

**Village**

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**SPECIFIC PLAN**

**City of Lincoln**

**April 23, 2024**





# Village 7 SPECIFIC PLAN

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# SPECIFIC PLAN



## Introduction



## 1.1 OVERVIEW

The Village 7 Specific Plan guides the development of approximately 703 acres in south Placer County, within the southwest portion of the City of Lincoln. The Village 7 boundary was defined by the City's 2050 General Plan, which was adopted in March 2008 and requires a specific plan to comprehensively plan land uses and associated infrastructure and services for the entirety of Village 7. This Specific Plan identifies four planning areas for future development within Village 7: the Lewis Property, the Aitken Ranch II Property, the Scheiber Property, and the Remainder Area. The boundary of the planning area is further described in Section 2, Context.

The development plan for Village 7 includes the creation of a distinctive community, anchored by a Village Center with neighborhood-serving retail uses, multi-family residential dwelling units, parks, a community center, and an elementary school. The Village Center supports the surrounding residential community that includes a variety of housing types, a community park and extensive park and open space amenities. In addition to presenting these new benefits to the City, Village 7 provides a logical and orderly extension of the city limits for the City of Lincoln and is compatible with surrounding uses.



The land use form for Village 7 is organized into a series of interconnected neighborhoods, which were designed to meet the 'smart growth' principles of the Sacramento Area Council of Governments' (SACOG) regional Blueprint process that concluded in 2004. Each of the neighborhoods is focused around a central green that provides identity to the neighborhoods and will help foster a sense of community. The neighborhoods are structured to accommodate a mix of new and traditional housing types ranging from single family to multi-family dwellings. This mix of housing types is reflective of the diversity of lifestyle and pricing considerations found in the housing market and addresses significant future growth anticipated in the City of Lincoln and the south Placer region. The incorporation of sustainable design principles, and the protection and enhancement of natural features, are key principles of the development. In accordance with General Plan Policy # LU-15.14, forty percent (40%) of Village 7 is designated for open space, parks, trails, and recreational uses. The intent of this open space policy is to contribute to the community's quality of life by creating a compact and sustainable urban ecology that respects the existing natural environment and enhances many of the existing ecological functions. The natural and built environments are planned with long-term sustainability in mind.

## 1.2 EVOLUTION OF THE VILLAGE 7 SPECIFIC PLAN

The Village 7 Specific Plan was designed and written in conjunction with the preparation of the City of Lincoln's 2050 General Plan and, as a result, is reflective of the evolution of the City's General Plan.

In 2002, during the initial stages of the City's General Plan update process, the City Council established a set of processing protocols for individual development projects that desired to proceed concurrent with the City's General Plan update. Lewis Planned Communities, in conjunction with its proposed Lewis Property development, was the first project proponent to submit a development application pursuant to the City's newly established processing protocols. The first draft Specific Plan for the Lewis Property consisted of a 516-acre land area located to the west of the Lincoln Crossing Specific Plan area, accessed via the extension of Ferrari Ranch Road. At that time, Lewis' proposed development constituted the entirety of the General Plan's newly identified "Village 7" geographic area.

In late Summer 2005, the City's General Plan Steering Committee expanded the geographic size of Village 7. This was coupled with a recommended General Plan policy that a village-wide Specific Plan be completed prior to the approval of any development within a defined village. The result was that additional properties were added to the original Specific Plan boundary, and the owners of these properties had not yet completed the same level of planning as Lewis had for the Lewis Property.

Because the owners of these other properties had differing long-term expectations and desires for their land, it was determined that Village 7 could be divided into separate "planning areas." This would allow the entire village to be master-planned consistent with the General Plan's directives. However, this would also allow individual properties (or planning areas) to complete project-level planning at different times in the future (by incorporation into the Village 7 General Development Plan), within the confines of the overarching Village 7 development framework.

In recognition of the substantial planning efforts completed by Lewis dating back to 2002, and in combination with the City and the other property owners within the newly expanded Village 7, the following approach for the planning of Village 7 was collectively agreed upon to account for the varying levels of property owner participation.

### **1. Specific Plan**

The Village 7 Specific Plan will be prepared for all properties within the Village 7 geographic area. It will have a general level of detail, while still ensuring compliance with the statutory requirements for specific plans under state law. In particular, the specific plan will focus on establishing the plan-wide land uses and mobility systems (automobile, bicycle, and pedestrian) and providing plans to implement the supporting public services, facilities, and major infrastructure systems. Additional information about the function of a Specific Plan is provided in Sections 1.3 and 1.6 later in this chapter.

### **2. General Development Plan**

A General Development Plan (GDP) will be prepared for the entirety of Village 7. Each planning area may be incorporated into the GDP when full development entitlements are sought by an individual planning area. The first planning area to seek full development entitlements will have a lead role in preparing the Village 7 GDP, and as other planning areas seek full development entitlements, the GDP will be amended to incorporate them.

The GDP constitutes the project-level planning of the land use framework established in the Specific Plan, providing a higher level of specificity for development activities. This will include a land use regulatory guide; permitted uses and development standards; design guidelines for building architecture and landscape architecture; and detailed implementation mechanisms that outline public services, circulation, infrastructure, and resource management plans. Additional information about the function of the GDP relative to this Specific Plan is further outlined in Section 1.4 later in this chapter. A detailed list of the required contents for the GDP is provided in Section 9.4, in Chapter 9, Implementation.

By emphasizing an additional level of detail within the GDP and allowing the GDP to be amended as individual planning areas seek full development entitlements, each planning area can proceed on its own timeline, but remain consistent with the overarching Specific Plan.

The GDP and associated entitlements for the initial participating party (Lewis Property) were approved with adoption of the Village 7 Specific Plan and certification of the Specific Plan Environmental Impact Report. Future development entitlements for Village 7's other planning areas will require future City approval of a General Development Plan amendment that reflects project-level planning, as well as related entitlements and subsequent review pursuant to the California Environmental Quality Act. No development may proceed in a planning area prior to adoption of an amended GDP, a Development Agreement, and associated entitlements for that area.

### 1.3 THE SPECIFIC PLAN TOOL

A specific plan is a planning and regulatory tool intended to implement a city or county general plan through the development of policies, programs, and regulations that provide an intermediate level of detail between the general plan and individual development projects.

The Village 7 Specific Plan is the primary land use, policy, and regulatory document used to guide the overall development of the project area. It establishes a development framework for land use, mobility, utilities and services, resource protection, and implementation. The intent is to promote the systematic and orderly development of Village 7. All subsequent development projects and related activities are required to be consistent with the intent of the Specific Plan. Refer to Specific Plan Section 9.8.4 for information on Substantial Conformity.

The authority to prepare and adopt specific plans and the requirements for content are set forth in Sections 65450 through 65457 of the California Government Code (Planning and Zoning Law). As a mechanism for the implementation of the goals and policies of the City's General Plan, State law stipulates that specific plans can only be adopted or amended if they are consistent with the jurisdiction's adopted General Plan. This Specific Plan has been developed consistent with the policies of the City of Lincoln 2050 General Plan as well as other applicable State and local regulations.

### **1.4 GENERAL DEVELOPMENT PLAN REQUIREMENT**

A General Development Plan (GDP) is a tool used by the City to implement master-planned developments such as the Village 7 Specific Plan. A GDP functions as the zoning code for a Specific Plan, providing the regulatory guide, development standards, and other criteria needed to administer review of individual projects within the planned development. All subsequent development projects and related activities are required to be consistent with the intent of the General Development Plan. Refer to General Development Plan Section 8.5.4 for information on Substantial Conformity.

A GDP must be approved by the City prior to the commencement of any development activity within the respective planning area. Upon initial adoption of the GDP, full land use and zoning entitlements were only granted to the participating planning areas within Village 7, which included the Lewis Property planning area. As each of the remaining, non-participating planning areas seek full development entitlements, the GDP must be amended to include them. Amendments to the GDP may be used to identify additional standards for a specific planning area within Village 7.

An adopted GDP establishes a Planned Development zoning designation on a participating planning area(s) and provides the specific uses, standards, guidelines, and other regulations to ensure projects are built out in accordance with the Village 7 Specific Plan.

The General Development Plan prepared to implement the Village 7 Specific Plan must include certain elements related to land use, circulation, and services, which are supported by development standards and design guidelines. The required contents and associated level of detail required as part of the GDP are outlined in Section 9.4, in Chapter 9, Implementation.

## 1.5 SPECIFIC PLAN ORGANIZATION

This Specific Plan is organized into the following sections:

- Section 1**      **Introduction:** summarizes the purpose, evolution, organization, and authority of this document.
- Section 2**      **Context:** describes the location, natural setting, and land use conditions on and adjacent to Village 7.
- Section 3**      **Community Design Framework:** identifies the vision and organizing principles that guide the physical form and development patterns of Village 7.
- Section 4**      **Land Use Plan:** identifies the overall land use plan and various land use districts that constitute Village 7.
- Section 5**      **Mobility Plan:** describes the plan-wide network to accommodate movement of vehicles, pedestrians, and bicyclists.
- Section 6**      **Public Services Plan:** identifies plan-wide public services including parks and recreation, schools, libraries, police, and fire.
- Section 7**      **Utilities Plan:** describes plan-wide water, sewer, storm drainage, electric, natural gas, cable, and solid waste systems.
- Section 8**      **Resource Management Plan:** describes general measures to protect biological, cultural, water, and air resources.
- Section 9**      **Implementation:** identifies development approval actions, financing, phasing, and amendment procedures.

## 1.6 SPECIFIC PLAN RELATED DOCUMENTS

Several documents work in tandem with this Specific Plan to provide policy guidance for implementation of the project. Existing documents including the City's General Plan, Municipal Code, and various City master plans (i.e., parks, utilities, bikeways, etc.), have been previously adopted by the City and are actively used to plan for, and implement, development projects.

In addition, the following documents are applicable to, and should be referenced in, the review and implementation of the Village 7 Specific Plan.

### 1. General Development Plan

A companion document to the Specific Plan, and includes a land use regulatory guide, permitted uses, development standards, and design guidelines to direct the buildout of Village 7.

### 2. Development Agreements

Contracts between the City and Village 7's various property owners that vest development rights, outline infrastructure improvement obligations, and specify infrastructure timing and financing mechanisms related to development of Village 7. (Note: Development agreements may not be required for smaller remainder areas.)

### 3. Environmental Impact Report

An assessment of the potential direct and indirect environmental effects associated with the development of Village 7 and includes a mitigation monitoring and reporting plan.

The relationship of these documents and their application for implementing the Specific Plan are further discussed in Chapter 9, Implementation.





**SPECIFIC PLAN**



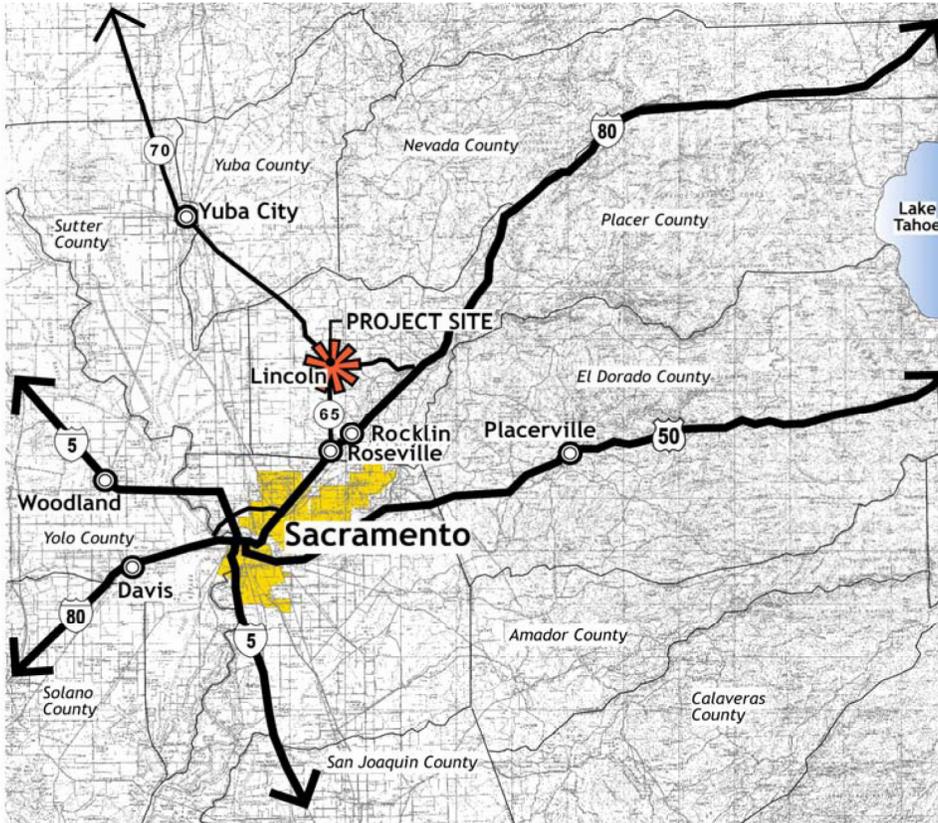
**Context**

**2**

## 2.1 REGIONAL CONTEXT

The Village 7 Specific Plan is located southwest of the City of Lincoln in south Placer County. Lincoln is located on State Route 65 (SR 65), north of the Interstate 80 (I-80) urban corridor and the cities of Roseville and

Rocklin (see Figure 2-1, Regional Context).



**Figure 2-1: Regional Context**

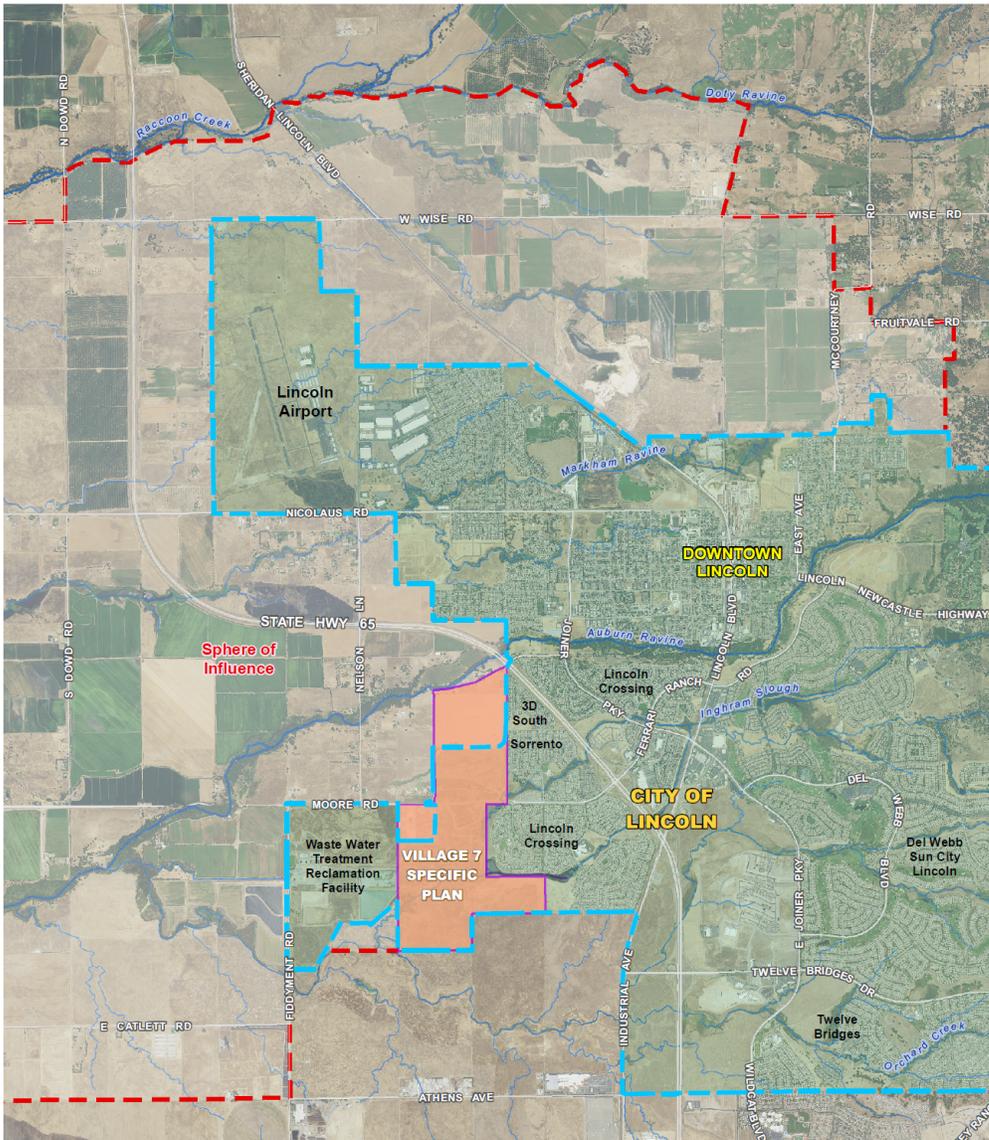
The City of Lincoln, and the Sacramento/Placer region in general, have and are anticipated to continue to experience significant growth. This growth can be attributed to the region's overall quality of life, relatively affordable housing, positive business climate with a strong job base,

availability of land zoned for future business development, seismic stability, extensive transportation systems, nearby recreational opportunities, and an abundant, well-trained, and educated labor force.

There is a strong demand for residential development in the Lincoln area as employment centers within south Placer County move east along I-80 and north along the SR 65 corridor. SACOG projects that the City of Lincoln population will more than double in size by the year 2025. These projections are a result of an extensive regional planning effort, the Sacramento Region Blueprint, which SACOG completed in 2004. As a result, additional residential development in Lincoln is expected to be in high demand as population and employment in the greater Sacramento region continues to grow. This growth will be a contributing factor in achieving the City's General Plan goal of creating an economically sustainable community.

## 2.2 VILLAGE 7's LOCAL CONTEXT

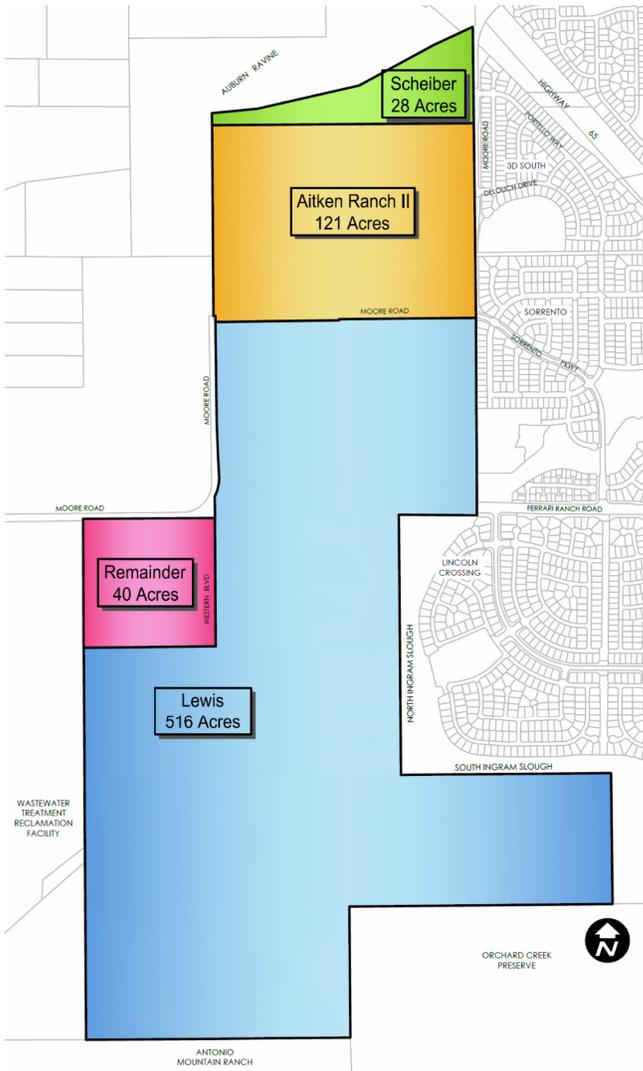
Village 7 is generally bounded by Auburn Ravine to the north, the City's Wastewater Treatment and Reclamation Facility (WWTRF) and other non-developed lands to the west; the approved Aitken Ranch (Sorrento), 3D South, and Lincoln Crossing residential developments to the east; and the Orchard Creek Wetlands Preserve area to the south (see Figure 2-2, Local Context). In addition, the new alignment of State Route 65 is located to the east, adjacent to the northeast corner of Village 7 and was under construction at the time of Specific Plan approval. The Specific Plan's edges are consistent with the boundary identified in the City's General Plan for Village 7. Most of the lands surrounding Village 7 are developed, designated for development, or established as preserves.



**Figure 2-2: Local Context**

Village 7 is within the City of Lincoln's Sphere of Influence (SOI), and contiguous with the southwest edge of the City. An SOI is defined as the probable ultimate physical boundary and service area of a local agency. Annexations for each planning area may be processed independently, following the City's approval of the General Development Plan (or amended GDP).

### 2.3 VILLAGE 7's PLANNING AREAS



**Figure 2-3: Village 7's Planning Areas**

The City of Lincoln's General Plan identifies future growth areas through a series of "Villages," geographic areas in the City's Sphere of Influence that will be individually planned to foster orderly buildout of the City. Related policies require that each village be comprehensively planned with respect to land use, circulation, public facilities, and infrastructure.

Consistent with the General Plan's requirements, the Village 7 Specific Plan is a comprehensive planning tool for the entire Village 7 geographic area. However, recognizing that the Specific Plan area has multiple land ownerships that may cause portions of the village to develop separately and under different timelines, the Specific Plan divides Village 7 into several planning areas. By structuring Village 7 with multiple planning areas under a single, comprehensive plan, a framework is established that affords each planning area to develop on its own accord, while maintaining consistency with the overarching Specific Plan. This framework also allows each planning area to secure future development entitlements (via a General Development Plan and Development Agreement) on timelines specific to each planning area.

The Village 7 Specific Plan is divided into four distinct planning areas:

- the **Lewis Property** (516 acres),
- the **Aitken Ranch II Property** (121 acres), and
- the **Scheiber Property** (26 acres), and
- the **Remainder Area** (40 acres).

These planning areas, as they relate to Village 7's boundary, are conceptually illustrated on Figure 2-3.

Where appropriate to provide specific details regarding characteristics of the project, this Specific Plan will refer to a planning area by name (for instance, the Lewis Property). References to individual planning areas will be used when information applies to only one planning area, rather than the entirety of Village 7.

2.4 SITE CONTEXT

Village 7 consists primarily of undeveloped grasslands, the majority of which have been extensively farmed. The northern and southern branches of Ingram Slough border the Lewis Property planning area to the



east, merging to form a small man-made lake adjacent to the site. From there, Ingram Slough enters the Lewis Property along its eastern boundary, bisecting the site east to west and eventually feeding into Orchard Creek. In addition, Auburn Ravine borders Village 7's northern boundary.

Village 7's terrain is generally level, consisting of natural drainages, wetlands, vernal pools, riparian habitat, some oak trees, and vegetation consistent with what is typically found in native and non-native grassland. The area has been historically used for agricultural and ranching operations. Given the relatively level topography and lack of woodlands, outward views from the site are readily available, including the Sierra Nevada to the east, Auburn Ravine to the north, and the natural preserve areas to the south.



Small portions of Village 7's north and northwestern edges are within two over-flight zones for the Lincoln Regional Airport (see Figure 2-4). The portions of Village 7 within the C1 over-flight zone have restrictions that limit densities. In addition, portions of Village 7 located to the east and south of the C1 zone boundary are within the D over-flight zone, which does not limit residential densities.

The one-mile residential buffer associated with the Western Regional Sanitary Landfill extends to a small portion of the southwest corner of Village 7, within the Lewis Property planning area.



The natural and man-made elements help define the limits of the Village 7's developable area and give shape to its resulting urban form. While they are constraints, they are also opportunities. Wherever possible, sensitive environmental areas are preserved and enhanced, and buffer areas are respected.

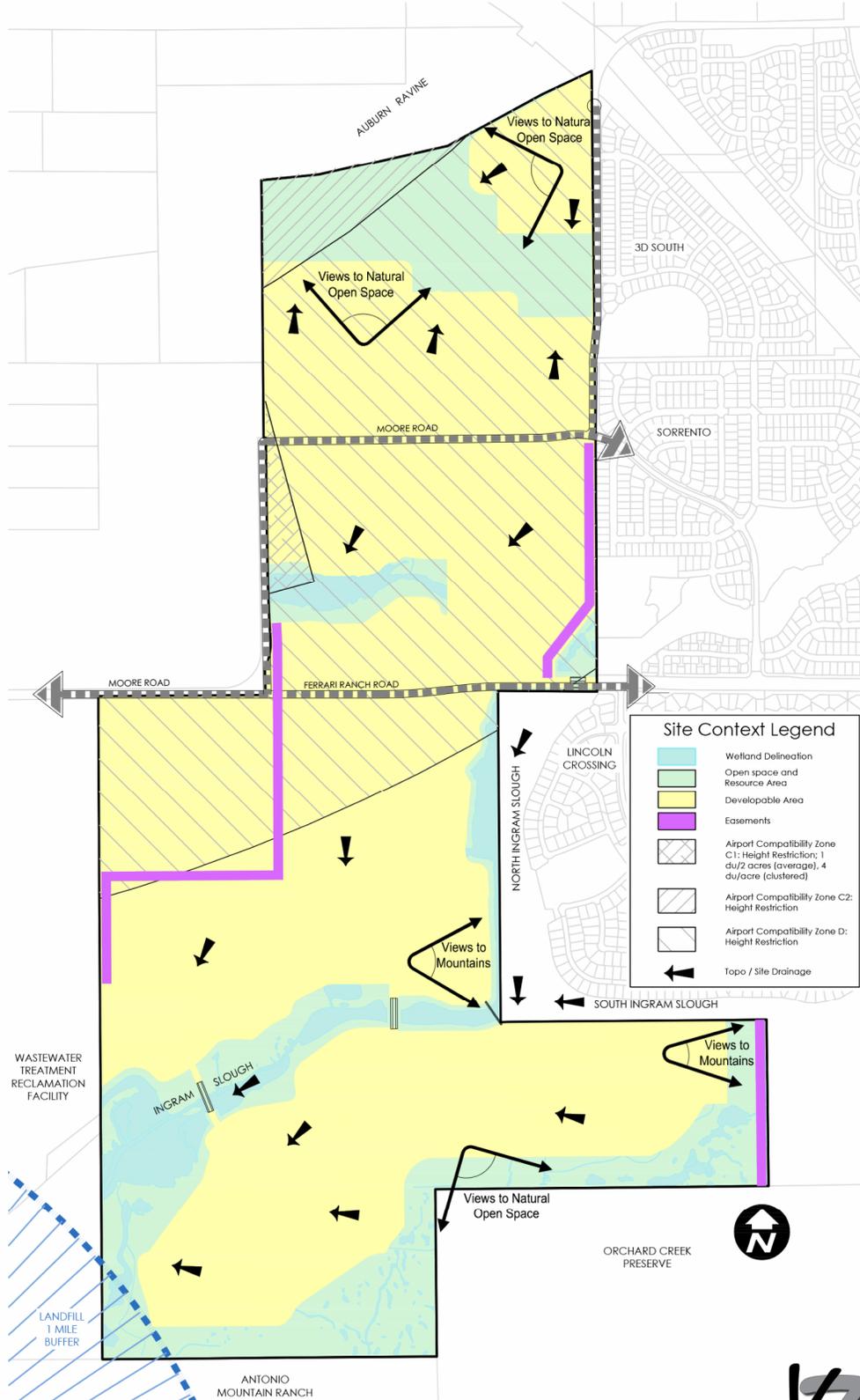


Figure 2-4: Site Context





**SPECIFIC PLAN**

**Community  
Design Framework**

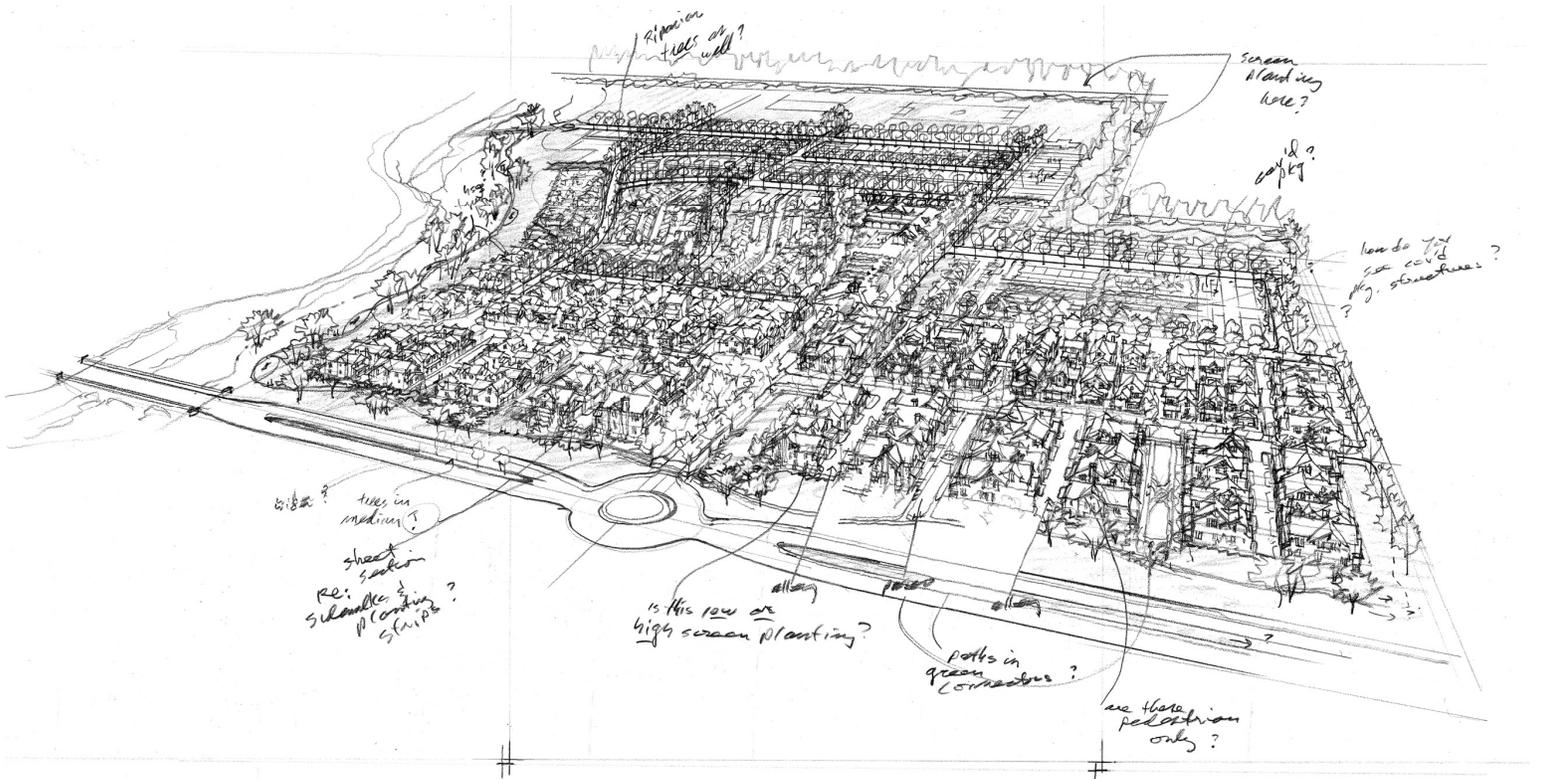
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### 3.1 VISION FOR A NEW COMMUNITY

#### 3.1.1 Overview

In its undeveloped state, the 703-acre Village 7 Specific Plan is comprised of rural agricultural land, mostly open, punctuated by areas of wetlands and sloughs that create a pattern of natural open space.

The development plan proposes the creation of a distinctive community organized around these open space elements and anchored by a Village Center that serves as a focal point of activity for the community.



Supported by the Village Center, the key elements of Village 7 seek to create a community based on distinct residential neighborhoods and generous open space, landscaping and public amenities, which are connected through a comprehensive pedestrian, bicycle, and vehicle circulation network. The planning goals and principles outlined in this Specific Plan are intended to set a standard for healthy community building, provide for mixed incomes and age groups, encourage diversity in housing types, incorporate sustainable design principles, and protect and enhance the sensitive natural features of the site.

The vision for Village 7 starts with respect for the natural and cultural setting of the site. This includes wetlands and sloughs, views of the Sierra Nevada, wind and sun, and proximity to downtown historic Lincoln. The proposed uses are carefully fitted into this setting through a merging of the environmental, recreational, and residential environments. In short, the vision for Village 7 is to work with the land to build on the natural quality of the site and incorporate and thread it throughout the community.

The Village 7 land plan calls for a variety of housing, ranging from single family to multi-family dwellings, organized within a series of distinct residential neighborhoods. Each of the neighborhoods is focused around a park space that provides identity to the neighborhoods and an opportunity for residents to meet and interact. Similarly, the community is anchored by a Village Center incorporating recreation, school, commercial, and high-density residential uses that provide a central activity point and identity for Village 7. Expansive areas within Village 7 will be devoted to an open space system and planned recreational amenities designed to encourage residents to get out of their cars, play, exercise, walk, ride bikes, and generally enjoy their community. In addition, a network of linear parkways and paseos connect all of Village 7's neighborhoods.

### 3.1.2 Organizing Principles

Village 7's planning and design principles are based on an integrative planning approach utilizing current progressive thinking from resources such as The Congress for New Urbanism, Ahwahnee Principles, Principles of Smart Growth, Urban Land Institute, SACOG, and the Local Government Commission. The principles promoted by these organizations are integral to the planning process on many levels and are the fundamental organizing principles that structure the form of the development.

**These principles are incorporated throughout this Specific Plan and are summarized below.**

1. The plan must have a well-defined public realm, supported by built and unbuilt environments, reflecting the region's natural ecology and culture.
2. These natural and built environments must be planned and integrated as a sustainable place for communities of people, plants, and wildlife.
3. A vibrant and sustainable built environment must be diverse in use and population, provide significant public benefits, be scaled for the pedestrian, and capable of providing alternatives to the automobile.

The approach of **“working with the land”** and **“creating community”** contributes to a genuine quality of life that is a mixture of the environment one lives in, and the unique built community created around that environment. Figure 3-1, Illustrative Land Use Plan, reflects this approach.

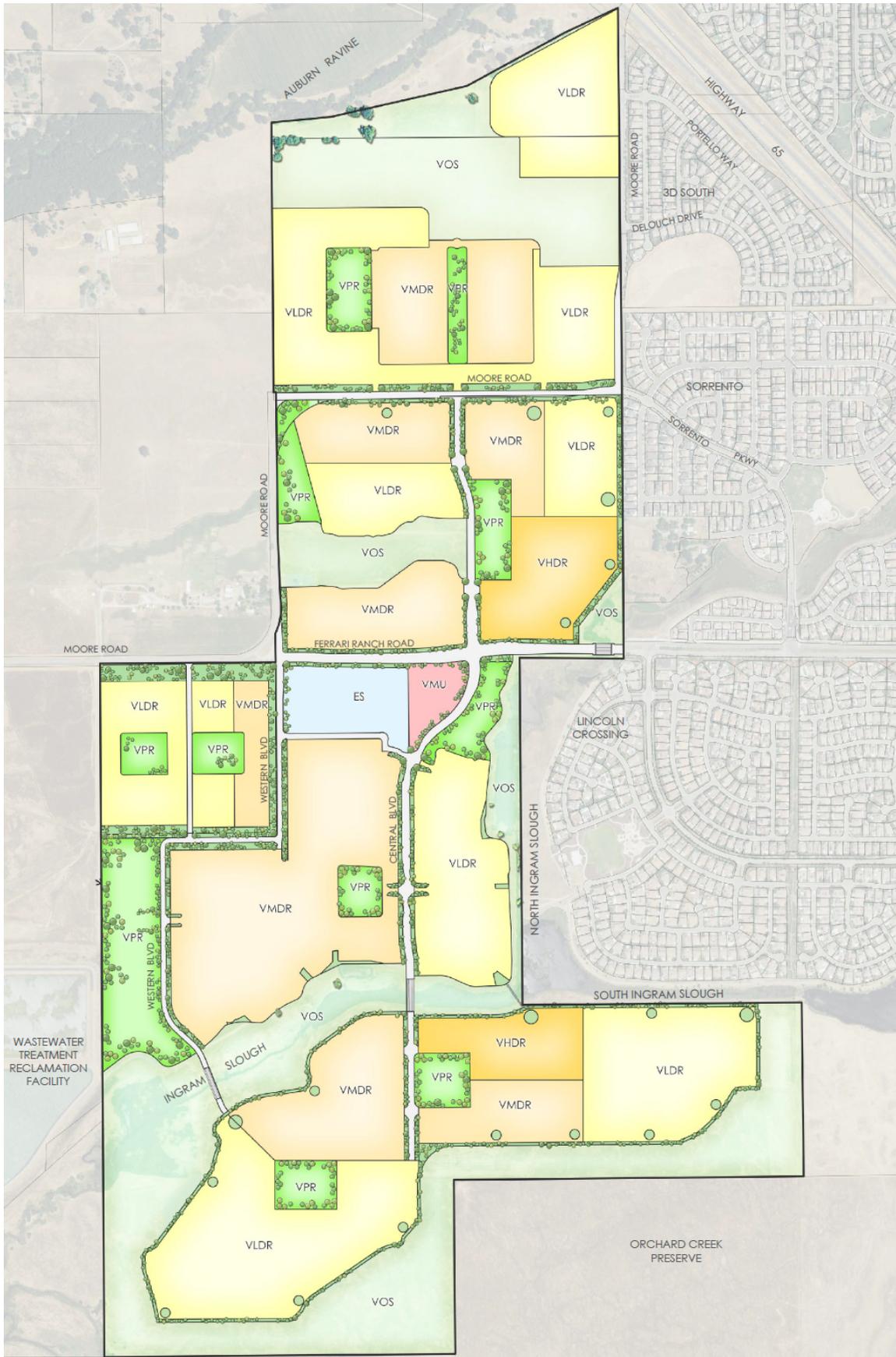


Figure 3-1: Illustrative Land Use Plan

### 3.2 WORKING WITH THE LAND

A goal for the planning of Village 7 is to create a compact and sustainable urban ecology that respects the existing natural environment and enhances many of the existing ecological functions. At the broadest level, the project land planning incorporates natural functions that define limits of developable areas and give shape to the urban form. This includes such elements as the wetlands and sloughs. These environmentally sensitive areas are to remain in their natural condition, wherever possible, and will be further enhanced under the provisions of



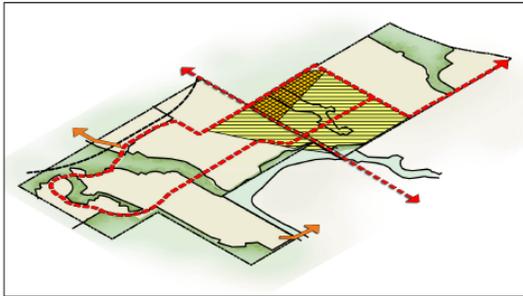
the applicable Open Space Operations and Management Plan(s), to promote wildlife habitat and provide corridors for pedestrian circulation.

At the finest level of detail, the General Development Plan includes project-level strategies for future development within each planning area. This includes approaches such as green building design that encourages energy efficient homes, and the use of recycled and renewable products. At the landscape level, recycled water will be utilized from the City's wastewater treatment and reclamation facility as it



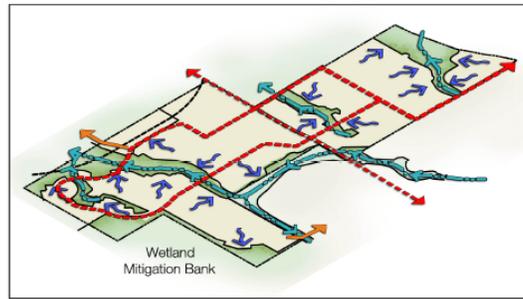
becomes available, and plants will be selected that are water conserving, can mitigate wind, and provide for sun/shade control.

The key natural land elements and corresponding principles that have influenced the form of the development are highlighted in this section.

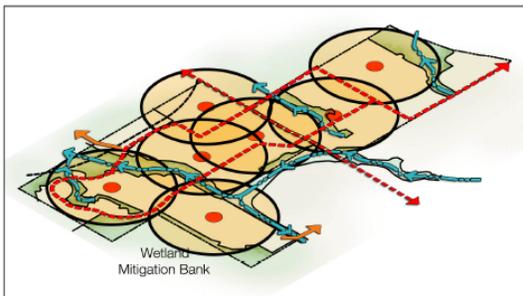


Identifying Environmental Footprint

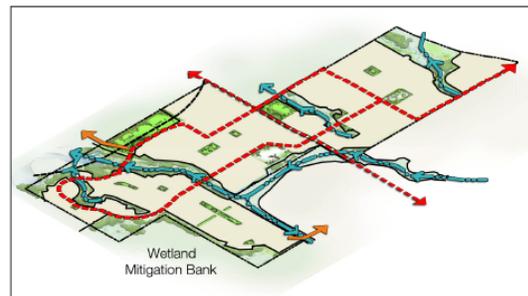
*“Working with the Land”*



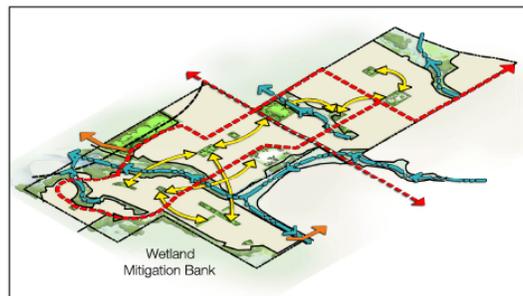
Respecting Surface Drainage/Flora/Fauna



Creating Distinct Centers/Neighborhoods

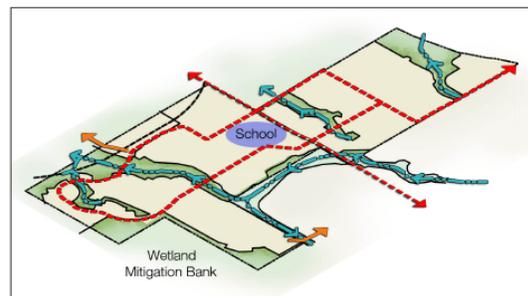


Integrating New and Existing Landscape



Making Connections

*“Creating Community”*



Emphasizing Open Space/Public Realm

### 3.2.1 Hydrology and Wetlands

An important environmental component that shapes the character and function of Village 7 is hydrology. This includes everything from flood control and storm water management, the use of recycled water in the landscape, and the preservation of wetlands.

**Hydrological principles related to the planning of the Village 7 include the following.**

1. Respect existing surface drainage patterns, including Ingram Slough and Auburn Ravine, and incorporate them into the plan.
2. Combine flood protection and open space recreation in a multi-functional approach, such as the use of the 100-year flood plains, sloughs, and storm water detention/retention basins, as visual and recreational amenities.
3. Integrate storm water management practices to capture and infiltrate the majority of storm water runoff on site. Protect ground water quality by providing bio-filtration of surface runoff.
4. Minimize use of underground storm drainage pipes and maximize surface drainage, where feasible.
5. Conserve water and provide watershed stewardship. Encourage the use of recycled water and water conserving plants, where appropriate.
6. Preserve and enhance the biological value of wetland resources.

### 3.2.2 Views

Village 7 contains significant views that are framed by the Sierra Nevada in the distance. The proposed land uses are carefully set into the site to protect and utilize the significant natural visual amenities. Numerous view corridors are incorporated throughout the development so that whether walking, bicycling, or driving visual “openings” are retained.

**Principles related to the preservation of views include the following.**

1. Provide view corridors to frame significant visual resources including distant views to the mountains, and local views into the open space wetlands and sloughs.
2. Ensure that views from Ferrari Ranch and Moore Roads are attractively treated by setting homes back from the road and incorporating a wide band of planting and low berms to create a rural image and a reminder of Lincoln’s agrarian not-to-distant past.

### 3.2.3 Setbacks and Buffers

Just west of Village 7 is the City's Wastewater Treatment and Reclamation Facility (WWTRF). In April 2006, the City completed an Odor Emissions Evaluation to determine the potential effects associated with the WWTRF. The report concluded that no odor contours, which could impact residential development, would extend into Village 7. A portion of Village 7 is encumbered by an over-flight zone for the Lincoln Regional Airport, and a small portion of the southwest corner of the Lewis Property planning area is included in the one-mile residential buffer associated with the Western Regional Sanitary Landfill. The development is designed to respect these setbacks and buffers.

#### Principles related to the setbacks and buffers include the following.

1. Provide a community park in the western portion of the Lewis Property planning area, which would create a recreational amenity and provide a buffer between homes and the WWTRF.
2. Tailor the land uses within that portion of the site where the type and amount of uses are limited by the C1 airport over-flight zone. Pursuant to the regulations for development within the over-flight zone, uses could include a combination of very low-density single-family homes on large lots, public facilities such as a fire station, library, or neighborhood park, and open space areas such as nature preserves and drainage corridors.
3. Maintain open space use on the far southwest corner of the site influenced by the one-mile Western Regional Sanitary Landfill buffer.

### 3.3. CREATING COMMUNITY

The physical form of Village 7 responds to several Specific Plan objectives that seek to “create community” – a place with a clear and distinct identity through its traditional neighborhood design elements. The intent is to create a community that has a central gathering place, where homes are engaged with the public realm, streets are comfortable for walking and biking, recreational facilities are sited frequently, and paseos and linear parkways are used to create strong physical and visual linkages throughout the Plan Area.

Village 7's development framework is guided by several key elements that achieve the community's desired physical form. First and foremost, the Village Center is envisioned as the community's signature element. Sited in the heart of the new community, it functions as the central gathering space and provides a combination of higher-intensity civic, public, commercial, and/or residential uses.

From the Village Center, a series of residential neighborhoods extend outward through the Plan Area. Residential neighborhoods are anchored by a small park space and will be linked to the community via an extensive system of paseos, linear parkways, and open space corridors. As reflected on the Illustrative Land Use Plan (Figure 3-1), these elements provide the ingredients for a community where people can meet and feel a sense of civic involvement and pride in their community.

At a project-specific level, the General Development Plan incorporates provisions that promote a pedestrian friendly scale, active tree lined streets, homes with living spaces oriented to the street, and publicly engaging common areas.

**The principles that guided the design of Village 7's land use framework to “create community,” noted below, are described in this section.**

1. Village Center
2. Residential Neighborhoods
3. Neighborhood Connectivity
4. Open Space, Landscape, and Recreation
5. Public and Civic Spaces
6. History and “Cultural Stamp”
7. Services and Implementation

### 3.3.1 Village Center

A defining element of the Village 7 Specific Plan is its Village Center, a district with a mix of uses that provide public gathering spaces, an elementary school, active recreation amenities, retail opportunities, and/or housing. Sited at the crossroads of Ferrari Ranch Road and the



Central Boulevard, the Village Center is centrally located within the Specific Plan area, creating a visually defining element for the community. The Village Center fronts a major roadway and the extensive open space system. This configuration gives the Village Center significant accessibility for all forms of mobility, both internally between each site, and externally via roadways, linear parkways, bike paths, and pedestrian paths. Ultimately, this core strengthens Village 7's sense of place.



The Village Center provides a mixture of land uses intended to support Village 7's residents. A Village Mixed Use site is included in the Center's core, providing opportunities for neighborhood retail uses and recreation. Adjacent public uses provide opportunities for construction of parks and an elementary school. Finally, several medium-and-high-density residential parcels are sited adjacent to the Village Center, placing goods and services in proximity to the Plan Area's higher-density residential neighborhoods.

**Principles related to the Village Center's form and function include the following.**

1. Create a sense of place by having a distinct Village Center, with definable edges and internal/external connections.
2. Provide a mixture of land uses that support Village 7's residents, that may include parks, civic uses, retail sites, a school, and housing.
3. Establish strong physical and visual connections between the Village Center's land uses, Village 7's neighborhoods, and adjacent roadway and open space systems.
4. Provide sites to accommodate community defining elements, such as active use parks, a school, and/or other public facilities.
5. Create high density housing opportunities in proximity to the Village Center's core to promote activity and facilitate walking and biking, rather than driving.

### 3.3.2 Residential Neighborhoods



The residential neighborhoods are the base element of the community, the place where people will live and spend a good portion of their time (see Figure 3-2). Each residential neighborhood is anchored by a park space, sited at each neighborhood's entrance to create a sense of arrival. In some cases, higher-density residential blocks are located along the edges of mini parks, helping frame the public space, create a sense of enclosure, and place the park space in proximity to each neighborhood's highest residential concentration.



The neighborhoods are intended to offer a mix of housing types, ranging from single-family detached to higher density attached dwellings. This will provide diversity to each residential neighborhood and will also allow a range of lifestyle and pricing options. This mix will provide a high degree of choice, and will help foster a stronger sense of place, and highlight the social fabric for the community and City of Lincoln.

**Principles related to the residential neighborhoods include the following.**

1. Define neighborhood edges by the existing sloughs and wetland areas to the extent practicable.
2. Facilitate development patterns that incorporate smaller residential blocks, where breaks are provided at regular intervals, either via streets or paseos, which enhance cross-connectivity between neighborhoods.
3. Site higher-density residential uses near parks to frame the public spaces and to enhance pedestrian access to these recreational amenities.
4. Give priority to the design of the public realm by encouraging home orientation toward streets, paseos, and public spaces, creating streetscapes with landscaped parkways and large tree canopies, and providing adequate flexibility to accommodate a variety of housing types.
5. Establish a centrally located park in residential neighborhoods to function as the focal and gathering point for each neighborhood.
6. Provide opportunities for a mix of housing types within neighborhoods that meet the needs of a diversity of households, incomes, ages, and lifestyles.
7. Integrate the natural and cultural landscape into the neighborhoods.

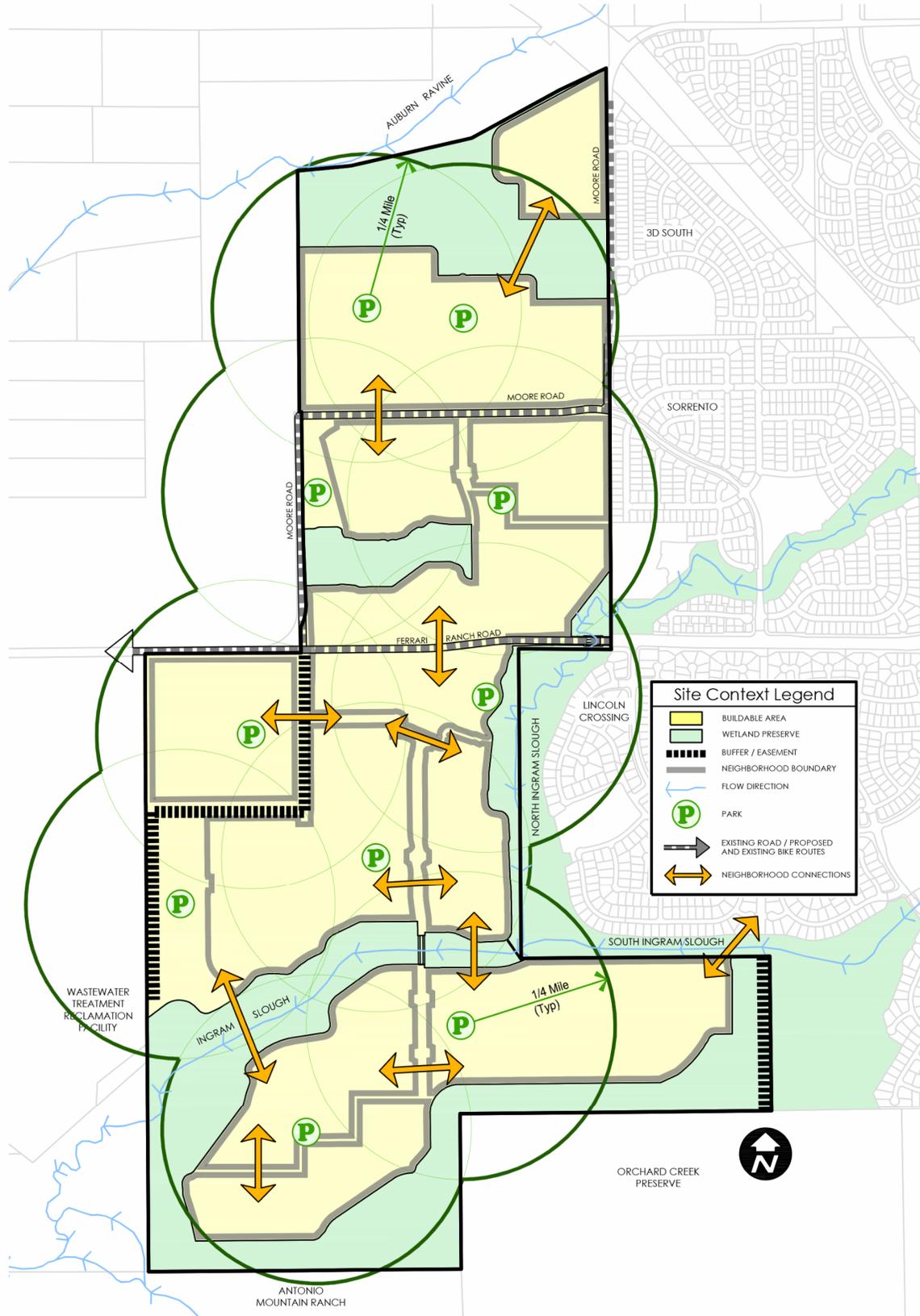


Figure 3-2: Neighborhood Concept

### 3.3.3 Neighborhood Connectivity

One of the most significant elements that reinforces Village 7's sense of place is its high level of connectivity. All the Village 7's planning areas, and the residential neighborhoods within each, are interconnected through a combination of roadways, paseos, linear parkways, and open space areas. The intent is to provide convenient access village-wide for pedestrians, bicyclists, and automobiles. In addition, the neighborhoods have strong visual linkages with one another. The intent is to create a community where the residential neighborhoods are highly integrated with one another, blurring the lines between conventional subdivisions, so all residents can live and recreate in an extremely walkable environment.



**The community design principles that foster Village 7's neighborhood connectivity include the following.**

1. Provide a system of parks, open space, linear parkways, and paseos that can be linked together to enhance pedestrian and bicycle connectivity.
2. Utilize street design standards and traffic calming features (such as roundabouts) to moderate automobile speeds and flows in a manner that enhances pedestrian walkability and that creates a comfortable environment for bicycling.
3. Establish street networks that will provide a high degree of multi-directional connectivity within and between neighborhoods, which limit long, circuitous roads or cul-de-sacs, and provide drivers, bicyclists, and pedestrians with multiple choices for transportation routes.
4. Establish a healthy community by creating open, comfortable, and walkable streets that minimize barriers and emphasize the pedestrian over the automobile.
5. Establish pedestrian, bike, and trail loop systems with off-road and on-road routes that link each of the residential neighborhoods with Village 7's recreation areas, open space areas, the elementary school, and Village Center.
6. Connect to the City-wide trail system with links to downtown Lincoln providing an option for people to walk or bike instead of drive.
7. Provide electric car circulation and consider options for potential future connection to downtown Lincoln.

### 3.3.4 Open Space, Landscape, and Recreation

The development provides a wide range of recreation opportunities from intimate small tot lots to facilities for large groups. Most of the neighborhoods have a “green” at the heart of the neighborhood. These mini parks function as neighborhood parks and are approximately one to over three acres in size.



**Principles related to open space, landscape and recreation include the following.**

1. Set aside open space, recreation, and landscape areas.
2. Establish a network of open space and recreation amenities including a community park, neighborhood parks, mini parks, linear parkways, paseos, and pedestrian and bike connections throughout the site, with connections to the planned regional bikeway system along Auburn Ravine.
3. Site parks within residential neighborhoods, which provides both active and passive recreation opportunities and functions as the neighborhood’s central gathering node.
4. Provide a range of passive and active recreation opportunities, such as ball fields, hard courts, trails, gathering spaces, and picnicking areas.
5. Use open space setbacks along roadways, augmented with earthen berming and vegetation, to provide noise attenuation.
6. Provide recycled water for landscape irrigation in public areas such as landscape corridors, paseos, medians, and parks, thereby allowing the opportunity to create a “greener” landscape.
7. Establish open space recreation areas in landscape setbacks with multi-use functions.



### 3.3.5 Public and Civic Spaces

Several public and civic spaces are provided within Village 7. In the core of the community, the Village Center includes two park sites and an elementary school, providing recreation and education opportunities. One of these park sites may provide a location for a fire station. These elements form centers of activity for the entire community.

**Principles related to public and civic spaces include the following.**

1. Provide civic spaces and buildings that are distinct, provide spaces for people to gather, and reinforce community identity.



Locate an elementary school within the Village Center, creating a distinct learning and activity hub for children and adults.

2. Provide spaces for the City's use that could accommodate a fire station.

### 3.3.6 History and “Cultural Stamp”

Planning and design for the development use patterns and elements from the past to help define the present in ways that contribute to a sense of tradition and reinforce the identity of Village 7 as an integral part of Lincoln and the Sierra Nevada foothills.



**Principles related to history and traditions include:**

1. Foster a development pattern that follows the older, established residential neighborhoods of Lincoln, thereby reinforcing Village 7's connection with the city's historical context.
2. Use a pattern of tree planting throughout common areas and linear parkways to reflect the agricultural heritage of the area.
3. Create a development framework that respects the natural resources and preserves existing drainages.

**3.3.7 Services and Implementation**

A high level of public services is an important component of quality of life. Roadways, utilities, fire and police protection, school and park facilities need to be provided as development occurs and appropriate mechanisms need to be in place to secure such services and associated infrastructure.

**Principles related to services and implementation include the following.**

1. Provide and maintain services and infrastructure that meet or exceed City standards and integrate such items with other existing and planned facilities and connections.
2. Establish financing mechanisms for all public facility improvements as development occurs, in accordance with applicable Phasing Plans and Development Agreements.
3. Develop a phasing plan to facilitate the timely construction of the elementary school, parks and recreational facilities, and retail areas.





**SPECIFIC PLAN**



**Land Use Plan**

**4**

## 4.1 OVERVIEW

Village 7 consists of a mix of complementary land uses designed to achieve the Specific Plan’s vision and principles for a new community, while recognizing the environmental sensitivities of the area. The mix of uses is intended to contribute to the overall residential needs of the City of Lincoln and the region, while providing additional recreation opportunities, all within a sound, sustainable, environmental footprint.

The Village 7 land use plan incorporates the design elements needed to “create community”, consistent with the community design framework described in section 3.3 of this Specific Plan. It includes a blend of residential, recreational, retail, open space, and public uses, which are

organized such that traditional neighborhood design concepts guide the physical form of the community as development occurs.

The new community is organized into a series of distinct residential neighborhoods, which are each anchored by a park space and are structured to accommodate a mix of new and traditional housing types ranging from single-family to multi-family dwellings.

The centrally located Village Center is a defining element of Village 7; the site is located along Ferrari Ranch Road adjacent to the Central Boulevard. With an interconnected mix of land uses, this district provides sites to accommodate parks, an elementary school, and neighborhood retail uses. The Village Center also includes sites for medium-and-high-density residential.

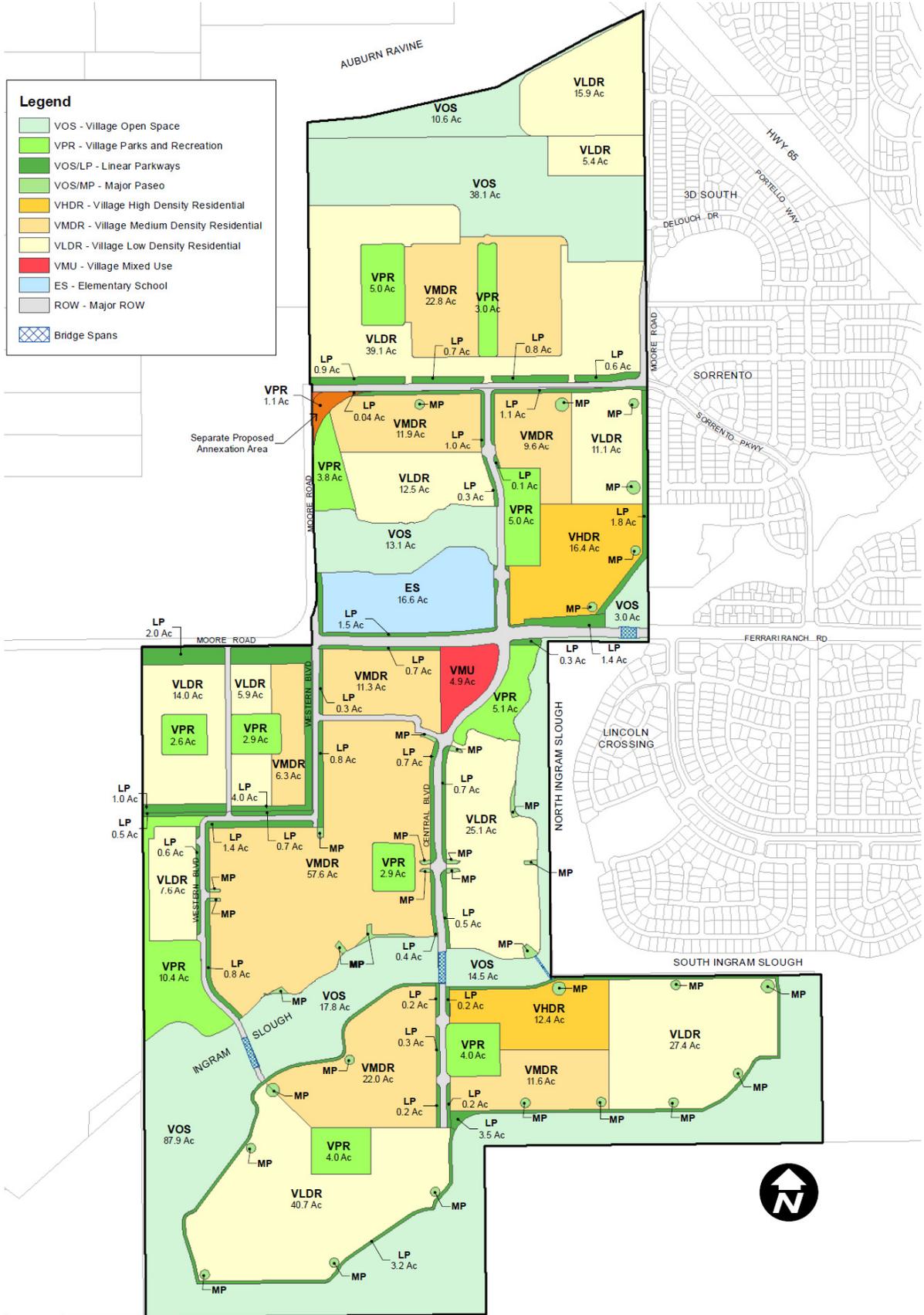
Forty percent (40%) of the Plan Area is designated for open space, trail, and recreational uses. Included is the protection and enhancement of the existing drainages, wetlands, and other significant natural features on the site.



## 4.2 LAND USE PLAN

Village 7’s land use designations are reflected on Figure 4-1 and are summarized in Table 4-1. A more detailed summary of the land uses and dwelling units located within each of Village 7’s planning areas is provided in Table 4-2.

Figure 4-1: Land Use Plan



**Table 4-1: Village 7 Land Use Summary**

Land Use		Acres	% of Total Acres	Units	% of Total Units
<b>Residential</b>					
VLDR	Village Low Density Residential	204.7	29.1%	1225	37%
VMDR	Village Medium Density Residential	153.1	21.8%	1485	45%
VHDR	Village High Density Residential	28.8	4.1%	575	18%
<b>Subtotal</b>		<b>386.6</b>	<b>55.0%</b>	<b>3285</b>	<b>100%</b>
<b>Commercial</b>					
VMU	Village Mixed Use Commercial	4.9	0.7%		
<b>Subtotal</b>		<b>4.9</b>	<b>0.7%</b>		
<b>Open Space and Parks</b>					
VOS	Open Space Preserve	185	26.3%		
VOS	Linear Parkways	33.3	4.7%		
VOS	Major Paseos	3.9	0.6%		
VPR	Parks & Recreation	49.8	7.1%		
<b>Subtotal</b>		<b>272.0</b>	<b>39%</b>		
<b>Public</b>					
ES	Elementary School	16.6	1.6%		
ROW	Major Roadways	23.3	3.3%		
<b>Subtotal</b>		<b>39.9</b>	<b>4.9%</b>		
<b>TOTAL</b>		<b>703.4</b>	<b>100%</b>	<b>3285</b>	<b>100%</b>
<b>NOTES:</b>					
1	A minimum of 40% of the gross area of each specific Planning Area must be reserved for Open Space. Each Planning Area may satisfy this requirement by identifying 40% of Open Space (includes Open Space Preserves, Linear Parkways, Major Paseos, and Parks and Recreation).				
2	City of Lincoln household size assumptions are based on Lincoln Municipal Code 17.32.040. VCE & VLDR=3.6 du/hh; VMDR=2.8 du/hh; VHDR=1.8 du/hh.				
3	The K-8 school site includes 8.0 acres of creditable Quimby Parkland that is not included in the total VPR acreage, however, is included in the Open Space & Parks "Percentage of Total Open Space & Parks Acres".				

Table 4-2: Land Use Acreages & Units by Planning Area

Land Use			PLANNING AREAS					APPROVED SPECIFIC PLAN					Delta in Lewis Property	Delta in Total
			Lewis Property	Aitken Ranch II Property	Scheiber Property	Remainder Area	Total	Lewis Property	Aitken Ranch II Property	Scheiber Property	Remainder Area	Total		
<b>Residential</b>														
VLDR	Village Low Density Residential	acres	124.4	44.5	15.9	19.9	204.7	116.8	44.5	15.9	19.9	197.1	7.6	7.6
		units	729	262	70	164	1225	685	262	70	164	1181	44	44
VMDR	Village Medium Density Residential	acres	124.0	22.8	0	6.3	153.1	129.3	22.8	0.0	6.3	158.4	-5	-5.3
		units	1166	238	0	81	1485	1210	238	0	81	1529	-4	-44
VHDR	Village High Density Residential	acres	28.8	0	0	0	28.8	29.6	0.0	0.0	0.0	29.6	-0.8	-0.8
		units	575	0	0	0	575	575	0	0	0	575	0	0
Subtotal		acres	277.2	67.3	15.9	26.2	386.6	275.7	67.3	15.9	26.2	385.1	1.5	1.5
		units	2470	500	70	245	3285	2470	500	70	245	3285	0	0
% of Total Planning Area Acres			%	54%	56%	60%	66%	55%	73%	18%	7%	55%	-0.2	0.0
<b>Commercial</b>														
VMU	Village Mixed Use Commercial	acres	4.9			4.9	4.9	0.0	0.0	0.0	4.9	0.0	0.0	
Subtotal		acres	4.9			4.9	4.9	0.0	0.0	0.0	4.9	0.0	0.0	
% of Total Planning Area Acres			%	1%		1%	2%	0%	0%	0%	2%	0.0	0.0	
<b>Open Space and Parks</b>														
VOS	Open Space Preserve	acres	136.3	38.1	10.6	0	185	136.3	38.1	10.6		185.0	0.0	0.0
VOS	Linear Parkway	acres	23.3	3.0	0	7.0	33.3	21.7	3.0	0.0		31.7	1.6	1.6
VOS	Major Paseos	acres	3.9	0	0	0	3.9	3.9	0.0	0.0	0.0	3.9	0.0	0.0
VPR	Park & Recreation	acres	36.3	8.0	0	5.5	49.8	44.5	8.0	0.0	5.5	58.0	-8.2	-8.2
Subtotal		acres	199.8	49.1	10.6	12.5	272	206.4	49.1	10.6	12.5	278.6	-6.6	-6.6
% of Total Planning Area Acres			%	38.7%	40.5%	40.0%	31.4%	40.0%	40.5%	40.0%	31.4%	40%	0.0	0.0
<b>Public</b>														
ES	Elementary School	acres	16.6	0	0	0	16.6	11.6	0.0	0.0	0.0	11.6	5.0	5.0
ROW	Major Roadways	acres	17.4	4.8	0	1.1	23.3	17.3	4.8	0.0	1.1	23.2	0.1	0.1
Subtotal		acres	34	4.8	0	1.1	39.9	28.9	4.8	0.0	1.1	34.8	5.1	5.1
% of Total Planning Area Acres			%	7%	4%	0%	13%	6%	4%	0%	3%	12%	0.0	0.0
<b>TOTAL</b>		acres	515.9	121.2	26.5	39.8	703.4	515.9	121.2	26.5	39.8	703.4	0.0	0.0
		units	2470	500	70	245	3285	2470	500	70	245	3285	0	0
<b>NOTES:</b>							<b>NOTES:</b>							
1	A minimum of 40% of the gross area of each specific Planning Area must be reserved for Open Space. Each Planning Area may satisfy this requirement by identifying 40% of Open Space (includes Open Space Preserves, Linear Parkways, Major Paseos, and Parks and Recreation).						Approved Specific Plan data shown above is from the 2024 amended Lincoln Village 7 Specific Plan (Resolution #2024-074).							
2	The originally-adopted, as amended, Specific Plan "Percentage of Total Planning Area Acres" for the Remainder Area shows less than the required 40% Open Space. It was intended that actual site development for this area would provide the required 40% at time of site development planning.						No changes to Aitken Ranch Property, Scheiber Property, and Remainder Area.							
3	City of Lincoln household size assumptions are based on Lincoln Municipal Code 17.32.040. VCE & VLDR=3.6 du/hh; VMDR=2.8 du/hh; VHDR=1.8 du/hh.													
4	The Lewis Property Planning Area includes the Lewis Property of 514.6 acres and the Moore Road Triangle ROW of 1.3 acres.													
5	The K-8/s school site includes 8.0 acres of creditable Quimby Parkland that is not included in the total VPR acreage, however, is included in the Open Space & Parks "Percentage of Total Planning Area Acres".													

### 4.3 ZONING and GENERAL DEVELOPMENT PLAN

The planned zoning designation for all areas in the Village 7 Specific Plan is Planned Development (PD), as defined in Section 18.32 of the City of Lincoln Zoning Ordinance. The PD district is intended *“to encourage and provide for a creative and more flexible approach to the use of land; to maximize the choices of types of living environments available to people in the city; and to encourage more efficient allocation and maintenance of common open space through the redistribution of overall densities where such a rearrangement is desirable and feasible”* (Zoning Ordinance Section 18.32.010).

The PD zoning designation allows the City to adopt a General Development Plan (GDP) for Village 7, which functions as the Specific Plan's primary zoning implementation tool. Application of the GDP provides flexibility in the establishment of development standards, including required yards (setbacks), lot area and width, lot coverage, and other provisions. Further, as provided in Section 18.32.020 of the Zoning Ordinance, the PD district allows *“various uses to be combined...provided that combinations of uses results in a balanced and stable environment.”*



In accordance with the PD district, the Village 7 Specific Plan provides for flexibility in the application of development standards and permitted uses. This flexibility is reflective of the unique attributes of the site and the dynamic nature of the evolving housing market. Flexibility is important to accommodate the mix of new and traditional housing and other development types envisioned, and in achieving the overall principles of Village 7.

Development in Village 7 is regulated through a General Development Plan and applies only to those planning areas that are incorporated into it. (As subsequent planning areas are granted development entitlements, the GDP will be amended to reflect the project-level planning for that area.) As a zoning tool, the GDP provides the land use regulatory guide, permitted uses, development standards, and design guidelines to regulate development within each planning area.

The GDP also works in conjunction with the City of Lincoln Zoning Ordinance to achieve the vision and principles of the Village 7 Specific Plan. The General Development Plan constitutes the development regulations for the overlying PD zoning districts and identifies considerations unique to the character and development objectives of each planning area in Village 7. Guidelines and standards are included to facilitate the design and review of individual development projects. All development in Village 7 is required to comply with this Specific Plan and the regulations set forth in the General Development Plan.

At the time of Specific Plan approval, the City adopted the Village 7 General Development Plan to provide regulations for the initial participating party (Lewis Property) planning area in Village 7. Amendments to the GDP will be processed for Village 7's other planning areas as full development entitlements are sought.

## 4.4 RESIDENTIAL NEIGHBORHOODS

### 4.4.1 Concept

Village 7 is organized into a series of residential neighborhoods (see Figure 3-2). The edges of the neighborhoods are defined by existing sloughs and drainages, wetland areas, other natural features, and planned roadways, which ultimately fit in the boundary established by the General Plan for Village 7. Each neighborhood includes a park space that will serve as a focal and gathering area. Neighborhoods are sized so that residents are typically no farther than an easy one-quarter mile walk from the neighborhood park space. Clear pedestrian interconnections are provided between the neighborhoods, the adjacent open space areas, and the Village Center. The intent is to create a sense of place in the

neighborhoods by incorporating elements into the public realm that residents can relate to and identify as home.

The residential neighborhoods will offer a mix of new and traditional housing options that will serve a wide variety of residents. This mix will range from detached single-family homes, to innovative attached and detached mid-range density housing products, to higher density multi-family homes.



The mix of housing types is reflective of the diversity of lifestyle and pricing considerations found in the evolving and ever-changing housing market, and addresses future growth anticipated in the City of Lincoln and the south Placer region. The residential neighborhoods will provide opportunities for a mix of housing types for all ages, lifestyles, and households.

Village 7's neighborhood design emphasizes enhanced streetscapes, variable front yard setbacks, lane-loaded garage options, and an extensive system of multi-use trails and sidewalks designed to provide a walkable, pedestrian-friendly environment. One of the primary goals for Village 7 is to create housing that is both high quality and varied in design. Considerable flexibility in neighborhood design is provided through the application of the PD district, which will be further guided by the General Development Plan.

The Village 7 Specific Plan includes provisions that permit the transfer of units within each planning area in response to market demand, subdivision, and/or design review considerations: see Section 9.8 for details.

#### 4.4.2 Residential Land Use Designations

The Village 7 Specific Plan anticipates several residential land use designations: Village Country Estates (VCE), Village Low Density Residential (VLDR), Village Medium Density Residential (VMDR), and Village High Density Residential (VHDR) which is a land use overlay with unique development regulations provided in Appendix A. These designations are generally summarized in this section, with detailed use, development standards, and design guidelines included in the General Development Plan. Other uses found within the village neighborhoods (parks, open space) are addressed in Section 4.6.



**Village Country Estates (VCE)**

<b>Density Range:</b>	1.0 to 2.9 dwelling units per gross acre
<b>Applied Zoning District:</b>	PD - Planned Development
<b>Description:</b>	Single-family detached homes on large lots are anticipated.
<b>Permitted Uses, Development Standards, and Design Guidelines</b>	Per the Village 7 General Development Plan, City of Lincoln Zoning Ordinance, and Placer County Airport Land Use Compatibility Plan (where applicable).






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**Village Low Density Residential (VLDR)**

<p><b>Density Range:</b></p> <p><b>Applied Zoning District:</b></p>	<p>3.0 to 5.9 dwelling units per gross acre</p> <p>PD - Planned Development</p>
<p><b>Description:</b></p>	<p>Single-family detached homes on standard or alley-loaded lots are anticipated, but not limited to, the primary product types.</p>
<p><b>Permitted Uses, Development Standards, and Design Guidelines</b></p>	<p>Per the General Development Plan and City of Lincoln Zoning Ordinance.</p>

**Village Medium Density Residential (VMDR)**

<b>Density Range:</b>	6.0 to 12.9 dwelling units per gross acre
<b>Applied Zoning District:</b>	PD - Planned Development
<b>Description:</b>	This density allows for single-family detached housing, as well as alternative detached and attached housing types. Such housing types may include, but are not limited to, standard or alley-loaded lots, courtyard lots, green court lots, auto courts, alley clusters, petite, or cottage lots, garden lots, patio lots, zero-lot lines, z-shaped lots, duet/halfplex homes, brownstones, townhomes, or condominiums.
<b>Permitted Uses, Development Standards, and Design Guidelines</b>	Per the General Development Plan and City of Lincoln Zoning Ordinance.



**Village High Density Residential (VHDR)**

<p><b>Density Range:</b> <b>Applied Zoning District:</b></p>	<p>13.0 to 25.0 dwelling units per gross acre PD - Planned Development</p>
<p><b>Description:</b></p>	<p>Attached, multi-family housing including townhomes, condominiums or apartments are anticipated, but are not limited to, the primary product types. It is possible that newer product types including detached residential units will be included as part of the VHDR area. A mix of for sale and rental opportunities may occur in the VHDR area.</p>
<p><b>Permitted Uses, Development Standards, and Design Guidelines</b></p>	<p>Per the General Development Plan and City of Lincoln Zoning Ordinance.</p>



## 4.5 VILLAGE MIXED USE (VMU) COMMERCIAL

### 4.5.1 VMU – Village Mixed-Use Commercial

A Village Mixed Use parcel is located at the southwest corner of Ferrari Ranch Road and the Central Boulevard. This site is envisioned as a village hub and

neighborhood-serving retail and/or recreation area to promote a sense of arrival into the community and a social environment to keep residents and visitors engaged and connected. The parcel may provide approximately 20,000 square feet of commercial uses.

During the initial development of Village 7, the commercial site could also serve as a new home sales and marketing center. The Village Mixed Use regulations are summarized below, with detailed use, development standards and design guidelines included in the Village



7 General Development Plan.

#### Village Mixed Use (VMU)

<b>Applied Zoning District:</b>	PD - Planned Development
<b>Description:</b>	<p>This site will yield up to approximately 20,000 square feet of commercial space, which could support a mix of uses, including small-scale neighborhood-serving retail, service, and office.</p> <p>The VMU site may have similar uses to those provided for by the Commercial (C) district (Zoning Ordinance Section 18.22). The types of uses envisioned could include bakery, barber shop, beauty shop, café, day care center, drug store, dry cleaners, general store, office, personal services, postal annex, stationary store, sales office, and other neighborhood scale uses.</p>
<b>Permitted Uses, Development Standards and Design Guidelines</b>	Per the General Development Plan and City of Lincoln Zoning Ordinance.

## 4.6 OPEN SPACE, PARKS, AND PUBLIC USES

### 4.6.1 Open Space, Parks, and Public Uses Concept

Multiple areas within Village 7 will be devoted to open space and recreation uses with amenities designed to encourage residents to get out of their cars, play, exercise, walk, ride bikes, and generally enjoy their community. The land use plan includes sites designated for Village Open Space Preserve (VOS), Village Park and Recreation (VPR), Linear Parkways (VOS), and Major Paseos (VOS). In addition, land for an Elementary School (ES) site has been provided within Village 7. The combination of open space, parks, and a school site is intended to provide opportunities for extended learning and continuing education for the community, reinforcing the concept of a community gathering place.

#### Village Open Space (Preserve)

Open space, and its associated natural functions, helps shape the visual character and urban form of Village 7. (Refer to tables 4.1 and 4.2 for specific details on open space preserve areas in Village 7.)

The Specific Plan includes a broad system of public and private open space encompassing significant environmental resources such as drainages, wetlands, grasslands, and riparian woodlands. Environmentally sensitive areas are to remain in their natural condition, wherever possible, and will be enhanced to promote wildlife habitat. Open space allows for multi-use functions including passive recreation opportunities, corridors for pedestrian and bicycle trails, water quality treatment, and flood water conveyance. In addition, open space is used to help define Village 7's boundaries and neighborhood edges, as well as provide setbacks from the City's WWTRF and residential buffers from the Western Regional Sanitary Landfill.

#### Village Parks and Recreation

Various park sites are designated in Village 7, including a variety of community and neighborhood level parks, classified in three categories (community park, neighborhood park, and mini park). These parks are linked to the Village 7's pedestrian/ bicycle trail loop system to provide high accessibility for residents. Parks are generally located within neighborhoods creating a local focal point and activity amenity.



The placement and sizing of parks will provide a range of recreation opportunities, passive and active, that will serve all age groups from small children to seniors, and is reflective of community need, General Plan policy, proximity to users, ability to promote joint use activities, and existence of natural resources.



### Village Linear Parkways

Linear parkways are included in Village 7 and provide widened landscaped corridors along Ferrari Ranch Road, Moore Road, and the north-south collector streets. These corridors range in width and contain landscaping and multi-use paths that will link to Village 7's overall pedestrian and bikeway trail network and provide passive recreation opportunities.





### Village Major Paseos

Major paseos are located throughout Village 7, which strive to achieve key objectives for village-wide neighborhood connectivity. First, they provide pedestrian and bikeway linkages from the residential neighborhoods to parks, linear parkways, and open space areas. Second, they are part of larger view corridors within residential neighborhoods, providing visual linkages from the neighborhood interiors to open space areas.

The width of these features will vary depending on location and adjacent uses. Paseos will include landscaping and other features appropriate to achieve their design intent.

### Elementary School

A sense of community is reinforced in Village 7 by the inclusion of an elementary school site in the Village Center of the plan area. The elementary school site is located in proximity to parks and open space and connected to adjoining areas by linear parkways and sidewalks to maximize synergies between land uses thereby providing an outstanding educational opportunity and activity hub for the community. Together these elements help form one of the community's focal points.

The elementary school is part of the Western Placer Unified School District and will include school facilities, playgrounds, and parking lots.

While an elementary school site is specifically located on the Village 7 Specific Plan Land Use Plan, public schools are permitted in any residential and park designated parcel (see General Development Plan Tables 4-1 and 4-25.) If the school site is relocated to another parcel (or parcels), the land uses in the affected parcels would essentially 'swap' and would be considered a Minor Revision to the Specific Plan, (see Specific Plan Section 9.8.3.) Note that Lincoln General Plan park dedication requirements are still required to be met. Alternatives to the land use 'swap' may also be considered if appropriate and as determined by the Community Development Director (see also Specific Plan Section 9.8.4.) If the planned elementary school is relocated outside of the Village 7 Plan Area, the school site may be converted to VLDR with a Minor Amendment of the Specific Plan. Residential units allocated to the Plan Area may be transferred between Plan Area parcels in accordance with the Specific Plan such that the total number of dwelling units allocated to the Specific Plan are not exceeded (see also Specific Plan Section 9.8.2).

**4.6.2 Open Space, Parks, and Public Uses Designations**

The Village 7 Specific Plan includes five open space, parks, and public use designations: Open Space Preserve (OS), Park and Recreation (PR), Linear Parkway (OS/LP), Major Paseos (OS/MP), and Elementary School (ES). These districts are generally summarized in this section, with detailed use, development standards, and design guidelines included in each General Development Plan.

<b>Village Open Space Preserve (VOS)</b>	
<b>Applied Zoning District:</b>	PD - Planned Development
<b>Description:</b>	This land use includes drainages, wetlands, and other significant environmental resources. Uses may include resource protection and enhancement, passive recreation, water quality treatment, and flood control. Additional information on open space resources is included in Section 8, Resource Management Plan.
<b>Permitted Uses, Development Standards and Design Guidelines</b>	Per the General Development Plan, Resource Agency Permits, Monitoring and Maintenance Plans, and Development CC&Rs for each planning area and City of Lincoln Zoning Ordinance.



**Village Park and Recreation (VPR)**

<b>Applied Zoning District:</b>	PD - Planned Development
<b>Description:</b>	Includes a community park, neighborhood parks, and mini parks. Uses include passive recreation, active recreation, and flood control. Additional information on parks and recreation is included in Section 6, Public Services Plan.
<b>Permitted Uses, Development Standards and Design Guidelines</b>	Per the Village 7 General Development Plan, City of Lincoln Zoning Ordinance, and Placer County Airport Land Use Compatibility Plan (where applicable).



**Village Open Space Linear Parkway (VOS/LP)**

<b>Applied Zoning District:</b>	PD - Planned Development
<b>Description:</b>	Linear parkways include the landscaped corridors along Ferrari Ranch Road, Moore Road, and the Central Boulevard, and include multi-use paths that link to the Village 7's pedestrian and bikeway network. Uses include passive recreation and water quality measures. Additional information on linear parkways is included in Section 6, Public Services Plan.
<b>Permitted Uses, Development Standards and Design Guidelines</b>	Per the General Development Plan and City of Lincoln Zoning Ordinance.

**Village Major Paseos (VOS/MP)**

<b>Applied Zoning District:</b>	PD - Planned Development
<b>Description:</b>	Major paseos are corridors within residential neighborhoods that provide pedestrian and bikeway linkages to parks, linear parkways, and open space areas. The width of these features varies depending on the location and adjacent uses and has landscaping and other features as outlined in the General Development Plan.
<b>Permitted Uses, Development Standards and Design Guidelines</b>	Per the General Development Plan and City of Lincoln Zoning Ordinance.

**Elementary School (ES)**

<b>Applied Zoning District:</b>	PD - Planned Development
<b>Description:</b>	The elementary school site is located within the Village Center. The use, design, and development of this site will be regulated by the Western Placer Unified School District. Additional information on the elementary school is included in Section 6, Public Services Plan.
<b>Permitted Uses, Development Standards and Design Guidelines</b>	Per the General Development Plan and City of Lincoln Zoning Ordinance.





**SPECIFIC PLAN**



**Mobility Plan**

**5**

## 5.1 OVERVIEW

The Village 7 Specific Plan circulation system includes a hierarchy of roads, an extensive pedestrian and bikeway network, and public transit options. Emphasis is placed on ensuring connectivity between uses and in creating a safe and efficient circulation system that complies with City policies and allows for new and innovative transportation alternatives.



Walking and bicycling, rather than the automobile, are envisioned as the significant mode by which people will travel within Village 7. The mobility plan incorporates neighborhood-oriented tree-lined streets creating safe and walkable neighborhoods that minimize barriers. Land uses are sited to provide proximity between housing, open space, recreation, and the elementary school site. These community elements are designed as part of an extensive interconnected system of multi-use trails and sidewalks. The intent is to create a pedestrian-friendly, walkable, and bikeable environment that encourages residents to get out of their cars and enjoy their community.

## 5.2 ROADWAYS

Primary vehicular access to Village 7 will be from an extension of Ferrari Ranch Road through the center of the Plan area. This roadway will ultimately connect with State Route 65 to the east and Fiddymont Road to the west.

Two collector roadways provide north-south vehicular access through Village 7, each intersecting with Ferrari Ranch Road to link with the local neighborhood roadway system. The vehicular roadway and streetscape network is intended to provide a safe and efficient system for vehicles, as well as a pleasant pedestrian experience.

The local roadways are a critical component in establishing the character of the neighborhoods and help to define the public realm. Village 7's local street system is intended to promote walkability and pedestrian



activity through incorporation of sidewalks, tree lined streets, pedestrian scale lighting, pedestrian crossings, and residential structures with street-forward building orientations (entries, porches, windows, etc.). The local street pattern strives to maximize connectivity and, to the extent feasible, eliminate barriers among housing, parks, the elementary school site, open space, and other uses.

Village 7's Roadway Plan provides a comprehensive network of collector and local roadways that emphasize multi-directional connectivity. This is illustrated in Figure 5-1 with lane capacity, right-of-way, and other requirements summarized in Table 5-1.

Linear parkways along roadways and major paseos will be incorporated and will vary in width to create a more natural setting. The parkways will be landscape lots that will be dedicated to the City. Landscaping standards, bridge, entry, and other design details are included within the General Development Plan. Phasing and funding obligations are detailed in the Development Agreement for each planning area.



**Table 5-1: Village 7 Specific Plan Roadway Summary**

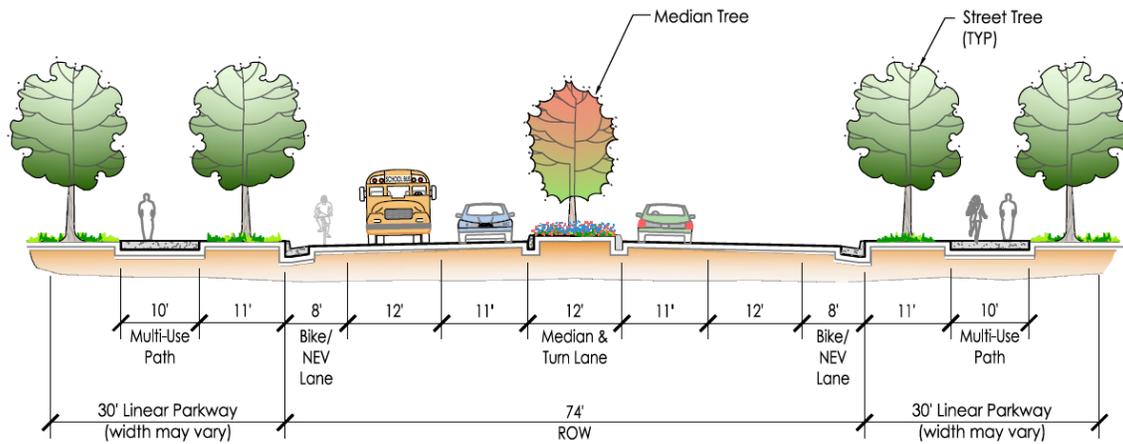
Type	Roadway			Linear Parkway	Path/ Sidewalk
	Lanes	Right-of-way	Median		
<b>Arterial Roadway</b>					
Ferrari Ranch Road (A)	4	74'	12'	30'	10'
<b>Collector Roadway</b>					
Moore Road (B)	2	62'	22'	55'	10'
Central Boulevard (C)	2	62'	22'	30'	10'
Central Boulevard (D)	2	62'	22'	N/A <sup>2</sup>	10'
Central Boulevard (E)	2	50'	10'	30'	10'
Collector (G)	2	50'	10'	35'	10'
Collector (H)	2	50'	N/A	N/A	5' <sup>6</sup>
Collector (I)	2	40'	N/A	35' <sup>3</sup>	10'
<b>Local Roadways</b>					
Residential (J) Separated s/w	2	53'	N/A	N/A	5'
Residential (J2) Attached s/w	2	43'	N/A	N/A	5'
Residential at OS (K) Separated s/w	2	40'	N/A	N/A	5' <sup>4</sup>
Residential at OS (K2) Attached s/w	2	35'	N/A	N/A	5' <sup>4</sup>
One-Way Street at Park (L)	1	31' <sup>5</sup>	N/A	N/A	5'
Garage Lane (M)	2	21'	N/A	N/A	N/A

1 Street Section F has been deleted.  
 2 17' landscape easement along street frontage.  
 3 Adjacent to VLDR & VMDR frontage.  
 4 14' open space trail (10' path with 2' shoulders) along open space frontage.  
 5 On each side of park. Sidewalk may be attached on residential frontage reducing the ROW accordingly.  
 6 10' attached sidewalk at school frontage.  
 7. Dimension of striped NEV lane is measured to back of curb as shown on the street sections.  
 NOTE: Deviations from this table are permitted at the time of Tentative Map with review and approval by the Planning Director.



### 5.2.1 Ferrari Ranch Road

The arterial roadway serving Village 7 and connecting it to Highway 65 is Ferrari Ranch Road. This road extends through the development in an east-west direction, originating from the Sorrento and Lincoln Crossing developments to the east, to Moore Road to the west, which ultimately intersects with Fiddymment Road. Ferrari Ranch Road is planned as a four-lane arterial roadway with a landscape median (see Figure 5-2). No parking is allowed along Ferrari Ranch Road. A traffic signal is planned at the intersection of Ferrari Ranch Road and the Central Boulevard.



**Figure 5-2: Ferrari Ranch Road (Section A)**

A wide linear parkway/acoustic setback is planned on each side of Ferrari Ranch Road. The scenic linear parkway and roadway median include formal and linear groupings of large-scale trees to form a continuous canopy over the roadway. Ground plane plantings include shrubs, turf, and other groundcovers.

The landscape treatment along this linear parkway is intended to create an aesthetic arrival to the community, reduce roadway sound levels, and reduce the prominence of soundwalls. This approach will create an open and attractive frontage and grand entry into Village 7.

The linear parkways along Ferrari Ranch Road include multi-use paths, which link to Village 7's overall pedestrian and bikeway trail network. Specific landscaping and entry detail is included in the General Development Plan.

5.2.2 Moore Road

Existing Moore Road through Village 7 will be improved as the community builds out, providing a roadway connection to residential neighborhoods to the east and ultimately linking Ferrari Ranch Road to the south. Moore Road is planned as a two-lane collector roadway with a landscape median, with no on-street parking permitted (see Figure 5-3).

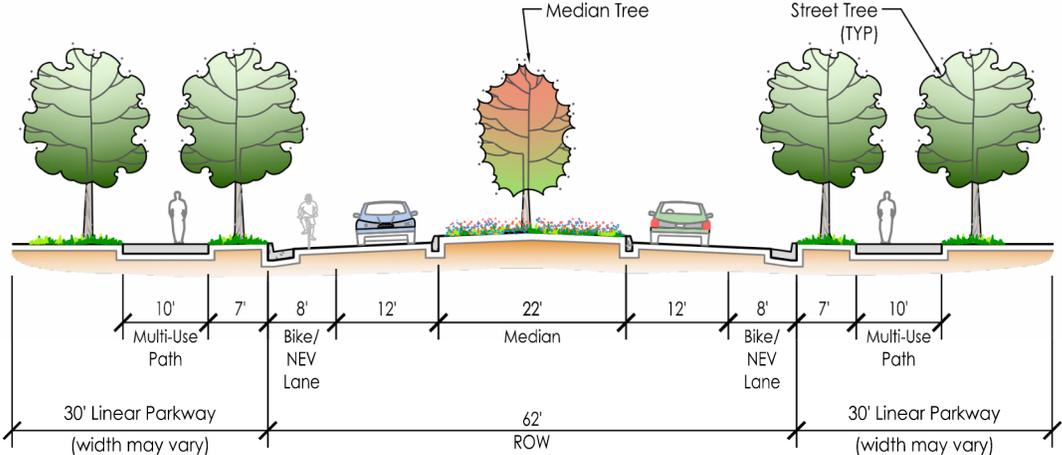


Figure 5-3: Moore Road (Section B)

The linear parkway treatments along Moore Road will have an informal character and an open appearance. Like the landscape pattern along Ferrari Ranch Road, adequate distance and landscape treatments have been included to reduce the prominence of sound walls. Landscaping will include berms with informal groves of large-scale trees with turf, other groundcovers, and shrubs. Adjacent residential uses will be screened with privacy walls and/or fencing behind generous plantings.

### 5.2.3 Collector Streets

Connecting to arterial streets are the collector streets in Village 7, including Central Boulevard. Collector streets act as secondary circulation routes that distribute trips from Ferrari Ranch Road to the local neighborhood street system. The volume of trips on each collector streets changes as vehicles move into and out of the residential neighborhoods. As a result, the right-of-way for the collectors will range in width. Refer to Table 5-1 Roadway Summary Table for more detail.

Landscape medians will be installed along the Central Boulevard. Multi-use paths, which will provide for pedestrian and bicycle use, will connect with the Village 7's overall trail system. On-street parking will be prohibited.

The linear parkway treatments along the collector roadway will have an informal character and an open appearance. Like Ferrari Ranch Road, adequate distance and landscape treatments have been included to minimize the prominence of sound walls. Landscaping will include berms with informal groves of large-scale trees with turf, other groundcovers, and shrubs. Adjacent residential uses will be screened with privacy walls or fencing behind generous plantings.

The Central Boulevard will include a series of roundabouts to allow for a steady flow of vehicular traffic from side streets at relatively low speeds.



This will enhance walkability and compatibility with bicyclists. The roundabouts will also allow full access to each of the internal intersections and eliminate the need for turn pockets.

Specific landscaping and roundabout detail are included in the General Development Plan.

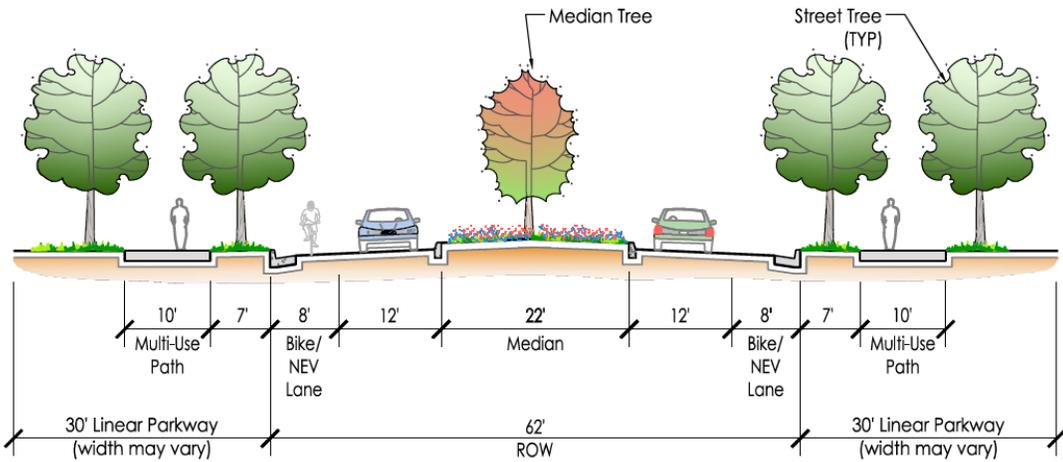


Figure 5-4: Central Boulevard (Section C)

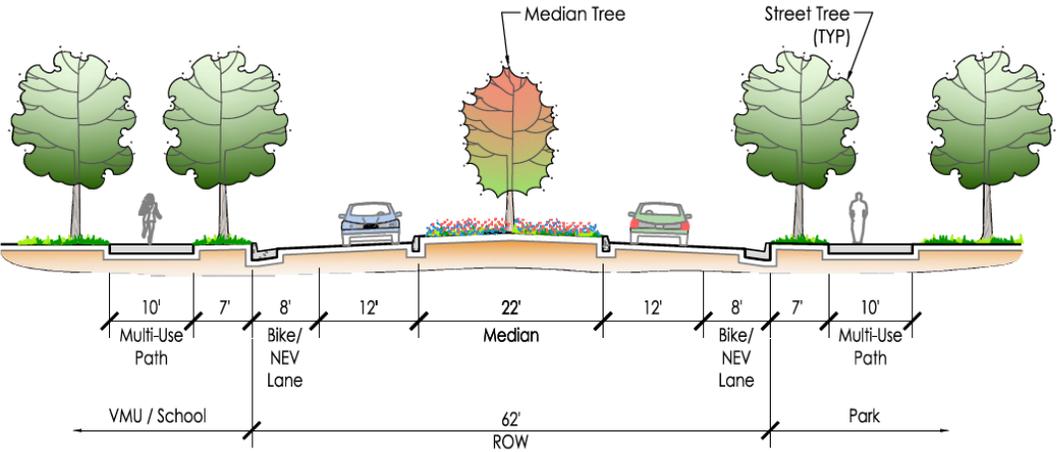
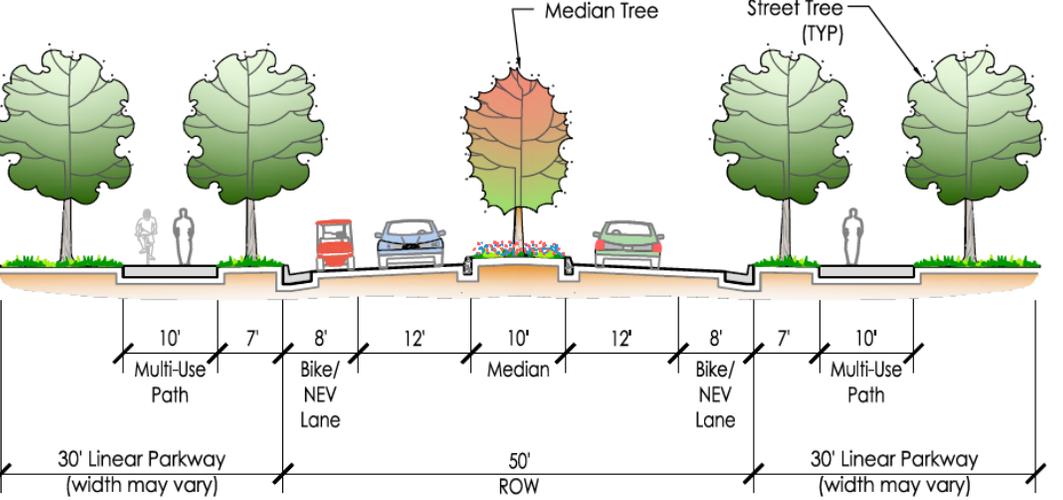


Figure 5-5: Central Boulevard (Section D)



Note: Frontage may have attached sw and LS easement

Figure 5-6: Central Boulevard (Section E)

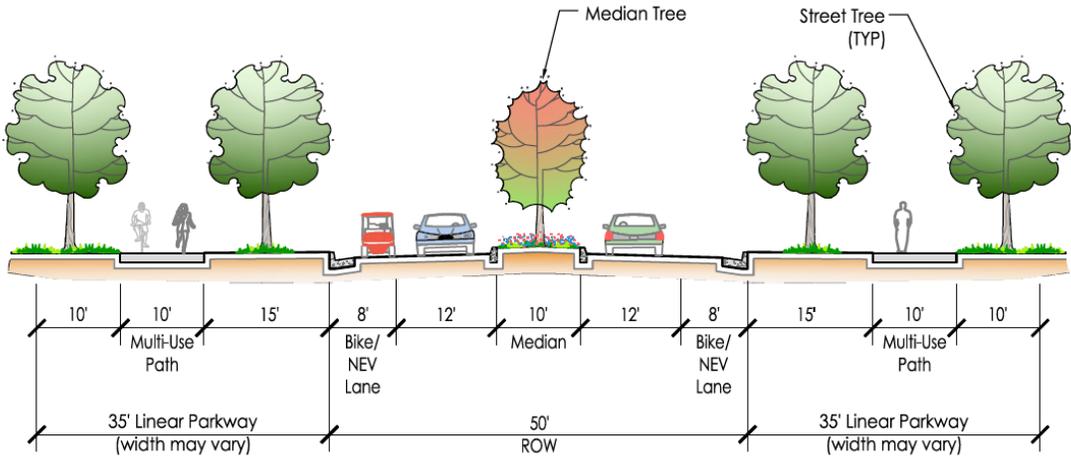


Figure 5-7: Collector Roadway (Section G)

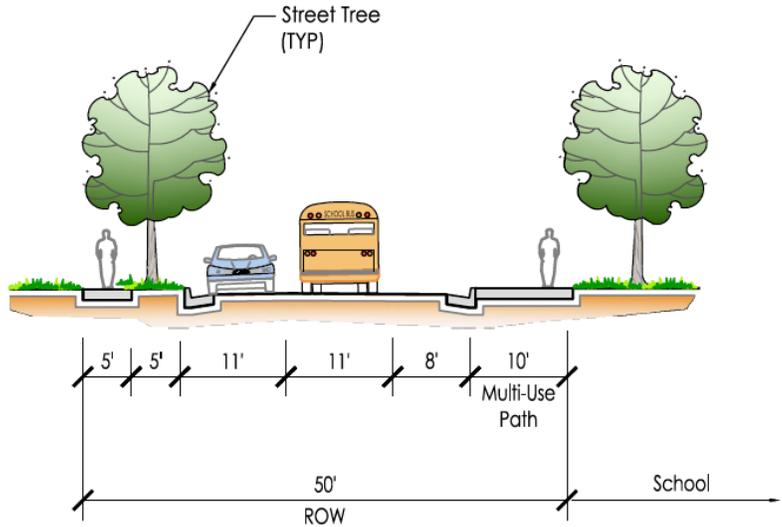


Figure 5-8: Collector Roadway (Section H)

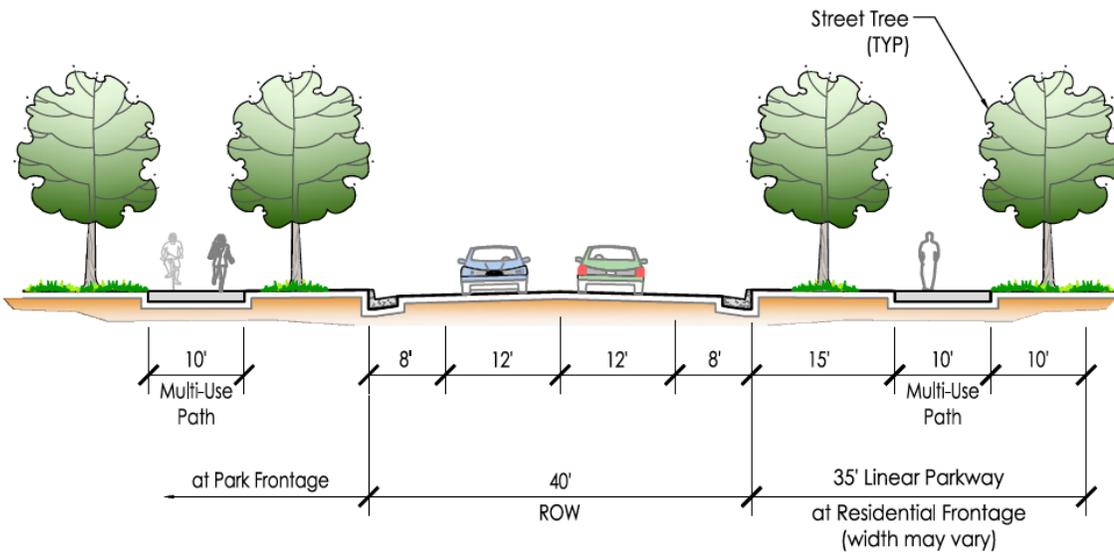


Figure 5-9: Collector Roadway (Section I)

### 5.2.4 Local Roadways

Local roadways provide direct access to homes and will connect to the collector roadways. In general, local roadways are designed to incorporate “traffic calming” principles such as narrower street pavement widths, reduced turning radii, and on-street parking. Local roadways may include: (1) residential streets, (2) one-way streets at parks, and (3) garage lanes.

**Residential Streets** are envisioned to be formal in character and will reinforce the informal grid system of the residential layout. Residential streets include two travel lanes within a typical right-of-way. Residential streets may incorporate sidewalks separated from the roadway by landscape greenways, however, may also have attached sidewalks. Street trees will be planted in a regularly spaced pattern to produce a strong street edge and shade for pedestrians and parked cars. In addition, an alternative residential street section is provided for locations where a residential street abuts an open space area.

**One-Way Streets at Parks** may be used at certain locations to direct traffic around linear park and mini park amenities within Village 7. These streets will be split by the parks, which will act as enlarged

medians. The one-way streets are narrow in width and have on-street parking to provide traffic calming around the parks. The outside edge of the roadways may include a sidewalk separated from the street by a landscape greenway.



**Garage Lanes** may be utilized to provide rear loading and service areas for residential lots, and thus reduce the presence of garages and driveways along the local streets. Garage lanes will have two travel lanes with landscaped edges and garage aprons.

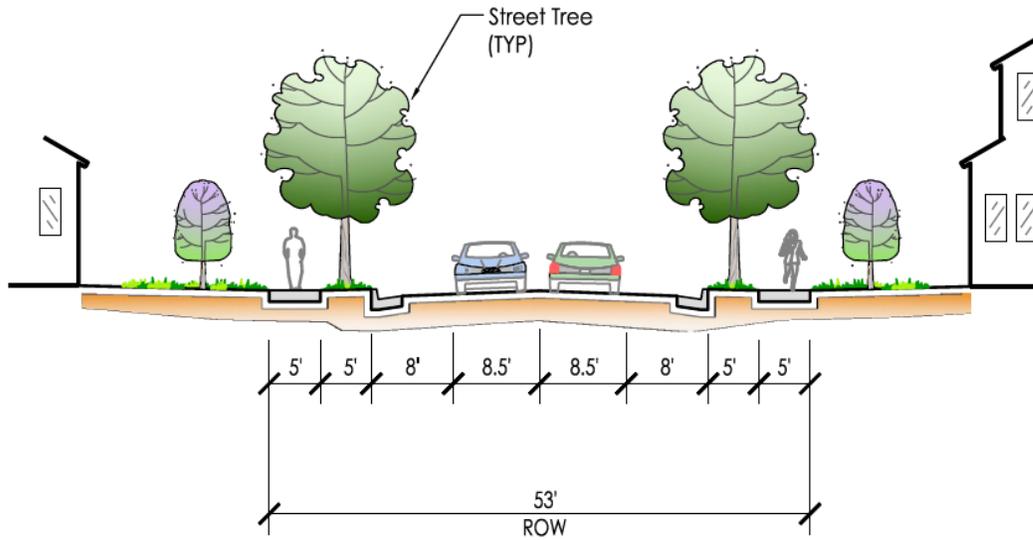


Figure 5-10: Residential Street w/ Separated Sidewalk (Section J)

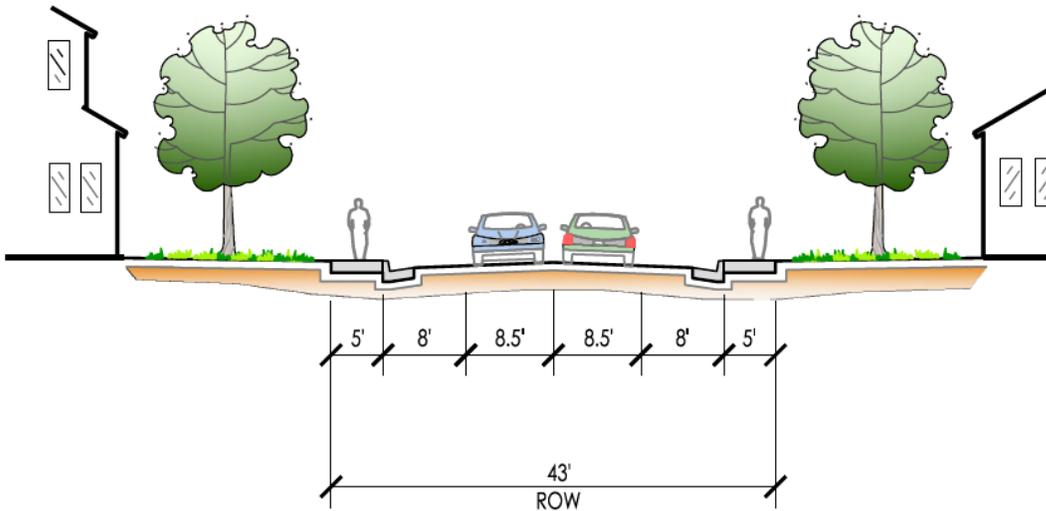


Figure 5-11: Residential Street w/ Attached Sidewalk (Section J2)

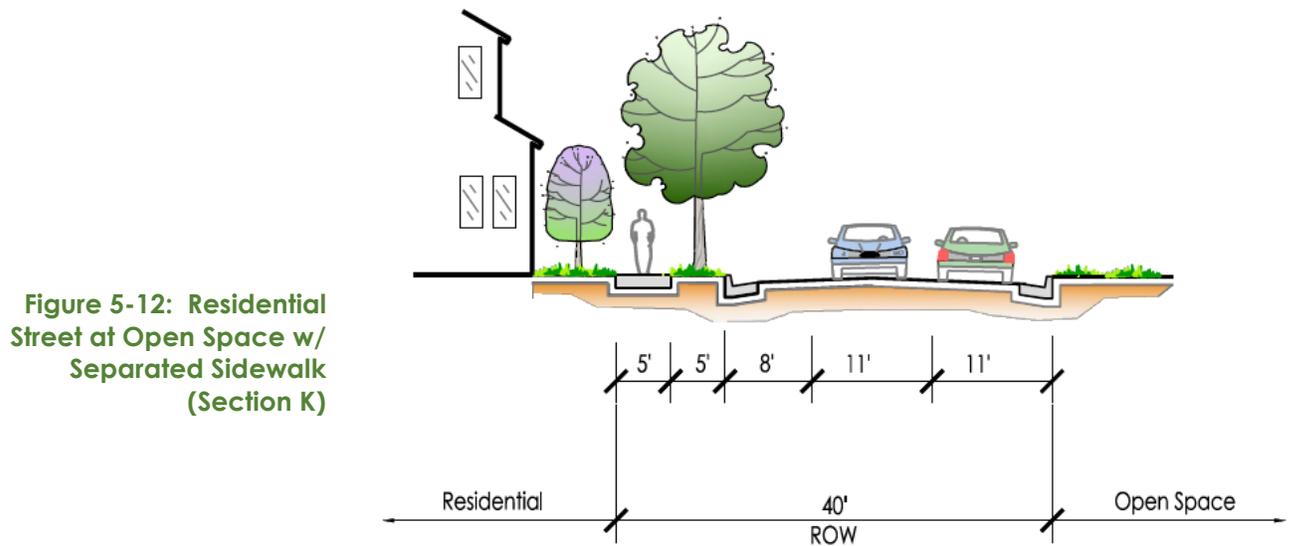


Figure 5-12: Residential Street at Open Space w/ Separated Sidewalk (Section K)

Figure 5-13: Residential Street at Open Space w/ Attached Sidewalk (Section K2)

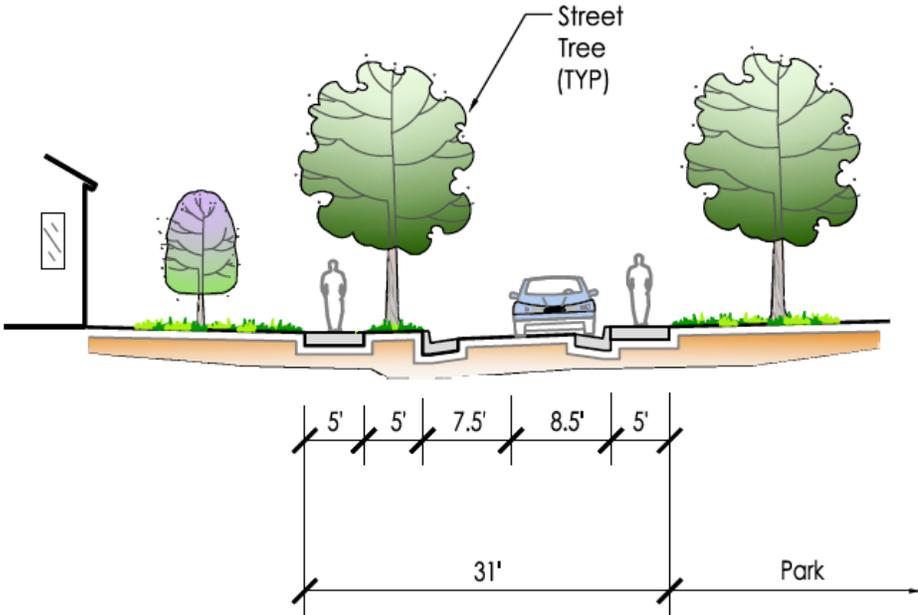
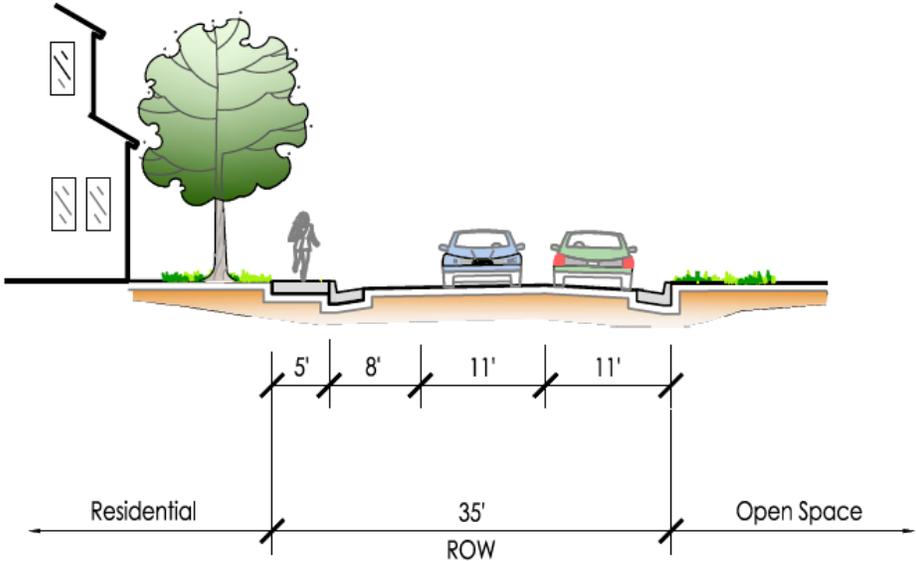
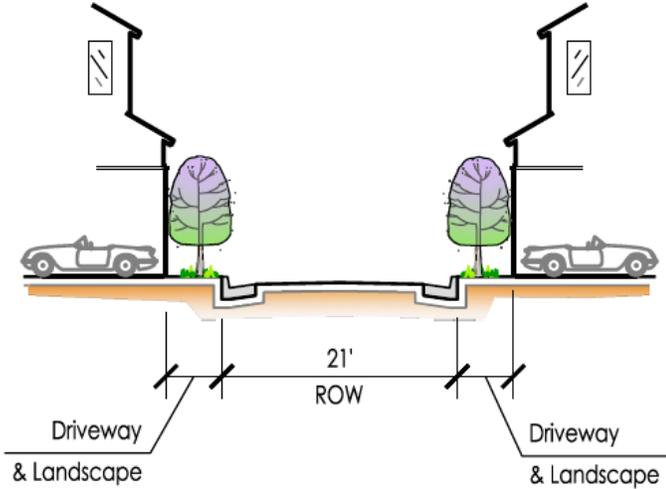


Figure 5-14: One-Way Street at Parks (Section L)

Figure 5-15: Garage Lane (Section M)





Local streets are designed to be pedestrian friendly and interconnected, with the use of cul-de-sacs and dead ends to be minimized. Where a cul-de-sac is provided, its design will consider emergency, fire, and residential access needs, as well as aesthetics. Generally, cul-de-sacs will be designed to provide view corridors, as well as access to open space, recreation facilities, and the trail system.

The pattern of local streets is intended to provide a high degree of multi-directional connectivity throughout Village 7, providing numerous mobility options between and through neighborhoods. Gated subdivisions may be approved within Village 7, if mechanisms are established to ensure maintenance of private streets, and that gating does not inhibit public access to parks, fire access, the elementary school site, trails, or open space areas.

### 5.2.5 Vehicular & Pedestrian Bridges

Several bridges are planned throughout Village 7, some serving vehicular traffic and some serving pedestrians and emergency access vehicles. These bridges are needed to cross Ingram Slough in various locations to provide vehicular and pedestrian access in the southern-most areas of Village 7.

### 5.2.6 Neighborhood Electric Vehicles

Village 7's roadway system has been designed to allow the safe and convenient use of neighborhood electric vehicles (NEVs). These vehicles are efficient, particularly for local trips, and reduce the consumption of fossil fuels, have zero emissions at the point of use, and are less noisy than gas vehicles. Electric vehicles can be used on all roadways with a speed limit of 35 miles per hour or less.



### 5.3 NON-MOTORIZED CIRCULATION

A key goal of the Village 7 Specific Plan is to create a pedestrian-friendly, walkable, and bikeable environment. To this end, sidewalk, bike, and trail loop systems with off-road and on-road routes are included throughout Village 7 to link the residential neighborhoods together and connect to common activity nodes. This system takes advantage of the extensive open space and recreational amenities found on the site, which are incorporated into the land use plan, and provides the opportunity to connect to the City-wide trail system that links to downtown Lincoln.

In general, the community has been scaled for the pedestrian and cyclist, thus providing for alternatives to the automobile. Each of the residential neighborhoods are organized so that residents are typically no farther than an easy one-quarter mile walk from the focal gathering point for each neighborhood – the mini park and/or open space element (see Figure 3-2). In addition, the Village Center is strategically located centrally within Village 7 along the open space trail system. These elements support the objective of establishing a healthy, comfortable, and walkable community that minimizes barriers and emphasizes the pedestrian over the automobile.

Village 7 includes approximately eighteen (18) miles of integrated path and trail systems to facilitate pedestrian and bicycle travel as illustrated on Figure 5-15. The network consists of approximately 7.8 miles of Multi-use Paths and Sidewalks, of which 1.2 miles are accessible to NEVs (along Ferrari Ranch Road), nearly 6 miles of Class 1 Off-street Bike Paths, and over 4 miles of Main Pedestrian Routes.

**Multi-Use Paths and Sidewalks** will be provided along all arterial, collector, and residential roadways. These include the interconnected and continuous walkable “grid” of typically detached and attached sidewalks with greenways along neighborhood streets. The local sidewalks are intended to emphasize the pedestrian and encourage a sense of neighborhood. In addition, multi-use paths are included within linear parkways along the collectors and along Ferrari Ranch Road. The multi-use paths provide a comfortable route for pedestrians and bicyclists to access the larger regional path and trail systems.



Figure 5-16: Pedestrian/Bike System

**Open Space Trails** (class 1 trails) loop throughout the open space areas, including the north, south, and main branches of Ingram Slough, Auburn Ravine, the North Orchard Creek Tributary, the community park, and along the southern and western open space edges of Village 7. These bike paths enhance park and open space accessibility, provide a continuous system for pedestrians and cyclists with minimal roadway interruptions, and are designed to integrate with the Lincoln 2001 Bikeway Master Plan. Class I trails will typically consist of 10 feet of pavement with a 2-foot-wide decomposed granite/ gravel shoulder on each side and may also accommodate emergency and maintenance vehicles.

**Main Pedestrian Routes** connect through and provide linkages between residential neighborhoods and their mini parks, as well as to the Class 1 trails and multi-use paths (sidewalks). This hybrid system consists of a combination of sidewalks and multi-use paths within park areas. The main pedestrian routes will be highlighted and differentiated by unique tree and landscaping treatments, and signage. Where incorporated within each planning area, the General Development Plan provides additional detail.

**Pedestrian Bridges** are planned in the southern portion of Village 7, which will span the wetlands areas of Ingram Slough. These bridges are intended to facilitate pedestrian mobility between residential neighborhoods in Village 7, as well as between existing neighborhoods in the Lincoln Crossing development to the east. In addition, they provide emergency vehicle access connections between these same areas. The neighborhood bridges are intended to create a rural, natural, and informal feeling designed to a comfortable pedestrian scale.

## 5.4 PUBLIC TRANSPORTATION

The City of Lincoln provides fixed-route and demand-responsive public transit service to residents. The fixed route service consists of scheduled bus routes that converge in downtown Lincoln. The demand-responsive service consists of a curb-to-curb Dial-A-Ride service which picks up and drops off passengers anywhere within the City limits.

Placer County Transit (PCT) provides weekday AM and PM commuter service along Interstate 80 from Colfax to downtown Sacramento. PCT service also includes a route along State Route 65 from downtown Lincoln to stops where connections to Roseville Transit and Sacramento Regional Transit are available.

At the time of Specific Plan approval, newly developing residential areas generally west of Industrial Boulevard between Moore Road and Athens Avenue in the City, including Village 7, were not served by scheduled fixed-route bus service. Such service will be expanded to the area based upon demand and funding. Bus turnouts and transit shelters on roadways that are to be served by bus transit in the future will be identified and constructed in accordance with City improvement standards and as otherwise required by the City. Such facilities are anticipated along Ferrari Ranch Road and the Central Boulevard.

Dial-A-Ride transit services will be available to Village 7's residents as demand for this service occurs.





**SPECIFIC PLAN**

**Public Services Plan**

**6**

## 6.1 OVERVIEW

Schools, parks and recreation, libraries, public safety, and other services are an important component of quality of life. The Village 7 Specific Plan supports the provision and maintenance of the public services necessary



to meet the needs of the Village's residents as development occurs. These services are structured to satisfy City standards and are intended to integrate with other existing and planned City services and facilities. Table 6-1 summarizes the public service providers for Village 7.

**Table 6-1: Village 7 Specific Plan Service Providers**

<b>Service</b>	<b>Provider</b>
Parks and Recreation	City of Lincoln
Schools	Western Placer Unified School District
Library	City of Lincoln
Police Protection	City of Lincoln
Fire Protection	City of Lincoln

Phasing and financing obligations relating to public services are outlined in the Development Agreement for each planning area of the Village 7 Specific Plan.

## 6.2 PARKS AND RECREATION

### 6.2.1 Overview

Parks and open space comprise a significant portion of the Village 7 Specific Plan. Forty percent (40%) of Village 7 will be devoted to varied park and open space amenities including a community park, neighborhood parks, mini parks, open space areas (natural open space, linear parkways, and paseos), and other elements. The open space areas and the parks within each neighborhood are interconnected by a network of pedestrian and bicycle routes. Together, the park and open space amenities provide a full range of active and passive recreational opportunities that meet or exceed the City's General Plan requirements.

Parks are generally provided within each neighborhood in a central location, creating a local focal point and activity amenity. The placement and sizing of parks is reflective of community need, General Plan policy, proximity to users, ability to promote joint-use activities, and existence of natural resources such as floodplain, riparian habitat, and wetlands.



The general location of Village 7's parks and open space is shown on Figure 6-1. Details relating to dedication, operation, funding, phasing, and construction are included in each planning area's Development Agreement. Each acre set aside for park use is credited towards meeting the General Plan park requirement. Partial credit is granted to open space areas and linear parkways, as these areas provide pedestrian and bicycle trail systems, informal recreation facilities, and open space amenities. The General Plan provides for a credit ratio ranging from 10:1 to 5:1, meaning that 1 acre of park credit may be granted for every 5 to 10 acres of open space provided. The



Village 7 Specific Plan's parks and open space program provides for a range of active and passive recreational opportunities that greatly exceeds the City's General Plan requirements. Total park and open space acres and associated credits are summarized in Table 6-3.



In addition to these park requirements, the General Plan also includes a policy that the City strive to provide one mile of pedestrian/bicycle trails per 2,500 population. As noted in Section 5.3, the Village 7 Specific Plan includes plans for approximately eighteen (18) miles of pedestrian/bicycle paths and trails, which far exceeds the General Plan goal.

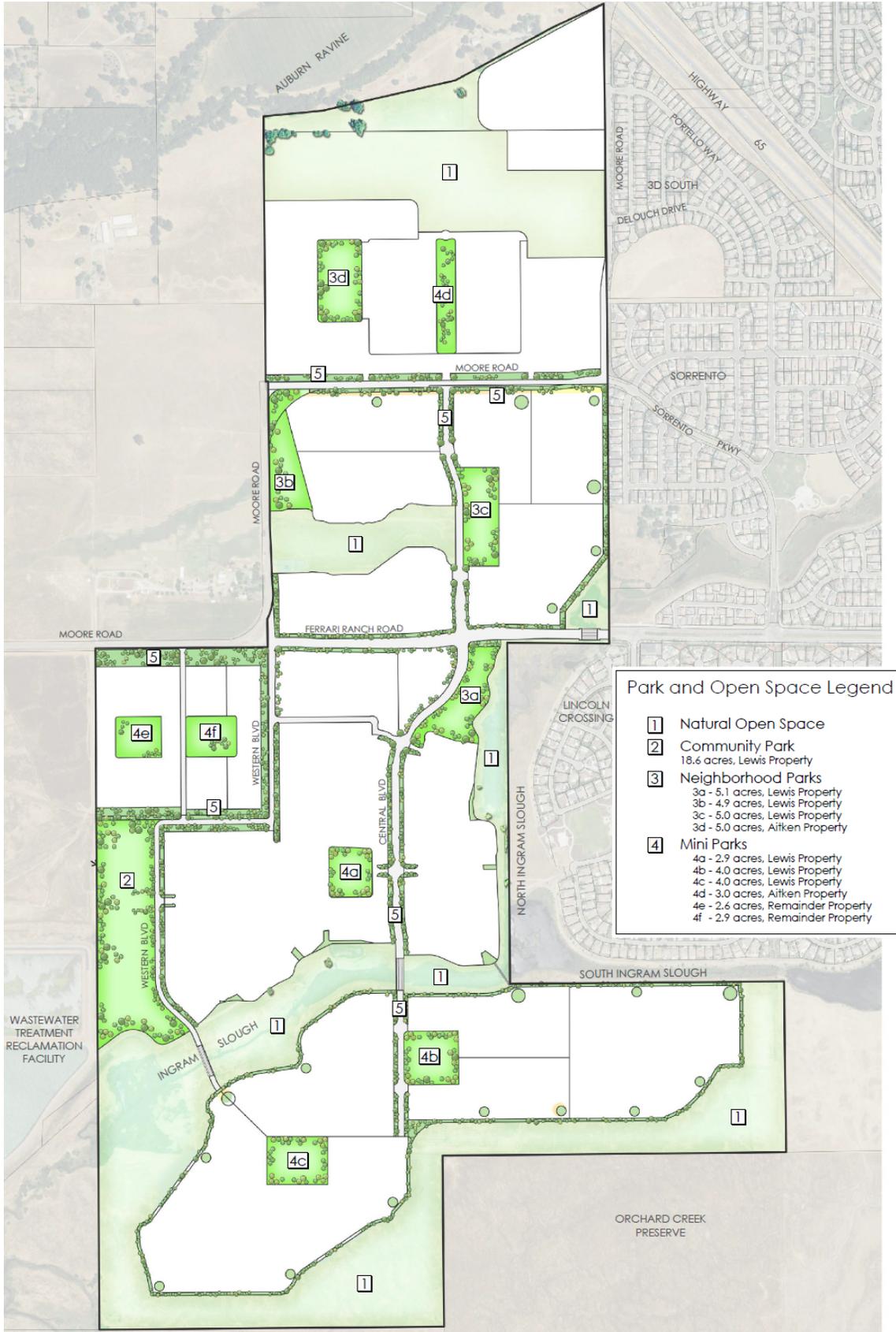


Figure 6-1: Park and Open Space Plan

**6.2.2 Parkland Requirements and Credits**

The City's General Plan Public Facilities Element (Policy OSC-7.1) requires six acres of active parkland and three acres of passive open space per 1,000 residents. These requirements are summarized in the table below:

**Table 6-2: Parkland Requirements**

							APPROVED SPECIFIC PLAN				
Land Use		Units	Household Size / DU	Population Estimate	Active Park Requirement	Open Space Requirement	Units	Active Park Requirement	Open Space Requirement	Delta in Park Rqmt.	Delta in OS Rqmt.
VLDR	Village Low Density Residential	1,225	3.6	4410	26.46	13.23	1,181	25.51	12.75	0.95	0.48
VMDR	Village Medium Density Residential	1,485	2.8	4158	24.95	12.47	1,529	25.69	12.84	-0.74	-0.37
VHDR	Village High Density Residential	575	1.8	1035	6.21	3.11	575	6.21	3.11	0.00	0.00
<b>Total</b>		<b>3285</b>	<b>-</b>	<b>9603</b>	<b>57.62</b>	<b>28.81</b>	<b>3285</b>	<b>57.41</b>	<b>28.70</b>	<b>0.21</b>	<b>0.11</b>
<b>NOTES:</b>							<b>NOTES:</b>				
1	City of Lincoln household size assumptions are based on Lincoln Municipal Code 17.32.040. VCE and VLDR=3.6 du/hh; VMDR=2.8 du/hh; VHDR=1.8 du/hh.						Approved Specific Plan data shown above is from the 2024 amended Lincoln Village 7 Specific Plan (Resolution #2024-074).				
2	Active park generation rate based on a requirement of 6 acres per 1,000 residents., per 2050 General Plan, Goals and Policies Report, Appendix B. The population generation rate is based on Lincoln Municipal Code.										
3	Open space generation rate based on a requirement of 3 acres per 1,000 residents., per 2050 General Plan, Goals and Policies Report, Appendix B. The population generation rate is based on Lincoln Municipal Code.										



Table 6-3: Park and Open Space Credits by Planning Area

Park Type	Acres	Credit Ratio	Credited Acreage	APPROVED SPECIFIC PLAN			
				Acres	Credited Acreage	Delta in Acres	Delta in Credit
<b>Active Park</b>				<b>Active Park</b>			
<b>Community Park</b>				<b>Community Park</b>			
Lewis Property	10.4	1:1	10.4	18.6	18.6	-8.2	-8.2
<b>Subtotal Community Park</b>	<b>10.4</b>	<b>1:1</b>	<b>10.4</b>	<b>18.6</b>	<b>18.6</b>	<b>-8.2</b>	<b>-8.2</b>
<b>Neighborhood Parks</b>				<b>Neighborhood Parks</b>			
Lewis Property	15.0	1:1	15.0	15.0	15.0	0.0	0.0
Aitken Ranch II Property	5.0	1:1	5.0	5.0	5.0	0.0	0.0
<b>Subtotal Neighborhood Parks</b>	<b>20</b>	<b>1:1</b>	<b>20</b>	<b>20.0</b>	<b>20.0</b>	<b>0.0</b>	<b>0.0</b>
<b>Mini Parks</b>				<b>Mini Parks</b>			
Lewis Property	10.9	1:1	10.9	10.9	10.9	0.0	0.0
Aitken Ranch II Property	3.0	1:1	3.0	3.0	3.0	0.0	0.0
Remainder Area	5.5	1:1	5.5	5.5	5.5	0.0	0.0
<b>Subtotal Mini Parks</b>	<b>19.4</b>	<b>1:1</b>	<b>19.4</b>	<b>19.4</b>	<b>19.4</b>	<b>0.0</b>	<b>0.0</b>
<b>School Parks</b>				<b>School Parks</b>			
Lewis Property	8.0	1:1	8.0	0.0	0.0	8.0	8.0
<b>Subtotal School Parks</b>	<b>8.0</b>	<b>1:1</b>	<b>8.0</b>	<b>0.0</b>	<b>0.0</b>	<b>8.0</b>	<b>8.0</b>
<b>Subtotal All Active Park</b>	<b>57.8</b>	<b>-</b>	<b>57.8</b>	<b>58.0</b>	<b>58.0</b>	<b>-0.2</b>	<b>-0.2</b>
<b>Open Space</b>				<b>Open Space</b>			
<b>Open Space Preserves</b>				<b>Open Space Preserves</b>			
Lewis Property	136.3	10:1	13.63	136.3	13.63	0.0	0.00
Aitken Ranch II Property	38.1	10:1	3.81	38.1	3.81	0.0	0.00
Scheiber Property	10.6	10:1	1.06	10.6	1.06	0.0	0.00
<b>Subtotal Open Space Preserves</b>	<b>185.0</b>	<b>10:1</b>	<b>18.50</b>	<b>185.0</b>	<b>18.50</b>	<b>0.0</b>	<b>0.00</b>
<b>Linear Parkways</b>				<b>Linear Parkways</b>			
Lewis Property	23.3	5:1	4.66	21.7	4.34	1.6	0.32
Aitken Ranch II Property	3.0	5:1	0.60	3.0	0.60	0.0	0.00
Remainder Area	7.0	5:1	1.40	7.0	1.40	0.0	0.00
<b>Subtotal Linear Parkways</b>	<b>33.3</b>	<b>5:1</b>	<b>6.66</b>	<b>31.7</b>	<b>6.34</b>	<b>1.6</b>	<b>0.32</b>
<b>Major Paseos</b>				<b>Major Paseos</b>			
Lewis Property	3.9	5:1	0.78	3.9	0.78	0.0	0.00
<b>Subtotal Major Paseos</b>	<b>3.9</b>	<b>5:1</b>	<b>0.78</b>	<b>3.9</b>	<b>0.78</b>	<b>0.0</b>	<b>0.00</b>
<b>Subtotal All Open Space</b>	<b>222.2</b>	<b>-</b>	<b>25.94</b>	<b>220.6</b>	<b>25.62</b>	<b>1.6</b>	<b>0.32</b>
<b>TOTAL (All Park and Open Space)</b>	<b>280.0</b>	<b>-</b>	<b>83.74</b>	<b>278.6</b>	<b>83.62</b>	<b>1.4</b>	<b>0.12</b>
<b>NOTES:</b>				<b>NOTES:</b>			
1. The K-8/s school site includes 8.0 acres of creditable Quimby Parkland that is not included in the total VPR acreage.				Approved Specific Plan data shown above is from the 2024 amended Lincoln Village 7 Specific Plan (Resolution #2024-074).			

### 6.2.3 Park and Recreation Descriptions



The following provides a brief overview of the various components that constitute Village 7's park and open space program. Village 7 park designs will incorporate an agrarian zone which includes undulating berms in heights planted with stands of flowering ornamental trees planted in rhythmic patterns reminiscent of the orchards of the region. This is intended to reflect the rich agricultural heritage of the area. The edges of the agrarian zone will be planted with pyramidal tree species planted in irregular patterns, or less formal groupings.

The final design of all park facilities is subject to approval of the City of Lincoln. Park plans shown on the following pages are for illustrative purposes only; final designs to be determined at the time of future park improvement plans. Park programming is included in the General Development Plan.

#### Community Park

A community park site has been designated at the western edge of the plan area, adjacent to Ingram Slough.

This community park will be used both actively and passively. Facilities that may be provided include active playfields for organized sports such as baseball and soccer, sports courts, pedestrian and bicycle trails, informal turf areas, seating and picnic facilities, and other amenities. The community park will be connected to the residential neighborhoods through the pedestrian and bicycle trail system.



#### Neighborhood Parks

Neighborhood parks are provided in Village 7 as shown on Figure 6.1. One of Village 7's neighborhood parks is in the Village Center south of Ferrari Ranch Road. This neighborhood park is intended to provide a central open space with a sense of shared identity for the entire community, which complements the mix of uses in the Village Center. A range of both active and passive recreation will be accommodated, including play areas for small children, areas for organized sports, picnic areas, and flexible opportunities for small to large groups of people to gather and recreate.

Another neighborhood park is located north of Ferrari Ranch Road. This park site is anticipated to contain a variety of active and passive recreation facilities including active playfields for organized sports, sports courts, informal turf areas, picnic grounds, a small parking lot, and other facilities. [Refer also to 6-3 Schools for additional information.](#)

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### Mini Parks

Several mini park facilities will be located throughout Village 7's neighborhoods to provide localized recreation, open space, and trail amenities within each residential neighborhood.

These park spaces are in the heart of the residential neighborhoods, typically sited near the entrance of the neighborhood. They serve as one of the major community spaces for each of the neighborhoods, provide visual breaks, and create an identity and sense of place. Mini parks are sized to accommodate a variety of passive and informal active uses and may accommodate seating areas as well as play equipment for small children.

### Open Space Preserves

Open space areas have been designated in Village 7. This includes a broad system of public and private open space encompassing significant environmental resources such as drainages, wetlands, grasslands, and riparian woodlands. This open space provides a substantial amenity that will be preserved or enhanced to continue the natural storm water pattern, provide for bio-filtration, improve wildlife movement and habitat, provide passive recreation opportunities, and allow for a visual separation between homes. Pedestrian and bicycle trails have been included throughout the open space areas to provide interconnectivity and to allow residents to walk, jog, or bike through Village 7. Other facilities may be incorporated, including rest stops, benches, overlooks, and habitat interpretation areas. In many cases, the open space adjoins and compliments other more active recreational facilities.

### Linear Parkways

Linear parkways are included in Village 7. These features consist of widened open space corridors along Ferrari Ranch Road, Moore Road, and the north-south collector streets. These corridors range in width and contain landscaping and multi-use paths that will link to Village 7's overall pedestrian and bikeway trail network and provide passive recreation opportunities.

### Major Paseos

Major paseos are included throughout Village 7. These paseos provide pedestrian and bikeway linkages from the residential neighborhoods to parks, linear parkways, and open space areas. The width of these features varies

depending on their location and adjacent uses but are a target minimum of 35'-wide. Paseos will include landscaping and other natural features.

### 6.3 SCHOOLS

An elementary school site is provided within Village 7 in the Village Center, ~~south-north~~ of Ferrari Ranch Road. The location of the school site provides a central, easily accessible site that may be reached by pedestrian, bicycle, bus, or auto. Extensive off-road trail connections to the school will encourage a convenient, walkable community environment that helps promote a healthy lifestyle. (See also Village 7 Specific Plan Section 4.6 and General Development Plan Sections 4.2 and 4.4 for more detail.)

The school site in Village 7 is envisioned to include the appropriate educational facilities, playgrounds, parking lots, and pedestrian loading areas for drop-off by parents and buses.

A portion of the school site is intended to be a joint use park site and, as such, receives Quimby credit. Refer to Figure 6-1 and Table 6-3 for detail.

The key goal of the neighborhood school is to help create a socially responsible, active, and involved community. At the heart of this goal, a community school represents an important foundation for realizing the "social capital" desired by families of all socio-economic and ethnic backgrounds. The elementary school, along with the adjacent park and community center, forms a hub of learning and activity that reinforces community identity.

Village 7 is within the boundaries of the Western Placer Unified School District (grades K-12). Based on the mix of single and multi-family dwelling units, Village 7 will generate an estimated student population, as shown in Table 6-4.

**Table 6-4: Village Student Generation**

Units by Type	2,710	575	Total Units 3,285		
Land Use	Single Family Units (school demand factor per unit)	Multi-Family Units (school demand factor per unit)	Students Generated	School Capacity	Schools Required
Elementary School	0.307	0.425	1,076	900	1.20
Middle School	0.064	0.075	217	1,100	0.20
High School	0.072	0.1	253	1,800	0.14
<b>NOTES:</b>			<b>1,546</b>		
1. Student Generation Factors based Western Placer Unified School District as shown in the adopted Village 7 Specific Plan.					



Development within Village 7 will be required to pay school impact fees in accordance with State law. Facility planning and the sequencing of development of the school sites will be determined by the District. Middle school and high school students in Village 7 will be accommodated in existing and/or planned schools outside of the Plan Area within the District. A middle school will be in the adjacent Lincoln Crossing development, and the District is currently evaluating its future high school needs, which includes students from Village 7.

## 6.4 LIBRARY

The City of Lincoln operates a public library system that includes the existing library in downtown Lincoln. A new library, a joint venture between the City of Lincoln, the Western Placer Unified School District, and Sierra Community College, is in the Twelve Bridges development in the southern portion of the City. The City's downtown library, a Carnegie library that first opened in 1909, is approximately 2,000 square feet and is a historic register-listed building.



At the time of the Lincoln Village 7 Specific Plan adoption, the City's 2006 Public Facilities Fee Program requires .70 square feet of library building space per 1,000 residents. To help meet the increased demands for library services associated with build-out of the Village 7 Specific Plan, the City's Public Facilities Fee will be assessed, a portion of which contributes to the provision of additional library services.

## 6.5 POLICE PROTECTION

The Lincoln Police Department will serve Village 7. The Police Department provides all operations and patrols out of its central station located at 7th and H Streets in downtown Lincoln, approximately 2.5 miles from the Specific Plan area. The western extension of Ferrari Ranch Road will provide a direct route to Village 7.

CFD 2018-02 requires 0.85 police officers per 1,000 residents, and 475 square feet of building space per police department staff. The Village 7 Specific Plan will comply with City of Lincoln Police Department recommendations regarding safety and security, and will pay the City's Public Facilities Fee, a portion of which applies to the development of police facilities.

## 6.6 FIRE PROTECTION

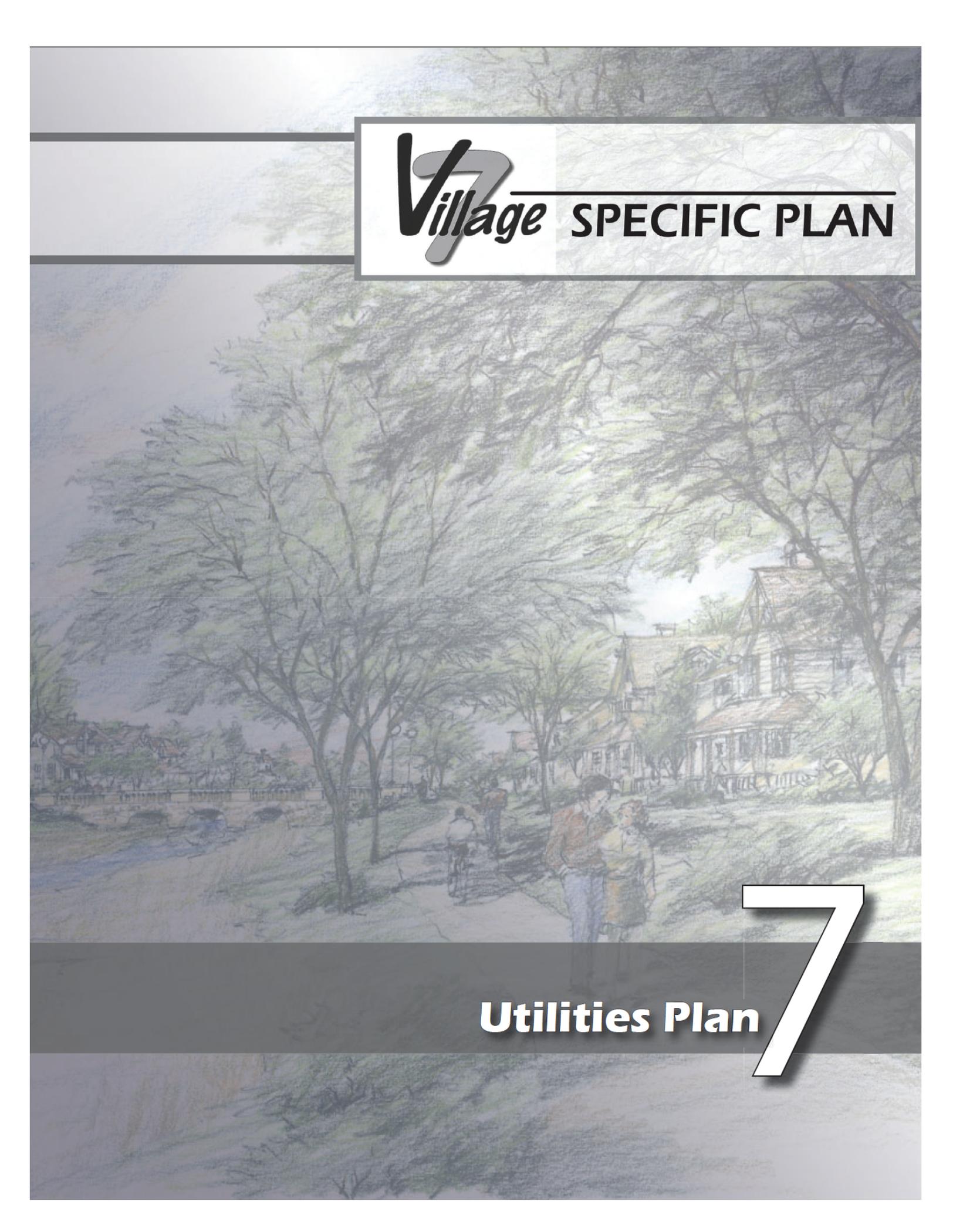
The Lincoln Fire Department will provide fire protection, suppression, emergency medical services and hazardous materials management to Village 7. At the time of specific plan adoption, the City Fire Department operates three stations, with the closest station approximately 3.2 miles from the Specific Plan area. As discussed above, the extension of Ferrari Ranch Road from Lincoln Crossing and into Village 7 will provide a direct route for emergency vehicles. The Lincoln Fire Department relies on the City of Roseville Fire Department to respond to hazardous material calls and maintains mutual aid agreements with the City of Rocklin Fire Department and other Placer County agencies.

The neighborhood park site north of Ferrari Ranch Road in the Lewis Property planning area is located centrally in Village 7, which the City could potentially use to accommodate a new fire station.

CFD 2018-02 requires 0.66 firefighters per 1,000 residents and approximately 917 square feet of fire station building space per firefighter. Village 7 has also been designed in consultation with the City's Fire Department to ensure adequate access is provided in the event of a fire or an evacuation.

The Village 7 Specific Plan will comply with City of Lincoln Fire Department recommendations for fire protection, and will pay the City's Public Facilities Fee, a portion of which applies to construction of a new fire station. In addition, a Wildfire Management Plan will be prepared for each Planning Area of Village 7, which will be implemented by the Fire Department in accordance with the Plan Area's Operations and Management Plan for open space areas.





**Village** SPECIFIC PLAN

**Utilities Plan**

**7**

**7.1 OVERVIEW**

The Village 7 Specific Plan includes a full array of utility infrastructure designed to support the buildout of the project. Table 7-1 identifies those entities providing utilities to Village 7. Phasing and infrastructure funding obligations are detailed in the Development Agreements for each planning area within the Specific Plan.



**Table 7-1: Village 7 Specific Plan Utility Providers**

Utility	Provider
Water	City of Lincoln
Reclaimed Water	City of Lincoln
Wastewater	City of Lincoln
Drainage and Flood Control	City of Lincoln
Electric Service	Pacific Gas and Electric
Natural Gas	Pacific Gas and Electric
Communications	Surewest, AT&T & Wave Broadband
Solid Waste Disposal	City of Lincoln

Infrastructure will be constructed to ensure compliance with all applicable service and improvement standards, and state and federal laws and regulations.

**7.2 WATER**

**7.2.1 Water Overview**

The City of Lincoln is the municipal water purveyor for Village 7. Potable water for the development will include surface supply from the Placer County Water Agency (PCWA) and backup groundwater from City wells. Reclaimed water for irrigation uses will supplement the potable water supply (see Section 7.3). The infrastructure system includes a looped connection to existing City transmission mains, with internally looped domestic water mains. Pursuant to the Water Master Plan for the City of Lincoln approved in 2017, the City has adequate water supply available through PCWA and municipal wells to serve Village 7.

### 7.2.2 Existing Water Supply and Facilities

The City of Lincoln provides municipal water service to commercial and residential customers within its jurisdiction. The City of Lincoln receives water from three sources: Placer County Water Agency (PCWA), Nevada Irrigation District (NID), and municipal wells.

Village 7 currently has several water infrastructure systems in place (see Figures 7-1 and 7-2) including three City municipal wells located within or near Village 7. An 18-inch transmission line located in Ferrari Ranch Road is available to serve Village 7 as well as deliver water to other parts of the City. In addition, there is a planned 18-inch transmission line (built by adjoining development) to be located near the southeast corner of Village 7 that will originate from the Lincoln Crossing development. This line will ultimately provide a loop system to better serve Village 7 as well as the southwestern portion of the City.

The City has an Urban Water Management Plan (UWMP) that was adopted in 2021. The UWMP evaluates the anticipated growth of the City and the associated water demands and future water supplies through 2045. In addition, the Village 7 WSA approved in 2017 identifies a long-term water supply strategy to serve buildout of the Plan Area.

### 7.2.3 Specific Plan Water Demand and Supply

The City of Lincoln's Design Criteria and Procedures Manual governs the design of domestic water systems operated by the City. The Manual includes residential demand factors to be used in the design of new systems. Special consideration is to be given to schools and commercial development. Based on the demand factors for the Village 7 Specific Plan (Village 7 EIR, 2009), the total average water demand for Village 7 is projected to be approximately 2,055 acre-feet per year at buildout. Consistent with its current water delivery contracts, the City of Lincoln will have adequate water supply through PCWA and municipal wells to serve Village 7.

### 7.2.4 Specific Plan Water Improvements

The development will be required to connect to the existing transmission mains and complete a transmission loop through the site. The existing transmission mains through and adjacent to Village 7 have adequate capacity to serve Village 7. Consequently, the water distribution infrastructure for Village 7 will not require significant improvements to the existing City system.

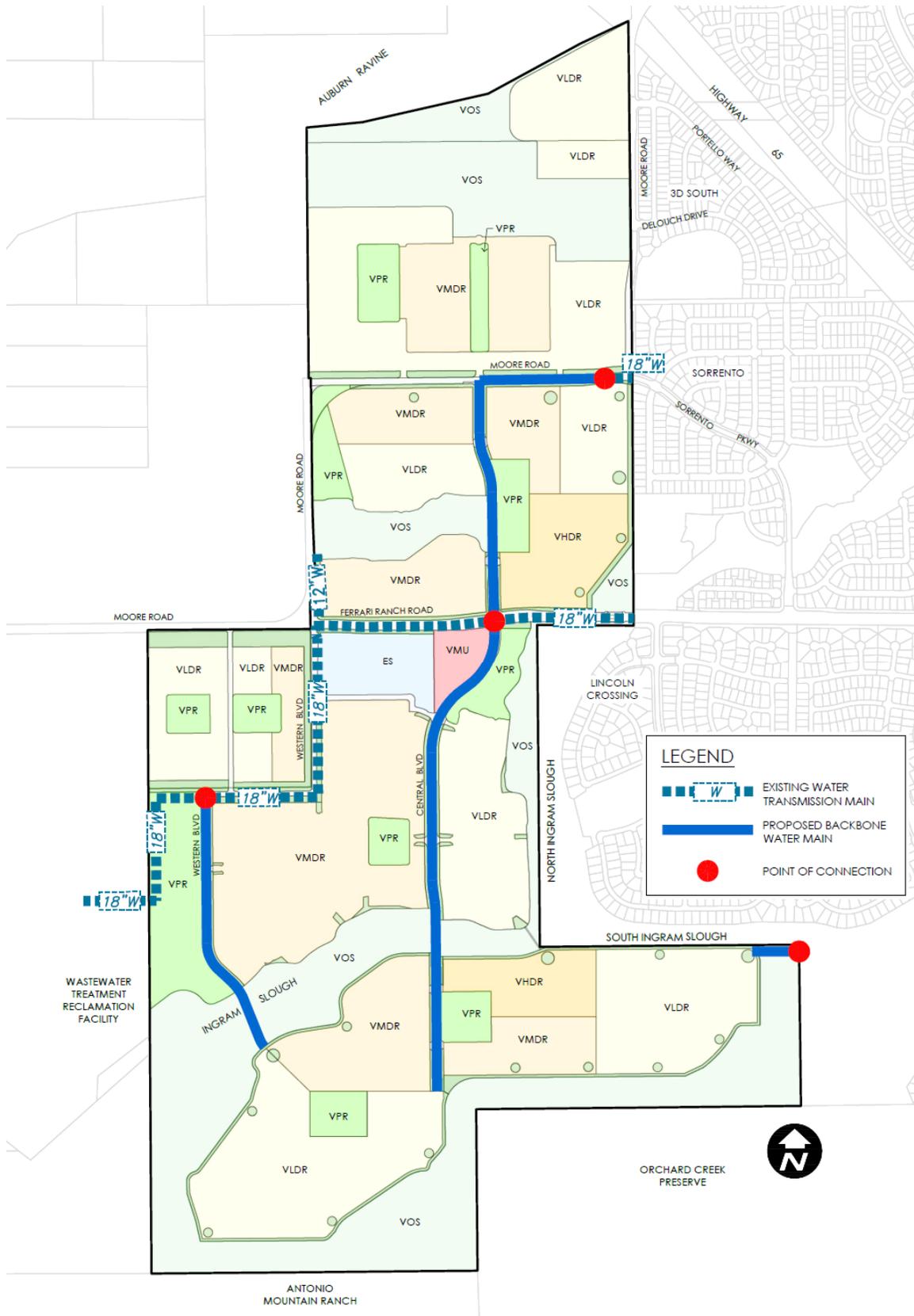


Figure 7-1: Backbone Water System

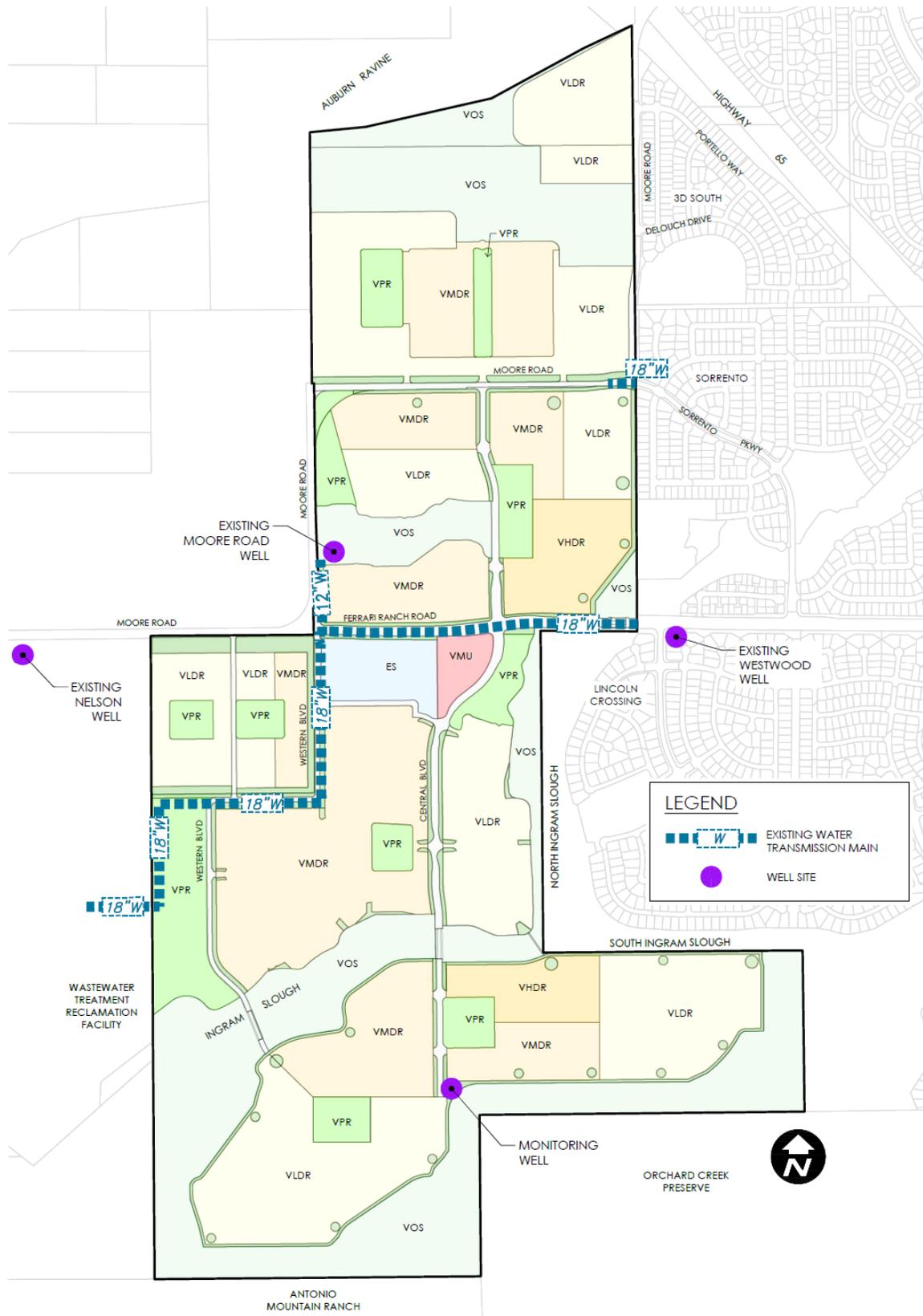


Figure 7-2: Well Locations

A Backbone Water Infrastructure Plan has been prepared for Village 7 to provide information on the infrastructure needed to serve domestic water in the project area. The Plan is based on a City-wide model to ensure that adequate pressures and delivery are provided to Village 7 without adversely impacting the existing system. The backbone water infrastructure plan is illustrated in Figure 7-1. Well locations are illustrated on Figure 7-2, which includes a groundwater well on the neighboring park site (north of Ferrari Ranch Road). A monitoring well located in an open space area at the southern terminus of the Central Boulevard will be abandoned.

In addition to the transmission main connection and extension through the site, internally looped domestic water mains are planned to provide water service connections within the development.

## **7.3 RECLAIMED WATER**

### **7.3.1 Reclaimed Water Overview**

The City of Lincoln Wastewater Treatment and Reclamation Facility (WWTRF) is located just west of Village 7. The proximity of this facility presents an opportunity to utilize reclaimed water. Consistent with the City's Integrated Water Management Plan, the City will provide reclaimed water for Village 7's various irrigation needs including, but not limited to, landscape medians, linear parkways, and parks. This use of reclaimed water is intended to help the City meet its treated effluent discharge requirements and to reduce the development's potable water demand.

### **7.3.2 Existing Reclaimed Water Facilities and Supply**

Reclaimed water refers to wastewater treatment plant effluent that has received a level of treatment that meets the State requirements for direct nonpotable re-use, such as for irrigation of landscaping. The use of reclaimed water is regulated by the Regional Water Quality Control Board, which applies stringent water quality, treatment, and disinfection standards.

The WWTRF will produce recycled water available for use in the City. Ultimately, up to 25,000 acre-feet of reclaimed water could be made available by the plant annually, a portion of which will be made available to Village 7's irrigation needs.

Existing facilities in Village 7 include an 18-inch. Existing facilities in Village 7 include an 18-inch reclaimed water transmission main that will deliver reclaimed water to parks, open space, paseos and recreational areas in the City of Lincoln.

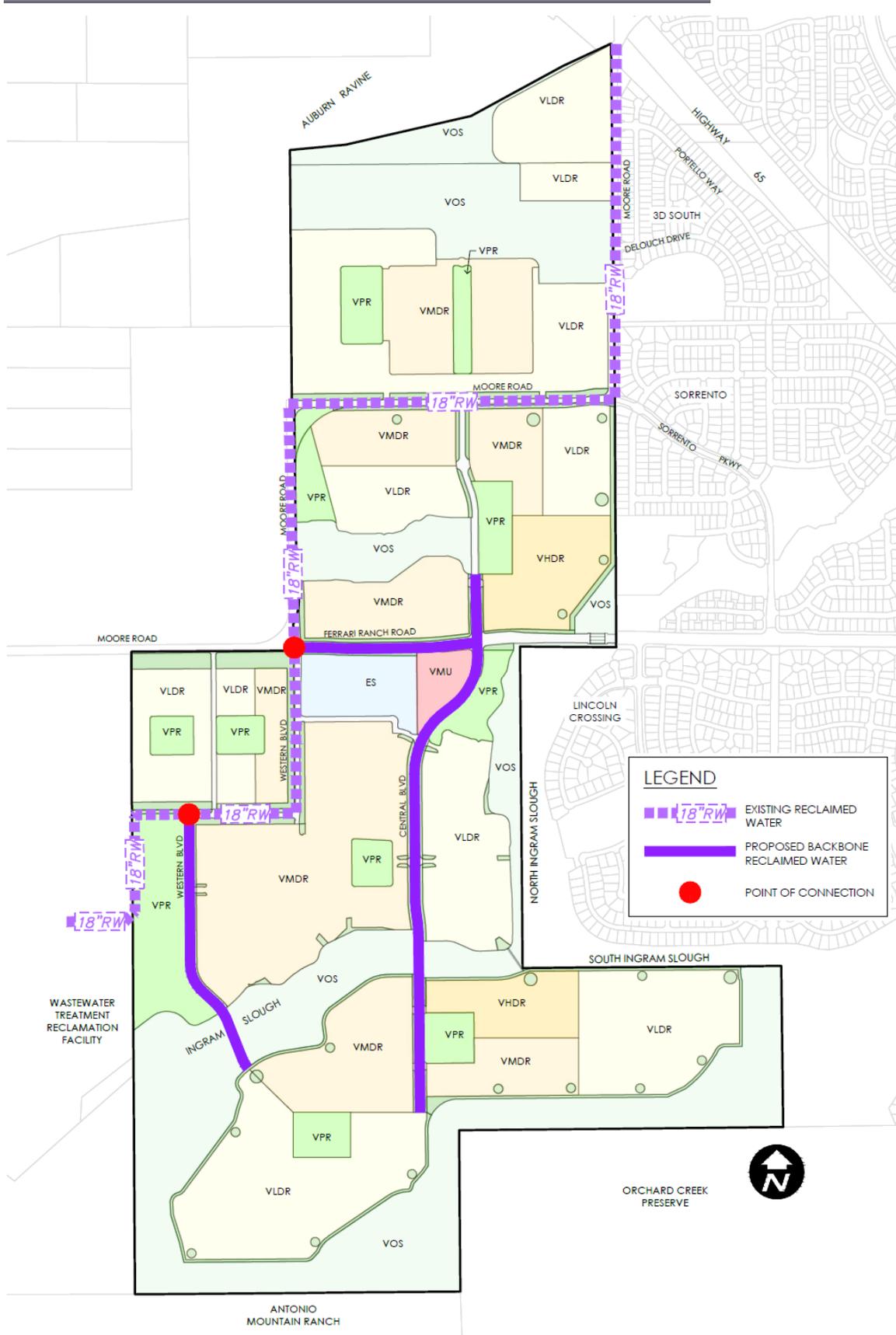


Figure 7-3: Backbone Reclaimed Water Distribution System

### **Specific Plan Reclaimed Water Demand**

At the time of Specific Plan approval, the City of Lincoln's Design Criteria and Procedures Manual did not have reclaimed water demand use rates for various land use categories. Reclaimed water demands for Village 7 have been estimated using other studies from similar projects in the region as a guide. Based on these demands and the projected supply to be generated by the WWTRF, the City has determined that there is sufficient reclaimed water capacity to serve the irrigation needs throughout Village 7.

Reclaimed water was not used in the water demand/supply calculations conducted for the development, but reclaimed water has the potential of meeting a portion of the Village 7's irrigation needs. Based on the Water Supply Assessment prepared for the project (Village 7 EIR, Appendix H), Village 7 is projected to use approximately 486 acre-feet per year of recycled water at buildout.

#### **7.3.4 Specific Plan Reclaimed Water Improvements**

Village 7's reclaimed water distribution system is illustrated on Figure 7-3, with areas where reclaimed water may be used noted in color. The development will be required to connect to the existing transmission mains and complete service laterals to parks, open space, landscapes, paseos, etc. A backbone of dedicated reclaimed water lines will be installed within applicable major internal roadways. In addition, as part of the backbone water system, backflow devices and cross-connection controls will be installed and tested by the City annually to prevent cross-connections and/or contamination of the domestic potable supply.

Reclaimed water demands associated with the buildout of Village 7 will not require significant improvements to the existing City system.

## 7.4 WASTEWATER

### 7.4.1 Wastewater Overview

The City of Lincoln will provide sanitary sewer service to Village 7. The City's treatment system will use the Regional Wastewater Treatment and Reclamation Facility (WWTRF) to the west of the development. Village 7's infrastructure system will consist of a series of gravity pipelines connecting to an on-site existing interceptor. The City has adequate wastewater treatment and interceptor capacity to accommodate the development.

### 7.4.2 Existing Wastewater Facilities

The City of Lincoln WWTRF became operational in July 2004. This state-of-the-art facility will provide wastewater treatment for Village 7 and can expand for future development. The WWTRF includes planning for up to 12 mgd of wastewater and will ultimately serve as a regional plant with capacity up to 30 mgd. A 66-inch-diameter sewer interceptor line which conveys both regional and local wastewater flows to the plant is located within the future alignment of Ferrari Ranch Road, which bisects Village 7, then turns south to follow the western property boundary to the WWTRF.

### 7.4.3 Specific Plan Wastewater Collection and Treatment Demand

At the time of adoption of the Lincoln Village 7 Specific Plan, design flows used to size the onsite sewer system were based on the City of Lincoln Amended Public Facilities Element (October 1998). In September 2002, the City approved new design standards for influent gravity sewer design. These new standards (City of Lincoln WWTRF Influent Sewer Design Standards) supplement the City's existing improvement standards. Based on the City's design standards, the total peak flow generation for Village 7 is estimated to be approximately 2.2 mgd. The City of Lincoln's master plan for the WWTRF has reserved capacity to serve buildout of Village 7.

### 7.4.4 Specific Plan Wastewater Improvements

Village 7 will be served by gravity lateral collector facilities connected to the regional interceptor. The planned backbone sewer system has been located within existing and proposed road rights-of-way. There are three primary wastewater shed areas within Village 7. Each shed will utilize backbone infrastructure lines in the residential and collector street systems to collect wastewater and transfer it to the 66-inch interceptor in Ferrari Ranch Road and Western Boulevard, which connects to the WWTRF. Figure 7-4 illustrates Village 7's wastewater collection system.

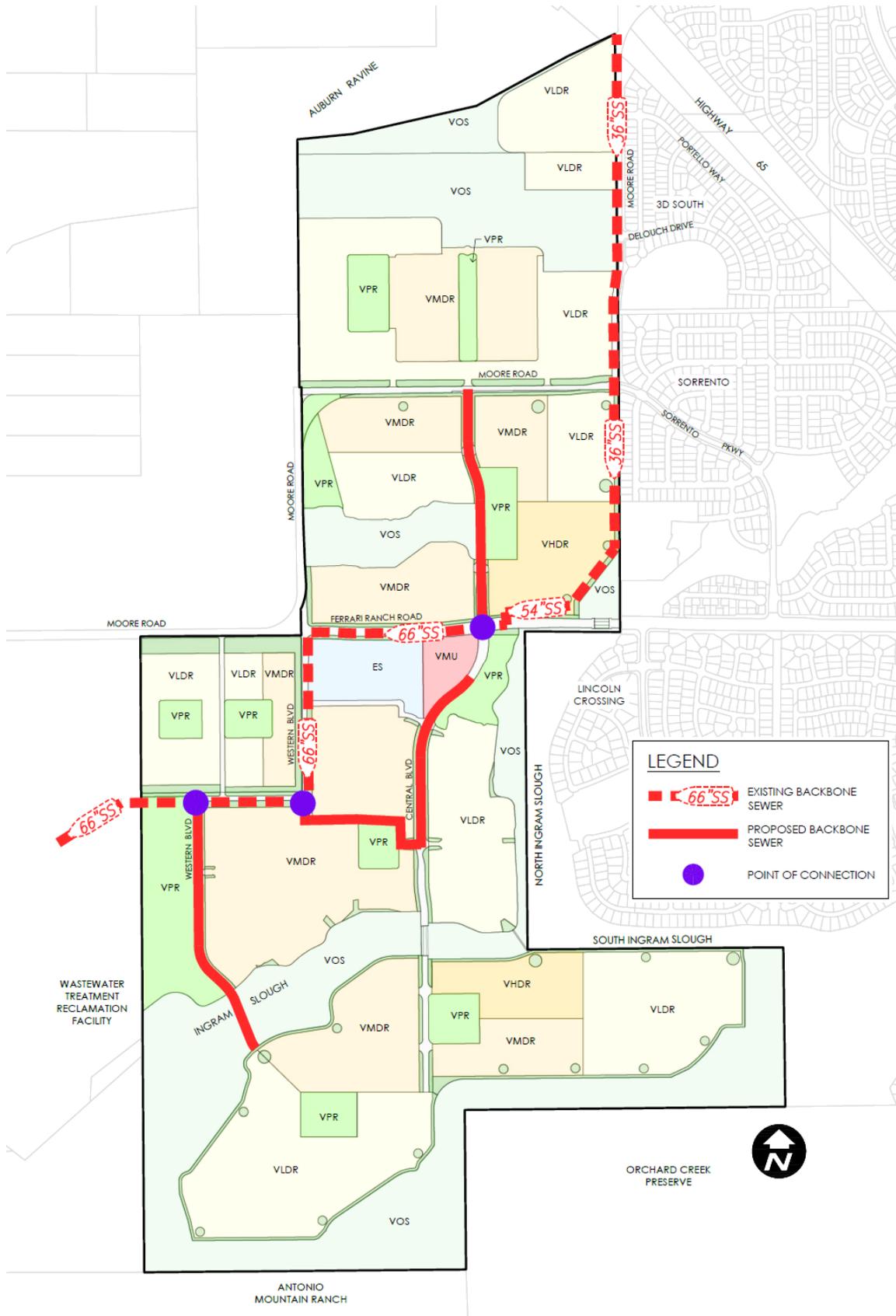


Figure 7-4: Backbone Wastewater Collection System

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## 7.5 DRAINAGE AND FLOOD CONTROL

### 7.5.1 Drainage Overview

Village 7's drainage improvements include a combination of conventional subsurface and surface drainage systems including enhancement of existing channels, construction of pipe conveyance systems and outfalls, and inclusion of culverts and bridges over creek and tributary crossings. Retention and detention facilities are included to reduce post-project impacts to the existing downstream drainage system. In addition, the development incorporates extensive water quality treatment methods for stormwater and other urban runoff (see Section 8.4, Water Quality).

### 7.5.2 Existing Site Hydrology

Village 7 includes approximately six drainage sheds located within the Auburn Ravine, Ingram Slough, and Orchard Creek watersheds. The Ingram Slough and Orchard Creek watersheds are tributaries to the Auburn Ravine watershed.

The drainage sheds in Village 7 are illustrated on Figure 7-5. Sheds "A" and "B" drain to the North Orchard Creek Tributary. Shed "C" is bisected by, and drains directly into, Ingram Slough. Shed "D" drains southwest toward Orchard Creek. Shed "E" drains south towards Shed "C", which discharges into Ingram Slough. Finally, Shed "F" (Scheiber Property) drains to Auburn Ravine.

Portions of Village 7's open space system are within the 100-year floodplain (see Figure 7-5). The existing 100-year floodplain elevations for the north branch of Ingram Slough vary from 128 feet on the north to 124 feet msl at the confluence. The 100-year water surface elevations for the south branch of Ingram Slough vary from 124 feet on the east to 120 feet msl at the confluence. The 100-year water surface of Ingram Slough at the western boundary of Village 7 is 112 feet msl.

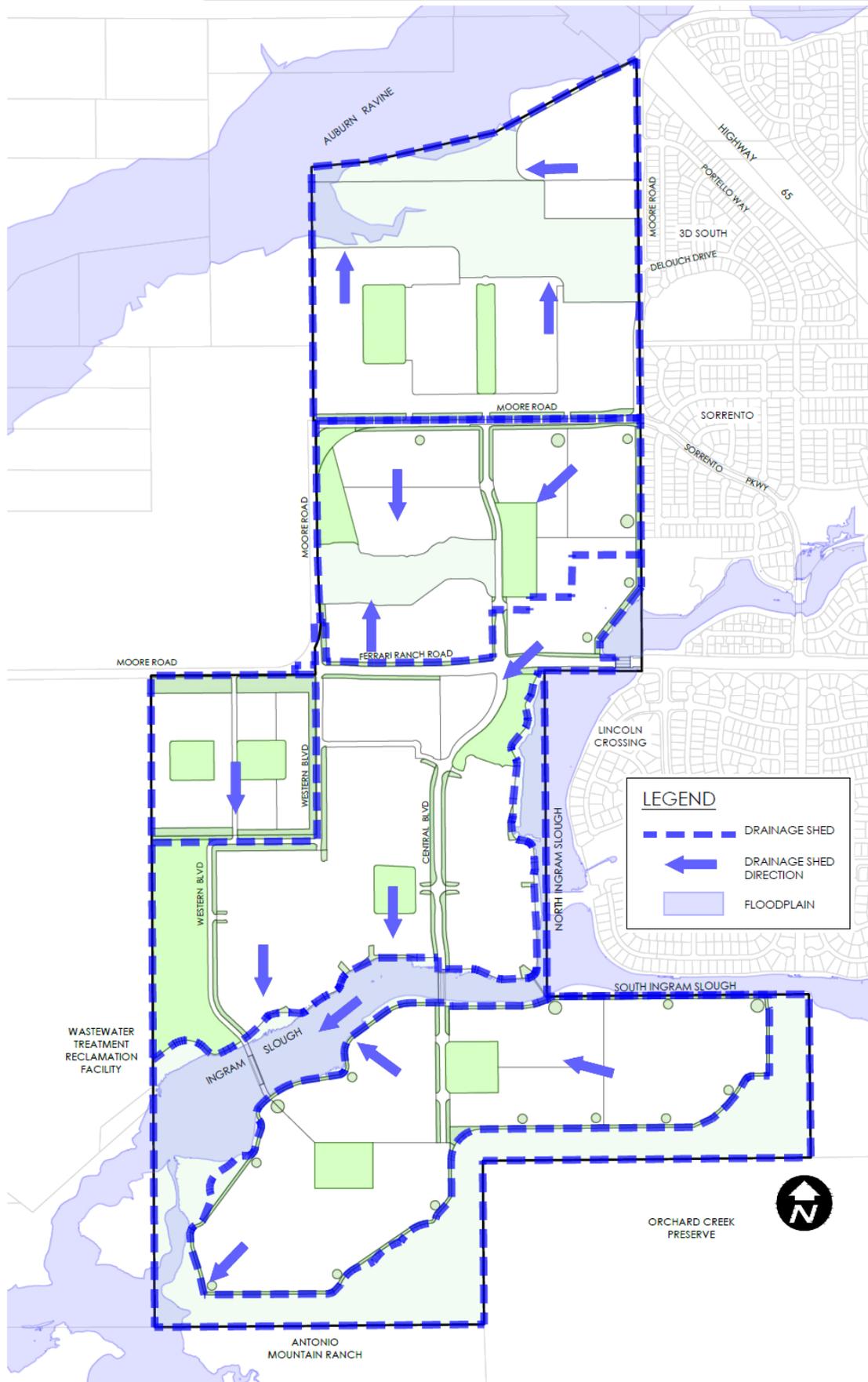


Figure 7-5: Drainage Sheds and Floodplain

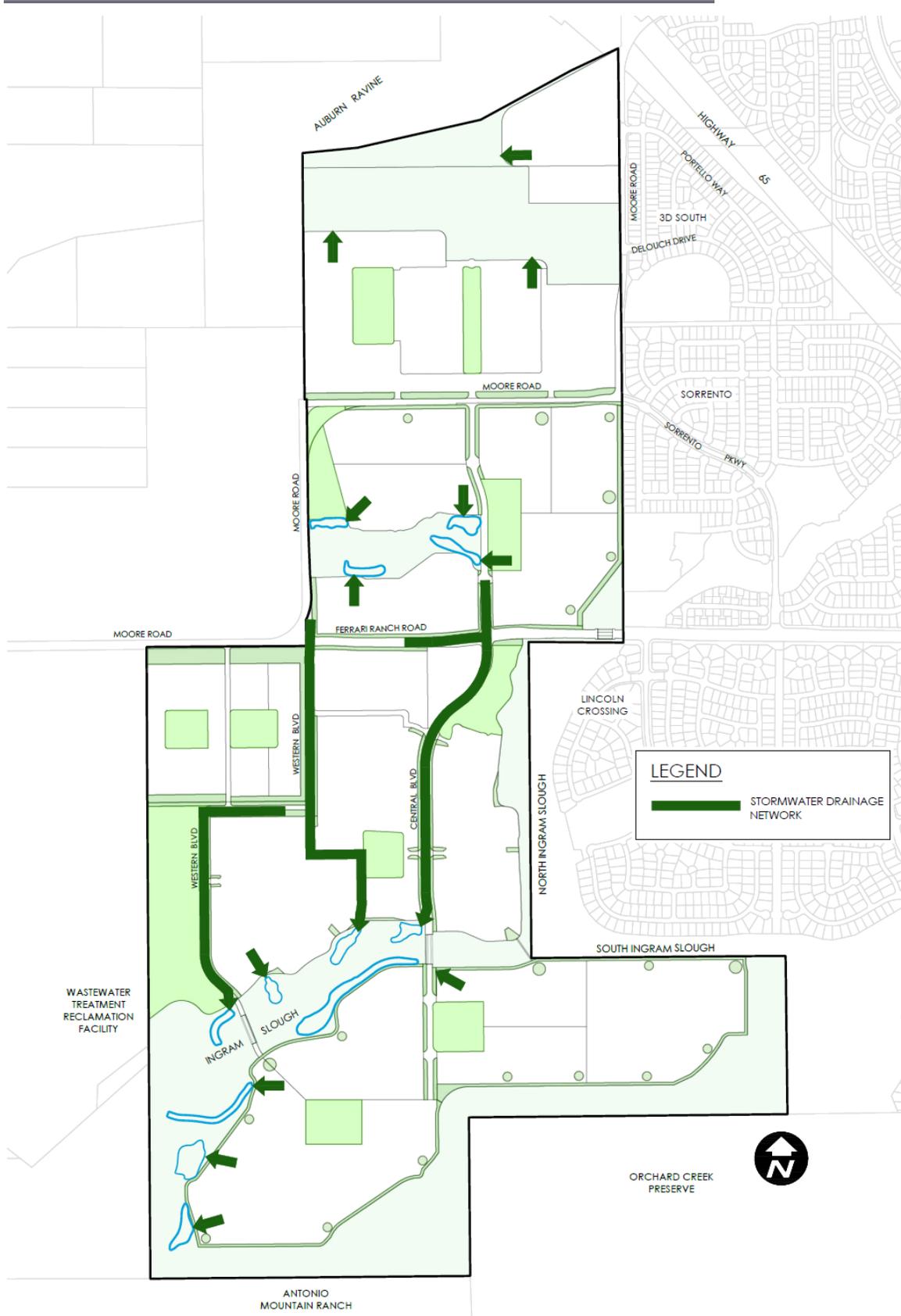


Figure 7-6: Backbone Drainage System

### 7.5.3 Specific Plan Drainage and Flood Control Improvements

Village 7's drainage improvements are illustrated on Figure 7-6, which are subject to refinement when a project-level Storm Water Master Plan is prepared. Stormwater will be collected and piped from 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 Figure 7-6 are based upon best available information subject to refinement through the subdivision map and improvement plan approval process. Drainage improvements will be coordinated with the preserve area Operations and Management Plans, a requirement of the Clean Water Act 404 permit (see Section 8, Resource Management Plan, for additional discussion on wetland resources and permitting).

The Village 7 Specific Plan incorporates plans for on-site detention basins to reduce pre-project versus post-project peak flows to the existing downstream drainage system. In addition, improvements are proposed to portions of the open space area adjacent to Ingram Slough which will provide stormwater drainage capacity and protect surface water quality.

The Specific Plan incorporates storm water 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 (see Section 8, Resource Management Plan, for additional discussion on water quality).

#### **Ingram Slough Enhancements**

The channel of Ingram Slough was previously enhanced through deepening and widening performed by the developers of the Lincoln Crossing project. Their work included increasing the capacity of Ingram Slough so it would be able to satisfy the future drainage requirements for the Village 7 Specific Plan area when the Village 7 Specific Plan area was developed. The enhancement work that the Lincoln Crossing developers performed on Ingram Slough consisted of deepening and widening the existing north and south sloughs where they pass through the area. Developers of the Village 7 Specific Plan will only be constructing water quality drainage swales outside of the existing channel of Ingram Slough to treat the project's stormwater run-off. The Village 7 project will also be constructing two stormwater detention basins in upland areas. The drainage improvements for the Proposed Project are shown in Figure 7-6.

### Retention

The Village 7 Specific Plan's need for stormwater retention will be accommodated by the City's stormwater retention system, which is an off-site facility known as Lakeview Farms. Participation in this facility is administered by the City through a fee-based program for new development areas. The City has determined that capacity in the Lakeview Farms retention facility is sufficient to serve the retention needs of Village 7. On-site stormwater retention is an option should the Lakeview Farms facility not be available.

### Detention

Based on the South Lincoln Master Drainage Plan (Montgomery Watson and Civil Solutions, August 15, 2000), detention basins for the Ingram Slough and Orchard Creek watersheds located upstream of Village 7 satisfy regional detention requirements to mitigate overall development peak flows. As a result, on-site detention mitigation is not required for Sheds "C", "D", or "E."

For sheds "A", "B" and "F" (the Scheiber Property), water detention facilities are needed to mitigate peak stormwater flows generated by buildout of the development. Based on Hydrologic (HEC-1) modeling completed for Village 7, detention basins are needed in the open space areas of Auburn Ravine and the North Orchard Creek Tributary to stabilize peak flow drainage to pre-existing conditions and help reduce local impacts to properties immediately downstream.

## 7.6 DRY UTILITIES

### 7.6.1 Electricity

Pacific Gas & Electric Company (PG&E) provides underground electric service within all new subdivisions in the City of Lincoln and will provide service to the development. PG&E's long-range plans provide for availability of electric service to accommodate increased demand. Service will be provided to the development from existing infrastructure adjacent to Village 7.

### 7.6.2 Natural Gas

PG&E will provide natural gas upon request and in accordance with the rules and tariffs of the California Public Utilities Commission. PG&E's long-range plans provide for availability of gas service to accommodate increased demand. Service will be provided to the development from existing infrastructure adjacent to Village 7.

### 7.6.3 Communications

The Village 7 Specific Plan is within the service areas of AT&T and Wave Broadband. Together, these providers offer both voice and data communication services to Village 7. Distribution lines to individual parcels will be extended from existing infrastructure adjacent to the project area and will occur as development takes place. The appropriate providers will review delivery of telephone and cable television services to individual projects in Village 7 at the time subdivision improvement plans are prepared.

### 7.6.4 Telecommunications Facility

A portion of the planned Community Park includes a telecommunications facility, which supports wireless voice and data services in the immediate vicinity. Through the final design plans for the Community Park, the telecommunications facility will be integrated into the park and visually buffered, as appropriate.

## 7.7 SOLID WASTE

The City of Lincoln Department of Public Works provides solid and green waste collection services within the City. All waste is collected at curbside, typically in 90-gallon totes supplied by the City. Multi-family and commercial collection is typically provided with the use of larger receptacle bins. Waste is transported to the Western Placer Waste Management Authority's (WPWMA) Western Regional Sanitary Landfill (WRSL) located adjacent to the intersection of Athens and Fiddymont Roads, west of SR 65. A Material Recovery Facility (MRF) at the WRSL separates and recovers waste products for recycling, reuse, or conversion to energy resources. Through the years 2001 to 2006, the City reclaimed between 55 and 74% of its waste, which exceeds state-mandated requirements.

In May 2003, the WPWMA approved a Capacity Enhancement Project, which allowed staff to pursue revisions to existing permits to increase the landfill and MRF capacity. The permit revision was approved in August 2003 by the California Integrated Waste Management Board. The current permitted maximum allowable daily tonnage is 1,900 tons/day, and the permitted MRF tonnage is 1,750 tons/day. Projected solid waste generation from Village 7 can be accommodated within the approved and permitted expansion capacity. Fees will be collected from residential, commercial, and industrial accounts to cover collection costs and disposal methods.





**SPECIFIC PLAN**

**Resource  
Management Plan**

**8**

## 8.1 OVERVIEW

The majority of Village 7's land area is generally flat and has historically been used for agriculture and ranching. The natural undeveloped character of the site consists primarily of non-native annual grasslands. Interspersed within the grassland areas are various ephemeral and perennial aquatic features including vernal pools, seasonal wetlands, drainage swales, intermittent drainages, freshwater marsh, a stock pond,

Ingram Slough, and a branch of Auburn Ravine. Native trees are somewhat limited and are present along portions of Ingram Slough and Auburn Ravine.



A goal for the planning of Village 7 is to create a community that respects the existing natural environment and enhances many of the existing ecological functions. Environmentally sensitive areas will remain in their natural condition, whenever possible, and enhanced to promote wildlife habitat and provide corridors for pedestrian circulation. It is a guiding principle of the Village 7 Specific Plan that the natural environment and constructed environments be planned and integrated as a sustainable place for communities of people, plants, and wildlife.



Village 7 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. Village 7 establishes interconnected open space areas that are driven by the protection of significant natural resources and allow for potential connectivity with larger-scale, regional conservation efforts. These open space corridors and associated resources serve as a defining element of Village 7.

Figure 8-1 identifies Village 7's open space and resource areas. The Village 7 land use plan and resource management approach have been appreciably influenced by early consultation with appropriate federal, state, and local resource agencies.

Specific resource conservation strategies for Village 7's four planning areas are provided in the GDP. Additional resource discussions are included in the Village 7 Specific Plan EIR and supporting documents.

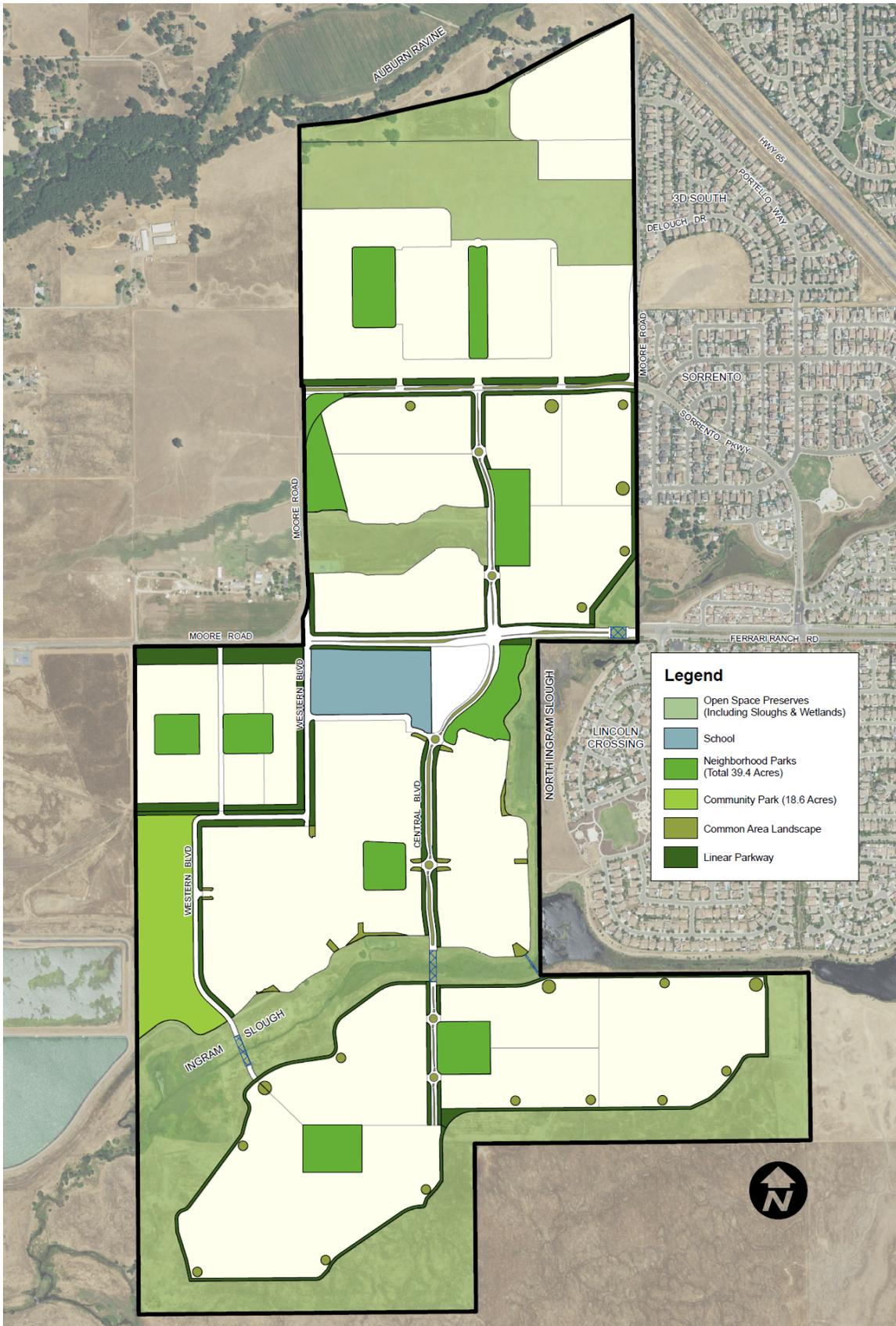


Figure 8-1: Open Space and Resource Areas

## 8.2 WETLAND RESOURCES

Wetlands, and their associated hydrology, are an important environmental component that shapes the character and function of Village 7. It is a principle of the Village 7 Specific Plan to preserve and enhance the biological value of wetland resources where feasible.



### 8.2.1 Wetland Features

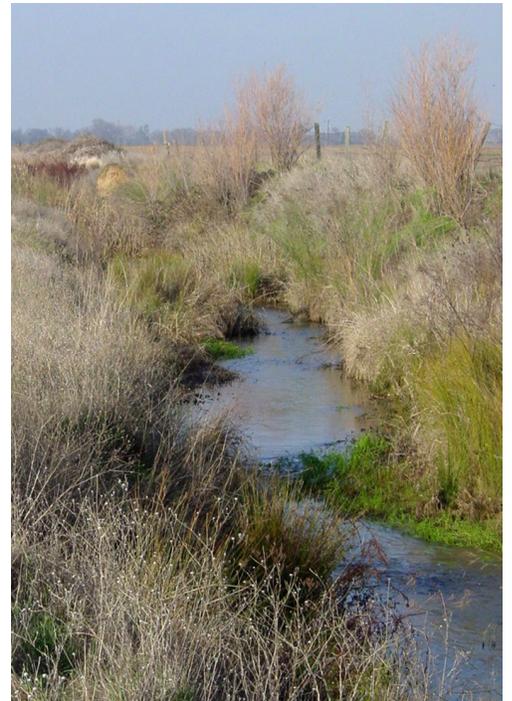
Several wetland features have been identified in Village 7's pre-development state. Many of these occur as isolated basins within the site, while others are associated with interconnected drainages that occur

throughout the site. Section 404 of the Clean Water Act requires that permits be obtained from the Army Corps of Engineers for activities associated with the discharge of dredged or fill materials into wetlands. The primary types of wetlands typical to Village 7 are described below.

#### Seasonal Wetlands/Drainage Swales

Seasonal wetlands and drainage swales occur within the annual grassland as shallow depressions underlain by slowly permeable soils. These seasonal wetland depressions/swales are typically saturated only during wet periods.

Drier seasonal wetlands/swales may be dominated by low-growing grasses and annual herbs such as ryegrass, Mediterranean barley, and hyssop loosestrife. Wet features may be dominated by Baltic rush, annual rabbit-foot grass, Bermuda grass, and creeping spikerush. When inundated, these seasonal wetlands and drainage swales provide habitat for aquatic invertebrates and amphibians. For most of the remainder of the year, wildlife use is like that of typical Central Valley non-native annual grassland habitat.



**Vernal Pools**

Vernal pools are poorly drained, isolated depressions that occur within annual grasslands. Water ponds in the depressions for several weeks at a time during the rainy season may dry completely if the duration between storm events is long. Vernal pools are fed by direct rainfall or surface runoff.



Vernal pools in Village 7 range from well-defined basins with distinct boundaries to those with indistinct boundaries that have been altered over time through previous agricultural use.

**Auburn Ravine**

Auburn Ravine borders the northern portion of Village 7 in an east/west fashion. The ravine's most significant feature is its perennial stream, which originates approximately 10 miles to the east near the City of Auburn, and ultimately flows through the City of Lincoln to the East Side Canal. Through Village 7, Auburn Ravine is generally characterized by its riparian habitat that includes several varieties of oak and cottonwood tree species along the stream.

**Ingram Slough**

Both the north and south branches of Ingram Slough border Village 7, with the confluence occurring along the eastern boundary. From there, Ingram Slough flows east to west through the central portion of Village 7. This reach is perennially inundated receiving a vast majority of its flow from agricultural water purchased from the Nevada Irrigation District. Surface runoff from surrounding terraces and from upstream land uses also enters



Ingram Slough. The slough contributes to water quality conditions through transportation of sediments and nutrients associated with adjacent agricultural land use and runoff from roadway crossings.

### 8.2.2 Wetland Preservation and Compensation Program

An overall goal of the Village 7 Specific Plan is no net loss of wetland functions or values. The plan for Village 7 has been designed to preserve large, contiguous open space areas to allow for the restoration of Ingram Slough and the preservation of Auburn Ravine, wetlands, and other habitat within Village 7. Open space has been sited to protect the areas with the greatest concentration of wetlands and vernal pools. Due to development constraints, not all wetland features can be feasibly avoided. Impacts occur primarily in areas where vernal pools and swales are widely dispersed.

Except for the Lewis Property, other planning areas within Village 7 will be a part of the Placer County Conservation Plan (PCCP). In total, the 404 permits will include provisions to mitigate the loss of all wetlands within Village 7. Compensation ratios for the mitigation of impacted wetlands are determined by the Corps pursuant to the terms of each 404 permit.

### 8.2.3 Resource Preservation Measures for Village 7

The following describes some general preservation measures required throughout Village 7.

#### Development Adjacent To Open Space Preserves

For each phase of construction in all planning areas, the open space/preserve boundaries and areas that are adjacent to construction will be temporarily fenced. Signs will be placed on fencing denoting the locations as protected wetland and wildlife preserve area.



As Village 7 is developed, permanent open fencing will be installed along portions of the perimeter of the open space/preserve area. Fencing will help to prevent vehicle access to the open space/ preserve area, particularly where the open space/preserve abuts public areas. Educational signage describing the sensitivity of the protected habitat will be installed. A combination of fencing, setbacks, single-loaded streets, and a minimum of roadway crossings will greatly reduce impacts on the open space preserves.

**Operations and Management Plan**

Operations and Management (O&M) Plans will be implemented in accordance with the applicable 404 permits to continually monitor and correct disturbance, if any, to the open space/preserve area. On-going maintenance activities could include trash removal, inspections for erosion and invasion of exotic plant species, repair/replacement of fencing and signage, removal of weeds or thatch, and removal of large woody vegetation from creek corridors. Standards will be established in the Wildfire and O&M Plans to minimize potential future impacts to vernal pools from sources of pollution including urban runoff and neighboring land uses. (Refer to Village 7 General Development Plan Section 3 for more information.)

The developers of Village 7's planning areas will each be responsible for construction, monitoring, and maintenance costs associated with the constructed wetlands within their associated open space/preserve areas. Deed restrictions or conservation easements will be recorded which will maintain the on-site open space preserves as wetland and wildlife habitat in perpetuity.

**8.3 OTHER PLANT and WILDLIFE RESOURCES**

**8.3.1 Grasslands**

Annual grassland is the most common habitat type within Village 7. The grassland vegetation is mainly of a non-native type, with the primary species including wild oats, medusahead grass, ripgut brome, soft chess, Italian rye grass, yellow star thistle, vetch, curly dock, and wild mustard.



Grassland habitat will be preserved as part of Village 7's open space system. Active management of tall grasses by agricultural mowing, harvesting, discing, and irrigating has been shown to provide prey opportunities. The onsite preservation of grasslands, including measures to actively manage grassland to ensure long-term habitat, will be implemented through the open space/preserve O&M Plans and Wildfire Management Plan.

### 8.3.2 Riparian Woodland

Native trees in Village 7 are found along the Ingram Slough and Auburn Ravine riparian areas. The riparian vegetation consists mainly of small stands of willows and scattered oaks that form sparse coverage at various points along Ingram Slough and Auburn Ravine. Though limited in extent, the riparian vegetation likely provides nesting and cover habitat for a variety of local wildlife species including mourning dove, black phoebe, western wood-pewee, California towhee, song sparrow, opossum, raccoon, deer mouse, broad-footed mole, striped skunk, and gray fox.

Portions of the existing riparian corridors will be preserved, and other areas enhanced, as part of the previously noted Ingram Slough wetlands enhancement effort. The preservation, enhancement, and management of the Ingram Slough riparian corridor will be regulated through the open space/preserve O&M Plans.

## 8.4 WATER QUALITY



The management of urban runoff for flow control and water quality improvement is an important component of the Village 7 Specific Plan. An integrated stormwater management system has been developed, which is reflected in the land use plan and specific design techniques. The preservation of natural open space areas, including sloughs, wetland areas, and principal drainage corridors, in combination with compact neighborhoods, allows the site hydrology to function as close to its natural (pre-development) condition as possible. Extensive use of Best Management Practices (BMP) and other techniques will treat and protect surface and groundwater quality. Bio-filtration of surface runoff may be incorporated within the multi-functional open space system and within landscaped areas. Water quality treatment will be in accordance with the State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) Phase II requirements.

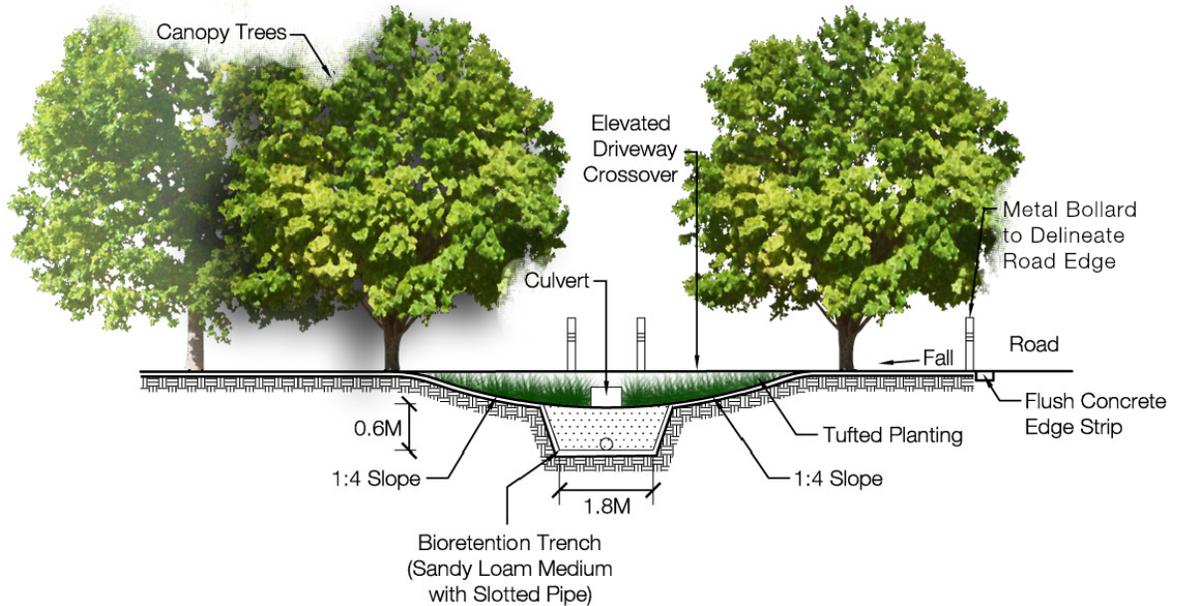


Specific design techniques that meet the stormwater management and water quality goals for Village 7 may include buffer zones adjacent to wetlands and sloughs that serve as bio-filtration, stormwater retention/detention basins that also provide active and passive recreational activity

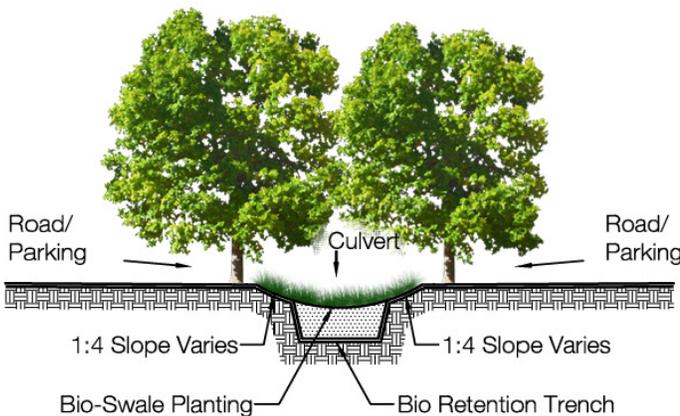
opportunities, paseos, and bio-swales.

These water quality features help control stormwater runoff as close to the source as possible, slow the flow of water, and convey water on the surface by mimicking natural hydrological processes rather than relying on extensive networks of large, underground drainage pipelines.

The use of bio-swales is an effective method to deal with water quality treatment. A typical bio-swale provides for a high level of pollutant removal including decreases in total suspended and floating solids, total phosphorous, total nitrogen, floating trash, heavy metals, bacteria, greases, oils, and turbidity.



The bio-swales convey runoff through shallow vegetated swales removing pollutants through filtration. Pollutants are absorbed by the plant tissues and filtered out of the water. In addition, the bio-swales reduce run-off velocities eliminating scouring and channeling.



Oil/water separators may supplement the bio-swale system where discharges of higher-than-normal concentrations of pollutants may occur, and/or where other methods of water quality treatment are deemed infeasible.

Specific details relating to the use of bio-swales and other water quality management treatment methods are provided within the GDP.

## 8.5 CULTURAL RESOURCES

Much of Village 7 has been modified in the past to accommodate agricultural activities, and structures on the parcel are of relatively recent construction. Only one archaeological site has been recorded in the immediate vicinity of the Specific Plan area, however, it was determined that this site does not continue into Village 7.

In addition, Village 7 is subject to the provisions of California State Senate Bill 18, which requires 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. The City completed the SB 18 process in December 2006.

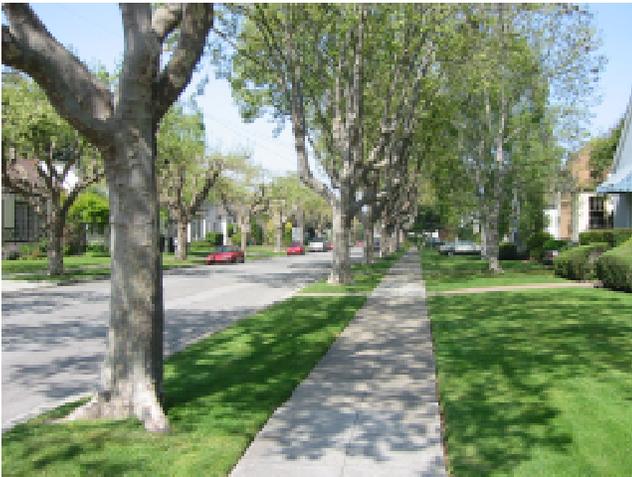
During future construction activity in Village 7, site preparation activities could unearth an archeological artifact that may qualify as an historical resource. The Village 7 Specific Plan EIR includes mitigation to address the unanticipated discovery of buried resources.

## 8.6 AIR QUALITY

The greater Sacramento Region, including western Placer County, has been identified as a nonattainment area for both State and Federal ozone standards. The Village 7 Specific Plan incorporates strategies to address projected air emissions associated with construction and occupancy of the development.

Vast areas of Village 7 are devoted to an open space and recreational system planned with amenities designed to encourage residents to walk, run, exercise, ride bikes, and generally enjoy the community outside of the automobile. It is a principle of the Village 7 Specific Plan to establish pedestrian, bike, and trail loop systems throughout the site that link recreation areas, open space areas, and the Village Center to homes. Village 7 includes miles of multi-use paths, sidewalks, pedestrian routes, and Class 1 bike paths. This integrated system connects to the City-wide trail system that links to downtown Lincoln (see Section 5, Mobility Plan, for additional discussion).

At a design level, pedestrian bridges and tree-lined separated sidewalks will be incorporated to enhance non-vehicular modes of transportation. A principle of the Village 7 Specific Plan is to create comfortable and walkable neighborhoods that minimize barriers and emphasize the pedestrian over the automobile.



In addition, Village 7's roadways are designed to accommodate Neighborhood Electric Vehicles (NEVs), with is another strategy to reduce potential air emissions. These vehicles are efficient, particularly for local trips, and reduce the consumption of fossil fuels, have zero emissions at the point of use, and are less noisy than gas vehicles.

Building-specific strategies to be considered as Village 7 develops include, but are not limited to, low-emitting products for furnaces and air conditioners, as well as potential photo-voltaic (solar power) systems. Coordinated tree plantings and building orientation may also be used to reduce anticipated heating and cooling needs. Further strategies may include, but are not limited to, electric landscaping equipment, programs encouraging the use of electric vehicles, or prohibiting use of wood-burning fireplaces. Where proposed, details for the implementation of these techniques are provided in the General Development Plan.



Construction activities will generate dust and exhaust emissions. 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. All construction activities 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.





**SPECIFIC PLAN**



**Implementation**

**9**

## 9.1 OVERVIEW

Government Code Section 65451 requires that a Specific Plan include a program of implementation measures necessary to carry out proposed land uses, infrastructure, development standards, and criteria. Implementation of the Village 7 Specific Plan is to be carried out in accordance with the terms and conditions of several related planning and program documents, including the development agreements, Environmental Impact Report(s), General Development Plan adopted or approved for Village 7, as well as the City General Plan and the City Zoning Ordinance.

Implementation of the Village 7 Specific Plan is intended to result in the systematic and orderly development of the project. To achieve this intent, the Specific Plan includes a program for the phasing of development, financing and construction of public improvements, review of individual development projects, and Specific Plan amendments/minor modifications. These programs are summarized below, with details and specific requirements included in the above referenced documents.

## 9.2 RELATIONSHIP TO CITY PLANS & POLICIES

### 9.2.1 General Plan

The City of Lincoln 2050 General Plan serves as the long-term policy guide for the physical and economic development of the City. The City's core values are the foundation of the General Plan and the underlying basis for its vision and direction.

At a policy level, the General Plan provides direction to ensure that future development areas such as Village 7 will employ smart growth principles related to transportation choices, mixed use development, compact development, housing choices, and natural resource conservation. For Village 7, the General Plan facilitates this approach to new development by including policies for the creation of a village center, as well as other elements for the location of roadways, preservation of key natural features, and creation of appropriate transitions along village edges. The Village 7 Specific Plan implements the goals and policies of the City's General Plan and augments these goals and policies by providing specific direction to reflect conditions unique to the Plan Area.

### 9.2.2 Municipal Code

The Lincoln Municipal Code is one of the primary tools for implementing the General Plan. For new development areas, the Municipal Code's key components are the City's Zoning Ordinance and Subdivision Ordinance, which are used in tandem with this Specific Plan to implement the development program. In some instances, this Specific Plan and/or associated General Development Plan creates specific development regulations for parcels within the Plan Area where unique development patterns are expected. In these cases, the zoning regulations provided in this Specific Plan and associated General Development Plan supersede the City's Zoning Ordinance. However, where this Specific Plan and associated General Development Plan are silent, the Zoning Ordinance's regulations prevail.

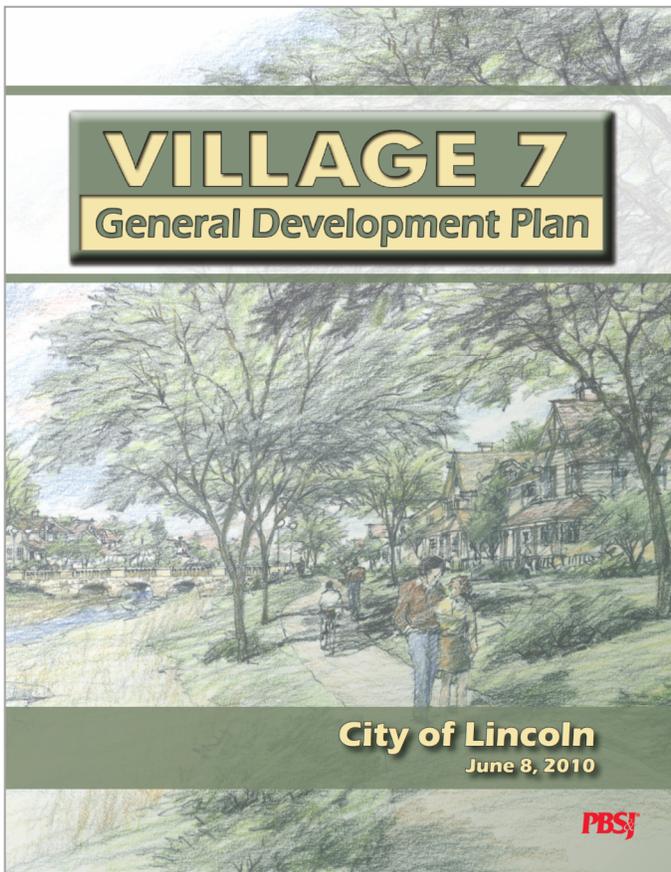
## 9.3 SPECIFIC PLAN IMPLEMENTING DOCUMENTS

### 9.3.1 General Development Plan

The General Development Plan (GDP) is a required companion document that essentially functions as the zoning code for the Village 7 Specific Plan. The use of a GDP in this manner is allowed pursuant to

Chapter 18.32 of the Lincoln Zoning Ordinance, which contemplates application of the Planned Development (PD) zoning district to specific plan areas such as Village 7. Building upon the underlying PD zoning, the GDP establishes the regulations, standards, and guidelines with a much greater level of detail and specificity than is provided in this Specific Plan. Because a GDP contains detailed performance standards and design criteria, it can be used as the primary implementation mechanism to regulate development activity within each planning area.

The required contents of a General Development Plan, including the level of detail needed for project-specific design elements, is further described in Section 9.4 later in this chapter.



### 9.3.2 Development Agreements

The Development agreement is a mechanism that the City uses to help implement construction activity as Village 7 develops. It is a legal and binding contract between the City of Lincoln, the property owner, and any assigned successors-in-interest. Because Village 7 has multiple planning areas, a separate Development Agreement is executed with the property owner and/or entity of each planning area, although it may not be required for some of the smaller planning areas. It vests development rights, delineates obligated infrastructure improvements and dedication requirements, secures the timing and methods for financing improvements, and specifies other performance obligations as related to development of the Specific Plan area.

In September 2013, the Master Developer for the Lewis Property planning area (Lewis Planned Communities) executed a Development Agreement with the City of Lincoln in accordance with applicable state and local codes.

### 9.3.3 Environmental Impact Report

To meet California Environmental Quality Act (CEQA) requirements, an Environmental Impact Report (EIR) was prepared and certified concurrent with approval of the Village 7 Specific Plan. The EIR assesses the potential direct and indirect environmental effects associated with the development and identifies appropriate mitigation measures. The EIR includes both project and program-level CEQA analysis of the Village 7 Specific Plan area.

At the time of EIR preparation, more detailed information was available about the specific development proposal, and therefore, the resulting impacts of the Lewis Property planning area (the initial participating property in the Village 7 Specific Plan). For this reason, the Lewis Property entitlements were evaluated at a project-level. This allows the City to expedite the processing of future development projects that are consistent with the Village 7 Specific Plan and the General Development Plan, as provided for by CEQA.

For the remaining planning areas within Village 7 (Aitken Ranch II Property, the Scheiber Property, and the Remainder Area), the EIR conducted a program-level CEQA analysis. The program-level analysis assessed impacts and provided mitigation to the extent that they could be determined, but deferred project-level analysis to a future date. This project-level analysis will occur at such a time that applications for General Development Plan amendments, Specific Development Plans, and associated entitlements for Village 7's three other planning areas are processed by the City.

## 9.4 SUBMITTAL REQUIREMENTS FOR THE GENERAL DEVELOPMENT PLAN

The General Development Plan (GDP) is an important regulatory document that will ensure that development of Village 7 consistently upholds the overarching community design principles established in this Specific Plan. As noted previously, Village 7 is comprised of several planning areas with different ownerships. To accommodate the various levels of property owner participation in the Village 7 planning process, project-specific planning may be conducted separately for each planning area. This allows each property owner to secure development entitlements individually and on separate timelines. The first planning area to seek full development entitlements is to have a lead role in preparing the Village 7 GDP, and as other planning areas seek full development entitlements, the GDP must be amended to incorporate them.

To provide an effective framework for implementation of the Specific Plan, it is critical that the GDP's contents provide specific details regarding community design. This will ensure that the various planning areas are guided by the same criteria, resulting in a new community that successfully achieves the vision for Village 7. The following list of elements must be included in the Village 7 GDP. In some cases, a certain level of specificity is identified, which is intended to provide the City with adequate information to ensure that the resulting development will meet the development principles in this Specific Plan. The level of detail specified below must be provided for each planning area, and as the City reviews the initial GDP (and subsequent amendments), it will determine the adequacy and compliance of the GDP with the submittal requirements below:

### Land Use Regulatory Guide

This section is intended to provide specific guidance for the physical form and design of the planning area. It should illustrate the desired development pattern with a greater level of detail than that depicted on the broader Village 7 land use plan. To accomplish this, the regulatory guide shall include individual sections with policy guidance for the Village Center, residential neighborhoods, housing types, mobility systems, parks, and open space. The extensive use of graphics should be incorporated, to visually depict the desired development pattern for the planning area, and conceptually illustrate the location of blocks and lots, connectivity of roads and pathways, and location and design of parks. These should be supported by policies and performance standards that articulate how the conceptual diagrams successfully meet the design intent.

### Permitted Uses and Development Standards

This section should provide similar information to that of a zoning ordinance. It should specify the permitted uses and development standards for each land use type identified within the planning area. Residential development standards should be specific to the types of housing products outlined in the land use regulatory guide, addressing such items as lot coverage, setbacks, building separation, heights, etc.

### **Architectural Design Guidelines**

This section should provide site planning and architectural guidance for both residential and commercial parcels within the planning area. For residential areas, guidelines should be provided to address home siting standards, including appropriate plotting, orientation, and garage/driveway locations, as well as guidelines encouraging neighborhood distinction. In addition, guidelines should be included for the architectural design of homes, addressing such elements as scale and massing, roof and window forms, porches and entries, and exterior finishes. Similar guidelines should be provided for commercial areas, which also address façade design elements, parking lots, service and storage areas, and refuse buffers.

### **Landscape Design Guidelines**

This section is intended to provide specific design criteria and guidelines for landscaping within each planning area. This will establish the visual character of the public realm and will ensure that each planning area is clearly identifiable as part of Village 7. This section should address community theming elements, with specific design criteria for streetscapes, street trees, gateways, and entry features. In addition, this section should provide design criteria for roundabouts, bridges, community signage, walls and fences, and street lighting. The design criteria and guidelines should be supported by the extensive use of graphics and diagrams that conceptually illustrate appropriate design solutions (i.e. gateway or streetscape design) that meet the design intent.

### **Implementation Plan**

This section should build upon the Implementation chapter established in this Specific Plan by providing a greater level of detail for the planning area. It should address the City's administration of the GDP, its relationship with this Specific Plan and related entitlements for Village 7, and minor or major amendments to the GDP. Most importantly, the GDP's Implementation Plan should include a more detailed Phasing Plan, including a phasing exhibit, illustrating the development sequencing of parcels within the planning area.

**9.5 PHASING**

The Village 7 Specific Plan provides for a comprehensively planned infrastructure system, which is outlined in Chapter 7 – Utilities Plan. The coordination and timing for construction of the backbone infrastructure system, its phasing, will be completed such that the extension of utilities occurs in a logical manner and can support the intensity of development in each phase. Because Village 7 is divided into several planning areas, the phasing plan is included in the General Development Plan, which will be amended as each planning area is incorporated. While the infrastructure in each planning area is somewhat reliant on one another, the phasing plan addresses each planning area separately, which allows each to develop on its own accord with respect to timing and pace. For more information on phasing, refer to the General Development Plan.

**9.6 FINANCING OF PUBLIC IMPROVEMENTS**

The construction of public improvements to serve Village 7 will be funded by a variety of mechanisms including establishment of one or more Community Facilities Districts, City Impact Fees, School Impact Fees, developer financing, and other methods. The potential financing mechanisms are summarized in Table 9-1.

**Table 9-1: Potential Public Improvement Financing Mechanisms**

<b>Improvement/Facility</b>	<b>Financing Options</b>
Road Improvements	CFD/Fee/Developer Financing
Trails/Paths	CFD/Developer Financing
Fire Facilities	CFD/Fee
Police Facilities	CFD/Fee
Schools	Fee
Parks	CFD/Fee
Library	CFD/Fee
Water Improvements	CFD/Fee/Developer Financing
Sewer Improvements	CFD/Fee/Developer Financing
Recycled Water Improvements	CFD/Developer Financing
Stormwater Drainage Facilities	CFD/Fee/Developer Financing
Electric Facilities	CFD/Developer Financing
Maintenance (landscaping, open space, parks)	CFD for Services/LLAD
Governmental Services (Police and Fire)	CFD for Services/General Fund

### **Community Facilities District**

One or more Community Facilities Districts (CFD) will be established to help fund the construction and/or acquisition of backbone infrastructure and facilities within Village 7. The 1982 Mello-Roos Community Facilities Act enables cities and other entities to establish a CFD to fund various facilities and services. The proceeds of the Mello-Roos special tax can be used for direct funding of facilities and/or to pay off bonds. Each planning area will annex into CFD 2018-01 to fund maintenance services. Such facilities may include landscape corridors and medians, open space areas, bike paths/trails, detention/retention facilities, and City parks. Additionally, each planning area will annex into CFD 2018-02 to fund governmental services.

### **City Impact Fees**

The City of Lincoln has adopted a set of development impact fees to finance capital improvements. The fee structure requires the payment of fees prior to issuance of a building permit. The City collects park/trail fees, drainage fees, sewer fees, water connection fees, traffic mitigation fees, and public facilities fees.

### **School Impact Fees**

The Western Placer Unified School District has established fees, in accordance with Section 17620 of the California Education Code, to be used to construct school facilities. Pursuant to Section 65995 of the California Government Code, these school impact fees will be collected by the City prior to issuance of a building permit, and are forwarded to the school district, as required by law.

### **Developer Financing**

Direct developer/merchant builder financing may be used to contribute towards backbone improvements and facilities, shortfall financing, and for in-tract subdivision improvements.

As noted, other financing mechanisms may be utilized, including creation of private districts, lighting and landscape assessment districts, or associations to fund maintenance of certain facilities within Village 7. Specific financing requirements, improvement obligations, fees, reimbursements, land and easement dedications and conveyances, maintenance, and other financing and improvement related obligations are detailed in the Village 7 development agreements.

## 9.7 SUBSEQUENT ENTITLEMENTS

### 9.7.1 Processing

For planning areas in Village 7 that have been incorporated into a City-approved General Development Plan, individual development projects are subject to review and approval of subsequent permits and entitlements by the City of Lincoln. Application and processing requirements shall be in accordance with the City's Zoning Ordinance and other regulations, unless otherwise modified by this Specific Plan and applicable General Development Plan(s). All subsequent development projects, public improvements, and other activities shall be consistent with this Specific Plan, the General Development Plan, and applicable Development Agreement(s), and all applicable City of Lincoln policies, requirements, and standards. In acting to approve a subsequent project or permit, the City may impose conditions as are reasonably necessary to ensure that the project is in compliance with the Village 7 Specific Plan and all applicable plans and regulations.

### 9.7.2 Environmental Review

Each subsequent development project shall be reviewed to ensure compliance with the California Environmental Quality Act (CEQA). The *Environmental Impact Report for the Village 7 Specific Plan* (EIR) certified concurrent with the Village 7 Specific Plan, serves as the base environmental document for subsequent entitlements within Village 7.

The EIR includes both project and program-level analysis of the Village 7 Specific Plan area. At the time of EIR preparation, more detailed information was available about the specific development proposal, and therefore the resulting impacts of the Lewis Property planning area (the initial participating property in the Lincoln Village 7 Specific Plan). For this reason, the Lewis Property was evaluated at a project-level CEQA analysis. However, for the three remaining planning areas within Village 7 (the Aitken Ranch II Property the Scheiber Property, and the Remainder Area), the EIR conducted a program-level CEQA analysis. This assessed impacts and provided mitigation to the extent that they could be determined. Subsequent project-level analysis will occur at such a time that applications for General Development Plan amendments for Village 7's other planning areas are processed by the City.

In accordance with CEQA, subsequent development applications will be reviewed on a project-by-project basis to determine consistency with the applicable EIR(s). If, through the initial CEQA review a development application is determined to be consistent with the Village 7 Specific Plan and within the scope of the EIR, further environmental review may not be necessary. Section 65457(a) of the California Government Code and Section 15182(a) of CEQA provide that no EIR or negative declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. If it is determined that a development application is inconsistent with the Village 7 Specific Plan and/or substantial evidence exists that supports the occurrence of any of the events set forth in CEQA Guidelines Section 15183, a determination will be made as to the appropriate subsequent environmental document.

A mitigation monitoring program has been adopted with the Village 7 Specific Plan EIR in accordance with Public Resources Code 21081.8 to help ensure implementation of EIR mitigation measures.

### **9.7.3 Subsequent Village Center Planning**

Prior to commencing construction within the Village Center portion of the Specific Plan, a Conceptual Development Plan shall be prepared and approved by the City. The Conceptual Development Plan shall identify proposed uses (residential, commercial, park school, etc.), detailed circulation system (public streets, private roadways, bicycle/ pedestrian routes, etc.) and the general orientation of proposed structures. The Conceptual Development Plan will serve as guidance for development, but subsequent project entitlements shall refine details generally consistent with the form and intent of the Conceptual Development Plan. The developer may process the Village Center Conceptual Development Plan currently with or prior to City consideration of specific development projects within the Village Center.

## 9.8 SPECIFIC PLAN AMENDMENTS AND MINOR MODIFICATIONS

The Development Services Department will administer, implement, and enforce this Specific Plan. The developers, their successors, and the individual parcel owners, will also be able to enforce the provisions of the Specific Plan by way of CC&Rs and Homeowner's Association.

### 9.8.1 Adoption

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

### 9.8.2 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, property owner, or by the City, in accordance with terms and conditions imposed during the original approval or in accordance with any terms and conditions pertaining to planned development ordinances.

Proposed changes to a Specific Plan typically require approval of a Specific Plan Amendment (SPA). 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. 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 as outlined in Section 9.5.2, above. An amendment or amendments to this Specific Plan will not require a concurrent General Plan Amendment unless it is determined by the Community Development Director that the proposed amendment would be inconsistent with the General Plan goals, objectives, policies, and/ or principles applicable to the property.

The Community Development Director 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 following.

1. The introduction to the Specific Plan area of a new land use designation not contemplated in this original Specific Plan, or in this Specific Plan as subsequently amended.
2. 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.
3. Any change that 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:

1. Changes occurred in the community since the approval of the original Specific Plan, which warrants approving the proposed amendment.
2. The proposed amendment is consistent with the General Plan for the City of Lincoln.
3. The proposed amendment will result in a benefit to the area within the Specific Plan.
4. The proposed amendment will not result in any unmitigated impact to adjacent properties.
5. The proposed amendment will enable the delivery of services and public facilities to the population within the area of this Specific Plan.

### 9.8.3 Minor Revisions

It is anticipated that the Village 7 Specific Plan may need to respond to changing conditions and expectations during its implementation. To address this intent, the Specific Plan provides for Minor Revisions in addition to typical Specific Plan Amendments. The Community Development Director shall determine whether a proposed revision is minor and may act upon a minor revision to the Specific Plan administratively, without public hearing.

A minor revision to the Village 7 Specific Plan may be processed if determined by the Community Development Director to be in substantial conformance with the following.

1. The Planning Principles and overall intent of the Village 7 Specific Plan.
2. The Development Agreement(s) for the Specific Plan.
3. The City of Lincoln General Plan goals, objectives, policies, and principles (see 9.8.2).
4. The Village 7 Specific Plan Environmental Impact Report.

**Examples of minor revisions to the Village 7 Specific Plan include but are not limited to the following.**

1. The addition of new or updated information which does not substantively change the Specific Plan.
2. Minor adjustments to land use boundaries and street alignments where the general land use pattern is maintained.
3. Changes to the provision of public infrastructure and facilities which do not impact the level of service provided or affect the development capacity in Village 7.
4. Modifications to the phasing of Village 7 which do not change the overall balance of providing adequate infrastructure for the development.

Any proposed minor revision to the Village 7 Specific Plan may, at the sole discretion of the Community Development Director, be referred to the Planning Commission and City Council for action. Determinations and actions by the Community Development Director may be appealed to the Planning Commission. If the Community Development Director determines that a proposed amendment does not meet the above criteria, a Specific Plan Amendment (SPA) shall be required.

**9.8.4 Substantial Conformity with Conceptual Exhibits**

Except for Village 7 Specific Plan Figure 4-1 Land Use Plan and General Development Plan Figure 3-1, the exhibits contained in the Village 7 Specific Plan and General Development Plan are conceptual to convey development/design concepts and are subject to change with design refinement of the Project at time of Tentative Subdivision Map(s). As such, strict adherence to the conceptual exhibits contained therein is not expected and individual design elements are permitted to be relocated, removed and/or added as needed to best suit the planned development pattern. For example, neighborhood boundaries may be adjusted; paseo, park, and school shapes, locations, and access points shifted; street sections refined; utility alignments shifted; etc., to conform to the proposed street and lot layout shown on the Tentative Subdivision Map(s). Note that if park shape, location, etc. are adjusted, Lincoln General Plan park dedication requirements are still required to be met.

Unless the proposed modifications would also trigger a Major Amendment to the Village 7 Specific Plan (as defined in SP Section 9.8.2) and/or General Development Plan (as defined in GDP Section 8.5.2), these minor design refinements should be considered by the Community Development Director to be in substantial conformance with the Land Use Plan and, as such, would not warrant of require revisions to the Village 7 Specific Plan and/or General Development Plan to be in compliance with the Land Use Plan and/or Zoning exhibits.

