

Final

Village 1 Specific Plan



Prepared for:

Lake Development - Lincoln, LLC

Prepared by: In Association with:



July 2013



Final
Village 1 Specific Plan

July 2013

Lead Agency:

City of Lincoln

600 Sixth Street, Lincoln, CA 95648

Contact: Rod Campbell

916.434.2470

Prepared for:

Lake Development - Lincoln, LLC

20241 SW Birch Street, Newport Beach, CA 92660

Contact: Larry Lake

949.221.0060

Prepared by:

KTGY Group, Inc.

17922 Fitch, Irvine, CA 92614

Contact: Ken Ryan

949.851.2133

In Association with:

Frayji Design Group, Inc.

2235 Douglas Blvd., Suite 520, Roseville, CA 95661

Contact: Tony Frayji

916.782.3000

CONTENTS AND EXHIBITS

1 Executive Summary

- 1.1 Project Overview 1-1
- 1.2 History of Lincoln 1-2
- 1.3 Planning Background and Process 1-6
- 1.4 Community Vision 1-8
- 1.5 Guiding Principles 1-8
- 1.6 Specific Plan Objectives 1-11
- 1.7 Specific Plan Organization 1-12

2 Planning Context

- 2.1 Purpose and Intent of the Specific Plan 2-1
- 2.2 Relationship to the City of Lincoln
General Plan and Zoning Code 2-2
- 2.3 Required Discretionary Actions
and Approvals 2-3
 - 2.3.1 General Plan Amendment 2-3
 - 2.3.2 Specific Plan 2-7
 - 2.3.3 General Development Plan
/ Pre-Zoning 2-7
 - 2.3.4 Development Agreement 2-7
 - 2.3.5 Environmental Impact Report 2-10
 - 2.3.6 Annexation 2-10
- 2.4 Physical Setting 2-11
 - 2.4.1 Location 2-11
 - 2.4.2 Existing Site Conditions 2-11
 - 2.4.3 Surrounding Land Uses and
Characteristics 2-11

3 Land Use Plan

- 3.1 Overview 3-1
- 3.2 Village Center Concept 3-9
- 3.3 Residential Development 3-11
 - 3.3.1 Village Country Estates 3-11
 - 3.3.2 Village Low Density Residential 3-12
 - 3.3.3 Village Medium Density
Residential 3-12
 - 3.3.4 Village High Density Residential 3-12
- 3.4 Mixed Use Development 3-12
- 3.5 Open Space and Recreation Uses 3-13
 - 3.5.1 Village Open Space 3-14
 - 3.5.2 Village Parks and Recreation 3-18
- 3.6 Village Public Facilities 3-21

4 Circulation Plan

- 4.1 Introduction 4-1
- 4.2 Vehicular Circulation 4-2
 - 4.2.1 Arterial Streets 4-5
 - 4.2.2 Collector Streets 4-13
 - 4.2.3 Local Streets 4-17
- 4.3 Bikeways and Neighborhood Electric Vehicle Routes 4-23
 - 4.3.1 Bikeways 4-23
 - 4.3.2 Neighborhood Electric Vehicle Routes 4-24
- 4.4 Pedestrian Circulation 4-24
- 4.5 Public Transportation 4-28

5 Infrastructure and Public Facilities Plan

- 5.1 Introduction 5-1
- 5.2 Backbone Infrastructure 5-3
 - 5.2.1 Water 5-3
 - 5.2.2 Wastewater 5-7
 - 5.2.3 Storm Drainage and Flood Control 5-9
 - 5.2.4 Water Quality 5-13
- 5.3 Dry Utilities 5-16
 - 5.3.1 Electricity 5-16
 - 5.3.2 Natural Gas 5-17
 - 5.3.3 Communication 5-17
 - 5.3.4 Solid Waste Disposal 5-17
- 5.4 Public Facilities and Services 5-18
 - 5.4.1 Parks and Recreation 5-18
 - 5.4.2 Schools 5-21
 - 5.4.3 Libraries 5-21
 - 5.4.4 Law Enforcement 5-21
 - 5.4.5 Fire Protection 5-21

6 Resource Management Plan

- 6.1 Overview 6-1
- 6.2 Wetland Resources 6-2
 - 6.2.1 Wetlands and Waters of the U.S. 6-2
 - 6.2.1.1 Seasonal Wetlands/ Drainage Swales 6-3
 - 6.2.1.2 Auburn Ravine 6-3
 - 6.2.1.3 North and South Ingram Slough 6-4
 - 6.2.2 Wetland Prevention and Compensation Program 6-4
 - 6.2.3 Resource Preservation Measures for Village 1 6-5
 - 6.2.3.1 Development Adjacent to Open Space 6-5
 - 6.2.3.2 Operations and Management Plan 6-5
- 6.3 Other Plant and Wildlife Resources 6-6
 - 6.3.1 Riparian Woodland 6-6
- 6.4 Water Quality 6-6
- 6.5 Cultural Resources 6-7
 - Air Quality 6-7

7 Administration and Implementation Program

- 7.1 Introduction 7-1
- 7.2 Phasing 7-2
- 7.3 Financing and Maintenance of Public Improvements 7-2
 - 7.3.1 Financing Mechanisms 7-4
 - 7.3.2 Maintenance Responsibilities 7-5
- 7.4 Specific Plan Administration and Implementation 7-6
 - 7.4.1 Subsequent Entitlements and Permits 7-6
 - 7.4.2 Specific Plan Interpretations 7-6
 - 7.4.3 Severability 7-7
- 7.5 CEQA Compliance 7-7
- 7.6 Specific Plan Substantial Conformance and Amendments 7-8
 - 7.6.1 Density or Intensity Transfer 7-8
 - 7.6.2 Specific Plan Amendments & Minor Modifications 7-8
- 7.7 Subsequent Entitlements 7-10

Appendix A - General Plan Consistency

- Economic Development Element A-2
- Land Use and Community Design Element A-4
- Transportation and Circulation Element A-24
- Public Facilities and Services Element A-32
- Open Space and Conservation Element A-46
- Health and Safety Element A-62
- Housing Element A-70

Appendix B - Sub Planning Area Map and Statistical Summary

Appendix C - Oak Woodland Mitigation and Management Plan

Tables

- 3.1 Land Use Summary 3-4
- 3.2 Statistical Summary by Planning Area 3-6
- 4.1 Roadway Summary 4-4
- 5.1 Utility Provider Summary 5-2
- 5.2 Parkland Credit 5-18
- 5.3 Parkland Requirements 5-20
- 7.1 Potential Public Improvements Financing and Maintenance Mechanisms 7-5
- B.1 Statistical Summary by Sub Planning Area B-3

Exhibits

- 1.1 Regional Location Map 1-3
- 1.2 Vicinity Map 1-4
- 1.3 Property Ownership Map 1-7
- 2.1 Existing County of Placer General Plan Land Use Designations 2-4
- 2.2 Existing City of Lincoln General Plan Land Use Designations 2-5
- 2.3 Proposed City of Lincoln General Plan Land Use Designations 2-6
- 2.4 Existing County of Placer Zoning Designations 2-8
- 2.5 Proposed City of Lincoln Zoning Designation 2-9

- 2.6 Existing Site Conditions and Surrounding Land Uses 2-12
- 3.1 Land Use Plan 3-3
- 3.2 Village Center Mixed Use Area Concept Diagram 3-10
- 3.3 Open Space and Recreation Plan 3-15
- 4.1 Vehicular Circulation Plan 4-3
- 4.2a Major Arterial Street Cross Sections - SR 193 4-7
- 4.2b Major Arterial Street Cross Sections - SR 193 4-8
- 4.3a Minor Arterial Street Cross Sections - Oak Tree Lane 4-10
- 4.3b Minor Arterial Street Cross Sections - Oak Tree Lane 4-11
- 4.3c Minor Arterial Street Cross Sections - Oak Tree Lane 4-12
- 4.4 Collector Street Cross Sections - Ferrari Ranch Road 4-14
- 4.5 Collector Street Cross Sections - North/South Collector Streets and Collector Loop Street 4-16
- 4.6 Collector Street Cross Sections - Virginiatown Road 4-18
- 4.6a Street Cross Sections 4-19
- 4.7 Residential Local Street Cross Sections 4-21
- 4.8 Private Drive Cross Sections - Typical 4-22
- 4.9 Bikeway and NEV Route Plan 4-25
- 4.10 Pedestrian Circulation Plan 4-27

- 5.1 Backbone Water System Plan 5-5
- 5.2 Backbone Wastewater System Plan 5-8
- 5.3 Drainage Sheds and Floodplain 5-11
- 5.4 Backbone Drainage System Plan 5-12
- 7.1 Phasing Plan 7-3
- B.1 Sub Planning Area Map Map Pocket

1 • EXECUTIVE SUMMARY

1.1 Project Overview

The 1,832.1-acre Village 1 Specific Plan area is located on the eastern boundary of the City of Lincoln, California. Lincoln is an incorporated city in Placer County. In 2009, the population of Lincoln was estimated to be approximately 41,111 (California Department of Finance). During that year, Forbes.com listed Lincoln as the nation's fastest growing city from 2000 to 2006, with an increase in population of 238.6%. This growth was related to Lincoln being located within an area of rapid suburban development north of Sacramento. The Village 1 Specific Plan is designed to respond to the anticipated long-term demand for housing and services within the Lincoln area over the next 20 years.

Designed to embrace the principles of "smart growth," the Village 1 Specific Plan (hereafter, the "Specific Plan") provides a mix of complementary

land uses and a variety of housing choices in walkable neighborhoods, creates a high quality master-planned community that fosters a strong sense of place, and protects the land's natural systems and scenic rural character.

This Specific Plan establishes a planning framework for Village 1 that responds to the vision of the City's decision makers, landowners and stakeholders, and serves as a tool to guide future development in an orderly and well-planned manner. The vision for Village 1 is discussed in Section 1.4, Community Vision, in this chapter.

This Specific Plan provides a mix of balanced and well integrated land uses, including an array of housing types and densities, mixed use development, an elementary school, ample open space, and a variety of parks and recreational facilities. At the heart of the community is a vibrant Village Center, which is comprised of higher density homes within easy walking distance to nearby neighborhood retail, office, public/semi public, and other support uses. A village paseo system will connect the various residential neighborhoods of Village 1 with the Village Center. In addition to the village paseo system, a comprehensive trail network will traverse throughout the community and will be available for the enjoyment of the residents.

This Specific Plan is designed to protect and enhance major natural resources within the Specific Plan area, including Auburn Ravine and other drainage courses, wetlands, SR 193 scenic corridor, heavy tree covers and rolling hills. Development is designed around environmentally sensitive areas to protect and preserve biological and visual resources and capture the inherent beauty of the land. Approximately 273.1 acres within the Specific Plan Area will be preserved as permanent natural open space.

In addition, this Specific Plan ensures that adequate backbone infrastructure, public facilities and essential services needed to support the proposed development will be available and in place to serve project residents. A general discussion of financing mechanisms and maintenance responsibilities for backbone infrastructure, public facilities and services is included in the Specific Plan. It is assumed that the project will build-out in approximately seven phases over a 15-20 year period. These phases may occur sequentially or concurrently with one another depending on market demand, financing, and other development considerations.

1.2 History of Lincoln

The original town of Lincoln was surveyed and laid out in 1859 by Theodore Judah along the proposed line of

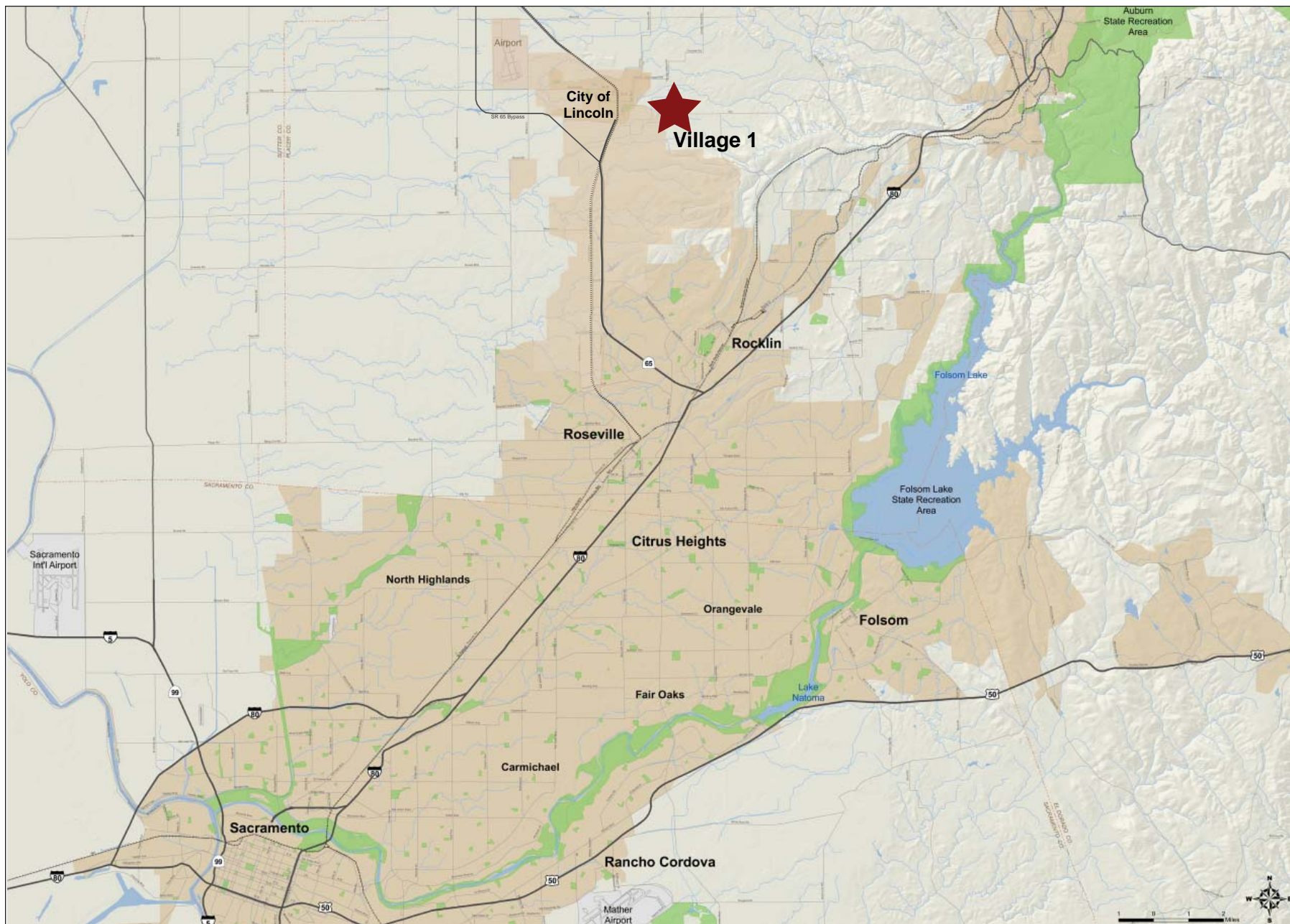


Exhibit 1.1: Regional Location Map

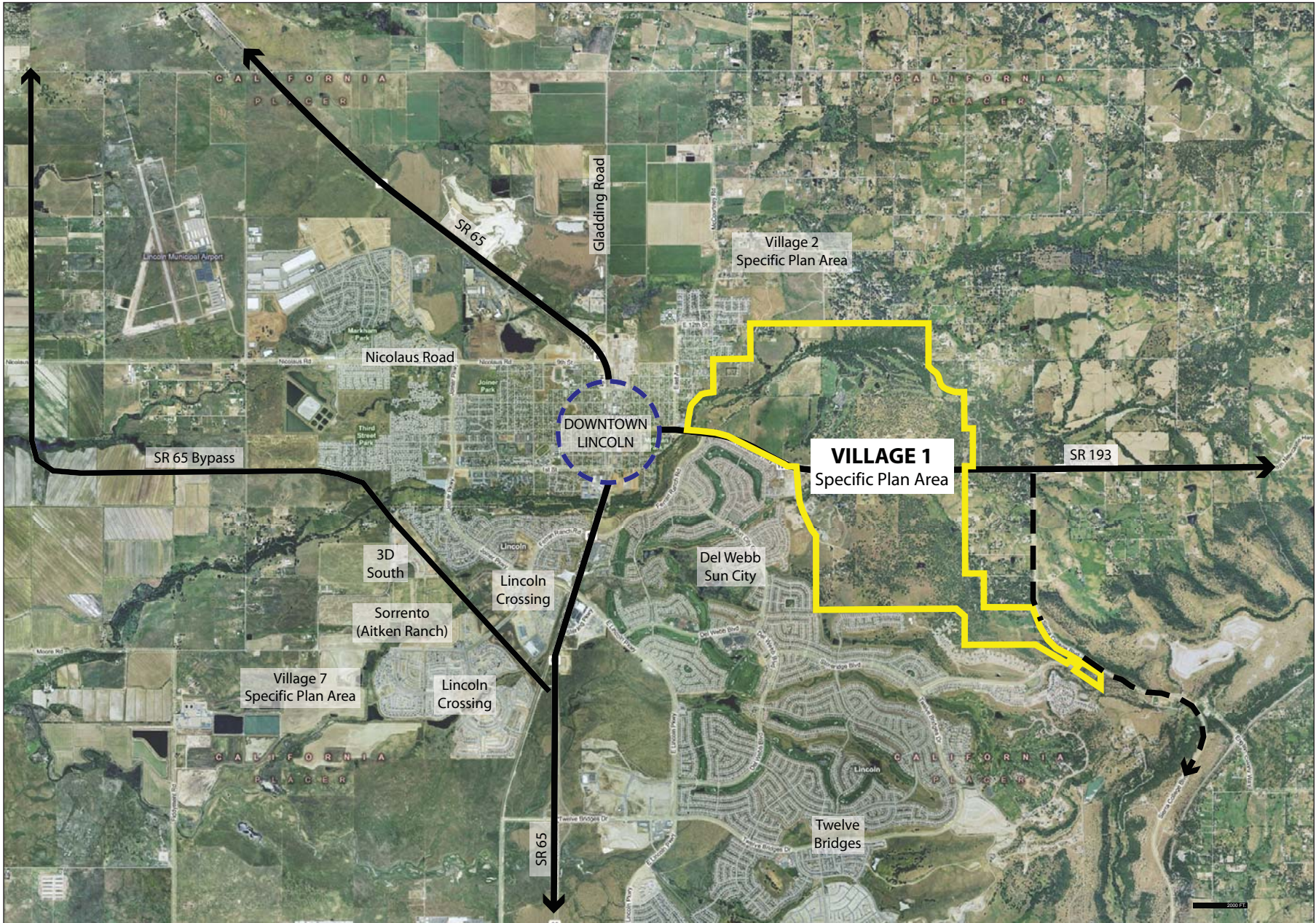


Exhibit 1.2: Vicinity Map



the California Central Railroad. The name “Lincoln” was conferred in honor of Charles Lincoln Wilson, one of the organizers and directors of the California Central Railroad. The railroad was planned as a link between the cities of Marysville and Sacramento, via a connection to the Sacramento Valley Railroad in Folsom. Grading from Folsom to Marysville commenced in 1858 and was completed to Marysville by 1860. Track laying began that same year and the rails reached the town of Lincoln in early 1861.

At this point, due to insufficient funds, further construction on the California Central Railroad was temporarily halted, and Lincoln experienced a small-scale boom as the northern terminus of this new railroad. Within a few years, however, more investors were found and the line was

extended to Wheatland in Yuba County, bringing an end to this early stage of Lincoln’s development.

When most of its population and business moved on with the railroad, the town settled into a lull until the early 1870s, when rich clay deposits of the Lone Formation were discovered nearby. This led to the establishment of Gladding, McBean & Co., the pottery for which Lincoln is famous, and ushered in a new era of prosperity and growth.

While the clay industry provided the economic and work base for Lincoln, agriculture remained the town’s oldest and most stable industry. The City of Lincoln was incorporated in 1890 and experienced limited growth until the mid-1990s, when suburban development from the Sacramento area reached Roseville and eventually came to Lincoln.



1.3 Planning Background and Process

On March 25, 2008, the City adopted the 2050 General Plan Update, which effectively plans the growth of the City for the next four decades and anticipates a population increase over that period of time in the order of 130,000 people. The General Plan Update divides the City's Sphere of Influence into seven "Villages," which are designed to be the focal point for future large scale development. The Villages are intended to incorporate and implement the recognized "smart growth" principles developed as part of the Sacramento Area Council of Government's Blueprint Project. The Blueprint focuses on the following six principles:

- » Provide a variety of transportation choices
- » Offer housing choices and opportunities
- » Take advantage of compact development
- » Use existing assets
- » Preserve open space, farmland, natural beauty through natural resources conservation
- » Encourage distinctive, attractive communities with quality design

The Villages will promote mixed use residential projects focused around a village core that contains a mix of high density residential and neighborhood commercial uses. The General Plan policies require that a Specific Plan must first be approved for the entire Village prior to development of a Village area.

The Village 1 Specific Plan area consists of 59 parcels and 45 different landowners. To develop a plan that implements the objectives of the City's General Plan Update and meets the goals and expectations of the landowners, a series of community workshops and individual meetings were conducted to evaluate the constraints and opportunities of the Village 1 area, and to discuss and share ideas on the land use concept. As a result of this interactive planning process, a consensus for the land use concept was



developed based on General Plan Update criteria, feedback from the community workshops, interaction with the local school district, representatives from Placer County, and other stakeholders. The Specific Plan is based on further refinement of the land use concept resulting from the community participation process.

1.4 Community Vision

The vision for Village 1 involves creating a high quality master-planned community based on the principles of “smart growth,” with a series of neighborhoods that are compatible with and connected to one another, as well as integrated into the site’s natural setting and the surrounding Lincoln community. Key aspects of the vision include the following:

- » Compliance and consistency with the City’s General Plan goals and policies;
- » A broad range of housing options to allow for a diversity of lifestyle choices and homes for families at all stages of life;
- » Centrally located shopping, dining, services, entertainment, and educational uses that support community needs and contribute to the local economy;
- » Open space and recreation opportunities for the enjoyment and well-being of local residents;

- » Respect for and connection to the unique natural environment;
- » Alternative modes of transportation to reduce reliance on the automobile;
- » Traditional neighborhood design that fosters a sense of place and enhances quality of life;
- » Integration of Lincoln’s agricultural tradition and architectural heritage; and
- » Linkages with surrounding communities.

1.5 Guiding Principles

To help realize the community vision and guide the formulation of the Specific Plan, the following seven principles have been established:

Guiding Principle 1:

Embrace Natural Open Space

One of the Specific Plan area’s primary assets is its natural resources, which include Auburn Ravine and other drainage courses/wetlands, SR 193 scenic corridor, mature tree covers, rock outcroppings and rolling hills. The Specific Plan emphasizes preservation of natural habitat areas, integration of open space resources into the proposed development where feasible, and protection of the project area’s inherent rustic character.

Guiding Principle 2:

Provide a Mix of Integrated Land Uses

The Specific Plan is based on a mixed use village concept that promotes sustainable development. A mix of well-balanced and integrated land uses are located in proximity to one another, linked by pedestrian-friendly streets and multi-use trails to encourage walking and biking. The Village Center serves as a neighborhood hub where convenience retail, restaurants and cafes, entertainment venues, offices, and public/semi-public uses are located within convenient walking distance of the homes. The mixture of land uses not only allows people to perform their daily tasks without having to drive far, but also brings people together into a group to socialize and enjoy a balanced lifestyle. Furthermore, the mixed use concept of the Village Center provides flexibility for future development to respond to the evolving market conditions and allow for innovation in project design.

Guiding Principle 3:

Encourage Quality Community Design

The community design of Village 1 seeks to authentically integrate Lincoln's agricultural traditions and architectural heritage. The Specific Plan establishes a design framework for creating attractive neighborhoods that possess more

of a "small town" and less of a "mass produced" character; and that encourage social interaction. An emphasis is placed on pedestrian-oriented site planning, enhanced architectural features and decorative streetscape amenities. The Specific Plan incorporates neighborhood crafting principles, such as the use of mini parks as a social space for nearby families, connective trails and paseos that knit the community together, authentic architecture that integrates elements of historical styles traditionally found in the area, and diversity in housing product types.

Guiding Principle 4:

Promote Connectivity and Walkability

An important aspect of the Specific Plan is mobility and connectivity. Village 1 is envisioned to be a pedestrian friendly community that offers a comfortable and convenient walking and biking environment. Its Village



Center, residential neighborhoods, school, recreational amenities and open space areas are all connected by a comprehensive system of trails, paseos and pathways. A comprehensive street network is provided to efficiently carry vehicular traffic throughout the community.

Extensions of Oak Tree Lane and Ferrari Ranch Road will facilitate travel and enhance connections between Village 1 and the greater Lincoln community. The Specific Plan also provides Neighborhood Electrical Vehicle (NEV) routes that connect to existing NEV routes in the City.

Guiding Principle 5: Provide Meaningful Community Amenities

Community amenities serve as gathering places for families to play, relax and socialize, thereby contributing to an enhanced quality of life. Residents of Village 1 will enjoy an array of recreational amenities close to their homes, including a loop paseo system that traverses through the community, a collection of community, neighborhood and mini parks designed for all age and activity levels, an existing 18-hole public golf course, and an extensive network of trails and sidewalks. Additionally, a centrally located site has been set aside to allow for construction of an elementary school.

Guiding Principle 6: Emphasize Sustainability

The Specific Plan promotes a vibrant and healthy community that meets the needs of the residents, respects the environment, conserves natural resources, and provides a sound economic base. Future development in Village 1 is encouraged to incorporate sustainable development techniques that promote energy and water conservation, material recycling/reuse, and occupant health and safety, as well as reduced reliance on the automobile.

Guiding Principle 7: Phase Roadways and Infrastructure Facilities

Properly planned transportation systems and infrastructure facilities are critical to the livability and economic success of the community. The Specific Plan ensures that the proposed roadway, water, sewer and storm drainage systems are phased to become available as future developments come online. All streets and infrastructure facilities will have sufficient capacity to meet the projected needs of Village 1 residents and meet the City and other affected regulatory agencies' requirements.

1.6 Specific Plan Objectives

The Village 1 Specific Plan is designed to ensure that development of the planned community will provide positive benefits to the greater Lincoln community. The following objectives have been refined throughout the planning and design process for Village 1 and are designed to implement the Community Vision and Guiding Principles:

- » Be consistent with and implement the established goals and policies of the City of Lincoln General Plan, Municipal Code and other relevant City policy documents, as applicable.
- » Establish a balanced mix of land uses and local-serving amenities that meet the General Plan's objectives of promoting a sustainable community focused around a mixed use village core, as well as encouraging distinctive, attractive pedestrian-friendly communities with quality design.
- » Address the City's current and projected housing needs for all segments of the community by providing a range of single- and multi-family housing opportunities.
- » Develop mixed use areas to serve local needs for higher density residential, commercial and office uses, build in development flexibility to respond to evolving market conditions, and generate new job opportunities and revenue growth in the City.
- » Concentrate development within residential neighborhoods to promote greater efficiency of land use and encourage alternative modes of transportation between the village's neighborhoods and uses.
- » Provide a variety of public recreation amenities, open space, parks and trails that offer recreational and aesthetic benefits to the residents of Lincoln and the greater vicinity, and enhance the City's quality of life.
- » Establish open space preservation areas that protect functioning habitats for sensitive, threatened and endangered species, preserve Auburn Ravine and minimize impacts to its riparian habitats, while accommodating development growth opportunities within the City and its Sphere of Influence.
- » Establish a functional circulation system consisting of vehicular and non-vehicular circulation patterns that augment one another and encourage pedestrian, bicycle and NEV circulation through the community.

- » Develop standards and provisions that provide for innovative housing opportunities, mixed use development and recreational/open spaces, as well as preservation of significant natural open space features.
- » Promote a pedestrian-friendly community by providing a network of pleasant, safe and convenient pedestrian trails/paseos and bikeways.
- » Encourage the use of native plant materials/species in community landscaping, especially in areas where such landscaping is located in proximity to areas of preserved native habitat.
- » Identify and help mitigate potential safety hazards, such as wildfire and flooding dangers, through implementation of design safety features and strategies.
- » Incorporate sustainable practices that promote efficient energy, water and material use, enhance walkability, and ensure occupant health and safety into development of Village 1.
- » Undertake development of Village 1 in a manner that is economically feasible and balanced to address the shared economic concerns of the landowners and the City.

1.7 Specific Plan Organization

The Specific Plan is organized into seven chapters and three appendices as described below. The design guidelines, permitted uses and development standards for Village 1 are provided in the Village 1 General Development Plan, which is a companion document to this Specific Plan.

Chapter 1, Executive Summary - provides a brief overview of the Specific Plan, and summarizes the area history, planning background, community vision, guiding principles and project objectives of the Specific Plan.

Chapter 2, Planning Context - describes the Specific Plan's purpose and intent, its relationship to the City's General Plan and Zoning Code, the discretionary actions and approvals required to implement the Specific Plan, and the physical settings of the Specific Plan area.

Chapter 3, Land Use Plan - includes a description of the location, type and density/intensity of land uses proposed for the Specific Plan area.

Chapter 4, Circulation Plan - describes the proposed circulation network for automobile, bicycle, NEV and pedestrian travel within the Specific Plan area, as well as public transit services offered by the City.

Chapter 5, Infrastructure and Public Facilities Plan - provides an overview on the distribution, location and extent of major backbone infrastructure, as well as the dry utilities and public facilities and services, necessary to support the Specific Plan and serve its residents.

Chapter 6, Resource Management Plan - emphasizes preservation of natural habitats and integration of open space resources into the proposed development where feasible.

Chapter 7, Administration and Implementation Program - presents a conceptual phasing plan, a summary of Specific Plan financing mechanisms and maintenance responsibilities, the procedures for review and approval of subsequent development proposals within Village 1, and the procedures for interpreting and amending the Specific Plan as necessary.

Appendix A, General Plan Consistency - includes a discussion describing how the Specific Plan is consistent with the applicable goals and policies of the City of Lincoln General Plan.

Appendix B, Sub Planning Area Statistical Summary and Map - provides a summary table showing the land use designation, acreage, density range, approved density,

approved dwelling units and square footage for each sub planning area within Village 1, and includes a map depicting the locations of the sub planning areas.

Appendix C, Oak Woodland Mitigation and Management Plan - provides guidelines, policies, implementation and mitigation measures to develop a set of woodland protection guidelines and mitigation for woodland conservation planning.

This page is intentionally left blank.

2 • PLANNING CONTEXT

2.1 Purpose and Intent of the Specific Plan

California Government Code §65450 - 65456 authorizes preparation of specific plans to implement a jurisdiction's general plan. A specific plan serves as a bridge between the local general plan and individual development proposals within a specific area. State law provides limited guidance regarding the content and scope of a specific plan, indicating that a specific plan must address the distribution, location and extent of land uses; infrastructure necessary to support the land use plan; criteria for natural resource preservation, where applicable; and an implementation plan that includes identification of phasing and financing mechanisms.

The Village 1 Specific Plan serves as a framework and regulatory document to guide the future development of Village 1 in a systematic and

orderly manner. The Specific Plan provides a relatively general level of detail on the proposed land uses, infrastructure requirements and implementation program, while still ensuring compliance with the statutory requirements under state law.

The Village 1 Specific Plan will be processed through the City of Lincoln. Pursuant to the City's zoning regulations for the Planned Development Districts, a General Development Plan has been prepared for the Village 1 project that serves as a zoning tool to achieve the vision and principles of the Specific Plan. The Village 1 General Development Plan includes permitted use regulations, development standards and design guidelines to assist in creating a high quality architectural and landscape character for the community, and provides guidance to facilitate the design and review of individual development projects within the Specific Plan Area. The regulations contained in the Village 1 Specific Plan and General Development Plan shall apply to all properties located within the project area. Following adoption of the Specific Plan and General Development Plan, all subsequent development in Village 1 must be consistent with the regulations and standards contained in these two documents which, in turn, must be consistent with the City's General Plan.

2.2 Relationship to the City of Lincoln General Plan and Zoning Code

The Village 1 Specific Plan serves as a planning guide to implement the intent of the City's General Plan. The Specific Plan is consistent with the applicable goals and policies contained in the General Plan, as amended by the General Plan Amendment request that accompanies this Specific Plan. The goals and policies identified in each element of the General Plan have been evaluated, and a statement of consistency with the General Plan is included as Appendix A of this Specific Plan. The Village 1 General Development Plan will serve as zoning for the Specific Plan area as parcels within Village I are annexed into the City of Lincoln.



2.3 Required Discretionary Actions and Approvals

Approvals / certification of the following discretionary actions are required to implement the Village 1 project:

- » Environmental Impact Report
- » General Plan Amendment
- » Village 1 Specific Plan
- » General Development Plan
- » Tentative Maps
- » Specific Development Plans/Development Permits
- » Development Agreement
- » Annexation/Pre-Zoning

Subsequent to approval of the above discretionary actions by the City Council, portions of the Specific Plan area may be submitted to the Placer County Local Agency Formation Commission (LAFCO) for annexation.

The required discretionary actions are described below.

2.3.1 General Plan Amendment

The Specific Plan area is located in an unincorporated area of Placer County. On the County's General Plan Land

Use Map, the project area is designated as "Agriculture/ Timberland – 20 Ac. Min." and "Forest Residential 4.6 – 20 Ac. Min." Exhibits 2.1 through 2.3 depict the existing and proposed General Plan Land Use designations for Village 1.

The Specific Plan area is located in the City of Lincoln's Sphere of Influence. The City's 2050 General Plan Update assigns a "Village" designation to the Specific Plan area and identifies it as "Village 1" and "Public Facilities" on the General Plan Land Use Diagram. The "Village" designation is a holding category that requires the approval of a specific plan with a mixed use concept. The specific plan's land use diagram will be used as the basis of the General Plan Amendment to update the General Plan Land Use Diagram. The General Plan provides a set of guiding principles and an initial development concept for Village 1, in addition to the goals and policies established for all Villages.

The Village 1 project proposes to annex the project area into the City in phases, and includes a request to amend the City's General Plan and its Land Use Diagram to reflect the proposed land uses, consistent with the General Plan's Village development concept. The proposed General Plan land use designations are listed below:

- » Village Country Estates (VCE)
- » Village Low Density Residential (VLDR)

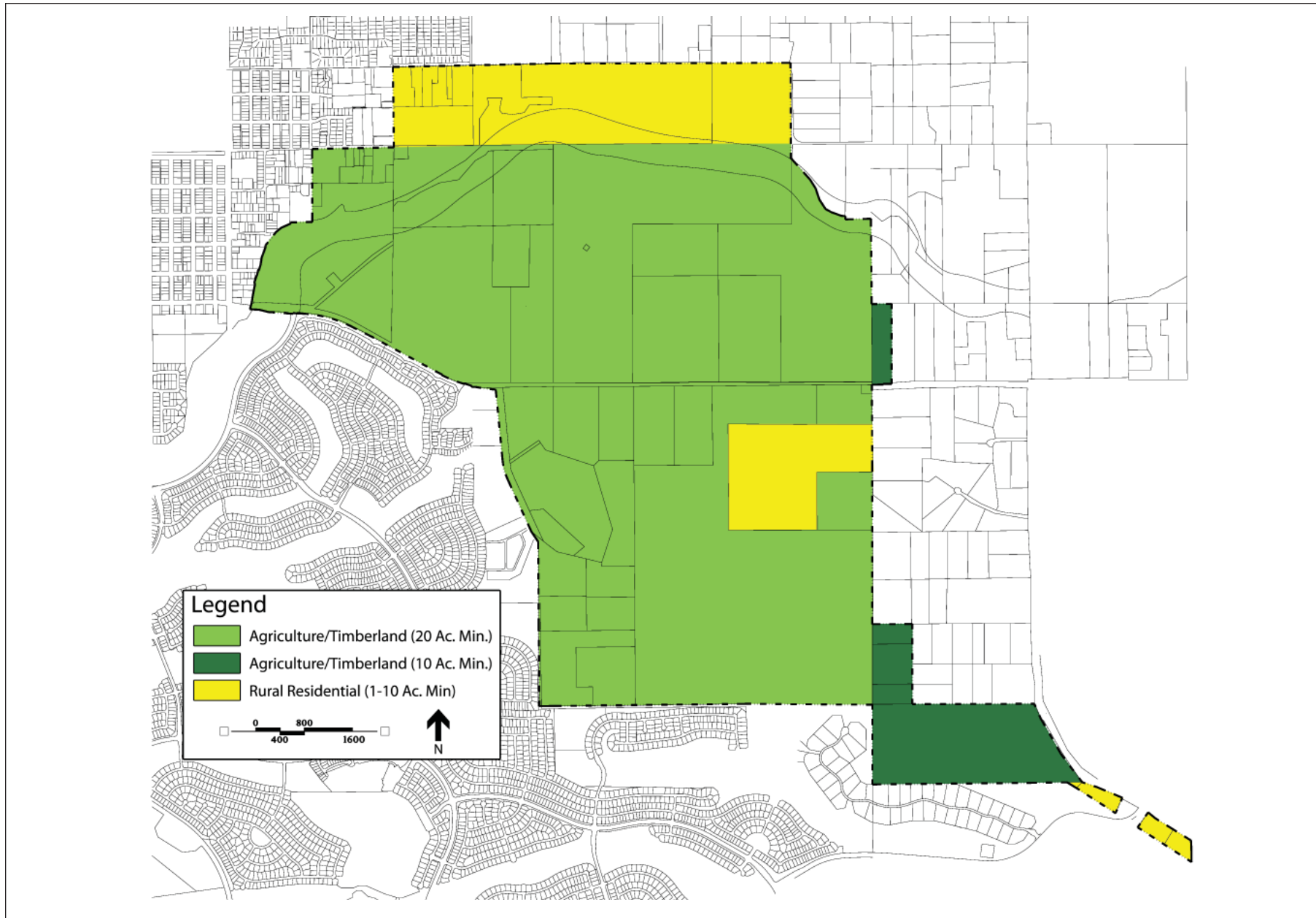
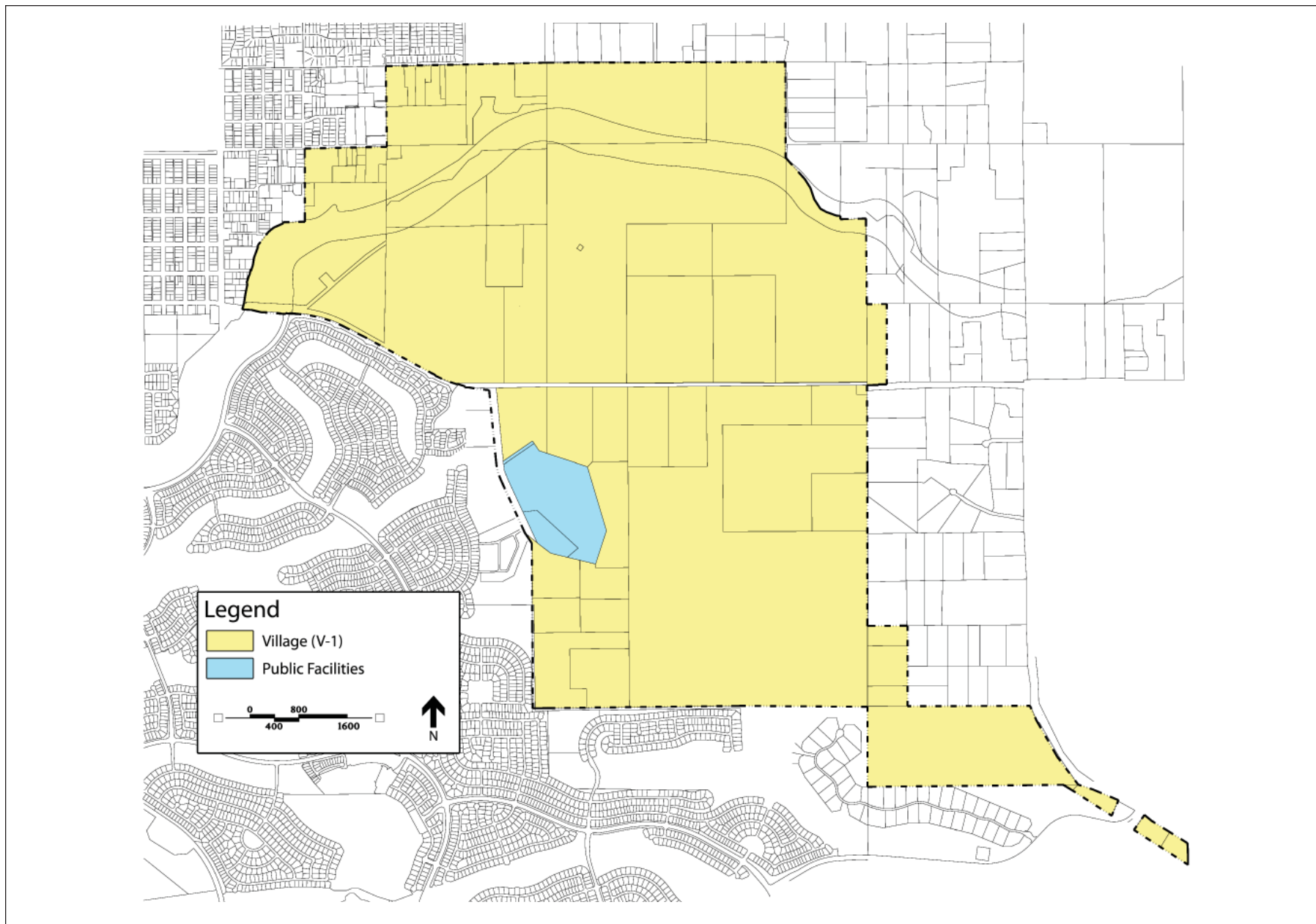


Exhibit 2.1: Existing County of Placer General Plan Land Use Designations

N.T.S.



N.T.S.

Exhibit 2.2: Existing City of Lincoln General Plan Land Use Designations

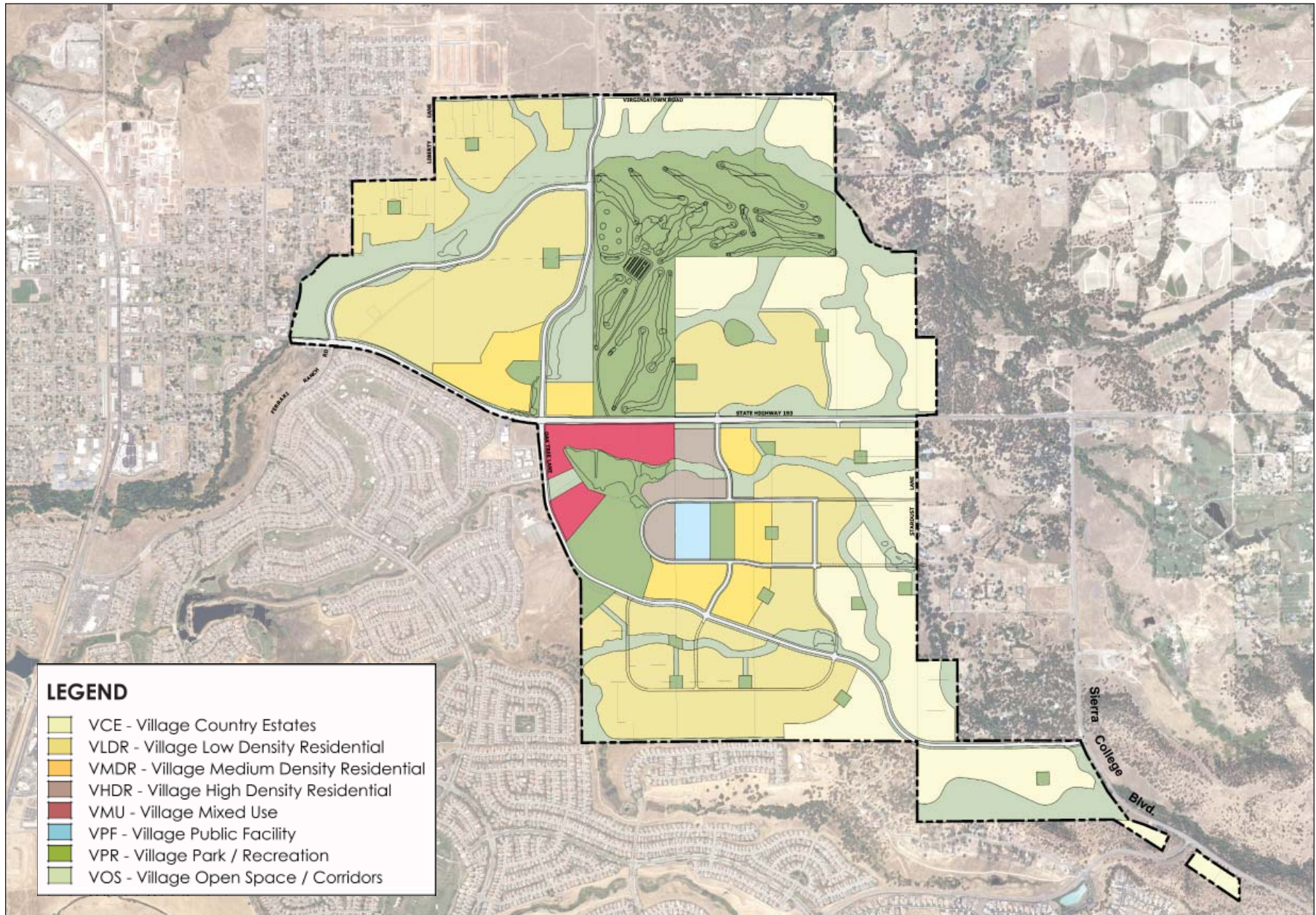


Exhibit 2.3: Proposed V1 Specific Plan Land Use Designations



- » Village Medium Density Residential (VMDR)
- » Village High Density Residential (VHDR)
- » Village Mixed Use (VMU)
- » Village Parks and Recreation (VPR)
- » Village Open Space (VOS)
- » Village Public Facilities (VPF)

2.3.2 Specific Plan

The Village 1 Specific Plan has been prepared to implement the goals and policies of the City's General Plan, the community vision and project objectives for the Specific Plan Area. The Specific Plan establishes a planning framework for land use, circulation, backbone infrastructure and public services, and implementation to guide future development within Village 1. Approvals of both the Specific Plan and the accompanying General Development Plan are required for pre-zoning of the Village 1 area.

2.3.3 General Development Plan/ Pre-Zoning

The Village 1 General Development Plan, which contains development regulations/standards and design guidelines to implement the vision and principles of this Specific

Plan, will serve as the zoning text to regulate future development within Village 1. The General Development Plan will be processed through the City concurrently with this Specific Plan. Upon adoption of the General Development Plan, the Specific Plan area will be pre-zoned as a Planned Development District (PD). The PD designation will be in effect upon the completion of the annexation process for individual planning areas in Village 1.

Exhibits 2.4 and 2.5 depict the existing and proposed zoning designations for Village 1.

2.3.4 Development Agreement

A development agreement will be negotiated between the City and the developer(s) of each project in Village 1 to establish vesting of development rights and entitlements, identify project improvements, timing of improvements, and responsibilities and rights of both the City and the project developer(s). California state law specifies that a city is authorized to enter into a development agreement for property outside the city limits but within its sphere of influence. However, the development agreement does not become operative until annexation proceedings are completed through the Placer County LAFCO within the period of time specified by the agreement.

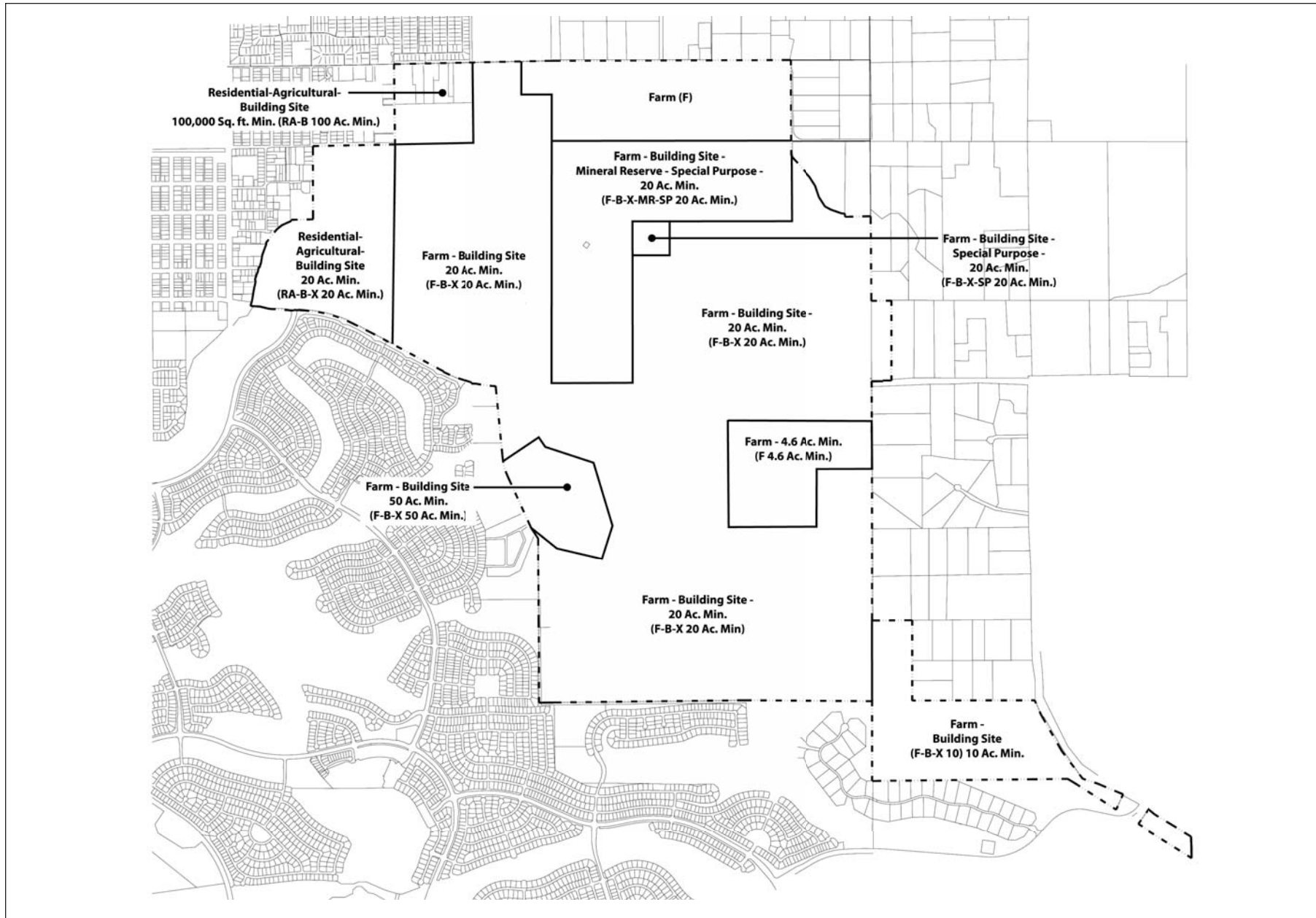
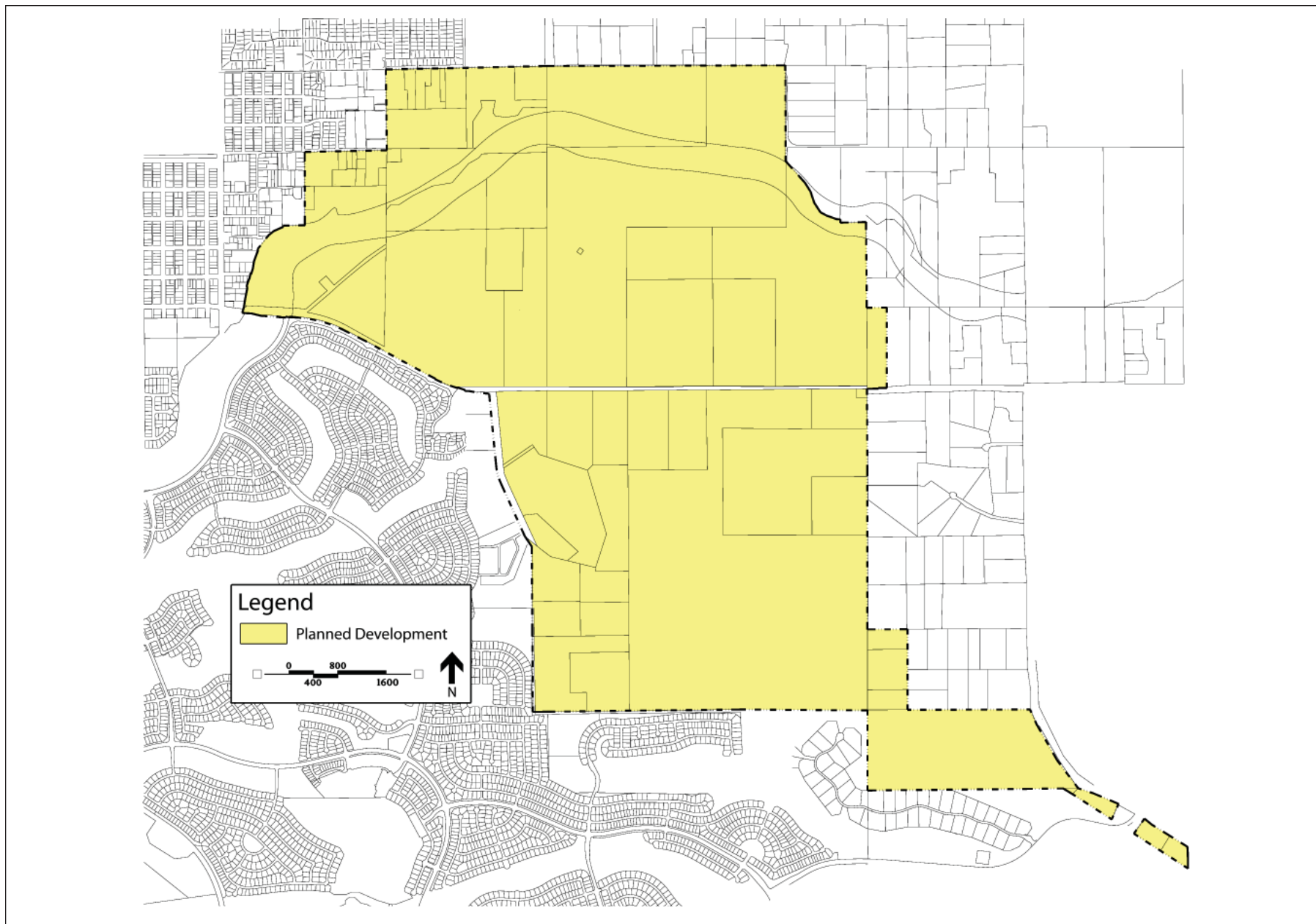


Exhibit 2.4: Existing County of Placer Zoning Designations





 N.T.S.

Exhibit 2.5: Proposed City of Lincoln Zoning Designation

A development agreement has been prepared for Phase 1 of the Village 1 Specific Plan (refer to Exhibit 7.1 in Chapter 7), which is proposed to be annexed into the City following the approval and adoption of the Specific Plan and General Development Plan. Upon adoption of the Specific Plan and General Development Plan, the developer of Phase 1 will execute the development agreement with the City in accordance with applicable state and local codes.

2.3.5 Environmental Impact Report

The City of Lincoln has prepared an Environmental Impact Report (EIR) that analyzes the potential environmental impacts of the Village 1 project and identifies mitigation measures, as appropriate, to reduce potential environmental impacts to below a level of significance. The Village 1 EIR has been prepared in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines as issued by the State of California. The City of Lincoln was the Lead Agency responsible for overseeing the preparation and review of the Village 1 EIR and for complying with CEQA.

2.3.6 Annexation

Annexation of Village I into the Lincoln city limits would occur incrementally, pending approval of the Annexation request and other discretionary actions by the City Council. Cities are permitted to process pre-annexation general plan amendments, specific plans and pre-zoning prior to action by the Placer County LAFCO on the proposed annexation. However, these land use entitlements are not considered “in effect” until the LAFCO annexation process is complete and the project area is incorporated into the city limits. The Village 1 Specific Plan will be annexed into the City of Lincoln in several phases. The annexations are anticipated to begin in the area north of State Route 193 (adjacent to the existing eastern city limits) upon the adoption of the Specific Plan and General Development Plan, and will be followed by the remaining portions of the Specific Plan area at a later time. While the above land use entitlements will be acted on by the City prior to annexation of the Village 1 area, the proposed General Plan and zoning designations will only be “in effect” for the parcels upon completion of the annexation process.

2.4 Physical Setting

2.4.1 Location

The 1832.1-acre Specific Plan area is located on the eastern City boundary, generally from Sierra College Boulevard to Ferrari Ranch Road. State Route 193 (SR 193), a key entrance corridor to Lincoln, runs through the center of the project area in an east/west direction. Virginiatown Road borders the project area along the northern boundary. Primary vehicular access to the project area is available via SR 193.

2.4.2 Existing Site Conditions

The topography of the Specific Plan area is generally level north of SR 193, with gently rolling hills located south of SR 193. Auburn Ravine, a major east-west waterway, crosses the northern portion of the project area near the northern boundary. A few single-family residences, Turkey Creek Golf Club and a turkey farm are located on the north side of SR 193. South of SR 193 to the east of Oak Tree Lane, there is a large lake within the Ingram Slough corridor, a Ride-to-Walk arena and a former Beale Air Force Base Titan 1-A Missile site owned by Placer County. Three single-family detached homes are located near the lake.

Aside from aforementioned uses, the project area is largely undeveloped. Heavy tree covers scatter throughout the project area, consisting primarily of blue oak woodlands in the southern portion of the project area and foothill hardwood woodlands in the northern portion, as well as valley foothill riparian woodlands along Auburn Ravine. A number of drainageways, ponds and an irrigation canal system belonging to Nevada Irrigation District also exist on-site.

2.4.3 Surrounding Land Uses and Characteristics

Sun City Lincoln Hills, an active adult residential community, and Verdera at Twelve Bridges, a residential community, are located adjacent to the Specific Plan area on the south side. To the west, restaurants, shops, offices and other support uses are available in Lincoln's historic downtown, which is located approximately one mile away. Additionally, a number of single-family homes are intermixed with rural residential land in the area to the west of Village 1.

The area to the north of Village 1 is designated as Village 2 in the City's General Plan and is currently in the development planning stage. The area to the east of the Specific Plan area is located in unincorporated Placer County and is undeveloped.

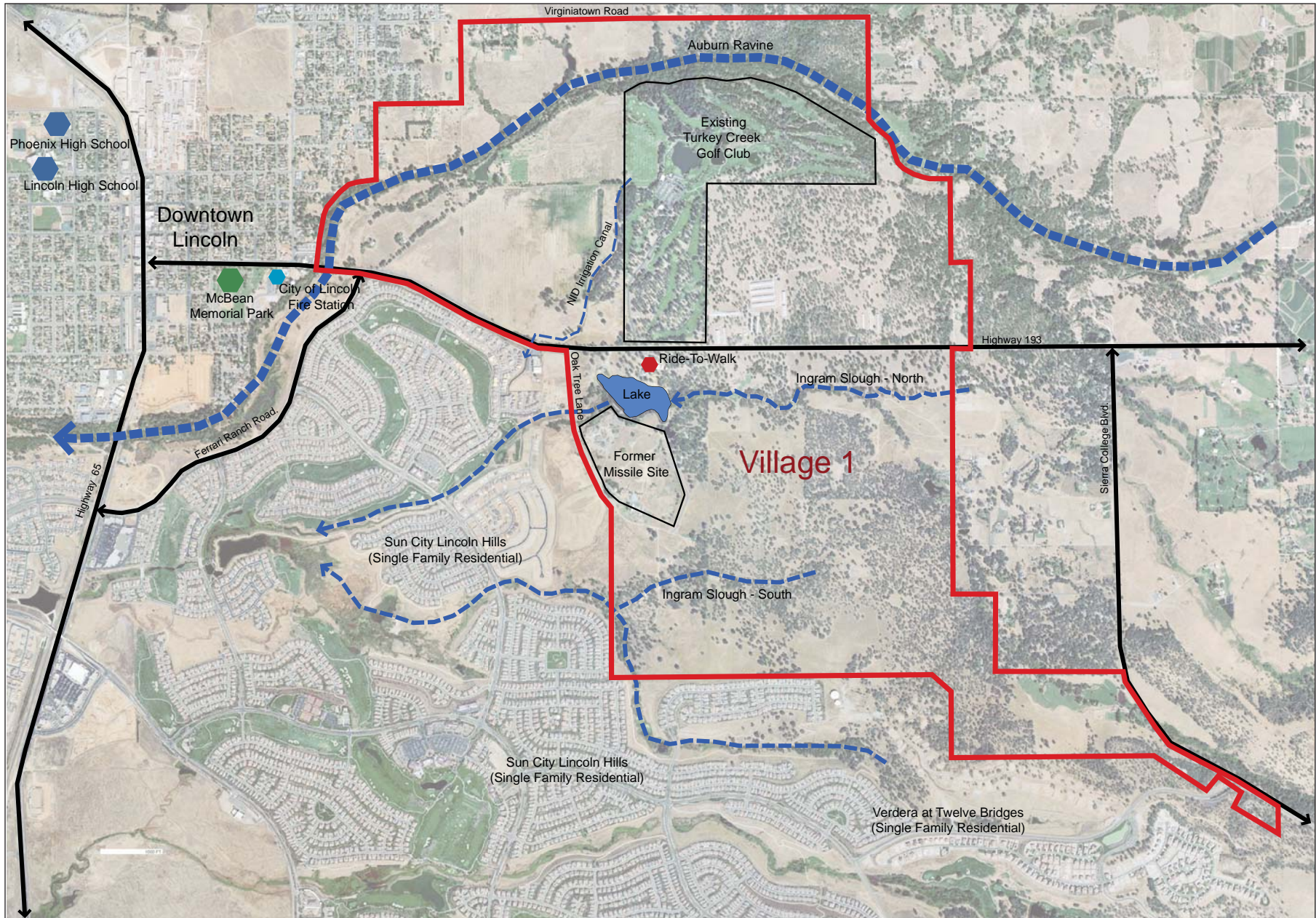


Exhibit 2.6: Existing Site Conditions and Surrounding Land Uses



3 • LAND USE PLAN



3.1 Overview

The Land Use Plan for Village 1 provides a mix of well-balanced land uses designed to create a high quality, sustainable community. The 1,832.1-acre master-planned community features a series of residential neighborhoods anchored by a mixed use Village Center and organized around an abundance of public amenities, including parks, recreation areas, natural open space, an existing public golf course, trails/paseos and elementary schools. The most dense/intense development within the Specific Plan area is located in the Village Center, radiating out to lower density development in the outlying planning areas. All land uses in Village 1 are linked together by a clearly defined and efficient street network, as well as a comprehensive trail/paseo system.

Upon project build-out, the Village 1 Specific Plan will provide a maximum of 5,639 dwelling

units, up to 167,000 square feet of commercial and office development, 98.6 acres of public parkland, 222.6 acres of golf course (existing), 403.4 acres of open space, 12.1 acres of public facility/school uses, and 66.0 acres of major roadways. Exhibit 3.1, Land Use Plan, depicts the location of these land uses. Table 3.1, Land Use Summary, shows a breakdown of the acreage, density range, target density, maximum dwelling units and maximum development intensity by each land use type. Table 3.2, Statistical Summary by Planning Area, provides a summary of the land use designation, acreage, density range, target density, maximum dwelling units and maximum development intensity for each planning area. A description of each proposed land use is provided in this chapter.

This Specific Plan provides development flexibility by allowing for permitted shifts of dwelling units and mixed use square footage between planning areas over the life of the Specific Plan. Unused dwelling units or mixed use square footage in one planning area may be transferred to other residential or mixed use planning areas, respectively; provided, however, that the specific conditions outlined in Section 4.4.1, of the General Development Plan are met. For purposes of allocating dwelling units and square footage among the various properties, the planning areas shown on the Land Use Plan are further broken down into sub planning areas based on property ownership

boundaries. A full-scale exhibit depicting the location of each sub planning area and a statistical summary of the sub planning areas (Table B.1, Statistical Summary by Sub Planning Area) are included in Appendix B of this Specific Plan. When requesting density/intensity transfers as part of the subdivision map application, the request for transfer shall identify the total number of units/square footage being proposed in the updated Statistical Summary by Sub Planning Area (Table B.1 of the Village 1 Specific Plan) as part of the application submittal. When a density/intensity transfer request occurs between different property owners, written approval must be obtained from all property owners involved in the transfer. The property owner approval letter shall accompany the density transfer request and the updated Statistical Summary by Sub Planning Area table in the application submittal.

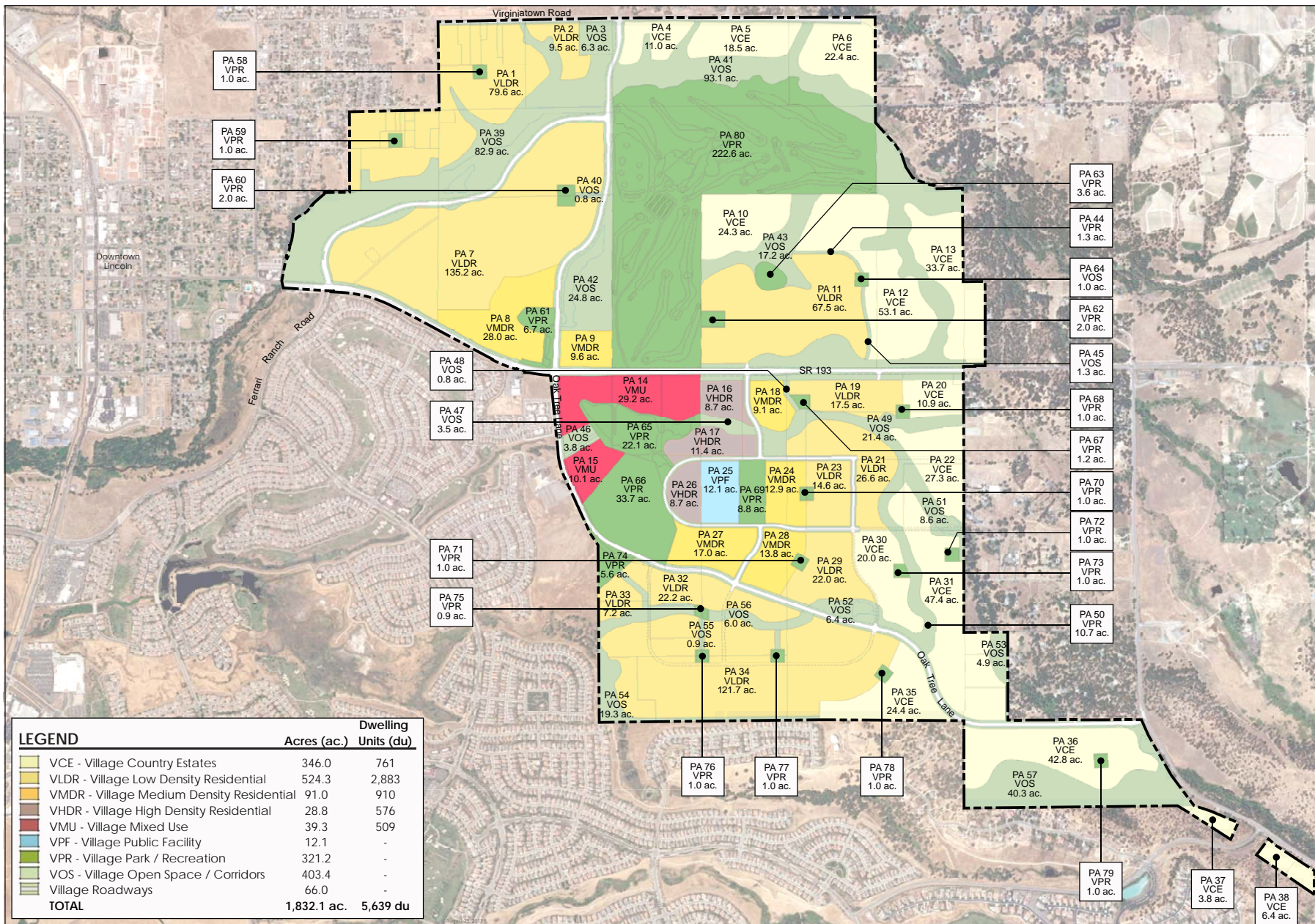


Exhibit 3.1: Land Use Plan

Table 3.1
Land Use Summary

Land Use Type	Land Use Designation	Acreage (ac)	Density Range (du/ac)	Target Density (du/ac)	Maximum Dwelling Unit ¹ (du)	Maximum Commercial/Office Intensity (FAR)	Maximum Commercial/Office Square Footage (sf)
Residential							
Village Country Estates	VCE	346.0	1.0 - 2.9	2.2	761	--	--
Village Low Density Residential	VLDR	524.3	3.0 - 5.9	5.5	2,883	--	--
Village Medium Density Residential	VMDR	91.0	6.0 - 12.9	10.0	910	--	--
Village High Density Residential	VHDR	28.8	13.0 - 25.0	20.0	576	--	--
Residential Subtotal	--	990.1	--	--	5,130	--	--
Mixed Use							
Village Mixed Use	VMU	39.3	13.0 - 25.0	13.0	509	0.35	167,000
Mixed Use Subtotal	--	39.3	--	--	509	--	167,000
Parks, Recreation and Open Space							
Village Parks and Recreation							
• Community Park	VPR	55.8	--	--	--	--	--
• Community/Neighborhood Park		8.8	--	--	--	--	--
• Neighborhood Parks		19.9	--	--	--	--	--
• Mini Parks		14.1	--	--	--	--	--
• Golf Course (Existing)		222.6	--	--	--	--	--
Parks Subtotal	--	321.2	--	--	--	--	--

Land Use Type	Land Use Designation	Acreage (ac)	Density Range (du/ac)	Target Density (du/ac)	Maximum Dwelling Unit ¹ (du)	Maximum Commercial/Office Intensity (FAR)	Maximum Commercial/Office Square Footage (sf)
Open Space							
Village Open Space							
• Village Paseo	VOS	71.6	--	--	--	--	--
• Neighborhood Paseos		6.2	--	--	--	--	--
• Landscape Corridors		49.1	--	--	--	--	--
• Development Edge Buffers		3.4	--	--	--	--	--
• Auburn Ravine		123.6	--	--	--	--	--
• Oak Woodlands / Natural Areas		149.5	--	--	--	--	--
Open Space Subtotal	--	403.4	--	--	--	--	--
Parks & Open Space Total	VPR + VOS	724.6	(Approx. 40% of Village 1 Total Site Open Space Requirement)				
Public Facilities							
Elementary School	VPF	12.1	--	--	--	--	--
Public Facilities Subtotal	--	12.1	--	--	--	--	--
Major Roadways							
Major Roadways	ROW	66.0	--	--	--	--	--
Major Roadway Subtotal		66.0	--	--	--	--	--
VILLAGE 1 TOTAL		1,832.1	--	--	5,639	--	167,000

¹ The maximum number of dwelling units is based on target densities. The Specific Plan permits a maximum of 5,639 dwelling units and 167,000 square feet of commercial/office uses to be constructed in the Village 1 area. Transferring of dwelling units and commercial/office square footage is permitted between residential and mixed use planning areas, respectively, provided that: 1) the total number of dwelling units in the Specific Plan area does not exceed 5,639 units and the total square footage of commercial/office uses does not exceed 167,000 square feet; 2) such transfer falls within the density range of the planning area; and 3) such transfer does not result in environmental impacts beyond those identified in the Village 1 EIR.

Table 3.2
Statistical Summary by Planning Area

Planning Area	Land Use Designation	Acreage (ac)	Density Range (du/ac)	Target Density (du/ac)	Maximum Dwelling Unit ¹ (du)	Maximum Commercial / Office Intensity (FAR)	Maximum Commercial / Office Square Footage ² (sf)
1	VLDR	79.6	3.0 - 5.9	5.5	438	--	--
2	VLDR	9.5	3.0 - 5.9	5.5	52	--	--
3	VOS	6.3	--	--	--	--	--
4	VCE	11.0	1.0 - 2.9	2.2	24	--	--
5	VCE	18.5	1.0 - 2.9	2.2	41	--	--
6	VCE	22.4	1.0 - 2.9	2.2	49	--	--
7	VLDR	135.9	3.0 - 5.9	5.5	747	--	--
8	VMDR	28.6	6.0 - 12.9	10.0	286	--	--
9	VMDR	9.6	6.0 - 12.9	10.0	96	--	--
10	VCE	24.3	1.0 - 2.9	2.2	54	--	--
11	VLDR	67.5	3.0 - 5.9	5.5	371	--	--
12	VCE	53.1	1.0 - 2.9	2.2	117	--	--
13	VCE	33.7	1.0 - 2.9	2.2	74	--	--
14	VMU	29.2	13.0 - 25.0	13.0	378	0.35	123,413
15	VMU	10.1	13.0 - 25.0	13.0	131	0.35	43,587
16	VHDR	8.7	13.0 - 25.0	20.0	174	--	--
17	VHDR	11.4	13.0 - 25.0	20.0	228	--	--
18	VMDR	9.1	6.0 - 12.9	10.0	91	--	--
19	VLDR	17.5	3.0 - 5.9	5.5	96	--	--
20	VCE	10.9	1.0 - 2.9	2.2	24	--	--
21	VLDR	26.6	3.0 - 5.9	5.5	147	--	--
22	VCE	27.3	1.0 - 2.9	2.2	60	--	--
23	VLDR	14.6	3.0 - 5.9	5.5	80	--	--
24	VMDR	12.9	6.0 - 12.9	10	129	--	--
25	VPF	12.1	--	--	--	--	--
26	VHDR	8.7	13.0 - 25.0	20.0	174	--	--
27	VMDR	17.0	6.0 - 12.9	10.0	170	--	--
28	VMDR	13.8	6.0 - 12.9	10.0	138	--	--

VILLAGE 1 Specific Plan

3 | Land Use Plan

Planning Area	Land Use Designation	Acreage (ac)	Density Range (du/ac)	Target Density (du/ac)	Maximum Dwelling Unit ¹ (du)	Maximum Commercial / Office Intensity (FAR)	Maximum Commercial / Office Square Footage ² (sf)
29	VLDR	22.0	3.0 - 5.9	5.5	121	--	--
30	VCE	20.0	1.0 - 2.9	2.2	44	--	--
31	VCE	47.4	1.0 - 2.9	2.2	104	--	--
32	VLDR	22.2	3.0 - 5.9	5.5	122	--	--
33	VLDR	7.2	3.0 - 5.9	5.5	40	--	--
34	VLDR	121.7	3.0 - 5.9	5.5	669	--	--
35	VCE	24.4	1.0 - 2.9	2.2	53	--	--
36	VCE	42.8	1.0 - 2.9	2.2	94	--	--
37	VCE	3.8	1.0 - 2.9	2.2	9	--	--
38	VCE	6.4	1.0 - 2.9	2.2	14	--	--
39	VOS	82.9	--	--	--	--	--
40	VOS	0.8	--	--	--	--	--
41	VOS	93.1	--	--	--	--	--
42	VOS	24.8	--	--	--	--	--
43	VOS	17.2	--	--	--	--	--
44	VOS	1.3	--	--	--	--	--
45	VOS	1.3	--	--	--	--	--
46	VOS	3.8	--	--	--	--	--
47	VOS	3.5	--	--	--	--	--
48	VOS	0.8	--	--	--	--	--
49	VOS	21.4	--	--	--	--	--
50	VOS	10.7	--	--	--	--	--
51	VOS	8.6	--	--	--	--	--
52	VOS	6.4	--	--	--	--	--
53	VOS	4.9	--	--	--	--	--
54	VOS	19.3	--	--	--	--	--
55	VOS	0.9	--	--	--	--	--
56	VOS	6.0	--	--	--	--	--
57	VOS	40.3	--	--	--	--	--

VILLAGE 1
Specific Plan

3 | Land Use Plan

Planning Area	Land Use Designation	Acreage (ac)	Density Range (du/ac)	Target Density (du/ac)	Maximum Dwelling Unit ¹ (du)	Maximum Commercial / Office Intensity (FAR)	Maximum Commercial / Office Square Footage ² (sf)
58	VPR	1.0	--	--	--	--	--
59	VPR	1.0	--	--	--	--	--
60	VPR	2.0	--	--	--	--	--
61	VPR	6.7	--	--	--	--	--
62	VPR	2.0	--	--	--	--	--
63	VPR	3.6	--	--	--	--	--
64	VPR	1.0	--	--	--	--	--
65	VPR	22.1	--	--	--	--	--
66	VPR	33.7	--	--	--	--	--
67	VPR	1.2	--	--	--	--	--
68	VPR	1.0	--	--	--	--	--
69	VPR	8.8	--	--	--	--	--
70	VPR	1.0	--	--	--	--	--
71	VPR	1.0	--	--	--	--	--
72	VPR	1.0	--	--	--	--	--
73	VPR	1.0	--	--	--	--	--
74	VPR	5.6	--	--	--	--	--
75	VPR	0.9	--	--	--	--	--
76	VPR	1.0	--	--	--	--	--
77	VPR	1.0	--	--	--	--	--
78	VPR	1.0	--	--	--	--	--
79	VPR	1.0	--	--	--	--	--
80	VPR	222.6	--	--	--	--	--
Landscape Corridors	VOS	49.1	--	--	--	--	--
Major Roads	ROW	66.0	--	--	--	--	--
VILLAGE 1 TOTAL		1,832.1	--	--	5,639	--	167,000

¹ The maximum number of dwelling units is based on target densities. The Specific Plan permits a maximum of 5,639 dwelling units and 167,000 square feet of commercial/office uses to be constructed in the Village 1 area. Transferring of dwelling units and commercial/office square footage is permitted between residential and mixed use planning areas, respectively, provided that: 1) the total number of dwelling units in the Specific Plan area does not exceed 5,639 units and the total square footage of commercial/office uses does not exceed 167,000 square feet; 2) such transfer falls within the density range of the planning area; and 3) such transfer does not result in environmental impacts beyond those identified in the Village 1 EIR.

3.2 Village Center Concept

Located to the southeast of the SR 193/Oak Tree Lane intersection, the Village Center is the heart of the community where people live, shop, dine, work and play. It is generally bound by SR 193 to the north, Oak Tree Lane to the west, North Collector Street to the east, and Loop Collector Street to the south.

Within the Village Center, a complementary mix of local-serving retail, offices and public/semi-public uses will be located within walking distance to higher density homes. People who visit, reside and/or work at the Village Center will have easy access to a variety of recreational amenities, including a connective village paseo system, a multi-use community park with a lake, and open space activity areas. Special events, such as farmers' market, outdoor concerts, art displays, etc., can be hosted in the mixed use areas of the Village Center. On days when such events take place, streets in the Village Center may be closed for pedestrian use only.

The architectural context of the Village Center is envisioned to reflect the history and character of Lincoln and the local setting. Special identifying elements, such as iconic arrival features, thematic lighting and landscaping, street furniture

and enhanced paving will be incorporated into the Village Center design to create a strong sense of place.

The Village Center is the focal point for pedestrian and bicycle travel in Village 1, connecting to various residential neighborhoods, open space and recreation amenities via paseos/trails. Special considerations will be given to pedestrian-friendly streetscape and sidewalk design, pedestrian crossing treatments and other enhancements. Together, the mixed land uses, authentic architecture, pedestrian-friendly street design and distinctive identity elements all contribute to a vibrant and enduring Village Center.

A conceptual diagram of the mixed use areas of the Village Center is depicted on Exhibit 3.2. Detailed descriptions of the land uses located in the Village Center are provided in this chapter. These land uses include:

- » Village Mixed Use (VMU)
- » Village High Density Residential (VHDR)
- » Village Parks and Recreation (VPR)
- » Village Open Space (VOS)



Exhibit 3.2: Village Center Mixed Use Area Concept Diagram



3.3 Residential Development

Village 1 will offer a collection of neighborhoods organized around intimate open space, parks and recreational amenities. In general, many of the homes in each neighborhood will be built around a central green or pocket park, which will serve as the primary formative feature for the neighborhood's physical development pattern, and a gathering place for nearby residents. To establish a pedestrian-friendly community, trails and pathways will connect the residential neighborhoods with nearby parks, open space areas and the Village Center.

To promote diversity and create dynamic neighborhoods, a range of home types and densities will be offered in the residential neighborhoods. The residential development in Village 1 is designed with the most dense housing types located in and around the Village Center, with the housing gradually transitioning to less intense residential uses as development occurs outward away from the Village Center. The Specific Plan includes the following four residential land use designations as follows:

- » Village Country Estates (VCE) - 1.0 - 2.9 du/ac
- » Village Low Density Residential (VLDR) - 3.0 - 5.9 du/ac

- » Village Medium Density Residential (VMDR) - 6.0 - 12.9 du/ac
- » Village High Density Residential (VHDR) - 13.0 - 25.0 du/ac

These designations are generally described below, with detailed permitted uses, development standards and design guidelines included in the Village 1 General Development Plan.

3.3.1 Village Country Estates

Approximately 346.0 acres of the Specific Plan Area are designated as Village Country Estates (VCE). The VCE planning areas will be generally located along the northern, eastern, and southern portions of Village 1, adjacent to open space and/or unincorporated Placer County. At a density range of 1.0 to 2.9 dwelling units per acre, the VCE planning areas will yield approximately 761 units based on a target density of 2.2 dwelling units per acre, or 13.5% of the total units in the Specific Plan Area. Homes in the VCE planning areas will be conventional single-family detached residences.

3.3.2 Village Low Density Residential

The Village Low Density Residential (VLDR) planning areas, totaling 524.3 acres, will be generally located adjacent to open space features. With a density range of 3.0 to 5.9 dwelling units per acre, the VLDR planning areas will provide approximately 2,883 units based on a target density of 5.5 dwelling units per acre, or 51.1% of the total units in the Specific Plan Area. Development of conventional single-family detached homes is anticipated in the VLDR planning areas.

3.3.3 Village Medium Density Residential

Located near the Village Center and the elementary school site, the Village Medium Density Residential (VMDR) planning areas total approximately 91.0 acres and have a density range of 6.0 to 12.9 dwelling units per acre. The VMDR planning areas will yield approximately 910 units based on a target density of 10.0 dwelling units per acre, or 16.1% of the total units in the Specific Plan area. A wide range of residential products may be located in the VMDR planning areas including, but not limited to, conventional single-family detached homes, rear-loaded homes, courtyard homes, duplexes/triplexes and townhomes.

3.3.4 Village High Density Residential

Approximately 28.8 acres of the Specific Plan area are designated as Village High Density Residential (VHDR), which have a density range of 13.0 to 25.0 dwelling units per acre. The VHDR planning areas will be located either within or adjacent to the Village Center. There will be approximately 576 units based on a target density of 20 dwelling units per acre, or 10.2% of the total units in the Specific Plan area, provided in the VHDR planning areas. Homes in the VHDR planning areas may include rear-loaded homes, courtyard homes and multi-family attached housing such as attached housing, townhomes and flats.

3.4 Mixed Use Development

Approximately 39.3 acres of land in the Specific Plan area have been allocated for mixed use development. Located in the Village Center, the Village Mixed Use (VMU) planning areas are designed to allow for flexibility to respond to evolving market conditions and promote innovation in project design. Uses permitted in the VMU planning areas include, but will not be limited to:

- » Retail commercial
- » Offices
- » High density residential

- » Public and semi-public uses
- » Recreation amenities
- » Equestrian uses
- » Other related support uses

The VMU planning areas will provide up to 167,000 square feet of commercial/office uses at a maximum Floor Area Ratio (FAR) of 0.35, and up to 509 multi-family attached residential units, at a density range of 13.0 to 25.0 dwelling units per acre. An 11-acre neighborhood retail center will be located within the Village Center, which may encompass one or more VMU planning areas. The retail center will allow for development of neighborhood commercial uses such as convenience goods stores, general and specialty retail shops, business and personal services, and eating and drinking establishments. The remaining 28.8 acres of the VMU planning areas is expected to incorporate a blend of commercial, professional offices, high-density and live/work residential, public/semi-public facilities, recreational amenities and other support uses.

The VMU designation allows for both vertical and horizontal mixed use development. For example, residential uses and offices may be located above retail uses within the same structure, or retail and office uses may be located on the ground level of a single parcel. Desirable uses for ground-floor non-residential establishments include, but are not

limited to, restaurants and coffee shops, neighborhood grocery or convenience stores, specialty retail shops, personal services (e.g., laundry, beauty salon, barber shop, etc.), and professional offices. Anticipated housing products in the VMU planning areas include townhomes and flats. Single-family detached homes are not permitted in the VMU planning area.

3.5 Open Space and Recreational Uses

Based on the City of Lincoln General Plan's open space requirement, a minimum of 40% of the Village 1 area, which equates to 732.8 acres, must be set aside as open space, parks and recreational amenities. The Specific Plan includes 724.6 acres of open space, parks and recreational uses, which meets the General Plan's minimum requirement of usable open space. Open space and recreational areas in Village 1 consist of natural open space such as Auburn Ravine, oak woodlands and other natural areas throughout the site, as well as the village paseo, neighborhood paseos, landscaped corridors, development edge buffers and the existing golf course. Parks proposed in Village 1 will include a community park, a community/neighborhood park, neighborhood parks and mini parks.

The Specific Plan includes the following two designations for open space, recreation and park facilities, as described below in this section and depicted on Exhibit 3.3, Open Space and Recreation Plan:

- » Village Open Space (VOS)
- » Village Parks and Recreation (VPR)

3.5.1 Village Open Space

The Village 1 area possesses natural scenic beauty and open space resources. The Specific Plan is designed to protect important natural habitats and wildlife species on-site, while integrating nature into the overall community design. The open space areas offer recreational opportunities for residents to play, bike, stroll and relax in a serene setting and enjoy the scenic views, while providing for environmental resource preservation and flood control management. In addition, open space in Village 1 defines neighborhood edges and serves as a buffer between homes and adjacent undeveloped areas. Open space areas in Village 1 are designated as Village Open Space (VOS), and encompass approximately 403.4 acres of the land. They include natural open space, landscape corridors, village paseo, neighborhood paseos and development edge buffers, as described below.

Natural Open Space

Approximately 273.1 acres of land in Village 1 have been identified as natural open space, including Auburn Ravine and associated riparian habitats, wetland features and other aquatic waterbodies, heavy tree covers and rock outcropping areas. These areas will be preserved in their natural state, although improvements may be made in these areas for erosion control, geologic stability, drainage/ flood control, habitat enhancement, fuel modification or other public safety purposes. Multi-use trails may be provided within natural open space to enhance these areas' potential for recreational use. Improvements in natural open space areas will be subject to approval by the City and/or regulatory agencies, where applicable.

A Project EIR has been prepared to analyze potential impacts to the vegetation communities, wildlife species and visual resources. The Village 1 EIR is a programmatic analysis of the broad environmental effects of the proposed Specific Plan, and identifies mitigation measures that will be applied to all future development projects in Village 1 to mitigate potential environmental impacts to below a level of significance. As the final design of future development projects is not currently known, the actual direct or reasonably foreseeable indirect impacts of future

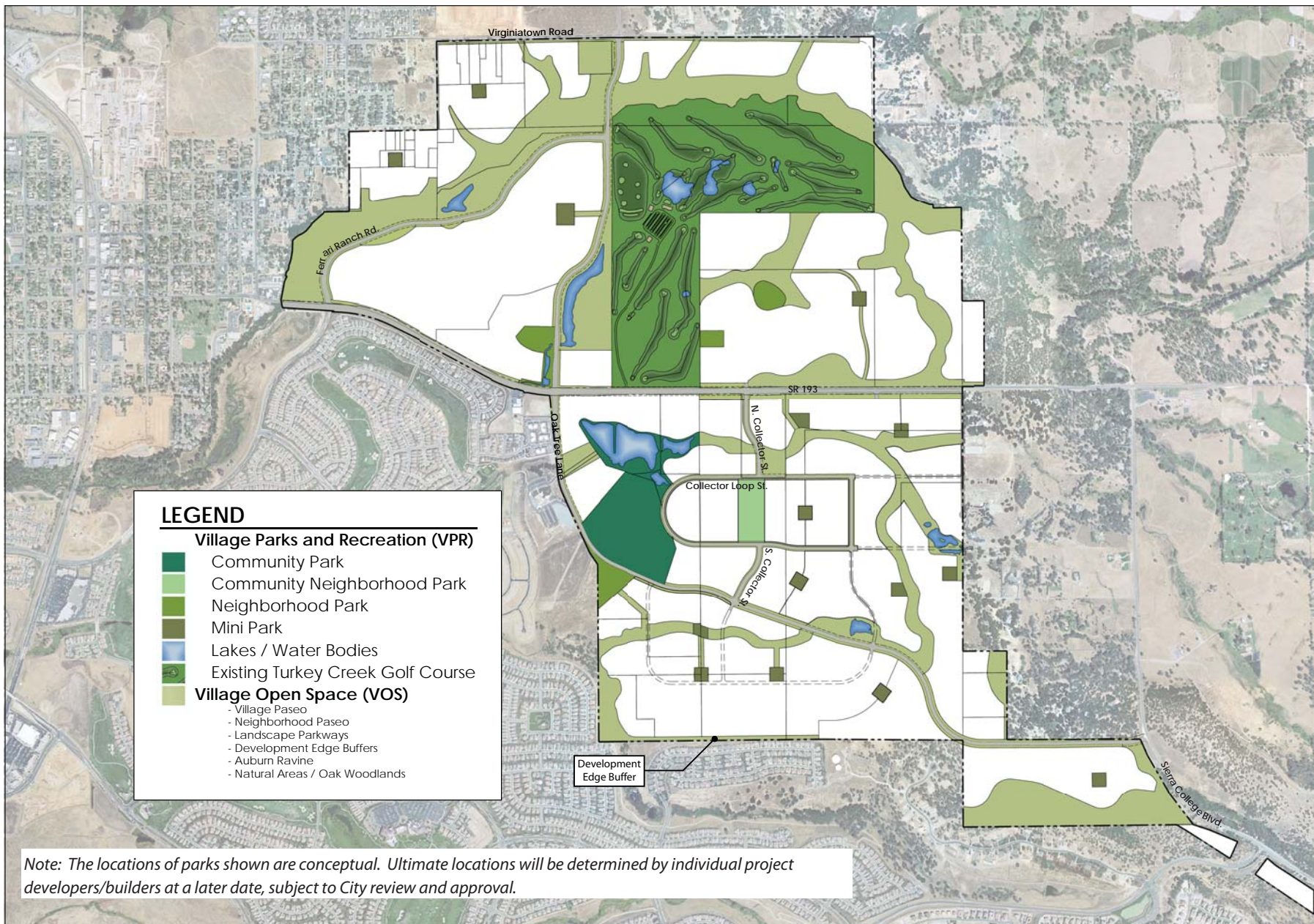


Exhibit 3.3: Open Space and Recreation Plan

projects will be determined when the individual projects undergo additional project-specific CEQA review during subsequent development entitlements. Future proposed projects will be subject to project-specific compliance with state and federal agency requirements, as applicable. Detailed discussions on the preservation and resource management of natural resources, as well as on the subsequent CEQA review requirements, are provided in the Village 1 EIR.

Landscaped Corridors

Approximately 49.1 acres of landscaped corridors will be provided in Village 1. A minimum 100' wide landscape setback from the edge of the SR 193 roadway pavement will be provided on east side of North/South Collector Street and a minimum of 35' landscape setback will be provided on west side of North/South Collector Street. The scenic corridor will be landscaped to maintain the existing rural character of the roadway frontage, and will contain



Conceptual SR 193 Scenic Landscape Corridor

Note: Artist conception for illustrative purposes only.

multi-use trails to provide connection between Village 1 neighborhoods and the adjacent communities.

Along other arterial and collector streets in Village 1, landscape corridors ranging in width from 20' to 30' will be provided adjacent to the street right-of-way on both sides of the streets. The landscape corridors will contain landscaping and multi-use trails or sidewalks that connect to the community's overall pedestrian and bicycle circulation network. Bioswales are permitted within the landscape corridors.

Village Paseo

A 71.6 acre village paseo is planned in the southern portion of Village 1, traversing from the Village Center through various residential neighborhoods. The village paseo will include multi-use trails, a bioswale/drainage corridor, open space areas, and first-flush stormwater quality basins and detention basins. Within the paseo, small natural ponds will be preserved and enhanced, and the bioswale/drainage corridor will help to control storm water flows and treat runoff. As a central recreation amenity, the



Conceptual Village Paseo System

Note: Artist conception for illustrative purposes only.

village paseo will have a public edge, with homes and open space fronting onto the paseo, where feasible, and trail connections provided from various neighborhoods. Landscaping, lighting, benches and other pedestrian amenities will be provided along the village paseo to enhance the pedestrian experience. The village paseo will vary in width from 80' to 200'. Within the Village Center, the paseo will narrow down in width to a maximum of 80' and may incorporate special paving along the mixed use/lake frontage.

Neighborhood Paseos

Neighborhood paseos, totaling 6.2 acres, offer a safe and accessible environment for pedestrians and bicyclists to travel between residential areas and open space/recreation destinations in Village 1. These paseos, ranging from 40' to 80' in width, will include landscaping, multi-use trails and bioswales.

Development Edge Buffer

Approximately 3.4 acres will be provided along the southern boundary of Village 1 to serve as a development edge buffer between Village 1 and the single-family homes located in the Twelve Bridges community. This buffer area will be approximately 60' to 80' in width, and will contain

landscaping that is designed to be compatible with and blend into the surrounding area.

3.5.2 Village Parks and Recreation

Approximately 321.2 acres of land in Village 1 will be allocated for parklands and recreational uses, designated as Village Parks and Recreation (VPR) areas. Within the VPR areas, a variety of parks are proposed, including a community park, a community/neighborhood park, neighborhood parks and mini parks. In addition, the existing golf course also falls under the VPR designation. All parks will be linked to the community's trail system to enhance accessibility by residents from all areas of Village 1. The locations of parks shown on Exhibit 3.4, Open Space and Recreation Plan, are conceptual. The ultimate locations of parks will be determined by the project developers/builders of individual planning areas, subject to City review and approval. The parks depicted on Exhibit 3.4 will be dedicated to the City in accordance with the requirements stipulated in the development agreements between the individual developers and the City.

Community Park with Lake

A 55.8-acre community park, including an existing 13.0-acre lake, is planned in the Village Center. The community park will provide a variety of recreation amenities to serve Village 1 residents, as well as city residents in the general vicinity. Potential park amenities include, but are not limited to, open turf areas, ball fields for organized sports, basketball courts, volleyball courts, children's play areas with playground equipment, picnic/BBQ facilities, an outdoor amphitheater, walking/bike paths, shade structures and other recreation facilities, as well

as community rooms, pools, restrooms and parking. In addition, the community park may include interpretive area(s) commemorating the former Beale Air Force Base (AFB) Titan 1-A Missile site, where the community park is situated. Some of the existing above-ground features of the former missile site may be incorporated into the design of the interpretive area(s), where feasible.

An existing lake located to the southeast of the SR 193/Oak Tree Lane intersection will be part of the community park, and may be developed as a separate phase from the main park. The lake will be enhanced to serve as the focal



Conceptual Birds Eye View of Community Park and Lake

Note: Artist conception for illustrative purposes only.

amenity and centerpiece of the Village Center, surrounded by a mixture of shops, restaurants, offices and homes. The village paseo will meander along the lake frontage. In addition to serving as a visual amenity, the lake will be programmed to allow for fishing and non-motorized boating. No swimming or other direct body contact activities will be allowed on the lake.

Community/Neighborhood Park

An 8.8-acre community/neighborhood park will be located adjacent to the proposed elementary school site. This park is a hybrid of community and neighborhood parks, with less recreation amenities than a community park, but allows for more recreational activities than typically found in a neighborhood park. Possible amenities may include open play areas, sports fields, game courts, children's play areas with playground equipment, picnic/BBQ facilities, walking/bike paths, shade structures, restrooms and parking.

Neighborhood Parks

Four neighborhood parks, totaling 19.9 acres, are planned in Village 1. The neighborhood parks will range in size between 2.0 to 6.7 acres, including one located across Oak Tree Lane from the community park, one to the north

of the SR 193/ Oak Tree Lane intersection, and one in the residential area to the east of the Turkey Creek Golf Club. Each neighborhood park may include active and passive recreation amenities and associated facilities, such as open play areas, basketball courts, playground equipment, picnic/BBQ areas, shade structures, walking/bike paths, restrooms and parking.

Mini Parks

A network of mini parks, totaling 14.1 acres, will be scattered throughout Village 1. Mini parks are recreational spaces that serve as gathering places and open play areas for the neighborhood residents. They range in size from 0.9 to 1.2 acres, and typically contain amenities such as children's play area with playground equipment, picnic tables/seating, benches, walking/bike paths and gardens. Although the Specific Plan has identified the conceptual locations of the mini parks, the ultimate locations of these parks may vary and will be determined by the builder(s) for each particular neighborhood subject to City approval.

Golf Course

Turkey Creek Golf Club, an existing 222.6-acre golf course, is located on the north side of SR 193 and adjacent to Auburn Ravine. This 18-hole golf course is open to the public year-round and includes a driving range.

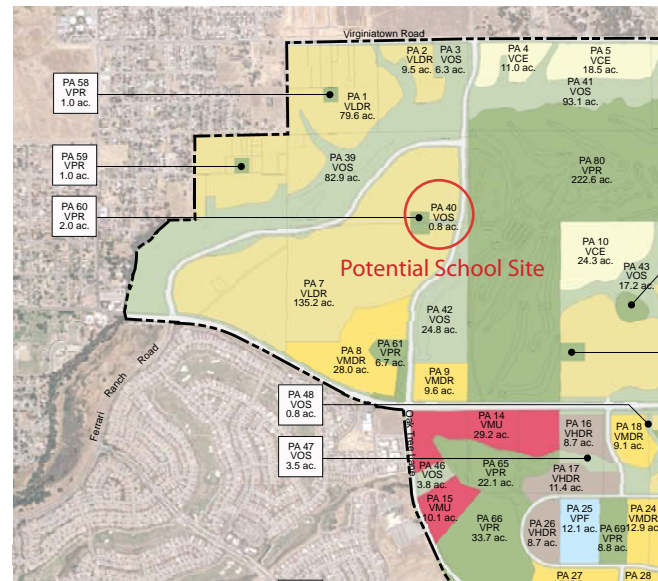
3.6 Village Public Facilities

Approximately 12.1 acres will be designated as Village Public Facilities (VPF) in Village 1. The VPF area includes an elementary school site.

Elementary School

A 12.1-acre site has been allocated adjacent to the Village Center and the community/neighborhood park for an elementary school. The Village 1 project will pay its fair share of school impact fees to the Western Placer Unified School District (WPUSD) as required by California state law and as specified in the development agreements. Acquisition of the site and construction of the elementary school will be by the WPUSD.

A second elementary school site will be provided as an “Option” in Phase 1. The proposed elementary school site would be located along the northern Oak Tree Lane extension in the eastern portion of Phase 1. The site would be 8.0 acres, and would displace 4.8 acres of the VLDR area, a 2-acre mini park, and 1.2 acres of landscape corridor (see plan and table below). As a result, there would be a reduction of 26 VLDR dwelling units, which would not be replaced elsewhere in the Specific Plan.



Proposed Phase 1 School Site Summary of Land Use Changes		
	Acreage	Units
VLDR	-4.8	-26
Public Facility (School)	8.0	
Village Park (Mini Park)	-2.0	
Village Open Space (Landscape Corridor)	-1.2	39.3
Subtotal	0	-26

This page is intentionally left blank.



4 • CIRCULATION PLAN

4.1 Introduction

The Circulation Plan provides a circulation network that transports people efficiently and safely within Village 1 and to the adjacent communities. Connectivity between neighborhoods, with easy access to mixed use development, school, open space and recreation amenities, is a key component of the Specific Plan. To adequately accommodate pedestrian, bicycle and vehicular travel, the Specific Plan proposes a hierarchy of streets designed to provide efficient access throughout the community, as well as an interconnected multi-use trail/sidewalk system designed to encourage walking and biking. In addition, streets are designed to be accessible by Neighborhood Electric Vehicles (NEVs), thus offering additional opportunities to connect Village 1 to the existing downtown area, Village 2 to the north and commercial development along State Route 65 (SR 65).

4.2 Vehicular Circulation

The Village 1 vehicular circulation system is designed to connect with existing streets within and surrounding the community, including State Route 193 (SR 193), Ferrari Ranch Road, Oak Tree Lane, Sierra College Boulevard and Virginiatown Road. The circulation system is also designed to provide connections with other areas in and near Lincoln, such as the downtown area, Villages 2 and 3 to the north of the Specific Plan area, and other cities/towns to the east of Lincoln.

The vehicular circulation system incorporates a hierarchy of streets, including arterial, collector and local streets, and private drives. Primary vehicular access to Village 1 is from the existing SR 193, which connects SR 65 to the west and Sierra College Boulevard to the east. This highway also connects to Interstate 80 (I-80) near Auburn. A new proposed arterial street, Oak Tree Lane, provides north-south vehicular access through Village 1, and connects to Sierra College Boulevard to the southeast and Virginiatown Road to the north. This proposed roadway will become the link to Villages 2 and 3, and will provide access from these villages to SR 193 for cars traveling east to Loomis and/or Auburn areas. Existing Ferrari Ranch Road will be extended in the northeasterly direction to connect to Oak Tree Lane. Collector and local neighborhood streets will provide the

necessary link between these major roadways.

The street system is a critical component in establishing the character of the Village 1 community. Designed to enhance pedestrian orientation and promote walkability, the street system for Village 1 incorporates separated sidewalks and street trees on all arterial and collector streets, human-scale lighting, enhanced pedestrian crossings and architecture-forward buildings, where feasible. The street pattern is designed to maximize connectivity and minimize barriers among residential neighborhoods, mixed use development, parks, school site, open space and other uses. Landscape corridors will be provided along the streets and will vary in widths depending on the adjacent land uses. The landscape corridors will be landscaped lots that will be dedicated to the City. Landscaping guidelines, entry features and other design criteria are provided in the Village 1 General Development Plan. Phasing and funding obligations will be included in the individual development agreements for future projects in Village 1.

Exhibit 4.1, Vehicular Circulation Plan, depicts the Village 1 roadway system. Table 4.1 provides a summary of the number of lanes, right-of-way widths and other requirements for streets within the Specific Plan area. A description and cross section(s) for each street classification are included in this section.

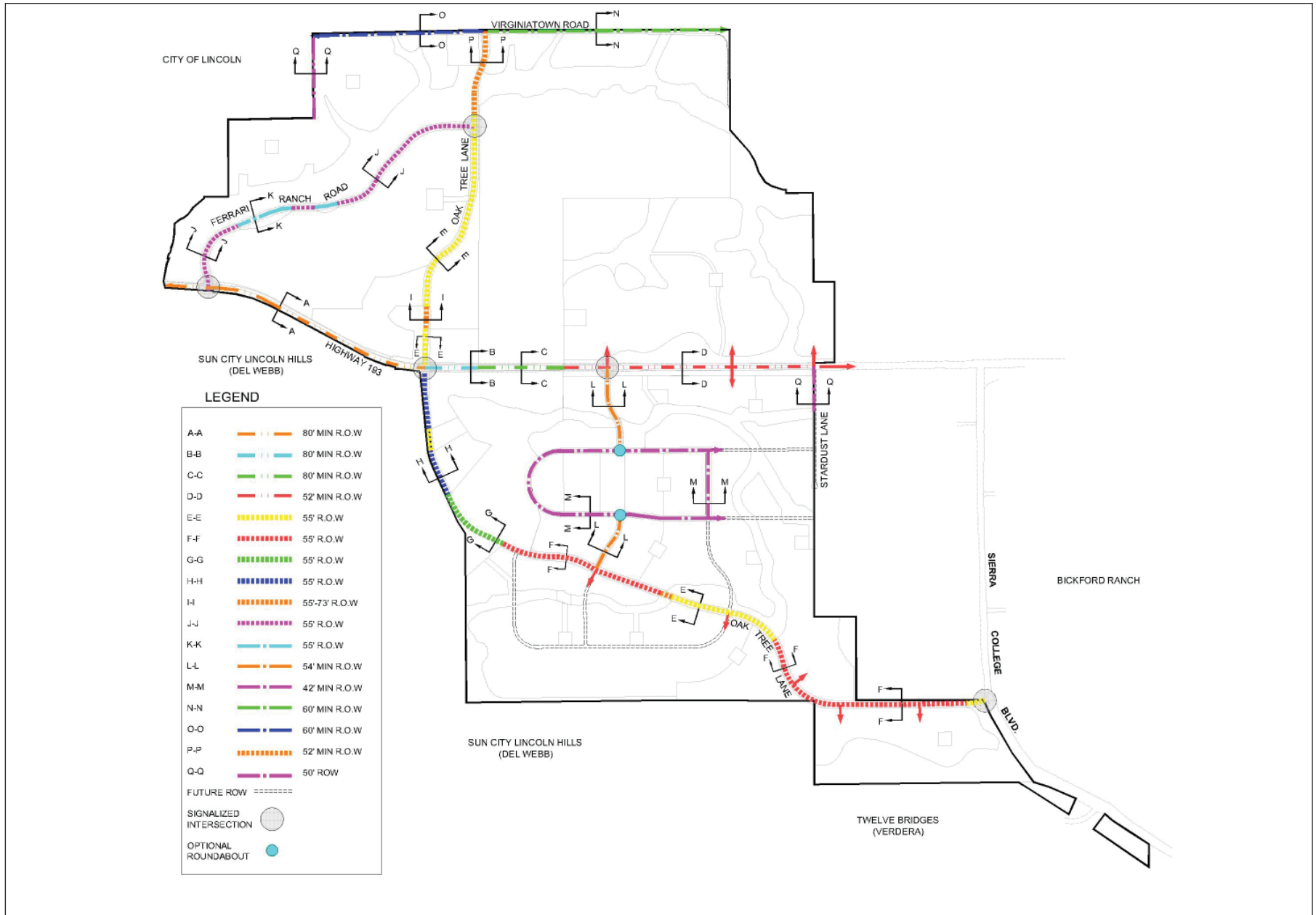


Exhibit 4.1: Vehicular Circulation Plan

Table 4.1
Roadway Summary

Roadway Type	Roadway			Landscape Corridor/ Easement	Sidewalk	Exhibit No.
	Lanes	ROW Width	Landscape Median			
Arterial Streets						
SR 193 (A-A to D-D) ¹	2-4 ⁵	80' - 110' ⁶	0 - 14'	25' min. ⁴	N/A	4.2a - 4.2b
Oak Tree Lane (E-E to I-I) ²	2	55' - 73'	13' - 31'	20 - 36'	6'	4.3a - 4.3c
Oak Tree Lane (P-P) ²	2	52'	N/A	36'	6'	4.6a
Collector Streets						
Ferrari Ranch Road (J-J, K-K) ³	2	55'	13'	25' - 30'	6'	4.4
North/South Collector Streets (L-L)	2	54'	13'	20'	5'	4.5
Loop Collector Street (M-M)	2	42'	N/A	20'	5'	4.5
Virginiatown Road - County (N-N)	2	60' min.	N/A	25'	6'	4.6
Virginiatown Road - City (O-O)	2	60' min.	N/A	20' min.	5'	4.6
Local Streets						
Primary Residential Local Street	2	52' - 56'	N/A	N/A	4'	4.7
Minor Residential Local Street	2	40' - 44'	N/A	N/A	4'	4.7
Existing Local ROW	2	50'	N/A	N/A	N/A	4.6a
Typical Private Drive	2	20'	N/A	N/A	N/A	4.8

1 Section A-A: Proposed Residential along North side and Existing Subdivision south side, Section B-B: Proposed Residential North side and Mixed use south side, Section C-C: Proposed Mixed Use along south side and Existing Golf Course North side, and Section D-D: Proposed Residential on both sides. See roadway sections for actual Landscape Corridor.

2 Section E-E: Proposed Residential one side, Section F-F: Proposed Residential on both sides, Section G-G: Proposed Park and or open space on both sides, Section H-H: Proposed Mixed Use along one side, and Section I-I: Open Space on both sides. Section P-P: No landscape island with residential on one side.

3 Section J-J: Proposed Residential along one side, and Section K-K: Open Space on both sides.

4 Measured from the edge of SR 193 pavement or back of curb.

5 4 lanes West of North/South Collector intersection and 2 lanes east of intersection.

6 80'-110' based on existing right of way. Right of way may be reduced within City limit to match new proposed roadway width.

4.2.1 Arterial Streets

Arterial streets provide a higher level of mobility with limited access points along the roadway. Arterial streets in the Village 1 Specific Plan area include State Route 193 (Major Arterial) and Oak Tree Lane (Minor Arterial). These roadways are described below.

State Route 193

The existing SR 193 connects the City of Lincoln to towns and cities east of Sacramento. It is designated as a major arterial in the City's General Plan. SR 193 extends through Village 1 in an east-west direction, connecting to Oak Tree Lane and Ferrari Ranch Road within Village 1 and to several minor streets east of Oak Tree Lane.

Within Village 1, the State is relinquishing SR 193 to the City up to Oak Tree Lane initially, with the potential relinquishment of up to the City limits in the future. The relinquishment will offer the City better opportunities to be NEV and pedestrian friendly along SR 193.

Although not officially designated as a "Scenic Highway" by California's Scenic Highway Program, SR 193 serves as an entrance corridor to Lincoln and plays a key role in the initial perception that visitors have of Lincoln. The City's

General Plan designates it as a scenic corridor. The existing SR 193 frontage is rich with its scenic oak trees and granite outcroppings, particularly east of Oak Tree Lane. One of the objectives of the Specific Plan is to retain this scenic corridor and enhance it as necessary, especially west of Oak Tree Lane as tree canopies and outcroppings diminish drastically. The frontage design of SR 193 will maintain the existing natural characteristics, with development having a building setback of approximately 100' from the edge of the travel lane to any proposed structure East of Oak Tree Lane. This setback will minimize the need for major sound walls and allow the use of a berm/wall combination where it is needed to mitigate any potential sound issues.

According to the City's General Plan, SR 193 will be widened to 4 lanes to accommodate the ultimate General Plan traffic. With Village 1, the SR 193 frontage improvement will be built in a manner that allows for the ultimate widening without any major impact to the future improvements. Village 1 project will improve the existing SR 193/Ferrari Ranch Road signalized intersection and install a new signal at the SR 193/Oak Tree Lane intersection. As the village develops, another signal may become necessary at the SR 193/North/South Collector Street intersection.

The ultimate improvements to SR 193 up to North/South Collector Street, will include one 13' travel lane and one 12' travel lane in each direction, a 14' wide landscape median, and an 8' wide shoulder/bike lane on each side of the street without any curb and gutter, thus maintaining the rural feel of the road. The existing SR 193 right-of-way widths vary from 98' to 121'. SR193 east of North/South Collector Street will include one 12' wide travel lane in each direction and a 12' wide left turn lane with 8' wide shoulders on each side. The Village 1 project will be able to accommodate the ultimate improvements without the need to acquire any additional right-of-way. The widening to SR 193 between Ferrari Ranch Road and Oak Tree Lane will occur to the South of the existing centerline, the widening of SR193 East of Oak Tree Lane will occur on either side of the existing center line.

Landscape buffers will be provided along the development edges in the form of 35' to 112' wide landscape/scenic corridors. The landscape corridors will include 8' wide multi-use paths, which will link to the community's overall pedestrian and bikeway trail network. Along the open space edges, the landscape corridors are minimized to allow the open space experience to dominate the corridor and provide a blend between the natural areas and the maintained corridors.

Refer to Exhibits 4.2a and 4.2b for the SR 193 street cross sections.

Oak Tree Lane

Oak Tree Lane is designated as a minor arterial in the City's General Plan. This roadway extends through Village 1 in a north-south direction, originating from Sierra College Boulevard north of Twelve Bridges Drive along the southeast boundary of Village 1, extending northerly to Villages 2 and 3 and connecting to SR 65 within Village 3. As the villages to the north develop, Oak Tree Lane becomes a major link to SR 193, thus providing a bypass to downtown Lincoln.

Oak Tree Lane will have a 55' wide right-of-way, with one travel lane (13' wide) in each direction and a 13' wide landscape median. The landscape corridor may be eliminated in order to save Oak trees or to meet required traffic movements. No island is proposed north of Auburn Ravine bridge. No parking is permitted along Oak Tree Lane. This roadway will have a shared 8' wide bike/NEV lane on both sides. The bike/NEV lane system and sidewalks along Oak Tree Lane will not only motivate the residents to walk, use their bikes and/or NEVs, but also will link, or create the potential for future connections, to other areas in the City and future Villages 2 and 3. A bridge will be required to cross Auburn Ravine as a connector for Village 1, Village 2 and Village 7. The timing of this connection has not yet been determined.

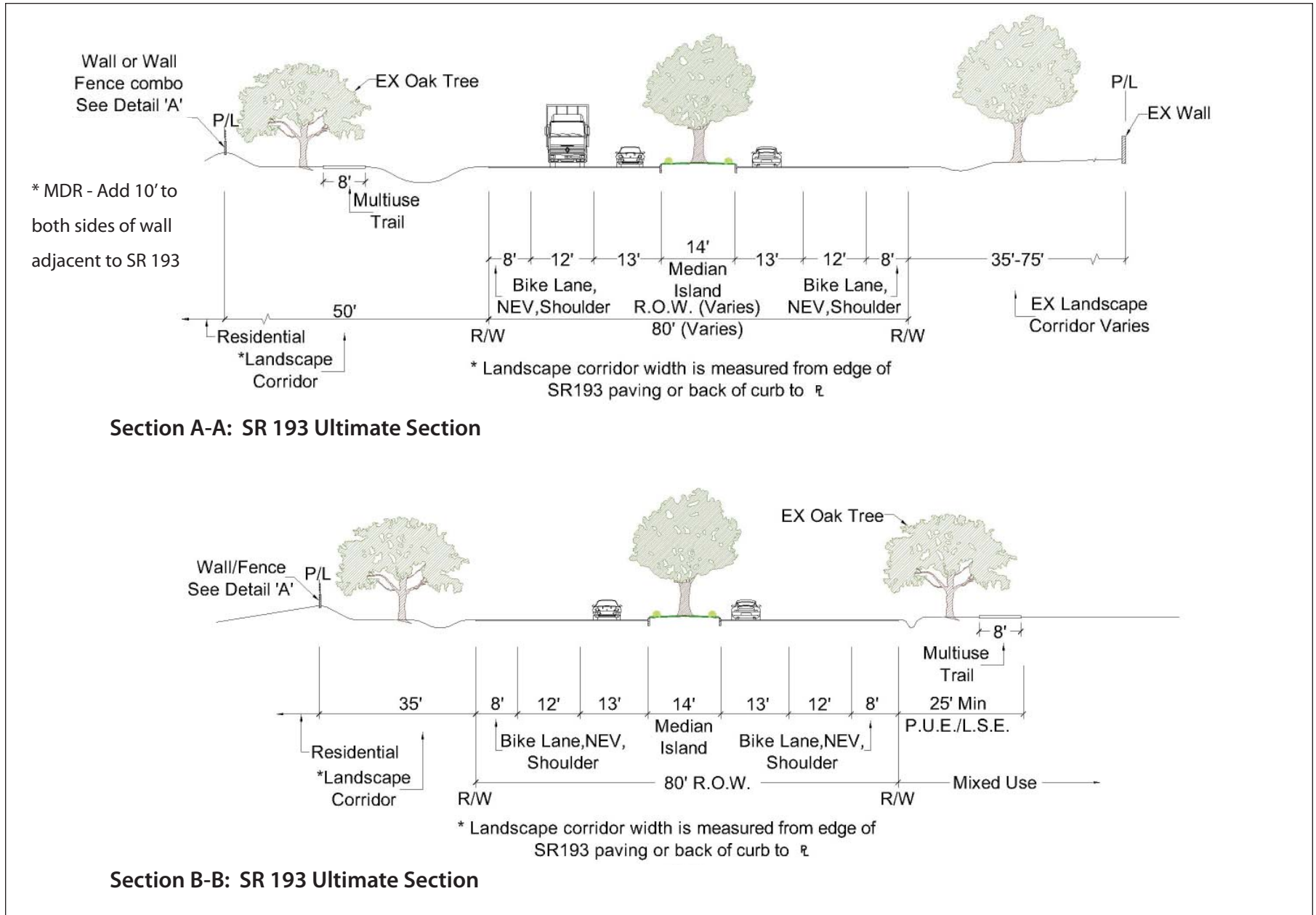
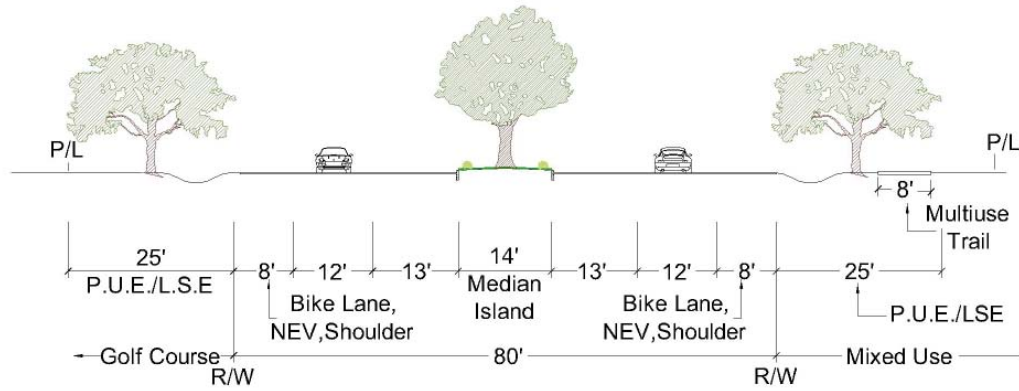
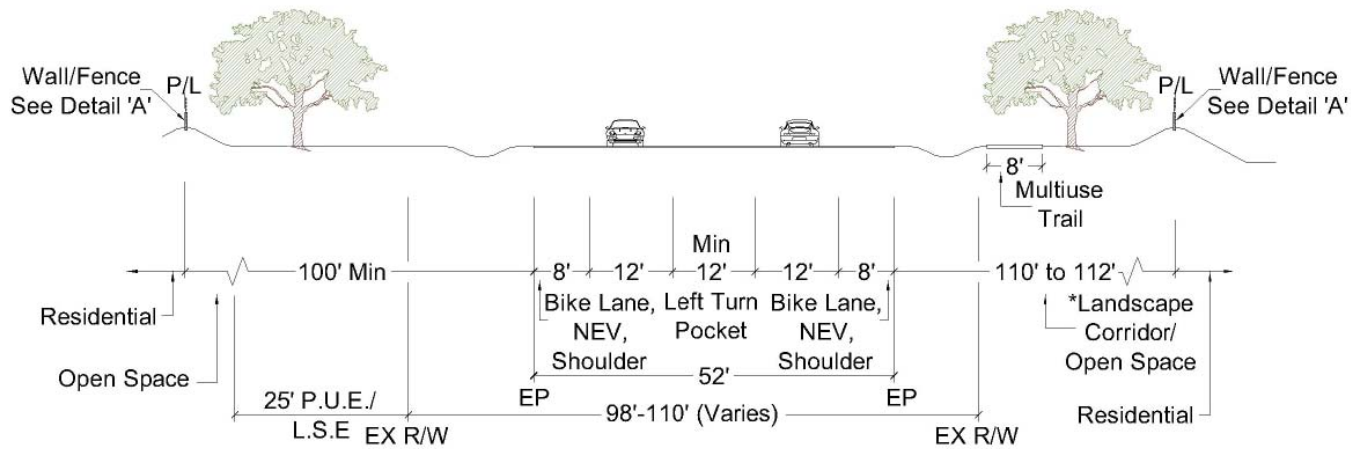


Exhibit 4.2a: Major Arterial Street Cross Sections - SR 193



Section C-C: SR 193 Ultimate Section



* Landscape corridor width is measured from edge of SR193 paving or back of curb to r

Section D-D: SR 193 Ultimate Section

Exhibit 4.2b: Major Arterial Street Cross Sections - SR 193

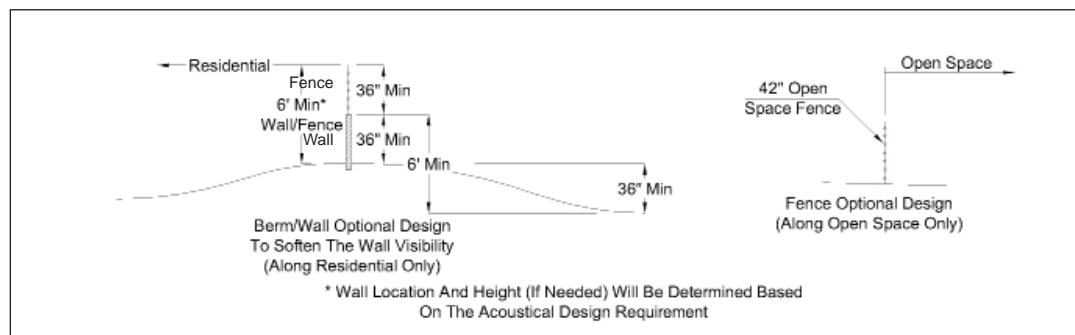
At the time of Specific Plan approval, three traffic signals were planned at the intersections of Oak Tree Lane with SR 193, Ferrari Ranch Road and Sierra College Boulevard (refer to Exhibit 4.1, Vehicular Circulation Plan).

A minimum 36' wide landscape corridor is planned along the residential areas, and a minimum 20' wide landscape easement is planned along the open space areas. The landscape corridor will include a 6' wide walk, and a berm/wall combination along residential areas and fencing along open space areas. The use of berm/wall combination will enhance the corridor by minimizing the wall height and providing landscape opportunities to diminish the wall appearance (see Detail 'A'). Landscaping will include informal groves of large-scale trees with shrubs, turf and other groundcovers.

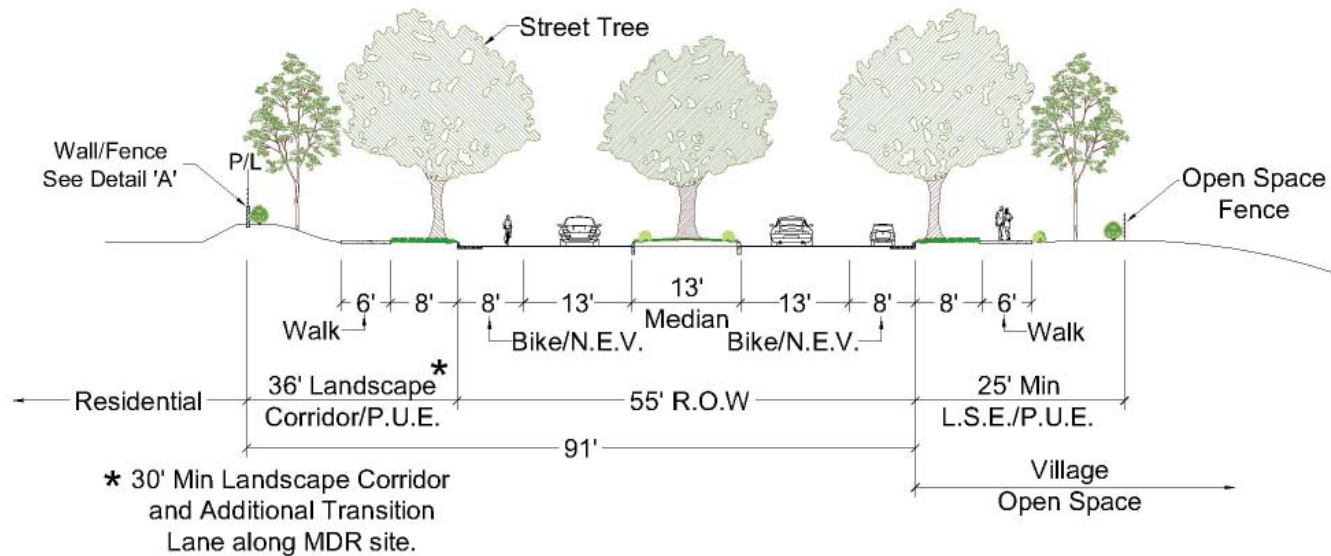
The landscape easements along the open space areas will include open space fencing to discourage access to

the open space and allow for natural preservation of the habitats being protected. Along the frontage of the parks, landscape corridors are replaced with 20' wide Public Utility Easements (P.U.E.)/landscape easements. Park landscaping along the roadway will be a blend between park landscaping and the rest of corridor landscaping to provide some uniformity.

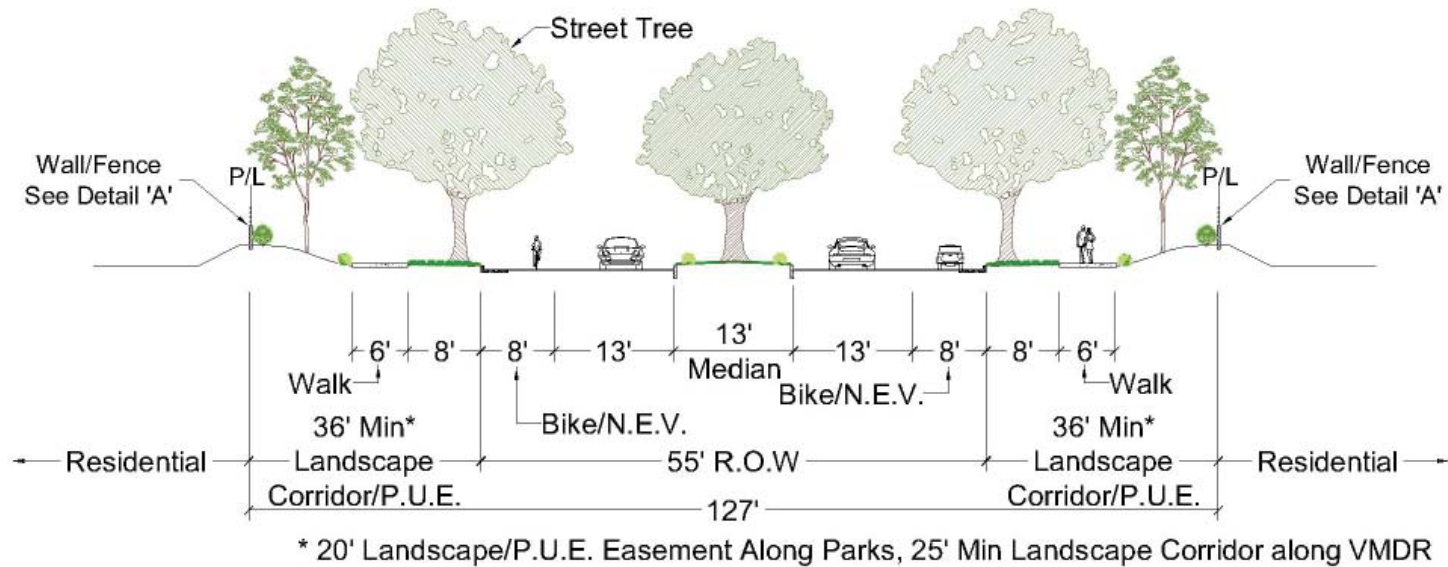
Along the commercial/mixed use areas, Oak Tree Lane will have landscape easements/(P.U.E.) on both sides. Landscaping will be an integral part of the mixed use development and will establish a sense of arrival, making it pedestrian friendly with enhanced connectivity to the Village Center. The westerly portion of Oak Tree Lane along the Village Mixed Use areas (see Section H-H on Exhibit 4.3b) is not part of Village 1. Refer to Exhibits 4.3a through 4.3c for the varying Oak Tree Lane sections along different type of proposed uses.



Detail 'A'



Section E-E: Oak Tree Lane



Section F-F: Oak Tree Lane

Exhibit 4.3a: Minor Arterial Street Cross Sections - Oak Tree Lane

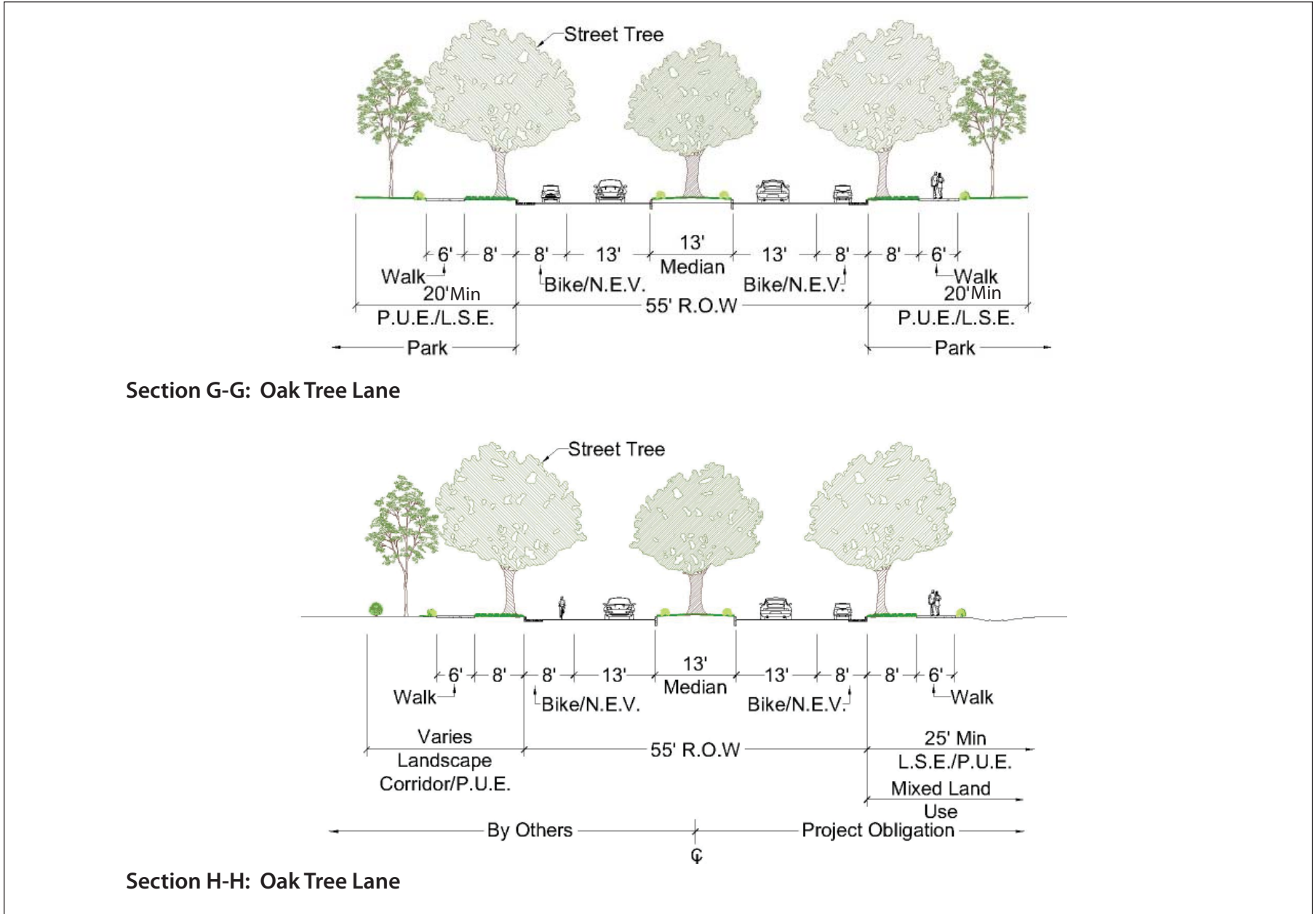


Exhibit 4.3b: Minor Arterial Street Cross Sections - Oak Tree Lane

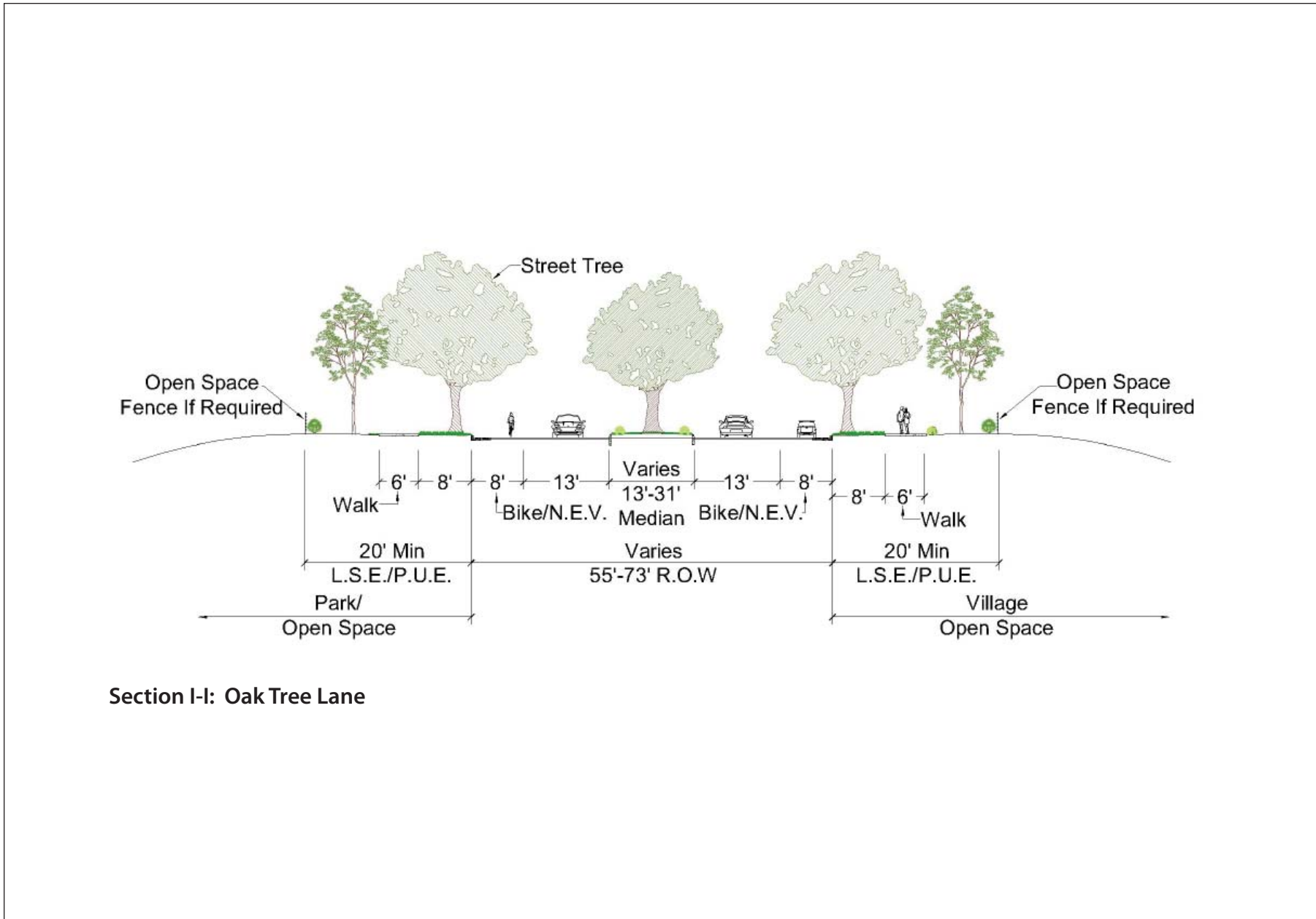


Exhibit 4.3c: Minor Arterial Street Cross Sections - Oak Tree Lane

4.2.2 Collector Streets

Collector streets provide a balance of mobility and access to facilitate travel within the Specific Plan area. They serve as secondary circulation routes that collect and distribute traffic from local streets to arterial streets. Collector streets in the Specific Plan area include:

- » Ferrari Ranch Road
- » North Collector Street (extending southerly from SR 193)
- » South Collector Street (extending northerly from Oak Tree Lane)
- » Loop Collector Street
- » Virginiatown Road

Exhibits 4.4, 4.5 and 4.6 depict the proposed street sections for Ferrari Ranch Road, North/South Collector Streets, Loop Collector Street and Virginiatown Road.

Ferrari Ranch Road

Ferrari Ranch Road currently extends southwest from SR 193 to connect to SR 65 (Future Lincoln Parkway). The planned SR 65 Bypass will have an interchange at Ferrari Ranch Road. The Specific Plan proposes to extend Ferrari Ranch Road from its existing intersection at SR 193 in a northeast direction to connect to Oak Tree Lane. Modification of the existing signalized SR 193/Ferrari Ranch Road intersection is planned as part of the Village 1 project.

Ferrari Ranch Road will have a 55' wide right-of-way that includes a 13' wide travel lane in each direction and a 13' wide landscaped median. This roadway will include a 30' wide landscape corridor (20' wide landscape easement and open space fence where adjacent to open space) and a 6' wide walk along the east side of the roadway, and a 25' wide landscape corridor with a two-way bike path/multi-use trail along the west side. The off-street bike path/multi-use trail will consist of a 10' wide pavement with a 2' wide decomposed granite/gravel shoulder on each side.

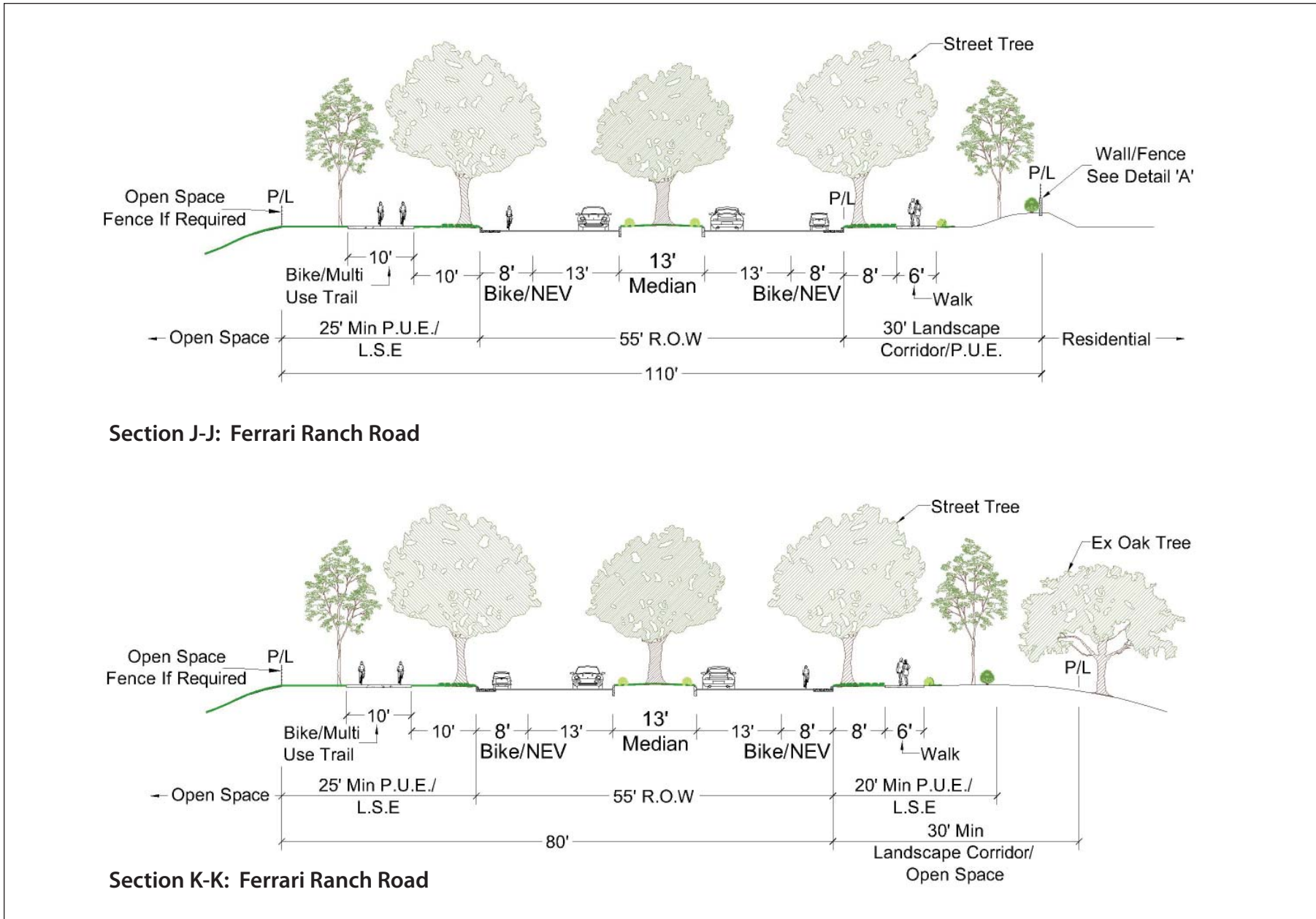


Exhibit 4.4: Collector Street Cross Sections - Ferrari Ranch Road

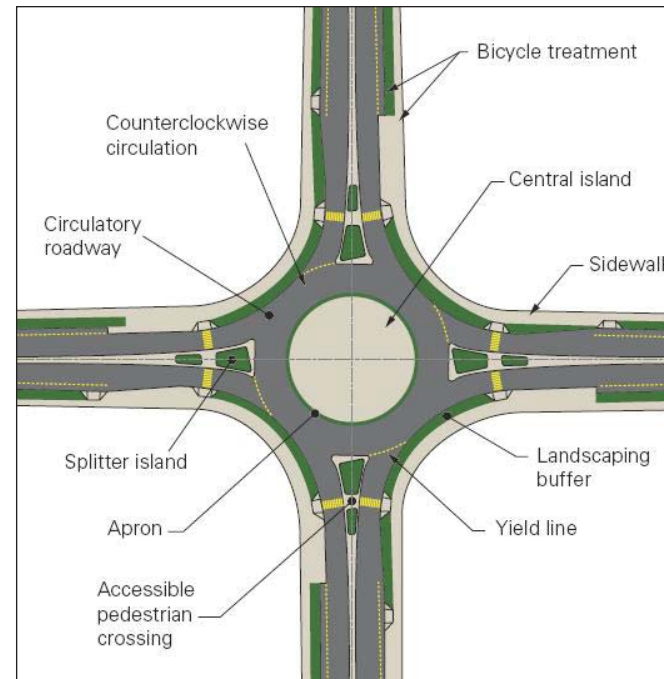
North/South Collector Streets

As shown in Section L-L on Exhibit 4.5, North/South Collector Streets will have a 55' wide right-of-way consisting of a 13' wide travel lane and a 8' wide Class II bike lane in each direction, and a 13' wide landscaped median. A 20' wide landscape corridor/ P.U.E. will be provided along each side of the street. NEVs are permitted in the travel lanes.

North/South Collector Streets may include roundabouts at their intersections with Loop Collector Street. These roundabouts will allow for a steady flow of vehicular traffic at relatively low speeds, enhance walkability and compatibility with bicycles, provide full access to each of the internal intersections and eliminate the need for turn pockets.

Loop Collector Street

Loop Collector Street links the Village Center, elementary school site, community/neighborhood park and residential neighborhoods to North/South Collector Streets and then to Oak Tree Lane. Loop Collector Street will have a 42' wide right-of-way, consisting of a 13' wide travel lane and an 8' wide Class II bike lane in each direction. There will be no landscaped median along this street due to the need to



Typical Roundabout

have multiple residential connections. NEVs are permitted in the travel lanes.

Virginiatown Road

Virginiatown Road borders the Specific Plan area on the north and is designated in the City's General Plan as a collector street. As shown in Exhibit 4.6, Virginiatown Road will be improved to match the internal residential streets. The right-of-way will be a minimum of 60' wide.

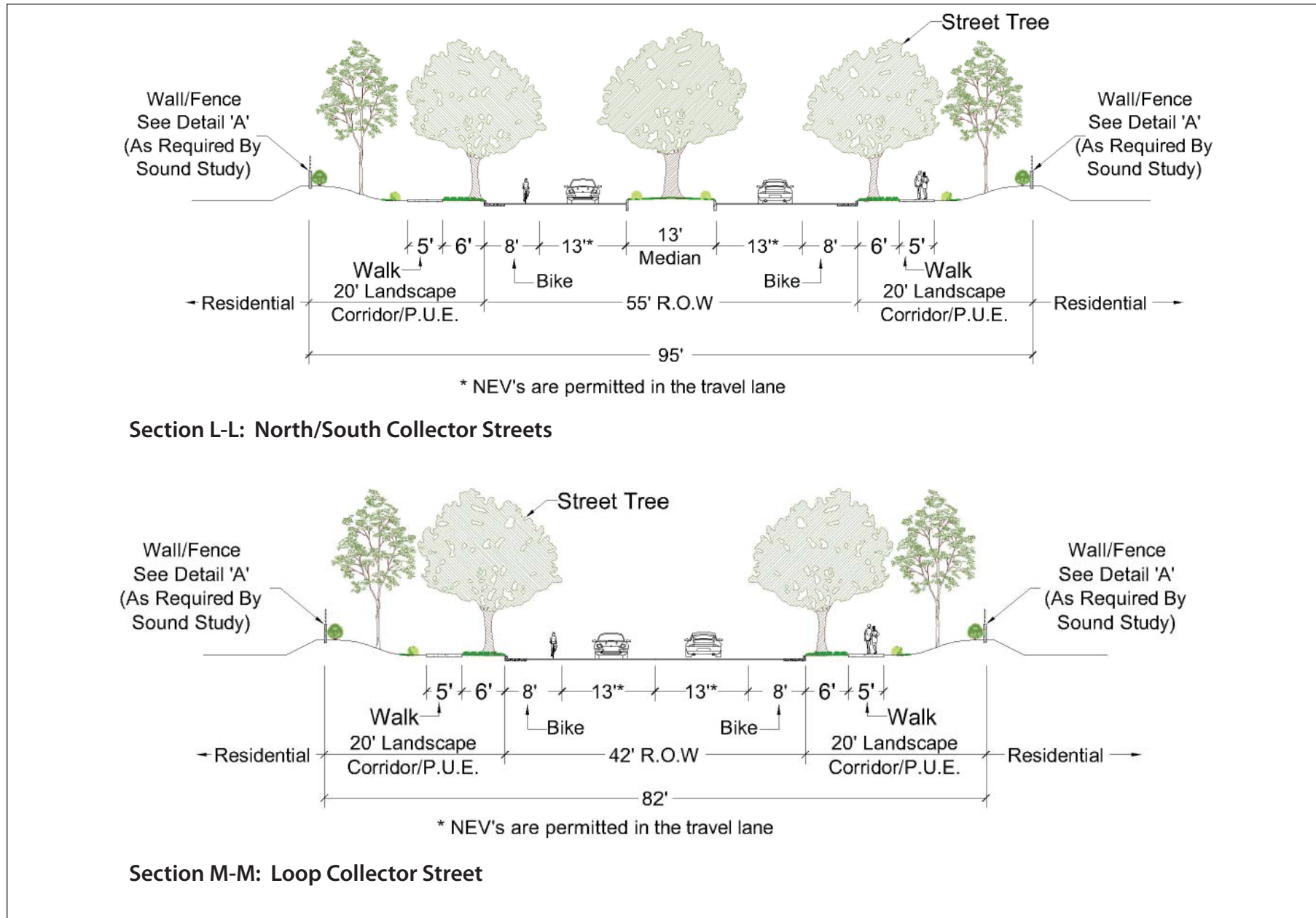


Exhibit 4.5: Collector Street Cross Sections - North/South Collector Streets and Loop Collector Street

Virginiatown Road will be improved per City standards west of Oak Tree Lane and per County standards east of Oak Tree Lane. On the County side, there will be a 12' wide travel lane in each direction and an 8' wide shoulder/bike lane on each side. A 25' wide landscape corridor will run along the south side of the street. On the City side, there will be a 21' wide travel lane with 3' curb and gutter and a 6' wide sidewalk on each side. On-street parking is permitted along Virginiatown Road west of Oak Tree Lane.

4.2.3 Local Streets

Local streets provide direct access to individual properties and connections to collector streets. In general, they incorporate "traffic calming" principles, such as narrower pavement widths, reduced turning radii, and on-street parking. Local streets are designed to be pedestrian friendly and interconnected. Where a cul-de-sac is necessary, its design shall consider fire/emergency vehicle and residential access needs. Cul-de-sacs should be designed to provide view corridors, as well as access to open space, paseos/trails and parks.

The pattern of local streets will be determined through the future stages of the project. Gated subdivisions may be permitted in Village 1, provided that appropriate mechanisms are established to ensure maintenance of

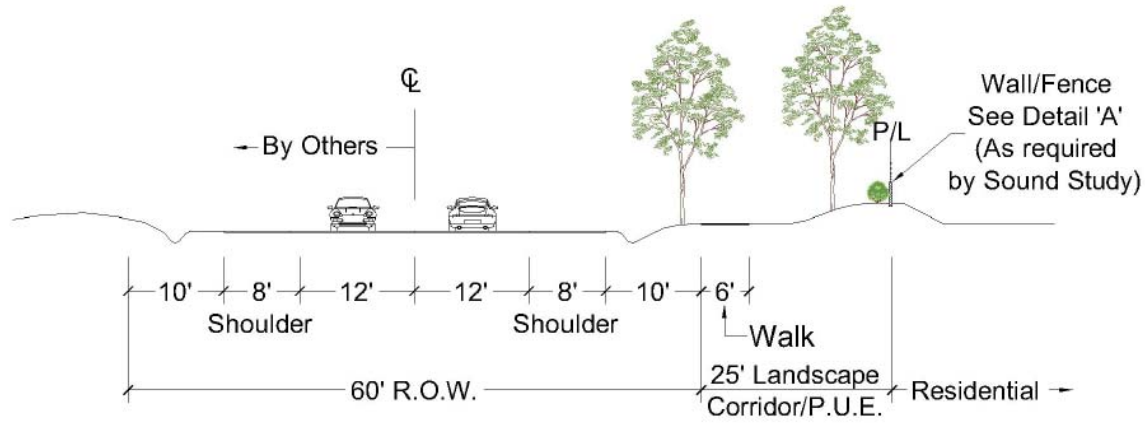
private streets. Gating shall not inhibit public access to parks, elementary school, paseos/trails or open space areas.

Three types of local streets are planned in Village 1 (refer to Exhibits 4.7 and 4.8):

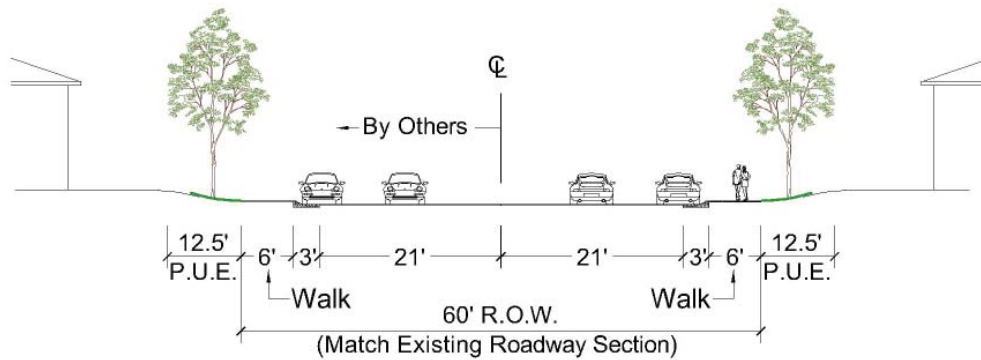
- » Primary residential local streets
- » Minor residential local streets
- » Private drives

Primary Residential Local Streets

Primary residential local streets will be formal in character and reinforce the "grid" system of the residential layout. The primary residential local street will have a right-of-way width of 52' to 56', consisting of a 16' to 18' wide travel lane in each direction and a 4' wide sidewalk separated from the street by a 6' wide parkway. On-street parking is permitted, subject to City of Lincoln Fire Code requirements. Regularly spaced street trees will be planted to present a strong street edge and provide shade for pedestrians and parked cars.

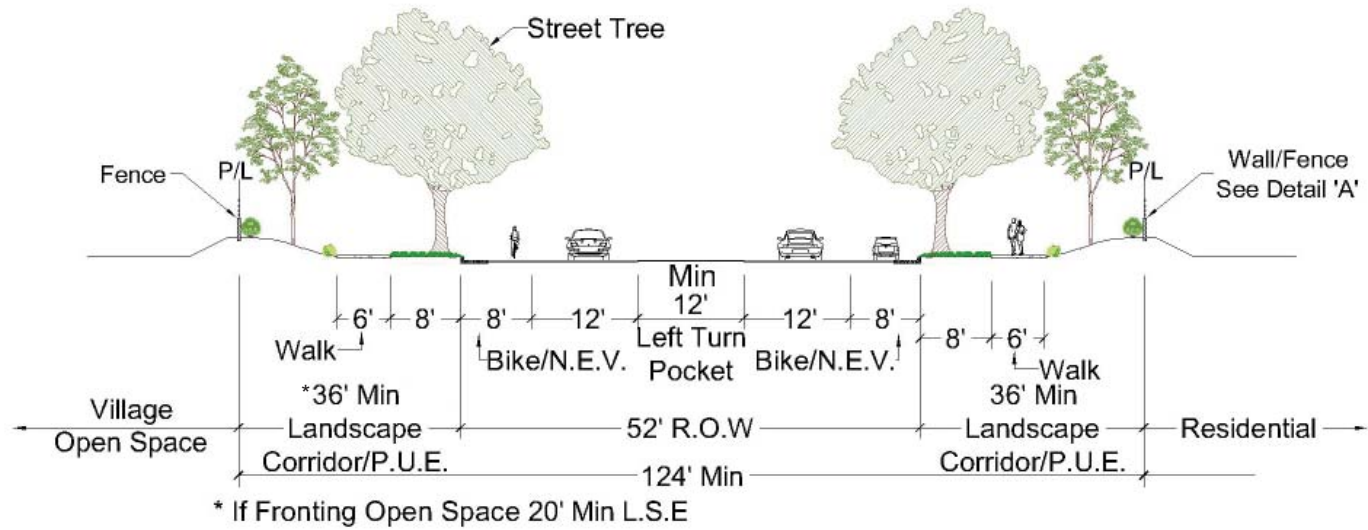


Section N-N: Virginia town Road - East of Oak Tree Lane

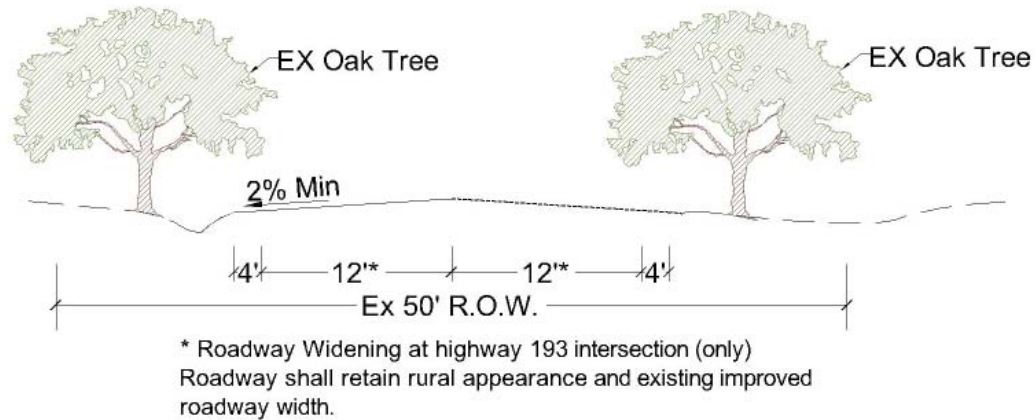


Section O-O: Virginia town Road - West of Oak Tree Lane

Exhibit 4.6: Collector Street Cross Sections - Virginia town Road



Section P-P: Oak Tree Lane - Minor Arterial Cross Street



Section Q-Q: Existing Local ROW

Exhibit 4.6a: Street Cross Sections

Minor Residential Local Streets

Minor residential local streets will generally be used to serve between 20 to 99 individual homes. The street right-of-way widths vary from 40' to 44', but the main characteristics remain the same. Each street will have a 16' to 18' wide travel lane in each direction and a 4' wide sidewalk on each side. On-street parking is permitted, subject to City of Lincoln Fire Code requirements.

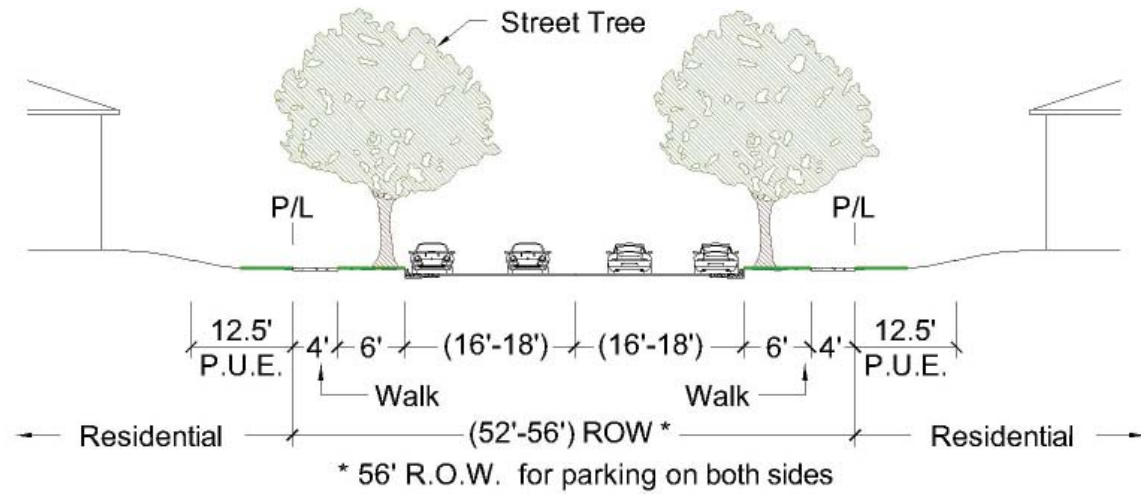
The right-of-way differences are as follows:

- » 40' right-of-way for residential streets serving up to 20 homes
- » 42' right-of-way for residential streets serving up to 50 homes
- » 44' right-of-way for residential streets serving up to 99 homes

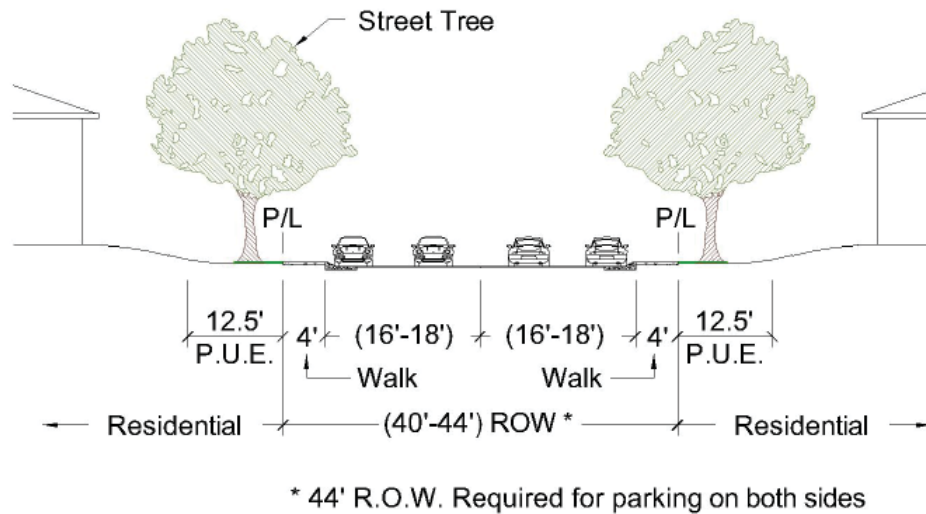
Private Drives

Private drives will be used to serve medium and high density land use areas, where the average densities are greater than 5.9 per acre. As shown in these sections, a minimum of 20' right-of-way has been created, with a minimum of 4' setback from the edge of the residential buildings. The alternative of placing a V-Gutter at the

middle may also be used, especially in the alley-load drives. No parking is allowed within the 20' right of way.



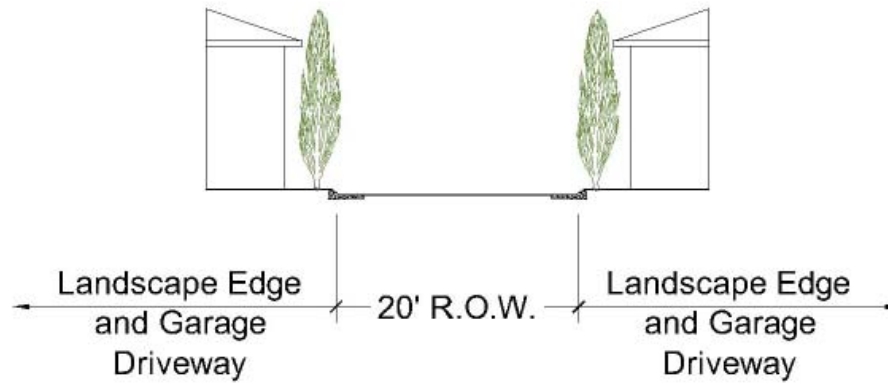
Typical Primary Residential Local Street: 52' - 56' ROW with Separated Walk



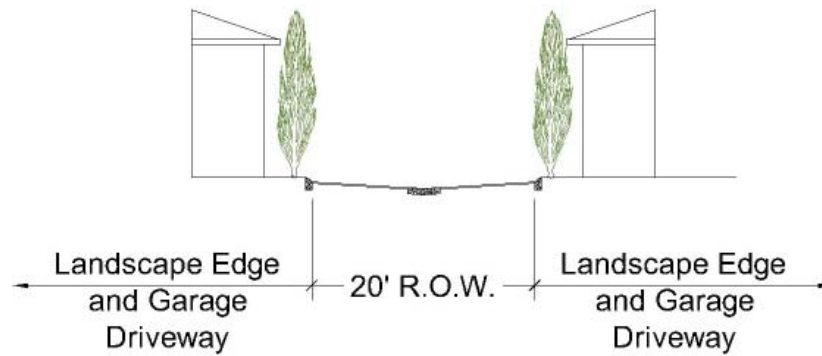
Typical Minor Residential Local Street: 40' - 44' ROW with Monolithic Walk

- * 40' ROW for residential street up to 20 homes
- * 42' ROW for residential street up to 50 homes
- * 44' ROW for residential street up to 99 homes

Exhibit 4.7: Residential Local Street Cross Sections



Typical Private Drive: 20' ROW with Curb and Gutter



Typical Private Drive: 20' ROW with V-Gutter

Exhibit 4.8: Private Drive Cross Sections - Typical

4.3 Bikeways and Neighborhood Electric Vehicle Routes

4.3.1 Bikeways

The City's General Plan includes a Bikeway Master Plan that provides for both on- and off-street bikeway facilities. Below is a description of the bikeways provided in the Specific Plan area. Exhibit 4.9, Bikeway and NEV Route Plan, shows the proposed bikeways in the Specific Plan area.

Class I Bike Paths

A Class I bike path is an off-street bike path that has a completely separate right-of-way used exclusively for bicycles and pedestrians with minimal roadway interruptions. Within the Specific Plan area, the General Plan's Bikeway Master Plan shows a proposed Class I bike path along Auburn Ravine, with a connection to a proposed Class II bikeway along Virginiatown Road. The Specific Plan proposes an off-street bike path/multi-use trail along Auburn Ravine. This bike path connects to Virginiatown Road via the bike lanes in Oak Tree Lane. Off-street bike paths/multi-use trails are also planned within

the scenic landscape corridor along the north side of SR 193 west of Oak Tree Lane, and along both sides of SR 193 east of Oak Tree Lane. Additionally, off-street bike paths will traverse through the village paseo, neighborhood paseos and various open space areas throughout Village 1. All off-street bike paths in the Specific Plan area will be designed to allow for both pedestrian and bicycle travel.

Class II Bike Lanes

A Class II bike lane is an on-street bike lane delineated for one-way bike travel on a roadway. Some roadways in the City currently have striped shoulders that conform to Class II bike lane standards, but do not have signage depicting them as bike lanes. These lanes exist on SR 193.

Within the Specific Plan area, the General Plan's Bikeway Master Plan depicts proposed Class II bike lanes along SR 193, Virginiatown Road and Sierra College Boulevard. On-street bike lanes will be provided along both sides of SR 193, Oak Tree Lane, North/South Collector Streets and Loop Collector Street.

Class III Bike Routes

A Class III bike route provides for shared use with pedestrian and/or automobile traffic, and is designated with signs only indicating “Bike Route.” The City’s Bikeway Master Plan does not designate any Class III bike route in the Specific Plan area.

4.3.2 Neighborhood Electric Vehicle Routes

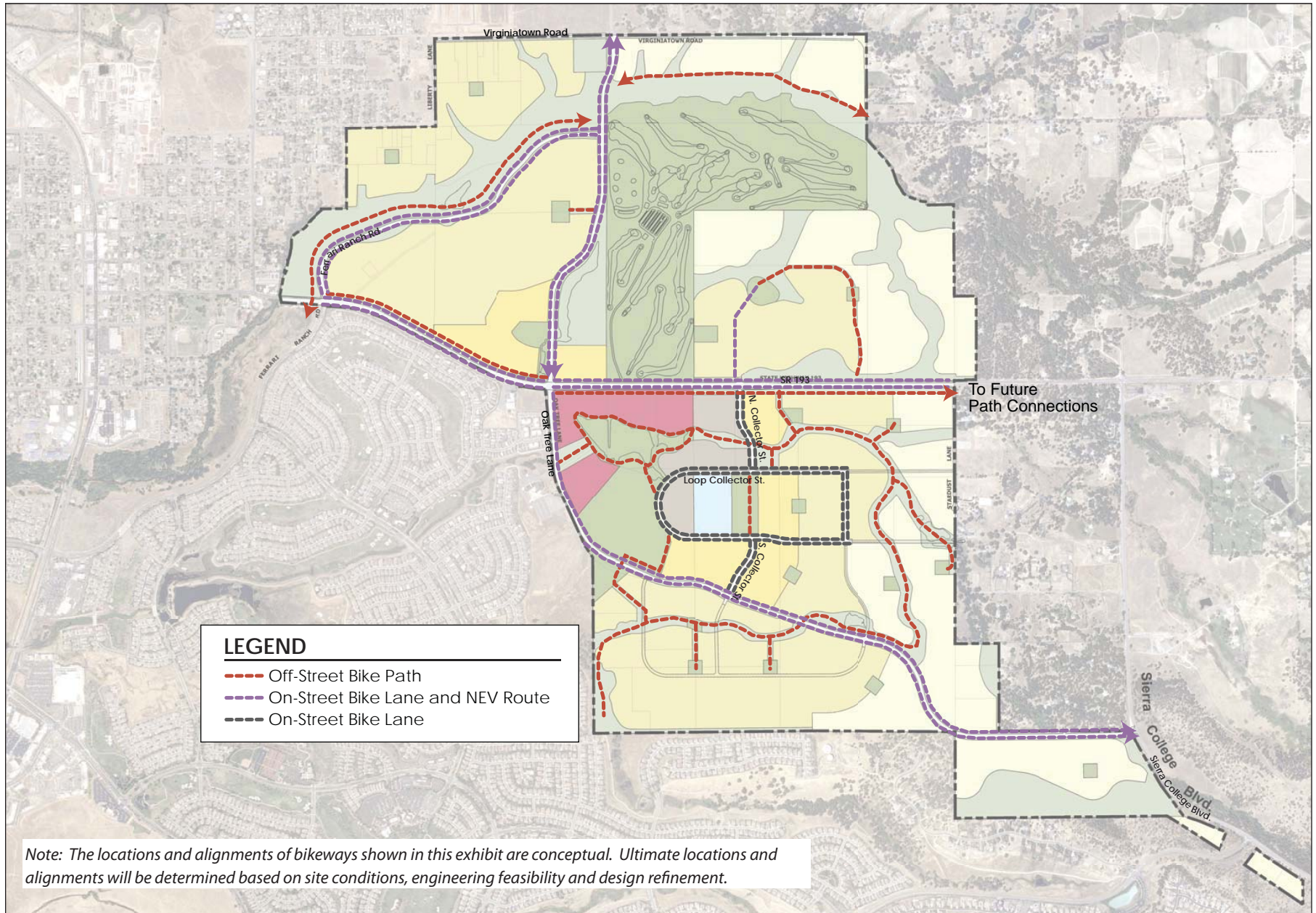
Neighborhood Electric Vehicles (NEVs) are efficient for short-distance trips, reduce the consumption of fossil fuels, have zero emissions at the point of use, and generate less noise than gas vehicles. The City has won an award for the use of the NEVs in the past and plans to expand the routes and enhance connectivity within Lincoln and future villages. The City of Lincoln NEV Transportation Plan, dated August 2006, provides a comprehensive citywide NEV circulation system to encourage the use of NEVs. The Specific Plan supports this alternative mode of transportation and proposes a roadway system designed to facilitate safe and convenient NEV travel. NEVs can be used on all roadways within the Specific Plan area that have a posted speed limit of 35 miles per hour or less. In addition, Class II NEV routes, which are on-street striped lanes adjacent to traffic that allow for combined NEV/

bicycle use, will be provided along Oak Tree Lane. Exhibit 4.9, Conceptual Bikeway and NEV Route Plan, shows the proposed striped NEV routes in the Specific Plan area.

4.4 Pedestrian Circulation

The Village 1 trail/paseo system provides pedestrian connections from residential neighborhoods to common activity nodes, such as the Village Center, open space and parks, as well as to the citywide trail system that links to downtown Lincoln. Residential planning areas in Village 1 are organized so that residents are generally within an easy 1/4 mile walk to/from the focal gathering area(s) of each planning area (e.g., parks and/or open space elements). In addition, the centrally located Village Center is accessible by pedestrians and cyclists from the village paseo system, SR 193 landscape corridor trail and sidewalks. These elements support the Specific Plan’s objective of creating a healthy and walkable community with minimal barriers and greater emphasis on the non-motorized modes of transportation.

The pedestrian circulation network for Village 1 consists of six main paseo/trail systems, including the village paseo, neighborhood paseos, Auburn Ravine trail, open space trails, SR 193 landscape corridor trails and sidewalks. Exhibit 4.10, Pedestrian Circulation Plan, depicts the



LEGEND

- - - Off-Street Bike Path
- - - On-Street Bike Lane and NEV Route
- - - On-Street Bike Lane

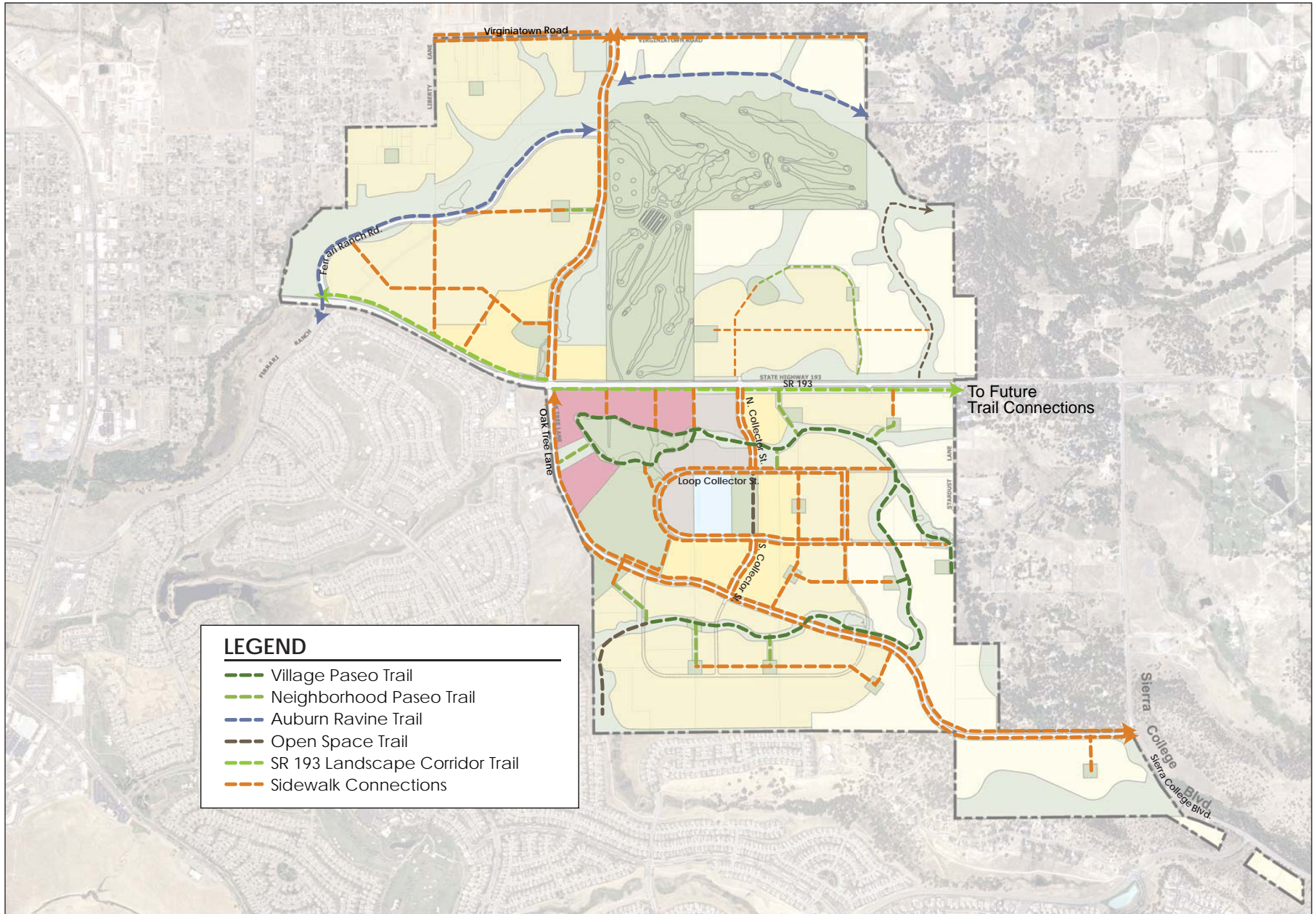
Note: The locations and alignments of bikeways shown in this exhibit are conceptual. Ultimate locations and alignments will be determined based on site conditions, engineering feasibility and design refinement.



Exhibit 4.9: Bikeway and NEV Route Plan

conceptual locations of these trails/paseos. Ultimate trail/paseo locations and alignments will be determined based on site conditions, engineering feasibility and design refinement. Typical cross sections of the proposed trails/paseos are provided in the Village 1 General Development Plan.

- » Village Paseo: A village paseo will traverse through the southern portion of the Specific Plan area, connecting various residential neighborhoods with the Village Center and recreational amenities. In general, the village paseo will vary from 80' to 200' in width, including a multi-use trail with a minimum of 10' wide pavement that is constructed of asphalt or other suitable all-weather surfaces (decomposed granite may occur in select locations), and landscaped areas adjacent to the trail. Around the lake area, however, the village paseo will narrow down to a maximum of 80' wide, and may incorporate special paving along the mixed use/ lake frontage.
- » Neighborhood Paseos: Neighborhood paseos are greenbelts that provide direct connections between residential neighborhoods and parks/open space areas. The neighborhood paseos will be 40' to 80' wide, and will include a 10' wide multi-use trail that is paved with asphalt or other suitable all-weather surfaces..
- » Auburn Ravine Trail: Designed to provide public access to Auburn Ravine and adjacent open space, the Auburn Ravine trail will traverse along the topography of the land and is intended to showcase the surrounding natural resources. This multi-use trail is an extension of the existing Auburn Ravine Trail that currently terminates at SR 193 and Ferrari Ranch Road. The trail will traverse along the south side of the ravine along Ferrari Ranch Road west of Oak Tree Lane, connecting to Virginiatown Road using Oak Tree Lane. Informal in character, the Auburn Ravine trail is located along the south side of the ravine west of Oak Tree Lane, adjacent to natural open space. The trail will be a minimum 10' wide and be paved with asphalt or decomposed granite.
- » Open Space Trails: Open space trails provide access to open space areas scattered throughout Village 1. By providing easy and ready access to open space from the residential neighborhoods, these trails help strengthen the residents' connection to their surrounding natural environment. These informal multi-use trails will be a minimum 10' wide, paved with decomposed granite, asphalt or other suitable all-weather surfaces.
- » SR 193 Landscape Corridor Trails: Multi-use trails are planned within the 35' to 112' wide landscape corridors along SR 193. West of Oak Tree Lane, these trails will



LEGEND

- Village Paseo Trail
- Neighborhood Paseo Trail
- Auburn Ravine Trail
- Open Space Trail
- SR 193 Landscape Corridor Trail
- Sidewalk Connections



Exhibit 4.10: Pedestrian Circulation Plan

occur on the north side of SR 193. East of Oak Tree Lane, the trails will be located on both sides of SR 193, except along the frontage of the golf course and the adjacent residential planning area on the west. Informal in character, these multi-use trails will provide pedestrian and bicycle connections between Village 1 and the surrounding areas, including downtown Lincoln and Sun City Hills. The SR 193 landscape corridor trails will be minimum 8' wide and be constructed of asphalt, decomposed granite or other suitable all-weather surfaces.

- » Sidewalks: Sidewalks serve as the primary backbone pedestrian circulation network within the neighborhoods. They connect individual homes to gathering places and trails/paseos along Oak Tree Lane, Ferrari Ranch Road, collector and local streets, and feature more formal pedestrian walkways and enhanced planting. Sidewalks within Village 1 will vary in width between 4' to 6' and be constructed of concrete.

In addition to the above main pedestrian circulation systems, other pedestrian pathways will be proposed within parks, mixed use development and individual neighborhoods to provide linkage throughout the community.

4.5 Public Transportation

The City of Lincoln provides two types of public transit services to its residents through Lincoln Transit Services (LTS) - the deviated fixed-route service and the general public demand-responsive service. The fixed-route service consists of three regularly scheduled bus routes that converge in downtown Lincoln. The demand-responsive service is a Dial-A-Ride service that picks up/drops off passengers anywhere in the City.

On the regional level, Placer County Transit (PCT) provides weekday commuter service along I-80 from Colfax to downtown Sacramento. PCT service also includes a route along SR 65 from downtown Lincoln to stops where connections to Roseville Transit and Sacramento Regional Transit are available.

At the time of Specific Plan approval, the LTS fixed-route bus service is not yet available in Village 1. Bus service will be expanded to the area based upon demand and funding. Bus turnouts and transit shelters along the service routes will be identified and constructed in accordance with City improvement standards and as required by the Public Services Director. These bus facilities are anticipated to occur along Oak Tree Lane and Loop Collector Street near the proposed school site. The Dial-A-Ride transit services

will be available to the Village 1 residents as demand occurs, and will be in accordance with the City of Lincoln Short Range Transit Plan (April 2009) and availability.

This page is intentionally left blank.

5 INFRASTRUCTURE AND PUBLIC FACILITIES PLAN

5.1 Introduction

This chapter provides an overview of the existing public utilities and services in the City of Lincoln and in particular within Village 1. It also identifies the required backbone infrastructure necessary to serve the build-out of Village 1 Specific Plan and potential future villages connecting to Village 1. The intent of this Specific Plan is to ensure the timely implementation of public utilities and services to maintain the service levels as specified in the City's General Plan.

Specific utilities and services that will be required by the development include water, wastewater, storm drainage, and dry utilities such as gas, electricity, telephone, cable and solid waste disposal. Public services that will be provided to the Specific Plan area include parks and recreation, schools, library, law enforcement and fire protection.

The Infrastructure and Public Facilities Plan establishes the general improvement requirements of Village 1 in accordance with the existing and potential future facilities, and demonstrates the conceptual design of community infrastructure to provide for the demand of Village 1 build-out. The proposed infrastructure improvements will be in compliance with the City of Lincoln and other applicable local, state and federal laws and regulations.

Utilities providers for Village 1 are identified in Table 5.1. The information shown in this chapter is based on the best available studies and research within the development area, and is subject to refinements and revisions as the design stages progress. While a general discussion of phasing, financing and maintenance mechanisms is provided in Chapter 6 of this Specific Plan, specific phasing and infrastructure funding obligations will be detailed in the development agreements for each development project within the Specific Plan.

Table 5.1
Utility Provider Summary

Utilities / Services	Provider	
Wet Utilities		
Water	Potable Water	City of Lincoln
	Raw Water	Nevada Irrigation District
	Reclaimed Water ¹	City of Lincoln
Wastewater		City of Lincoln
Drainage and Flood Control		City of Lincoln
Dry Utilities		
Electricity		Pacific Gas and Electric
Natural Gas		Pacific Gas and Electric
Telephone		Surewest, AT&T
Cable		Starstream, Surewest, AT&T
Waste Management		
Solid Waste Disposal		City of Lincoln

¹ Reclaimed water will not be available to serve Village 1.

5.2 Backbone Infrastructure

5.2.1 Water

According to Appendix F of the March 2008 City of Lincoln General Plan and based on the City of Lincoln Urban Water Management Plan (November 2005), Water Recycling Study and Facilities Plan (May 2003) and Groundwater Management Plan (November 2003), the City of Lincoln is the municipal water purveyor and is responsible to provide safe, reliable and affordable water for the area shown in the City of Lincoln Conceptual Water Distribution Map (June 2004), and the proposed land uses as shown in the updated General Plan Land Use Map.

The March 2008 General Plan water demand (including Village 1) was estimated to be approximately 53,000 acre-feet per year (AF/yr). The projected demand will be met from a combination of five types of supply and from five sources:

- » Potable, treated surface water from Placer County Water Agency (PCWA)
- » Potable, treated surface water from Nevada Irrigation District (NID) (under study at this time)

- » Potable groundwater from City wells to provide emergency back up to PCWA Supply
- » Non-potable raw water, under private contracts from NID (Hemphil Canal). With NID approval the City may utilize the available raw water to irrigate the proposed landscape corridors in Village 1
- » Non-potable reclaimed water from the City's Wastewater Treatment & Reclamation Facilities (WWTRF)

Potable Water

Existing Water Supply and Facilities

Based on Appendix F of the 2008 City of Lincoln General Plan, the City currently relies on water from PCWA for its existing potable water demand. The City also relies on several wells as a back-up during peak water demand. There are three existing tanks that handle existing City storage requirements. Village 1 will benefit from these water tank sites. The first one, called Refinery Point, is located south of Village 1. The second site, called Conspiracy Point, is located near the Twelve Bridges community. PCWA provides water to Conspiracy Point, and the City acts as the retailer and distributes the water to the City customers. Currently the existing City demand is about 25,000 AF/ yr based on the 2003 General Plan revision to the 1998 General Plan. The City has constructed 29 miles of trunk lines to deliver the needed water to its

existing customers. An existing 24" water line that serves a portion of the City and runs through Village 1 has some additional limited capacity and will be used by Village 1 on an interim basis.

Water Demand and Supply

Based on the demand factors for the 2008 General Plan, the projected ultimate City demand is 53,000 AF/yr and 118 MGD for maximum day demand. The total maximum daily demand for the Village 1 Specific Plan is estimated to be about 8.0 MGD, or approximately 3,580 AF/yr of average demand.

In order to meet the new water demand for the entire Village 1 and the rest of the General Plan, the City plans to purchase additional water from PCWA and potentially treated water from NID from a future treatment plant facility (under study at this time), in addition to installing several new wells to augment the peak demand. If feasible, the City's objective is to serve the areas within NID service area with water from NID.

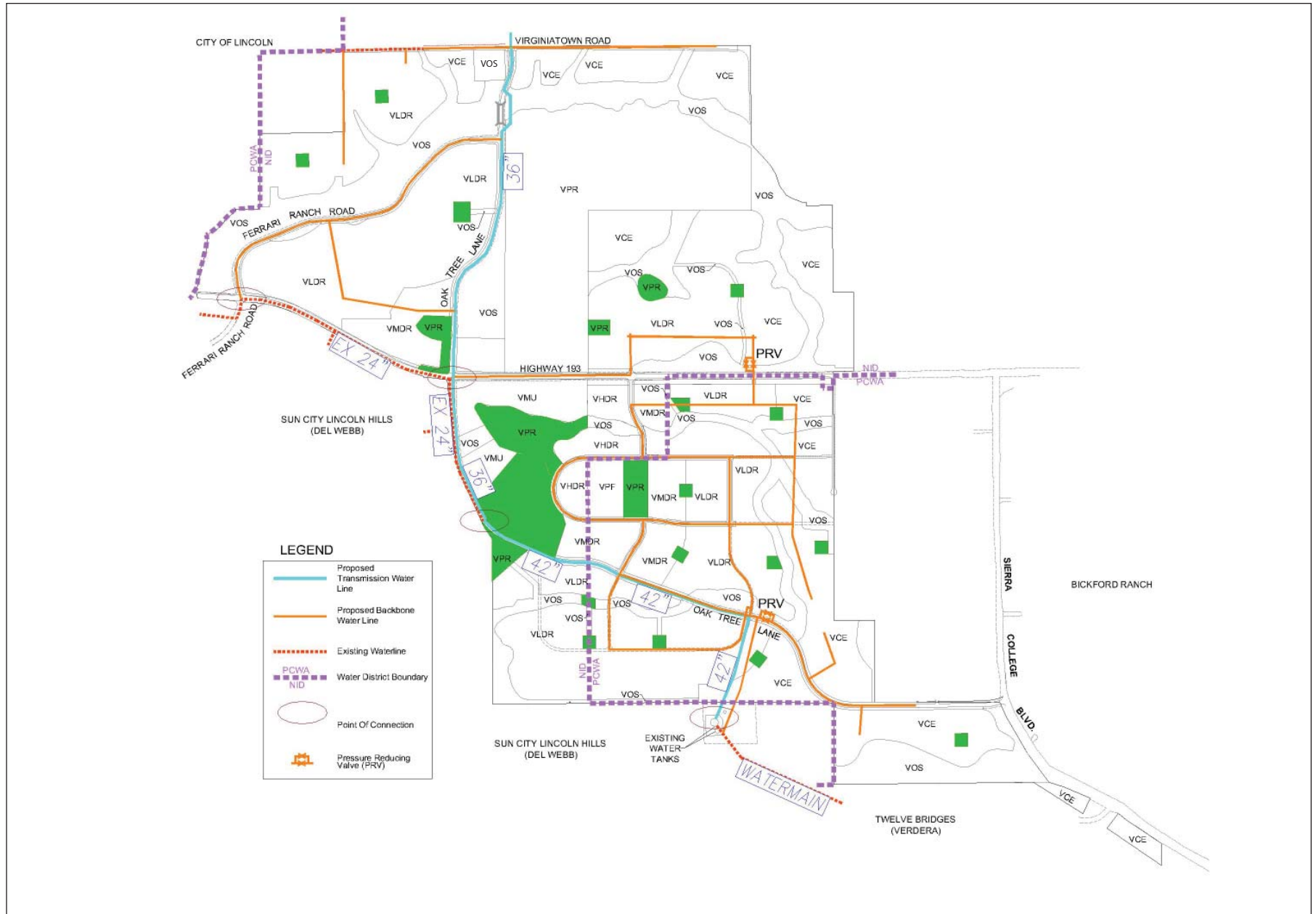
In order to meet the storage requirement and the peak demand, the City plans to increase the water storage capacities to approximately 100 MG by adding additional tanks in multiple locations within the City. It is anticipated

that Village 1 will be able to rely on these supplies and water reservoirs for the Specific Plan build-out

Required Improvements

The Village 1 water improvements will include upsizing a portion of the existing 24" transmission line located in Oak Tree Lane south of SR 193, construction of a new transmission line in Oak Tree Lane, and installing backbone water lines to serve each development area within Village 1. The new transmission line in Oak Tree Lane will connect the village to the existing City tank site east of the village 23, by Del Webb and extend northerly to Village 2. This transmission line will be able to deliver water from PCWA supply and/or the new NID water treatment plant to the General Plan area. Based on the historical data available, Village 1 will not have any proposed wells within its boundaries; however, it will benefit from the existing and proposed new well sites in other locations of the City.

In addition to the above proposed improvements, internally looped domestic water backbone lines are planned to provide water to service connections within the development. The proposed improvements are shown in Exhibit 5.1, Backbone Water System Plan. All the water facilities will be installed per the City of Lincoln's Design Criteria and Procedures Manual and will be operated by the City.



N. T. S.

Exhibit 5.1: Backbone Water System Plan

Reclaimed Water

As part of the updated General Plan, the City is developing a system to reuse the treated wastewater with priority to recreational, industrial, and agricultural landscaping along roadways. This use of reclaimed water is intended to help the City meet its treated effluent discharge requirements and reduce the development's potable water demand. The City's Wastewater Treatment and Reclamation Facility (WWTRF) is located southwest of the City on both sides of Fiddymont Road, between Athens Avenue and Moore Road. The City will need to have backbone infrastructure that is capable of delivering the treated effluent to the end users. Village 1 will not be served with reclaimed water by the City.

Raw Water

Existing Raw Water Supply and Facilities

The City's long-term water supply includes a combination of supply from different sources, including non-potable raw water under private contracts from NID (Hemphill Canal) and PCWA (Caperton Canal). Although the raw water use is not included in the City's summary water demands, it is understood that existing farmers and other users do rely on the raw water for their irrigation needs.

At this time, Del Webb Development and Catta Verdera Golf Course (previously known as Twelve Bridges) utilize raw water from PCWA via the Caperton Canal. The Turkey Creek Golf Course in the Village 1 portion of the Del Webb Development and the Lincoln Crossing community rely on raw water being delivered by NID via the Hemphill Canal for their irrigation needs. On a larger scale, NID delivers waters to rice farmers and other uses along Auburn Ravine, reaching as far as Sutter County. Although there is plenty of raw water, this water is seasonal and is available mostly between April and October. NID uses diversion gates and sluice gates to divert the water and deliver it to its customers.

Specific Plan Raw Water Demand and Improvements

At the time of Specific Plan approval, raw water was not used in the water demand/supply calculations conducted for the development. However, raw water has the potential of meeting a portion of Village 1's irrigation needs, especially within the existing golf course that is currently being served by NID and the Jos Walkup Ranch property (refer to the ±145-acre property owned by Layn, Et. Al. on Exhibit 1.3 of this Specific Plan) west of Turkey Creek Golf Course.

The existing NID canal within the Jos Walkup Ranch property will have to be maintained and improved as part

of the proposed development in order to continue serving the current customers south of SR 193, which includes Del Webb and Lincoln Crossings among others. Improvement costs and maintenance responsibility will be identified in the individual projects' development agreements with the City, as applicable. It is anticipated that the landscape corridors within Village 1 will also be irrigated using raw water from Nevada Irrigation District (NID) after securing an agreement between the City and NID.

5.2.2 Wastewater

The sanitary sewer service to Village 1 will be provided by the City of Lincoln treatment system using the existing regional WWTRF located to the southwest of the City. In anticipation of the updated General Plan, the City has built a state-of-the-art facility capable of expanding the capacity of sewage being treated with a planned expansion to the facility. The trunk system that conveys effluent from within the General Plan area, as well as from Placer County and the City of Auburn, has not been fully built yet.

The regional participation is still under discussion with County of Placer for its feasibility. Village 1's sewer infrastructure system will consist of a series of gravity pipelines connecting to an existing on-site interceptor built within SR 193. The City has adequate wastewater

treatment and interceptors capacity to accommodate the proposed development.

Existing Wastewater Facilities

The City's WWTRF includes planning for up to 12 MGD of wastewater, and will ultimately serve as a regional plant with a capacity for up to 24 MGD. The regional sewer interceptor has been constructed from the treatment plant up to SR 193 East of Oak Tree Lane and its size increases from 42" line in SR 193 and up to 66" at the treatment plant.

The existing trunk sewer line has enough capacity to handle the future development flows from Village 1 and regional flows from Placer County. At this time, the City and the County are still negotiating the cost-sharing agreements and if/when the County will begin using the oversized facilities.

Specific Plan Wastewater Improvements

The Specific Plan has multiple proposed connections to the existing 42" sewer inceptor located in SR 193. Based on the City's design standards, the total average flow generation for Village 1 is estimated to be approximately 1.36 MGD. The City's master plan for the WWTRF has allocated capacity to serve Village 1.

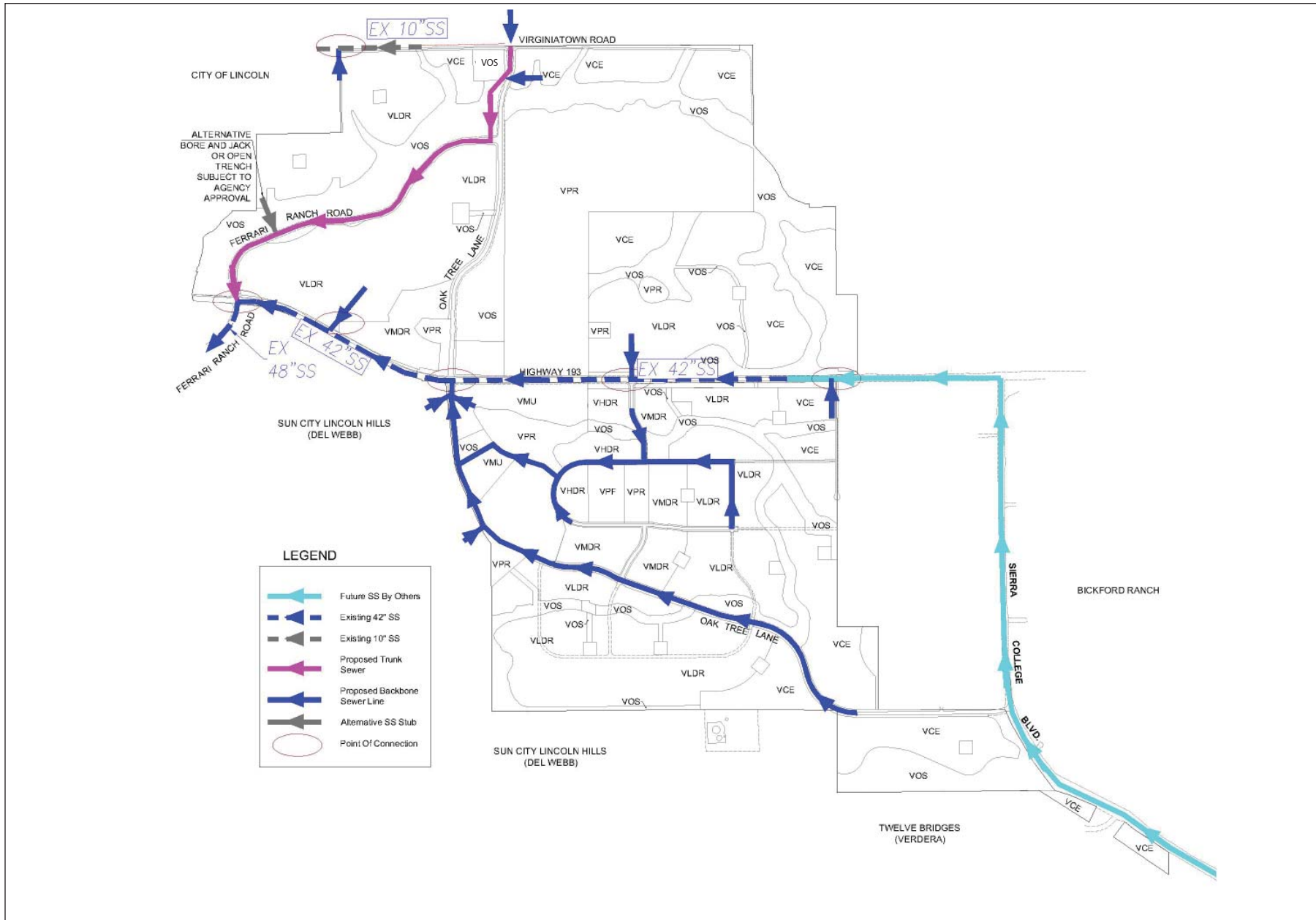


Exhibit 5.2: Backbone Wastewater System Plan



In addition to Village 1 flows, the trunk system within Village 1 will be upsized to accommodate flows from Village 2 as required by the City's General Plan.

Village 1 development will be served by gravity lateral collector facilities connected to the regional interceptor. The planned backbone sewer system will be located within the existing and proposed road right-of-ways. Exhibit 5.2 illustrates the wastewater collection system for Village 1.

5.2.3 Storm Drainage and Flood Control

The City of Lincoln lands, including the Village 1 Specific Plan area, are tributaries to multiple streams that are tributary to North Drainage Canal of the Natomas Cross Canal (see the General Plan Update - Drainage and Hydrology Constraints prepared by Civil Solutions). This report summarizes the overall City drainage existing and proposed facilities in addition to the policies and requirements for new developments.

The City is currently working on the updates to Federal Emergency Management Agency (FEMA) maps based on the latest modeling performed by the City for the various watersheds and to reflect recent developments in the City like the Del Webb and Lincoln Crossing master planned

communities. Village 1 will have to process through FEMA a new Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) for the village in order to map the new floodplain based on the future development and all of the proposed improvements such as bridges and drainage outfalls.

The proposed drainage improvements within Village 1 include a combination of conventional subsurface and surface drainage systems, including enhancement of existing channels where permitted, construction of pipe conveyance systems and outfalls, and inclusion of culverts/pedestrian bridges over tributary crossings and Oak Tree Lane bridge over Auburn Ravine. In addition, the development incorporates extensive water quality treatment methods for stormwater and other urban runoff (see Section 5.2.4, Water Quality).

Existing Site Hydrology

Village 1 includes two major sheds and six minor sub-sheds within the Auburn Ravine and Ingram Slough watersheds. North of SR 193, Village 1 primarily drains to Auburn Ravine, whereas south of SR 193, it drains to Ingram Slough. The Ingram Slough watershed is a tributary to the Auburn

Ravine watershed, and connects with Auburn Ravine at the westerly end of the City, west of Fiddymment Road.

The drainage sheds in Village 1 are illustrated on Exhibit 5.3. Sheds “A” and “B” are located on the northeastern side of the Specific Plan area and drain to Auburn Ravine. Shed “C” drains to the ditch existing along SR 193 and then to Auburn Ravine. Sheds “D” and “E,” located on the southeastern portion of the Specific Plan area, drain to Ingram Slough North. Shed “F” drains to Ingram Slough South.

Specific Plan Drainage Improvements

The Specific Plan’s drainage improvements are illustrated on Exhibit 5.4, and are subject to refinement when the project-level Stormwater Master Plan is prepared. Stormwater will be collected and piped from the proposed development areas and discharged through outfalls into the open space drainage corridors. The drainage system is a gravity system and will be designed and constructed in accordance with City of Lincoln Improvement Standards. The number and location of outfalls shown on Exhibit 5.4 are based upon best available information, subject to refinement through the subdivision improvement. Drainage improvements will be coordinated with the preserve area Operations and Management Plans, as

required by the Clean Water Act 404 permit within each development area.

Auburn Ravine easterly bank may be improved and regraded to enhance the conveyance capacity. Ingram slough and its tributary areas within the project may be deepened and widened to increase capacity as approved by permitting agency.

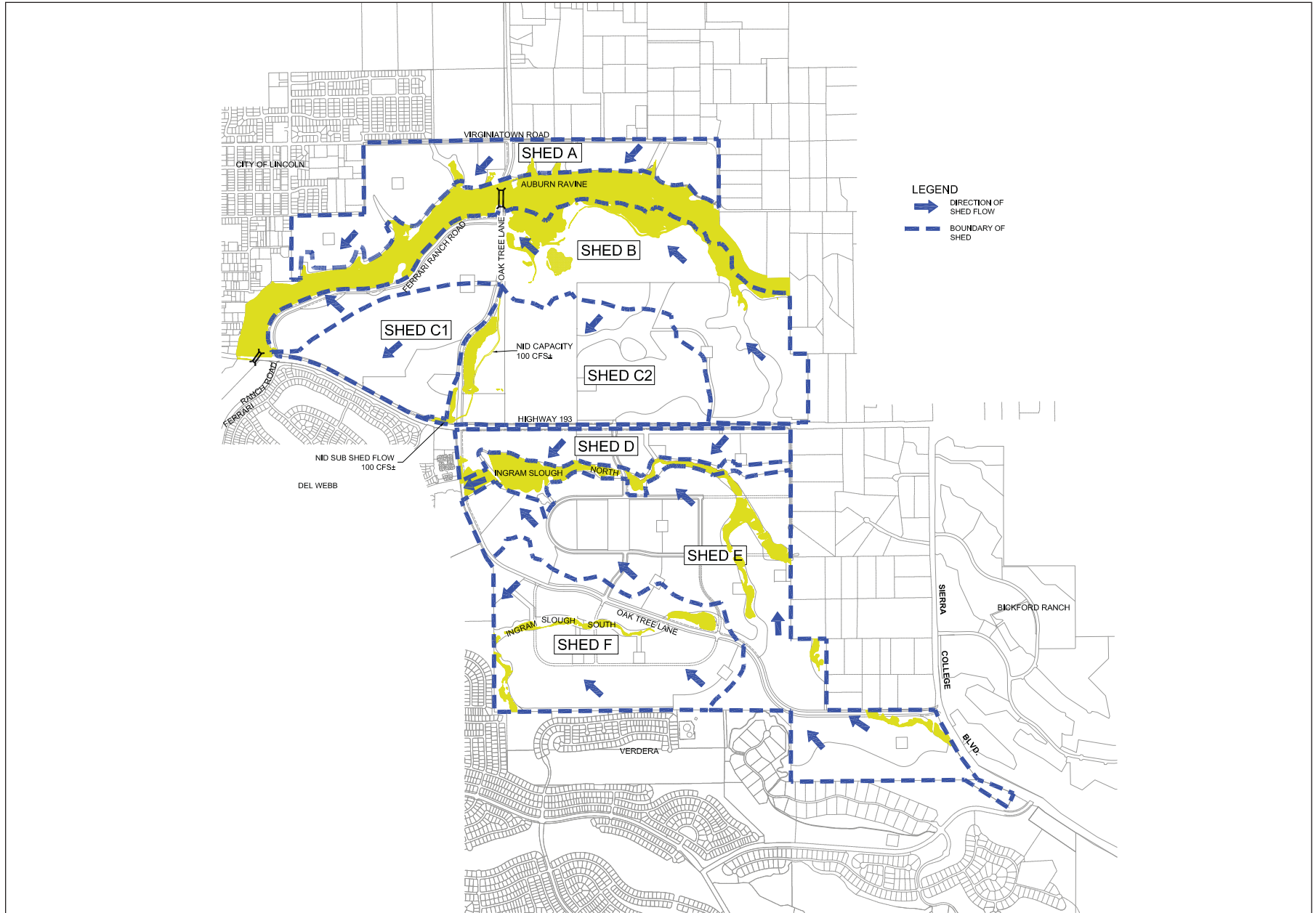
This Specific Plan incorporates stormwater quality treatment through the implementation of grassy swales at pipe outfalls to remove pollutants by filtration. Oil/ water grit separators will be provided as required on non-residential projects and in areas of discharge where other water quality facilities are deemed infeasible.

Retention

At this time, no retention is assumed to be needed for the Specific Plan area. The City’s stormwater retention system, which is an off-site facility known as Lakeview Farms, has the capacity to serve Village 1.

Detention

Each development north of SR 193 in the Specific Plan area, if required, will develop detention facilities in accordance



⊕ N.T.S.

Exhibit 5.3: Drainage Sheds and Floodplain

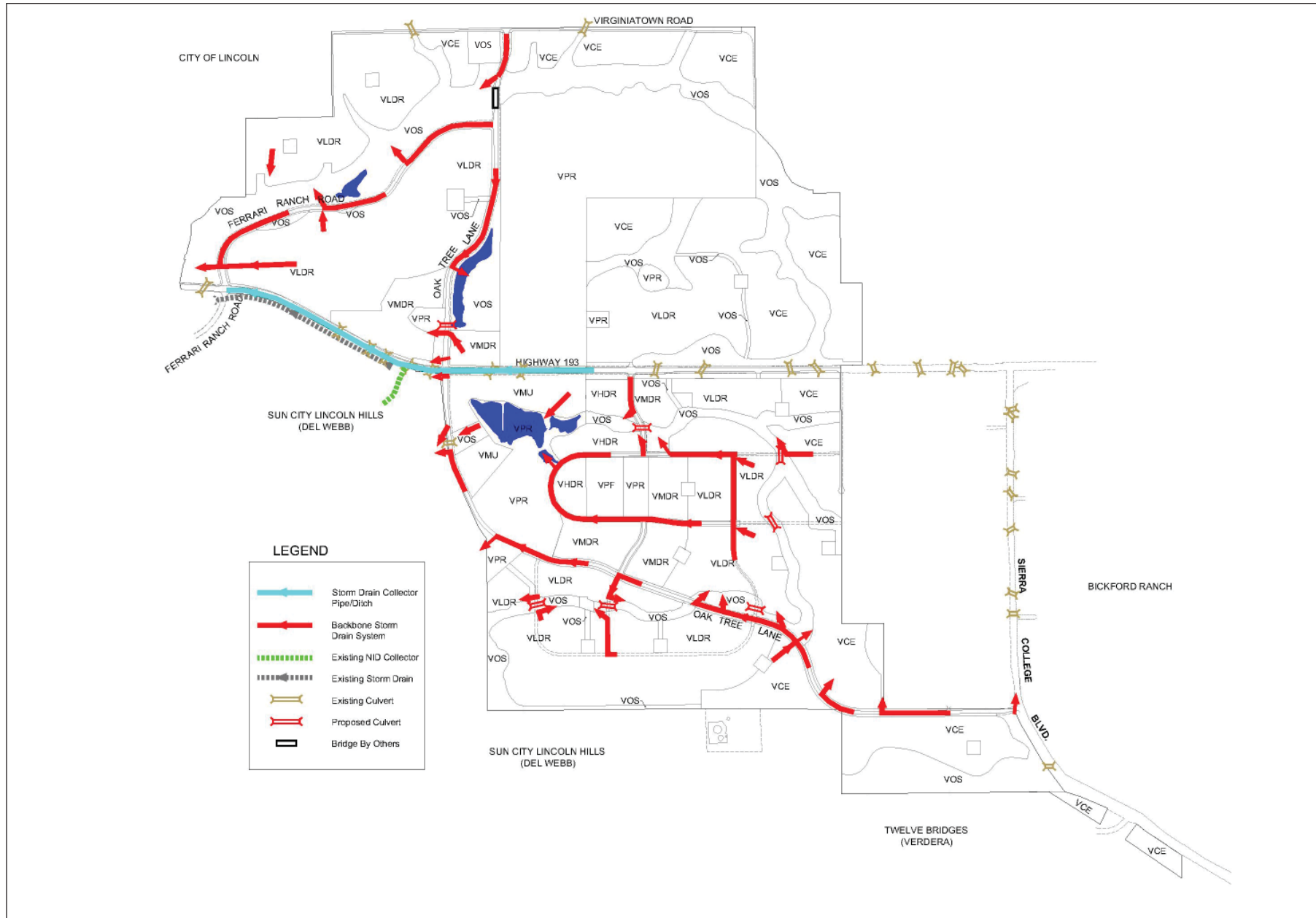


Exhibit 5.4: Backbone Drainage System Plan



with the Master Drainage Plan, Hydrologic (HEC-1) modeling completed by Civil solutions for Village 1. In addition, Auburn Ravine's easterly bank will be improved to meet the needed storage requirement and enhance the conveyance, similar to what has been constructed west of Ferrari Ranch Road in the Del Webb Communities, south of SR 193. These improvements will offer an excellent wildlife refuge habitat that will be an asset to the Village 1 community. The Development areas along the Ingram Slough watershed south of SR 193 will also adhere to the master drainage plan and construct any required drainage detention facility identified by the Hydrologic (HEC-1) modeling. The detention facility will be constructed on site and or within the proposed open space as approved by the permitting agencies.

5.2.4 Water Quality

The Village 1 Specific Plan has been developed with great emphasis on water quality by utilizing many of the principles in Low Impact Development (LID). LID is a sensible approach to land development and stormwater management of urban runoff. Many green sustainable features that are an integral part to water quality have been included in the development of this plan, and many other principles and LID tools and techniques will be implemented during the development phase of the

project. Major green and sustainable features used in the Specific Plan include the preservation of a large area of open space (including the preservation of Auburn Ravine), wetland areas, enhancement of existing NID canal and several existing man-made lakes, the inclusion of many paseos and green corridors, as well as compact and sensible development. These sustainable features aid in maintaining a large portion of the natural hydrologic character of the Specific Plan area, thus minimizing the negative impacts on water quality.

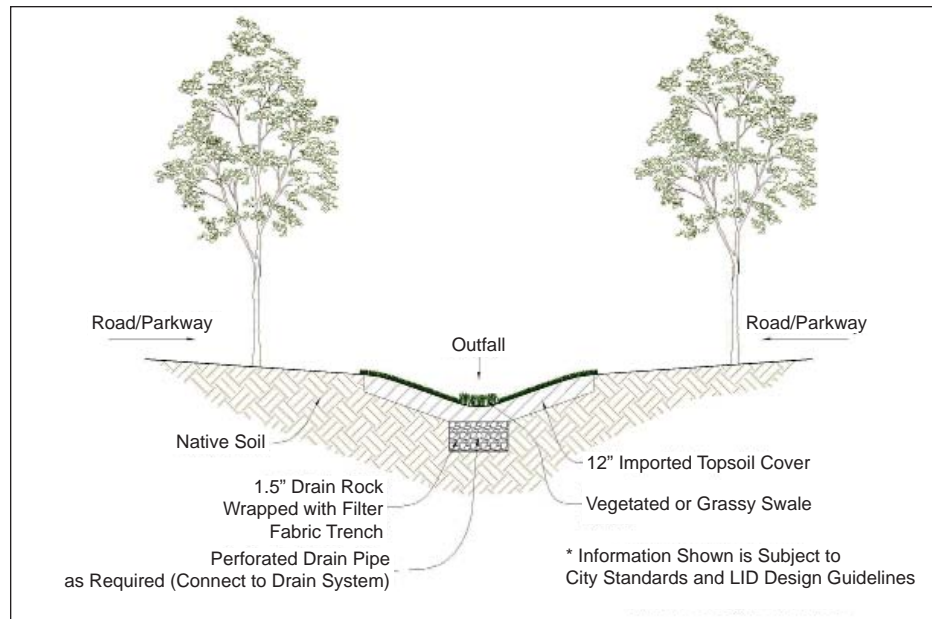
As the individual development area increases, the goal will be to use extensive Best Management Practices (BMP) and techniques to treat and protect surface ground water quality. Bio-filtration of surface runoff is one effective way to treat surface run-off and could be incorporated in the open space and landscape areas. All proposed water quality treatment methods will be in accordance with the local and the State Water Resources Board and any rules and regulations in place at the time of development. See the National Pollutant Discharge Elimination System (NPDES) Phase II requirements.

The emphasis in Village 1 will be on controlling the pollutant at the source by applying the LID principles. Using LID Tools is a cost-efficient and effective method for managing runoff without the need for extensive water

quality improvements and protecting the environment. LID tools include the implementation of techniques such as the use of porous pavement, grassy swale, reduced hardscape, amended soil, bioretention cell or rain garden, disconnected roof drain, and preservation of native vegetation and natural drainage flow.

In addition to the LID tools listed above, the Specific Plan may include buffer zones adjacent to wetlands and sloughs as bio-filtration, stormwater detention/retention basins (where applicable) that also provide active and passive recreational opportunities. The Village 1 land use plan has capitalized on the opportunity available at the existing

man-made lake within the Ingram Slough corridor adjacent to Oak Tree Lane. This lake will be a great amenity to the community in term of wildlife habitat, water quality and potential use for recreational activities. The open space corridors and paseos will be used to help control stormwater runoff as close to the source as possible, slow the flow of water and convey water on the surface. Utilizing these methods of conveyance not only minimizes the installation cost of major pipe conveyance system, but will also focus on mimicking the natural hydrological process and enhance the wildlife habitat, in addition to their great water quality enhancement role.

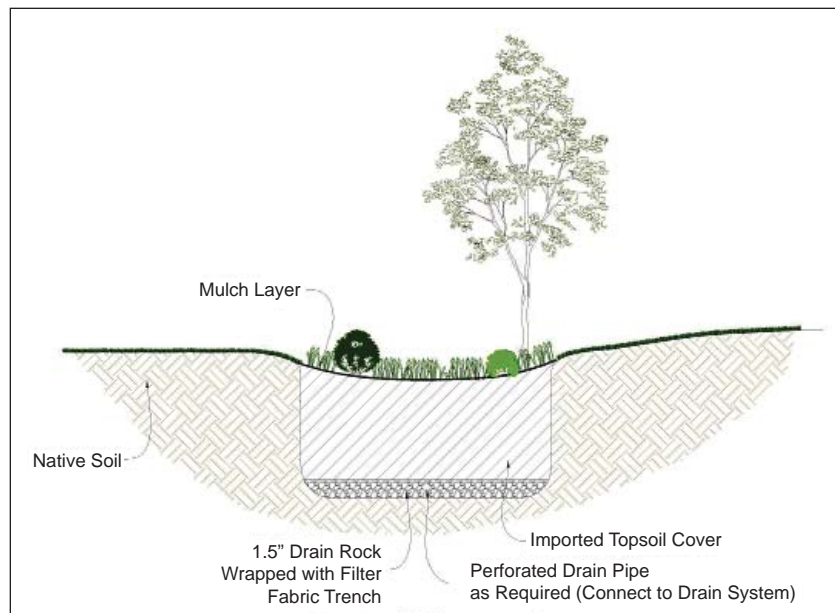


Typical Bioswale

Village 1 will capitalize on the use of bioswales due to the ability to blend them with proposed landscaping and or allow them to coexist within the buffer open space. Bioswales are low-gradient, often vegetated surface channels through which surface water runoff is directed. The function of a bioswale is to treat runoff for pollutants like bacteria, nutrients, heavy metals like lead, fine sediment, some pesticides and herbicides, and residual oil and grease. Vegetation in a bioswale helps to slow water velocity and encourage deposition of fine sediment and heavy metals. These pollutants are then immobilized and no longer pose a threat to downstream water quality. When water carrying pollutants infiltrates into the soil,

some of the pollutants are decomposed by bacteria. Pollutants that can be broken down in this way are oil from roads and parking lots, and some pesticides and herbicides. Excess nutrients from fertilizers are taken up by the plants growing in the soil. Urban runoff often also contains potentially harmful bacteria from septic or sewer leaks or domestic animal feces. The concentration of these bacteria is reduced through breakdown by solar radiation when runoff is retained in a bioswale.

Bioretention may also be used in the open space or buffer areas. Bioretention areas function as soil and plant based filtration devices that remove pollutants through a variety



Typical Bioretention

of physical, biological and chemical treatment processes. The reduction of pollutant loads from receiving waters is necessary for achieving regulatory water quality goals. Village 1 will also utilize the advancing technology of mechanical treatments, if the implementation of the natural means become prohibitive. Below are some of the available mechanical methods at this time:

- » Oil/Water Separators: The oils/water separators are designed to remove all free and dispersed non-emulsified oil and some settleable solids from waste streams. If emulsified or dissolved oils are present in the waste water, additional downstream filtration may be required. The principal function of the oil/water separator is to remove gross quantities of free oil before further treatment. In this capacity, the oil/water separator protects more sensitive downstream treatment processes from excessive amounts of oil.
- » Continuous Deflective Separation or Mechanical Separators: These units are specially designed concrete or fiberglass sumps that trap pollutants in underground vaults for later removal. The units are tied into the existing storm drain system. A weir diverts low and moderate flows through the unit, which separates out sediment, trash and some oil and grease. The filtered stormwater is then discharged back into the storm drain

system or to a bioswale via gravity flow. These units are designed to divert and filter the first flush of storms, which typically contain the highest concentration of contaminants. The units are periodically cleaned out to remove the trapped pollutants.

5.3 Dry Utilities

Dry utilities, including electricity, natural gas, communication and solid waste, will be provided by extending existing facilities and services by regional utility companies.

5.3.1 Electricity

Electrical service will be provided by Pacific Gas & Electric (PG&E). PG&E will supply adequate electric power and install necessary distribution facilities to serve the project area. All new lines installed in Village 1 shall be placed underground.

It should be noted that Assembly Bill 1890, commonly referred to as the "Public Utilities Act," has allowed for the deregulation of public utilities in California. Based on this Act, a number of other service providers are able to enter the marketplace. Consequently, there may be other utility

service providers in the future providing the same services that PG&E currently provides to the general vicinity.

5.3.2 Natural Gas

Natural gas service will be provided by PG&E, in accordance with PG&E's policies and extension rules on file with the California Public Utilities Commission at the time the contractual arrangements are made.

It should be noted that Assembly Bill 1890, commonly referred to as the "Public Utilities Act," has allowed for the deregulation of public utilities in California. Based on this Act, a number of other service providers are able to enter the marketplace. Consequently, there may be other utility service providers in the future providing the same services that PG&E currently provides to the general vicinity.

5.3.3 Communication

Telephone service will be provided by AT&T or Surewest. Cable television and high-speed internet services will be provided by AT&T, Surewest or Starstream.

5.3.4 Solid Waste Disposal

The City's Department of Public Services provides solid and green waste collection services within the City. Waste is transported to the Western Placer Waste Management Authority's (WPWMA) 315.9-acre Western Regional Sanitary Landfill (WRSL), located adjacent to the intersection of Athens and Fiddymont Roads, west of SR 65.

The City currently operates a Blue Bag Recycling Program, which is a voluntary recycling program available to the City's refuse customers. Recyclable items are collected in the bags and processed at the Materials Recovery Facility (MRF) of the WRSL. The MRF separates and recovers waste products for recycling, reuse or conversion to energy resources. As of 2005, the City recycled 74% of its waste, which was one of the highest percentages of solid waste recycling in California.

In addition to the waste recycling program, WPWMA has contracted with Energy 2001, Inc to produce electricity that is sold to PG&E, which is a great use of the gas that the landfill naturally produces.

The current maximum allowable daily tonnage at the WRSL is 1,900 tons/day, and the MRF tonnage is 1,750 tons/day. Fees will be collected from residential and commercial accounts to cover collection costs and disposal methods.

5.4 Public Facilities and Services

The Specific Plan identifies the public facilities and services, including parks and recreation facilities, schools, libraries, law enforcement and fire protection services, necessary to meet the needs of Village 1 residents. Public facilities and services are described below.

5.4.1 Parks and Recreation

Approximately 40% of the Village 1 area is devoted to parks, open space, and recreation facilities that support a variety of active and passive recreational opportunities. The Specific Plan provides for a community park, a community/neighborhood park, neighborhood parks, mini parks, natural open space and an existing golf course, as well as a pedestrian and bicycle trail system that connects all the parks, recreational and open space elements within the neighborhoods of Village 1. Parkland identified on the Specific Plan's Land Use Plan will be improved and dedicated by the project developers to the City, pursuant to the terms contained in the development agreements for individual development projects.

The City's General Plan Public Facilities Elements requires

9 acres of parkland be provided per 1,000 residents, including 3 acres of City-wide parks, 3 acres of community/neighborhood parks and 3 acres of open space. Table 5.2, Parkland Credit, shows a breakdown of the Village 1 parks, recreational amenities and open space receiving credit toward parkland dedication. As indicated in Table, 5.3, Parkland Requirements, the projected build-out population of Village 1 is 17,620 persons, and the parkland requirement is 158.6 acres. The Specific Plan provides a total of 173.9 acres of parkland, which meets the City's requirement.

Table 5.2
Parkland Credit

Park / Open Space Type	Acreage Provided	Credit Ratio	Credited Acreage
Community Park	55.8 acres	1:1	55.8 acres
Community/Neighborhood Park	8.8 acres	1:1	8.8 acres
Neighborhood Parks	19.9 acres	1:1	19.9 acres
Mini Parks	14.1 acres	1:1	14.1 acres
<i>*Traditional Parkland Subtotal</i>	<i>98.6 acres</i>	--	<i>98.6 acres</i>
Village Paseo (excluding lake)	71.6 acres	1:5	14.3 acres
Neighborhood Paseos	6.2 acres	1:5	1.2 acres
Landscape Corridors with Trails	49.1 acres	1:5	9.8 acres
Development Edge Buffers	3.4 acres	1:10	0.3 acre
Auburn Ravine	123.6 acres	1:10	12.4 acres
Oak Woodlands / Natural Areas	149.5 acres	1:10	15.0 acres
Golf Course (Existing)	222.6 acres	1:10	22.3 acres
<i>*Non-Traditional Parkland Subtotal</i>	<i>626.0 acres</i>	--	<i>75.3 acres</i>
Total Credited Parkland Acreage		173.9 acres	

* See Exhibit 3.3 (Open Space & Recreation Plan) on page 3-15 for open space locations.

Table 5.3
Parkland Requirements

Land Use Category	Units	Persons per Household	Population Estimate	City-wide Park Requirement ¹	Neighborhood/Community Park Requirement ¹	Open Space Requirement ¹
VCE	761 du	3.6 persons	2,740 persons	3 acres per 1,000 persons	3 acres per 1,000 persons	3 acres per 1,000 persons
VLDR	2,883 du	3.6 persons	10,379 persons			
VMDR	910 du	2.8 persons	2,548 persons			
VHDR	576 du	1.8 persons	1,037 persons			
VMU	509 du	1.8 persons	916 persons			
Subtotal	5,639 du	--	17,620 persons	52.9 acres	52.8 acres	52.9 acres
Total Parkland Required				158.6 acres		
Type of Parkland Provided				55.8 acres	42.8 acres	76.0 acres
Total Parkland Provided				173.9 acres ²		

¹ Based on the City of Lincoln's parkland requirement of 9 acres per 1,000 residents, including 3 acres of City-wide parks, 3 acres of neighborhood/community parks and 3 acres of open space.

² Refer to Exhibit 3.3: Open Space and Recreation Plan for conceptual park and open space locations.

5.4.2 Schools

The Specific Plan area is located within the boundaries of Western Placer Unified School District (WPUSD). The WPUSD currently has four K-5 elementary schools, one K-8 school in Sheridan, one Grade 6-8 middle school, one Grade 9-12 high school, and two alternative schools in the City of Lincoln. Existing schools located within the vicinity of the Specific Plan area that may serve the K-12 school level needs of the community include Coppin Elementary School, Twelve Bridges and Glen Edwards Middle School and Lincoln High School.

The Specific Plan allocates a 12.1-acre site for a new elementary school to meet the projected demand created by Village 1. The school site is centrally located between the Village Center and the community/neighborhood park. Planning and construction of the elementary school will be by the WPUSD. The Village 1 project developers will pay their fair shares of school impact fees to the WPUSD in accordance with California state law and as specified in the development agreements.

5.4.3 Libraries

Library services will be provided by the Lincoln Public Library. The City currently operates two libraries that offer

access to popular collections, school related resources, story times, and computers for word processing and internet access — Cargenie Library, located at 590 Fifth Street, and Twelve Bridges Library, located at 485 Twelve Bridges Drive. Village 1 project developers will pay the required impact fees for capital improvements to the City libraries pursuant to the City's Public Facilities Element Fee program.

5.4.4 Law Enforcement

Law enforcement services, including response to calls, crime investigation, crime prevention and public education, will be provided by the City's Police Department. Village 1 project developers will pay the required impact fees for police capital improvements pursuant to the City's Public Facilities Element Fee program.

5.4.5 Fire Protection

Fire protection and emergency response services will be provided by the City's Fire Department. Village 1 project developers will pay the required impact fees for fire capital improvements pursuant to the City's Public Facilities Element Fee program.

This page is intentionally left blank.

6 • RESOURCE MANAGEMENT PLAN



6.1 Overview

The topography of the Specific Plan area is generally level north of SR 193, with gently rolling hills located south of SR 193. Three creeks with associated drainage features run east-west across the site. The undeveloped portion of the site, historically used for grazing and ranching, consists of non-native grassland, oak woodland, and riparian corridors.

One of the guiding principles for the Specific Plan emphasizes preservation of natural habitats and integration of open space resources into the proposed development where feasible. Environmentally sensitive areas are to remain in their natural condition, whenever possible, and enhanced to promote wildlife habitat and provide corridors for pedestrian circulation.

The Specific Plan promotes an overall ecosystem-level conservation strategy that will be both ecologically viable and compatible with Placer County's regional conservation goals. These goals will be met through the preservation and enhancement of natural habitat on site, combined with off-site mitigation and compensation. The Specific Plan establishes interconnected open space areas that are driven by the protection of significant natural resources and allow for potential connectivity with larger scale resource conservation efforts. These open space corridors and associated resources serve as a defining element of the Specific Plan.

The ecosystem-level strategy starts with the incorporation of storm water quality management controls located within the developed portion of the Specific Plan that minimize pollutants that would otherwise be discharged to the preserved aquatic habitat. Other protective measures, such as signage, restrictions on vehicular access, and pest management programs will be incorporated into detailed management plans developed in coordination with state and federal agencies.

The City of Lincoln Village 1 Oak Woodland Mitigation and Management Plan has been developed to address impacts to oak woodlands associated with the Village 1 project and to ensure that impacted oak woodland habitat is

replaced through the establishment of new oak woodlands or mitigated through the protection of existing mature oak woodland. A copy of the complete Oak Woodland Mitigation and Management Plan can be found in Appendix C of this document.

Figure 2.3 in this document identifies Specific Plan open space and resource areas. The land use plan was designed to avoid areas of resource concentration and to allow for the uninterrupted flow of natural drainageways.

6.2. Wetland Resources

The hydrologic functions and wildlife habitat values provided by wetlands and natural drainageways, are important environmental components that shape the character and quality of the Specific Plan. It is a principle of the Specific Plan to preserve and enhance the biological value of aquatic resources where feasible.

6.2.1. Wetlands and Waters of the U.S.

Various wetland types occur throughout the Specific Plan site. Many of these occur as isolated basins within the areas of relatively flat topography, while others are associated with interconnected drainages that occur across the site. Section 404 of the Clean Water Act (CWA)

requires that permits be obtained from the U.S. Army Corps of Engineers (Corps) for activities associated with the discharge of dredged or fill materials into wetlands under the jurisdiction of the Corps and other waters of the U.S.. Consequently, all such activities within the Specific Plan will only occur under authorization from the Corps. Similarly, permits for impacts to waters of the state must be obtained from the Regional Water Quality Control Board and the California Department of Fish and Game.

The primary types of wetlands and other waters of the U.S. located within the Specific Plan area are described, below.



6.2.1.1. Seasonal Wetlands/Drainage Swales

Seasonal wetlands and drainage swales occur within the annual grassland and woodland communities as shallow depressions underlain by slowly permeable soils.

The seasonal wetland depressions/swales are typically saturated only during the “wet” period.

The “drier” seasonal wetlands/swales may be dominated by low-growing grasses and annual herbs such as rye grass, Mediterranean barley, and hyssop loosestrife. “Wetter” features may be dominated by Baltic rush, annual rabbit-foot grass, Bermuda grass, and creeping spikerush. During the rainy season, these seasonal wetlands and drainage swales provide habitat for aquatic invertebrates and amphibians, contribute to groundwater recharge, and attenuate localized runoff. For most of the remainder of the year, wildlife use is similar to that of typical Central Valley non-native annual grassland habitat.

6.2.1.2. Auburn Ravine

Auburn Ravine, a perennial creek, crosses the northern portion of the project area near the northern boundary. Auburn Ravine originates to the east near the City of Auburn, and ultimately flows through the City of Lincoln to the East Side Canal. Through the Specific Plan area, Auburn Ravine is generally characterized by its riparian habitat that includes several varieties of oak, willow, and cottonwood species. Auburn Ravine functions as an anadromous fish-bearing stream with year-round flows that are primarily influenced by storm events and irrigation deliveries.

6.2.1.3. North and South Ingram Slough

North Ingram Slough and South Ingram Slough run east-west across the site south of SR 193. A number of drainageways, ponds, and an irrigation canal system belonging to Nevada Irrigation District also exist on-site in association with North and South Ingram Slough. Flows in North and South Ingram Slough are augmented by irrigation deliveries, but portions of the sloughs cease to contain flows during the non-rainy season.

6.2.2. Wetland Preservation and Compensation Program

An overall goal of the Specific Plan includes the no net loss of wetland functions and values. The land plan has been designed to preserve large, contiguous open space areas and to allow for the enhancement of existing wetland features. Due to development constraints, not all wetland features can be feasibly avoided. Impacts occur primarily in areas where seasonal wetlands and drainage features are widely dispersed.

Authorization under CWA Section 404 from the Corps will be required to fill wetlands and other waters of the U.S. that are not avoided within the Specific Plan. It is anticipated

that separate authorizations will be sought for each phase or parcel within the Specific Plan although multiple phases or parcels may be combined under a single authorization. In total, the Section 404 permits will include provisions for the mitigation of all impacted wetlands under the jurisdiction of the Corps.

Although specifics may vary by phase, mitigation of impacted wetlands will be achieved through a combination of 1) on-site wetland creation/restoration, and 2) off-site mitigation through purchase of habitat credits and/or offsite wetland creation/restoration. Compensation ratios for the mitigation of impacted wetlands will be determined in consultation with the Corps pursuant to the terms of each Section 404 permit.

6.2.3. Resource Preservation Measures for Village 1

The following describes some general preservation measures required throughout the Specific Plan area.

6.2.3.1. Development Adjacent to Open Space

During all phases of the Specific Plan, temporary high-visibility fencing will be installed and maintained adjacent to active construction areas that border sensitive open space, such as those areas subject to Section 404 permit-related restrictions. Signs will be placed on the temporary fencing indicating that sensitive wetland and wildlife habitats are located within the fenced areas and that access is restricted.

As phases of the Specific Plan are developed, permanent open fencing or other vehicle access control structures will be installed along the perimeter of the sensitive open space areas. Fencing, gates, and access control will help limit vehicular access to approved maintenance staff and emergency agencies. Pedestrian pathways within open space will be located in such a way that impacts to sensitive resources are minimized. Permanent signs will be installed at entrances into sensitive open space areas. The

signs will list restrictions on the uses of the open space and will identify the open space manager.

6.2.3.2. Operations and Management Plan

Operations and Management Plans (O&M Plans) will be developed and implemented in accordance with Section 404 permits obtained from the Corps. O&M Plans contain provisions for monitoring and reporting as overseen by a preserve (open space) manager. As part of the O&M program, disturbance to the open space and other maintenance issues deleterious to habitat will be identified, including, but not limited to, damaged fencing, vandalism, damaged open space signage, invasive weeds, trash accumulation, and erosion. Each O&M Plan will establish standards by which the open space will be evaluated. Restrictions on the uses and activities within the open space will be detailed in each O&M.

Developers of the Specific Plan phases will each be responsible for construction, monitoring, and maintenance costs associated with any constructed or enhanced wetlands or waterways within their associated open space areas. Deed restrictions or conservation easements will be recorded which will maintain the on-site open space areas as wetland and wildlife habitat in perpetuity.

6.3. Other Plant and Wildlife Resources

6.3.1. Riparian Woodland

Woodland areas within the Specific Plan primarily consist of blue oak woodlands in the southern portion of the project area and foothill hardwood woodlands in the northern portion, as well as valley foothill riparian woodlands along Auburn Ravine, North Ingram Slough and South Ingram Slough. The riparian vegetation ranges from sparse to dense multi-storied. The riparian vegetation provides nesting and cover habitat for a variety of local wildlife species including song birds, raptors, waterfowl, opossum, raccoon, deer mouse, broad-footed mole, striped skunk, and gray fox.



The riparian habitat also functions to protect water quality and moderate water temperature in the waterways. The root balls of the riparian vegetation stabilize the banks of Auburn Ravine and the sloughs while providing instream habitat for fish and amphibians.

The Specific Plan open space corridors follow the major riparian corridors with the site, including those along Auburn Ravine, North Ingram Slough and South Ingram Slough. Each O&M Plan prepared for an open space area that contains riparian habitat will address protection of the trees and other riparian vegetation.

6.4. Water Quality

The Specific Plan includes design elements to minimize the delivery of pollutants to protected wetlands and waterways. These elements include an emphasis on water quality management through use of Low Impact Development (LID) principles and conventional structural controls.

LID measures appropriate for use within the Specific Plan include 1) stormwater runoff reduction measures, such as porous pavement, reduced hardscape, amended soil, and bioretention cells or rain gardens, and 2) stormwater

treatment measures such as disconnected roof drains, bio-filtration, and grassy swales. LID treatment measures, such as grassy swales, may be located within open space areas where the installation and maintenance needs for the treatment device do not conflict with open space management goals and restrictions. Alternatively, these features may be placed in open space areas not subject to Section 404 permit preserve-related restrictions. In addition to the LID tools listed above, the Specific Plan may include conventional treatment controls such as stormwater detention/retention basins and mechanical treatment systems, such as CDS units, particularly where the implementation of the natural means become prohibitive or the anticipated pollutant loads are too high to be adequately reduced by LID alone.

6.5. Cultural Resources

Archeological resource sites are known to occur in and adjacent to the Specific Plan area. It is anticipated that further evaluation of the site with regard to archeological resources will occur as phases progress.

The Specific Plan is subject to the provisions of California State Senate Bill 18, which requires that cities consult with California Native American tribes prior to adopting a specific plan. The law is intended to facilitate government-

to-government (i.e., city government to tribal government) communication regarding land use planning and its potential effects to tribal cultural places. Although SB 18 is not part of the CEQA process, the Specific Plan EIR includes a description of SB 18 and cites the City's compliance with the law.

During future construction activity in the Specific Plan, site preparation activities could unearth an archeological artifact that may qualify as an historical resource. The Specific Plan EIR includes mitigation to address the unanticipated discovery of buried resources.

6.6. Air Quality

The greater Sacramento Region has been identified as a nonattainment area for both State and Federal ozone standards. The Specific Plan incorporates strategies to address projected air emissions associated with construction and occupancy of the development.

Approximately forty percent (40%) of the Specific Plan is devoted to open space, parks, and recreational areas designed to encourage residents to walk, run, ride bikes, and generally enjoy the community outside of the automobile. It is a principle of the Specific Plan to establish a comprehensive system of trails, paseos and pathways

connecting residential neighborhoods, school, recreational amenities and open space.

At the design level, pedestrian bridges and tree-lined separated sidewalks will be incorporated as a means to enhance non-vehicular modes of transportation. Building-specific design strategies may include, but are not limited to, low-emitting products for furnaces and air conditioners and photo-voltaic (solar power) systems. Strategic tree placement and species selection and building orientation may be used to enhance heating and cooling. Additional emission reducing measures include the use of electric landscaping equipment, programs encouraging the use of electric vehicles, or restrictions on the use of wood-burning fireplaces. Alternative modes of transportation will be encouraged through the designation of shared traffic lanes, in which neighborhood electric vehicles (NEVs) will be allowed to share the road with conventional vehicles or NEVs will be allowed to share lanes with bicycles.

During construction, dust and exhaust emissions will be generated by earth moving activities, construction traffic, and construction equipment. Prior to the issuance of grading permits, a Construction Emission/Dust Control Plan will be submitted to the Placer County Air Pollution Control District (PCAPCD) for review and approval. Contractors will be required by contract specification to implement all

measures from the approved Construction Emission/Dust Control Plan that are applicable to their activity. Because existing structures could contain asbestos, sampling and abatement performed in accordance with PCAPCD requirements will be required prior to any demolition.



7 • ADMINISTRATION AND IMPLEMENTATION PROGRAM

7.1 Introduction

The City of Lincoln will administer the provisions of the Village 1 Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, City of Lincoln General Plan, City of Lincoln Municipal Code, and other applicable State and City regulations. The development procedures, regulations, standards and specifications contained in the Village 1 Specific Plan and the accompanying General Development Plan shall take precedence over the City's Municipal Code, as it currently exists or may be amended in the future. Any development regulation and building requirement not addressed in the Specific Plan and/or the General Development Plan shall be subject to the City's adopted codes and regulations.

The Administration and Implementation Program identifies the programs, regulations and procedures that implement the Village 1 Specific Plan. This chapter discusses phasing of development; financing and maintenance responsibilities of public improvements, and the Specific Plan administration, modification and amendments.

7.2 Phasing

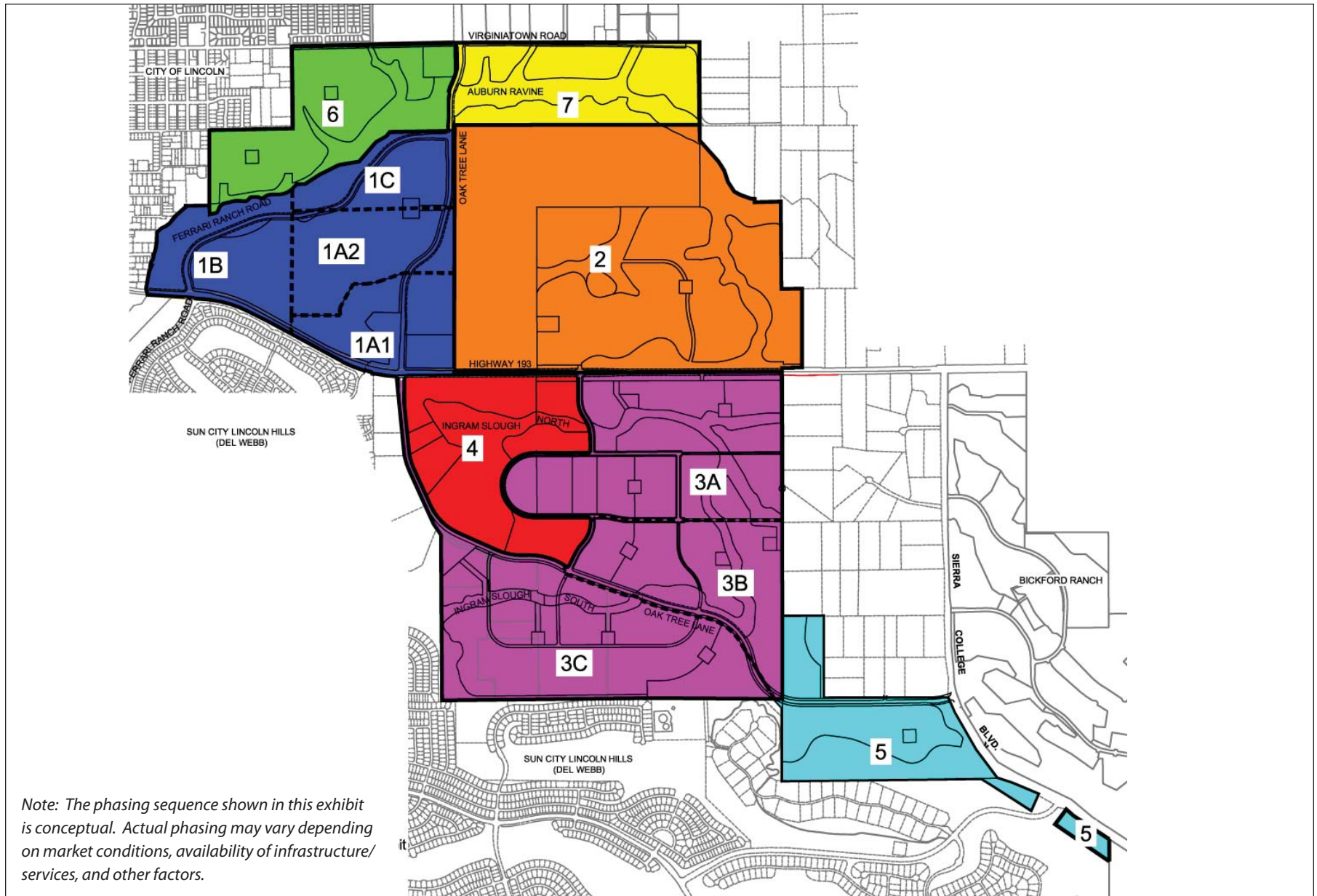
It is anticipated that implementation of the Village 1 Specific Plan will occur in seven phases (with the potential of Phases 1 and 3 being subdivided into sub-phases), as indicated on Exhibit 7.1, Phasing Plan, over a 20- to 30-year period. In general, new development is expected to commence in the western portion of the Specific Plan area north of SR 193.

The Conceptual Phasing Plan is intended to relate infrastructure requirements to proposed development. Since the Specific Plan area is comprised of 59 parcels under 45 different ownerships, the phasing sequence presented herein is conceptual. Actual phasing may vary depending on market conditions, availability of infrastructure facilities and services, and other factors not presently foreseeable. As such, phases may occur in any sequence and concurrently with one another, provided that the related infrastructure and services are adequately in

place prior to the issuance of an occupancy permit for the first building of any phase. Developers of individual phases will work with the City separately on the provisions of the required improvements.

7.3 Financing and Maintenance of Public Improvements

Construction and maintenance of public improvements to serve Village 1 are anticipated to be funded by a variety of mechanisms, as discussed below in this section. Table 7.1 summarizes the potential financing and maintenance mechanisms for the Village 1 public improvements. Specific details on financing requirements, improvement obligations, fees, reimbursements, land and easement dedications and conveyances, maintenance, and other related obligations will be stipulated in the individual projects' development agreements with the City. The Village 1 Land Equalization Analysis, prepared by Economic & Planning Systems, Inc. (EPS), was prepared to determine the fair share allocation of open space. Based on each property owner's fair share allocation and the actual parcel acreage zoned for public land uses, a surplus or shortfall of public land dedication and their corresponding dollar



N.T.S.

Exhibit 7.1: Phasing Plan

values were estimated in the Village 1 Land Equalization Analysis.

7.3.1 Financing Mechanisms

Several types of financing strategies and tools are available for funding the Village 1 public improvements and services. It is anticipated that the project will build-out using a combination of financing mechanisms that may include, but will not be limited to, the following:

Community Facilities Districts

The Mello-Roos Community Facilities Act of 1982 enables cities, counties, special districts and school districts to establish community facilities districts (CFD) and levy special taxes to fund a variety of facilities and services required by a specific plan. A Mello-Roos tax can be applied to the planning and design work directly related to the improvements being financed, and may also fund services on a pay-as-you-go basis including police and fire protection, ambulances, flood protection, recreational programs, parks and schools. One or more community facilities districts may be established to help fund the proposed public infrastructure and facilities for Village 1.

Special Assessment Districts

Special assessment districts, such as the Landscape and Lighting Act of 1972, the Municipal Improvement Act of 1913 and the Improvement Bond Act of 1915, provide methods of leveraged financing whereby a public entity determines an area in which the provision of facilities will benefit real property. One or more special assessment districts may be created for Village 1 to cover improvements such as landscaping corridors, open space areas and trails. This financing tool can be used for public improvements that directly benefit specific properties that are assessed to pay for the improvements at no risk to public agency general funds.

Impact Fees and Exactions

Impact fees and exactions are another tool for paying for new development resulting from increased population or demand for services. As part of the development agreement, impact fees and credits have been structured for the Village and are to be paid by developer's as they submit for development.

Developer Funding

In certain instances, funding for on-site facilities may be tied directly to the Village 1 project. Each developer

may pay a fair-share portion of the facility in exchange for development rights. On-site local streets, utility connections from the main trunk lines, and drainage facilities are typical examples of facilities that may be funded by the developer. Such improvements will usually be required concurrent with individual projects as they come forward.

7.3.2 Maintenance Responsibilities

Successful operation of maintenance districts and associations are important in ensuring that the project area is well maintained. It is anticipated that rights-of-way, parks, open space, landscape corridors, street lighting, trails/paseos, and other common public facilities will be maintained by a landscape and lighting district and/or homeowners associations. Decisions regarding the maintenance assessment program will be determined at a later project stage, and will be reviewed in concert with appropriate City departments.

All public streets in Village 1 will be designed and constructed to standards acceptable to the City, and will be dedicated to the City for operation and maintenance. Private streets will be the responsibility of either the

individual homeowner’s associations or other private maintenance association.

In some residential areas, smaller residential neighborhood associations may be formed to assume maintenance responsibility for common areas and facilities that benefit only the residents in those areas. Potential private recreation centers, common open space areas and private streets exemplify facilities that might come under the jurisdiction of a residential neighborhood association.

Table 7.1
Potential Public Improvements Financing
and Maintenance Mechanisms

Improvements / Facilities	Financing Options
Street Improvements	CFD / Fee / Developer Funding
Landscape Corridors, Trails and Paseos	CFD / SAD / Developer Funding
Water System Improvements	CFD / Fee / Developer Funding
Wastewater System Improvements	CFD / Fee / Developer Funding
Storm Drain System Improvements	CFD / Fee / Developer Funding
Parks	CFD / Fee
School	CFD / Fee

Improvements / Facilities	Financing Options
Library	CFD / Fee
Fire Facilities	CFD / Fee
Dry Utilities Facilities	Utilities Companies / Developer Funding
Governmental Services (police, fire)	CFD for Services / General Fund
Maintenance (landscape corridors, parks, open space)	Landscape and Lighting District and/ or HOA

7.4 Specific Plan Administration and Implementation

This Specific Plan shall generally be enforced in the same manner as the prevailing City of Lincoln procedure(s) to enforce the provisions of the zoning and subdivision codes. The Planned Development (PD) District designation will be applied to all areas within the Specific Plan area. Pursuant to Chapter 18.32 of the Lincoln Municipal Code, a General Development Plan is required as an implementation tool for the PD District. The Village 1 General Development Plan has been prepared consistent with the development framework established by this Specific Plan, and addresses

permitted uses, development standards and design guidelines for the applied PD District.

7.4.1 Subsequent Entitlements and Permits

Future development projects in Village 1 are subject to review and approval of subsequent entitlement and permits, such as Specific Development Plans, Development Permits, Tentative Maps, etc., by the City. Application and processing requirements shall be in accordance with the City's Zoning Code and other applicable regulations, unless otherwise modified by this Specific Plan and the accompanying General Development Plan. All subsequent development projects and public improvements shall be consistent with this Specific Plan, General Development Plan, Environmental Impact Report (EIR) mitigation measures and Development Agreement(s), as well as all applicable City policies, requirements and standards.

7.4.2 Specific Plan Interpretation

In instances where any section, subsection, sentence, clause, phrase, portion or word contained within this Specific Plan is undefined, unclear or vague, the City's Development Services Director shall make a determination as to its meaning and intent, or may, at his or her discretion,

forward the item requiring interpretation to the City's Planning Commission for final determination.

7.4.3 Severability

If any section, subsection, sentence, clause, phrase or portion of this Specific Plan, or any future amendments or additions hereto, 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 this Specific Plan, or any future amendments or additions hereto. The City hereby declares that it would have adopted these requirements and each sentence, subsection, clause, phrase or portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

7.5 CEQA Compliance

Subsequent development projects in Village 1 shall be reviewed to ensure compliance with the California Environmental Quality Act (CEQA). The Village 1 EIR, certified concurrently with the adoption of the Village 1 Specific Plan and General Development Plan, serves as the master environmental document for subsequent

developments in Village 1. Because detailed environmental information was available on the parcels identified as Phases 1A1, 1A2, 1B & 1C on Exhibit 6.1, Phasing Plan of this Specific Plan (APN 021-272-010, 021-272-012, 021-272-013 portion of, 021-272-014 and 021-272-017) at the time of the EIR preparation, the potential project impacts in these areas were evaluated at a project-level CEQA analysis and mitigation measures were incorporated into the EIR. For the remaining parcels in Village 1, the EIR conducted a program-level CEQA analysis and provided mitigation criteria to the extent that they could be determined at the time. Subsequent project-level CEQA analysis shall be required for these parcels on a project-by-project basis when applications for Specific Development Plans, Tentative Maps and other entitlements are processed by the City.

The Village 1 EIR provides impact mitigation measures and a mitigation monitoring program. The City will implement the mitigation monitoring program during all phases of Village 1 development through the final build-out. The

property owners and/or maintenance districts shall pay the costs associated with the mitigation monitoring program.

7.6 Specific Plan Substantial Conformance and Amendments

7.6.1 Density or Intensity Transfer

This Specific Plan provides development flexibility by allowing for permitted shifts of dwelling units and commercial/office square footage between planning areas over the life of the Specific Plan. Unused dwelling units or commercial/office square footage in one planning area may be transferred into other residential or mixed use planning areas, respectively; provided, however, that the specific conditions outlined in Section 4.4.1, Density or Intensity Transfer, of the Village 1 General Development Plan are met.

7.6.2 Specific Plan Amendments & Minor Modifications

The Development Services Department will administer, implement and enforce this Specific Plan. This Specific

Plan has been adopted by the City of Lincoln City Council and will be used as the basis for adopting a General Development Plan, as provided for under the Planned Unit Development Zoning District.

Specific Plan Amendments

The California Government Code Section 65453 indicates that a Specific Plan may be amended as often as deemed necessary by the legislative body. Amendments to this Plan may be initiated by the developer, any individual property owner, or by the City, in accordance with any terms and conditions imposed during the original approval.

Proposed changes to a Specific Plan typically require approval of a Specific Plan Amendment. Specific Plan Amendments are processed in the same manner as the initial Specific Plan adoption, requiring review by the Planning Commission and action by the City Council. In addition, they will be subject to City review for consistency with the scope of the project EIR and may be subject to the provisions of CEQA. An amendment or amendments to this Specific Plan will not require a concurrent General Plan Amendment unless it is determined by the Director of Development Services that the proposed amendment would be inconsistent with the General Plan goals, objectives, policies, or land use programs applicable to the property.

The Director of Development Services shall within ten (10) working days of any submittal of a request to amend this Plan, determine whether the amendment is significant or insignificant. If the amendment is determined to be significant the application shall be reviewed and considered in the manner prescribed by City ordinance. If the amendment is determined to be insignificant, the Director may approve or deny the application. Any decision of the Director may be appealed to the Planning Commission and/or the City Council, provided said appeal is initiated within ten (10) working days of receipt by the applicant of written notice of the Director's decision.

Examples of significant changes include:

- » The introduction to the project area of a new land use designation not contemplated in this original Specific Plan, or in this Specific Plan as subsequently amended.
- » Changes in the designation of non-residential land uses affecting two acres or more from that shown in this Specific Plan or in the Specific Plan as subsequently amended.
- » Changes to the circulation system or community facility design which would materially affect a planning

concept detailed in this Specific Plan, or this Specific Plan as subsequently amended.

- » Increases in density of up to 10% within any project phase as are defined in the General Development Plan.
- » Any change which would result in a significant and adverse environmental impact.

Necessary Findings

The consideration of any proposed amendment to this Plan shall include the determination of the following findings:

- » Changes have occurred in the community since the approval of the original Specific Plan which warrant approving the proposed amendment.
- » The proposed amendment is consistent with the General Plan for the City of Lincoln.
- » The proposed amendment will result in a benefit to the area within this Specific Plan.
- » The proposed amendment will not result in any unmitigated impacts to adjacent property.

- » The proposed amendment will enable and not hinder the delivery of services and public facilities to the population within the area of this Specific Plan.

7.7 Subsequent Entitlements

Subsequent development of Village will be governed by the Village 1 General Development Plan(s) Tentative Subdivision Maps, Specific Development Plans, Development Permits and Development Agreements and Design Review of individual project proposals. Processing of these entitlements will follow City of Lincoln processing procedures.

APPENDIX A • GENERAL PLAN CONSISTENCY

The Village 1 Specific Plan serves as a planning guide to implement the intent of the City of Lincoln General Plan. The Specific Plan has been prepared to be consistent with all applicable goals and policies contained within the General Plan. The goals and policies identified within each element of the General Plan have been evaluated, and statements of the Specific Plan/General Development Plan compliance with the applicable General Plan goals and policies are provided herein.

Economic Development Element

ECONOMIC DEVELOPMENT ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
LAND USE AND INFRASTRUCTURE		
GOAL ED-2	To coordinate long-term land use and infrastructure decisions with future economic development.	
Policy ED-2.1	<p>Utilize Specific Plans</p> <p>The City shall utilize the specific planning process for future growth areas, which will allow the City to plan for long-term infrastructure needs and create large tracts of land that are attractive to developers.</p>	The Village I Specific Plan establishes a comprehensive planning framework that addresses the land use, circulation, infrastructure and public service needs of the 1,832.1-acre community.
Policy ED-2.2	<p>Balance General Plan Goals with the Need for Flexible Zoning</p> <p>The City shall build flexibility into the Zoning Code in order to allow development to adequately respond to market conditions. At the same time, the City shall provide for a balance of land uses to attract residential, commercial, office, and industrial development.</p>	The Specific Plan provides a balanced mix of land uses that will attract residential, commercial and office development. The Village Mixed Use designation of the Specific Plan provides design/development flexibility, allowing future development to respond to evolving market conditions.
JOBS / HOUSING BALANCE		
GOAL ED-3	To provide a diverse and balanced mix of employment and residential opportunities within the City.	
Policy ED-3.3	<p>Provide for a diversity of housing choices</p> <p>The City shall provide for a range of housing choices for current and future residents through land use designations and zoning ordinances.</p>	The Specific Plan provides an array of housing opportunities with densities ranging from 1.0 to 25.0 dwelling units per acre. A wide variety of single-family and multi-family housing products are anticipated to be developed within these residential densities.

ECONOMIC DEVELOPMENT ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
BUSINESS RETENTION AND ATTRACTION		
GOAL ED-4	To retain existing businesses and attract new businesses to provide jobs for current and future residents.	
<i>Policy ED-4.5</i>	<p>Retail Market The City shall identify a range of retail development sites and opportunities in order to promote a stronger local and regional retail market which meets the needs of the growing Lincoln population and complements the Lincoln downtown.</p>	<p>The Specific Plan proposes a mixed use Village Center that will accommodate neighborhood retail commercial development to serve the needs of residents of Village I and the City of Lincoln as a whole.</p>

Land Use and Community Design Element

LAND USE AND COMMUNITY DESIGN ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
GENERAL		
GOAL LU-1	To grow in orderly pattern consistent with the economic, social, and environmental needs of Lincoln.	
Policy LU-1.1	<p>Mixed Use Development The City shall promote efficient use of larger vacant parcels and vacant areas of the city by encouraging mixed use development.</p>	The Specific Plan includes mixed use planning areas that promote compact development and efficient land uses.
Policy LU-1.4	<p>Buffer The City shall require buffer areas between development projects and significant watercourses, riparian vegetation, and wetlands.</p>	The Specific Plan proposes that the natural areas along Auburn Ravine be preserved to protect the riparian habitat along the ravine. Other drainageways, ponds and heavy tree cover areas have also been designated as Village Open Space for the protection of these natural resources. Development within the Specific Plan may incorporate buffer zones adjacent to wetlands and sloughs as bio-filtration, stormwater detention/retention basins, where applicable.
Policy LU-1.6	<p>Transportation Choices The City will promote the application of land use layouts and community designs that provide residents with transportation choices to walk, ride bicycles, ride transit services, as well as utilize a vehicle, including neighborhood electric vehicles.</p>	The circulation plan for Village 1 provides a comprehensive network of streets, trails/paseos, bikeways and neighborhood electric vehicle (NEV) routes. The circulation system not only facilitates efficient automobile travel, but also encourages walking, bicycling and the use of NEVs.

LAND USE AND COMMUNITY DESIGN ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy LU-1.7	<p>Housing Choices</p> <p>The City will promote the application of land use designs that provide a variety of places where residents can live, including apartments, condominiums, townhouses and single family attached and detached.</p>	<p>The Specific Plan permits a wide range of residential densities and types to occur on-site, including, but not limited to, conventional single-family homes, rear-loaded homes, motor- and green-court homes, duplexes/triplexes, townhomes, flats and other appropriate residential product types.</p>
Policy LU-1.8	<p>Compact Development</p> <p>The City will promote the use of development patterns that are more compactly built and use space in an efficient but aesthetic manner to promote more walking, biking and use of public transit.</p>	<p>The Specific Plan includes a mixed use Village Center where the most dense/intense land uses are located. The Village Center is designed to promote a compact development pattern and enhance connectivity and walkability.</p>
Policy LU-1.10	<p>Mixed Land Uses</p> <p>Within the designated Village areas, the City will promote a mixed land use designed to place homes together with smaller businesses, institutional, and community land uses. The Village Core area will utilize the Mixed Use (MU) designation. Mixed land uses could include vertical as well as horizontal design allowing for differing land uses within the same building, as well as within the same project area.</p>	<p>The Specific Plan includes a mixed use Village Center where residential, retail commercial, office and public/semi-public uses are located. Both vertical and horizontal mixed use designs are encouraged within the Village Center.</p>

LAND USE AND COMMUNITY DESIGN ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy LU-1.11	<p>Natural Resource Conservation</p> <p>To promote a high quality of life within the community, the City will in conjunction with related policies in other General Plan elements, promote the retention of natural open space areas, greenbelts and the provision of adequate parks as part of approving new land use designs.</p>	<p>The Specific Plan designates 403.4 acres as Village Open Space, which includes natural open space areas, landscape corridors, paseos and development edge buffers. The Specific Plan also includes 321.2 acres of Village Parks and Recreation areas that provide a range of active and passive parkland, as well as an existing golf course.</p>
Policy LU-1.12	<p>Quality Design</p> <p>Through the design review process, apply design standards that promote the use of high quality building materials, architectural and site designs, landscaping signage and amenities. The City will continue to develop and apply design standards that result in efficient site and building designs, pedestrian friendly projects that stimulate the use of alternative modes of transportation, and a functional relationship between adjacent developments.</p>	<p>This Specific Plan’s companion document, General Development Plan, includes development standards and design guidelines that promote high-quality site planning, architectural, landscape, signage and lighting designs. These development standards and design guidelines have been formulated to ensure that Village 1 will develop as a high-quality, pedestrian-friendly community that is compatible and connected with the adjacent developments.</p>
Policy LU-1.14	<p>Land Use Conflicts</p> <p>The City shall continue to apply the regulations and procedures of the City’s Zoning Ordinance and shall use the environmental process to prevent or mitigate land use conflicts.</p>	<p>The General Development Plan, in conjunction with the City’s Zoning Ordinance, will serve as the zoning tool to implement future development in Village 1. The Specific Plan and General Development Plan have been designed to minimize any potential conflicts between land uses. In addition, the Village 1 EIR includes appropriate measures to further mitigate any potential land use conflicts.</p>

LAND USE AND COMMUNITY DESIGN ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
RESIDENTIAL LAND USES		
GOAL LU-2	To designate, protect, and provide land to ensure sufficient residential development to meet community needs and projected population growth.	
<i>Policy LU-2.6</i>	<p>Land Use Designations The City shall provide a variety of residential land designations that will meet the future needs of the city.</p>	<p>The Specific Plan provides four residential designations with densities ranging from 1.0 to 25.0 dwelling units per acre, as well as a mixed use designation that allows for high density residential development at 13.0 to 25.0 dwelling units per acre. A wide variety of single-family and multi-family housing products are anticipated to be developed within these densities, which will meet the future needs of the City.</p>
<i>Policy LU-2.7</i>	<p>Compatible Uses The City shall work with neighboring jurisdictions in planning contiguous areas in order to ensure compatible land uses.</p>	<p>Although this is a City directive, the Specific Plan has been designed to ensure that compatibility with adjacent land uses is achieved through sensitive landscape and architectural design. The Specific Plan is currently designated as a village planning area within the City's Sphere of Influence on the City's General Plan Land Use Map. Upon project approval, the Specific Plan area will be annexed into the City in increments over the next 20 to 30 years.</p>

LAND USE AND COMMUNITY DESIGN ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy LU-2.8	Innovative Development The City shall promote flexibility and innovation in residential land use through the use of planned unit developments, developer agreements, specific plans, mixed use projects, and other innovative development and planning techniques.	The Specific Plan and General Development Plan allow flexibility and innovation in residential planning and design techniques.
Policy LU-2.9	Innovative Design The City shall encourage the use of alleys and side-loaded garages to de-emphasize the garage as the prominent visual feature of a residence.	The Specific Plan/General Development Plan encourage architecture-forward building forms to de-emphasize the dominance of garages along the street. Rear-loaded products and side-entry garages are permitted in the Specific Plan area.
COMMERCIAL LAND USES		
GOAL LU-3	To designate adequate commercial land for and promote development of commercial uses compatible with surrounding land uses to meet the present and future needs of Lincoln residents, the regional community, and visitors and to maintain economic vitality.	
Policy LU-3.2	Commercial Land Uses The City shall designate sufficient commercial land to meet the future needs of the city.	The Specific Plan proposes a 39.3-acre mixed use Village Center that will accommodate retail/commercial development to serve the needs of local residents.
Policy LU-3.3	Parking The City shall ensure that adequate parking and access are included in approved commercial development plans.	The Specific Plan/General Development Plan include provisions for parking and access to ensure that adequate parking supplies and efficient access will be provided for commercial land uses.

LAND USE AND COMMUNITY DESIGN ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy LU-3.4	<p>Grouping of Commercial Land Uses The City shall avoid “strip commercial” land uses in new development areas by encouraging grouping of commercial land uses in core areas.</p>	The Specific Plan proposes a mixed use Village Center where a mix of commercial uses will be grouped in one core area, along with residential, office and public/semi-public uses located within proximity.
Policy LU-3.5	<p>Mitigate Land Use Conflicts The City shall mitigate conflicts between new commercial land uses and other land uses, especially residential, park, and recreational uses.</p>	The Specific Plan/General Development Plan have been designed to minimize any potential conflicts between commercial and other land uses. In addition, the Village 1 EIR includes appropriate measures to further mitigate any potential land use conflicts.
Policy LU-3.6	<p>Buffer Commercial Land Uses The City shall require that commercial land uses be buffered from incompatible land uses and protected from encroachment by incompatible uses through the use of techniques including, but not limited to, landscaping, soundwalls, berms, fencing, open space setbacks, greenbelts, and building orientation.</p>	The Specific Plan/General Development Plan minimize potential conflicts between commercial and other land uses by providing guidelines and standards on landscaping, walls/fences, development edge setbacks, landscape corridors, trails/paseos and building orientation.
Policy LU-3.7	<p>Innovative Development The City shall promote flexibility and innovation in commercial land use through the use of planned unit developments, developer agreements, specific plans and other innovative development and planning techniques.</p>	The Specific Plan and General Development Plan allow flexibility and innovation in mixed use/commercial design and planning techniques.

LAND USE AND COMMUNITY DESIGN ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
DESIGN		
GOAL LU-9	To ensure high quality appearance and harmony between existing and new uses, while avoiding repetitive style, height, and mass.	
Policy LU-9.1	<p>Character and Identity Through urban design programs, including principles and guidelines, the City shall reinforce the city's unique character, scale, and identity.</p>	The General Development Plan provides design guidelines and development standards to ensure that Village 1 will be developed into a high quality community that builds on and reinforces the unique character, scale and identity of the greater Lincoln area.
Policy LU-9.3	<p>Special Attributes The City shall promote development that creates and enhances positive spatial attributes of major public streets, open spaces, cityscape and mountain sightlines and important "gateways" into the city.</p>	The Specific Plan provides an 80' wide landscape setback from the edge of travel along SR 193 to preserve and enhance the scenic quality of SR 193, which is an important entrance corridor into the City. The Specific Plan also preserves 273.1 acres of natural open space to protect the visual and biological resources on-site.
Policy LU-9.4	<p>Linkages The City shall develop linkages between different parts of the city, and foster creation of unique elements that provide identity to the city and the neighborhoods and result in the creation of diverse and distinctive places.</p>	While the Village 1 community will have its own distinct identity and character, planning and design of the community are based on small-town values, integration of Lincoln's agricultural tradition and architectural heritage, as well as physical and visual linkages with the surrounding areas.

LAND USE AND COMMUNITY DESIGN ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy LU-9.6	<p>Maintain Urban Edge The City shall maintain a distinct urban edge, while creating a gradual transition between urban uses and open space.</p>	<p>The Specific Plan is designed with the most dense/intense development located in the Village Center, radiating out to less dense residential and open space/recreation land uses, thereby creating a gradual transition between more intense uses and open space.</p>
Policy LU-9.7	<p>Visual Compatibility The City shall encourage development that is visually and functionally compatible with the surrounding neighborhoods by:</p> <ul style="list-style-type: none"> • Maintaining a height and density of development that is compatible with adjacent developed neighborhoods; and • Accenting entrances to new neighborhoods with varied landscaping, hardscaping, and signage treatment. 	<p>Lower density land uses and open space areas are located in the outer portions of the Specific Plan area to ensure that visual and functional compatibility is maintained between Village 1 and the adjacent developed communities. Community and neighborhood entries that identify the Village 1 development will be provided. These entries will incorporate distinctive landscaping, hardscaping and signage treatments that reflect the character/theme of Village 1.</p>
Policy LU-9.8	<p>Integrate Natural Features The City shall emphasize Lincoln's natural features as the visual framework for new development and redevelopment.</p>	<p>The Specific Plan preserves the on-site natural features, such as Auburn Ravine, waterways, ponds/lake and oak tree woodlands, and integrates these open space features into the overall community design.</p>

LAND USE AND COMMUNITY DESIGN ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
COMMUNITY AND PUBLIC ART		
GOAL LU-10	To support the development of community and public art throughout the City.	
Policy LU-10.1	<p>Public Art The City shall promote a stimulating and engaging environment through an increase in the incorporation of artwork in public places, as part of new commercial centers, and associated with new Village centers.</p>	The Specific Plan/General Development Plan encourage meaningful and functional public art elements in the Village Center.
Policy LU-10.5	<p>Event Participation The City shall encourage public and private participation in and support of arts and cultural events.</p>	Arts and cultural events are permitted in the public spaces within the Specific Plan area. The proposed community park may include an outdoor amphitheater designed for community and cultural events.
SAFETY AND LIGHTING		
GOAL LU-11	To encourage site design that is sensitive to residents' and businesses' needs for privacy, security, and buffering from other uses and activities.	
Policy LU-11.1	<p>Crime Deterrence through Design The City shall design open space areas, bicycle and pedestrian systems, and housing projects so that there is as much informal surveillance by people as possible to deter crime.</p>	The Specific Plan encourages architecture-forward design in residential projects to bring living spaces closer to the street and reinforce "eyes on the street." Appropriate lighting will be provided along walkways and bicycle paths, as well as in public spaces, parking areas and parks, to ensure that public safety is maintained. The public realm within the Specific Plan will be designed to facilitate natural surveillance by area residents, visitors and police to help defer crime.

LAND USE AND COMMUNITY DESIGN ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy LU-11.2	<p>Lighting and Landscaping The City shall ensure that lighting and landscaping plans respond to public safety concerns.</p>	<p>The project requires that landscape design shall consider public safety concerns such as traffic sight lines and potential conflicts with adjacent structures. Lighting guidelines addressing the level of illumination necessary for public safety are provided in the General Development Plan.</p>
Policy LU-11.3	<p>Control of Light and Glare The City shall require that all outdoor light fixtures, including street lighting, externally illuminated signs, advertising displays, and billboards, use low-energy, shielded light fixtures that direct light downward (i.e., lighting shall not emit higher than a horizontal level). Up-lighting of architectural features or landscaping can be allowed in compliance with the California Title 24 Energy Standards (as amended) and based on City design review. Additionally, the City shall continue to improve and maintain proper lighting in park facilities and fields without undue nuisance light and glare spillage on adjoining residential areas. Where public safety would not be compromised, the City shall encourage the use of low intensity lighting for all outdoor light fixtures.</p>	<p>The General Development Plan provides lighting guidelines that minimize glare, obtrusive light and artificial sky glow in outdoor lighting, encourage energy-saving lighting fixtures and maintain public safety.</p>

LAND USE AND COMMUNITY DESIGN ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
AESTHETICS		
GOAL LU-12	To enhance the urban form while maintaining visual and physical access to distinctive environmental features.	
Policy LU-12.3	<p>Open Space Views To enhance views of hillsides, open space, and other distinctive views within the community, proposed project designs will be expected to maintain some viewshed by regulating building orientation, height, and mass.</p>	The Specific Plan/General Development Plan encourage that buildings be oriented to maintain views and reduced massing be provided along open space edges to enhance views.
Policy LU-12.4	<p>Creek Natural Edges Where feasible, the City should preserve the existing natural edges along the city's creek system and wetland areas and restore impacted creeks by planting natural vegetation.</p>	The Specific Plan proposes to preserve the natural edges along Auburn Ravine and other waterbodies within Village 1. The project EIR includes appropriate criteria to mitigate potential impacts to Auburn Ravine and wetland areas.
Policy LU-12.5	<p>Access to Creek and Wetland Edges Where feasible (and not a significant impact to the natural resources), the City shall encourage the provision of access to creeks, wetlands, and other open space areas to pedestrian and bicycle access.</p>	The Specific Plan incorporates multi-use trails that provide pedestrian and bicycle access to Auburn Ravine and other open space areas in Village 1.
Policy LU-12.6	<p>Visual Access to Creeks and Wetland Areas Where practical, the City will encourage new development to be oriented towards adjacent creeks and wetland areas and provide visual access to these areas.</p>	The Specific Plan/General Development Plan encourage that buildings be oriented toward open space features, wherever possible.

LAND USE AND COMMUNITY DESIGN ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
<i>Policy LU-12.7</i>	<p>Open Space Location When possible, the City shall locate open space and parks adjacent to creeks.</p>	The Specific Plan designates the areas immediately adjacent to Auburn Ravine and other natural drainages as open space.
<i>Policy LU-12.8</i>	<p>Site Planning The City shall encourage site planning that incorporates creek and wetland edges into the overall development.</p>	The Specific Plan preserves Auburn Ravine and existing waterways and ponds/lake on-site, and integrates these open space features into the overall community design.
SUBDIVISION DESIGN		
GOAL LU-14	To preserve the character and scale of Lincoln’s established residential neighborhoods.	
<i>Policy LU-14.2</i>	<p>Distinctive Neighborhoods The City shall encourage development of diverse and distinctive neighborhoods that build on the patterns of the natural landscape and are responsive in their location and context.</p>	While the Village 1 community will have its own distinct identity and character, planning and design of the community are based on small-town values, integration of Lincoln’s agricultural tradition and architectural heritage, as well as physical and visual linkages with the surrounding developed and open space areas.

LAND USE AND COMMUNITY DESIGN ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
<i>Policy LU-14.3</i>	<p><i>Lot Transition</i></p> <p>The City shall encourage buildings to foster a sense of place by providing transitions between the street and building, front setback variation for residential development, and building articulation and massing, as part of development standards or any design guidelines that may be prepared.</p> <p>Elements such as porches, bay windows, and landscaping should be designed to create a transition between public and private spaces. When porches are incorporated into the design, they should be designed as a usable outdoor space.</p>	<p>The Specific Plan/General Development Plan include guidelines that encourage the use of front porches and landscaping to provide transitions between the street and building, as well as appropriate building articulation and massing.</p>

LAND USE AND COMMUNITY DESIGN ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy LU-14.4	<p>Pedestrian-Friendly Streets</p> <p>The City shall design local streets to not only accommodate traffic, but also to serve as comfortable pedestrian environments. These should include, but not be limited to:</p> <ul style="list-style-type: none"> • Street tree planting between the street and sidewalk to provide a buffer between the pedestrian and the automobile • Minimize curb cuts along streets • Sidewalks on both sides of streets, with the sidewalk separate from the curbface with a landscape strip, where feasible • Traffic calming devices such as roundabouts, bulb-outs at intersections, traffic tables, etc. • Encourage the establishment of a tree canopy over residential streets and neighborhoods. A street tree program shall be included with all specific plans 	<p>Streetscape in the Specific Plan area is designed to enhance pedestrian comfort and safety. Most of the streets in the Specific Plan area will have a parkway planting area between the street and sidewalk, as well as sidewalks on both sides of the street. The use of roundabouts is encouraged at the terminus of the proposed North/South Collector Streets for traffic calming and visual enhancement purposes. Shade trees will be provided along the streets, and a plant palette with the recommended plant materials for streets and different land uses is included in the General Development Plan.</p>
Policy LU-14.5	<p>Entrances</p> <p>The City shall require that entrances to new neighborhoods be assented with distinctive landscaping, pavement, and signage treatments.</p>	<p>Community and neighborhood entries in the Specific Plan area will incorporate distinctive landscaping, hardscape and signage treatments that reflect the character/theme of Village 1.</p>

LAND USE AND COMMUNITY DESIGN ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
VILLAGE GOALS AND POLICIES		
GOAL LU-15	To organize new development areas to create vibrant, mixed-use villages characterized by a mix of land uses, pedestrian and transit accessibility, and neighborhood identity.	
Policy LU-15.1	<p>Village Specific Plans / General Plan Amendment The City shall require the completion and approval of a specific plan and associated General Plan Amendment prior to development of land within an area designated as a Village.</p>	This Specific Plan has been prepared for Village 1, in conformance with the requirements of the City's General Plan. A General Plan Amendment is proposed in conjunction with the Specific Plan to amend the General Plan's Land Use Diagram to reflect the proposed land uses on the project site. Subsequent entitlements for future development of Village 1 will occur after the completion and approval of the Specific Plan/General Development Plan and the associated General Plan Amendment.
Policy LU-15.2	<p>Village Components The City shall ensure that each village contains a mixed of land use types.</p>	The Specific Plan includes a compatible mix of land uses, including residential, commercial, office, school, public facilities, recreational and open space uses.

LAND USE AND COMMUNITY DESIGN ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy LU-15.3	<p>Village Land Use Mixes</p> <p>The City shall ensure that each village area maintains a mix of residential types and densities, and that the residential mix will provide appropriate transitional features that integrate the villages with the surrounding area.</p>	<p>The Specific Plan provides a wide range of residential types and densities. The higher density residential development will be located within or adjacent to the Village Center, gradually transitioning to lower density residential development in the outer portions of Village 1.</p>
Policy LU-15.4	<p>Village Land Use Design</p> <p>The City will look to the village areas as the primary locations within which to apply the Sacramento Area Council of Governments (SACOG) smart growth policies, which include the following:</p> <ul style="list-style-type: none"> • Provide a variety of transportation choices • Offer housing choices and opportunities • Take advantage of compact development • Mixed land uses • Preserve open space and natural beauty through natural resources conservation, and preserve farmland in the surrounding unincorporated areas through design measures designed to avoid land use conflicts • Encourage distinctive, attractive communities with quality design 	<p>Designed to embrace the principles of “smart growth,” the Specific Plan provides a compatible mix of land uses, encourages compact development, offers a variety of housing choices in walkable neighborhoods, protects the land’s natural systems and scenic character, and creates an attractive community with quality design.</p>

LAND USE AND COMMUNITY DESIGN ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy LU-15.5	Connectivity New villages shall provide connectivity to other Villages and the developed portions of the City. This connectivity shall be in the form of roadways, transit connections, and bicycle and pedestrian linkages.	The Specific Plan provides connectivity to the developed portions of the City and other villages through roadway connections, sidewalks/trails, bikeways and NEV routes.
Policy LU-15.6	Village-Scaled Roads Village roadways shall be designed to provide redundant connections to arterials in order to reduce their size, speed, travel times, congestion, and the need for soundwalls.	The Village 1 street system is designed to provide efficient connections to SR 193 and Oak Tree Lane, thereby limiting their sizes and reducing the speed, travel times, congestion and the need for soundwalls along these two arterial streets.
Policy LU-15.7	Road Support Adjacent Land Use Road sizes shall reflect both their transportation and land use function. Road design and speed shall support village and neighborhood residential and commercial activities.	Streets in Village 1 have been designed to support the proposed land uses. Speed limits will vary depending on the street classification and design.
Policy LU-15.8	Shared Parking Parking for commercial portions of Village Centers shall be shared among uses and have connected driveways, curb cuts, and pedestrian connections.	Shared parking is encouraged among different land uses in the Village Center.
Policy LU-15.9	Alternative Fuels Vehicle Parking The City shall prioritize parking within commercial and retail areas for electric vehicles, hybrid vehicles, and alternative fuel vehicles as well as provide electric charging stations.	The provision of parking for NEVs, hybrid vehicles and alternative fuel vehicles is encouraged in the Village Center.

LAND USE AND COMMUNITY DESIGN ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy LU-15.10	<p>Infrastructure Master Plans</p> <p>New development will be required to comply with the City’s adopted infrastructure master plans and provide fair share contributions towards existing and future improvements necessary to serve the development. If developments vary in intensity and distribution from that assumed in the existing infrastructure master plans, the City master plans will be updated and approved with that development.</p>	<p>The Specific Plan includes backbone infrastructure plans that comply with the City’s adopted infrastructure master plans. The Village 1 project will pay its fair share of infrastructure improvement costs necessary to serve the planned development.</p>
Policy LU-15.11	<p>Area Infrastructure Master Plans</p> <p>Prior to the approval of any village specific plan, an Area Infrastructure Master Plan will be required. These master plans will lay out detailed plans for infrastructure improvements, phasing, and financing.</p>	<p>An Area Infrastructure Master Plan will be submitted to the City for review prior to the approval of the Specific Plan.</p>
Policy LU-15.12	<p>Community Center</p> <p>Every village will be required to provide one or more community centers based on a ratio of one center for every 10,000 population in that village. At least one community center will be located within the Village Center. Each community center will provide common meeting space and recreational amenities for village residents.</p>	<p>The projected build-out population of the Specific Plan is 14,308 persons. A community center is planned inside the community park located in the Village Center. In addition to the community center, the community park will provide a variety of recreational amenities such as ball fields, basketball courts, outdoor concert area, tot lots and picnic/ BBQ areas. Community centers are also permitted in most of the planning areas in Village 1 to serve project residents.</p>

LAND USE AND COMMUNITY DESIGN ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy LU-15.13	<p>Collocation of Facilities Community facilities (such as community centers, schools, parks, libraries, fire stations with community rooms) are viewed as a key aspect of neighborhood identity and development. When proposed in the same area, these uses should be collocated to form a stronger activity node within the neighborhood.</p>	The Village Center will include a community center located with the community park, which is sited adjacent to the community lake and village paseo and within proximity to the community/ neighborhood park and the school site. The collocation of these public facilities will form a strong activity node within the Village Center.
Policy LU-15.14	<p>Interconnected / Usable Open Space Within each village or specific plan area, a minimum of 40 percent of the gross area will be reserved for open space. This open space will be identified in the required specific plan and secured from future development in a form acceptable to the City.</p>	The Specific Plan provides 724.6 acres of open space, parks and recreational amenities, which is approximately 40% of the total gross acreage of the Specific Plan area. As such, the Specific Plan meets the City's usable open space requirement.
Policy LU-15.15	<p>Joint Use of Detention Facilities Detention facilities can be utilized in meeting part of a village's park requirements based on the usability of the basin for recreational purposes.</p>	Some of the parks and paseos in Village 1 may contain detention areas designed to accommodate both recreational and detention uses. In addition, the Specific Plan may include buffer zones adjacent to wetlands and sloughs as detention basins that also provide recreational opportunities. Where there is functional joint-use, the project developer/ builder will work with the City to obtain appropriate park and recreation credit for the joint-use areas.
Policy LU-15.16	<p>Collocation with Schools The City shall promote the collocation of parks with school facilities for the purpose of enhancing available open space and recreation.</p>	A community/neighborhood park will be located adjacent to the elementary school site, which will enhance the accessibility of open space and recreation amenities.

LAND USE AND COMMUNITY DESIGN ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy LU-15.17	<p>Parkland Distribution</p> <p>Parks within each village should be distributed proportionally to match the distribution of population within the village. Park sizes and location will typically in keeping with serving the population within a walking distance of the park (1/4 mile). At least one community park should be placed within walking distance (1/4 mile) of the Village Center Neighborhoods.</p>	<p>Parkland in Village 1 has been distributed proportionally in accordance with population distribution within the community. Parks are sized according to the population which they are to serve, and are located within a walking distance to the intended residences. A community park will be located in the Village Center. In addition, a community/neighborhood park will be located adjacent to the Village Center.</p>
Policy LU-15.18	<p>Trail and Open Space Connections</p> <p>Each village, and the neighborhoods they contain, shall include trails, bikeways, and open spaces as an integral design component. These facilities shall create a network that links every neighborhood to each other and provide a convenient path to the Village Center.</p>	<p>The Specific Plan includes an integrated network of bikeways, trails and paseos that links neighborhoods to each other and provides a convenient path to the Village Center, parks and open space features.</p>

Transportation and Circulation Element

TRANSPORTATION AND CIRCULATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
ROADS AND HIGHWAYS		
GOAL T-2	Continue to ensure provision and maintenance of a safe and efficient system of streets to meet demands of existing and planned development.	
Policy T-2.1	<p>Maintain Streets The City shall maintain existing streets in a safe condition and require that new streets be built to City standards.</p>	All streets in Village 1 will be built to the Specific Plan standards and other applicable City standards.
Policy T-2.2	<p>New Development The City shall ensure that streets and highways will be available to serve new development by requiring detailed traffic studies and necessary improvements as a part of all major development proposals.</p>	The traffic study included in the project EIR has analyzed the projected traffic conditions resulting from implementation of the Village 1 project, and specifies the required traffic improvements necessary to serve the proposed development.

TRANSPORTATION AND CIRCULATION ELEMENT GOALS & POLICIES	SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS	
<p>Policy T-2.3</p>	<p><i>Level of Service for Local Streets and Intersections</i> Strive to maintain a LOS C at all signalized intersections in the City during the p.m. peak hours. Exceptions to this standard may be considered for intersections where the city determines that the required road improvements are not acceptable (i.e., due to factors such as cost of improvements exceeding benefits achieved, results are contrary to achieving a pedestrian design, or other factors) or that based upon overriding considerations regarding project benefits, an alternative LOS may be accepted.</p>	<p>The traffic analysis completed for the Village 1 Specific Plan EIR concluded that the Village 1 Specific Plan would not cause any City intersection to degrade from LOS C or better to LOS D or worse under existing or cumulative conditions. In several cases, intersections that would operate at LOS D or worse would continue to do so with the addition of the project. However, under existing conditions, mitigation has been adopted that would restore operation at the affected intersections to LOS C or better. Under 2030 cumulative conditions, Village 1 traffic would not increase volumes at any intersections that are predicted to operate at LOS D or worse. Under 2050 cumulative conditions, two intersections within the City are projected to operate at LOS E. Village 1 would add only slightly to traffic volumes at one of these intersections (Joiner Parkway and Ferrari Ranch Road) and would improve conditions at the other (McBean Park Drive and Ferrari Ranch Road). Because the Village 1 Specific Plan would implement adopted mitigation measures, it would not interfere with the ability of the City to maintain LOS C or better at City intersections.</p>

TRANSPORTATION AND CIRCULATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy T-2.4	<p>Level of Service for State Highways</p> <p>The City shall coordinate with Caltrans in order to strive to maintain a minimum LOS “D” for SR 65 and SR 193.</p>	<p>This is a City directive. The project EIR includes appropriate mitigation measures to ensure that a minimum LOS “D” will be maintained for SR 193. The traffic analysis completed for the Village 1 Specific Plan EIR concluded that while SR 193 would operate at LOS F west of Sierra College Boulevard under 2030 and 2050 conditions, the Village 1 Specific Plan would actually lessen traffic volumes on these segments. Some segments of SR 65 would operate at LOS E or F with or without the Village 1 Specific Plan. The Specific Plan would result in reduced volumes on some of these segments, and would increase volumes very slightly on others. However, Village 1 would not change the LOS on any of these segments.</p>
Policy T-2.8	<p>Landscaping</p> <p>The City shall require construction of landscaped corridors along State Highways and on all major arterials. The City will require developers to provide installation and establish a means of providing for maintenance of landscaping by either private mechanisms or a lighting and landscaping district.</p>	<p>The Specific Plan provides landscape corridor along SR 193 and other arterial streets in Village 1. Installation and maintenance of the landscape corridors are anticipated to be provided by either a landscape and lighting district or a community facilities district.</p>
Policy T-2.14	<p>Developer Requirements</p> <p>The City shall require developers to construct at least the first two lanes of any road (including curbs, gutters and sidewalks) within their projects</p>	<p>The developers of Village 1 will be required to construct, or pay fair share contributions for, streets within their projects as stipulated in their individual development agreements with the City.</p>

TRANSPORTATION AND CIRCULATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy T-2.15	<p><i>Dedication of Property</i> The City shall require dedication by affected property owners of rights-of-way for all streets and interchanges as part of the project approval process.</p>	The developers of Village 1 will be required to dedicate, or pay their fair share contributions for, public street rights-of-way to the City, as stipulated in their individual development agreements with the City.
Policy T-2.17	<p><i>Minimize Conflicting Traffic Movements</i> The City shall require that existing and future arterial improvements be designed to minimize conflicting traffic movements such as turning, curb parking, and frequent stops.</p>	The proposed street improvements to SR 193 and Oak Tree Lane have been designed to accommodate efficient and safe traffic movements.
Policy T-2.19	<p><i>Capital Improvements Program</i> The City shall implement street widening and other circulation improvements which are related to new development in conjunction with the City's capital improvement program.</p>	This is a City directive. The Village 1 street system has been designed to accommodate the projected traffic demands of the proposed development.

TRANSPORTATION AND CIRCULATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
PARKING		
GOAL T-3	Provide appropriate parking for existing and future development in the City.	
Policy T-3.1	<p>Minimum Parking Requirements The City shall enforce and periodically update the zoning ordinance which specifies minimum parking requirements for various types of land uses.</p>	The General Development Plan specifies minimum parking requirements for various types of land uses within the Specific Plan area.
Policy T-3.2	<p>Adequate Off-Street Parking The City shall require the provision of adequate off-street parking in conjunction with new development. Parking shall be located convenient to new development and shall be easily accessible from the street system.</p>	The General Development Plan includes parking regulations, standards and guidelines to ensure that adequate off-street parking is provided for all future projects, and is conveniently located and easily accessible from the streets.
PUBLIC TRANSPORTATION		
GOAL T-4	To provide and maintain viable alternate modes of transportation for the community that will relieve congestion and improve environmental conditions	
Policy T-4.3	<p>Promote Public Transit The City shall promote the use of public transit through development conditions requiring park-and-ride lots, bus turnouts and passenger shelters along major streets adjacent to appropriate land uses.</p>	The Specific Plan promotes the use of public transit. Bus service in the Village 1 area will be provided by Lincoln Transit Services based on demand and funding. Bus facilities are anticipated to occur along Oak Tree Lane and Loop Collector Street near the proposed school site. Bus turnouts and transit shelters will be provided in accordance with City improvement standards and as required by the Public Works Director.

TRANSPORTATION AND CIRCULATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy T-4.6	Expansion of Transit Service Areas The City shall expand dixed route transit service to serve new development areas, including direct connections to employment and commercial areas.	The Specific Plan promotes the use of public transit. Bus service in the Village 1 area will be provided by Lincoln Transit Services based on demand and funding.
Policy T-4.8	Neighborhood Electric Vehicles Through the implementation of the Neighborhood Electric Vehicle Plan, the City shall support the use of Neighborhood Electrical Vehicle	The Specific Plan provides on-street striped NEV routes that allow for combined NEV/bicycle use along Oak Tree Lane. Additionally, NEVs are permitted to travel along streets with a posted speed limit of 35 miles per hour or less within Village 1. The General Development Plan encourages provisions of parking for NEVs in the Village Center.
BICYCLES AND TRAILS		
GOAL T-5	To provide an interconnected system of bikeways that would provide users with direct linkages at a city and regional level.	
Policy T-5.1	Develop Bike Lanes The City shall require bike lanes in the design and construction of major new street and highway improvements, and to establish bike lanes on those city streets wide enough to accommodate bicycles safely.	The Specific Plan provides off-street bike paths and on-street bike lanes along select arterial and collector streets in Village 1.

TRANSPORTATION AND CIRCULATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy T-5.2	<p>Promote Regional Bikeway</p> <p>The City shall promote and support the development of local and regional bikeway links as established in the City Bikeways Master Plan and the County Bikeway Master Plan.</p>	<p>The City's Bikeway Master Plan shows a proposed Class I bikeway along Auburn Ravine and proposed Class II bikeways along SR 193 and Virginiatown Road within the Specific Plan area. The Specific Plan proposes multi-use trails along Auburn Ravine that will connect to the existing Auburn Ravine Regional Trail, as well as multi-use trails within paseos and open space areas throughout Village 1. These off-street trails will serve as Class I bikeways. In addition, on-street Class II bike lanes will be provided along select collector streets in the Specific Plan area.</p>
Policy T-5.3	<p>Promote Bicycle Safety</p> <p>The City shall improve bicycle safety by developing routes that will minimize conflicts with vehicles and pedestrians.</p>	<p>On-street bike lanes in the Specific Plan area will be striped and separated from the vehicular travel lanes, while off-street bike paths will have a completely separate right-of-way used exclusively by bicycles and pedestrians.</p>
Policy T-5.6	<p>Trails and Pathways to Retail and Employment Centers</p> <p>The City shall promote pedestrian convenience and safety through development conditions requiring sidewalks, walking paths, or hiking trails that connect residential areas with commercial, shopping, and employment centers. Where feasible, trails will be looped and interconnected.</p>	<p>The sidewalks, trails and paseos in the Specific Plan area provide convenient and safe connections between the residential areas and the mixed use, school, recreation and open space areas. The village paseo is a loop paseo system that traverses through the southern portion of the Specific Plan area, linking various residential planning areas with the Village Center.</p>

TRANSPORTATION AND CIRCULATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy T-5.7	<p><i>Trails and Pathways along Creeks and Wetland Areas</i></p> <p>The City shall encourage the development of trails and pathways along the edges of creeks and wetland areas. Where feasible, trails will be looped and interconnected.</p>	The Specific Plan provides trails and paseos along Auburn Ravine and within natural open space areas that link to the surrounding residential and mixed use development, thereby encouraging public access to the natural features located in Village 1.
Policy T-5.9	<p><i>Pedestrian Access</i></p> <p>The City shall encourage specific plans and development plans to include design of pedestrian access that enables residents to walk from their homes to places of work, recreation and shopping.</p>	The sidewalks, trails and paseos in the Specific Plan area provide convenient and safe pedestrian connections between the residential areas and the mixed use, school, recreation and open space areas.
Policy T-5-10	<p><i>Review Site Plans for Pedestrian Accessibility</i></p> <p>The City shall review site plans to determine if residential, commercial and office land uses are designed for pedestrian access. Future developments shall contain an internal system of trails that link schools, shopping centers, and other public facilities with residences in order to provide pedestrians with sufficient internal access.</p>	All land uses in the Specific Plan area have been designed to maximize pedestrian access. The proposed sidewalks, trails and paseos provide convenient and safe pedestrian connections between the residential areas and the mixed use, school, recreation and open space areas.

Public Facilities and Services Element

PUBLIC FACILITIES AND SERVICES ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
GENERAL		
GOAL PFS-1	To ensure that adequate public services and facilities are provided to meet the needs of residents of the city.	
<i>Policy PFS-1.1</i>	<p>Maintain Adequate Public Services</p> <p>The City shall ensure the provision of adequate public services and facilities to the existing areas of the city and to ensure that new development is served by a full range of public services.</p>	<p>The Specific Plan includes an infrastructure plan that provides the backbone water, wastewater and storm drain facilities necessary to serve the proposed development. The projected needs for public services (e.g., police protection, fire protection, parks, schools, libraries, etc.) generated by the project are also addressed in the Specific Plan.</p>
<i>Policy PFS-1.2</i>	<p>Annexation Requirements</p> <p>The City shall require that prior to any annexations to the City a detailed public facilities and financing plan be completed that considers both capital facilities and the fiscal impacts to the City's ongoing operation and maintenance costs.</p>	<p>Annexation of the Specific Plan area into the City will occur in increments. Prior to filing the annexation request with the Placer County LAFCO for the planning areas requesting to be annexed, a Plan of Services shall be prepared by the City pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 to address capital facilities and fiscal impacts to the City's ongoing operation and maintenance costs.</p>

PUBLIC FACILITIES AND SERVICES ELEMENT GOALS & POLICIES	SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
<p>Policy PFS-1.3</p> <p>Conditions of Approval</p> <p>During the development review process, the City shall not approve new development unless the following conditions are met:</p> <ul style="list-style-type: none"> • The applicant can demonstrate that all necessary infrastructure will be installed or adequately financed; • Infrastructure improvements are consistent with City infrastructure plans; and • Infrastructure improvements incorporate a range of feasible measures that can be implemented to reduce public safety and/or environmental impacts associated with the construction, operation, or maintenance of any required improvement. 	<p>The Specific Plan includes an infrastructure plan that addresses the backbone infrastructure facilities necessary to serve the proposed development. The proposed infrastructure plan is consistent with the City's master infrastructure plans. The proposed infrastructure improvements have been designed to incorporate a range of feasible measures that will reduce potential environmental impacts associated with the proposed improvements. The Specific Plan also provides an implementation program that identifies the potential financing and maintenance mechanisms for the proposed infrastructure facilities. Specific details on financing, improvement and maintenance obligations will be provided in the individual projects' development agreements with the City to ensure that all necessary improvements will be adequately financed, installed and maintained.</p>

PUBLIC FACILITIES AND SERVICES ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy PFS-1.4	<p><i>Compliance with Federal and State Standards for Surface Water Protection</i></p> <p>The City shall comply with the requirements of the Clean Water Act and other regulations with the intent of minimizing the discharge of pollutants to surface waters.</p>	<p>The project will incorporate the mitigation measures contained in the EIR to minimize the discharge of pollutants to surface waters, in compliance with the Clean Water Act and other regulations.</p>
WATER SUPPLY		
GOAL PFS-2	Ensure provision of a water system with adequate supply transmission, distribution and storage facilities to meet the needs of existing and future development.	
Policy PFS-2.3	<p><i>Adequate Water Supply for New Development</i></p> <p>The City shall require the availability of an adequate water supply to be demonstrated before approving new development.</p>	<p>The Specific Plan area will be served by the City of Lincoln. The City plans to purchase additional water from PCWA and treated water from NID to meet the projected water demand for Village 1 and the rest of the General Plan area. A will-serve documentation will be obtained prior to approval of the Specific Plan.</p>

PUBLIC FACILITIES AND SERVICES ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
<p>Policy PFS-2.5</p>	<p>Development in Annexation Areas The City shall not allow development within newly annexed areas until a potable water supply is obtained through Placer County Water Agency (PCWA) or Nevada Irrigation District (NID) or, where appropriate, other water districts. For purposes of this policy, potable water will be considered obtained when a written confirmation of supply of surface water is received from the appropriate water agency and a funding mechanism acceptable to the City is in place to pay for any improvements necessary for the delivery of treated water. Applications for new development can be processed prior to obtaining appropriate will-serve documentation, but the project will not be approved prior to receiving this documentation.</p>	<p>The Specific Plan area will be served by the City of Lincoln. The City plans to purchase additional water from PCWA and treated water from NID to meet the projected water demand for Village 1 and the rest of the General Plan area. A will-serve documentation will be obtained prior to approval of the Specific Plan.</p>
<p>Policy PFS-2.13</p>	<p>Connection Fees The City may allow use of connection fees for improving and upgrading off-site facilities as appropriate and to support the overall system integrity necessary to serve the new development.</p>	<p>The project will pay applicable fees required for water system improvements necessary to serve Village 1 development.</p>

PUBLIC FACILITIES AND SERVICES ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy PFS-2.14	<p>Development Requirements</p> <p>The City shall require new development to be responsible for construction of water transmission and distribution lines less than 18 inches in diameter. Provision will be made allowing reimbursement from Third Parties should such lines result in an “over-sizing” for a particular development.</p>	<p>The Specific Plan includes an infrastructure plan that provides the backbone water facilities necessary to serve the proposed development, and an implementation program that identifies the potential financing mechanisms for the proposed infrastructure facilities. Specific details on financing obligations will be provided in the individual projects’ development agreements with the City.</p>
Policy PFS-2.17	<p>Water Conservation Measures for New Development</p> <p>The City shall require new development to use the best available technologies (BAT) for water conservation, including, but not limited to water-conserving water closets, showerheads, faucets, and water conserving irrigation systems.</p>	<p>The Specific Plan promotes sustainable building and design strategies to help conserve water, such as incorporating water-conserving irrigation systems, low flush toilets, low water use shower heads, and other conservation measures as feasible.</p>
Policy PFS-2.18	<p>Water Meters</p> <p>The City shall require meters for all new water connections.</p>	<p>Meters will be provided for new water connections in the Specific Plan area as required by the City.</p>

PUBLIC FACILITIES AND SERVICES ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
WASTEWATER		
GOAL PFS-3	Ensure provision of adequate sanitary sewers and wastewater treatment capacity to accommodate existing and future development in order to protect public health and safety.	
<i>Policy PFS-3.1</i>	<p><i>Provision of Wastewater Services</i> The City shall continue to provide sanitary sewer services and operate public facilities in a manner that does not endanger the public’s health, safety, and welfare. The City does not permit the use of package treatment plants to serve individual developments within the City.</p>	Wastewater services in the Specific Plan will be provided by the City of Lincoln using the existing Wastewater Treatment and Reclamation Facilities.
<i>Policy PFS-3.2</i>	<p><i>Water Conservation</i> The City shall minimize wastewater flows through water conservation efforts.</p>	The Specific Plan promotes sustainable building and design strategies to help conserve water, such as incorporating water-conserving irrigation systems, low flush toilets, low water use shower heads, and other conservation measures as feasible.
<i>Policy PFS-3.8</i>	<p><i>State Regional Water Quality Control Board Standards</i> The City shall require that collected wastewater be of a quality consistent with State Regional Water Quality Control Board standards or those adopted by the City of Lincoln in order to accommodate wastewater within the design parameters of the treatment plant. This may include the requirement for pretreatment of wastewater.</p>	The project will incorporate appropriate mitigation measures and adhere to all restrictions and requirements on wastewater systems identified in the project EIR

PUBLIC FACILITIES AND SERVICES ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy PFS-3.10	<p><i>Sewer Lines for New Development</i> The City shall require new development to be responsible for construction of all sanitary sewer lines serving such development. Provision will be made allowing reimbursement from Third Parties, or credits against City wastewater fees (as approved by the Director of Public Works) should such lines result in an “over-sizing” for a particular development.</p>	The Specific Plan includes an infrastructure plan that provides the backbone sewer facilities necessary to serve the proposed development, and an implementation program that identifies the potential financing mechanisms for the proposed infrastructure facilities. Specific details on financing obligations will be provided in the individual projects’ development agreements with the City.
STORMWATER DRAINAGE		
GOAL PFS-4	To ensure provision and sizing of adequate storm drainage facilities to accommodate existing and planned development.	
Policy PFS-4.1	<p><i>Adequate Storm Drainage Facilities</i> The City shall provide storm drainage facilities with sufficient capacity to protect the public and private property from storm water damage.</p>	The Specific Plan includes an infrastructure plan that provides the backbone storm drain facilities necessary to serve the proposed development.
Policy PFS-4.2	<p><i>Development Requirements</i> The City shall encourage project designs that minimize drainage concentrations and impervious coverage and avoid floodplain areas and, where feasible, be designed to provide a natural water course appearance.</p>	Development in the Specific Plan area will stay out of the Auburn Ravine floodplain areas. In addition, existing natural drainage courses throughout the Specific Plan area will be preserved as open space. The project will incorporate appropriate design measures and mitigation measures provided in the EIR to minimize drainage concentrations and impervious coverage.

PUBLIC FACILITIES AND SERVICES ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
<p>Policy PFS-4.4</p>	<p>Stormwater Detention Basins The City shall design stormwater detention basins to ensure public safety, to be visually unobtrusive and to provide temporary or permanent wildlife habitat values and where feasible, recreational uses.</p>	<p>The Specific Plan proposes that Auburn Ravine’s easterly bank be improved to meet the needed storage requirement and enhance the conveyance. These improvements will offer an excellent wildlife refuge habitat. The project will incorporate appropriate design measures provided in the project EIR to ensure that detention basins are designed to maintain public safety, be visually unobtrusive, and provide wildlife habit values and recreational uses where feasible.</p>
<p>Policy PFS-4.6</p>	<p>Project Conditions The City will require new development to provide stormwater detention sufficient to limit outflow per Figure 7-1 of the City’s Stormwater Management Manual (February 1994), or as revised.</p> <p>Master Drainage Plans shall be designed to require new development to provide, or contribute towards, stormwater detention to reduce post-development peak flow from a 100-year event to pre-development flow rate less 10 percent of the difference between the estimated pre-development and the post-development unmitigated peak flow rates. The Master Drainage Plan shall identify appropriate locations to achieve such post-development flows. This criterion is principally designed to address the 100-year event with appropriate consideration given for the feasibility of mitigating 2-year and 10-year events.</p>	<p>The project will provide or contribute toward detention facilities to reduce post-development peak flow in accordance with applicable City requirements. The drainage plans for individual development will identify the appropriate detention facility locations to achieve such post-development flows.</p>

PUBLIC FACILITIES AND SERVICES ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy PFS-4.7	<p>Stormwater Runoff</p> <p>The City shall require new development to provide stormwater retention sufficient for the incremental runoff from an eight-day 100-year storm.</p>	<p>The City's Lakeview Farms retention facility has sufficient capacity to serve the Village 1 project. The project will pay applicable fees required toward the City's stormwater retention system.</p>
Policy PFS-4.8	<p>Discharge of Urban Pollutants</p> <p>The City shall require appropriate runoff control measures as part of future development proposals to minimize discharge of urban pollutants (such as oil and grease) into area drainages.</p>	<p>The project will incorporate extensive water quality treatment methods for stormwater and other urban runoff discussed in the Specific Plan, as well as incorporate appropriate design and mitigation measures identified in the project EIR.</p>
Policy PFS-4.9	<p>100-Year Floodplain</p> <p>The City will discourage development or major fill or structural improvements (except for flood control purposes) within the 100-year floodplain as regulated by FEMA. Requests for fill and improvements within the floodplain may be approved by the City based upon a detailed hydraulic volumetric analysis prepared to evaluate impacts and provide for any mitigation measures to be provided as a part of the development to the satisfaction of the City Engineer / Public Works Director. Recreational activities that do not conflict with habitat uses may be permitted within the floodplain.</p>	<p>The project will incorporate appropriate mitigation measures and adhere to the restrictions and requirements identified in the project EIR with regards to fill and improvements in the 100-year floodplain.</p>

PUBLIC FACILITIES AND SERVICES ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy PFS-4.10	<p><i>Erosion Control Measures</i> The City shall require adequate provision of erosion control measures as part of new development to minimize sedimentation of streams and drainage channels.</p>	The project will incorporate appropriate design criteria and mitigation measures identified in the project EIR to minimize sedimentation of streams and drainage channels.
Policy PFS-4.11	<p><i>Stormwater Management Manual</i> The City shall require drainage designs and practices to be in accordance with the Stormwater Management manual of the Placer County Flood Control District unless alternative methods are approved by the City Engineer.</p>	Drainage designs and practices in the Specific Plan area will be in accordance with the Stormwater Management Manual of the Placer County Flood Control District.
Policy PFS-4.12	<p><i>Drainage Management Plan Costs</i> The City shall require that the cost to develop new or modify existing Drainage Management Plans be allocated to applicants proposing development within the City's Sphere of Influence.</p>	The project will pay fair share contributions for the drainage management plan costs associated with development of Village 1.
Policy PFS-4.13	<p><i>Maintenance of Detention Basins</i> The City shall require City maintenance of detention basins with financing by a separate drainage or special assessment district. When private facilities are used for detention, maintenance will be privately financed.</p>	Maintenance responsibility of detention basins within the Specific Plan area will be specified in the individual projects' development agreements with the City.

PUBLIC FACILITIES AND SERVICES ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
SOLID WASTE		
GOAL PFS-5	Ensure provision of an efficient program for the management and reduction of solid waste materials, including collection and disposal, in order to protect public health and the natural environments, to conserve energy and natural resources, and to extend landfill capacity.	
Policy PFS-5.1	<p>Solid Waste Collection The City shall require solid waste collection services for existing and new developments to ensure the maintenance of health standards.</p>	Solid waste collection services will be provided by the City's Public Works Solid Waste Division.
Policy PFS-5.2	<p>Waste Reduction The City shall promote maximum use of solid waste reduction, recycling, and composting of wastes for a reduction in residential, commercial, and industrial waste disposal.</p>	The General Development Plan provides materials efficiency techniques to encourage recycling and solid waste reduction.
Policy PFS-5.3	<p>Recycling of Construction Debris The City shall encourage the recycling of construction debris.</p>	The Specific Plan/General Development Plan encourages the establishment of a construction waste program.
Policy PFS-5.4	<p>Provisions for Solid Waste Storage, Handling and Collection Pickup The City shall ensure that all new buildings and facilities have proper facilities for solid waste storage, handling, and collection pickup prior to issuance of building permits.</p>	The project will comply with the City's requirement to provide proper facilities for solid waste storage, handling and collection pickup prior to issuance of building permits.

PUBLIC FACILITIES AND SERVICES ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
PUBLIC UTILITIES		
GOAL PFS-6	To ensure that adequate and efficient public utilities are provided to meet the needs of residents of the City.	
<i>Policy PFS-6.2</i>	<p>Undergrounding of Utility Lines The City shall require undergrounding of utility lines in new development, except where it is not feasible due to the electrical transmission load or other operational issues as confirmed by the utility provider.</p>	Utility lines in Village 1 will be placed underground, wherever feasible.
<i>Policy PFS-6.3</i>	<p>Renewable Energy The City shall support the use of renewable energy sources, such as solar, in residential, commercial, and industrial developments.</p>	The Specific Plan encourages the use of renewable energy systems such as photovoltaic solar panels and solar water heaters.
FIRE AND POLICE PROTECTION		
GOAL PFS-8	To provide adequate fire and police facilities and services to ensure the safety of residents and the protection of property in the City.	
<i>Policy PFS-8.2</i>	<p>Fire Protection The City shall expand fire protection services as needed to meet fire response times.</p>	This is a City directive. The Specific Plan area will be served by the City's Fire Department.
<i>Policy PFS-8.6</i>	<p>Emergency Access The City shall require all new developments to provide adequate emergency access features, including secondary access points.</p>	The project will comply with applicable City requirements on emergency access.

PUBLIC FACILITIES AND SERVICES ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy PFS-8.7	<i>Sprinkler Requirements</i> The City shall require sprinklers in all new commercial, industrial and multifamily structures, as well as single family residential structures that are outside of the City’s targeted response times.	The project will comply with the City’s Municipal Code Section 15.04.040 regarding fire extinguishing systems for all new construction, as well as the Fire Department’s standards for fire sprinkler systems.
Policy PFS-8.9	<i>Building Design and Security</i> The City shall continue to promote the use of site planning and building design as means to decrease crime.	The Specific Plan integrates the concept of defensible space into site planning and building design to reinforce “eyes on the street,” such as orienting the building’s living space toward the street and locating homes to face parks and public open space.
COMMUNITY FACILITIES		
GOAL PFS-9	To ensure that adequate community facilities are provided and are conveniently located in order to meet the needs of residents of the City.	
Policy PFS-9.1	<i>Adequate School Facilities</i> The City shall ensure that in areas of new development, school facilities meeting adopted school district standards will be available.	The Specific Plan will be served by the Western Placer Unified School District (WPUSD). The Specific Plan allocates a 12.1-acre site for a new elementary school. The Village 1 project developers will pay their fair shares of school impact fees to the WPUSD as specified in the individual projects’ development agreements with the City. Design and construction of the school facility will be by WPUSD.

PUBLIC FACILITIES AND SERVICES ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy PFS-9.2	<p>Development of New Schools The City shall coordinate planning, siting, and construction of new schools with the appropriate school district to ensure that facilities are constructed.</p>	<p>This is a City directive to coordinate with the school district on school facility construction. The Specific Plan provides a site for a new elementary school. The Village 1 project developers will pay their fair shares of school impact fees to the WPUSD as specified in the individual projects' development agreements with the City. Design and construction of the school facility will be by WPUSD.</p>
Policy PFS-9.7	<p>Developer Fees for School Districts The City shall coordinate with the school district that adequate developer fees are collected in accordance with state law.</p>	<p>The Village 1 project developers will pay their fair shares of school impact fees to the WPUSD in accordance with California state law and as specified in the individual projects' development agreements with the City.</p>
Policy PFS-9.8	<p>Collocation of Schools and Recreational Facilities The City shall coordinate with the Western Placer Unified School District to encourage the joint siting of schools with parks and community centers.</p>	<p>This is a City directive to coordinate with the WPUSD on the joint siting of schools with parks and community centers. The Specific Plan provides a 12.1-acre elementary school site adjacent to a community/neighborhood park and near a community center located in the village center.</p>
Policy PFS-9.9	<p>School Funding To the extent allowed by State law, the City will require new projects to mitigate impacts on school facilities, which could occur through a combination of new school site dedications and the use of developer fees. The City will also work with school districts, developers, and the public to evaluate alternatives to funding/providing adequate school facilities.</p>	<p>The Specific Plan allocates a 12.1-acre site for a new elementary school. The Village 1 project developers will pay their fair shares of school impact fees to the WPUSD as specified in the individual projects' development agreements with the City. Design and construction of the school facility will be by WPUSD.</p>

Open Space and Conservation Element

OPEN SPACE AND CONSERVATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
GENERAL		
GOAL OSC-1	To designate, protect, and encourage natural resources, open space, and recreation lands in the City, protect and enhance a significant system of interconnected natural habitat areas, and provide opportunities for recreation activities to meet citizen needs.	
Policy OSC-1.1	<p>Protect Natural Resources</p> <p>The City shall strive to protect natural resource areas, fish and wildlife habitat areas, scenic areas, open space areas and parks from encroachment or destruction by incompatible development.</p>	The Specific Plan proposes that natural open space areas be preserved for protection of significant biological and visual resources on the site. The project will incorporate appropriate measures to mitigate potential impacts to natural resources and habitat areas as identified in the project EIR.
Policy OSC-1.3	<p>Creation of Buffers</p> <p>In new development areas, the City shall encourage the use of open space or recreational buffers between incompatible land uses.</p>	The Specific Plan provides open space, landscape corridors with trails, and parks throughout Village 1. They serve as open space and recreation buffers, as well as visual amenities.

OPEN SPACE AND CONSERVATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
<p>Policy OSC-1.4</p>	<p>100-year Floodplains The City will apply open space designations to all lands located within the 100-year floodway as shown on the FIRM panel or as determined by a project drainage plan and approved by the City Engineer/Director of Public Works. The City will also apply open space designations to all 100-year floodplain fringe areas, and/or remaining floodplain fringe areas as determined by a project drainage plan identifying floodplain fringe encroachment areas, and quantifying their impact along with other improvements to show a zero (0) net impact to the upstream, downstream and adjacent properties. Open space designations will apply to all land located within a minimum of 50 feet from the center channel of all perennial and intermittent streams and creeks providing natural drainage, and to areas consisting of riparian habitat. In designating these areas as open space, the City is preserving natural resources and protecting these areas from development.</p>	<p>The Specific Plan applies the Village Open Space designation to lands located within the 100-year floodplain and the fringe areas. These areas will be protected from development. The project will incorporate appropriate measures to mitigate potential impacts to floodplains as identified in the project EIR. Requests for fill and improvements within the floodplain may be approved by the City based upon a detailed hydraulic volumetric analysis prepared to evaluate impacts and provide for any mitigation measures to be provided as a part of the development to satisfaction of the City Engineer / Public Works Director. Recreational activities that do not conflict with habitat uses may be permitted within the floodplain.</p>
<p>Policy OSC-1.6</p>	<p>Soil Erosion The City shall require new development to implement measures that minimize soil erosion from wind and water related to construction.</p>	<p>The project will incorporate appropriate measures to minimize soil erosion related to construction as identified in the project EIR.</p>

OPEN SPACE AND CONSERVATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy OSC-1.7	Soil Erosion and Site Planning The City shall require all development to minimize soil erosion by maintaining compatible land uses, suitable building designs and appropriate construction techniques. Contour grading, where appropriate, and revegetation shall be required to mitigate the appearance of engineered slopes and to control erosion.	The project will incorporate appropriate design criteria and mitigation measures identified in the project EIR to mitigate the appearance of engineered slopes and control erosion.
ENERGY RESOURCES		
GOAL OSC-3	To encourage energy conservation in new and existing developments throughout the City.	
Policy OSC-3.1	Energy Conservation Measures The City shall require the use of energy conservation features in new construction and renovation of existing structures in accordance with state law.	New construction in the Specific Plan area is required to meet Title 24, Part 6 of California Energy Code. The General Development Plan also provides sustainable design guidelines that encourage energy-efficient site planning and building design.
Policy OSC-3.2	Landscape Improvements for Energy Conservation The City shall encourage the planting of shade trees along all City streets to reduce radiation heating.	Shade trees are recommended along all streets in the Specific Plan area. A list of recommended street trees is provided in the General Development Plan.
Policy OSC-3.8	Solar Orientation and Building Site Design The City shall encourage work that building and site design take into account the solar orientation of buildings during design and construction.	The Specific Plan encourages future development projects to incorporate passive solar designs that can improve building energy performance to the extent feasible, such as street and building orientation, extended overhangs at windows, covered porches/patios, etc.

OPEN SPACE AND CONSERVATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy OSC-3.9	Shade Tree Planting The City will encourage the planting of shade trees within residential lots to reduce radiation and encourage the reduction of greenhouse gases.	Planting of shade trees is encouraged on residential lots within the Specific Plan. A recommended plant palette for Village 1 is included in the General Development Plan.
Policy OSC-3.10	Shade Tree Parking Lot Requirements The City will require commercial and retail parking lots will have 50% tree shading within 15 years to reduce radiation and encourage the reduction of greenhouse gases.	The project will comply with the applicable City requirements on parking lot landscaping, except as otherwise provided for in the Specific Plan and General Development Plan.
Policy OSC-3.11	Energy Efficient Buildings The City will encourage the development of energy-efficient buildings and communities.	New construction in the Specific Plan area is required to meet Title 24, Part 6 of California Energy Code. The General Development Plan also provides sustainable design guidelines that encourage energy-efficient site planning and building design.
WATER RESOURCES		
GOAL OSC-4	To preserve and enhance local streams, creeks, and aquifers.	
Policy OSC-4.3	Protect Surface Water and Groundwater The City shall ensure that new development projects do not degrade surface water and groundwater.	The project will incorporate appropriate mitigation measures identified in the project EIR regarding the protection of surface water and groundwater.
Policy OSC-4.4	Protection and Management of Flood Plains The City shall encourage the protection of 100 year floodplains and where appropriate, obtain public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access and recreation.	The project will incorporate appropriate mitigation measures identified in the project EIR regarding the protection and management of floodplains.

OPEN SPACE AND CONSERVATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy OSC-4.6	<p>Best Management Practices</p> <p>The City shall continue to require the use of feasible and practical best management practices (BMPs) to protect surface water and groundwater from the adverse effects of construction activities and urban runoff. Additionally, the City shall require, as part of its Storm Water NPDES Permit and ordinances, to implement the Pollution Prevention Plan (SWPPP) during construction activities for any improvement projects, new development and redevelopment projects for reducing pollutants to the maximum extent practicable.</p>	<p>Future development in the Specific Plan area will be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit, and prepare/ implement a Storm Water Pollution Plan (SWPPP) to address erosion and discharge impacts associated with the proposed on-site grading. The SWPPP will identify and implement Best Management Practices (BMPs) designed to prevent or control discharge of pollutants in storm water runoff.</p>
BIOLOGICAL RESOURCES		
GOAL OSC-5	To preserve and protect existing biological resources including both wildlife and vegetative habitat.	
Policy OSC-5.1	<p>Protect Significant Vegetation</p> <p>The City shall support the preservation of heritage oaks and threatened or endangered vegetative habitat from destruction. A heritage oak shall be defined as a tree with a diameter of 36 inches measured at a point 4.5 feet above grade level (i.e., diameter at breast height or DBH).</p>	<p>The Specific Plan supports the preservation of oak trees to the extent feasible. Development projects in Village 1 shall comply with Chapter 18.69 of the City's Zoning Code and the City of Lincoln Guidelines for Development Around Oak Trees, as well as the mitigation measures contained in the Village 1 EIR.</p>

OPEN SPACE AND CONSERVATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy OSC-5.2	<p>Management of Wetlands</p> <p>The City shall support the management of wetland and riparian plant communities for passive recreation, groundwater recharge, and wildlife habitats. Such communities shall be restored or expanded, where possible and as appropriate.</p>	<p>The Specific Plan preserves a large amount of natural open space areas that contain waterbodies and riparian habitats for wildlife habitat protection, passive recreation opportunities and groundwater recharge. The project will incorporate appropriate measures identified in the project EIR to mitigate potential impacts to wetlands and riparian plant communities.</p>
Policy OSC-5.4	<p>Encourage Planting of Native Vegetation</p> <p>The City shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native vegetation, and ensure that a maximum number and variety of well-adapted plants are maintained.</p>	<p>The Specific Plan encourages the use of native plant materials throughout Village 1. A plant palette that incorporates native plant materials is provided in the General Development Plan.</p>
Policy OSC-5.5	<p>New Development in Sensitive Areas</p> <p>The City shall require that new development in areas that are known to have particular value for biological resources be carefully planned and where possible avoided so that the value of existing sensitive vegetation and wildlife habitat can be maintained.</p>	<p>The Specific Plan preserves Auburn Ravine and associated habitat areas, wetland features and heavy tree covers to help protect sensitive vegetation and wildlife habitat. The project will incorporate appropriate measures identified in the project EIR to mitigate potential impacts to sensitive vegetation and wildlife habitat.</p>

OPEN SPACE AND CONSERVATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
<i>Policy OSC-5.6</i>	<p><i>No Net Loss of Wetlands</i></p> <p>The City will maintain a policy of no net loss of wetlands on a project-by-project basis, which may include an entire specific plan area. For the purpose of identifying such wetlands, the City will accept a map delineating wetlands which has been accepted by the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act of 1972. The term “no net loss” may include mitigation implemented through participation in an off-site mitigation bank or similar mitigation mechanism acceptable to the City and permitting agencies.</p>	<p>The project EIR includes a map delineating wetlands in the Specific Plan area. The Specific Plan proposes the preservation of wetlands in Village 1; however, not all wetland features can be avoided due to development constraints. A 404 permit issued by the U. S. Army of Corps (Corps) will be required on a project-by-project basis to fill the jurisdictional features that cannot be avoided. The 404 permit includes provisions to mitigate the loss of wetlands. Wetland compensation ratios will be determined by the Corps pursuant to the terms of each 404 permit. Details on the 404 permit and appropriate mitigation measures are included in the project EIR.</p>
<i>Policy OSC-5.7</i>	<p><i>404 Permit Requirements</i></p> <p>The City may require project proponents to obtain 404 Permits, and prepare mitigation plans for, or provide for the avoidance, preservation, and maintenance of identified wetlands prior to submitting applications for land use entitlements.</p>	<p>A 404 permit issued by the Corps will be required, on a project-by-project basis, to fill the wetland features that cannot be avoided. The 404 permit includes provisions to mitigate the loss of wetlands. Details on the 404 permit, appropriate mitigation measures and timing of the permits are included in the project EIR.</p>

OPEN SPACE AND CONSERVATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
<p>Policy OSC-5.9</p> <p>Wetland Dedication All preserved wetlands shall be dedicated to the City or a non-profit organization acceptable to the City and preserved through perpetual covenants enforceable by the City or other appropriate agencies, to ensure their maintenance and survival. With respect to areas dedicated to the City, acceptance shall be conditioned upon establishment of a lighting and landscaping district or other public or private funding mechanisms acceptable to the City.</p>	<p>Preserved wetlands in Village 1 will be dedicated to the City and preserved through perpetual covenants to ensure their maintenance and survival. Details on funding and maintenance of dedicated wetlands will be provided in the individual projects' development agreements with the City.</p>	
<p>Policy OSC-5-10</p> <p>Native Vegetation for Landscaping The City shall develop a list of native vegetation to be used as a landscape palette for use within open space / preserve areas. Native plants should also be incorporated into plant palettes used in developed areas by citizens and developers.</p>	<p>The Specific Plan encourages the use of native plant species for landscape within open space areas. A plant palette that incorporates native plant species is included in the General Development Plan.</p>	
<p>Policy OSC 5-11</p> <p>Requirement for Biological Studies Prior to project (i.e., specific plan or individual project) approval, the City shall require a biological study to be prepared by a qualified biologist for any proposed development within areas that contain a moderate to high potential for sensitive habitat. As appropriate, the study shall include the following activities: (1) inventory species listed in the California Native Plant Society Manual of California Vegetation, (2) inventory species identified by the USFWS and CDFG, (3) inventory special status species listed in the California NDDDB, and (4) field survey of the project site by a qualified biologist.</p>	<p>As part of the project EIR, a biological study has been prepared to evaluate the existing sensitive habitat and special status species within the Specific Plan area and address any potential impacts to these resources. The project will implement the appropriate measures identified in the EIR to ensure that the potential impacts are mitigated to below a level of significance.</p>	

OPEN SPACE AND CONSERVATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
<i>Policy OSC-5.12</i>	<p><i>Appropriate Mitigation Measures</i> The City shall consider using appropriate mitigation measures for future projects (i.e., specific plans or individual projects) based on mitigation standards or protocols adopted by the applicable statute or agency (e.g., USFWS, CDFG, etc.) with jurisdiction over any affected sensitive habitats or special status species.</p>	The project will implement the appropriate measures identified in the EIR to ensure that potential impacts to sensitive habitats and special status species are mitigated to below a level of significance.
<i>Policy OSC-5.13</i>	<p><i>Minimize Lighting Impacts</i> The City shall ensure that lighting in residential areas and along roadways shall be designed to prevent artificial lighting from reflecting into adjacent natural or open space areas.</p>	The project requires that lighting in residential areas and along roadways shall be designed to prevent artificial lighting from reflecting into adjacent natural open space areas.

OPEN SPACE AND CONSERVATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
CULTURAL RESOURCES		
GOAL OSC-6	To preserve and protect existing archaeological, historical, and paleontological resources for their cultural values.	
<i>Policy OSC-6.3</i>	<p>Archaeological Resources The City shall support efforts to protect and/or recover archaeological resources.</p>	The project will implement the appropriate cultural resource mitigation measures identified in the project EIR.
<i>Policy OSC-6.7</i>	<p>Discovery of Archaeological / Paleontological Resources In the event that archaeological / paleontological resources are discovered during ground disturbing activities, the City shall require that grading and construction work within 100 feet of the find shall be suspended until the significance of the features can be determined by a qualified professional archaeologist / paleontologist as appropriate. The City will require that a qualified archeologist / paleontologist make recommendations for measures necessary to protect the find; or to undertake data recovery, excavation, analysis, and curation of archaeological / paleontological materials, as appropriate.</p>	The project will implement the appropriate mitigation measures identified in the project EIR regarding actions to be taken if archeological and paleontological resources are discovered during ground disturbing activities.

OPEN SPACE AND CONSERVATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
<i>Policy OSC-6.8</i>	<p><i>Archaeological Resource Surveys</i></p> <p>Prior to project approval, the City shall require project applicant to have a qualified professional archeologist conduct the following activities within the area of potential effects (APE): (1) conduct a record search at the North Central Information Center located at California State University Sacramento and other appropriate historical repositories to determine the extent of previously recorded sites and surveys within the project area, and to develop a historical context within which sites can be evaluated for significance, (2) conduct a field survey to locate, map, and record prehistoric and historic resources, and (3) prepare cultural resource inventory and evaluation reports meeting California Office of Historic Preservation Standards to document the result of the record search and field survey, and to provide significance evaluations and management recommendations for any identified historical resources within the APE.</p>	<p>As part of the cultural resource analysis for the project EIR, a cultural resource inventory and evaluation report has been prepared to document the result of the record search and field survey of prehistoric and historic resources, as well as the management recommendations of identified historic resources within the area of potential effects.</p>

OPEN SPACE AND CONSERVATION ELEMENT GOALS & POLICIES	SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
<p>Policy OSC-6.10 Discovery of Human Remains</p> <p>Consistent with CEQA Guidelines (Section 15064.5), if human remains are discovered during project construction, it is necessary to comply with state laws relating to prohibitions on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (California Health and Safety Code Section 7050.5). If any human remains are discovered or recognized in any location on the project site, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:</p> <p>A. The Placer County Coroner / Sheriff has been informed and has determined that no investigation of the cause of death is required; and if the coroner determines that the remains are of Native American origin,</p> <ol style="list-style-type: none"> 1. The coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. 2. The NAHC shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. 3. The MLD shall have an opportunity to make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98. 	<p>The project will implement the appropriate mitigation measures identified in the project EIR regarding actions to be taken if human remains are discovered during construction activities.</p>

Appendix A | General Plan Consistency

OPEN SPACE AND CONSERVATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
	<p>B. Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission.</p> <p>C. The County has notified the United Auburn Indian Community (UAIC) Tribal Council and solicited their input.</p>	
RECREATION		
GOAL OSC-7	To provide and maintain park facilities that provide recreational opportunities for all residents.	
<i>Policy OSC-7.1</i>	<p>Park Facilities The City shall provide park facilities in accordance with adopted park standards.</p>	The project will meet the City's adopted park standards through parkland dedication and/or payment of in-lieu fees.
<i>Policy OSC-7.6</i>	<p>Dedication of Park Land The City will continue to collect park dedication fees, require the dedication of parkland, or a combination of both as a condition of development approval for the provision of new parks, or the rehabilitation of existing parks and recreational facilities in order to meet the City's parkland standards in Policy 7.1.</p>	The project will meet the City's adopted park standards through parkland dedication and/or payment of in-lieu fees.

OPEN SPACE AND CONSERVATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy OSC-7.7	<p><i>In-Lieu Fees</i> The City shall provide for the payment of an in-lieu fee, in those instances where the City determines that park land dedication is not appropriate. The in-lieu fee shall reflect the cost of fully serviced vacant land.</p>	The project will meet the City’s adopted park standards through parkland dedication and/or payment of in-lieu fees.
Policy OSC-7.14	<p><i>Lighting and Landscape District</i> The City will continue to use the lighting and landscape district to develop and maintain parks.</p>	This is a City directive. Funding and maintenance responsibilities of parks dedicated to the City will be stipulated in the individual development agreements with the City.
Policy OSC-7.15	<p><i>Maintain Wildlife Habitat Values</i> The City shall maintain wildlife habitat values during design and ongoing maintenance of new park facilities through provision of open space and wildlife corridor areas, protection of native vegetation, and control of use of herbicides and pesticides.</p>	This is a City directive. Development and maintenance responsibilities of parks dedicated to the City will be stipulated in the individual development agreements with the City. The Specific Plan promotes the provision of open space and protection of native vegetation within parks.
Policy OSC-7.16	<p><i>Liner Parks and Trail Systems</i> The City shall develop linear parks and trail systems along the City’s creeks and wetlands, when such improvements are not prohibited by federal and state regulations.</p>	Multi-use trails will be provided along Auburn Ravine and other drainage corridors in the Specific Plan area.

OPEN SPACE AND CONSERVATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy OSC-7.18	<p>Park Construction</p> <p>The City will strive to have newly dedicated, mini and neighborhood parks, constructed by residential developers in conjunction with their project, such that new residents have immediate access to park facilities.</p>	<p>Construction and maintenance responsibilities of parks will be stipulated in the individual development agreements with the City.</p>
Policy OSC-7.19	<p>Pocket Parks</p> <p>As part of its urban design concept, the City will utilize the pocket park (approximately 0.25 to 0.50 acre) to establish a passive recreational and social gathering area in neighborhoods where it is deemed appropriate. Such parks are non-credited facilities toward parkland dedication requirements.</p>	<p>Pocket parks are permitted within the residential neighborhoods in the Specific Plan area to provide passive recreational and social gathering areas for neighborhood residents. Pocket parks will be provided by residential developers in conjunction with their projects. These will be non-credited facilities toward parkland dedication requirements.</p>
Policy OSC-7.20	<p>Design of Waterway and Trail Corridors</p> <p>The City shall design waterway and trail corridors to meet the recreational needs of the community, while maximizing public safety and access concerns. This includes locating trail corridors to ensure visibility along public roadways, where appropriate.</p>	<p>The Specific Plan provides multi-use trails within the street-side landscape corridors and open space areas throughout the community. These trails are designed to meet the recreational needs of the residents. Safety and access have been taken into account when locating the trails, and will again be addressed during the trail design stage.</p>

OPEN SPACE AND CONSERVATION ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy OSC-7.21	<p><i>Maintenance of Waterway and Trail Corridors</i></p> <p>The City shall ensure that existing park maintenance activities incorporate applicable trail maintenance activities necessary to address public safety issues along City-owned trail areas. Trail maintenance activities shall be conducted in a manner consistent with all applicable environmental regulations and shall ensure emergency vehicle access along portions of the trail corridor where appropriate. Trail maintenance measures shall include, but not be limited to, vegetation or brush clearing and signage prohibiting inappropriate uses.</p>	<p>It is anticipated that maintenance of waterway and trail corridors may be provided by a community facilities district, a landscape and lighting district, a combination of these entities or other appropriate maintenance entities. Maintenance activities will be conducted in a manner consistent with applicable environmental regulations, and emergency vehicle access will be provided along portions of the trails, where appropriate.</p>

Health and Safety Element

HEALTH AND SAFETY ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
GENERAL		
GOAL HS-1	To minimize the danger of natural and human-made hazards and to protect residents and visitors from the dangers of earthquake, fire, flood, other natural disasters, and man-made dangers.	
<i>Policy HS-1.1</i>	<p>Engineering Analysis of Potential Hazards</p> <p>The City shall require engineering analysis of new development proposals in areas with possible soil instability, flooding, earthquake faults, or other hazards, and to prohibit development in high danger areas.</p>	The project EIR addresses the potential natural hazard impacts associated with the proposed development. The project will incorporate the appropriate design measures and adhere to all applicable restrictions and requirements identified in the EIR to mitigate the potential impacts to below a level of significance.
GEOLOGIC AND SEISMIC HAZARDS		
GOAL HS-2	To minimize exposure of persons and property to damage resulting from geologic and seismic hazards.	
<i>Policy HS-2.1</i>	<p>Seismic Safety of Structures</p> <p>The City shall require that new structures intended for human occupancy are designed and constructed to minimize risk to the safety of occupants due to ground shaking.</p>	The project will incorporate the appropriate design measures and adhere to all applicable restrictions and requirements identified in the EIR to mitigate the potential seismic impacts to below a level of significance.
<i>Policy HS-2.4</i>	<p>California Building Standard Code</p> <p>The City shall continue to require that alterations to existing buildings and all new buildings be built according to the seismic requirements of the California Building Standard Code.</p>	New buildings in the Specific Plan area will be built in accordance with the seismic requirements of the California Building Standard Code.

HEALTH AND SAFETY ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
AIR QUALITY		
GOAL HS-3	To reduce the generation of air pollutants and promote non-polluting activities to minimize impacts to human health and the economy of the City.	
<i>Policy HS-3.5</i>	<p>Development Requirements The City shall require developments, where feasible, to be located, designed, and constructed in a manner that would minimize the production of air pollutants and avoid land use conflicts.</p>	<p>The Specific Plan incorporates efficient land use planning that locates a mix of complementary uses within proximity to one another, thereby reducing vehicle trips and associated air pollutant emissions. The project will incorporate the appropriate design measures and adhere to all applicable restrictions and requirements identified in the EIR to mitigate the potential air quality impacts to below a level of significance.</p>
<i>Policy HS-3.8</i>	<p>Air Quality Analysis The City may require an analysis of potential air quality impacts associated with significant new developments through the environmental review process, and identification of appropriate mitigation measures prior to approval of the project development.</p>	<p>The project EIR addresses potential air quality impacts associated with the proposed development. The project will incorporate the appropriate design measures and adhere to all applicable restrictions and requirements identified in the EIR to mitigate the potential air quality impacts to below a level of significance.</p>

HEALTH AND SAFETY ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy HS-3.9	<p>Dust Suppression Measures</p> <p>The City shall require contractors to implement dust suppression measures during excavation, grading, and site preparation activities. Techniques may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Site watering or application of dust suppressants, • Phasing or extension of grading operations, • Covering of stockpiles, • Suspension of grading activities during high wind periods (typically winds greater than 25 miles per hour), and • Revegetation of graded areas. 	<p>The project will incorporate the appropriate design measures and adhere to all applicable restrictions and requirements identified in the EIR to mitigate the potential air quality impacts to below a level of significance.</p>
Policy HS-3.10	<p>Travel Demand Measures</p> <p>Coordinating with the PCAPCD, the City shall require large development projects to mitigate air quality impacts. As feasible, mitigations may include, but are not limited to the following:</p> <ul style="list-style-type: none"> • Providing bicycle access and bicycle parking facilities, • Providing preferential parking for high-occupancy vehicles, car pools, or alternative fuels vehicles (including neighborhood electric vehicles or NEVs), and • Establishing telecommuting programs or satellite work centers. 	<p>The project encourages the provision of preferential parking for carpools and alternative fuel vehicles such as NEVs. The circulation plan incorporates a comprehensive bikeway system throughout the community. The General Development Plan includes provisions for bicycle parking areas in the Village Center near building entrances to encourage biking. Additionally, the project will incorporate appropriate design measures and adhere to all applicable restrictions and requirements identified in the EIR to mitigate potential air quality impacts to below a level of significance.</p>

HEALTH AND SAFETY ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy HS-3.17	Street Design The City shall promote street design that provides an environment which encourages neighborhood electric vehicles, transit use, biking and walking.	The Specific Plan and General Development Plan provide pedestrian-friendly street design that encourages walking, biking and the use of NEVs to reduce automobile trips.
Policy HS-3.18	Design for Transportation Alternatives The City shall encourage all new development to be designed to promote pedestrian and bicycle access and circulation (including the use of NEVs), to the greatest extent feasible.	The Specific Plan provides streets and trails/paseos that have been designed to encourage walking, biking and the use of NEVs.
HAZARDOUS MATERIALS		
GOAL HS-5	To protect residents and property from the use, transport and disposal of hazardous materials.	
Policy HS-5.12	Hazardous Materials Inventory The City may require, as a component of the environmental review process, a hazardous materials inventory for the site, including an assessment of materials and operations for any applications for land use entitlements.	The project EIR addresses the potential impacts of hazardous materials and operations associated with the proposed development. The project will implement the appropriate mitigation measures identified in the EIR to reduce the potential impacts to below a level of significance.
FLOOD HAZARDS		
GOAL HS-6	To minimize the risk of life and property of the City's residents from flood hazards.	
Policy HS-6.1	Flood Protection The City shall ensure that adequate flood protection is provided throughout the community	The project EIR addresses the potential flood impacts associated with the proposed development. The project will incorporate the appropriate design measures and adhere to all applicable restrictions and requirements identified in the EIR.

HEALTH AND SAFETY ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy HS-6.2	Drainage and Flood Control Facilities The City will continue to cooperate and coordinate efforts with the Placer County Flood Control and Water Conservation District for the construction, operation, and maintenance of drainage and flood control facilities and where feasible provide for their joint use. This includes cooperation with Placer County, cities within Placer County, and Sutter County and special districts to provide regional flood control protection.	This is a City directive.
Policy HS-6.3	Master Drainage Plans The City shall require master drainage plans as a condition of approval for large development projects.	The Specific Plan includes a storm drainage plan that identifies the main drainage and flood control facilities to serve the project.
Policy HS-6.5	Stream Channels The City shall prohibit development along stream channels that would reduce the stream capacity, increase erosion, or cause deterioration of the channel.	The project will implement appropriate mitigation measures identified in the project EIR to reduce potential impacts to stream channels (if any) to below a level of significance.
URBAN AND WILDLAND FIRE HAZARDS		
GOAL HS-7	To minimize the risk of life and property from urban and wildland fires.	
Policy HS-7.3	Wildland Fire Management Plans The City shall require the development of wildland fire management plans for projects adjoining significant areas of open space that may have high fuel loads.	Wildland fire hazards in open space areas will be minimized through implementation of a fuel modification plan, as approved by the City's Fire Department.

HEALTH AND SAFETY ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
Policy HS-7.4	<p>Buffer Zones for Fire Protection</p> <p>The City shall require new development to incorporate additional greenbelts, fuel breaks, fuel reduction and buffer zones around communities to minimize potential fire losses.</p>	<p>Fuel modification zones will be provided around the community's interface with adjacent undeveloped open space, in accordance with the requirements of the City's Fire Department. The project will implement appropriate mitigation measures identified in the project EIR to minimize potential fire hazards.</p>
NOISE		
GOAL HS-8	To protect residents from health hazards and annoyance associated with excessive noise levels.	
Policy HS-8.1	<p>Sensitive Receptors</p> <p>The City will allow the development of new noise-sensitive land uses (which include but are not limited to residential, health care facilities and schools) only in areas exposed to existing or projected levels of noise which satisfy the levels specified in Table 8.1.</p>	<p>The project EIR addresses the potential noise impacts associated with the proposed development. The project will incorporate the appropriate design measures and adhere to all applicable restrictions and requirements identified in the EIR to ensure that potential impacts are mitigated to below a level of significance.</p>
Policy HS-8.2	<p>Protect Residential Areas</p> <p>The City will strive to achieve exterior noise levels for existing and future dwellings in residential areas that do not exceed exterior noise levels of 60 dBA CNEL and interior noise levels of 45 dBA CNEL.</p>	<p>The project will incorporate the appropriate design measures and adhere to all applicable restrictions and requirements identified in the EIR to ensure that potential noise impacts are mitigated to below a level of significance.</p>
Policy HS-8.8	<p>Construction Noise</p> <p>The City will provide guidelines to developers for reducing potential construction noise impacts on surrounding land uses.</p>	<p>The project will adhere to applicable restrictions and requirements related to the mitigation of construction noise impacts identified in the EIR.</p>

HEALTH AND SAFETY ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
<i>Policy HS-8.10</i>	<i>Sound Attenuation Features</i> The City shall require sound attenuation features such as walls, berming, and heavy landscaping between commercial and industrial uses and residential uses to reduce noise and vibration. Setback distances may also be used to reduce noise.	The project will incorporate the appropriate design measures and adhere to all applicable restrictions and requirements identified in the EIR to ensure that potential noise impacts are mitigated to below a level of significance.
<i>Policy HS-8.11</i>	<i>Noise Buffering</i> The City shall require a variety of sound attenuation features (including noise buffering or insulation) in new development along major streets and highways, and along railroad tracks.	The project will incorporate the appropriate design measures and adhere to all applicable restrictions and requirements identified in the EIR to ensure that potential noise impacts are mitigated to below a level of significance.

HEALTH AND SAFETY ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
<p>Policy HS-8.14</p>	<p>Noise Analysis The City shall require noise analysis of proposed development projects as part of the environmental review process and to require mitigation measures that reduce noise impacts to acceptable levels. The noise analysis shall:</p> <ul style="list-style-type: none"> • Be the responsibility of the applicant • Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics • Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions • Estimate existing and projected noise levels in terms of Ldn/CNEL and compare the levels to the adopted policies of the City’s General Plan • Recommend appropriate mitigation to achieve compatibility with the adopted noise policies and standards of the City’s General Plan. <p>Where the noise source in question consists of intermittent single events, the acoustical analysis must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.</p>	<p>The project EIR addresses the potential noise impacts associated with the proposed development. The project will incorporate the appropriate design measures and adhere to all applicable restrictions and requirements identified in the EIR to ensure that potential impacts are mitigated to below a level of significance.</p>
<p>Policy HS-8.15</p>	<p>Limiting Construction Activities The City shall establish restrictions regarding the hours and days of construction activities throughout the City.</p>	<p>The project will adhere to applicable restrictions and requirements related to the mitigation of construction noise impacts identified in the EIR.</p>

Housing Element

HOUSING ELEMENT GOALS & POLICIES		SPECIFIC PLAN / GENERAL DEVELOPMENT PLAN CONSISTENCY ANALYSIS
GOAL 1	Accommodate new housing to meet the needs of present and future Lincoln residents at all income levels.	
Policy 1	Provide sufficient land zoned for a variety of housing types to accommodate the City's regional housing needs allocation under the 2000-2007 Sacramento Area Council of Governments Regional Housing Needs Plan.	The Specific Plan provides an array of housing opportunities with densities ranging from 1.0 to 25.0 dwelling units per acre. A wide variety of single-family and multi-family housing products are anticipated to be developed within these residential densities, which will help meet the City's regional housing needs.
Policy 2	Facilitate the construction of a variety of housing types affordable to all income levels.	The Specific Plan provides a wide range of housing densities and types that will appeal to residents of different income levels.
Policy 4	Require that new residential developments meet local and state requirements for energy efficiency and mitigate adverse environmental impacts	New construction in the Specific Plan area is required to meet Title 24, Part 6 of California Energy Code. The General Development Plan also provides sustainable design guidelines that encourage energy-efficient site planning and building design. Development projects in Village 1 will comply with the appropriate measures included in the EIR to mitigate potential impacts to the environment.



APPENDIX B • SUB PLANNING AREA MAP AND STATISTICAL SUMMARY

A certain number of residential dwelling units and/or commercial and office square footage is allocated to each sub planning area, as appropriate, of the Specific Plan. The sub planning areas are delineated based on property ownership boundaries and land use categories. This appendix provides a statistical summary on the land use designation, density range, acreage, approved density and approved dwelling units and development intensity for each sub planning area (Table B.1), as well as a full-scale map indicating the location of each sub planning area (Exhibit B.1).

The Specific Plan allows density/intensity transfer between residential or mixed use planning areas, in accordance with the provisions described in Section 4.4.1, Density or Intensity Transfer, of the Village 1 General Development Plan. Density/intensity transfers shall be requested as part of the subdivision map application. The request for transfer shall identify the total number of

VILLAGE 1
Specific Plan

Appendix B | Sub Planning Area Statistical Summary and Map

units/square footage being proposed in an updated Statistical Summary by Sub Planning Area table (Table B.1) as part of the application submittal. Where a density/intensity transfer request involves parcels under different ownerships, a written approval shall be obtained from all property owners involved in the transfer. The property owner approval letter shall accompany the density transfer request and the updated Statistical Summary by Sub Planning Area table in the application submittal.

Table B.1
Statistical Summary by Sub Planning Area

Sub Planning Area	Land Use Designation	Density Range (du/ac)	Floor Area Ratio (FAR)	Acreage (ac)	Approved Density* (du/ac)	Approved No. of Dwelling Units (du)	Approved Commercial/Office Square Footage (sf)	Proposed Density (du/ac)	Proposed Dwelling Units (du)	Proposed Commercial/Office Square Footage (sf)
1-A	VLDR	3.0 - 5.9	--	4.2	5.5	23	--			--
1-B	VLDR	3.0 - 5.9	--	2.2	5.5	12	--			--
1-C	VLDR	3.0 - 5.9	--	2.2	5.5	12	--			--
1-D	VLDR	3.0 - 5.9	--	0.5	5.5	3	--			--
1-E	VLDR	3.0 - 5.9	--	3.1	5.5	17	--			--
1-F	VLDR	3.0 - 5.9	--	0.9	5.5	4	--			--
1-G	VLDR	3.0 - 5.9	--	4.5	5.5	24	--			--
1-H	VLDR	3.0 - 5.9	--	17.6	5.5	97	--			--
1-I	VLDR	3.0 - 5.9	--	4.3	5.5	24	--			--
1-J	VLDR	3.0 - 5.9	--	6.4	5.5	35	--			--
1-K	VLDR	3.0 - 5.9	--	1.0	5.5	6	--			--
1-L	VLDR	3.0 - 5.9	--	0.5	5.5	3	--			--
1-M	VLDR	3.0 - 5.9	--	0.5	5.5	3	--			--
1-N	VLDR	3.0 - 5.9	--	0.5	5.5	3	--			--
1-O	VLDR	3.0 - 5.9	--	0.5	5.5	3	--			--
1-P	VLDR	3.0 - 5.9	--	3.9	5.5	21	--			--
1-Q	VLDR	3.0 - 5.9	--	1.1	5.5	6	--			--
1-R	VLDR	3.0 - 5.9	--	0.9	5.5	5	--			--
1-S	VLDR	3.0 - 5.9	--	0.9	5.5	5	--			--
1-T	VLDR	3.0 - 5.9	--	1.1	5.5	7	--			--
1-U	VLDR	3.0 - 5.9	--	7.1	5.5	39	--			--
1-V	VLDR	3.0 - 5.9	--	2.5	5.5	14	--			--
1-W	VLDR	3.0 - 5.9	--	10.6	5.5	58	--			--
1-X	VLDR	3.0 - 5.9	--	2.6	5.5	14	--			--
PA 1 Subtotal				79.6	--	438	--	--		--
2	VLDR	3.0 - 5.9	--	9.5	5.5	52	--			--
PA 2 Subtotal				9.5	--	52	--	--		--
3-A	VOS	--	--	5.6	--	--	--	--	--	--
3-B	VOS	--	--	0.7	--	--	--	--	--	--
PA 3 Subtotal				6.3	--	--	--	--	--	--
4	VCE	1.0 - 2.9	--	11.0	2.2	24	--			--
PA 4 Subtotal				11.0	--	24	--	--		--
5-A	VCE	1.0 - 2.9	--	17.4	2.2	38	--			--
5-B	VCE	1.0 - 2.9	--	1.1	2.2	3	--			--
PA 5 Subtotal				18.5	--	41	--	--		--
6	VCE	1.0 - 2.9	--	22.4	2.2	49	--			--
PA 6 Subtotal				22.4	--	49	--	--		--

Appendix B • Sub Planning Area Statistical Summary and Map

Sub Planning Area	Land Use Designation	Density Range (du/ac)	Floor Area Ratio (FAR)	Acreage (ac)	Approved Density* (du/ac)	Approved No. of Dwelling Units (du)	Approved Commercial/Office Square Footage (sf)	Proposed Density (du/ac)	Proposed Dwelling Units (du)	Proposed Commercial/Office Square Footage (sf)
7-A	VLDR	3.0 - 5.9	--	18.4	5.5	101	--			--
7-B	VLDR	3.0 - 5.9	--	22.9	5.5	125	--			--
7-C	VLDR	3.0 - 5.9	--	65.4	5.5	360	--			--
7-D	VLDR	3.0 - 5.9	--	29.2	5.5	161	--			--
PA 7 Subtotal				135.9	--	747	--	--		--
8	VMDR	6.0 - 12.9	--	28.6	10.0	286	--			--
PA 8 Subtotal				28.6	--	286	--	--		--
9	VMDR	6.0 - 12.9	--	9.6	10.0	96	--			--
PA 9 Subtotal				9.6	--	96	--	--		--
10-A	VCE	1.0 - 2.9	--	23.1	2.2	51	--			--
10-B	VCE	1.0 - 2.9	--	1.2	2.2	3	--			--
PA 10 Subtotal				24.3	--	54	--	--		--
11	VLDR	3.0 - 5.9	--	67.5	5.5	371	--			--
PA 11 Subtotal				67.5	--	371	--	--		--
12-A	VCE	1.0 - 2.9	--	21.8	2.2	48	--			--
12-B	VCE	1.0 - 2.9	--	6.3	2.2	14	--			--
12-C	VCE	1.0 - 2.9	--	25.0	2.2	55	--			--
PA 12 Subtotal				53.1	--	117	--	--		--
13-A	VCE	1.0 - 2.9	--	24.6	2.2	54	--			--
13-B	VCE	1.0 - 2.9	--	9.1	2.2	20	--			--
PA 13 Subtotal				33.7	--	74	--	--		--
14-A	VMU	13.0 - 25.0	0.35	11.3	13.0	146	48,263			
14-B	VMU	13.0 - 25.0	0.35	9.1	13.0	118	38,243			
14-C	VMU	13.0 - 25.0	0.35	8.8	13.0	114	36,907			
PA 14 Subtotal				29.2	--	378	123,413	--		
15	VMU	13.0 - 25.0	0.35	10.1	13.0	131	43,587			
PA 15 Subtotal				10.1	--	131	43,587	--		
16-A	VHDR	13.0 - 25.0	--	8.0	20.0	160	--			
16-B	VHDR	13.0 - 25.0	--	0.7	20.0	14	--			
PA 16 Subtotal				8.7	--	174	--	--		
17-A	VHDR	13.0 - 25.0	--	0.6	20.0	12	--			
17-B	VHDR	13.0 - 25.0	--	3.6	20.0	72	--			
17-C	VHDR	13.0 - 25.0	--	5.6	20.0	112	--			
17-D	VHDR	13.0 - 25.0	--	1.6	20.0	32	--			
PA 17 Subtotal				11.4	--	228	--	--		

Sub Planning Area	Land Use Designation	Density Range (du/ac)	Floor Area Ratio (FAR)	Acreage (ac)	Approved Density* (du/ac)	Approved No. of Dwelling Units (du)	Approved Commercial/Office Square Footage (sf)	Proposed Density (du/ac)	Proposed Dwelling Units (du)	Proposed Commercial/Office Square Footage (sf)
18-A	VMDR	6.0 - 12.9	--	8.3	10.0	83	--			
18-B	VMDR	6.0 - 12.9	--	0.8	10.0	8	--			
PA 18 Subtotal				9.1	--	91	--	--		--
19-A	VLDR	3.0 - 5.9	--	16.4	5.5	90	--			
19-B	VLDR	3.0 - 5.9	--	1.1	5.5	6	--			
PA 19 Subtotal				17.5	--	96	--	--		--
20-A	VCE	1.0 - 2.9	--	9.7	2.2	21	--			
20-B	VCE	1.0 - 2.9	--	1.2	2.2	3	--			
PA 20 Subtotal				10.9	--	24	--	--		--
21-A	VLDR	3.0 - 5.9	--	2.1	5.5	12	--			
21-B	VLDR	3.0 - 5.9	--	24.5	5.5	135	--			
PA 21 Subtotal				26.6	--	147	--	--		--
22-A	VCE	1.0 - 2.9	--	11.2	2.2	25	--			
22-B	VCE	1.0 - 2.9	--	9.6	2.2	21	--			
22-C	VCE	1.0 - 2.9	--	2.2	2.2	5	--			
22-D	VCE	1.0 - 2.9	--	4.3	2.2	9	--			
PA 22 Subtotal				27.3	--	60	--	--		--
23	VLDR	3.0 - 5.9	--	14.6	5.5	80	--			
PA 23 Subtotal				14.6	--	80	--	--		--
24-A	VMDR	6.0 - 12.9	--	6.1	10.0	61	--			
24-B	VMDR	6.0 - 12.9	--	6.8	10.0	68	--			
PA 24 Subtotal				12.9	--	129	--	--		--
25	VPF	--	--	12.1	--	--	--			
PA 25 Subtotal				12.1	--	--	--	--		--
26	VHDR	13.0 - 25.0	--	8.7	20.0	174	--			
PA 26 Subtotal				8.7	--	174	--	--		--
27-A	VMDR	6.0 - 12.9	--	6.1	10.0	61	--			
27-B	VMDR	6.0 - 12.9	--	10.9	10.0	109	--			
PA 27 Subtotal				17.0	--	170	--	--	--	--
28-A	VMDR	6.0 - 12.9	--	10.8	10.0	108	--			
28-B	VMDR	6.0 - 12.9	--	3.0	10.0	30	--			
PA 28 Subtotal				13.8	--	138	--	--		--
29-A	VLDR	3.0 - 5.9	--	21.7	5.5	119	--			
29-B	VLDR	3.0 - 5.9	--	0.3	5.5	2	--			
PA 29 Subtotal				22.0	--	121	--	--		--
30	VCE	1.0 - 2.9	--	20.0	2.2	44	--			
PA 30 Subtotal				20.0	--	44	--	--		--

Appendix B • Sub Planning Area Statistical Summary and Map

Sub Planning Area	Land Use Designation	Density Range (du/ac)	Floor Area Ratio (FAR)	Acreage (ac)	Approved Density* (du/ac)	Approved No. of Dwelling Units (du)	Approved Commercial/ Office Square Footage (sf)	Proposed Density (du/ac)	Proposed Dwelling Units (du)	Proposed Commercial/ Office Square Footage (sf)
31-A	VCE	1.0 - 2.9	--	32.4	2.2	71	--			
31-B	VCE	1.0 - 2.9	--	2.9	2.2	6	--			
31-C	VCE	1.0 - 2.9	--	5.2	2.2	12				
31-D	VCE	1.0 - 2.9	--	6.9	2.2	15				
PA 31 Subtotal				47.4	--	104	--	--		--
32-A	VLDR	3.0 - 5.9	--	0.2	5.5	1	--			
32-B	VLDR	3.0 - 5.9	--	2.5	5.5	14				
32-C	VLDR	3.0 - 5.9	--	8.7	5.5	48				
32-D	VLDR	3.0 - 5.9	--	10.2	5.5	56				
32-E	VLDR	3.0 - 5.9	--	0.6	5.5	3				
PA 32 Subtotal				22.2	--	122	--	--		--
33-A	VLDR	3.0 - 5.9	--	3.9	5.5	22	--			
33-B	VLDR	3.0 - 5.9	--	3.3	5.5	18	--			
PA 33 Subtotal				7.2	--	40	--	--		--
34-A	VLDR	3.0 - 5.9	--	5.7	5.5	31	--			
34-B	VLDR	3.0 - 5.9	--	11.9	5.5	66	--			
34-C	VLDR	3.0 - 5.9	--	7.4	5.5	41				
34-D	VLDR	3.0 - 5.9	--	18.8	5.5	103				
34-E	VLDR	3.0 - 5.9	--	11.5	5.5	63				
34-F	VLDR	3.0 - 5.9	--	26.1	5.5	144				
34-G	VLDR	3.0 - 5.9	--	0.8	5.5	4				
34-H	VLDR	3.0 - 5.9	--	39.5	5.5	217				
PA 34 Subtotal				121.7	--	669	--	--		--
35	VCE	1.0 - 2.9	--	24.4	2.2	53				
PA 35 Subtotal				24.4	--	53	--	--		--
36	VCE	1.0 - 2.9	--	42.8	2.2	94	--			
PA 36 Subtotal				42.8	--	94	--	--		--
37-A	VCE	1.0 - 2.9	--	0.3	2.2	1	--			
37-B	VCE	1.0 - 2.9	--	3.5	2.2	8	--			
PA 37 Subtotal				3.8	--	9	--	--		--
38-A	VCE	1.0 - 2.9	--	3.4	2.2	7	--			
38-B	VCE	1.0 - 2.9	--	3.0	2.2	7	--			
PA 38 Subtotal				6.4	--	14	--	--		--

Sub Planning Area	Land Use Designation	Density Range (du/ac)	Floor Area Ratio (FAR)	Acreage (ac)	Approved Density* (du/ac)	Approved No. of Dwelling Units (du)	Approved Commercial/Office Square Footage (sf)	Proposed Density (du/ac)	Proposed Dwelling Units (du)	Proposed Commercial/Office Square Footage (sf)
39-A	VOS	--	--	34.2	--	--	--	--	--	--
39-B	VOS	--	--	0.2	--	--	--	--	--	--
39-C	VOS	--	--	0.3	--	--	--	--	--	--
39-D	VOS	--	--	17.0	--	--	--	--	--	--
39-E	VOS	--	--	12.5	--	--	--	--	--	--
39-F	VOS	--	--	0.6	--	--	--	--	--	--
39-G	VOS	--	--	0.3	--	--	--	--	--	--
39-H	VOS	--	--	17.5	--	--	--	--	--	--
39-I	VOS	--	--	0.3	--	--	--	--	--	--
PA 39 Subtotal				82.9	--	--	--	--	--	--
40-A	VOS	--	--	0.4	--	--	--	--	--	--
40-B	VOS	--	--	0.4	--	--	--	--	--	--
PA 40 Subtotal				0.8	--	--	--	--	--	--
41-A	VOS	--	--	0.3	--	--	--	--	--	--
41-B	VOS	--	--	26.9	--	--	--	--	--	--
41-C	VOS	--	--	11.0	--	--	--	--	--	--
41-D	VOS	--	--	2.3	--	--	--	--	--	--
41-E	VOS	--	--	1.2	--	--	--	--	--	--
41-F	VOS	--	--	38.7	--	--	--	--	--	--
41-G	VOS	--	--	12.0	--	--	--	--	--	--
41-H	VOS	--	--	0.5	--	--	--	--	--	--
41-I	VOS	--	--	0.2	--	--	--	--	--	--
PA 41 Subtotal				93.1	--	--	--	--	--	--
42-A	VOS	--	--	24.8	--	--	--	--	--	--
PA 42 Subtotal				24.8	--	--	--	--	--	--
43-A	VOS	--	--	7.9	--	--	--	--	--	--
43-B	VOS	--	--	9.3	--	--	--	--	--	--
PA 43 Subtotal				17.2	--	--	--	--	--	--
44	VOS	--	--	1.3	--	--	--	--	--	--
PA 44 Subtotal				1.3	--	--	--	--	--	--
45	VOS	--	--	1.3	--	--	--	--	--	--
PA 45 Subtotal				1.3	--	--	--	--	--	--
46-A	VOS	--	--	2.6	--	--	--	--	--	--
46-B	VOS	--	--	0.7	--	--	--	--	--	--
46-C	VOS	--	--	0.5	--	--	--	--	--	--
PA 46 Subtotal				3.8	--	--	--	--	--	--
47-A	VOS	--	--	2.8	--	--	--	--	--	--
47-B	VOS	--	--	0.7	--	--	--	--	--	--
PA 47 Subtotal				3.5	--	--	--	--	--	--

Appendix B • Sub Planning Area Statistical Summary and Map

Sub Planning Area	Land Use Designation	Density Range (du/ac)	Floor Area Ratio (FAR)	Acreage (ac)	Approved Density* (du/ac)	Approved No. of Dwelling Units (du)	Approved Commercial/ Office Square Footage (sf)	Proposed Density (du/ac)	Proposed Dwelling Units (du)	Proposed Commercial/ Office Square Footage (sf)
48-A	VOS	--	--	0.2	--	--	--	--	--	--
48-B	VOS	--	--	0.6	--	--	--	--	--	--
PA 48 Subtotal				0.8	--	--	--	--	--	--
49-A	VOS	--	--	3.6	--	--	--	--	--	--
49-B	VOS	--	--	2.0	--	--	--	--	--	--
49-C	VOS	--	--	15.8	--	--	--	--	--	--
PA 49 Subtotal				21.4	--	--	--	--	--	--
50	VOS	--	--	10.7	--	--	--	--	--	--
PA 50 Subtotal				10.7	--	--	--	--	--	--
51-A	VOS	--	--	6.8	--	--	--	--	--	--
51-B	VOS	--	--	1.8	--	--	--	--	--	--
PA 51 Subtotal				8.6	--	--	--	--	--	--
52	VOS	--	--	6.4	--	--	--	--	--	--
PA 52 Subtotal				6.4	--	--	--	--	--	--
53-A	VOS	--	--	2.1	--	--	--	--	--	--
53-B	VOS	--	--	2.3	--	--	--	--	--	--
53-C	VOS	--	--	0.5	--	--	--	--	--	--
PA 53 Subtotal				4.9	--	--	--	--	--	--
54-A	VOS	--	--	1.1	--	--	--	--	--	--
54-C	VOS	--	--	0.4	--	--	--	--	--	--
54-D	VOS	--	--	2.5	--	--	--	--	--	--
54-E	VOS	--	--	11.9	--	--	--	--	--	--
54-F	VOS	--	--	1.0	--	--	--	--	--	--
54-G	VOS	--	--	1.7	--	--	--	--	--	--
54-H	VOS	--	--	0.7	--	--	--	--	--	--
PA 54 Subtotal				19.3	--	--	--	--	--	--
55-A	VOS	--	--	0.3	--	--	--	--	--	--
55-B	VOS	--	--	0.2	--	--	--	--	--	--
55-C	VOS	--	--	0.4	--	--	--	--	--	--
PA 55 Subtotal				0.9	--	--	--	--	--	--
56-A	VOS	--	--	4.5	--	--	--	--	--	--
56-B	VOS	--	--	1.5	--	--	--	--	--	--
PA 56 Subtotal				6.0	--	--	--	--	--	--

Sub Planning Area	Land Use Designation	Density Range (du/ac)	Floor Area Ratio (FAR)	Acreage (ac)	Approved Density* (du/ac)	Approved No. of Dwelling Units (du)	Approved Commercial/Office Square Footage (sf)	Proposed Density (du/ac)	Proposed Dwelling Units (du)	Proposed Commercial/Office Square Footage (sf)
57	VOS	--	--	40.3	--	--	--	--	--	--
PA 57 Subtotal				40.3	--	--	--	--	--	--
58	VPR	--	--	1.0	--	--	--	--	--	--
PA 58 Subtotal				1.0	--	--	--	--	--	--
59	VPR	--	--	1.0	--	--	--	--	--	--
PA 59 Subtotal				1.0	--	--	--	--	--	--
60-A	VPR	--	--	1.0	--	--	--	--	--	--
60-B	VPR	--	--	1.0	--	--	--	--	--	--
PA 60 Subtotal				2.0	--	--	--	--	--	--
61	VPR	--	--	6.7	--	--	--	--	--	--
PA 61 Subtotal				6.7	--	--	--	--	--	--
62	VPR	--	--	2.0	--	--	--	--	--	--
PA 62 Subtotal				2.0	--	--	--	--	--	--
63	VPR	--	--	3.6	--	--	--	--	--	--
PA 63 Subtotal				3.6	--	--	--	--	--	--
64	VPR	--	--	1.0	--	--	--	--	--	--
PA 64 Subtotal				1.0	--	--	--	--	--	--
65-A	VPR	--	--	4.9	--	--	--	--	--	--
65-B	VPR	--	--	11.0	--	--	--	--	--	--
65-C	VPR	--	--	3.8	--	--	--	--	--	--
65-D	VPR	--	--	2.4	--	--	--	--	--	--
PA 65 Subtotal				22.1	--	--	--	--	--	--
66	VPR	--	--	33.7	--	--	--	--	--	--
PA 66 Subtotal				33.7	--	--	--	--	--	--
67	VPR	--	--	1.2	--	--	--	--	--	--
PA 67 Subtotal				1.2	--	--	--	--	--	--
68-A	VPR	--	--	0.2	--	--	--	--	--	--
68-B	VPR	--	--	0.5	--	--	--	--	--	--
68-C	VPR	--	--	0.3	--	--	--	--	--	--
PA 68 Subtotal				1.0	--	--	--	--	--	--
69	VPR	--	--	8.8	--	--	--	--	--	--
PA 69 Subtotal				8.8	--	--	--	--	--	--
70-A	VPR	--	--	0.5	--	--	--	--	--	--
70-B	VPR	--	--	0.5	--	--	--	--	--	--
PA 70 Subtotal				1.0	--	--	--	--	--	--
71	VPR	--	--	1.0	--	--	--	--	--	--
PA 71 Subtotal				1.0	--	--	--	--	--	--

Sub Planning Area	Land Use Designation	Density Range (du/ac)	Floor Area Ratio (FAR)	Acreage (ac)	Approved Density* (du/ac)	Approved No. of Dwelling Units (du)	Approved Commercial/Office Square Footage (sf)	Proposed Density (du/ac)	Proposed Dwelling Units (du)	Proposed Commercial/Office Square Footage (sf)
72-A	VPR	--	--	0.3	--	--	--	--	--	--
72-B	VPR	--	--	0.7	--	--	--	--	--	--
PA 72 Subtotal				1.0	--	--	--	--	--	--
73	VPR	--	--	1.0	--	--	--	--	--	--
PA 73 Subtotal				1.0	--	--	--	--	--	--
74-A	VPR	--	--	2.0	--	--	--	--	--	--
74-B	VPR	--	--	3.6	--	--	--	--	--	--
PA 74 Subtotal				5.6	--	--	--	--	--	--
75-A	VPR	--	--	0.5	--	--	--	--	--	--
75-B	VPR	--	--	0.4	--	--	--	--	--	--
PA 75 Subtotal				0.9	--	--	--	--	--	--
76-A	VPR	--	--	0.3	--	--	--	--	--	--
76-B	VPR	--	--	0.2	--	--	--	--	--	--
76-C	VPR	--	--	0.5	--	--	--	--	--	--
PA 76 Subtotal				1.0	--	--	--	--	--	--
77	VPR	--	--	1.0	--	--	--	--	--	--
PA 77 Subtotal				1.0	--	--	--	--	--	--
78	VPR	--	--	1.0	--	--	--	--	--	--
PA 78 Subtotal				1.0	--	--	--	--	--	--
79	VPR	--	--	1.0	--	--	--	--	--	--
PA 79 Subtotal				1.0	--	--	--	--	--	--
80-A	VPR	--	--	20.5	--	--	--	--	--	--
80-B	VPR	--	--	3.6	--	--	--	--	--	--
80-C	VPR	--	--	198.5	--	--	--	--	--	--
PA 80 Subtotal				222.6	--	--	--	--	--	--
ROWs				66.0	--	--	--	--	--	--
Landscape Corridors				49.1	--	--	--	--	--	--
<i>Allocated Units/Square Footage</i>				--	--	--	--	--	--	--
<i>Unallocated Units/Square Footage</i>				--	--	--	--	--	--	--
SPECIFIC PLAN TOTAL				1,832.1	--	5,639	167,000	--	--	--

* Approved density is the target density identified in the Specific Plan Land Use Summary Table.

APPENDIX C • OAK WOODLAND MITIGATION AND MANAGEMENT PLAN



City of Lincoln Village 1

Oak Woodland Mitigation and Management Plan

City of Lincoln Village 1

Oak Woodland
Mitigation and Management Plan

Prepared:
March 2012

Prepared For:
Lake Development - Lincoln LLC
20241 S.W. Birch Street, Suite 120
Newport Beach, CA 92660

Prepared By:
Cardno ENTRIX
701 University Avenue, Suite 200
Sacramento, CA 95825
Phone: (916) 923-1097
Fax: (916) 923-6251

TABLE OF CONTENTS

1	Introduction.....	C-3
2	Purpose and Goals.....	C-3
3	Existing Policies and Laws.....	C-4
	3.1 City of Lincoln Oak Tree Preservation Ordinance – Guidelines for development around Oak Trees.....	C-4
	3.2 CEQA Guidelines.....	C-4
4	Conservation Strategies and Implementation Measures.....	C-5
	4.1 Protection and Assessment within the Development Area.....	C-5
	4.2 Mitigation for Impacted Oak Woodland.....	C-5
	4.3 Replacement Plantings.....	C-6
	4.4 Off-site Conservation of Oak Woodland.....	C-7
Appendices		
Appendix A	Village 1 Oak Woodland Canopy.....	C-9
Appendix B	City of Lincoln Village 1 - Oak Woodland Mitigation Trees.....	C-10
List of Tables		
Table 1.	Summary of Mitigation Rates.....	C-6

1) Introduction

Oak woodlands are an integral part of the Placer County landscape providing a number of environmental benefits. They intercept rain and slow runoff to local streams which prevents stream bank erosion and associated water quality impacts. They provide wildlife habitat, reduce noise and air pollution, and enhance the aesthetic value of the landscape. This City of Lincoln Village 1 Oak Woodland Mitigation and Management Plan has been developed to address impacts to oak woodlands associated with the Village 1 project (Project) and to ensure that impacted oak woodland habitat is replaced through the establishment of new oak woodlands or mitigated through the protection of existing mature oak woodland.

2) Purpose and Goals

The purpose of City of Lincoln Village 1 Oak Woodland Mitigation and Management Plan (Plan) is to develop a set of woodland protection guidelines and mitigation for woodland conservation planning. The document is also

expected to provide direction regarding activities that have the potential to adversely impact oaks and oak woodland habitat, oak tree planting, and monitoring.

The value of land and its resources is dependent of several factors and can be evaluated from four perspectives: (1) the monetary value of the land if sold on the open market; (2) the value of the land as wildlife habitat; (3) the historic and personal value to the individual; and (4) the aesthetic, economic, and environmental contributions associated with open space, clean air and water, sense of community, and the rural quality of life. This Plan is intended to address these values by establishing mitigation goals with accessibility and localization in mind.

The goal of this Plan is to conserve oak woodland through preservation, enhancement, and replacement. This Plan is applicable to all parcels proposed for development within Village 1 and all Village 1 Open Space areas. The Plan's provisions shall:

1. Protect a mix of deciduous trees that form woodlands (where the majority of the trees are

of the genus *Quercus*), both densely canopied and with open canopy, by establishing an open space preserve within Village 1 to protect, create/enhance, and maintain oak trees, by:

- a. Focusing on canopy preservation and restoration. The Project has been designed to avoid as much of the high-value oak woodland habitat as feasible and provide mitigation in the form of on-site restoration and additional off-site preservation/planting. Almost 400 acres of open space and trails have been set aside in addition to an established golf course.

- b. Preserving contiguous open space corridors containing oak woodland so that the remaining woodland habitat is not divided into small, isolated fragments. The corridors provide dispersal and migration paths for wildlife into and across Village 1. Through natural recruitment and planting, much of the open area within the corridor will convert to oak woodland over time. There are approximately 300 acres of non-canopy open space, primarily annual grassland, providing room for natural recruitment and habitat diversity.

- c. Retaining oak woodland habitat that links off-site oak woodlands, or other existing, proximate habitats to the maximum extent feasible.
2. Comply with the following requirement, when applicable.
- a. When required by the Oak Tree Specialist on a case-by-case basis, a buffer area shall be maintained to protect the critical root zone around identified valley and blue oak trees retained on each lot.
 - b. Comply with City of Lincoln oak trees protection measures for activities that occur within the drip line of protected trees.
3. Require mitigation for all trees (individual or canopy) removed within each parcel with specific mitigation ratios for protection of off-site oak woodland and/or planting.
4. Provide the deciduous oak tree replanting schedule and nurturing regime.
- Existing Policies and Laws

3) Existing Policies and Laws

3.1 City of Lincoln Oak Tree Preservation Ordinance – Guidelines for development around Oak Trees

Under the Oak Tree Preservation ordinance, the City of Lincoln has developed guidelines for development. It is the intent and purpose of these guidelines to assist developers and contractors in understanding the design and construction measures which are necessary to preserve all oak trees possible located within the City limits through the City development review process. Removal of native oak trees is subject to Section 18.69 of the City's Municipal Code and mitigation fees as set forth in the City's Master Fee Schedule. The City requires oak tree protection and mitigation for removals for each project through project conditions of approval and collection of "Protected Oak Tree Removal Mitigation Fee" of \$150 per inch of removed tree diameter (current rate as of January 2012), as set forth in the City's Master Fee Schedule.

This Plan presents an alternative to the City of Lincoln mitigation provisions, in order to address goals and conditions specific to Village 1.

3.2 CEQA Guidelines

Under Section 21083.4 Oak Woodlands conservation of the CEQA statutes; if a County acting as lead agency determines that there may be a significant effect to oak woodlands, as part of the determination made pursuant to Section 21080.1 of the CEQA statutes, the County shall require oak woodlands mitigation alternatives to mitigate the significant effect of the conversion of oak woodlands.

Although the statute applies to County projects, not City projects, this Plan is intended to demonstrate compliance with CEQA statute Section 21083.4.

4) Conservation Strategies and Implementation Measures

4.1 Protection and Assessment within the Development Area

For each parcel within the Village 1 development area on which oak woodland will be impacted (any tree over six inch dbh removed or encroachment into oak tree dripline), an Oak Woodland Preservation Plan shall be prepared. A map of the parcels proposed for development and the potentially impacted canopy is included in Attachment A. Each parcel-specific oak Woodland Preservation Plan shall include all of the following:

1. Oak tree canopy analysis to determine the extent of existing resources as well as proposed impacts and mitigation and monitoring requirements. Geographic Information System (GIS) technology and advanced aerial photography analysis may be utilized to map the resources.

2. Oak tree canopy analysis should be combined with ground-truthing by oak tree specialist (arborist or biologist) to obtain the most accurate estimate of oak canopy acreage that is reasonably possible.

3. Where development activities (excavation, grading, installation of utilities, etc.) encroach into the drip line of a tree to be saved, the Plan shall recommend maintenance procedures, such as pruning, root trimming, cabling, and/or fertilizing to support long-term survival of the tree.

4. The plan shall show all proposed grading around the preserved trees, any retaining walls which may be necessary, location of any utility easements, or any other structures which could impact the tree growth.

4.2 Mitigation for Impacted Oak Woodland

The City of Lincoln Village 1 Oak Woodland Mitigation and Management Plan focuses on canopy preservation and restoration. The Project has been designed to preserve contiguous open

space that maintains oak woodland functionality as much of the high-value oak tree habitat associated with Auburn Ravine, Turkey Creek Golf Course, and other large corridors will be preserved. Village 1 currently contains approximately 648 acres of oak woodland canopy. Approximately 284 acres (44% of the total) of oak woodland will be preserved within the Village 1 Open Space Areas. Within the development parcels, the remaining 364 acres (56% of total) could potentially be impacted. Not all trees in the development area will be removed (the large lots located in Village VCE areas will likely contain avoided trees), but for the purposes of this Plan, a “worst-case” scenario is addressed. Conservation of oak woodland within the on-site open space will mitigate for a portion of the oak woodland impacts. The mitigation credit provided by the on-site preservation of oak woodland canopy will be at a rate of 1.5:1 (1.5 acres preserved for every 1 acre impacted):

Calculation basis:

- 364 acres of oak woodland canopy potentially impacted
- 284 acres canopy preserved and credited at a 1.5:1 ratio towards the mitigation for the impacted canopy

Table 1
Summary of Mitigation Rates

Mitigation through Planting (138 plantings per acre)	Mitigation through Off-site Canopy Preservation	Mitigation through Payment of City of Lincoln Fee
2:1 for 48% of total impacted canopy area on a given parcel	2:1 for 48% of total impacted canopy area on a given parcel	1:1 [one fee credit per one inch tree diameter (dbh)] for 48% of total impacted dbh on a given parcel

- $284 \div 1.5 = 189$ acres of oak woodland canopy mitigated
- $189 \div 364 = 52\%$ of the mitigation requirement

This credit is spread across all potentially impacted tlage 1, therefore the remaining mitigation required per acre of canopy will be based on 48% of the impacted acreage (e.g. if 10 acres of oak tree canopy will be impacted, 4.8 must be mitigated at the rates listed, below). Oak canopy impact mitigation may be achieved as described, below, and presented in Table 1.

One of the following options:

- Replacement planting at a 2:1 canopy-surface-area ratio where it is assumed that

trees would be planted at a rate of 138 per acre; or

- Establishing off-site conservation areas for oak woodlands at a 2:1 ratio; or
- A combination of 1 or 2 above.
- Payment to the City of Lincoln “Protected Oak Tree Removal Mitigation Fee” at a rate of 48% of the current City rate/fee. This option requires that a survey of individual tree be conducted by an arborist, and that impact be calculated based on tree size in compliance with the City of Lincoln Guidelines for Development around Oak Trees. Tree size is defined as diameter at breast height (dbh).

4.3 Replacement Plantings

1. Plantings may include a range of planting sizes including D-pot, one-gallon, and five-gallon plantings. Planting plans, monitoring plans, success criteria, and impact and mitigation phasing implementation will be developed and submitted for approval prior to Project initiation.

- a. A detailed planting plan that includes planting and irrigation plans, monitoring plans, success criteria, phasing of restoration activities, and other restoration details will be submitted to the City prior to grading activities and will be approved prior to issuance of grading permits. Plantings to achieve an equivalent oak tree

canopy shall consist of oak trees planted no closer than 10 feet minimum on center spacing and 30 feet maximum on center spacing to achieve an average spacing of 20 feet. Plan details may include the following:

i. Watering mitigation plantings for three to five years using an irrigation system, hand watering during dry season, or using Dri-Water irrigation supplement.

ii. Protection of plantings with shelter or fencing to minimize foraging by wildlife.

iii. Monitoring methods and specific success criteria.

b. Naturally occurring valley and blue oak seedlings/saplings, growing on a protected portion of the lot and between six (6) inches and six (6) feet in height that are protected and nurtured for five (5) years, may be counted as replacement (mitigation) trees under the Program.

c. Any and combination of acorns, planted seedlings/saplings, or naturally occurring valley and blue oaks between six (6) inches and six (6) feet tall, if established according to the

requirements herein, may be used to achieve the required number of replacement trees.

d. Replacement deciduous oak trees that are planted must come from nursery stock grown from locally-sourced acorns, or use acorns gathered locally, preferably from the same watershed in which they are planted. If planting is done using acorns, three (3) acorns (may be planted in the same hole) should be planted for each required planting.

2. All replacement trees shall be from the Native Oak Tree list (Appendix B) attached to this Plan. The trees named on this list are for on-site or off-site replacement plantings or for oak tree preserves.

3. The replacement deciduous oak trees shall be nurtured for five (5) years, the last two without supplemental watering, using techniques consistent with the most current version of the University of California publication "How to Grow California Oaks." At the end of the five years, an 80% survival rate must be achieved, with trees in good health as determined by an oak tree

specialist (arborist or biologist), and capable of surviving without nurturing and protection.

4. Each replacement oak tree must be protected against damaging ground disturbance, soil compaction, or over-irrigation within the dripline. It must be fenced to protect it from grazing or browsing by animals both below and above ground until it has reached a minimum of eight (8) feet in height.

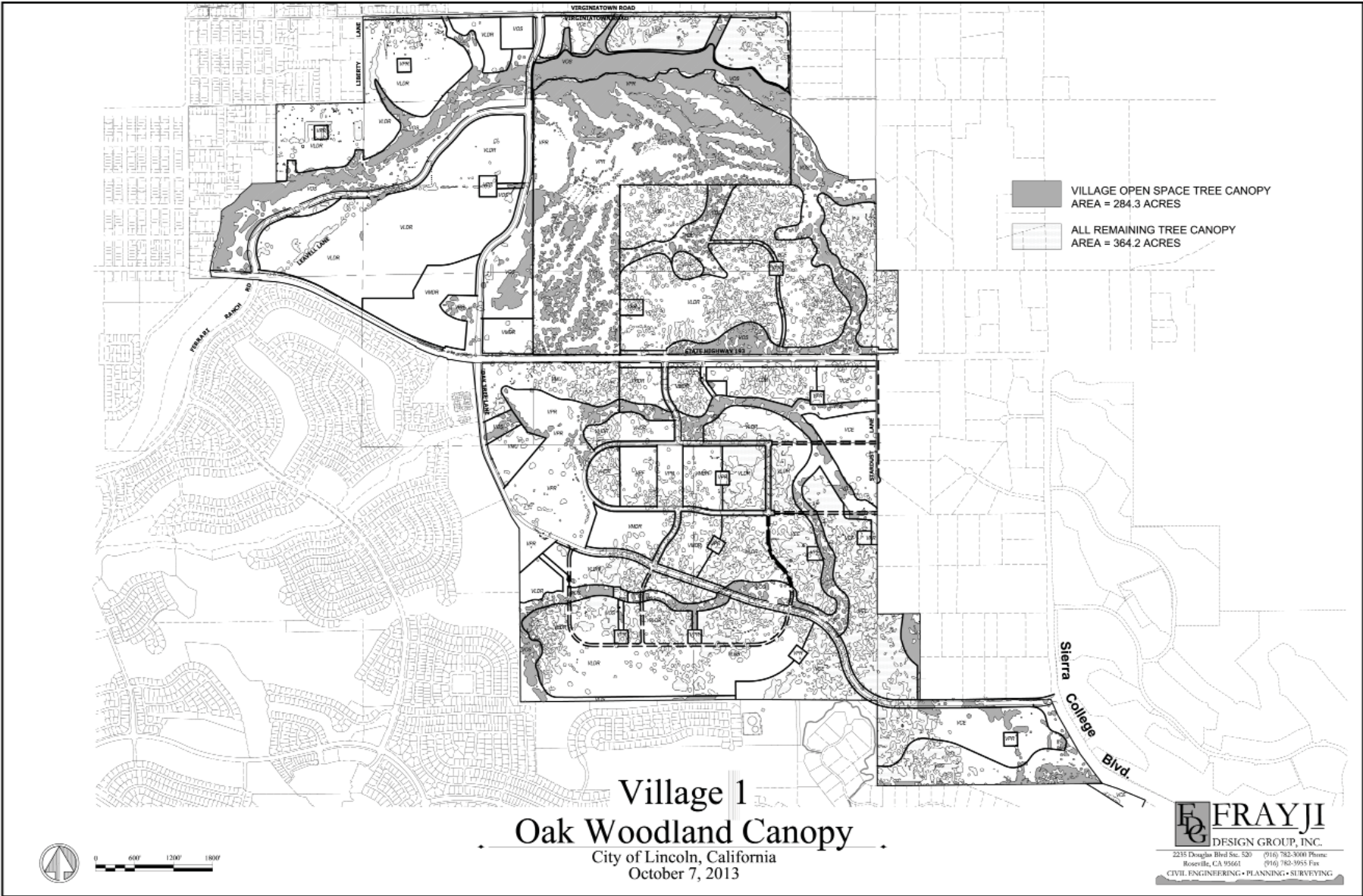
5. Where conditions warrant and where agreed to by the landowner and oak tree specialist, tree planting designs and nurturing practices (e.g. protective structures, watering schedules) may be adjusted to improve the probability that replacement trees will be established successfully.

4.4 Off-site Conservation of Oak Woodland

1. Off-site oak woodland conservation areas proposed as mitigation for impacts to oak canopy with the Village 1 development parcel must be approved by the City of Lincoln. The proximity of the conservation area to Village 1 will be considered with higher preference given to areas

that are near Village 1. The conservation are must be located in Western Placer County.

2. A deed restriction or conservation easement on the land containing the oak woodland must be recorded against the property's title along with a map showing the conserved area. The draft conservation easement or deed restriction must be submitted to the City for approval and recorded prior to issuance of the grading permit. The recorded deed restriction runs with the land.



Appendix A: Village 1 Oak Woodland Canopy

City of Lincoln Village 1 Oak Woodland Mitigation Trees

<u>Scientific Name</u>	<u>Common Name</u>
<i>Alnus rhombifolia</i>	White Alder
<i>Fraxinus latifolia</i>	Oregon Ash
<i>Platanus racemosa</i>	California Sycamore
<i>Quercus douglasii</i>	Blue Oak
<i>Quercus lobata</i>	Valley Oak
<i>Quercus wislizenii</i>	Interior Live Oak

Appendix B: City of Lincoln Village 1 - Oak Woodland Mitigation Trees