

****CURRENT PROJECTS UNDER CONSTRUCTION****

RESIDENTIAL PROJECTS

1. TWELVE BRIDGES AREA A

4,335-Unit Planned Development on 2,989 Acres

Project has various entitlements including, certified EIR, Specific Plan, General Development Plan, Large and Small Lot Tentative Maps, and a Development Agreement with the City. The following home builders have homes under construction:

- Elliott Homes, Village 9 – Units 1, 3, & 4 229 Lots, elliotthomes.com, (916) 408-4100
- Carson Homes, Village 9 – Unit 1 area – 19 Lots, carsonhomes.us/twelve-bridges, (916) 572-6398
- Standard Pacific Homes, Village 12 - 38 Lots, calatlantichomes.com, (916) 543-5910
- Premier United Communities, Village 19 – 24 Lots, premierunited.com, (916) 543-3400
- Catta Verdera @ Twelve Bridges – Five hundred and ninety-five (595) lots for development of low-density, estate residential development. Private community with custom single-family home lots on 1019 acres includes a golf course, clubhouse, and private athletic club. Villages 13, 14, 15, 16, 17, (184 Lots, 85 building permits issued for construction).

2. SORRENTO

472-Unit Planned Development on 156 Acres

The project has various entitlements including, a certified EIR, General Plan Amendment, General Development Plan, Large and Small Lot Tentative Subdivision Map, and Specific Development

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**City Manager's Office ♦ Community Development ♦ Engineering ♦ Fire
Library ♦ Recreation ♦ Police ♦ Public Services ♦ Support Services**

Plan/Development Permit. The project is bordered by the Lincoln Crossing Development to the north, south and east with Moore Road to the west. One homebuilder has received Design Review approval for development of homes within Village 1, located along Ferrari Ranch Road:

- Meritage Homes, 138 lots, *meritagehomes.com*, (866) 675-9383
- Pulte Homes, 90 lots, *pulte.com*, (866) 837-9179

3. LAKESIDE 6

706-Unit Planned Development on 105 Acres

The project has various entitlements including a Mitigated Negative Declaration, General Plan Amendment, General Development Plan Amendment, re-zone of the land from Limited Light Industrial (LLI) to Residential (RD-5 and RD-20), and Tentative Subdivision mapping. One homebuilder has received Design Review approval for development of homes:

- JMC Homes, *jmchomes.com*, (916) 408-7170

4. CLOVER MEADOWS

Planned Development of 29 Residential Units on 3.1 acres

The City has approved an application for various entitlements including General Plan Amendment, Specific Development Plan/Development Permit, General Development Plan/Amendment, and a Tentative Subdivision Map for a 29-lot subdivision along East Avenue between E. Eighth Street and E. Ninth Street. Contact Ken Topper, Evergreen Communities (916) 474-5340. The project is under construction.

5. SUMMERSET ASSISTED LIVING AND MEMORY CARE FACILITY

142,494 square foot Assisted Living and Memory Care facility

The project is proposed to be constructed on 2.76 acres between Second and Third Streets, along E Street. The project is proposed to have 115 assisted living units and 72 memory care units. Contact Summerset Assisted Living (916) 715-7418. The project is under construction.

COMMERCIAL & INDUSTRIAL PROJECTS

6. CAL-ISO BUILDING

Two-story 35,800 square foot Data and Operations Facility

The project has received Design Review approval and a Conditional Use Permit and is proposed to be construction on 3.3 acres of vacant land. The project site is located at the northeast corner of Business Park Drive, 500 Business Park Drive. The project site is bordered by a developed LLI property to the north, the Markham Ravine and developed LLI property to the east, and vacant LLI property to the south. Contact David King (916) 575-8888. The project is currently under construction.

*****PROJECTS WITH ENTITLEMENTS – NOT CURRENTLY
UNDER CONSTRUCTION*****

RESIDENTIAL PROJECTS

7. SENIOR LIVING AT LINCOLN

162,680 square foot Assisted Living and Memory Care facility

The project is proposed to be constructed on 7.13 acres at the southwest corner of East Joiner Parkway and Bella Breeze Drive. The project is proposed to have 114 assisted living units and 80 memory care units. Contact FCM Capital Partners at (916) 788-7444, fcmcapitalpartners.com. No construction has taken place on the project.

ANNEXATIONS

8. VILLAGE 7

Approximately 515.9 acres of land

The project has various entitlements including, a certified EIR, General Plan Amendment, General Development Plan, Large Lot Vesting Tentative Subdivision Map, Specific Plan, Pre-zoning to Planned Development District. A large portion of Village 7 has already been incorporated into the City. The property is located south and east of Moore Road immediately west of the Aitken Ranch and Lincoln Crossing Specific Plan areas.

9. VILLAGE 1

Approximately 1,832 acres of land

The project has various entitlements including, a certified EIR, General Plan Amendment, General Development Plan, Specific Plan. The property is located east of the Auburn Ravine and includes land on both the north and south side of State Highway 193. The following properties have received approvals for a tentative subdivision map:

- Epick Three – Tentative Subdivision Map for 54.9 acres and a Parcel Map for a 68.7 acre parcel located north of McBean Park Drive/SR 193, and west of Turkey Creek Golf Course.
- La Bella Rosa - Tentative Subdivision Maps for a 56.3 acre property located north of McBean Park Drive/SR 193, west of Turkey Creek Golf Course, and south of Auburn Ravine.
- Walkup Ranch - Tentative Subdivision Maps for a 145 acre property located north of McBean Park Drive/SR 193, west of Turkey Creek Golf Course, and south of Leavell Lane.
- Turkey Creek Estates - Tentative Subdivision Maps for 248 acres of land located north of McBean Park Drive/SR 193 and east of Turkey Creek Golf Course.

****PROJECTS GOING THROUGH ENTITLEMENT REVIEW –
NOT CURRENTLY APPROVED****

IN AND OUT BURGER

3,867 Square Foot Drive-Thru Restaurant on 1.34 Acres

Application for Conditional Use Permit and a Specific Development Plan. Located in the Lincoln Crossing Marketplace, at 850 Groveland Lane. (Property Owner: Wolfsen Land and Cattle Company, c/o Clay Skinner; Applicant: In-N-Out, c/o Jim Lockington)

VERIZON WIRELESS

Unmanned Wireless Communication Facility

Conditional Use Permit application for an unmanned cell site at 170 Flocchini Circle, consisting of a 64-foot tall faux free standing water tower and associated ground equipment. (Property owner: Roznowski Investments, Applicant: Verizon by Complete Wireless Consulting, Inc., c/o Jenny Blocker)

JOHN ADAMS ACADEMY

65,000 to 75,000 Square Foot School Building on 11.3 Acres

Application for Annexation, Specific Development Plan/Development Permit, and CEQA Determination. Project site is located at 1450 Lincoln Newcastle Highway. (Property Owner/Applicant: HighMark School Development, LLC)

LINCOLN MEADOWS

148-Unit Planned Development on 40 Acres

Application for Annexation, Pre-zoning, General Plan Amendment, General Development Plan, Specific Development Plan/Permit and Tentative Subdivision Map. Project site is located on the north side of Virginia Town Road, west of Hungry Hollow Road. (Property Owner: RBM Land Co., Applicant: Michael Brumbaugh)

EPICK 1 & 2

80-Unit Subdivision on 20.5 Acres

Application for a Tentative Subdivision map. The project site is located south of 9th Street, north of Auburn Ravine, and west of Liberty Lane within the Village 1 Specific Plan. (Owner: Epick Homes, LLC, Applicant: Frayji Design Group, Inc., c/o Tony Frayji)

VILLAGE 5/ SPECIAL USE DISTRICT 5

Master Planned Community, 8,100 Residential Units within 4,787 Acres

The planned development project is located in the western area of Placer County, immediately west of the City of Lincoln. The plan area is comprised of 141 parcels and many different landowners. The applicant, Richland Developers, Inc., owns and/or controls approximately 1,541 acres (approx. 32% of the total) within the Plan Area boundaries. The Plan Area for Village 5 has multiple land ownerships, which will likely result in portions of the Plan Area to develop separately and under different timelines, anticipated to be over a 15 to 25 year period. Village 5 requires approval of a Specific Plan and Annexation. The project's EIR is anticipated to be released in Spring/Summer 2016.

HIDDEN HILLS

220-Unit Planned Development on 78 Acres

Application for a Small Lot and a Large Lot Tentative Subdivision Map, and a Development Permit. The project site is within the Village 1 Specific Plan and is located at 560 Oak Tree Lane, south of Oak Tree Lane. (Property Owner/ Applicant: Silverado Hidden Hills, LLC., c/o Paul Eblen)

MEADOWLANDS

Planned Development on 59 Acres

Application for a General Plan Amendment, Rezoning, a Large Lot Tentative Map and Vesting Tentative Subdivision Map, General Development Plan Amendment, and Specific Development Plan/Permit Amendment; Previous approvals include Certification of EIR. The project consists of 187 single family lots, 5.47 acre multi-family lot, 6.60 acre park/detention

lot, and a 4.5 acre open space lot. The project site is located on the North West corner of 9th Street and East Avenue. (Owner: Sacramento Region Community Foundation & Pacific Coast Companies, Applicant: Niemi Development Partners LLC)

SPECIAL USE DISTRICT B – NE QUADRANT

Master Planned Community

The SUD B – NE Quadrant consists of 186.2 acres located immediately west of the City of Lincoln, within Placer County. The 186.2-acre project consists of residential and commercial development. Planned residential development is approximately 428 single-family units and 800,000 square feet of commercial area. The planned area will require approval of a General Plan Amendment, Specific Plan and Annexation.

CROCKER KNOLL SUBDIVISION MAP

100 Single-Family Residential Subdivision on 26 Acres

Application for a Tentative Subdivision Map and General Development Plan Amendment. The project is located on the southerly terminus of Oak Tree Lane, in the Twelve Bridges Specific Plan Area 'C'. The project site is bordered on the north by St. Joseph's Church; on the east by the City limit line, the Placer County Corporation Yard, and Placer County; on the south by Open Space (within the Sun City development area); and, on the west by existing single family residential (Village 41B, Sun City development area). The property is undeveloped, but at one point in the past housed the Del Webb contractor's yard. There are no existing improvements on the property.

JOINER RANCH

Rezone and 194-Unit Residential Subdivision

There are two applications for the Joiner Ranch:

Joiner Ranch West is comprised of a General Plan Amendment from BP - Business Professional and CC – Community Commercial to MDR – Medium Density Residential, and a Rezone from BP – Business Professional and C – Commercial to PD-MDR – Planned Development-Medium Density Residential. No mapping is proposed at this time.

Joiner Ranch East is comprised of a General Plan Amendment from CC – Community Commercial and MDR – Medium Density Residential to MDR – Medium Density Residential, and a Rezone from G-C – General Commercial and RD-8 – Residential Development with up to 8 units to the acre to PD – MDR – Planned Development - Medium Density Residential. The application includes Tentative Subdivision Map to create 194 medium density lots with a minimum size of 2,940 square feet. The project is located at the intersection of Nicolaus Road and Joiner Parkway – on the east and west sides of Joiner Parkway

INDEPENDENCE

Master-Planned Community on 194 Acres

Application for a General Plan Amendment, Rezone, Tentative Vesting Subdivision Maps, Specific Development Plan/Permit and a General Development Plan. The project site is located on the former location of the City of Lincoln wastewater treatment facility. The treatment facility has since been deactivated. The project proposes to include the construction of 575 single-family residential lots, 45.6 acres of open space and preservation areas, 13.6 acres of active parks & community center, and a 2.7 acre mixed-use area, 3 acres of public facilities for a sewer lift station. The remainder 35 acre parcel will have not changes or development activity. (Owner: Lewis Land Developers LLC & City of Lincoln, Applicant: Lewis Planned Community, c/o Phil Rodriguez)

LAKSIDE 6 – PHASE 7 & 8

Rezone and 89-Unit Residential Subdivision on 11 Acres

Application for a rezone from High Density Residential/RD-15 to Medium Density Residential/RD-8.5 and a Tentative Subdivision Map. The proposed development is within the Lincoln Air Center Planned Development area. The parcel is located to the north of Lincoln Airpark Drive and west of existing development and Rickenbacker Lane. (Owner: Buzz Oates Enterprises II, Applicant: Mourier Investments LLC)