoln Design Criteria and Procedures Manual, to the satisfaction of the City Engineer.	Concurrent with filing of the Final Maps with the City Council.	Development Engineering and City Engineer	
PRIOR TO CONSTRUCTION			
87. The Applicant's contractor shall apply for and obtain an Encroachment Permit from the City Engineer prior to any work conducted within the City right-of-way.	Prior to beginning construction	City Engineer	

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Condition	Timing	Responsible Party	Status
88. The Applicant, before performing construction activities within the project area and prior to each phase of development shall submit a construction schedule to the Fire Department to allow coordination of fire protection services during construction.	Prior to any construction activity	City Engineer and Fire Department	
89. The Applicant shall consult/notify with the service provider of Gas, telephone, CATV and Electrical System Design Departments at the earliest available opportunity concerning all applicable Development Plans, site improvements, and construction schedules. The project sponsors shall maintain contact with the service provider so that required facilities and easements will be developed in a coordinated manner.	Prior to construction	City Engineer	
90. An on-site meeting with the Applicant, contractor, superintendent, engineers, and City representatives to review special procedures, limits of work, lines of authority and special conditions or procedures shall take place prior to any significant grading activity. The Applicant shall provide an organization chart displaying lines of authority and phone numbers for each individual shown in a supervisory capacity. The Applicant shall designate in writing before the start of work an authorized representative who will have authority to act on behalf of the project. Said representative should be available on the job site during all construction or accessible by phone. The representative shall also make any necessary arrangements with the City Engineer concerning extended or emergency work periods.	Prior to any construction	City Engineer	
91. All construction haul routes shall be approved by the City Engineer prior to commencement of any construction activity.	Prior to any construction	City Engineer	

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Condition	Timing	Responsible Party	Status
92. The Applicant shall coordinate the placement of centralized mail delivery units, if required by the Post Office or provide verification that centralized mail delivery units will not be required by the Post Office. The placement of the units, if required by the Post Office, shall give consideration to concepts of defensible space, such as street lighting and visibility, ADA accessibility, as well as consumer convenience. The centralized mail delivery units shall not be located within any of the water quality LID areas identified on the Subdivision Map and/or Improvement Plans.	Prior to any construction	Community Development	
DURING CONSTRUCTION			
93. Consistent with the recommendations of a soils engineer and as approved by the City Engineer, grading should be scheduled to avoid seasonally high groundwater conditions in swale areas.	During Construction	City Engineer	
94. For each phase of development, the Applicant shall provide a specific geotechnical analysis to determine the suitability of excavated material (if proposed for use) as engineered fill, and trench backfilling, topsoil, or other types of reuse on-site such as landscaping fill in parks. If during construction the Applicant identifies any unique unforeseen soils conditions, the Applicant shall within 24-hours notify its geotechnical consultant to provide an analysis to the City Engineer for approval concerning any remediation action.	During Construction	City Engineer	
95. The Applicant/Contractor shall be responsible for the cleaning of all public streets during construction. The manner and frequency of street cleaning shall be determined by the City Engineer based upon field conditions.	During construction	City Engineer	

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Condition	Timing	Responsible Party	Status
96. For potable construction water, flows shall not exceed 500 gpm and 500,000 gallons per day subject to approval by the City. All flows shall be metered and monitored by the Applicant. The cost of potable construction water shall be at a rate established by the City. Any use of potable water for construction shall be subject to availability as determined by the City.	During construction	City Engineer	
97. The project shall provide for a system to inform all contractors and subcontractors and other affiliated parties conducting business within the City that a Business License must be obtained from the City. Prior to the preconstruction meeting, the Applicant shall submit to the City of Lincoln a list containing all parties doing business within the City as a result of the project. The City will check the list to ensure that each party has obtained the necessary Business License.	Prior to issuance of Building Permits and during construction	Building	
98. The Applicant may place a temporary sales building on the project site during project construction, subject to approval of the Community Development Department. The Applicant shall submit information to the Community Development Department regarding the location and services available to the structure as well as elevations of the temporary facility. Use of the facility will be subject to the approval of the Community Development Department.	During construction	Building	
PRIOR TO ACCEPTANCE			
99. The Applicant shall be responsible for repairing street damage caused by construction equipment on the street system to the satisfaction of the City Engineer.	Prior to Acceptance of Improvements	City Engineer	

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Condition	Timing	Responsible Party	Status
100. The Applicant, through his/her engineer or surveyor, shall set sufficient durable monuments to conform to the standards prescribed in Section 8771 of the Business and Professional Code of California.	Prior to Acceptance of Improvements	City Engineer	
101. The project shall be required to underground all existing public utilities fronting the project site, except that electric transmission lines of 60 KV and higher may be excluded as determined by the City or PG&E.	Prior to Acceptance of Improvements	City Engineer	
102. The Applicant shall provide the City with “As-Built Plans” in a mylar hard copy and the other on a computer disc in an AutoCAD format compatible with the City’s mapping acceptable to the City Engineer.	Prior to Acceptance of Improvements	City Engineer	
103. Existing and proposed public facilities and improvements damaged during the course of construction shall be repaired by the Applicant, at his expense, to the satisfaction of the City Engineer.	Prior to Notice of Completion and Acceptance of Improvements	City Engineer	
104. **When improvements to Lots B & C (for Water Quality purposes) are completed to the satisfaction of the City Engineer and Public Services Department, these improved lettered lots shall be conveyed by a grant deed to the City, or HOA as applicable, for on-going maintenance, operation, repair and replacement. The Applicant shall be responsible to pay the direct cost associated with the performance of this work. If dedicated to the City, the Applicant shall be responsible for payment of costs until such time as the City begins collecting funds for this work or the cost of doing this work is incorporated into a financing mechanism to fund the costs of this work.	Prior to the Acceptance of Improvements	City Engineer and Public Services	

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Condition	Timing	Responsible Party	Status
105. ** The contractor shall be responsible for the televising of all proposed storm drain and sewer collection and conveyance facilities being installed as per approved improvement plans. A 72-hour notification, both written and verbal, shall be given to the City Engineer prior to the televising of the sewer system. If not properly notified the City may elect to require a retesting of the subject system.	Prior to Notice of Completion	City Engineer	
PRIOR TO BUILDING PERMIT			
106. Finished exterior grades shall be sloped away from foundations to provide removal of surface water runoff away from structures. All building pads shall be provided with drainage away from foundations and to a properly controlled discharge system. No surface runoff should be allowed to flow from the pad over an unprotected slope. Terraced lots should avoid uncontrolled discharge of surface water runoff onto adjoining lots.	Prior to approval of Plot Plans	Building, Development Engineering	
107. Fire hydrants or other acceptable alternative approved by the City, providing service for construction sites shall be operational prior to combustible vertical building construction beginning.	Prior to issuance of Building Permits	Building	
108. All private exterior lighting is to be uniform or complimentary throughout the project. Private exterior lighting to be provided for all access driveways, parking areas and walkways so as to facilitate protection of private property and safe pedestrian movement within the project site. Such lighting shall be accomplished in such a manner as not to illuminate adjacent properties or street which may be objectionable or hazardous. Detailed Construction Plans depicting the location and type of all lighting fixtures to be submitted and approved by the Building, Planning, and Police Department as part of the Construction Plans.	Prior to issuance of Building Permit	Community Development, Police Department	

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Condition	Timing	Responsible Party	Status
109. The project shall be subject to the Western Placer Unified School District's Financing Plan.	Prior to issuance of Building Permits	Building	
110. The Applicant shall pay all applicable fees at time of issuance of the Building Permit.	Prior to issuance of Building Permits	Building	
111. The project shall be subject to the Placer County Capital Facilities Impact Fee.	Prior to issuance of Building Permits	Building	
112. The Applicant shall comply with the Joiner Ranch General Development Plan Area/General Plan regarding Park Dedication and Fees.	Prior to issuance of Building Permits	Building	
113. The development of residential dwelling units shall be subject to the review and approval process of Design Review as set forth in the City's Municipal Code.	Prior to the issuance of the Building Permits	Planning	

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

◀END▶

RESOLUTION 2023 – 173

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN TO APPROVE THE LINCOLN PLACE TENTATIVE SUBDIVISION MAP ON

ASSESSOR'S PARCEL NUMBERS 021-310-018 AND 021-310-019
(APPLICANT: BAKER-WILLIAMS ENGINEERING GROUP / OWNER: JAMES AND
JENAY HOFFMAN)

WHEREAS, Title 17, Chapter 17.18 of the Lincoln Municipal Code provides for the review and recommendations of the City's Planning Commission on all tentative subdivision maps; and

WHEREAS, on July 19, 2023, the City of Lincoln Planning Commission adopted Resolution No. 2023-14 forwarding a recommendation of approval to the City Council for the Lincoln Place Tentative Subdivision Map; and

WHEREAS, notices describing the proposed Tentative Subdivision Map to subdivide two parcels into 21 single family lots was published pursuant to Section 17.16.150 of the Lincoln Municipal Code in at least one newspaper of general circulation within the City of Lincoln at least ten calendar days before the City Council's public hearing; and

WHEREAS, a Mitigated Negative Declaration (ISMND) was filed and adopted by the City of Lincoln for the previously approved *Nicolaus Place* project pursuant to Resolution No. 2011-009, making findings of act, adopting a Mitigated Monitoring and Reporting Plan (MMRP) for the *Nicolaus Place* project for the same 5.32-acre of project site; and

WHEREAS, CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that subsequent analysis is not required when the lead agency (City) determines that no substantial changes are proposed in the project, no substantial changes have occurred with respect to the circumstances under which the project was undertaken, and no new information of substantial importance has been identified. The *Nicolaus Place* (now Lincoln Place) was analyzed for residential development within the same 5.32-acre project site. Subsequently, the increase in two lots with the current application does not constitute a substantial change to the proposed development; and

WHEREAS, the City Council has reviewed the Tentative Subdivision Map for Lincoln Place and accepted public testimony regarding the proposed Lincoln Place Tentative Subdivision Map.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVES THE LINCOLN PLACE TENTATIVE SUBDIVISION MAP SUBJECT TO THE FOLLOWING FINDINGS AND CONDITIONS:

Section 1. The City Council finds and determines that:

1. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162 (Subsequent EIRs and Negative Declarations), no further environmental review is required. The *Nicolaus Place* (now Lincoln Place) was analyzed for residential development within the same 5.32 acres; therefore, the previously adopted Mitigation Monitoring and Reporting Program (MMRP) for the *Nicolaus Place* residential

subdivision Initial Study: Mitigated Negative Declaration (ISMND) continues to apply and by this reference the mitigation measures in the MMRP will apply to Lincoln Place.

2. The design or improvement of the proposed subdivision is consistent with the General Plan because adequate infrastructure and services will be extended to the Lincoln Place property and will be available to serve the demand for services generated by the subdivision, including water, sanitary sewer, storm drain facilities and roadways.
3. The site is physically suitable for the proposed density of development.
4. The site is physically suitable for the proposed type of development.
5. The proposed project would be appropriate within the existing zoning classification for a residential development.
6. The design of the subdivision and the type of improvements will not cause serious public health problems.
7. The design of the subdivision provides, to the extent feasible, for the future passive or natural heating and cooling opportunities.

Section 2. The Tentative Subdivision Map for Lincoln Place is approved subject to the conditions set forth in **Exhibit A**, attached hereto and incorporated by this reference.

Section 3. This Resolution incorporates, and by this reference makes a part hereof, that certain Tentative Subdivision Map for Assessor Parcel Numbers 021-310-018 and 021-310-019 substantially in the form attached hereto as **Exhibit B** incorporated by this reference is subject to the conditions set forth in Exhibit A, and on file with the Community Development Director.

Section 4. Based on the findings set forth in this Resolution and the evidence in the Staff Report, the Tentative Subdivision Map to subdivide Lincoln Place into 21 residential lots and three (3) landscape lots, is hereby recommended for City Council approval subject to the conditions set forth in Exhibit A, attached hereto and incorporated by this reference.

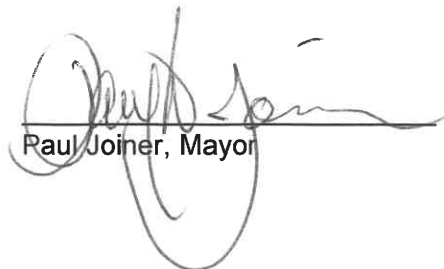
PASSED AND ADOPTED this 12th day of September 2023

AYES: COUNCILMEMBERS: Brown, Lauritsen, Andreatta, Karleskint

NOES: COUNCILMEMBERS:

RECUSED: COUNCILMEMBERS: Joiner

ABSENT: COUNCILMEMBERS:


Paul Joiner, Mayor

ATTEST:


Gwen Scanlon, City Clerk

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Exhibit A

The **Lincoln Place** Small Lot Tentative Subdivision Map, located at the north west corner of the intersection of Nicolaus Road and Joiner Parkway in the City of Lincoln, Assessor's Parcel Number 021-310-018 and 021-310-019 is approved subject to the following conditions of approval:

* (Single Asterisk) located in front of the Condition is a Modified Standard Condition

** (Double Asterisk) located in front indicates a New Condition Specific to the Lincoln Place Tentative Subdivision Map

Condition	Timing	Responsible Party	Status
GENERAL CONDITIONS			
1. All development within Lincoln Place Subdivision (Project) is subject to compliance with Mitigation Measures contained within <i>Nicolaus Place – Mitigated Negative Declaration</i> (State Clearinghouse No. 2010082081).	General Condition	Community Development	
2. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General Condition	Community Development	
3. The Applicant shall pay the City's actual costs of providing entitlement processing Plan review, Final Map review, GIS, administrative fee, and inspection services. This may be a combination of staff costs and direct billing for contract professional services.	General Condition	Community Development and City Engineer	
4. All improvements required for the Lincoln Place Subdivision Tentative Map shall be designed and constructed to conform to the City of Lincoln Municipal Code, Section 17, Design Criteria and Procedures Manual and Public Facilities Improvement Standards or as modified by these Conditions of Approval, or as approved by the City Engineer and/or Community Development Director.	Improvement Plans/Final Map	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
5. * Completion of both frontage and onsite improvement plans and construction or bonding of improvements are required prior to approval of the Lincoln Place Subdivision Final Subdivision Map.	Improvement Plans/Final Map Approval	Development Engineering and City Engineer	
6. The design, maintenance, inspection and reporting of all storm water systems, devices, and treatment systems by the Applicant/HOA shall be in compliance with the West Placer Storm Water Quality Design Manual and the State MS4 permit or current State requirements.	General Condition On-going	Development Engineering and City Engineer	
7. As set forth in the City's Public Facilities Element Fee (PFE program), the project is subject to Infrastructure and Capital Facility Impact Fees categories including but not limited to, Wastewater Fee; Reclaimed or Raw Water Fee; Drainage Fee; Water Fee; Transportation Fee; and Community Services Fees which includes Parks, City Administration, Fire, Police, Solid Waste, and Library.	General Condition	Support Services	
8. ** The Applicant shall apply and obtain a demolition permit prior to demolition of the residential buildings on the project site.	General Condition and prior to site grading	Community Development, Building Services and City Engineer	
9. * The conditions of approval for the Small Lot Tentative Map and exhibit Maps dated December 9, 2022 supersede any and all conflicting notations and information which may be shown on said Maps.	General Condition	Community Development	
10. The Small Lot Tentative Subdivision Map approval is valid for two (2) years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), or extended by the terms of a Development Agreement.	General Condition	City of Lincoln	

Condition	Timing	Responsible Party	Status
11. * All improvements and construction within the project shall be consistent with the <i>Nicolaus Place – Mitigated Negative Declaration</i> (State Clearinghouse No. 2010082081) and the approved Small Lot Tentative Map for Lincoln Place Tentative Subdivision Map.	General Condition	Community Development and City Engineer	
12. One or more residential small lot maps may be recorded concurrent with or subsequent to the recordation of the Large Lot Final Subdivision Map. Also, the applicant may file multiple final maps.	General Condition	Community Development	

Condition	Timing	Responsible Party	Status
13. ** Applicant shall execute an Irrevocable Offer of Dedication for the public street and highway easement and adjacent public utility easements for the entry street to Nicolaus Road, including the Tee intersection south of Nicolaus Road, and including the east-west street to the west boundary of Lincoln Place, to provide access to the parcel to the west of Lincoln Place. Within 60 days of the City Council approval of the Tentative Map, the Applicant shall submit to the City for review the legal descriptions and plat maps (and funding) for both the public street and adjacent PUEs. When the legal descriptions and plat maps for both the public street easement and the PUEs are deemed technically correct by the City, the Owner of the Lincoln Place property shall execute the IODs for the Public Street and Highway Easement and PUE.	Submit legal descriptions and plat maps within 60 days of the City Council approval of the Tentative Map. Within 14 days of the City deeming the legal descriptions and plat maps technically correct, the Owner shall execute the IODs for the street easement and PUEs.	Development Engineering and City Engineer	
DEVELOPMENT STUDIES/MITIGATION			
14. Provide a design of on-site water system to comply with the City Design Criteria and Procedures Manual with the first submittal of improvement plans.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
15. Provide a sewer capacity study to comply with the City Design Criteria and Procedures Manual with first submittal of improvement plans.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
16. Provide a stamped/signed storm drainage study to comply with the City Design Criteria and Procedures Manual with the first submittal of improvement plans.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
17. Prior to the approval of improvement plans, the applicant shall demonstrate that the design of the on-site drainage system complies with Section 10 of the City Design Criteria and Procedures Manual, specifically Table 10-1, "Allowable Street Encroachments" and Section 10-2 for minimum pad elevations adjacent to designated floodplains and overland routing of flood flows.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
18. The Applicant shall provide a stamped and signed final post construction Storm Water Quality Plan with the 1 st submittal of the improvement plans. The plan shall comply with the West Placer Storm Water Quality Design Manual, using updated SWQP templates, and the State MS4 permit or current State requirements.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
19. The Applicant shall submit a soils report prepared by a soils engineer for the development including the park sites. The report shall identify any grading and/or foundation soil problems on the lots and recommend any necessary corrective action to be taken. The reports shall be submitted with the Grading Permit or Improvement Plans, whichever occurs first. The reports shall include sub-grade soil evaluation for roadway design and provide suggested structural road sections. The soils report shall provide soil characteristics and geologic information necessary for input into the SWQP templates if required by design criteria.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
20. For those improvements that affect regulated resources, the Applicant shall have secured all required Environmental and Mitigation Permits for improvements prior to City approval of Plans for the improvements affecting the regulated resources.	Prior to approval of offsite Improvement Plans that affect regulated resources.	Planning	
21. The Applicant shall provide the City with a copy of the approved 404 Permit and a 401 Certification to the Community Development Department, if applicable.	Prior to approval of Improvement Plans that affect the regulated resources or Final Map, whichever occurs first	Community Development	
22. The Developer, via the project arborist, shall inventory oak trees that will be removed as a result of development within the Lincoln Place Subdivision and shall mitigate loss of on-site oak trees through an in-lieu fee payment. The applicant will submit for review an updated arborist report to determine the actual quantity of oak trees and the total trunk diameter (inches DBH) of oak trees targeted for removal. The project arborists' recommendations for retention and grading around the oak trees to be retained will be incorporated as part of the improvement plan review.	Prior to approval of Improvement Plans and Final Map	Community Development	
STORM WATER QUALITY/GRADING/DRAINAGE			

Condition	Timing	Responsible Party	Status
23. For projects or development applications that involve less than 1 acre of grading, the Applicant shall submit an erosion control program with Improvement Plans to the City for review and approval and shall implement the approved Plan. The Plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse of disposal and re-vegetation. Specific techniques may be based on geotechnical reports, and shall comply with the then current City standards. During construction of any portion of phase of the project, no disturbed areas shall be left exposed for extended periods of time. The City Engineer will determine the timing and extent of re-vegetation required.	Prior to approval of Improvement Plans and Final Map	Development Engineering and City Engineer	
24. The project with each phase shall include adequately sized and properly aligned culverts at all drainage-way crossings. Culvert sizes must meet the design requirements and be approved by the City Engineer. Design and construct temporary culverts over natural channels for any stream crossings used during the construction phase. Construction equipment and vehicles must not cross streams without a proper temporary culvert crossing.	Prior to approval of Improvement Plans and Final Map	City Engineer	
25. In accordance with the City's most current standards, no disturbed surface or soil shall be left standing through a winter season without erosion control measures, such as re-vegetation of exposed slopes. Temporary erosion control measures (such as silt fences, staked straw bales, etc.) shall be employed at the base of disturbed slopes until re-vegetation is established.	Prior to approval of Improvement Plans	City Engineer	
26. Design and construct energy dissipaters where drainage outlets discharge on erodible soil or into natural drainage ways. Temporary dissipaters may be used for temporary storm runoff outlets during construction phases. Permanent dissipaters shall be included for permanent outlets, unless the Erosion Control Plan indicates that conditions render it unnecessary (subject to the approval of the City Engineer).	Prior to approval of Improvement Plans and Final Map	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
27. The Applicant shall submit a post construction Storm Water Quality Plan with the project drainage study. The project shall comply with the City Ordinance, California MS4 permit requirements or any other State mandated requirements, to the satisfaction of the City Engineer. Compliance with the MS4 permit may result in the loss of lots.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
28. ** Prior to approval of improvement plans, the Applicant shall submit a plat map and legal description for dedication of a drainage easement over APN 021-310-032 and APN 021-310-100 to the City of Lincoln consistent with the approved tentative subdivision map.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
29. The design, maintenance, inspection, and reporting of all storm water systems, devices, and treatment systems by the Applicant shall be in compliance with the State Water Resources Control Board Water Quality Order No. 2013-0001-DWQ National Pollutant Discharge Elimination System Permit Phase 2 Municipal General Permit No. CAS000004, Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems and any design guidance developed by the City.	Prior to approval of Improvement Plans and During Construction	Community Development and City Engineer	
30. The Applicant shall submit a SWPPP and post construction Erosion Control Plan for each phase of construction for City approval. The Plan shall include Best Management Practices (BMPs) to minimize and control the level of pollutants in storm water runoff released to off-site receiving waters. Specific techniques shall comply with adopted City standards.	Prior to approval of Improvement Plans and During Construction	Community Development and City Engineer	

Condition	Timing	Responsible Party	Status
31. The Applicant shall prepare a Water Quality Maintenance and Operation Plan for storm water quality & LID improvement facilities. The Water Quality Maintenance and Operation Plan shall contain, at a minimum but not limited to, a description of the constructed facilities, the design criteria, a description of the expected facility operation, a post construction Erosion Control Plan, a post construction Storm Water Quality Control Plan, and a description of maintenance activities required along with a schedule for each activity. The Water Quality Maintenance and Operation Plan shall also contain a description of sampling, testing, and reporting requirements. The Water Quality Maintenance and Operation Plan shall be subject to approval by the Public Services Department prior to the City's acceptance of the storm water quality facilities, following the two (2) year maintenance period.	Prior to Final Map Approval	Development Engineering, City Engineer, and Public Services	
32. Subject to permits issued by the Placer County Environmental Health Department, locate and properly abandon all septic systems and wells. Prior to abandoning any existing agricultural wells, the Applicant shall use water from the agricultural wells for grading and construction of the project or its phases.	Prior to Acceptance of Improvements or as determined on Improvement Plans	City Engineer	
33. The Applicant shall submit Blasting Plans (if required) for review and approval by the City Engineer prior to commencing any on-site blasting activities. At a minimum, the Blasting Plan is to include a description of the work to be accomplished, a statement of the necessity to accomplish the work, a description of alternatives to blasting considered but rejected, a description of steps taken to avoid hard rock areas, safety measures to be implemented. The Blasting Plan is to coordinate blasting activities with the Police, Community Development Department, and Fire Departments and specify the time and duration proposed for the activity. The Applicant shall provide 72 hours notification to the above Departments of any scheduled blasting.	Prior to any blasting activities	Community Development, City Engineer, Police, Fire	

Condition	Timing	Responsible Party	Status
34. The Applicant shall provide a grading and erosion control security deposit in accordance with the City of Lincoln Design Criteria and Procedures Manual.	Prior to the issuance of the Grading Permit.	City Engineer	
35. Flagging, fencing, signage, and other devices shall be installed prior to grading on-site. Fence locations shall be to the approval of the City Engineer and shall require inspection prior to start of grading. Fencing should not be removed unless written approval is obtained from the City Engineer.	Prior to Grading	City Engineer	
36. Trees removed during site grading and construction shall be disposed of by means other than landfill or burning.	Prior to Grading	City Engineer	
37. Trees not scheduled for removal adjacent to construction areas shall be temporarily fenced around their drip lines to prevent inadvertent damage during construction activity.	Prior to Grading	City Engineer	
FLOODPLAIN/WETLANDS			
38. Where applicable, the Applicant shall prepare, prior to each phase of Improvement Plan submittal, a detailed analysis of the designated 100-year floodplain in the project area to determine the flood-prone areas and base flood elevations (if not already available). Floodplain elevations must be determined prior to the approval of a Final Subdivision Map. The Applicant shall be responsible for any costs associated with the need to file requests to FEMA for map changes; i.e. CLOMR or LOMR, subject to any third-party reimbursement as may exist. The Applicants shall provide all data and mapping necessary to amend the City's FEMA mapping and fund all requests for amendments.	Prior to approval of Improvement Plans and Construction	Community Development, City Engineer	

Condition	Timing	Responsible Party	Status
39. All future grading shown on the tentative map, including proposed pad elevations, shall be subject to further review and approval by the City Engineer and Community Development Department in accordance with applicable City and FEMA requirements.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	
40. The project shall comply with requirements of SB-5 (200-year flood protection) and regulations and guidelines published by the State Department of Water Resources, and as may be adopted by the City of Lincoln in compliance with the requirements of SB-5.	General Condition	Community Development and City Engineer	
41. **All future grading shown on the approved tentative subdivision map dated Dec 9, 2022 prepared by Baker-Williams Engineering Group, including proposed pad elevations and design of offsite improvements shall be subject to further review and approval by the City Engineer and Community Development Department in accordance with applicable City and FEMA requirements.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
TRANSPORTATION/STREET IMPROVEMENTS			
42. Traffic striping, markings and signing shall be provided as required by the applicable City of Lincoln Design Criteria and Procedures Manual and Public Facilities Improvement Standards, as well as the California Manual of Uniform Traffic Control Devices, latest edition.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
43. The Applicant shall design and construct ADA compliant ramps to allow movement of bicycles from sidewalks to on-street bike lanes where bike/trail routes merge with frontage sidewalks.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
44. Street names shall be reviewed and approved by the City. The applicant shall work with the City to determine appropriate names to be incorporated into street names as feasible.	Prior to approval of Improvement Plans & Final Map	Planning	
45. ** The Applicant shall design and construct frontage improvements along Nicolaus, including but not limited to, the installation of underground infrastructure, pavement restoration and widening, landscaping, water quality basins and sound wall consistent with the approved tentative subdivision map dated Dec 9, 2022 prepared by Baker-Williams Engineering Group to the satisfaction of the City Engineer, Public Services Department and Community Development Department during the review and approval of Improvement Plans.	Prior to approval of Improvement Plans & Acceptance of Improvements	Community Development, Public Services and City Engineer	
UTILITIES			
46. The Preliminary Grading & Utility Plan exhibit dated Dec. 9, 2022 prepared by Baker-Williams Engineering Group showing pipe sizing and alignment for utilities are not approved for final design. The utility exhibits shall be updated by technical studies/reports and the Improvement Plans shall incorporate the findings of the technical studies, to the satisfaction of the City Engineer.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
47. If determined necessary by the City, the Applicant shall design and construct water sampling stations at locations approved by the City Engineer to allow for sampling of the water supply system, pursuant to the State of California and the City of Lincoln.	Prior to approval of Improvement Plans & Final Map	Development Engineering, City Engineer and Public Services	

Condition	Timing	Responsible Party	Status
48. The Applicant shall comply with all provisions of the City's Cross Control and Backflow Prevention Ordinance.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	
49. The Applicant shall submit Joint Utility Trench Composite Plans for review by City Engineer.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
50. If/where applicable, subject to the Applicant's 404 Permit, sewer and water easements located in open space areas shall have an access road to valves and manholes approved by the Community Development Department and City Engineer, and constructed with a minimum easement width of 15-feet and providing an 8-foot wide pave section, acceptable to the City Engineer with 2-foot wide aggregate base shoulders. (Any crossing of U.S. Army Corps of Engineers jurisdictional wetlands shall be in a steel casing.)	Prior to Acceptance of Improvements	City Engineer	
FIRE			
51. The final design, layout and line capacity of water and hydrant systems will be subject to approval of the City Engineer in consultation with the Fire Chief prior to start of any phase of underground utility construction.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
52. The final placement of fire hydrants shall be subject to the approval of the Fire Chief during the review of Improvement Plans and consistent with the most current improvement standards for the City.	Prior to approval of Improvement Plans & Final Map	Development Engineering, City Engineer and Fire Department	
53. Consistent with the locations provided in the approved Tentative Map, emergency access ways and pedestrian connections will be reviewed with Improvement Plans and be approved by the Fire Department, Community Development Department, and City Engineer.	Prior to approval of Improvement Plans & Final Map	Community Development, City Engineer and Fire Department	
54. The Applicant shall provide funding necessary for a fire flow analysis of the onsite water model into the City's water model.	Prior to approval of Improvement Plans & Final Map	Community Development, City Engineer and Fire Department	
LANDSCAPING			
55. Where non-potable water is to be used, all provisions for its use are to be in accordance with the California requirements and subject to the City Engineer's approval. The City Engineer shall be notified 72 hours in advance of any new construction being undertaken for landscaped areas using non-potable water.	Prior to approval of Improvement Plans and during Construction	Development Engineering, City Engineer	

Condition	Timing	Responsible Party	Status
56. The Applicant shall be required to submit a Master Tree List Planting Plan for the residential development setting forth front yard trees in accordance with the adopted General Plan, and the approved Landscape Plans for Lincoln Place Subdivision . The Plan shall be subject to review and approval of the Community Development Department	Prior to Prior to approval of Improvement Plans /Final Map Approval	Community Development and City Engineer	
57. Any structure as part of the civil and landscape improvement plans shall be submitted to the building department for a building permit.	Prior to approval of Improvement Plans	Community Development and City Engineer	
LIGHTING/DESIGN			
58. A Street Lighting Plan shall be submitted to the City with Improvement Plans prior to construction of each project phase. All street lights shall be LED and Smart Metered to the satisfaction of the City Engineer. Street light poles where located in public right-of-way and maintained by City, shall be concrete and/or to the satisfaction of the City Engineer. All street lights shall be in accordance with the Lincoln Place Subdivision General Development Plan and to the satisfaction of the City Engineer. The selection of the lights and design of the lighting system shall be reviewed and approved by the Community Development Department and City Engineer. Streetlights and similar fixtures shall be directed away from residences.	Prior to approval of Improvement Plans and Final Map	Development Engineering and City Engineer	
59. The Applicant shall review options with Community Development staff to minimize visual impacts and monotony in the design of any sound walls. If used, walls should be constructed of masonry and utilize graffiti resistant materials. Wall design and materials shall be subject City's approval and according to the design standards in the Lincoln Place Subdivision General Development Plan and noise mitigation.	Prior to Improvement Plans and Final Map	Community Development	
IMPROVEMENT PLAN NOTES			

Condition	Timing	Responsible Party	Status
60. Dust control measures shall be established prior to construction of any phase of development pursuant to the requirements of the Mitigation Monitoring Plan. Additional dust control measures may be required by the City Engineer based upon site conditions. The following note shall be added to the Grading and/or Improvement Plans: “To minimize dust/grading impacts during construction, the Applicant shall: a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day. b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks. c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities. d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site. e. The City shall have the authority to stop all grading operations, if in opinion of City staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. f. The grading shall comply with the Mitigation Monitoring Program.”	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
61. A note shall be added to the Grading Plans that states: “Prior to the commencement of grading operations, the contractor shall identify the site where the deficit earthen material shall be borrowed. A report issued by a geotechnical engineer shall be submitted to verify that the imported materials are suitable for project fill. If the borrow site is within the City of Lincoln, the contractor shall show proof of all approved Grading Plans. Haul routes to be used shall be approved by the City Engineer.”	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
62. A note shall be added to the Improvement Plans: “Construction in the project shall take place between the hours of 7:00 A.M. to 5:00 P.M., Monday through Friday, unless written approval is granted by the Community Development Department for private property and the City Engineer for mass grading and public improvements, allowing work for different days or hours.” “Radios and other musical equipment noise shall be played at levels consistent with the City of Lincoln standards so as to be contained on-site.”	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
63. A note shall be added to the Improvement Plans: “All contractors are required to deliver all construction related refuse collected in debris boxes to the Western Placer Waste Management Authority Material Recovery Facility. The City reserves the right to require that a franchise agreement be approved with any refuse handler at any time during the construction process.”	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
64. A note shall be added to the Improvement Plans: “Seventy-two (72) hour notification must be given to the City of Lincoln prior to disinfection of any water mains. The contractor shall coordinate with the City Construction Inspector to schedule with the Public Services Department at 434-2450 for disinfection and testing.”	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
65. A note shall be added to the Improvement Plans: “The Applicant shall submit Environmental surveys in compliance with the mitigation measures. The Applicant shall secure Community Development Department (Planning) approval that surveys are adequate and mitigation measures are incorporated into the Plan prior to start of any on-site construction.”	Prior to approval of Improvement Plans	Community Development and City Engineer	

Condition	Timing	Responsible Party	Status
66. A note shall be added to the Improvement Plans: “The Applicant shall require their contractors to work with the Police Department in the development of security measures during construction to increase security of stored equipment and materials on-site and to minimize demands on police protection services during project construction.”	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
67. A note shall be added to the Improvement Plans: “All construction contractors shall provide a Spill Prevention and Counter Measure Plan describing measures to insure proper collection and disposal of all pollutants handled or produced on the project site during construction, including sanitary wastes, cement, and petroleum products. The Plan shall be submitted to the City’s Fire Department and City Engineer prior to each phase of construction.”	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
68. The Applicant shall apply for and obtain an Encroachment Permit from the Engineering Department prior to any work conducted with the City right-of-way or public easements.	Prior to construction	City Engineer	
FINAL MAP			
69. Prior to the approval of each Final Map, the Applicant shall enter into a standard City Subdivision Agreement with the City identifying the public improvements, if any, to be constructed with each phase. The Applicant shall provide security, in one of the standard forms acceptable to the City Attorney and consistent with the Subdivision Map Act guaranteeing construction of the improvements. The City may accept proceeds from any bond sale for security in the manner authorized by Government Code Sections 66462(a)(2)(b) and 66499.5.	Prior to Final Map approval	Community Development, City Engineer	

Condition	Timing	Responsible Party	Status
70. Arrangements shall be made by the Applicant during the review of Final Maps by the City for the abandonment of any existing easements and/or right-of-way no longer required as well as arrangements for the dedication of new easements and/or rights-of-way required to carry out project conditions of approval. Separate document easements required by the City shall be prepared by a licensed land surveyor and submitted for review by the City Surveyor, Community Development Department and City Engineer.	Prior to Final Map approval	Community Development and City Engineer	
71. The Landowner shall convey all groundwater rights to the City of Lincoln with the recordation of any Final Maps.	Prior to recordation of Final Map	Community Development and City Engineer	
72. The Owner shall dedicate public utility easements for underground facilities of a size established by City Standards and Specifications and consistent with the City's franchise agreements as part of each Final Map.	Prior to Final Map approval	Community Development and City Engineer	
73. The words "traffic control appurtenances" shall be included on the cover sheet of Final Map in the list of utilities allowed in public utility easements (PUE's) located along public roads.	Prior to Final Map approval	Development Engineering and City Engineer	
74. The Owner shall consent to the City's formation of, or annex into, a Drainage Maintenance Assessment District or Maintenance CFD if deemed necessary by the Community Development Department and City Engineer.	Prior to Final Map approval	Community Development and City Engineer	

Condition	Timing	Responsible Party	Status
75. The Owner shall provide a funding mechanism for the annual maintenance and operation of on-site public street lights, street maintenance, parks, landscaping, open space, water quality features, storm drain facilities, detention and retention facilities, and traffic signals (except those facilities maintained by an HOA). This funding mechanism may consist of a Special Tax, CFD, or endowment, at the discretion of the City. If the project is within a current finance mechanism such as Benefit Assessment District No. 1, or CFD 2018-1; an expenditure/revenue analysis should be completed if the number of units or amount of public improvements to be maintained have changed since preliminary approval to ensure the project will cover the costs of the annual maintenance and operation of the public improvements. Compliance with this condition shall be to the satisfaction of the City Engineer. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index plus 3% as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs. Annexation into a maintenance CFD, such as CFD 2018-1, could provide the funding mechanism for this maintenance.	Prior to Final Map Approval	Community Development, Support Services and City Engineer	
76. The Owner shall provide a funding mechanism for the additional demand on public safety and public library, etc. This funding may consist of annexation to CFD 2018-2 or other funding mechanism as is acceptable to the City. A fiscal impact analysis should be completed to ensure the project will cover the costs of the additional services needed. Compliance with this condition shall be to the satisfaction of the Finance Director, Community Development Director. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index plus 3% as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.	Prior to Final Map Approval	Community Development, Support Services and City Engineer	

Condition	Timing	Responsible Party	Status
77. The Applicant will participate in the City's Public Facilities Element (PFE) Fee program current at the time of issuance of each building permit	Issuance of Each Building Permit	Community Development	
78. In the event the project utilizes private Covenants, Conditions & Restrictions (CC&R's), a copy of the CC&R's shall be provided by the applicant to the City Attorney and Community Development Department for review and approval prior to recordation of any Small Lot Final Map.	Prior to Final Map approval	Planning	
79. The Applicant shall provide notification within the CC&Rs to potential land purchasers that the matter of view sheds and the protection of view shed interests is a private civil matter and not regulated by the City of Lincoln.	Prior to Final Map approval	Community Development	
80. If a Homeowner's Association (HOA's) is established for the project, the Applicant shall be responsible for all cost of establishing the HOA and initial funding for its operation. The HOA responsibilities for ownership, operation, repair, maintenance, inspection and reporting shall be delineated in the formation documents. Facilities to be owned and maintained by the HOA shall be identified on each Final Map and set of Improvement Plans. Applicant shall grant an easement to the City on the Final Maps for access and inspection of all facilities to be owned by the HOA. The HOA shall indemnify the City and define its liabilities and responsibilities. Once approved by the City as to form and content, the HOA shall be recorded and may not be amended or rescinded without first obtaining approval from the Community Development Department and City Attorney. A provision reflecting this shall be incorporated in the recorded CC&R's.	Prior to Final Map approval	Community Development	
81. The Applicant shall complete any necessary exchange of real property needed to conform the legal boundary lines to match the approved Tentative Subdivision Map configuration. This may be achieved, if necessary, by filing and receiving approvals from the City Engineer for additional mapping or Lot Line Adjustment, as allowed by the Subdivision Map Act and the City's Subdivision Ordinance.	Prior to Final Map approval	Community Development and City Engineer	

Condition	Timing	Responsible Party	Status
82. The Applicant shall provide to the Community Development Department copies of the Final Maps for each phase after the City Engineer's approval but prior to City Council approval: - Two digital copies of the Final Map in DWG format compatible with the City's mapping and PDF - One plot or print of the submittal	Prior to Final Map approval	Community Development and City Engineer	
83. Prior to recordation of a final map, the Applicant shall file with the Placer County Clerk, a certificate from the Placer County Tax Collector's Office indicating that no liens against the subdivision or any part thereof exist for unpaid State, County, Municipal or local taxes or special assessments collected with taxes, except those not yet due and payable.	Prior to Final Map Recordation	Development Engineering and City Engineer	
84. After recordation of the Final Map, the Applicant shall provide to the City Engineer one copy of the recorded Final Map on Mylar.	Immediately after recordation of Final Map	Community Development and City Engineer	
85. * Dedicate rights of ways and public utility easements for public improvements required to serve the lots shown on the Small Lot Final Map/s and construct those improvements or enter into a subdivision agreement with bonds, pursuant to Lincoln Design Criteria and Procedures Manual, to the satisfaction of the City Engineer.	Concurrent with filing of the Final Map with the City Council.	Development Engineering and City Engineer	
86. ** Applicant shall construct all offsite improvements as per approved improvement plans consistent with the approved tentative subdivision map or enter into a public improvement agreement with bonds, pursuant to Lincoln Design Criteria and Procedures Manual, to the satisfaction of the City Engineer.	Concurrent with filing of the Final Maps with the City Council.	Development Engineering and City Engineer	
PRIOR TO CONSTRUCTION			

Condition	Timing	Responsible Party	Status
87. The Applicant's contractor shall apply for and obtain an Encroachment Permit from the City Engineer prior to any work conducted within the City right-of-way.	Prior to beginning construction	City Engineer	
88. The Applicant, before performing construction activities within the project area and prior to each phase of development shall submit a construction schedule to the Fire Department to allow coordination of fire protection services during construction.	Prior to any construction activity	City Engineer and Fire Department	
89. The Applicant shall consult/notify with the service provider of Gas, telephone, CATV and Electrical System Design Departments at the earliest available opportunity concerning all applicable Development Plans, site improvements, and construction schedules. The project sponsors shall maintain contact with the service provider so that required facilities and easements will be developed in a coordinated manner.	Prior to construction	City Engineer	
90. An on-site meeting with the Applicant, contractor, superintendent, engineers, and City representatives to review special procedures, limits of work, lines of authority and special conditions or procedures shall take place prior to any significant grading activity. The Applicant shall provide an organization chart displaying lines of authority and phone numbers for each individual shown in a supervisory capacity. The Applicant shall designate in writing before the start of work an authorized representative who will have authority to act on behalf of the project. Said representative should be available on the job site during all construction or accessible by phone. The representative shall also make any necessary arrangements with the City Engineer concerning extended or emergency work periods.	Prior to any construction	City Engineer	
91. All construction haul routes shall be approved by the City Engineer prior to commencement of any construction activity.	Prior to any construction	City Engineer	

Condition	Timing	Responsible Party	Status
92. The Applicant shall coordinate the placement of centralized mail delivery units, if required by the Post Office or provide verification that centralized mail delivery units will not be required by the Post Office. The placement of the units, if required by the Post Office, shall give consideration to concepts of defensible space, such as street lighting and visibility, ADA accessibility, as well as consumer convenience. The centralized mail delivery units shall not be located within any of the water quality LID areas identified on the Subdivision Map and/or Improvement Plans.	Prior to any construction	Community Development	
DURING CONSTRUCTION			
93. Consistent with the recommendations of a soils engineer and as approved by the City Engineer, grading should be scheduled to avoid seasonally high groundwater conditions in swale areas.	During Construction	City Engineer	
94. For each phase of development, the Applicant shall provide a specific geotechnical analysis to determine the suitability of excavated material (if proposed for use) as engineered fill, and trench backfilling, topsoil, or other types of reuse on-site such as landscaping fill in parks. If during construction the Applicant identifies any unique unforeseen soils conditions, the Applicant shall within 24-hours notify its geotechnical consultant to provide an analysis to the City Engineer for approval concerning any remediation action.	During Construction	City Engineer	
95. The Applicant/Contractor shall be responsible for the cleaning of all public streets during construction. The manner and frequency of street cleaning shall be determined by the City Engineer based upon field conditions.	During construction	City Engineer	
96. For potable construction water, flows shall not exceed 500 gpm and 500,000 gallons per day subject to approval by the City. All flows shall be metered and monitored by the Applicant. The cost of potable construction water shall be at a rate established by the City. Any use of potable water for construction shall be subject to availability as determined by the City.	During construction	City Engineer	

Condition	Timing	Responsible Party	Status
97. The project shall provide for a system to inform all contractors and subcontractors and other affiliated parties conducting business within the City that a Business License must be obtained from the City. Prior to the preconstruction meeting, the Applicant shall submit to the City of Lincoln a list containing all parties doing business within the City as a result of the project. The City will check the list to ensure that each party has obtained the necessary Business License.	Prior to issuance of Building Permits and during construction	Building	
98. The Applicant may place a temporary sales building on the project site during project construction, subject to approval of the Community Development Department. The Applicant shall submit information to the Community Development Department regarding the location and services available to the structure as well as elevations of the temporary facility. Use of the facility will be subject to the approval of the Community Development Department.	During construction	Building	
PRIOR TO ACCEPTANCE			
99. The Applicant shall be responsible for repairing street damage caused by construction equipment on the street system to the satisfaction of the City Engineer.	Prior to Acceptance of Improvements	City Engineer	
100. The Applicant, through his/her engineer or surveyor, shall set sufficient durable monuments to conform to the standards prescribed in Section 8771 of the Business and Professional Code of California.	Prior to Acceptance of Improvements	City Engineer	
101. The project shall be required to underground all existing public utilities fronting the project site, except that electric transmission lines of 60 KV and higher may be excluded as determined by the City or PG&E.	Prior to Acceptance of Improvements	City Engineer	
102. The Applicant shall provide the City with "As-Built Plans" in a mylar hard copy and the other on a computer disc in an AutoCAD format compatible with the City's mapping acceptable to the City Engineer.	Prior to Acceptance of Improvements	City Engineer	

Condition	Timing	Responsible Party	Status
103. Existing and proposed public facilities and improvements damaged during the course of construction shall be repaired by the Applicant, at his expense, to the satisfaction of the City Engineer.	Prior to Notice of Completion and Acceptance of Improvements	City Engineer	
104. **When improvements to Lots B & C (for Water Quality purposes) are completed to the satisfaction of the City Engineer and Public Services Department, these improved lettered lots shall be conveyed by a grant deed to the City, or HOA as applicable, for on-going maintenance, operation, repair and replacement. The Applicant shall be responsible to pay the direct cost associated with the performance of this work. If dedicated to the City, the Applicant shall be responsible for payment of costs until such time as the City begins collecting funds for this work or the cost of doing this work is incorporated into a financing mechanism to fund the costs of this work.	Prior to the Acceptance of Improvements	City Engineer and Public Services	
105. ** The contractor shall be responsible for the televising of all proposed storm drain and sewer collection and conveyance facilities being installed as per approved improvement plans. A 72-hour notification, both written and verbal, shall be given to the City Engineer prior to the televising of the sewer system. If not properly notified the City may elect to require a retesting of the subject system.	Prior to Notice of Completion	City Engineer	
PRIOR TO BUILDING PERMIT			
106. Finished exterior grades shall be sloped away from foundations to provide removal of surface water runoff away from structures. All building pads shall be provided with drainage away from foundations and to a properly controlled discharge system. No surface runoff should be allowed to flow from the pad over an unprotected slope. Terraced lots should avoid uncontrolled discharge of surface water runoff onto adjoining lots.	Prior to approval of Plot Plans	Building, Development Engineering	

Condition	Timing	Responsible Party	Status
107. Fire hydrants or other acceptable alternative approved by the City, providing service for construction sites shall be operational prior to combustible vertical building construction beginning.	Prior to issuance of Building Permits	Building	
108. All private exterior lighting is to be uniform or complimentary throughout the project. Private exterior lighting to be provided for all access driveways, parking areas and walkways so as to facilitate protection of private property and safe pedestrian movement within the project site. Such lighting shall be accomplished in such a manner as not to illuminate adjacent properties or street which may be objectionable or hazardous. Detailed Construction Plans depicting the location and type of all lighting fixtures to be submitted and approved by the Building, Planning, and Police Department as part of the Construction Plans.	Prior to issuance of Building Permit	Community Development, Police Department	
109. The project shall be subject to the Western Placer Unified School District's Financing Plan.	Prior to issuance of Building Permits	Building	
110. The Applicant shall pay all applicable fees at time of issuance of the Building Permit.	Prior to issuance of Building Permits	Building	
111. The project shall be subject to the Placer County Capital Facilities Impact Fee.	Prior to issuance of Building Permits	Building	

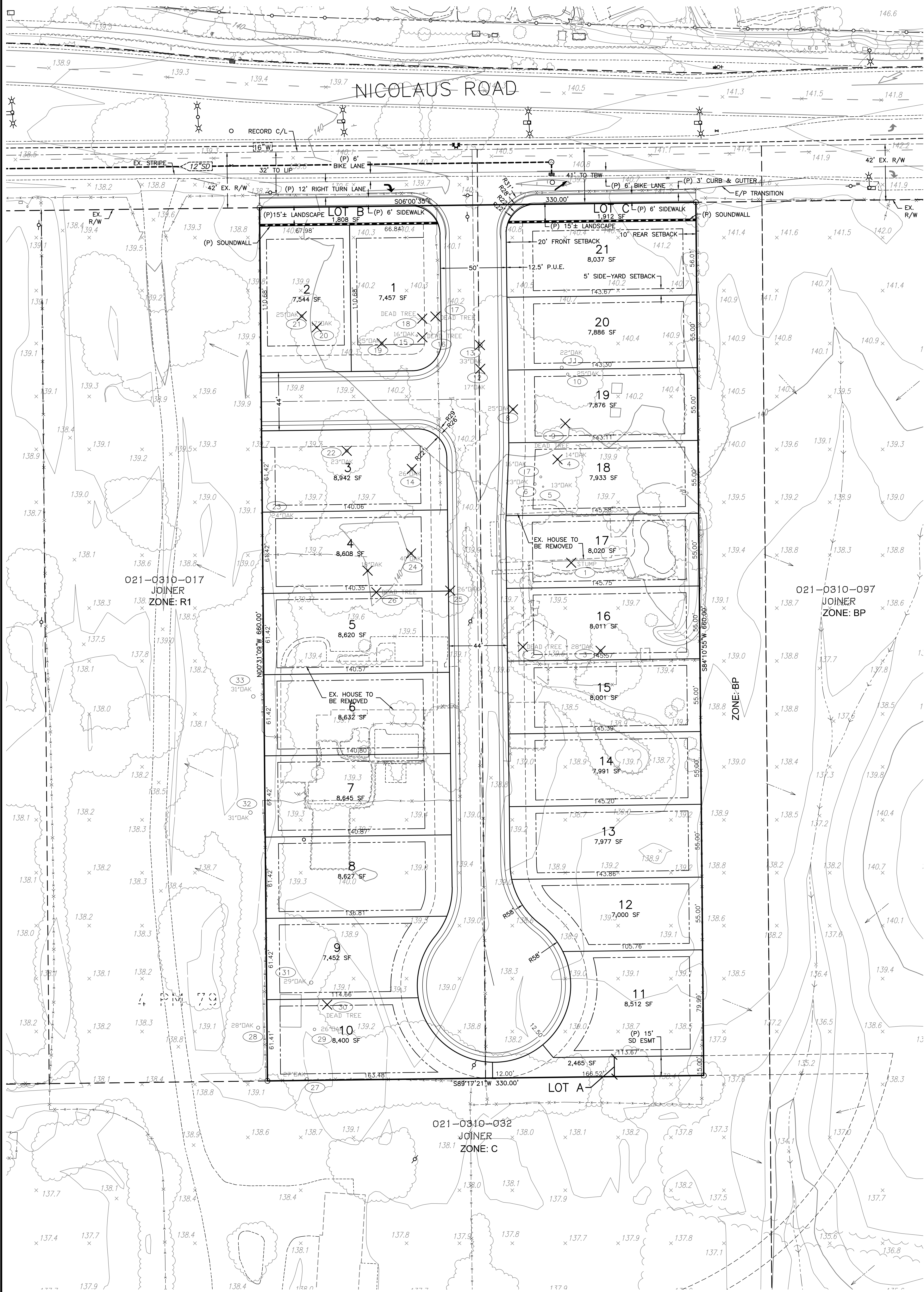
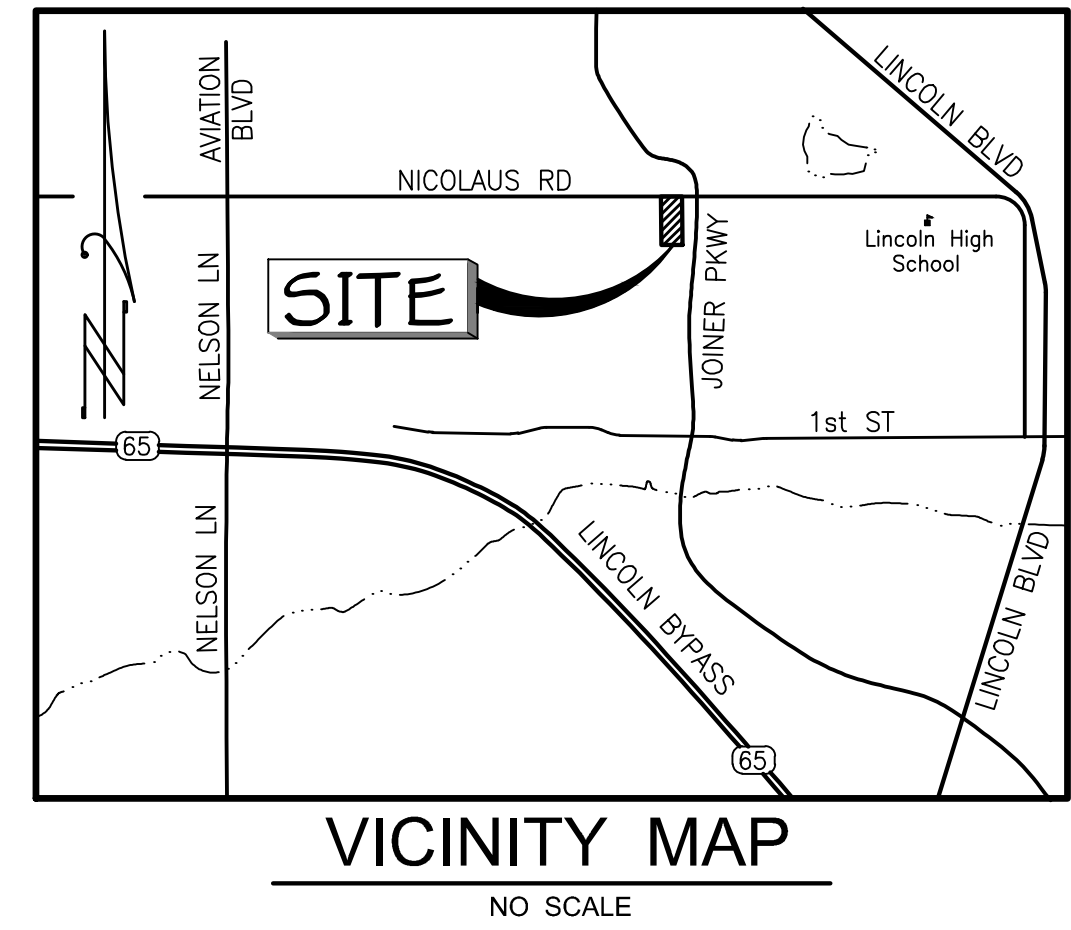
Condition	Timing	Responsible Party	Status
112. The Applicant shall comply with the Lincoln Place Tentative Subdivision Map regarding Park Dedication and Fees.	Prior to issuance of Building Permits	Building	
113. The development of residential dwelling units shall be subject to the review and approval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

<END>

TENTATIVE SUBDIVISION MAP

LINCOLN PLACE

CITY of LINCOLN, PLACER COUNTY, CALIFORNIA
DECEMBER 9, 2022
BAKER-WILLIAMS ENGINEERING GROUP
SHEET 1 OF 3

**PROJECT DATA:****OWNER/DEVELOPER:**

JAMES and JENAY HOFFMAN
P.O. BOX 1490
RIVERSIDE, UTAH 84065
PH. (801) 596-5063

ENGINEER:

BAKER-WILLIAMS ENGINEERING GROUP
6020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CALIFORNIA 95608
PH. (916) 331-4336
FAX (916) 331-4430

ASSESSOR'S PARCEL NUMBER:

021-0310-018, and 019

ACREAGE:

5.32± ACRES GROSS
5.0± ACRES NET

EXISTING USE:

SINGLE FAMILY

PROPOSED USE:

21 SINGLE FAMILY LOTS
3 LANDSCAPE LOTS

EXISTING ZONING:

R-1

SEWER:

CITY OF LINCOLN

WATER SUPPLY:

CITY OF LINCOLN

DRAINAGE:

CITY OF LINCOLN

FIRE PROTECTION:

CITY OF LINCOLN

ELECTRIC SERVICE:

P.G. & E.

TELEPHONE SERVICE:

A.T. & T.

GAS SUPPLY:

P.G. & E.

SCHOOL DISTRICT:

WESTERN PLACER UNIFIED SCHOOL DIST.

PARK DISTRICT:

CITY OF LINCOLN

LOT SIZE:

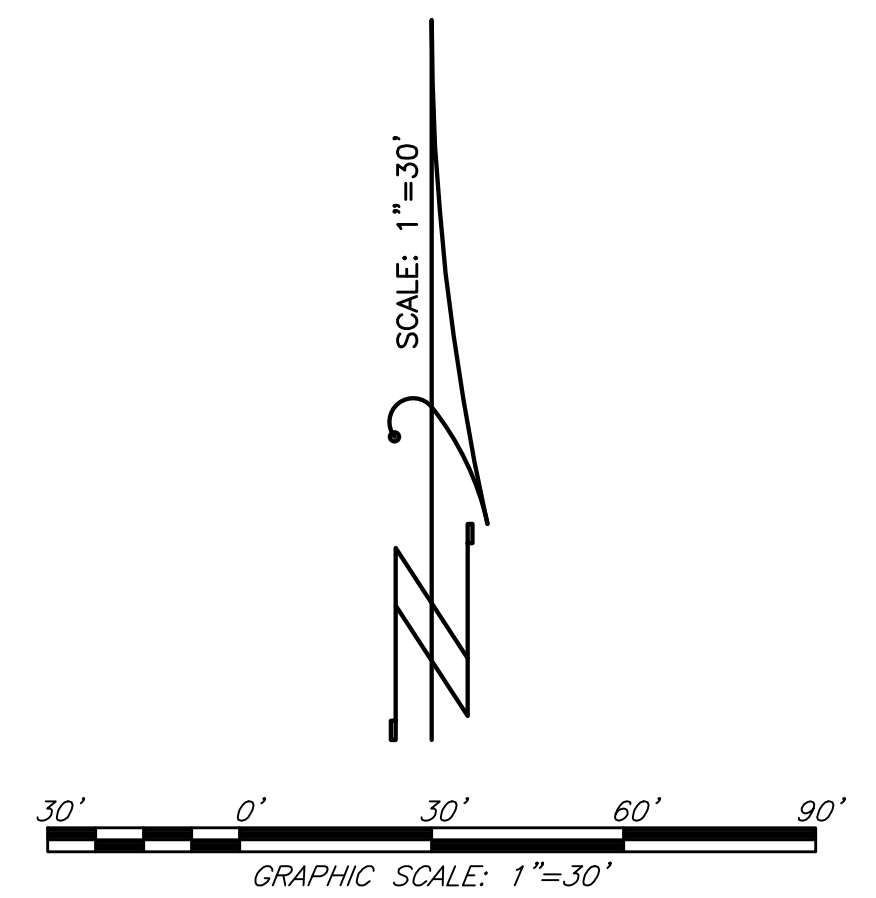
MINIMUM LOT SIZE REQUIREMENTS:
6,000 SF
PROJECT PROPOSES:
MIN. 7,000 SF
MAX. 8,645 SF
AVERAGE 8,084 SF

PROPOSED IMPROVEMENTS:

CITY OF LINCOLN STANDARDS

LEGEND:

EXISTING	PROPOSED
	STORM DRAIN
	DRAIN INLET
	MANHOLE
	WATER MAIN
	WATER VALVE
	BLOW-OFF VALVE
	SEWER MAIN
	STREET LIGHT
	UTILITY POLE
	FENCE
	LOT LINES
	RIGHT OF WAY
	SETBACK LINE
	BUILDING
	C/G & SIDEWALK
	SITE BOUNDARY
	EX. TREE TO REMAIN
	EX. TREE TO REMOVE

**NOTES:**

- ALL NON-STANDARD ITEMS MUST BE JUSTIFIED AND MITIGATED FOR AND REQUIRE CITY-ENGINEER APPROVAL. IF NON-STANDARD ITEMS ARE NOT SPECIFICALLY IDENTIFIED ON THE TENTATIVE MAP, THEY ARE NOT APPROVED.
- LOTS A, B, AND C ARE TO BE DEDICATED TO THE CITY AND USED FOR LANDSCAPE AND WATER QUALITY IF REQUIRED.

SURVEYOR'S STATEMENT:

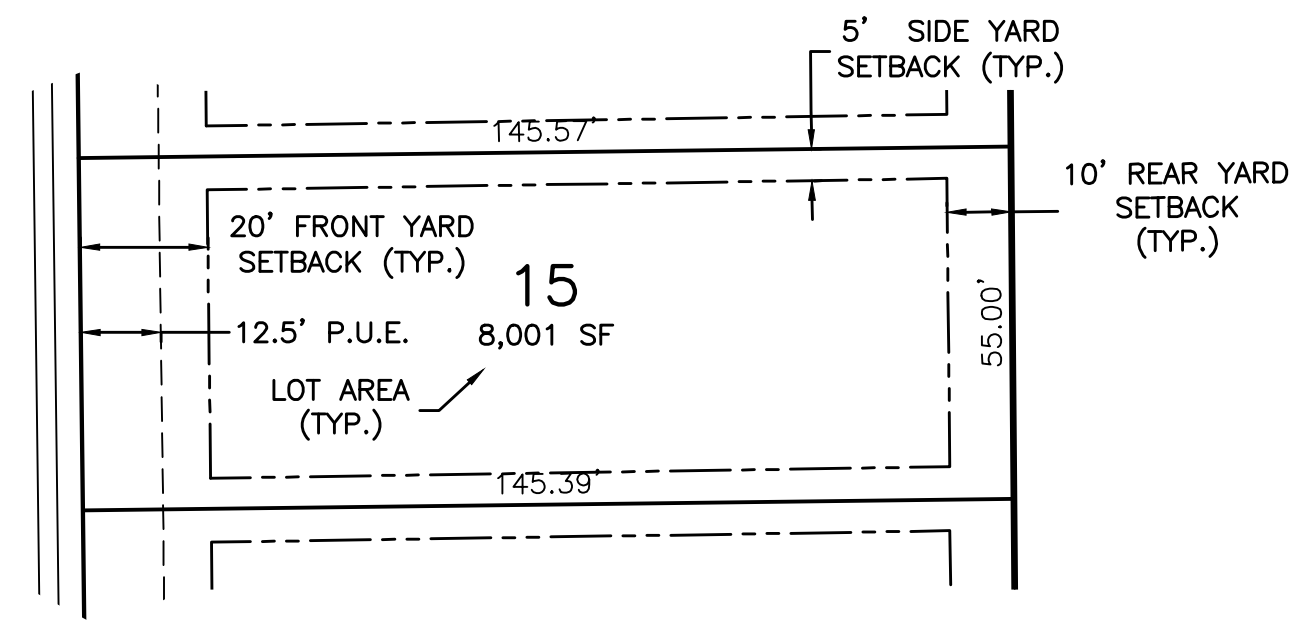
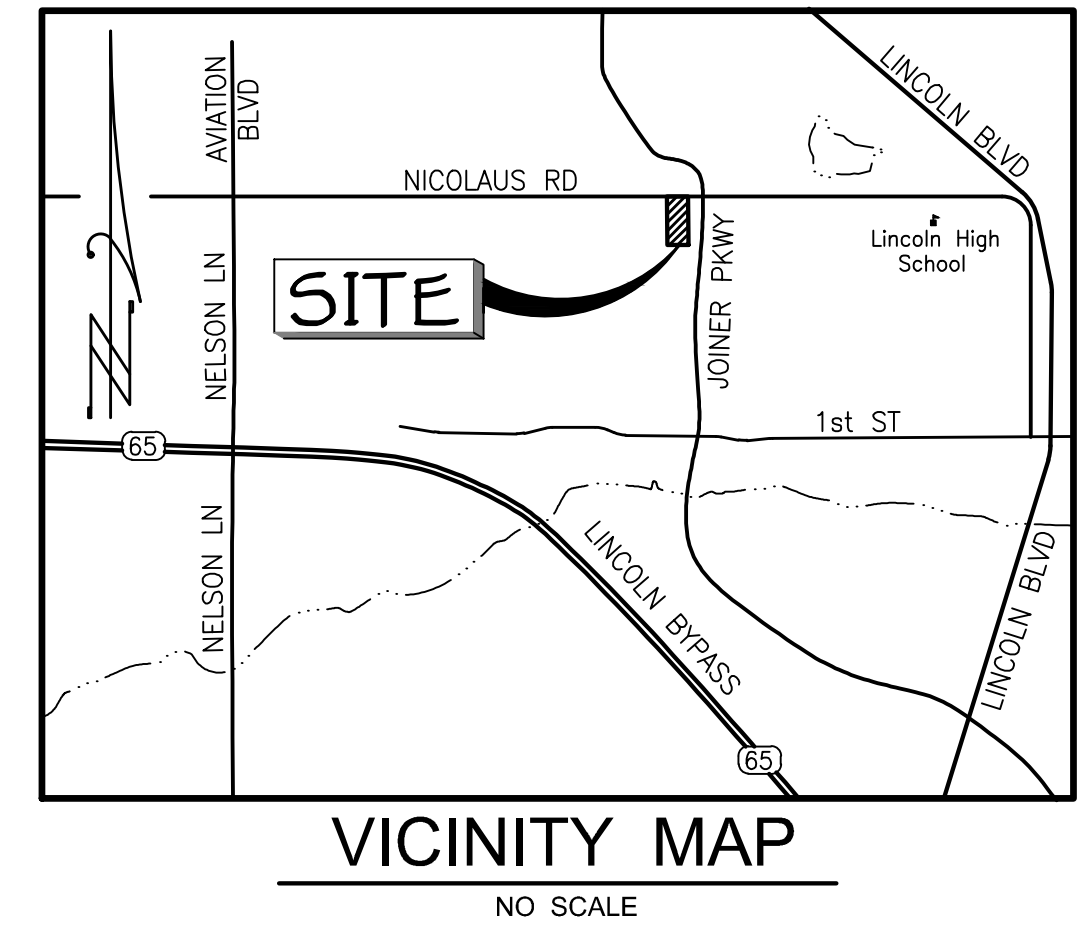
THE BOUNDARY SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION AS DESCRIBED IN PLACER TITLE COMPANY ORDER NO. P-350639 DATED SEPTEMBER 1, 2020. ALL EASEMENTS SHOWN IN THE REPORT ARE SHOWN HEREON OR IF AN EASEMENT IS NOT PLOTTABLE OR BLANKET, A NOTE TO THAT EFFECT IS SHOWN HEREON. ANY PUBLIC EASEMENTS TO BE ABANDONED ARE SHOWN AS "TO BE ABANDONED WITH THE FINAL MAP (IF APPLICABLE)."

JOHN K. JEFFRIES L.S. 7820
LICENSE EXPIRES 12/31/2023

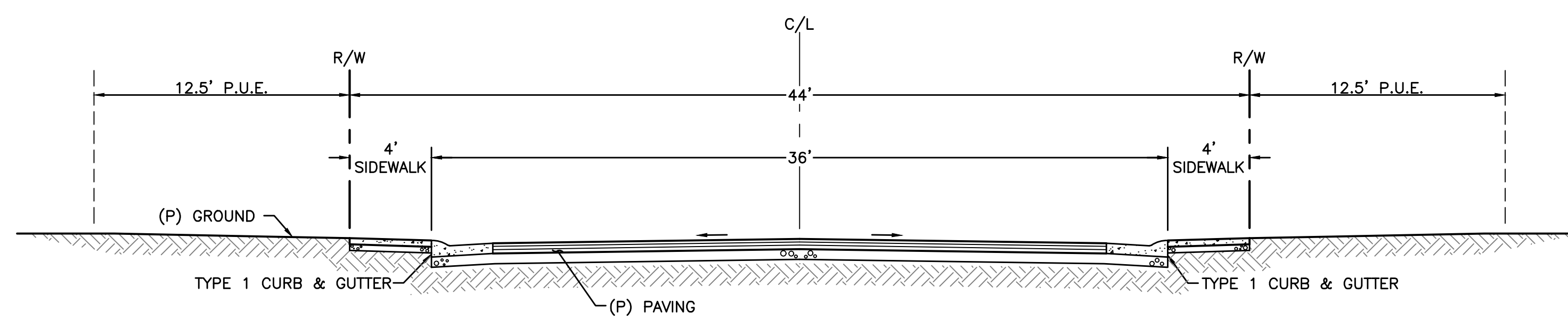
BAKER WILLIAMS ENGINEERING GROUP

6020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CA 95608-0515
Phone (916) 331-4336 ~ Fax (916) 331-4430
EMAIL: office@wengr.com

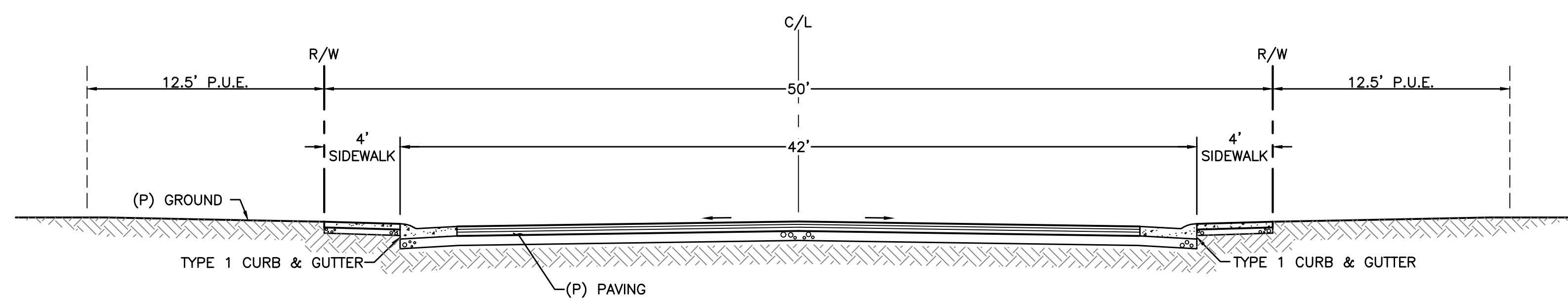
TENTATIVE SUBDIVISION MAP
LINCOLN PLACE
CITY of LINCOLN, PLACER COUNTY, CALIFORNIA
DECEMBER 9, 2022
BAKER-WILLIAMS ENGINEERING GROUP
SHEET 2 OF 3



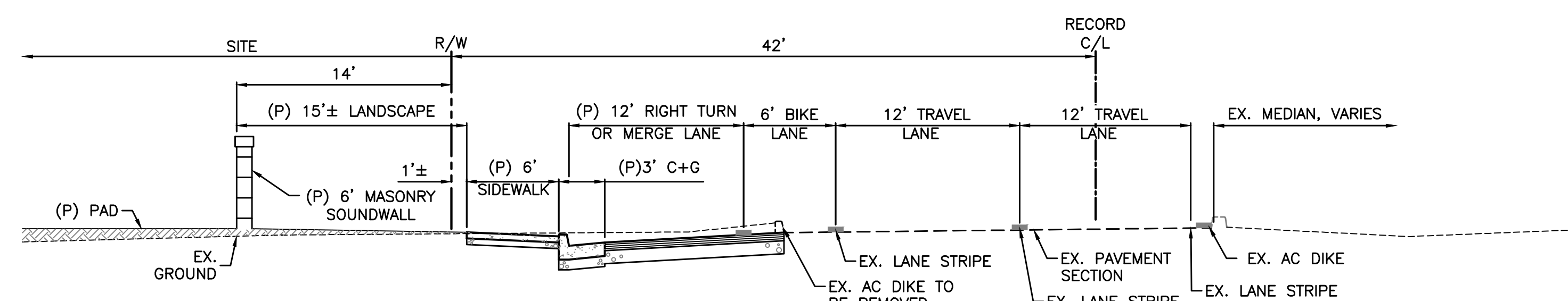
TYPICAL LOT DETAIL
SCALE: 1"=30'



44' STREET SECTION
NTS



50' STREET SECTION
NTS



NICOLAUS ROAD
NTS

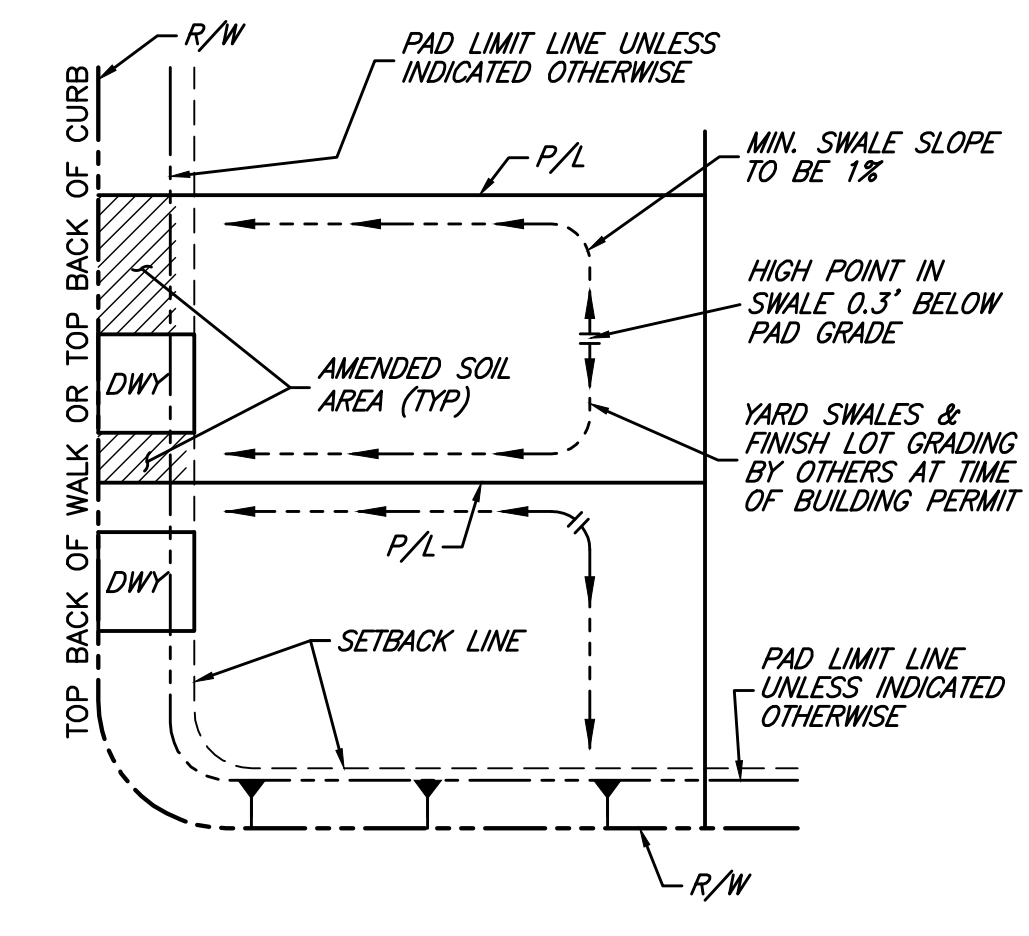
PRELIMINARY GRADING & UTILITY PLAN LINCOLN PLACE

CITY of LINCOLN, PLACER COUNTY, CALIFORNIA

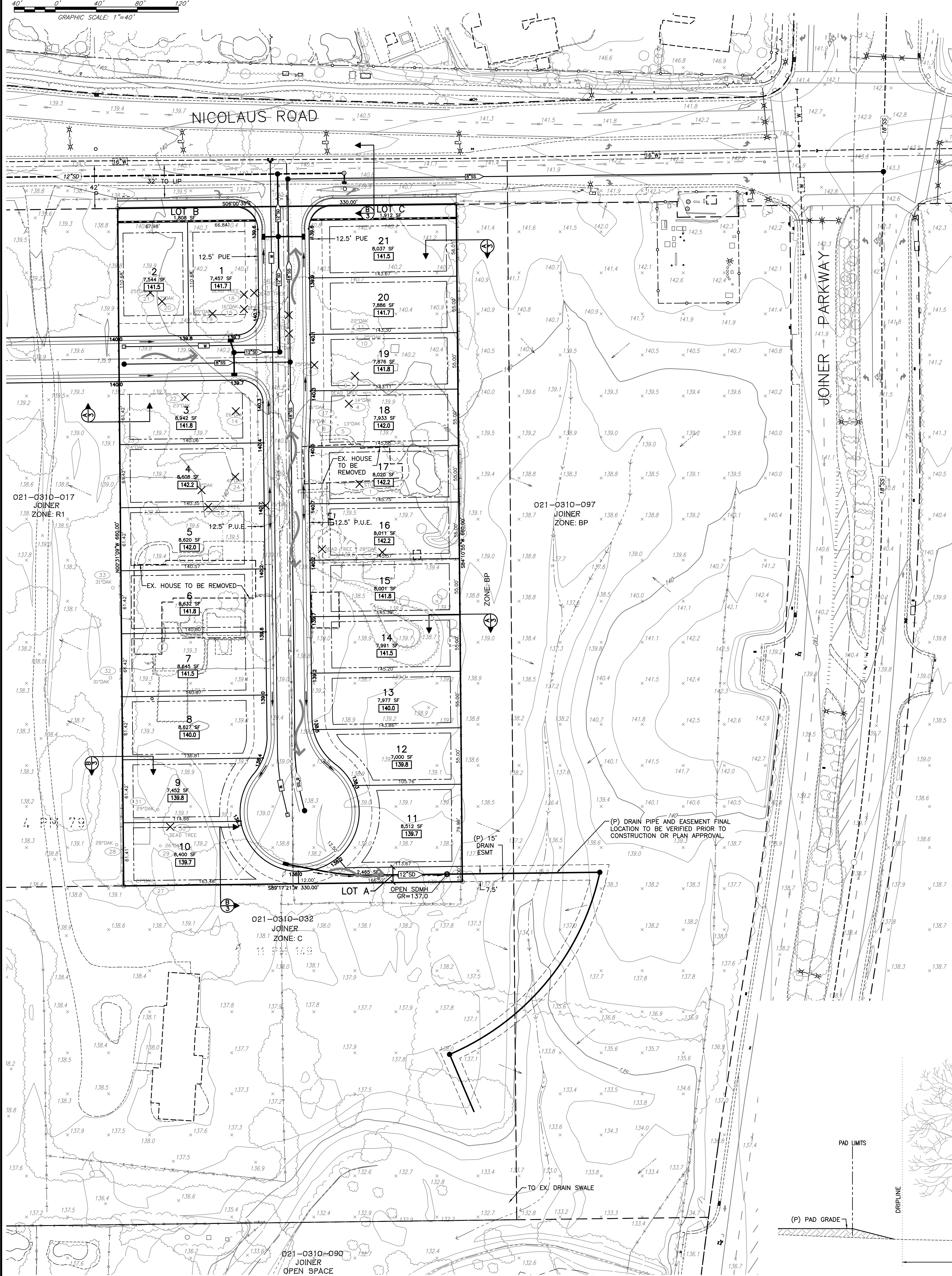
DECEMBER 9, 2022

BAKER-WILLIAMS ENGINEERING GROUP

SHEET 3 OF 3

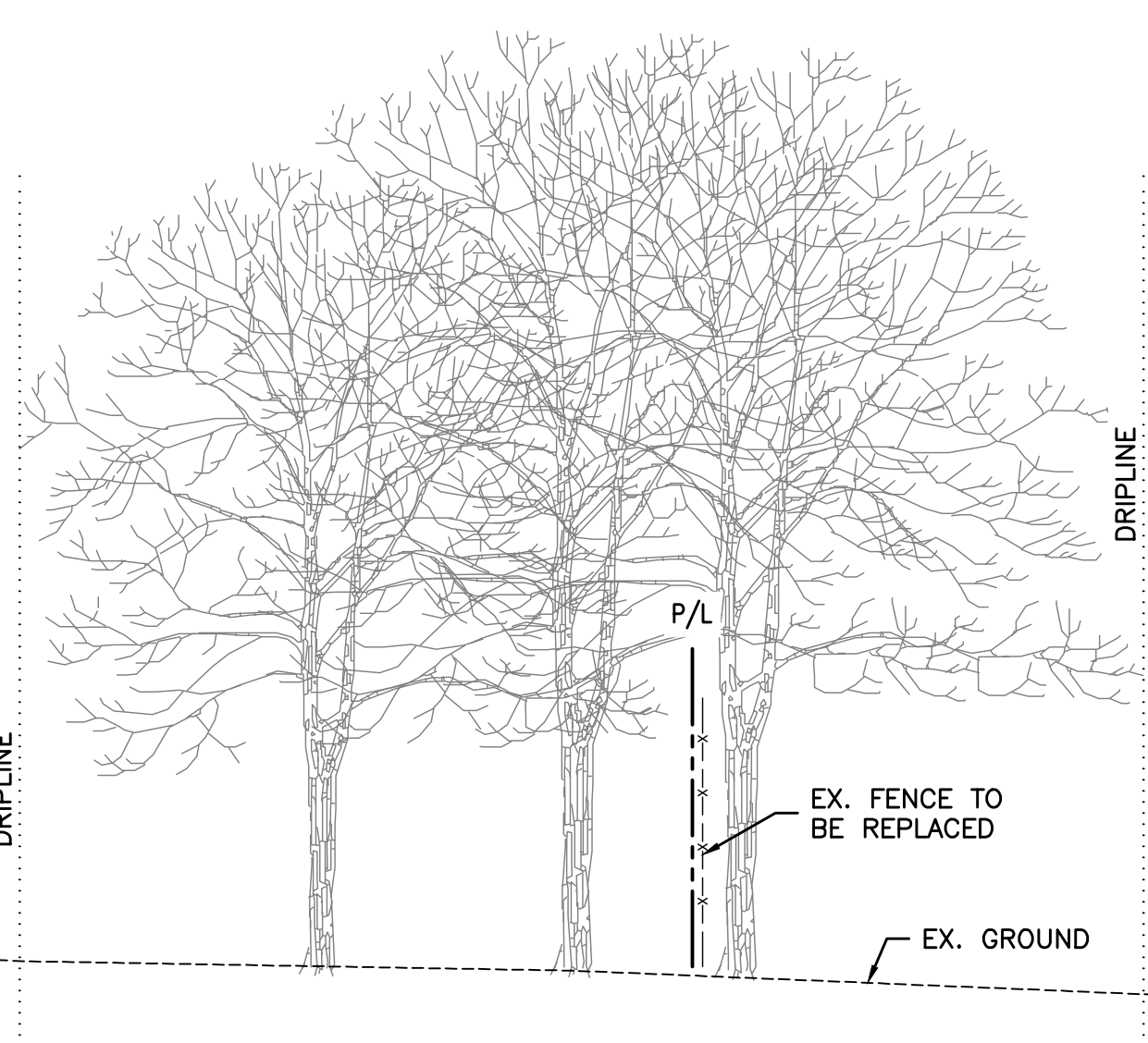


TYPICAL LOT GRADING
NOT TO SCALE

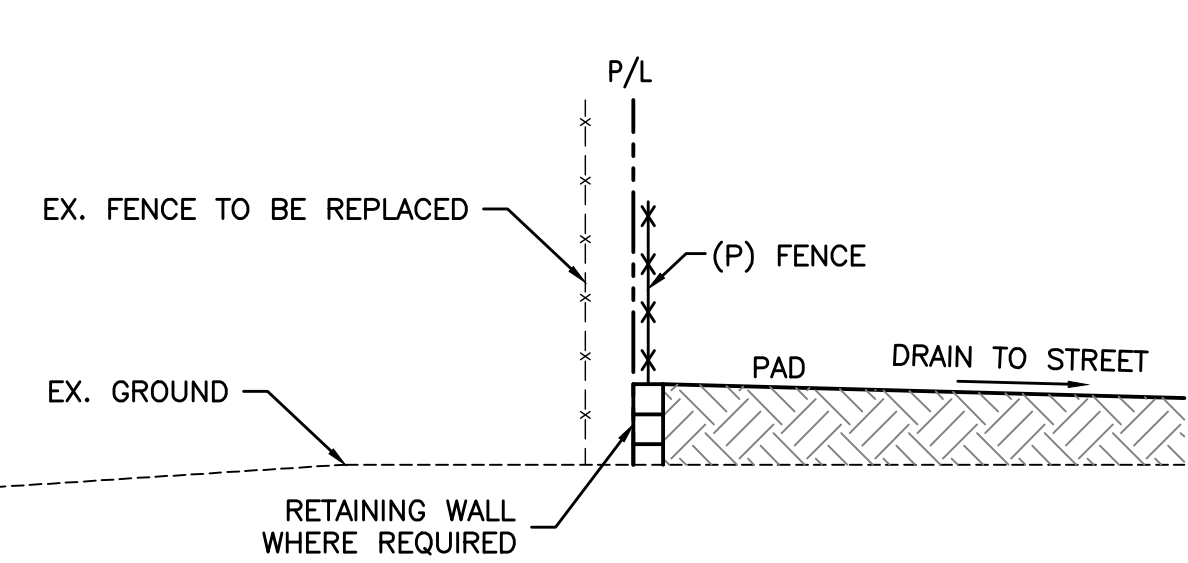


LEGEND:

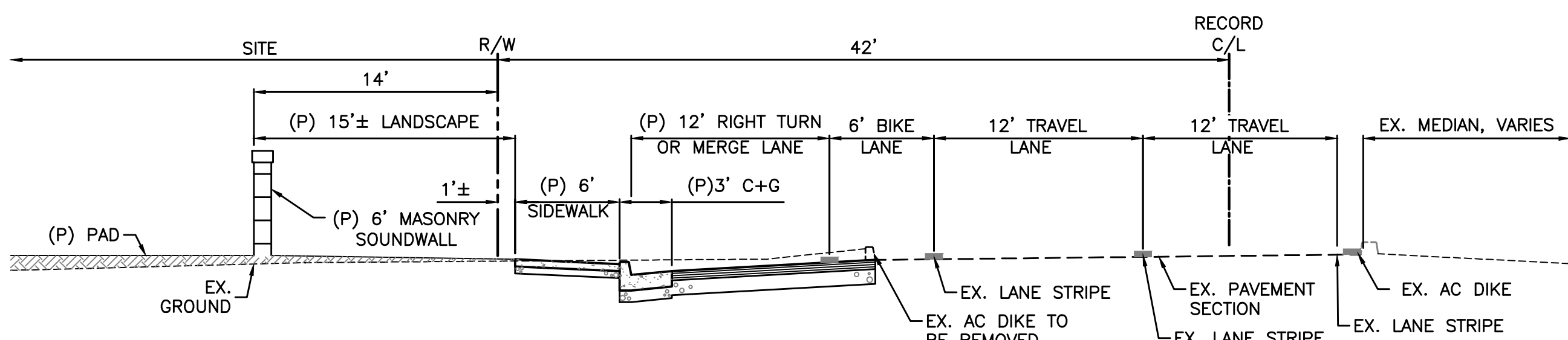
EXISTING	PROPOSED



TYPICAL SECTION-BB
NTS



TYPICAL SECTION-AA
NTS



NICOLAUS ROAD
NTS

BW BAKER WILLIAMS ENGINEERING GROUP
6020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CA 95608-0515
Phone (916) 331-4336 ~ Fax (916) 331-4430
EMAIL: office@bwengineers.com

JOB NUMBER: 19-05-031

Condition	Timing	Responsible Party	Status
13. ** Applicant shall execute an Irrevocable Offer of Dedication for the public street and highway easement and adjacent public utility easements for the entry street to Nicolaus Road, including the Tee intersection south of Nicolaus Road, and including the east-west street to the west boundary of Lincoln Place, to provide access to the parcel to the west of Lincoln Place. ~~Within 60 days of the City Council approval of the Tentative Map, the Owner of the Lincoln Place property Applicant shall submit to the City for review the legal descriptions and plat maps (and funding) for both the public street and adjacent PUEs. When the legal descriptions and plat maps for both the public street easement and the PUEs are deemed technically correct by the City, the Owner of the Lincoln Place property shall~~ execute the IODs for the Public Street and Highway Easement and PUE.	~~Submit legal descriptions and plat maps within 60 days of the~~ <u>Prior to approval of the final subdivision map by the City Council approval of the Tentative Map. Within 14 days of the City deeming the legal descriptions and plat maps technically correct, the Owner shall execute the IODs for the street easement and PUEs.</u>	Development Engineering and City Engineer	



STAFF REPORT

Item Number 8.B

SUBJECT: **Accessory Dwelling Units (ADU) Ordinance - Amendments:** Proposed text Amendments to Lincoln Municipal Code Chapter 18.37 (Accessory Dwelling Units) and Related Sections of Title 18 (Zoning) as Recommended by the California Department of Housing and Community Development (HCD). (Efren Sanchez)

SUBMITTED BY: Efren Sanchez

DEPARTMENT: Community Development

DATE: September 9, 2025

STAFF RECOMMENDATION:

Staff recommends that the City Council conduct a public hearing, consider the information contained in the staff report, testimony of the public, and adopt an ordinance detailing the actions recommended by the Planning Commission:

1. Determine that the proposed amendments qualify for a statutory exemption under Section 21080.17 of the California Public Resource Code (PRC), the resolution and subsequent adoption of the ordinance are statutorily exempt from CEQA. The proposed resolution and subsequent adoption of the ordinance implements CA Gov. Code Section 66310-66342 State Law within the incorporated area of the City of Lincoln. The proposed ADU Ordinance Amendments are consistent with the requirements of state law; therefore, are exempt from CEQA pursuant to Section 15282(h) (Other Statutory Exemptions) of the CEQA Guidelines.
2. Adopt an ordinance to amend Lincoln Municipal Code Chapter 18.37 (Accessory Dwelling Units) and related sections of Title 18 (Zoning) as recommended by the California Department of Housing and Community Development (HCD) as part of an ADU Ordinance Amendment (Attachment 1).

BACKGROUND/INTRODUCTION:

On July 23, 2024, [City Council](#) adopted Ordinance 1080B amending the provisions of Lincoln Municipal Code Section 18.37 regulating the use of Accessory Dwelling Unit (ADU) in the City. On August 6, 2024 the adopted ADU Ordinance was submitted for a 60-day review by the California Department of Housing and Community Development (HCD). On April 24, 2025, HCD provided written findings stating that the adopted ADU Ordinance failed to comply with State ADU Laws. The letter stated that although the City's ADU Ordinance addressed many statutory requirements, additional amendments were necessary (Attachment 3).

On [August 20, 2025](#), Planning Commission adopted Resolution 2025-XX, recommending City

Council adopt an ordinance to amend Lincoln Municipal Code Chapter 18.37 – Accessory Dwelling Unit and related articles of Title 18 – Zoning as recommended by HCD. The Planning Commission discussion was minimal and they all agreed that this was a routine administrative action to bring the City of Lincoln into conformance with State ADU Laws. After careful deliberation, the Planning Commission voted 7-0-0-0 to approve the resolution recommending the City Council adopt the proposed ordinance amendment.

FINDINGS/ANALYSIS:

Based on recently updated State ADU laws, HCD's identified amendments include replacement of outdated statutory references, changes to provisions that conflict with or restrict rights granted under state law (e.g., limits on unit combinations, floor area, setbacks, and JADU locations), and use of subjective design standards instead of required objective standards. HCD requires the City to amend the ordinance or risk possible referral to the Attorney General.

CDD staff collaborated with the City Manager's office and City Attorney in reviewing and responding to HCD's 11-point ADU ordinance corrections, which was transmitted on June 13, 2025. HCD promptly responded to the City's initial edits and followed up with additional comments and edits. In response, City staff, reviewed HCD's feedback and transmitted a second set of tracked changes (Attachment 3) on June 24, 2025. HCD reviewed and verified the updated changes and approved for further processing. With HCD's approval, the Planning Commission is tasked to review and consider the amendments and recommend the City Council its adoption as part of the ADU Ordinance Amendment. The amendment process requires the City Council to hold a public hearing on any proposed changes to LMC Title 18 (Zoning), as outlined in LMC Chapter 18.92 – Amendments.

ENVIRONMENTAL REVIEW:

Pursuant to Section 21080.17 of the California Public Resource Code (PRC), the resolution and subsequent adoption of the ordinance are statutorily exempt from California Environmental Quality Act (CEQA). Under PRC Section 21080.17, the resolution and subsequent adoption of the ordinance are statutorily exempt from CEQA. The proposed resolution and subsequent adoption of the ordinance implements CA Gov. Code Section 66310 - 66342 State Law within the incorporated area of the City of Lincoln. The proposed ADU Ordinance is consistent with the requirements of state law; therefore, is exempt from CEQA pursuant to Section 15282(h) (Other Statutory Exemptions) of the CEQA Guidelines.

LEVINE ACT COMPLIANCE:

The Levine Act requires a party to a proceeding before the City of Lincoln that involves any action or consideration to their contract, license, permit, or other entitlement use, to disclose any campaign contributions made to City elected or appointed officer totally more than \$500 within the 12 months before the City decision.

This matter does not implicate the disclosure requirements of the Levine Act.

FISCAL IMPACT:

N/A

ATTACHMENTS:

[Attachment 1_ADU Ordinance_Amendment.pdf](#)

Attachment 2_Planning Commission Resolution 2025-14.pdf

Attachment 3_HCD Lincoln-ADU-Findings-042425

Attachment 4_CHAPTER 18.37 ADU DRAFT TRACK CHANGES

Attachment 5_CHAPTER 18.37 ADU DRAFT CLEAN

ORDINANCE XXXXB

AN ORDINANCE REPEALING AND REENACTING LINCOLN MUNICIPAL CODE CHAPTER 18.37 – ACCESSORY DWELLING UNITS AND RELATED ARTICLES OF TITLE 18 – ZONING AS RECOMMENDED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD); AND FINDING THE ORDINANCE IS STATUTORILY EXEMPT FROM CEQA

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

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

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

WHEREAS, Title 18, Chapter 18.92 of the Zoning Ordinance provides for the review and recommendation by the City’s Planning Commission on all proposed amendments to the Zoning Ordinance text; and

WHEREAS, state law makes clear that nonconforming ordinances are void and that the state standards specified in Government Code Section 66310 - 66342 shall be enforced until such time a jurisdiction adopts its own ordinance in accordance with state law. In order to preserve local preferences, such as maximum floor area, architectural style, and other development standards, Chapter 18.37 and related Articles of Title 18 of the City of Lincoln Municipal Code require amendments to comply with state law; and

WHEREAS, the Planning Commission of the City of Lincoln finds that pursuant to Section 21080.17 of the California Public Resource Code, the resolution and subsequent adoption of the ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) consistent with Section 15282 (h) (Other Statutory Exemptions) of the CEQA Guidelines. CEQA does not apply to the adoption of an ordinance by a city to implement the provisions of CA Government Code Sections 66310 - 66342 (State ADU Laws); and

WHEREAS, the Planning Commission of the City of Lincoln held a public hearing on August 20, 2025 to discuss the proposed amendments. The Planning Commission discussion was minimal and they all agreed that this was a routine administrative action to bring the City of Lincoln into conformance with State ADU Laws. After careful deliberation, the Planning Commission voted 7-0-0-0 to approve the Resolution 2025-XX recommending the City Council adopt the proposed amendments; and

WHEREAS, the City duly noticed and held a public hearing for the City Council of the City of Lincoln to consider the proposed ADU Ordinance Amendments and consider the proposed CEQA Exemption on September 9, 2025.

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 statutorily exempt from California Environmental Quality Act (“CEQA”), pursuant to Section 21080.17 of the Public Resource Code. The proposed adoption of the ordinance is exempt from CEQA consistent with Section 15282(h) (Other Statutory Exemptions) of the CEQA Guidelines, because there is no possibility it will have a significant effect on the environment. As such, the adoption of the ordinance will implement CA Gov. Code Section 66310 - 66342(ADU) State Law within the incorporated area of the City of Lincoln.

Section 3. **Severability.** Except pursuant to any finding of nonconformity of this Ordinance pursuant to Government Code Section 66316, 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. **Repeal.** Lincoln Municipal Code Chapter 18.37 – Accessory Dwelling Units (ADU) is hereby repealed in its entirety.

Section 6. **Reenactment.** Lincoln Municipal Code Chapter 18.37 – Accessory Dwelling Units (ADU) is hereby reenacted to read as follows:

Section 6.1.

The Title 18 – Zoning Ordinance, Chapter 18.37 amendments are set forth in **Exhibit A**, attached hereto and incorporated by this reference.

INTRODUCED at a regular meeting of the City Council of the City of Lincoln held on September 9, 2025, by the following vote:

AYES:	Councilmembers:
NOES:	Councilmembers:
ABSENT:	Councilmembers:
ABSTAIN:	Councilmembers:

Holly Andreatta, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

CHAPTER 18.37 ACCESSORY DWELLING UNITS (ADU)

18.37.008 Purpose.

This section is intended to implement the provisions of California Government Code Section 66313, in case of ambiguity, shall be interpreted to be consistent with such provisions. ADUs are allowed in areas where residential uses are allowed to contribute to the following City of Lincoln Housing Element goals.

- Goal 1: Accommodate new housing to meet the needs of present and future Lincoln residents at all income levels.
- Goal 3: Address special housing needs in Lincoln.
- Goal 4: Promote equal housing opportunities.

18.37.009 Definitions.

- (1) "Accessory Dwelling Unit" (ADU) is a dwelling unit that is accessory to the primary residence and has complete independent living facilities for one or more persons. ADUs can be:
 - Detached: separate from the primary structure
 - Attached: attached to the primary structure
 - Converted existing space: conversion of an attached garage, bedroom, storage area, accessory structure, etc.
- (2) "Junior Accessory Dwelling Unit" (JADU) is a unit that is no more than 500 square feet in size and contained entirely within a single-family dwelling.
- (3) "Multifamily dwelling" means a structure containing two or more attached primary dwelling units on a single lot, not including ADUs or JADUs. Multiple detached single-family dwellings on the same lot are not a multifamily dwelling.
- (4) "Single-family dwelling" means a structure containing no more than one primary dwelling unit, not including ADUs or JADUs.

18.37.010 Permitted use.

An ADU and a JADU are permitted on any lot located within any zone where residential uses are permitted by-right or by conditional use provided a permit is obtained in accordance with the provisions of this chapter.

18.37.020 Administrative review.

- (1) Applications for ADUs and JADUs pursuant to this section shall be approved or denied ministerially as part of a building permit, without discretionary review or a hearing within 60 days from the date the city receives a complete application if there is an existing single-family or multifamily dwelling on the lot.
- (2) If the application to create an ADU or a JADU is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the application for the ADU or the JADU until the city acts on the permit application to create the new single-family dwelling, but the application to create the ADU or JADU shall be considered without discretionary review or hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.

18.37.030 General requirements.

- (1) Siting.
- a. An ADU shall be sited as follows:
 - i. Within a proposed or existing single-family dwelling or an accessory structure to a single-family dwelling.
 - ii. Within an existing multifamily dwelling, including attached garages, storage areas or similar uses, or an accessory structure.
 - iii. Detached from, but located on the same lot as, a proposed or existing single-family dwelling, or an existing multifamily dwelling.
 - iv. Attached to a proposed or existing single-family dwelling. A breezeway does not constitute an extension of the primary dwelling because a breezeway does not create a shared common wall between the two individual buildings.
 - b. An ADU located within a multi-family dwelling structure may only be located within a portion of the structure not used as livable space, including, but not limited to, a storage room, boiler room, passageway, attic, basement, or garage, provided that each unit shall comply with state building standards for dwellings.
 - c. A JADU shall be located entirely within a proposed or existing single-family dwelling structure including within an attached garage.
- (2) Density. ADUs or JADUs shall not be counted toward the allowable density provided by the general plan or zoning.
- (3) Number of Units. The maximum number of ADUs or JADUs permitted on each lot is provided by *Table 18.37.030-1: Maximum Number of ADUs/JADUs Per Lot*.

Table 18.37.030-1: Maximum Number of ADUs/JADUs Per Lot		
Lot Type	Number of ADUs	Number of JADUs
Existing or proposed single-family residence	One converted ADU and one detached, new construction ADU provided all conditions of Government Code Section 66323(a)(1) are met	One JADU provided all conditions of Government Code Section 66323(a)(1) are met
Existing multi-family dwelling	• Not more than eight detached ADUs provided the number does not exceed the number of existing units per Government Code Section 66323(a)(4)(A)(ii). ¹	None
Proposed multi-family dwelling	Not more than two detached ADUs per Government Code Section 66323(a)(4)(A)(iii).	None
Existing single-family and multi-family residence on same lot	Owner may elect to develop the lot under the allowances provided for either single-family residences or multi-family residences, but not both. ²	
NOTES		
⁽¹⁾ Fractional units shall be rounded down, and at least one ADU shall be allowed in each multifamily dwelling structure.		
⁽²⁾ The owner's election shall be noted on any development permit issued by the City.		

-
- (4) Non-Conforming Properties. Prior to construction of an ADU, the city may or may not require correction of a nonconforming zoning condition. No building code violation may exist on the lot on which the ADU is to be located.
- (5) Owner occupancy for JADUs. The property owner must reside in any single-family residence that includes a JADU. The owner may reside in either the JADU or the remaining portion of the single-family residence. However, owner-occupancy is not required if the owner is a government agency, land trust, or housing organization.
- (6) Sale and Rental of Units.
- a. Except as provided in Government Code Sections 66340, 66341, ADUs and JADUs may not be sold or otherwise conveyed separately from the primary residence.
 - b. An ADU or JADU may not be rented for less than 31 consecutive days.
- (7) Deed Restriction. Approval for a JADU or ADU (if applicable) will be conditioned on the recordation of a deed restriction, which shall run with the land, and will be recorded by the city on the property where the unit is, or will be, located. The covenant shall be approved by the city attorney and the community development director. The property owner shall bear the cost of recording the deed restriction. The deed restriction shall include the following:
- a. For JADUs:
 - i. A prohibition on the sale of the unit separate from the sale of the primary residence, including a statement that the deed restriction may be enforced against future purchasers.
 - ii. A restriction on the size and attributes of the unit that conforms to Government Code Section 66313, including the owner-occupancy requirement pursuant to subsection 18.37.030(5).
- (8) Living Facilities.
- a. ADUs shall include complete independent living facility for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, including a kitchen and bathroom.
 - b. JADUs shall include living facilities. This includes permanent provisions for living, sleeping, eating, and cooking (i.e. efficiency kitchen), as defined in Government Code Section 66313. JADUs may include a separate bathroom or may share it with the primary residence.
- (9) Separate Entrances. JADUs and ADUs located within or attached to a primary residence shall include a separate entrance from that of the primary residence. No passageway shall be required in conjunction with the construction of an ADU as defined by Government Code Section 66313.

18.37.040 Public facilities.

New ADUs or JADUs are prohibited if the city engineer determines the area has insufficient water or sewer service.

- a. New ADU or JADU built concurrently with primary dwelling:
 - i. The City will require connection fees or capacity charge that shall be proportionate to the burden of the proposed ADU, based upon either its square feet or the number of its drainage fixture (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.
- b. Existing primary dwelling:
 - i. Attached ADU/JADU—The city will not require separate utility connection or connection fees.
 - ii. Detached ADUs—The city may require a new or separate utility connection directly between the ADU and the utility. The connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

18.37.050 Development standards.

(1) ADUs and JADUs shall comply with the development standards in *Table 18.37.050-1: Development Standards for ADUs and JADUs*.

Table 18.37.050-1: Development Standards for ADUs and JADUs		
Standard	ADU	JADU
Maximum Size (floor area) ^[1]	Excepting units created under Government Code Section 66323: • All ADUs may be up to 1,000 square feet in size. • An ADU may be up to 1,200 square feet in size if the ADU is less than 50% of the size of the primary dwelling.	500 square feet
Setback—Front ^[2]	Same as required for primary residence unless meeting the criteria of Government Code Sections 66321 and 66323.	-
Setback—Side/Rear ^[2]	4 ft. ^[3]	-
Maximum Height ^[4]	• New detached structure: up to 16 ft. from ground level • 18 feet in height when located within ½ mile walking distance to a major public transit stop or the property already has a multifamily dwelling two stories high. • Addition to an existing structure: An ADU may be built on top of a one-story detached garage or other one-story detached accessory structure in any zone where ADUs are allowed, but may not exceed the maximum building height for a primary residence allowed in the zone	-

	or 25 feet, whichever is lower. Not to exceed two stories.	
Minimum Lot Size	None	None
NOTES [1] Including an attached garage, attached exterior storage space, or other structure that is attached to the primary dwelling, but not including the floor area of an ADU or JADU that is within or attached to the primary dwelling. [2] No setback is required for the conversion of an existing accessory structure to an ADU or JADU; or for a replacement structure in the same location and/or footprint. [3] For the conversion and/or expansion of an existing accessory structure to an ADU, the side and rear setback requirement for the expansion may be less than 4 ft. if the proposed setback protects health and fire safety; provided, that the expansion is no more than 150 square feet beyond the physical dimensions of the existing accessory structure and solely for the entrance and exit from the ADU. If the expansion is greater than 150 square feet or for a purpose other than facilitating entrance to and exit from the ADU, then the 4-ft. side and rear set back will apply. [4] This maximum height requirement only applies to new construction. This requirement does not apply if an ADU or JADU is within an existing structure.		

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- (2) Except as provided in Table 18.37.050-1, ADUs and JADUs shall comply with all building and development standards applicable to the primary residence on the same lot, including maximum lot coverage requirements, subject to 18.37.050(3) below.
 - (3) If other development standards (such as lot coverage or open space) would prevent the approval of an ADU that is at least 800 square feet and 16 feet high, then the applicant is permitted an ADU that is up to 800 square feet and 16 feet high.
 - (4) ADUs shall not be required to provide fire sprinklers if they are not required for the primary dwelling unit. The construction of an ADU shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.
 - (5) Approval of an ADU or JADU shall not be contingent on the correction of nonconforming conditions on the subject property.
 - (6) ADUs and JADUs must comply with the Building Code, Fire Code, Health and Safety Codes, and noise insulation standards applicable at the time the building permit for the ADU or JADU is issued.
 - (7) Utility connections shall be established in accordance with Title 13—Public Services of the Lincoln Municipal Code. The City shall not require a separate utility connection between an ADU or JADU and the utility, or impose a related connection fee or capacity charge, for units located entirely within a primary dwelling, unless the ADU or JADU was constructed with a new single-family home.
 - (8) If a manufactured home is used as an ADU, it shall comply with the standards of this section.
- (Ord. No. 1080B, § 5(5.1H), 7-23-2024)

18.37.060 Parking requirement.

- (1) No additional off-street parking spaces are required for an ADU or JADU.

18.37.070 Architectural style.

The following architectural style standards apply to ADUs outlined in Government Code Section 66314 and are not applicable to ADUs created under Government Code Section 66323:

- (1) Exterior Finish Materials. The exterior materials must meet one of the following:
 - a. Must be made from stucco, wood, composite boards, vinyl or aluminum products.
 - b. If the ADU proposes siding, then it must be composed in a shingle pattern, or in a horizontal clapboard or shiplap pattern. The boards in the pattern must be six inches or less in width.
- (2) Roof Pitch. The pitch of the roof with the highest ridgeline must meet one of the following:
 - a. The pitch of the roof with the highest ridgeline must be the same as the pitch of the roof with the highest ridgeline of the primary structure; or
 - b. The pitch of the roof with the highest ridgeline must be at least 6/12.
- (3) Trim. The trim must meet one of the following:
 - a. The trim around all windows and doors must be at least 3½ inches wide.
- (4) Windows. The windows on all street facing facades must meet the following:

-
- a. Each window must be square or vertical—At least as tall as it is wide.
- (5) Eaves. The eaves must meet one of the following:
- a. The eaves must project from the building walls at least one foot on all elevations; or
 - b. If the primary structure has no eaves, no eaves are required.

18.37.080 Fees, exactions requirements.

- (1) For the purpose of the assessment of all fees and exactions consistent with this code, construction of an ADU shall be considered separate from that of the existing single-family dwelling on the lot, and the payment of fees and exactions for such ADU shall be in addition to those which may have been paid for the existing single-family dwelling except if the ADU meets the following criteria:
- a. Traffic impact mitigation fees and public facility fees shall not be imposed upon the development of an ADU less than 750 square feet.
 - b. Traffic impact mitigation fees and public facility fees charged for an ADU of 750 square feet or more, the square footage in excess of the 750 square feet shall be charged proportionately in relation to the square footage of the primary dwelling unit.
 - c. The city council may, by policy, provide for fee modifications, waivers or deferments.

18.37.090 Inspection authority.

A permit for ADUs and JADUs issued pursuant to this chapter shall be conditioned upon, and the applicant must agree to allow inspections of the site and proof of compliance with this chapter, and the requirements imposed in the granting of the permit, and other city codes, resolutions and ordinances.

18.37.100 Existing ADU or JADU.

This chapter shall in no way validate any existing illegal ADU or JADU. Correction of nonconforming zoning and/or building conditions may not be required to otherwise bring said ADU or JADU into compliance per Government Code Section 66332.

**PLANNING COMMISSION
RESOLUTION NO. 2025 - 14**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LINCOLN
RECOMMENDING TO THE CITY COUNCIL ADOPT AN ORDINANCE TO AMEND LINCOLN
MUNICIPAL CODE CHAPTER 18.37 – ACCESSORY DWELLING UNITS AND RELATED
ARTICLES OF TITLE 18 – ZONING AS RECOMMENDED BY THE CALIFORNIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)**

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

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

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

WHEREAS, LMC Title 18, Chapter 18.92 of the Zoning Ordinance provides for the review and recommendation by the City's Planning Commission on all proposed amendments to the Zoning Ordinance text; and

WHEREAS, state law makes clear that nonconforming ordinances are void and that the state standards specified in Government Code Section 66310 - 66342 shall be enforced until such time a jurisdiction adopts its own ordinance in accordance with state law. In order to preserve local preferences, such as maximum floor area, architectural style, and other development standards, Chapter 18.37 and related Articles of Title 18 of the City of LMC require amendments to comply with state law; and

WHEREAS, the Planning Commission of the City of Lincoln finds that pursuant to Section 21080.17 of the California Public Resource Code, the resolution and subsequent adoption of the ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) consistent with Section 15282 (h) (Other Statutory Exemptions) of the CEQA Guidelines. CEQA does not apply to the adoption of an ordinance by a city to implement the provisions of CA Government Code Sections 65852.2 and 65852.22 (State Accessory Dwelling Unit (ADU) Laws); and

WHEREAS, the City duly noticed and held a public hearing for the Planning Commission of the City of Lincoln to consider the proposed ADU Ordinance Amendments and consider the proposed CEQA Exemption on August 20, 2025; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lincoln, hereby recommends to the City Council adopt an ordinance to amend LMC Chapter 18.37 – Accessory Dwelling Units (ADU) and related Articles of Title 18 – Zoning to comply with state laws within the City of Lincoln. The following recommended code amendments will bring the LMC into

compliance with State ADU Laws. The code amendments are represented in ~~strikeout~~ (removed) / underline (added).

Section 1.

The Title 18 – Zoning Ordinance, Chapter 18.37 amendments as set forth in **Exhibit A**, attached hereto and incorporated by this reference.

PASSED AND ADOPTED this 20th day of August 2025, by the following roll call vote:

AYES: COMMISSIONERS: J.Johnson, Herzog, Hutchinson, Jackson, Manning, E.Johnson, Gilbert

NOES: COMMISSIONERS:

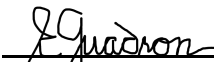
ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:



Peter Gilbert, PC Chairman

ATTEST:



Eugénie Guadron, PC Secretary

Exhibit A

Title 18 - ZONING

DIVISION IV. - USES, YARDS, HEIGHTS, PARKING, LOADING, RIDESHARING AND TRANSPORTATION PLANS CHAPTER 18.37 ACCESSORY DWELLING UNITS (ADU)

CHAPTER 18.37 ACCESSORY DWELLING UNITS (ADU)

18.37.008 Purpose.

This section is intended to implement the provisions of California Government Code Sections ~~65852.2 (ADUs)~~ and ~~65852.22 (JADUs)~~ 66313, in case of ambiguity, shall be interpreted to be consistent with such provisions. ADUs are allowed in areas where residential uses are allowed to contribute to the following City of Lincoln Housing Element goals.

- Goal 1: Accommodate new housing to meet the needs of present and future Lincoln residents at all income levels.
- Goal 3: Address special housing needs in Lincoln.
- Goal 4: Promote equal housing opportunities.

18.37.009 Definitions.

- (1) "Accessory Dwelling Unit" (ADU) is a dwelling unit that is accessory to the primary residence and has complete independent living facilities for one or more persons. ADUs can be:
 - Detached: separate from the primary structure
 - Attached: attached to the primary structure
 - Converted existing space: conversion of an attached garage, bedroom, storage area, accessory structure, etc.
- (2) "Junior Accessory Dwelling Unit" (JADU) is a unit that is no more than 500 square feet in size and contained entirely within a single-family dwelling.
- (3) "Multifamily dwelling" means a structure containing two or more attached primary dwelling units on a single lot, not including ADUs or JADUs. Multiple detached single-family dwellings on the same lot are not a multifamily dwelling.
- (4) "Single-family dwelling" means a structure containing no more than one primary dwelling unit, not including ADUs or JADUs.

18.37.010 Permitted use.

An ADU and a JADU are permitted on any lot located within any zone where residential uses are permitted by-right or by conditional use provided a permit is obtained in accordance with the provisions of this chapter.

18.37.020 Administrative review.

- (1) Applications for ADUs and JADUs pursuant to this section shall be ~~processed~~ approved or denied ministerially as part of a building permit, without discretionary review or a hearing within 60 days from the date the city receives a complete application if there is an existing single-family or multifamily dwelling on the lot.
- (2) If the application to create an ADU or a JADU is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the application for the ADU or the JADU until the city acts on the permit application to create the new single-family dwelling, but the application to create the ADU

or JADU shall be considered without discretionary review or hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.

18.37.030 General requirements.

- (1) Siting.
 - a. An ADU shall be sited as follows:
 - i. Within a proposed or existing single-family dwelling or an accessory structure to a single-family dwelling.
 - ii. Within an existing multifamily dwelling, including attached garages, storage areas or similar uses, or an accessory structure.
 - iii. Detached from, but located on the same lot as, a proposed or existing single-family dwelling, or an existing multifamily dwelling.
 - iv. Attached to a proposed or existing single-family dwelling. A breezeway does not constitute an extension of the primary dwelling because a breezeway does not create a shared common wall between the two individual buildings.
 - b. An ADU located within a multi-family dwelling structure may only be located within a portion of the structure not used as livable space, including, but not limited to, a storage room, boiler room, passageway, attic, basement, or garage, provided that each unit shall comply with state building standards for dwellings.
 - c. A JADU shall be located entirely within a proposed or existing single-family dwelling structure including within an attached garage.
- (2) Density. ADUs or JADUs shall not be counted toward the allowable density provided by the general plan or zoning.
- (3) Number of Units. The maximum number of ADUs or JADUs permitted on each lot is provided by *Table 18.37.030-1: Maximum Number of ADUs/JADUs Per Lot.*

Table 18.37.030-1: Maximum Number of ADUs/JADUs Per Lot		
Lot Type	Number of ADUs	Number of JADUs
Existing or proposed single-family residence	One <u>converted ADU and one detached, new construction ADU</u> ~~ADU~~ <u>provided all conditions of Government Code Section 66323(a)(1) are met; otherwise, one ADU</u>	One ~~ADU and one JADU~~ <u>provided all conditions of Government Code Section 66323(a)(1) are met; otherwise, one JADU</u>
Existing multi-family dwelling	<u>Not more than eight detached ADUs provided the number does not exceed the number of existing units per Government Code Section 66323(a)(4)(A)(ii); otherwise, Two Detached ADUs: Two</u> <u>Attached ADUs: Maximum of 25% of the number of units in the multi-family dwelling.</u>¹	None
<u>Proposed multi-family dwelling</u>	<u>Not more than two detached ADUs per Government Code Section 66323(a)(4)(A)(iii).</u>	<u>None</u>

Existing single-family and multi-family residence on same lot	Owner may elect to develop the lot under the allowances provided for either single-family residences or multi-family residences, but not both. ²
NOTES (1) Fractional units shall be rounded down, and at least one ADU shall be allowed in each multifamily dwelling structure. (2) The owner's election shall be noted on any development permit issued by the City ~~and in the deed restriction required by subsection (7), and all future development of ADUs and JADUs be bound by such election.~~	

- (4) Non-Conforming Properties. Prior to construction of an ADU, the city may or may not require correction of a nonconforming zoning condition. No building code violation may exist on the lot on which the ADU is to be located.
- (5) Owner occupancy for JADUs. The property owner must reside in any single-family residence that includes a JADU. The owner may reside in either the JADU or the remaining portion of the single-family residence. However, owner-occupancy is not required if the owner is a government agency, land trust, or housing organization.
- (6) Sale and Rental of Units.
- Except as provided in Government Code Sections ~~65852.26~~ 666340, 66341, ADUs and JADUs may not be sold or otherwise conveyed separately from the primary residence.
 - An ADU or JADU may not be rented for less than 31 consecutive days.
- (7) Deed Restriction. Approval for a JADU or ADU (if applicable) will be conditioned on the recordation of a deed restriction, which shall run with the land, and will be recorded by the city on the property where the unit is, or will be, located. The covenant shall be approved by the city attorney and the community development director. The property owner shall bear the cost of recording the deed restriction. The deed restriction shall include the following:
- For JADUs:
 - A prohibition on the sale of the unit separate from the sale of the primary residence, including a statement that the deed restriction may be enforced against future purchasers.
 - A restriction on the size and attributes of the unit that conforms to Government Code Section ~~65852.22~~ 66313, including the owner-occupancy requirement pursuant to subsection 18.37.030(5).
 - ~~For ADUs:
 - A statement of the election made under subsection 18.37.030(3), if any. If no election has been made, then no deed restriction is required.~~
- (8) Living Facilities.
- ADUs shall include complete independent living facility for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, including a kitchen and bathroom.
 - JADUs shall include living facilities. This includes permanent provisions for living, sleeping, eating, and cooking (i.e. efficiency kitchen), as defined in Government Code Section ~~65852.22(a)~~ 66313. JADUs may include a separate bathroom or may share it with the primary residence.

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- (9) Separate Entrances. JADUs and ADUs located within or attached to a primary residence shall include a separate entrance from that of the primary residence. No passageway shall be required in conjunction with the construction of an ADU as defined by Government Code Section ~~65852.2(j)~~66313.

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18.37.040 Public facilities.

New ADUs or JADUs are prohibited if the city engineer determines the area has insufficient water or sewer service.

- a. New ADU or JADU built concurrently with primary dwelling:
 - i. The City will require connection fees or capacity charge that shall be proportionate to the burden of the proposed ADU, based upon either its square feet or the number of its drainage fixture (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.
- b. Existing primary dwelling:
 - i. Attached ADU/JADU—The city will not require separate utility connection or connection fees.
 - ii. Detached ADUs—The city may require a new or separate utility connection directly between the ADU and the utility. The connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

18.37.050 Development standards.

(1) ADUs and JADUs shall comply with the development standards in *Table 18.37.050-1: Development Standards for ADUs and JADUs*.

Table 18.37.050-1: Development Standards for ADUs and JADUs		
Standard	ADU	JADU
Maximum Size (floor area) ^[1]	<u>Excepting units created under Government Code Section 66323:</u> • All ADUs may be up to 1,000 square feet in size. • An ADU may be up to 1,200 square feet in size if the ADU is less than 50% of the size of the primary dwelling.	500 square feet
Setback—Front ^[2]	Same as required for primary residence <u>unless meeting the criteria of Government Code Sections 66321 and 66323.</u>	-
Setback—Side/Rear ^[2]	4 ft. ^[3]	-
Maximum Height ^[4]	• New detached structure: up to 16 ft. from ground level • 18 feet in height when located within ½ mile walking distance to a major public transit stop or the property already has a multifamily dwelling two stories high. • Addition to an existing structure: An ADU may be built on top of a one-story detached garage or other one-story detached accessory structure in any zone where ADUs are allowed, but may not exceed the maximum building height for a primary residence allowed in the zone	-

	or 25 feet, whichever is lower. Not to exceed two stories.	
Minimum Lot Size	None	None
NOTES [1] Including an attached garage, attached exterior storage space, or other structure that is attached to the primary dwelling, but not including the floor area of an ADU or JADU that is within or attached to the primary dwelling. [2] No setback is required for the conversion of an existing accessory structure to an ADU or JADU; or for a replacement structure in the same location and/or footprint. [3] For the conversion and/or expansion of an existing accessory structure to an ADU, the side and rear setback requirement for the expansion may be less than 4 ft. if the proposed setback protects health and fire safety; provided, that the expansion is no more than 150 square feet beyond the physical dimensions of the existing accessory structure and solely for the entrance and exit from the ADU. If the expansion is greater than 150 square feet or for a purpose other than facilitating entrance to and exit from the ADU, then the 4-ft. side and rear set back will apply. [4] This maximum height requirement only applies to new construction. This requirement does not apply if an ADU or JADU is within an existing structure.		

-
- (2) Except as provided in Table 18.37.050-1, ADUs and JADUs shall comply with all building and development standards applicable to the primary residence on the same lot, including maximum lot coverage requirements, subject to 18.37.050(3) below.
 - (3) If other development standards (such as lot coverage or open space) would prevent the approval of an ADU that is at least 800 square feet and 16 feet high, then the applicant is permitted an ADU that is up to 800 square feet and 16 feet high.
 - (4) ADUs shall not be required to provide fire sprinklers if they are not required for the primary dwelling unit. The construction of an ADU shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.
 - (5) Approval of an ADU or JADU shall not be contingent on the correction of nonconforming conditions on the subject property.
 - (6) ADUs and JADUs must comply with the Building Code, Fire Code, Health and Safety Codes, and noise insulation standards applicable at the time the building permit for the ADU or JADU is issued.
 - (7) Utility connections shall be established in accordance with Title 13—Public Services of the Lincoln Municipal Code. The City shall not require a separate utility connection between an ADU or JADU and the utility, or impose a related connection fee or capacity charge, for units located entirely within a primary dwelling, unless the ADU or JADU was constructed with a new single-family home.
 - (8) If a manufactured home is used as an ADU, it shall comply with the standards of this section.
- (Ord. No. 1080B, § 5(5.1H), 7-23-2024)

18.37.060 Parking requirement.

- (1) No additional off-street parking spaces are required for an ADU or JADU.

18.37.070 Architectural style.

The following architectural style standards apply to ADUs outlined in Government Code Section 66314 and are not applicable to ADUs created under Government Code Section 66323:

- (1) Exterior Finish Materials. The exterior materials must meet one of the following:
 - a. Siding must be made from stucco, wood, composite boards, vinyl or aluminum products.
 - b. If the ADU proposes, and the siding, then it must be composed in a shingle pattern, or in a horizontal clapboard or shiplap pattern. The boards in the pattern must be six inches or less in width.; or The exterior finish material must be the same in type, size and placement as the exterior finish material of the primary structure; or
 - b. The exterior finish material may be the same in type, size and placement as the exterior finish material of the primary structure. Siding must be made from wood, composite boards, vinyl or aluminum products, and the siding must be composed in a shingle pattern, or in a horizontal clapboard or shiplap pattern. The boards in the pattern must be six inches or less in width.
 - (2) Roof Pitch. The pitch of the roof with the highest ridgeline must meet one of the following:
 - a. The pitch of the roof with the highest ridgeline must be the same as the pitch of the roof with the highest ridgeline of the primary structure; or
 - b. The pitch of the roof with the highest ridgeline must be at least 6/12.
 - (3) Trim. The trim must meet one of the following:
-

-
- a. ~~The trim around all windows and doors must be at least 3½ inches wide.; or~~
 - b. ~~The trim mayust be the same in type, size, and location as the trim used on the primary structure.; or~~
 - b. ~~The trim around all windows and doors must be at least 3½ inches wide.~~
- (4) Windows. The windows on all street facing facades must meet ~~one of~~ the following:
- a. ~~Each window must be square or vertical—At least as tall as it is wide.; or~~
 - b. ~~The windows mayust match those on the street facing façade of the primary structure in orientation (horizontal or vertical); or~~
 - b. ~~Each window must be square or vertical—At least as tall as it is wide.~~
- (5) Eaves. The eaves must meet one of the following:
- a. ~~The eaves must project from the building walls at least one foot on all elevations; or~~
 - b. ~~The eaves mayust project from the building walls the same distance as the eaves on the primary structure.;~~
 - b. ~~The eaves must project from the building walls at least one foot on all elevations; or~~
 - b. If the primary structure has no eaves, no eaves are required.

18.37.080 Fees, exactions requirements.

- (1) For the purpose of the assessment of all fees and exactions consistent with this code, construction of an ADU shall be considered separate from that of the existing single-family dwelling on the lot, and the payment of fees and exactions for such ADU shall be in addition to those which may have been paid for the existing single-family dwelling except if the ADU meets the following criteria:
- a. Traffic impact mitigation fees and public facility fees shall not be imposed upon the development of an ADU less than 750 square feet.
 - b. Traffic impact mitigation fees and public facility fees charged for an ADU of 750 square feet or more, the square footage in excess of the 750 square feet shall be charged proportionately in relation to the square footage of the primary dwelling unit.
 - c. The city council may, by policy, provide for fee modifications, waivers or deferments.

18.37.090 Inspection authority.

A permit for ADUs and JADUs issued pursuant to this chapter shall be conditioned upon, and the applicant must agree to allow inspections of the site and proof of compliance with this chapter, and the requirements imposed in the granting of the permit, and other city codes, resolutions and ordinances.

18.37.100 Existing ADU or JADU.

This chapter shall in no way validate any existing illegal ADU or JADU. Correction of nonconforming zoning and/or building conditions mayshall not be required to otherwise bring said ADU or JADU into compliance per Government Code Section 66332.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannan Street, Ste. 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



April 24, 2025

Christian Svensk,
Community Development Director
City of Lincoln,
600 6th Street, Lincoln CA, 95648.

Dear Christian Svensk:

**RE: Review of City of Lincoln's Accessory Dwelling Unit (ADU) Ordinance under
State ADU Law (Gov. Code, §§ 66310 - 66342)**

Thank you for submitting the City of Lincoln's (City) ADU Ordinance No. 1080B (Ordinance), adopted July 23, 2024, to the California Department of Housing and Community Development (HCD). The Ordinance was received on August 6, 2024. HCD has reviewed the Ordinance and submits these written findings pursuant to Government Code section 66326, subdivision (a). HCD finds that the Ordinance fails to comply with State ADU Laws in the manner noted below. Pursuant to Government Code section 66326, subdivision (b)(1), the City has up to 30 days to respond to these findings. Accordingly, the City must provide a written response to these findings no later than May 24, 2025.

The Ordinance addresses many statutory requirements; however, HCD finds that the Ordinance does not comply with State ADU Law as follows:

1. *Senate Bill (SB) 1211 (Chapter 296, § 3, Statutes of 2024)* – As of January 1, 2025, the Legislature changed Government Code section 66323. Subdivision (a)(4)(A)(ii) and (iii), now allows for the following:
 - (ii) On a lot with an existing multifamily dwelling, not more than eight detached accessory dwelling units. However, the number of accessory dwelling units allowable pursuant to this clause shall not exceed the number of existing units on the lot.
 - (iii) On a lot with a proposed multifamily dwelling, not more than two detached accessory dwelling units.
2. *Assembly Bill (AB) 2533 (Chapter 834, Statutes of 2024)* - As of January 1, 2025, there are changes to Government Code section 66332. Subdivisions (a) and (b) were changed and subdivisions (d) – (f) were added. Changes include permitting previously unpermitted ADUs, adding the same protections for JADUs, and

setting additional requirements for local agencies. The City should review these new requirements and adjust the Ordinance to comply with State ADU Law.

3. *Statutory Numbering* - The Ordinance contains several references to code sections that were deleted by SB 477, effective March 25, 2024. These include Government Code sections 65852.2, 65852.22 and 65852.26. The contents of these sections were relocated to Government Code, Title 7, Division 1, Chapter 13 (sections 66310-66342, see Enclosure). The City must amend the Ordinance to refer to the correct Government Code sections.
4. *Section 3 – Severability* – The Ordinance states: “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, subsection, 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.” However, Government Code section 66316 states “If a local agency has an existing accessory dwelling unit ordinance that fails to meet the requirements of this article, that ordinance shall be null and void and that agency shall thereafter apply the standards established in this article for the approval of accessory dwelling units, unless and until the agency adopts an ordinance that complies with this article.” The *Severability* clause implies that some parts of the Ordinance will be valid even if other parts are not valid. The City must remove the Severability clause and apply the standards under Government Code sections 66310-66342 when the existing accessory dwelling unit ordinance fails to meet the requirements of this article.
5. *Section 18.37.020.1 – Review Process* – The Ordinance states, “Applications for ADUs and JADUs pursuant to this section shall be processed ministerially as part of a building permit, without discretionary review or a hearing within 60 days from the date the City receives a complete application if there is an existing single-family or multifamily dwelling on the lot.” However, State ADU Law requires that “The permitting agency shall either approve or deny the application to create or serve an accessory dwelling unit or a junior accessory dwelling unit within 60 days from the date the permitting agency receives a completed application if there is an existing single-family or multifamily dwelling on the lot.”¹ The Ordinance uses the word “processed”, but the statute states the City must “approve or deny” the application. The City must amend the Ordinance to replace “processed” with “approved or denied”.

¹ Gov. Code, § 66317, subd. (a).

6. Section 18.37.030.1 (c) – *JADUs in Garage* – The Ordinance states: “A JADU shall be located entirely within a proposed or existing single-family dwelling structure.” However, Government Code section 66333, subdivision (d) allows “...a permitted junior accessory dwelling unit to be constructed within the walls of the proposed or existing single-family residence. For purposes of this paragraph, enclosed uses within the residence, such as attached garages, are considered a part of the proposed or existing single-family residence.” The City should amend the Ordinance to clarify that junior accessory dwelling units (JADUs) may be created within enclosed uses within the residence such as an attached garage.
7. Section 18.37.030.-1 – *Unit Combination* – The Ordinance lists the maximum number of ADUs and JADUs Per Lot as: “(i). On a lot that contains an existing or proposed single-family dwelling: One (1) ADU and One (1) JADU, (ii). On a lot that contains an existing multifamily dwelling: Two (2) ADUs, detached from the multifamily structure, and maximum of 25 percent of the number of units in the multifamily dwelling. (iii). For a lot with existing single-family and multi-family residence, the owner may elect to develop the lot under the allowances provided for either single-family residences or multi-family residences, but not both.”

However, pursuant to Government Code section 66323, subdivision (a), “Notwithstanding Sections 66314 to 66322, inclusive, a local agency shall ministerially approve an application...to create any of the following: (A) One accessory dwelling unit and one junior accessory dwelling unit per lot with a proposed or existing single-family dwelling...(i) The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure.” Additionally, subparagraph (B) permits “[o]ne detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks.” The use of the term “any” followed by a list of ADU types permitted under Government Code section 66323, indicates that any of these ADU types can be combined on lots with existing or proposed single-family dwellings.

This permits a homeowner, who meets the specified requirements, to create one converted ADU; one detached, new construction ADU; and one JADU. ADU types can be combined on lots with existing or proposed single-family dwellings. Therefore, the City must amend the Ordinance to provide for all ADU combinations described in Government Code section 66323.

8. Section 18.37.050.1 – *Maximum Floor Area* – The Ordinance states, “All ADUs may be up to 1,000 square feet in size. An ADU may be up to 1,200 square feet in size if the ADU is less than 50% of the size of the primary dwelling.” However, Government Code, section 66323, subdivision (a)(4), requires the local agency to approve ADUs that are detached from a multifamily dwelling structure. Detached ADUs on multifamily lots do not have a floor area restriction under

Government Code, section 66323, subdivision (a)(4). Therefore, the City must amend the Ordinance to exclude units created under Government Code section 66323 from this requirement.

9. Section 18.37.050.1 – *Front Setback* – The Ordinance states, The Front setback as the same as required for primary residence. However, Government Code sections 66321, subdivision (b)(3) and Government Code section 66323, subdivision (a), require local agencies to approve ADUs regardless of front setback requirements, when certain conditions are met. The Ordinance does not make the required exceptions from front setback requirements. Therefore, the City must amend the Ordinance to exempt ADUs meeting the criteria of sections 66321 and 66323 from front setback requirements.
10. Section 18.37.050.4 – *Fire Sprinklers* – The Ordinance states, “ADUs shall not be required to provide fire sprinklers if they are not required for the primary dwelling unit.” However, Government Code, section 66314, subdivision (d)(12), states, “Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.” The city must amend the Ordinance to reflect both provisions of state law.
11. Section 18.37.070.(1), (3), (4), (5) – *Architectural Style* – The Ordinance lists several architectural and design standards for ADUs. Standards such as requiring “similar exterior materials”, “same trim location” and “matching windows” are subjective in nature and are inconsistent with Government Code section 66314, subdivision (a)(2), which allows local jurisdictions to apply “objective standards on accessory dwelling units.” Objective standards involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.² Additionally, design standards not found in Section 66323 of the Government Code cannot be imposed on ADUs created under this section.³ Therefore, the City must remove subjective language and only include objective standards for ADUs.

² Gov. Code § 66313, subd. (i).

³ Gov. Code § 66323, subd. (b).

The City has two options in response to this letter.⁴ The City can either amend the Ordinance to comply with State ADU Law⁵, or adopt the Ordinance without changes and include findings in its resolution adopting the Ordinance that explain the reasons the City believes that the Ordinance complies with State ADU Law despite HCD's findings.⁶ If the City fails to take either course of action and bring the Ordinance into compliance with State ADU Law, HCD must notify the City and may notify the California Office of the Attorney General that the City is in violation of State ADU Law.⁷

HCD appreciates the City's efforts in the preparation and adoption of the Ordinance and welcomes the opportunity to assist the City in fully complying with State ADU Law. Please feel free to contact Reshma Sen at Reshma.Sen@hcd.ca.gov if you have any questions.

Sincerely,



Jamie Candelaria
Senior Housing Accountability Manager
Housing Policy Development Division

⁴ Gov. Code, § 66326, subd. (c)(1).

⁵ Gov. Code, § 66326, subd. (b)(2)(A).

⁶ Gov. Code, § 66326, subd. (b)(2)(B).

⁷ Gov. Code, § 66326, subd. (c)(1).

State ADU/JADU Law Statutory Conversion Table

New Government Code Sections	Previous Government Code Sections
Article 1. General Provisions	
66310	65852.150 (a)
66311	65852.150 (b)
66312	65852.150 (c)
66313	General Definition Section 65852.2 (j) 65852.22 (j)
Article 2. Accessory Dwelling Unit Approvals	
66314	65852.2(a)(1)(A), (D)(i)-(xii), (a)(4)-(5)
66315	65852.2 (a)(8)
66316	65852.2 (a)(6)
66317	65852.2 (a)(3), (a)(7)
66318	65852.2 (a)(9), 65852.2 (a)(2)
66319	65852.2 (a)(10)
66320	65852.2 (b)
66321	65852.2 (c)
66322	65852.2 (d)
66323	65852.2 (e)
66324	65852.2 (f)
66325	65852.2 (g)
66326	65852.2 (h)
66327	65852.2 (i)
66328	65852.2 (k)
66329	65852.2 (l)
66330	65852.2 (m)
66331	65852.2 (n)
66332	65852.23.
Article 3. Junior Accessory Dwelling Units	
66333	65852.22 (a)
66334	65852.22 (b)
66335	65852.22 (c)
66336	65852.22 (d)
66337	65852.22 (e)
66338	65852.22 (f)-(g)
66339	65852.22 (h)
Article 4. Accessory Dwelling Unit Sales	
66340	65852.26 (b)
66341	65852.26 (a)
66342	65852.2 (a)(10)

CHAPTER 18.37 ACCESSORY DWELLING UNITS (ADU)

18.37.008 Purpose.

This section is intended to implement the provisions of California Government Code Sections ~~65852.2 (ADUs)~~ and ~~65852.22 (JADUs)~~ 66313, in case of ambiguity, shall be interpreted to be consistent with such provisions. ADUs are allowed in areas where residential uses are allowed to contribute to the following City of Lincoln Housing Element goals.

- Goal 1: Accommodate new housing to meet the needs of present and future Lincoln residents at all income levels.
- Goal 3: Address special housing needs in Lincoln.
- Goal 4: Promote equal housing opportunities.

18.37.009 Definitions.

- (1) "Accessory Dwelling Unit" (ADU) is a dwelling unit that is accessory to the primary residence and has complete independent living facilities for one or more persons. ADUs can be:
 - Detached: separate from the primary structure
 - Attached: attached to the primary structure
 - Converted existing space: conversion of an attached garage, bedroom, storage area, accessory structure, etc.
- (2) "Junior Accessory Dwelling Unit" (JADU) is a unit that is no more than 500 square feet in size and contained entirely within a single-family dwelling.
- (3) "Multifamily dwelling" means a structure containing two or more attached primary dwelling units on a single lot, not including ADUs or JADUs. Multiple detached single-family dwellings on the same lot are not a multifamily dwelling.
- (4) "Single-family dwelling" means a structure containing no more than one primary dwelling unit, not including ADUs or JADUs.

18.37.010 Permitted use.

An ADU and a JADU are permitted on any lot located within any zone where residential uses are permitted by-right or by conditional use provided a permit is obtained in accordance with the provisions of this chapter.

18.37.020 Administrative review.

- (1) Applications for ADUs and JADUs pursuant to this section shall be ~~processed~~ approved or denied ministerially as part of a building permit, without discretionary review or a hearing within 60 days from the date the city receives a complete application if there is an existing single-family or multifamily dwelling on the lot.
- (2) If the application to create an ADU or a JADU is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the application for the ADU or the JADU until the city acts on the permit application to create the new single-family dwelling, but the application to create the ADU

or JADU shall be considered without discretionary review or hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.

18.37.030 General requirements.

- (1) Siting.
 - a. An ADU shall be sited as follows:
 - i. Within a proposed or existing single-family dwelling or an accessory structure to a single-family dwelling.
 - ii. Within an existing multifamily dwelling, including attached garages, storage areas or similar uses, or an accessory structure.
 - iii. Detached from, but located on the same lot as, a proposed or existing single-family dwelling, or an existing multifamily dwelling.
 - iv. Attached to a proposed or existing single-family dwelling. A breezeway does not constitute an extension of the primary dwelling because a breezeway does not create a shared common wall between the two individual buildings.
 - b. An ADU located within a multi-family dwelling structure may only be located within a portion of the structure not used as livable space, including, but not limited to, a storage room, boiler room, passageway, attic, basement, or garage, provided that each unit shall comply with state building standards for dwellings.
 - c. A JADU shall be located entirely within a proposed or existing single-family dwelling structure including within an attached garage.
- (2) Density. ADUs or JADUs shall not be counted toward the allowable density provided by the general plan or zoning.
- (3) Number of Units. The maximum number of ADUs or JADUs permitted on each lot is provided by *Table 18.37.030-1: Maximum Number of ADUs/JADUs Per Lot.*

Table 18.37.030-1: Maximum Number of ADUs/JADUs Per Lot		
Lot Type	Number of ADUs	Number of JADUs
Existing or proposed single-family residence	One <u>converted ADU and one detached, new construction ADU</u> ~~ADU~~ <u>provided all conditions of Government Code Section 66323(a)(1) are met; otherwise, one ADU</u>	One ~~ADU and one JADU~~ <u>ADU provided all conditions of Government Code Section 66323(a)(1) are met; otherwise, one JADU</u>
Existing multi-family dwelling	• <u>Not more than eight detached ADUs provided the number does not exceed the number of existing units per Government Code Section 66323(a)(4)(A)(ii); otherwise, Two Detached ADUs: Two</u> • ~~Attached ADUs: Maximum of 25% of the number of units in the multi-family dwelling.~~¹	None
<u>Proposed multi-family dwelling</u>	Not more than two detached ADUs per <u>Government Code Section 66323(a)(4)(A)(iii).</u>	None

Existing single-family and multi-family residence on same lot	Owner may elect to develop the lot under the allowances provided for either single-family residences or multi-family residences, but not both. ²
NOTES (1) Fractional units shall be rounded down, and at least one ADU shall be allowed in each multifamily dwelling structure. (2) The owner's election shall be noted on any development permit issued by the City ~~and in the deed restriction required by subsection (7), and all future development of ADUs and JADUs be bound by such election.~~	

Commented [ES1]: Response to Comment 1: The "election" is whether the owner wants to develop under the rules that apply to properties with a single-family residence or multi-family residence. This is only required for the small number of properties where both housing types are located on the same lot. This is applicable to the non-conforming properties; however, this is a pretty rare scenario for the City of Lincoln.

- (4) Non-Conforming Properties. Prior to construction of an ADU, the city may or may not require correction of a nonconforming zoning condition. No building code violation may exist on the lot on which the ADU is to be located.
- (5) Owner occupancy for JADUs. The property owner must reside in any single-family residence that includes a JADU. The owner may reside in either the JADU or the remaining portion of the single-family residence. However, owner-occupancy is not required if the owner is a government agency, land trust, or housing organization.
- (6) Sale and Rental of Units.
 - a. Except as provided in Government Code Sections ~~65852-2666340, 66341~~, ADUs and JADUs may not be sold or otherwise conveyed separately from the primary residence.
 - b. An ADU or JADU may not be rented for less than 31 consecutive days.
- (7) Deed Restriction. Approval for a JADU or ADU (if applicable) will be conditioned on the recordation of a deed restriction, which shall run with the land, and will be recorded by the city on the property where the unit is, or will be, located. The covenant shall be approved by the city attorney and the community development director. The property owner shall bear the cost of recording the deed restriction. The deed restriction shall include the following:
 - a. For JADUs:
 - i. A prohibition on the sale of the unit separate from the sale of the primary residence, including a statement that the deed restriction may be enforced against future purchasers.
 - ii. A restriction on the size and attributes of the unit that conforms to Government Code Section ~~65852-2266313~~, including the owner-occupancy requirement pursuant to subsection 18.37.030(5).
 - ~~b. For ADUs:

 - i. A statement of the election made under subsection 18.37.030(3), if any. If no election has been made, then no deed restriction is required.~~
- (8) Living Facilities.
 - a. ADUs shall include complete independent living facility for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, including a kitchen and bathroom.
 - b. JADUs shall include living facilities. This includes permanent provisions for living, sleeping, eating, and cooking (i.e. efficiency kitchen), as defined in Government Code Section ~~65852-22(a)66313~~. JADUs may include a separate bathroom or may share it with the primary residence.

Commented [ES2]: Response to Comment 1: Because we are removing the Deed Restrictions for ADUs, then this is no longer needed.

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- (9) Separate Entrances. JADUs and ADUs located within or attached to a primary residence shall include a separate entrance from that of the primary residence. No passageway shall be required in conjunction with the construction of an ADU as defined by Government Code Section ~~65852.2(h)~~66313.

18.37.040 Public facilities.

New ADUs or JADUs are prohibited if the city engineer determines the area has insufficient water or sewer service.

- a. New ADU or JADU built concurrently with primary dwelling:
 - i. The City will require connection fees or capacity charge that shall be proportionate to the burden of the proposed ADU, based upon either its square feet or the number of its drainage fixture (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.
- b. Existing primary dwelling:
 - i. Attached ADU/JADU—The city will not require separate utility connection or connection fees.
 - ii. Detached ADUs—The city may require a new or separate utility connection directly between the ADU and the utility. The connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

18.37.050 Development standards.

(1) ADUs and JADUs shall comply with the development standards in *Table 18.37.050-1: Development Standards for ADUs and JADUs*.

Table 18.37.050-1: Development Standards for ADUs and JADUs		
Standard	ADU	JADU
Maximum Size (floor area) ^[1]	<u>Excepting units created under Government Code Section 66323:</u> • All ADUs may be up to 1,000 square feet in size. • An ADU may be up to 1,200 square feet in size if the ADU is less than 50% of the size of the primary dwelling.	500 square feet
Setback—Front ^[2]	Same as required for primary residence <u>unless meeting the criteria of Government Code Sections 66321 and 66323.</u>	-
Setback—Side/Rear ^[2]	4 ft. ^[3]	-
Maximum Height ^[4]	• New detached structure: up to 16 ft. from ground level • 18 feet in height when located within ½ mile walking distance to a major public transit stop or the property already has a multifamily dwelling two stories high. • Addition to an existing structure: An ADU may be built on top of a one-story detached garage or other one-story detached accessory structure in any zone where ADUs are allowed, but may not exceed the maximum building height for a primary residence allowed in the zone	-

	or 25 feet, whichever is lower. Not to exceed two stories.	
Minimum Lot Size	None	None
NOTES [1] Including an attached garage, attached exterior storage space, or other structure that is attached to the primary dwelling, but not including the floor area of an ADU or JADU that is within or attached to the primary dwelling. [2] No setback is required for the conversion of an existing accessory structure to an ADU or JADU; or for a replacement structure in the same location and/or footprint. [3] For the conversion and/or expansion of an existing accessory structure to an ADU, the side and rear setback requirement for the expansion may be less than 4 ft. if the proposed setback protects health and fire safety; provided, that the expansion is no more than 150 square feet beyond the physical dimensions of the existing accessory structure and solely for the entrance and exit from the ADU. If the expansion is greater than 150 square feet or for a purpose other than facilitating entrance to and exit from the ADU, then the 4-ft. side and rear set back will apply. [4] This maximum height requirement only applies to new construction. This requirement does not apply if an ADU or JADU is within an existing structure.		

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- (2) Except as provided in Table 18.37.050-1, ADUs and JADUs shall comply with all building and development standards applicable to the primary residence on the same lot, including maximum lot coverage requirements, subject to 18.37.050(3) below.
 - (3) If other development standards (such as lot coverage or open space) would prevent the approval of an ADU that is at least 800 square feet and 16 feet high, then the applicant is permitted an ADU that is up to 800 square feet and 16 feet high.
 - (4) ADUs shall not be required to provide fire sprinklers if they are not required for the primary dwelling unit. The construction of an ADU shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.
 - (5) Approval of an ADU or JADU shall not be contingent on the correction of nonconforming conditions on the subject property.
 - (6) ADUs and JADUs must comply with the Building Code, Fire Code, Health and Safety Codes, and noise insulation standards applicable at the time the building permit for the ADU or JADU is issued.
 - (7) Utility connections shall be established in accordance with Title 13—Public Services of the Lincoln Municipal Code. The City shall not require a separate utility connection between an ADU or JADU and the utility, or impose a related connection fee or capacity charge, for units located entirely within a primary dwelling, unless the ADU or JADU was constructed with a new single-family home.
 - (8) If a manufactured home is used as an ADU, it shall comply with the standards of this section.
- (Ord. No. 1080B, § 5(5.1H), 7-23-2024)

18.37.060 Parking requirement.

- (1) No additional off-street parking spaces are required for an ADU or JADU.

18.37.070 Architectural style.

The following architectural style standards apply to ADUs outlined in Government Code Section 66314 and are not applicable to ADUs created under Government Code Section 66323:

- (1) Exterior Finish Materials. The exterior materials must meet one of the following:
 - a. Siding must be made from stucco, wood, composite boards, vinyl or aluminum products.
 - b. If the ADU proposes, and the siding, then it must be composed in a shingle pattern, or in a horizontal clapboard or shiplap pattern. The boards in the pattern must be six inches or less in width; or The exterior finish material must be the same in type, size and placement as the exterior finish material of the primary structure; or
 - b. The exterior finish material may be the same in type, size and placement as the exterior finish material of the primary structure. Siding must be made from wood, composite boards, vinyl or aluminum products, and the siding must be composed in a shingle pattern, or in a horizontal clapboard or shiplap pattern. The boards in the pattern must be six inches or less in width.
- (2) Roof Pitch. The pitch of the roof with the highest ridgeline must meet one of the following:
 - a. The pitch of the roof with the highest ridgeline must be the same as the pitch of the roof with the highest ridgeline of the primary structure; or
 - b. The pitch of the roof with the highest ridgeline must be at least 6/12.
- (3) Trim. The trim must meet one of the following:

Commented [ES3]: Response to HCD's 2nd Comment: Revised the entire Architectural Style section by removing subjective standards as recommended by HCD. CA Gov Code 66314 focuses on Detached ADUs. While, 66323 is the rest of the ADU types such as garage conversions, attached ADUs, JADUs, and New Construction Detached ADU of 800SF Max in the front yard setback (State Exempt ADUs).

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- a. ~~The trim around all windows and doors must be at least 3½ inches wide; or~~
~~b. The trim may be the same in type, size, and location as the trim used on the primary structure; or~~
~~b. The trim around all windows and doors must be at least 3½ inches wide.~~
 - (4) Windows. The windows on all street facing facades must meet ~~one of~~ the following:
 - a. ~~Each window must be square or vertical—At least as tall as it is wide; or~~
~~b. The windows may match those on the street facing façade of the primary structure in orientation (horizontal or vertical); or~~
~~b. Each window must be square or vertical—At least as tall as it is wide.~~
 - (5) Eaves. The eaves must meet one of the following:
 - a. ~~The eaves must project from the building walls at least one foot on all elevations; or~~
~~b. The eaves may project from the building walls the same distance as the eaves on the primary structure;~~
~~b. The eaves must project from the building walls at least one foot on all elevations; or~~
~~b.c.~~ If the primary structure has no eaves, no eaves are required.

18.37.080 Fees, exactions requirements.

- (1) For the purpose of the assessment of all fees and exactions consistent with this code, construction of an ADU shall be considered separate from that of the existing single-family dwelling on the lot, and the payment of fees and exactions for such ADU shall be in addition to those which may have been paid for the existing single-family dwelling except if the ADU meets the following criteria:
 - a. Traffic impact mitigation fees and public facility fees shall not be imposed upon the development of an ADU less than 750 square feet.
 - b. Traffic impact mitigation fees and public facility fees charged for an ADU of 750 square feet or more, the square footage in excess of the 750 square feet shall be charged proportionately in relation to the square footage of the primary dwelling unit.
 - c. The city council may, by policy, provide for fee modifications, waivers or deferments.

18.37.090 Inspection authority.

A permit for ADUs and JADUs issued pursuant to this chapter shall be conditioned upon, and the applicant must agree to allow inspections of the site and proof of compliance with this chapter, and the requirements imposed in the granting of the permit, and other city codes, resolutions and ordinances.

18.37.100 Existing ADU or JADU.

This chapter shall in no way validate any existing illegal ADU or JADU. ~~Correction of nonconforming zoning and/or building conditions may not be required to otherwise bring said ADU or JADU into compliance per Government Code Section 66332.~~

CHAPTER 18.37 ACCESSORY DWELLING UNITS (ADU)

18.37.008 Purpose.

This section is intended to implement the provisions of California Government Code Section 66313, in case of ambiguity, shall be interpreted to be consistent with such provisions. ADUs are allowed in areas where residential uses are allowed to contribute to the following City of Lincoln Housing Element goals.

- Goal 1: Accommodate new housing to meet the needs of present and future Lincoln residents at all income levels.
- Goal 3: Address special housing needs in Lincoln.
- Goal 4: Promote equal housing opportunities.

18.37.009 Definitions.

- (1) "Accessory Dwelling Unit" (ADU) is a dwelling unit that is accessory to the primary residence and has complete independent living facilities for one or more persons. ADUs can be:
 - Detached: separate from the primary structure
 - Attached: attached to the primary structure
 - Converted existing space: conversion of an attached garage, bedroom, storage area, accessory structure, etc.
- (2) "Junior Accessory Dwelling Unit" (JADU) is a unit that is no more than 500 square feet in size and contained entirely within a single-family dwelling.
- (3) "Multifamily dwelling" means a structure containing two or more attached primary dwelling units on a single lot, not including ADUs or JADUs. Multiple detached single-family dwellings on the same lot are not a multifamily dwelling.
- (4) "Single-family dwelling" means a structure containing no more than one primary dwelling unit, not including ADUs or JADUs.

18.37.010 Permitted use.

An ADU and a JADU are permitted on any lot located within any zone where residential uses are permitted by-right or by conditional use provided a permit is obtained in accordance with the provisions of this chapter.

18.37.020 Administrative review.

- (1) Applications for ADUs and JADUs pursuant to this section shall be approved or denied ministerially as part of a building permit, without discretionary review or a hearing within 60 days from the date the city receives a complete application if there is an existing single-family or multifamily dwelling on the lot.
- (2) If the application to create an ADU or a JADU is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the application for the ADU or the JADU until the city acts on the permit application to create the new single-family dwelling, but the application to create the ADU or JADU shall be considered without discretionary review or hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.

18.37.030 General requirements.

- (1) Siting.
 - a. An ADU shall be sited as follows:
 - i. Within a proposed or existing single-family dwelling or an accessory structure to a single-family dwelling.
 - ii. Within an existing multifamily dwelling, including attached garages, storage areas or similar uses, or an accessory structure.
 - iii. Detached from, but located on the same lot as, a proposed or existing single-family dwelling, or an existing multifamily dwelling.
 - iv. Attached to a proposed or existing single-family dwelling. A breezeway does not constitute an extension of the primary dwelling because a breezeway does not create a shared common wall between the two individual buildings.
 - b. An ADU located within a multi-family dwelling structure may only be located within a portion of the structure not used as livable space, including, but not limited to, a storage room, boiler room, passageway, attic, basement, or garage, provided that each unit shall comply with state building standards for dwellings.
 - c. A JADU shall be located entirely within a proposed or existing single-family dwelling structure including within an attached garage.
- (2) Density. ADUs or JADUs shall not be counted toward the allowable density provided by the general plan or zoning.
- (3) Number of Units. The maximum number of ADUs or JADUs permitted on each lot is provided by *Table 18.37.030-1: Maximum Number of ADUs/JADUs Per Lot*.

Table 18.37.030-1: Maximum Number of ADUs/JADUs Per Lot		
Lot Type	Number of ADUs	Number of JADUs
Existing or proposed single-family residence	One converted ADU and one detached, new construction ADU provided all conditions of Government Code Section 66323(a)(1) are met	One JADU provided all conditions of Government Code Section 66323(a)(1) are met
Existing multi-family dwelling	Not more than eight detached ADUs provided the number does not exceed the number of existing units per Government Code Section 66323(a)(4)(A)(ii).¹	None
Proposed multi-family dwelling	Not more than two detached ADUs per Government Code Section 66323(a)(4)(A)(iii).	None
Existing single-family and multi-family residence on same lot	Owner may elect to develop the lot under the allowances provided for either single-family residences or multi-family residences, but not both. ²	
NOTES		
⁽¹⁾ Fractional units shall be rounded down, and at least one ADU shall be allowed in each multifamily dwelling structure.		

(2) The owner's election shall be noted on any development permit issued by the City.

- (4) Non-Conforming Properties. Prior to construction of an ADU, the city may or may not require correction of a nonconforming zoning condition. No building code violation may exist on the lot on which the ADU is to be located.
- (5) Owner occupancy for JADUs. The property owner must reside in any single-family residence that includes a JADU. The owner may reside in either the JADU or the remaining portion of the single-family residence. However, owner-occupancy is not required if the owner is a government agency, land trust, or housing organization.
- (6) Sale and Rental of Units.
 - a. Except as provided in Government Code Sections 66340, 66341, ADUs and JADUs may not be sold or otherwise conveyed separately from the primary residence.
 - b. An ADU or JADU may not be rented for less than 31 consecutive days.
- (7) Deed Restriction. Approval for a JADU or ADU (if applicable) will be conditioned on the recordation of a deed restriction, which shall run with the land, and will be recorded by the city on the property where the unit is, or will be, located. The covenant shall be approved by the city attorney and the community development director. The property owner shall bear the cost of recording the deed restriction. The deed restriction shall include the following:
 - a. For JADUs:
 - i. A prohibition on the sale of the unit separate from the sale of the primary residence, including a statement that the deed restriction may be enforced against future purchasers.
 - ii. A restriction on the size and attributes of the unit that conforms to Government Code Section 66313, including the owner-occupancy requirement pursuant to subsection 18.37.030(5).
- (8) Living Facilities.
 - a. ADUs shall include complete independent living facility for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, including a kitchen and bathroom.
 - b. JADUs shall include living facilities. This includes permanent provisions for living, sleeping, eating, and cooking (i.e. efficiency kitchen), as defined in Government Code Section 66313. JADUs may include a separate bathroom or may share it with the primary residence.
- (9) Separate Entrances. JADUs and ADUs located within or attached to a primary residence shall include a separate entrance from that of the primary residence. No passageway shall be required in conjunction with the construction of an ADU as defined by Government Code Section 66313.

18.37.040 Public facilities.

New ADUs or JADUs are prohibited if the city engineer determines the area has insufficient water or sewer service.

- a. New Adu or JADU built concurrently with primary dwelling:
 - i. The City will require connection fees or capacity charge that shall be proportionate to the burden of the proposed ADU, based upon either its square feet or the number of its drainage fixture (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.
- b. Existing primary dwelling:
 - i. Attached ADU/JADU—The city will not require separate utility connection or connection fees.
 - ii. Detached ADUs—The city may require a new or separate utility connection directly between the ADU and the utility. The connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

18.37.050 Development standards.

(1) ADUs and JADUs shall comply with the development standards in *Table 18.37.050-1: Development Standards for ADUs and JADUs*.

Table 18.37.050-1: Development Standards for ADUs and JADUs		
Standard	ADU	JADU
Maximum Size (floor area) ^[1]	Excepting units created under Government Code Section 66323: • All ADUs may be up to 1,000 square feet in size. • An ADU may be up to 1,200 square feet in size if the ADU is less than 50% of the size of the primary dwelling.	500 square feet
Setback—Front ^[2]	Same as required for primary residence unless meeting the criteria of Government Code Sections 66321 and 66323.	-
Setback—Side/Rear ^[2]	4 ft. ^[3]	-
Maximum Height ^[4]	• New detached structure: up to 16 ft. from ground level • 18 feet in height when located within ½ mile walking distance to a major public transit stop or the property already has a multifamily dwelling two stories high. • Addition to an existing structure: An ADU may be built on top of a one-story detached garage or other one-story detached accessory structure in any zone where ADUs are allowed, but may not exceed the maximum building height for a primary residence allowed in the zone	-

	or 25 feet, whichever is lower. Not to exceed two stories.	
Minimum Lot Size	None	None
NOTES [1] Including an attached garage, attached exterior storage space, or other structure that is attached to the primary dwelling, but not including the floor area of an ADU or JADU that is within or attached to the primary dwelling. [2] No setback is required for the conversion of an existing accessory structure to an ADU or JADU; or for a replacement structure in the same location and/or footprint. [3] For the conversion and/or expansion of an existing accessory structure to an ADU, the side and rear setback requirement for the expansion may be less than 4 ft. if the proposed setback protects health and fire safety; provided, that the expansion is no more than 150 square feet beyond the physical dimensions of the existing accessory structure and solely for the entrance and exit from the ADU. If the expansion is greater than 150 square feet or for a purpose other than facilitating entrance to and exit from the ADU, then the 4-ft. side and rear set back will apply. [4] This maximum height requirement only applies to new construction. This requirement does not apply if an ADU or JADU is within an existing structure.		

-
- (2) Except as provided in Table 18.37.050-1, ADUs and JADUs shall comply with all building and development standards applicable to the primary residence on the same lot, including maximum lot coverage requirements, subject to 18.37.050(3) below.
 - (3) If other development standards (such as lot coverage or open space) would prevent the approval of an ADU that is at least 800 square feet and 16 feet high, then the applicant is permitted an ADU that is up to 800 square feet and 16 feet high.
 - (4) ADUs shall not be required to provide fire sprinklers if they are not required for the primary dwelling unit. The construction of an ADU shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.
 - (5) Approval of an ADU or JADU shall not be contingent on the correction of nonconforming conditions on the subject property.
 - (6) ADUs and JADUs must comply with the Building Code, Fire Code, Health and Safety Codes, and noise insulation standards applicable at the time the building permit for the ADU or JADU is issued.
 - (7) Utility connections shall be established in accordance with Title 13—Public Services of the Lincoln Municipal Code. The City shall not require a separate utility connection between an ADU or JADU and the utility, or impose a related connection fee or capacity charge, for units located entirely within a primary dwelling, unless the ADU or JADU was constructed with a new single-family home.
 - (8) If a manufactured home is used as an ADU, it shall comply with the standards of this section.
- (Ord. No. 1080B, § 5(5.1H), 7-23-2024)

18.37.060 Parking requirement.

- (1) No additional off-street parking spaces are required for an ADU or JADU.

18.37.070 Architectural style.

The following architectural style standards apply to ADUs outlined in Government Code Section 66314 and are not applicable to ADUs created under Government Code Section 66323:

- (1) Exterior Finish Materials. The exterior materials must meet one of the following:
 - a. Must be made from stucco, wood, composite boards, vinyl or aluminum products.
 - b. If the ADU proposes siding, then it must be composed in a shingle pattern, or in a horizontal clapboard or shiplap pattern. The boards in the pattern must be six inches or less in width.
- (2) Roof Pitch. The pitch of the roof with the highest ridgeline must meet one of the following:
 - a. The pitch of the roof with the highest ridgeline must be the same as the pitch of the roof with the highest ridgeline of the primary structure; or
 - b. The pitch of the roof with the highest ridgeline must be at least 6/12.
- (3) Trim. The trim must meet one of the following:
 - a. The trim around all windows and doors must be at least 3½ inches wide.
- (4) Windows. The windows on all street facing facades must meet the following:

-
- a. Each window must be square or vertical—At least as tall as it is wide.
- (5) Eaves. The eaves must meet one of the following:
- a. The eaves must project from the building walls at least one foot on all elevations; or
 - b. If the primary structure has no eaves, no eaves are required.

18.37.080 Fees, exactions requirements.

- (1) For the purpose of the assessment of all fees and exactions consistent with this code, construction of an ADU shall be considered separate from that of the existing single-family dwelling on the lot, and the payment of fees and exactions for such ADU shall be in addition to those which may have been paid for the existing single-family dwelling except if the ADU meets the following criteria:
- a. Traffic impact mitigation fees and public facility fees shall not be imposed upon the development of an ADU less than 750 square feet.
 - b. Traffic impact mitigation fees and public facility fees charged for an ADU of 750 square feet or more, the square footage in excess of the 750 square feet shall be charged proportionately in relation to the square footage of the primary dwelling unit.
 - c. The city council may, by policy, provide for fee modifications, waivers or deferments.

18.37.090 Inspection authority.

A permit for ADUs and JADUs issued pursuant to this chapter shall be conditioned upon, and the applicant must agree to allow inspections of the site and proof of compliance with this chapter, and the requirements imposed in the granting of the permit, and other city codes, resolutions and ordinances.

18.37.100 Existing ADU or JADU.

This chapter shall in no way validate any existing illegal ADU or JADU. Correction of nonconforming zoning and/or building conditions may not be required to otherwise bring said ADU or JADU into compliance per Government Code Section 66332.



STAFF REPORT

Item Number 9.A

SUBJECT: Adopt a Resolution Authorizing the City Manager to Augment the FY 2025-26 Budget by \$900,000; unencumber \$900,000 from the approved 2026/27 budget; and Authorize the Purchase of one McNeilus Volterra Electric Vehicle (EV) Residential Garbage Collection Truck. (Matthew Medill/Mike Osborne)

SUBMITTED BY: Mike Osborne

DEPARTMENT: Public Works

DATE: September 9, 2025

STAFF RECOMMENDATION:

Staff recommends that City Council adopt a resolution authorizing the City Manager to unencumber the \$900,000 budgeted for this purchase in the FY 2026-27 budget, then encumber the same amount the FY 2025-26 budget as to augment the FY 2025–26 budget by \$900,000 and then execute a purchase order in the amount of \$900,000 for the procurement of one McNeilus Volterra EV residential garbage collection truck. The net impact to Fund 7310 ending balance does not change as a result of this action.

BACKGROUND/INTRODUCTION:

As a part of California Air Resources Board (CARB) Advanced Clean Fleet (ACF) regulations for local governments, the City of Lincoln is required to begin transitioning to zero-emission vehicles (ZEVs) for all fleet vehicles exceeding 8,500 pounds gross vehicle weight. According to CARB, *“The ACF regulation...will help advance the introduction of zero-emission technologies into California’s truck and bus fleets requiring fleets that are well suited for electrification to reduce emissions through requirements to...phase-in the use of Zero-Emission Vehicles (ZEVs).”* The regulations further require that, beginning January 1, 2024, 50 percent of annual vehicle purchases be zero-emission, increasing to 100 percent of vehicle purchases beginning January 1, 2027.

FINDINGS/ANALYSIS:

In order to comply with State regulations and identify a battery-powered garbage truck capable of efficiently and safely completing residential collection routes in the City, the Solid Waste Division test drove four different EV garbage truck models. Based on these evaluations, staff has determined that the McNeilus Volterra is the most suitable option currently available. Operators noted several advantages, including extended-range batteries, quiet performance, smooth arm operation, excellent turning radius for maneuvering in cul-de-sacs, efficient packing, and superior driver comfort. The manufacturer’s representative, Haaker Refuse, has

offered a \$100,000 discount off their original \$1 million price, reducing the purchase price to \$900,000, provided that the City issues a purchase order in September 2025. The purchase is budgeted at exactly \$900,000 for FY 2026-27, and staff is requesting authorization to proceed with the order now, with delivery and payment to follow in July 2026, per the original budget schedule.

Consequently, staff recommends that City Council adopt a resolution authorizing the City Manager to unencumber the \$900,000 budgeted for this purchase in the FY 2026-27 budget, then encumber the same amount in the FY 2025–26 budget so as to augment the FY 2025–26 budget by \$900,000 and then execute a purchase order in the amount of \$900,000 for the procurement of one McNeilus Volterra EV residential garbage collection truck.

The net result is no change in the two-year 2025-27 budget and no change in the ending fund balance to Fund 7310.

FISCAL IMPACT:

This equipment is funded in fiscal year 2026-27 by Fund 7310.

Budgeted

CIP V2512 McNeilus Volterra EV residential garbage truck	
Fund 7310 Solid Waste Capital	\$900,000
Total	\$900,000

Amount to unencumber from FY 2026-27: \$900,000

Amount to encumber in FY 2025-26: \$900,000

The net result is no change in the two-year FY 2025-27 budget and no change in the ending fund balance.

Estimated Cost

Fund 7310	
McNeilus Volterra EV residential garbage truck	\$900,000
Total	\$900,000

ATTACHMENTS:

[Resolution_V3.docx](#)

[Attachment A Cooperative Purchasing Quote for One McNeilus Volterra Garbage Truck.docx](#)

[Attachment B McNeilus Volterra EV Garbage Truck.docx](#)

[Resolution_V3rfc.docx](#)

RESOLUTION 2025-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN AUTHORIZING THE CITY MANAGER TO UNENCUMBER THE \$900,000 BUDGETED IN THE FY 2026-27 BUDGET AND ENCUMBER THE SAME AMOUNT IN THE FY 2025-26 BUDGET SO AS TO AUGMENT THE FY 2025-26 BUDGET BY \$900,000 AND EXECUTE A PURCHASE ORDER IN THE AMOUNT OF \$900,000 FOR THE PROCUREMENT OF ONE MCNEILUS VOLTERRA EV RESIDENTIAL GARBAGE COLLECTION TRUCK.

WHEREAS, as a part of California Air Resources Board (CARB) Advanced Clean Fleet (ACF) regulations for local government, the City of Lincoln is required to begin transitioning to zero-emission vehicles (ZEVs) for all fleet vehicles exceeding 8,500 pounds gross vehicle weight; and

WHEREAS, in order to comply with State regulations and identify a battery-powered garbage truck capable of efficiently and safely completing residential collection routes, the Solid Waste Division test drove four different EV garbage trucks models; and

WHEREAS, as a result of these evaluations, Staff has determined that the McNeilus Volterra is the most suitable option among currently available models; and

WHEREAS, operators noted several advantages of the McNeilus Volterra, including extended-range batteries, quiet performance, smooth arm operation, excellent turning radius for maneuvering in cul-de-sacs, efficient packing, and superior driver comfort; and

WHEREAS, the manufacturer representative, Haaker Refuse, is offering a \$100,000 discount off their original \$1 million price, reducing the purchase price to \$900,000, provided that the City issues a purchase order in September 2025; and

WHEREAS, the purchase is budgeted at \$900,000 in FY 2026-27 and staff is requesting to unencumber the \$900,000 budgeted in the FY 2026-27 budget, then encumber the same amount in the FY 2025-26 budget to augment by \$900,000 so that a purchase order may be issued, with delivery and payment to follow in July 2026, in alignment with original budget.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby authorizing the City Manager to unencumber \$900,000 budgeted in the FY 2026-27 budget and encumber the same amount in the FY 2025-26 budget as to augment the FY 2025-26 budget by \$900,000 and execute a purchase order in the amount of \$900,000 for the procurement of one McNeilus Volterra EV residential garbage collection truck.

PASSED AND ADOPTED this 9th day of September, 2025 by the following vote:

AYES:	Councilmembers:
NOES:	Councilmembers:
ABSENT:	Councilmembers:
ABSTAIN:	Councilmembers:

Resolution No. 2025-

Holly Andreatta, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

Resolution No. 2025-

Attachment A

Cooperative Quote for a McNeilus Volterra EV Garbage Truck



3624 Munster Street, Hayward, California 94545
(510) 514-0043 ~ haakerrefuse.com

QUOTE
AUGUST 25, 2025

TO: CITY OF LINCOLN
11 MCBEAN PARK DR.
LINCOLN, CA 95648

ATTN: MIKE OSBORNE
(916) 871-2125

In accordance with your request, we are pleased to submit the following proposal for your consideration and approval based on the **Sourcewell Cooperative Purchasing Agreement – Contract #110223-MCN**.

ONE (1) NEW McNEILUS VOLTERRA zSL

31-Yard Volterra Side Loader With A 12' Arm, Mounted On An EV McNeilus Volterra Chassis.

OPTIONAL EQUIPMENT INCLUDED

- | | |
|--|--|
| <p>CHASSIS</p> <ul style="list-style-type: none"> o Chassis Type MCNEILUS CHASSIS o Chassis Make MCNEILUS o Chassis Model VOLTERRA o Chassis Model Year 2025 o Fuel Type ELECTRIC BATTERY PACK o Primary Fuel System ELECTRIC PROPULSION SYSTEM o EV Battery Capacity 3-STRING 498 KWH o Charge Port Model SAE J1772CCS1 200-AMP o Charge Port Location CENTER, FOV, BELOW WINDSHIELD o Pump Drive BODY MOUNTED ELECTRIC MOTOR o Steering Configuration CURB SIDE SEATED STEERING o Cab Seats CS AIR / SS FIXED o Cab Mirrors HEATED ELECTRIC CAB MIRRORS o Front Recovery Hook BUMPER MOUNTED RECOVERY PIN o Rear Mudflaps BLACK MCNEILUS LOGO o Noise Generator TRUE <p>BODY</p> <ul style="list-style-type: none"> o Capacity ZSL 31YD LNG FLR LRG TG LO PRO o Body Floor Thickness 3/16" AR200 (HEAVY DUTY) o Hopper Floor 3/16" AR400 o TG Bumper Width 96 INCHES o TG Seal HARD RUBBER SEAL <p>BODY OPTIONS</p> <ul style="list-style-type: none"> o Hopper Floor Liner 3/16" AR400 o Hopper Top Door TOP DOOR W/O BRUSH SKIRT o Joystick Style INTEGRATED JOYSTICK o CS Outside Controls FRONT FENDER o TG Body Arm Up Flashing LED IN DASH DISPLAY o Tailgate Prop Opening STANDARD OPENING o Packer Follower STANDARD 10GA 50KSI PANEL o Packer Follower Hinge Cover YES, INCLUDED IN EVERY TRUCK o X-Wear Is Standard YES, INCLUDED IN EVERY TRUCK o Cleanout Door Spill Tray CURB SIDE AND STREET SIDE <p>HYDRAULICS</p> <ul style="list-style-type: none"> o Hydraulic Reservoir STEEL CS INSIDE OF BODY | <ul style="list-style-type: none"> o Hydraulic Fluid CASTROL HV32 DUAL RANGE o Hyd Reservoir Flush QD #16 MALE QD SUC AND #16 MALE RET o Hydraulic Return Filter IN-TANK FILTER o Fill Through Filter #16 MALE QD IN FILTER TUBE o Hydraulic Pump DUAL AXIAL PISTON PUMPS o Packer/Ejector Cylinder MAILHOT o Res Suction Shutoff Valve BALL VALVE W/ YELLOW HANDLE o Low Hyd Oil Level Warning OIL LEVEL BUILT IN CAB DISPLAY o Temp Sensor In Reservoir YES, INCLUDED IN EVERY TRUCK o Tell Tale Hyd Temp Gauge BUILT INTO DISPLAY o Hyd Fluid Sample Port CHECK FLUID KP14NV 90DEG o Pressure Test Port INTEGRATED READING IN DISPLAY o Service Lift BODY SERVICE LIFT W/OUT PUMP <p>LIGHTING</p> <ul style="list-style-type: none"> o LED Light Package PROGRAMMABLE STROBE LIGHTS o Hopper Lights ONE GROTE ROUND LED o Arm Work Lights ONE GROTE ROUND LED o Mid Body Work Lights BOX MTD GROTE LED o Mid-Body DOT Oval Light OVAL AMBER TURN SIGNAL/MARKER o Center Stop Light GROTE LIGHT CENTER OF TG o TG Strobe Activation ACTIVATED WHEN BODY ENABLED o TG Camera Assist Lights DUAL GROTE ROUND LED <p>CAMERA</p> <ul style="list-style-type: none"> o Camera System INTEGRATED 360 CAMERA SYSTEM o Tailgate Camera REAR VIEW IN 360 CAMERA SYSTEM o Cab Camera SS VIEW IN 360 CAMERA SYSTEM o Alley Camera ALLEY VIEW IN 360 CAMERA SYST o Hopper Camera HOPPER VIEW IN 360 CAMERA SYST o Arm Camera ARM VIEW IN 360 CAMERA SYSTEM o Camera Display DISPLAY INTEGRATED IN CAB o DVR Mounted In Cab DVR INTEGRATED W/ 360 CAM SYST o Driver/Environment Cam SAMSARA DRIVER MONITORING |
|--|--|

- ARMS and FORKS
- o Arm Model 12 FT EXTENDED REACH ARM-96GAL
- o Arm Fingers STANDARD FINGER GRABBER
- o Arm Controls CS JOYSTICK CONTROL
- o Autoload INTEGRATED IN ARM CONTROLS
- o Grabber Open Interlock INTEGRATED IN ARM CONTROLS
- o MISC BODY
- o Center Bumper Mount Toolbox 16"D X 14"H X 24" W ALUMINUM
- o Shovel ONE 11" PLASTIC
- o Shovel Holder On Body CURB SIDE HOPPER WALL
- o Broom ONE
- o Broom Holder On Body BROOM HOLDER (STRAP INCLUDED)
- o Clean-Out Tool CLEANOUT HOE (BODY MOUNT)
- o Clean Out Tool Holder BODY MOUNT
- o Wheel Chock Hld, Side Of Body SINGLE ALUMINUM CURBSIDE HOLDER WITH 2 BLOCKS
- o Roadway Sign 32X96

SAFETY

- o Triangle Safety Kit BOLTED INSIDE BUMPER TOOL BOX
- o 20 Pound Fire Extinguisher CS HEADFRAME MTD FIRE EXT
- o Fire Extinguisher In Cab NO ADDITIONAL FIRE EXT IN CAB
- o Fall Restraints SALA HOOK ON ROOF
- o Spill Kit 20L EPI-CM SPILL KIT
- o Spill Kit Mounting Loc CS ICC BUMPER
- o Collision Warning System INTEGRATED ZF ONGUARDMAX
- o Backup Alarm PRECO 1059 DUAL TONE

PAINT

- o Paint Scheme PAINT LAYOUT ON FILE
- o Number Of Body Colors QTY 2
- o Body Paint Category 2 COLOR, MEDIUM COMPLEXITY
- o Body Color 1 Description Mack White
- o Body Color 1 Code HST914321

- o Primary Body Color Shade LIGHT
- o Body Color 2 Description Candy Apple Red
- o Body Color 2 Code HST500580
- o Cab / Hood Paint Package STANDARD STOCK PAINT SCHEME
- o Conspicuity Tape YES, INCLUDED IN EVERY TRUCK
- o Decal Language ANSI COMPLIANT ENGLISH
- o Automated Arm Color BLACK
- o Number Of Cab Colors QTY 1
- o Cab Paint Category 1 COLOR, MEDIUM COMPLEXITY
- o Cab Color 1 Description Candy Apple Red
- o Cab Color 1 Code HST500580
- o Battery Panel Color Description White
- o Battery Panel Color Code HST500811
- o Primary Battery Panel Color Shade LIGHT

AXLE

- o Electric Axle Tandem ALLISON 100S, 2X23K LBS, GAWR
- o Differential Lock TRUE
- o Front Tire Size 315/80R22.5
- o Front Tire Make BRIDGESTONE
- o Tandem Wheel Configuration SUPER SINGLE
- o Tandem Tire Make BRIDGESTONE
- o Rear Suspension HENDRICKSON HAULMAXX SPRING
- o Tag Axle Quantity ONE
- o Tag Make/Model WATSON 13.5K STLK
- o Tag Wheel Ends 10 STUD DUCTILE, HP
- o Tag Wheel Material ALUMINUM, CLEAN BUFF
- o Tag Tire BRIDGESTONE R250 255/70R 22.5
- o Tag Tire Arrangement SINGLE DISHED INSIDE
- o Tag Axle Lock TRUE
- o Aux Axle Regulator Loc SS BETWEEN CAB AND BODY
- o Aux Axle Pressure Gauge INTEGRATED IN DASH DISPLAY

SUBSCRIPTIONS

- o 1685716 CLEARSKY, 8-YEAR, VOLTERRA CLEARSKY, 8-YEAR, VOLTERRA

Unit Price:\$ 839,160.00
 Sales Tax (7.25%):\$ 60,839.10
UNIT PRICE: LINCOLN, CA:\$ 899,999.10

PLUS APPLICABLE TAXES FET & DMV FEES

THE PROPERTY HEREIN IS GUARANTEED BY MANUFACTURER'S WARRANTY ONLY AND SELLER MAKES NO WARRANTY EXPRESSED OR IMPLIED, OF MERCHANTABILITY OR OTHERWISE, OR OF FITNESS FOR ANY PARTICULAR PURPOSE, THAT EXTENDS BEYOND THE ABOVE DESCRIPTION OF THE EQUIPMENT.

NOTE: Price is good for 60 Days. Cost increases due to the addition of Government mandated safety or environmental devices incurred after the date of this proposal, will be charged to you at our cost. Proof of such costs, if any, will be documented.

TAXES: SALES TAX applicable at time of delivery will be shown on our invoice. FEDERAL EXCISE TAXES, if applicable, will require payment unless a properly executed Exemption Certificate is submitted.

DELIVERY: 180-220 Days

TERMS: Cash on Delivery

Add-On/Cooperative Purchase Authorization: Haaker Equipment Company offers the above proposed price, terms and conditions to any governmental agency or subdivision in the State of California or Nevada for a period not to exceed a full calendar year from the date of original purchaser's purchase order or contract. We appreciate the opportunity to present this proposal and look forward to being of further and continued service.

HAAKER EQUIPMENT COMPANY

ACCEPTED BY: _____

BY: Matthew Frazier
MATTHEW FRAZIER
SALES REPRESENTATIVE

DATE: _____

Attachment B

McNeilus Volterra EV Garbage Truck



RESOLUTION 2025-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN AUTHORIZING THE CITY MANAGER TO UNENCUMBER THE \$900,000 BUDGETED IN THE FY 2026-27 BUDGET AND ENCUMBER THE SAME AMOUNT IN THE FY 2025-26 BUDGET SO AS TO AUGMENT THE FY 2025-26 BUDGET BY \$900,000 AND EXECUTE A PURCHASE ORDER IN THE AMOUNT OF \$900,000 FOR THE PROCUREMENT OF ONE MCNEILUS VOLTERRA EV RESIDENTIAL GARBAGE COLLECTION TRUCK.

WHEREAS, as a part of California Air Resources Board (CARB) Advanced Clean Fleet (ACF) regulations for local government, the City of Lincoln is required to begin transitioning to zero-emission vehicles (ZEVs) for all fleet vehicles exceeding 8,500 pounds gross vehicle weight; and

WHEREAS, in order to comply with State regulations and identify a battery-powered garbage truck capable of efficiently and safely completing residential collection routes, the Solid Waste Division test drove four different EV garbage trucks models; and

WHEREAS, as a result of these evaluations, Staff has determined that the McNeilus Volterra is the most suitable option among currently available models; and

WHEREAS, operators noted several advantages of the McNeilus Volterra, including extended-range batteries, quiet performance, smooth arm operation, excellent turning radius for maneuvering in cul-de-sacs, efficient packing, and superior driver comfort; and

WHEREAS, the manufacturer representative, Haaker Refuse, is offering a \$100,000 discount off their original \$1 million price, reducing the purchase price to \$900,000, provided that the City issues a purchase order in September 2025; and

WHEREAS, the purchase is budgeted at \$900,000 in FY 2026-27 and staff is requesting to unencumber the \$900,000 budgeted in the FY 2026-27 budget, then encumber the same amount in the FY 2025-26 budget to augment by \$900,000 so that a purchase order may be issued, with delivery and payment to follow in July 2026, in alignment with original budget.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby authorizes the City Manager to unencumber \$900,000 budgeted in the FY 2026-27 budget and encumber the same amount in the FY 2025-26 budget to Fund 7310 and execute a purchase order in the amount of \$900,000 for the procurement of one McNeilus Volterra EV residential garbage collection truck.

PASSED AND ADOPTED this 9th day of September, 2025 by the following vote:

AYES:	Councilmembers:
NOES:	Councilmembers:
ABSENT:	Councilmembers:
ABSTAIN:	Councilmembers:

Resolution No. 2025-

Holly Andreatta, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

Resolution No. 2025-



STAFF REPORT

Item Number 9.B

SUBJECT: Adopt a Resolution in Support of Fair Representation for Lincoln Residents. (Kristine Mollenkopf)

SUBMITTED BY: Kristine Mollenkopf

DEPARTMENT: City Attorney's Office

DATE: September 9, 2025

STAFF RECOMMENDATION:

Staff recommends the City Council discuss and consider adoption of a Resolution in support of fair representation for Lincoln residents in response to the State's efforts to redraw congressional maps, temporarily bypassing the state's independent redistricting commission.

BACKGROUND/INTRODUCTION:

California lawmakers are making efforts to place Proposition 50, also called the Election Rigging Response Act, onto the November 4, 2025, ballot. If approved, the ballot measure would allow the Legislature to redraw congressional maps, temporarily bypassing the state's independent redistricting commission.

FINDINGS/ANALYSIS:

California voters approved the state's independent redistricting commission in 2008 and expanded its authority two years later to include congressional maps. If voters approve Proposition 50, the new maps go into effect for the 2026 election if another state redraws its congressional districts without a court order. The California proposal emerged after other states began pursuing mid-cycle redistricting. These new maps would remain in place until 2032, at which time the commission would then resume control over the creation of congressional maps.

Prop. 50 is tied to three legislative bills: Assembly Constitutional Amendment 8 would place a constitutional amendment on the ballot allowing legislative-drawn congressional maps; Assembly Bill 604 establishes the proposed map; and Senate Bill 280 funds and sets the rules for the November special election, including consolidating local elections already scheduled for that date. Because the measures are either ballot initiatives or have urgency clauses, they must each receive a 2/3 majority vote in both houses.

Prop. 50 would only affect congressional districts. City council, county, and other local district boundaries would not be impacted. Local governments would not need to redraw maps, though could see changes in federal representation. The maps as presently drawn would split

at least one city, the City of Lodi, into three different congressional districts.

ATTACHMENTS:

[Resolution for Fair Representation in Redistricting.docx](#)

**RESOLUTION 2025-
Fair Representation for Lincoln Residents**

**A RESOLUTION IN SUPPORT OF FAIR REPRESENTATION FOR LINCOLN
RESIDENTS**

WHEREAS, the City of Lincoln is committed to preserving democratic principles, fair representation, and the integrity of the electoral process for all residents; and

WHEREAS, in 2008, California voters passed Proposition 11, establishing the California Citizens Redistricting Commission (CCRC) as an independent, nonpartisan body to draw legislative districts, followed by Proposition 20 in 2010 extending this authority to congressional districts; and

WHEREAS, these voter-approved reforms were specifically designed to remove partisan politics from redistricting and ensure that district lines are drawn based on objective criteria including equal population, compliance with the Voting Rights Act, geographic contiguity, and preservation of communities of interest; and

WHEREAS, the CCRC is required by law to prioritize keeping "communities of interest" together, defined as "contiguous populations which share common social and economic interests that should be included within a single district for purposes of effective and fair representation"; and

WHEREAS, the City of Lincoln, located in Placer County, forms a natural community of interest with neighboring cities sharing common schools, services, economic interests, and local governance structures; and

WHEREAS, Lincoln residents have distinct local concerns that differ significantly from those of Sacramento-area communities, as evidenced by historical voting patterns and community input during previous redistricting processes; and

WHEREAS, on August 15, 2025, Governor Gavin Newsom and legislative leadership proposed bypassing the independent redistricting commission to implement new congressional maps through a special election process; and

WHEREAS, the proposed redistricting plan would dramatically alter the current 3rd Congressional District by extending it to include "voters from Sacramento" while diluting the representation of Lincoln and similar Placer County communities; and

WHEREAS, such partisan manipulation of district boundaries violates the fundamental principle that voters should choose their representatives, rather than politicians choosing their voters through gerrymandering; and

WHEREAS, mid-decade redistricting for partisan advantage undermines the stability and predictability that communities need for effective representation and long-term planning; and

WHEREAS, decisions made at the state and federal level, including funding for transportation, wildfire protection, water infrastructure, public safety, and economic development, directly impact the quality of life in Lincoln; and

WHEREAS, the proposed process lacks the extensive public input, transparency, and community engagement that characterizes the independent commission's redistricting process; and

WHEREAS, this partisan redistricting effort sets a dangerous precedent that could encourage similar manipulation by future political actors regardless of party affiliation, thereby eroding public trust in the electoral system; and

WHEREAS, numerous organizations dedicated to good governance and democratic reform, including the League of Women Voters of California, have opposed this partisan redistricting plan as contrary to California's democratic values; and

WHEREAS, the proposed redistricting threatens to split natural communities like Lincoln from their appropriate representation and dilute local voices in favor of partisan political calculations; and

WHEREAS, preserving the integrity of independent redistricting is essential to maintaining public confidence in democratic institutions and ensuring fair representation for all California communities.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lincoln as follows:

Section 1. Opposition to Partisan Redistricting. The City Council of the City of Lincoln hereby opposes the proposed mid-decade congressional redistricting plan that would bypass the California Citizens Redistricting Commission and implement partisan-drawn maps.

Section 2. Support for Independent Redistricting. The City Council reaffirms its strong support for the independent redistricting process established by California voters through Propositions 11 and 20 and calls upon state leadership to respect and maintain this critical democratic reform.

Section 3. Protection of Communities of Interest. The City Council calls upon all redistricting authorities to preserve communities of interest, including keeping Lincoln and similar Placer County communities together in districts that reflect their shared interests, values, and concerns.

Section 4. Call for Transparency and Public Input. The City Council urges that any redistricting process include extensive public hearings, transparent deliberations, and meaningful community input, as required under the independent commission model.

Section 5. Opposition to Gerrymandering. The City Council condemns gerrymandering in all its forms, whether conducted by Democrats or Republicans, and calls for fair districts that serve voters rather than partisan political interests. The City

Council of the City of Lincoln urges that district boundaries be drawn transparently and fairly, so that the voices of Lincoln voters are neither diluted nor divided.

Section 6. Distribution of Resolution. The City Clerk is hereby directed to transmit copies of this resolution to:

- Governor Gavin Newsom
- State Senate President pro Tempore Mike McGuire
- Assembly Speaker Robert Rivas
- Senator Roger Niello (4th Senate District)
- Assemblymember Joe Patterson (5th Assembly District)
- Representative Kevin Kiley (3rd Congressional District)
- California Citizens Redistricting Commission
- League of California Cities
- California Contract Cities Association
- California Association of Counties
- League of Women Voters of California
- Common Cause California
- All Placer County municipalities

Section 7. Media and Public Notice. The City Clerk is further directed to make this resolution available to local media outlets and post it prominently on the City's website to inform Lincoln residents of the City Council's position on this important matter.

Section 8. Effective Date. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 9th day of September, 2025 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

Holly Andreatta, Mayor

ATTEST:

Hope Ithurburn, City Clerk