



Village SPECIFIC PLAN

City of Lincoln
June 8, 2010

Village **SPECIFIC PLAN**

ADOPTED JUNE 8, 2010
Resolution 2010-097

City of Lincoln
Community Development Department
600 Sixth Street
Lincoln, CA 95648

prepared for

Lewis Planned Communities
A Member of the Lewis Group of Companies

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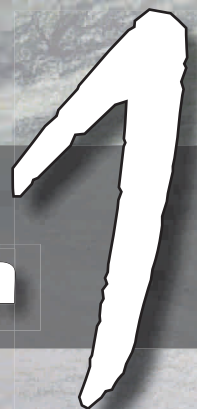
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Village SPECIFIC PLAN

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 each 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 of 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 relatively 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 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 this Specific Plan.

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 essentially 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.

A GDP must be approved by the City prior to the commencement of any development activity within a 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:

- **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.
- **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.)
- **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.



Village 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).

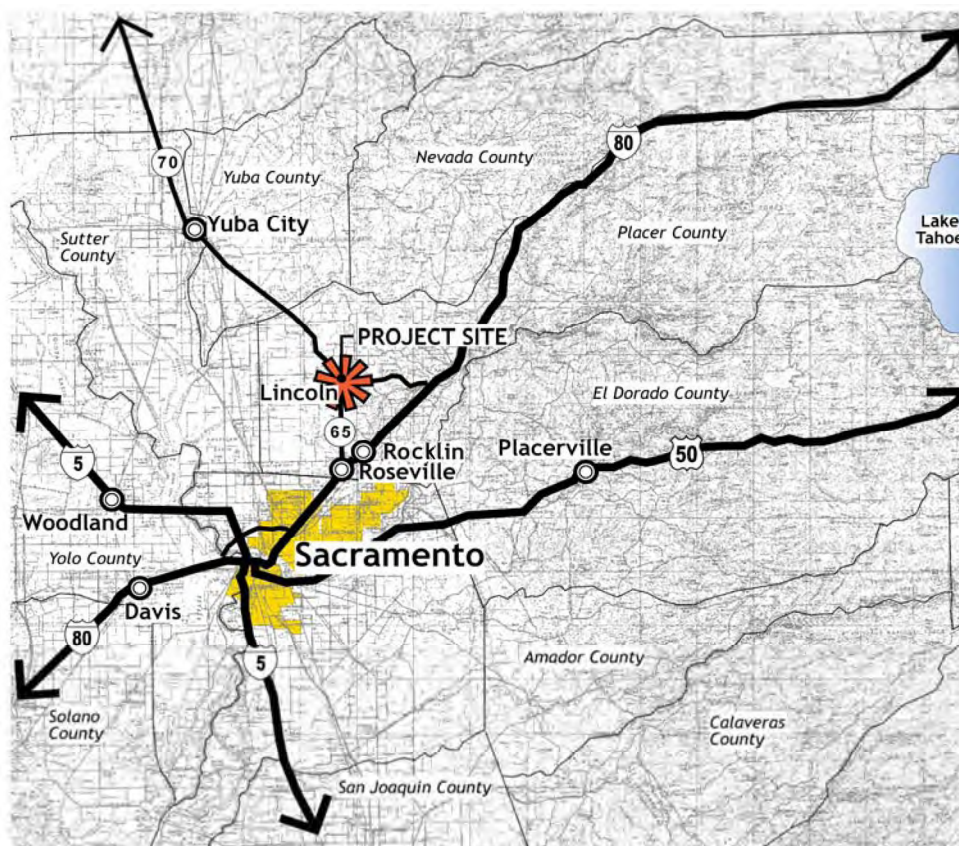


Figure 2-1: Regional Context

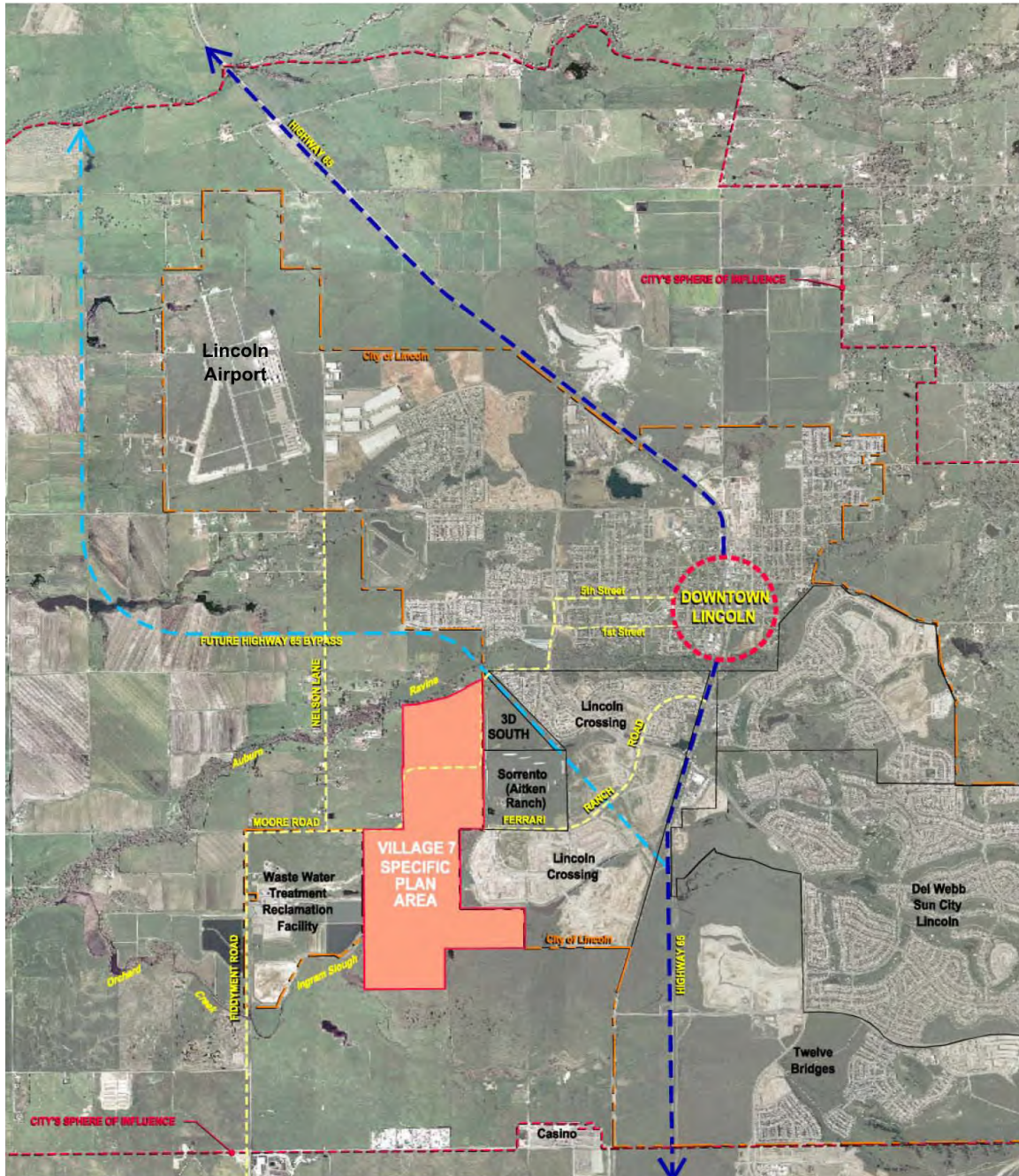
The City of Lincoln, and the Sacramento/Placer region in general, have and are anticipated to continue to experience significant growth. This growth can be attributed to the region's overall quality of life, relatively affordable housing, positive business climate with a strong job base, availability 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 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. A majority of the lands surrounding Village 7 are developed, designated for development, or established as preserves.

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).



Legend

- - - - - Sphere of Influence Line
- City Boundary Line
- Major Roads
- Existing Highway
- Future Highway Bypass

Figure 2-2: Local Context

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 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.

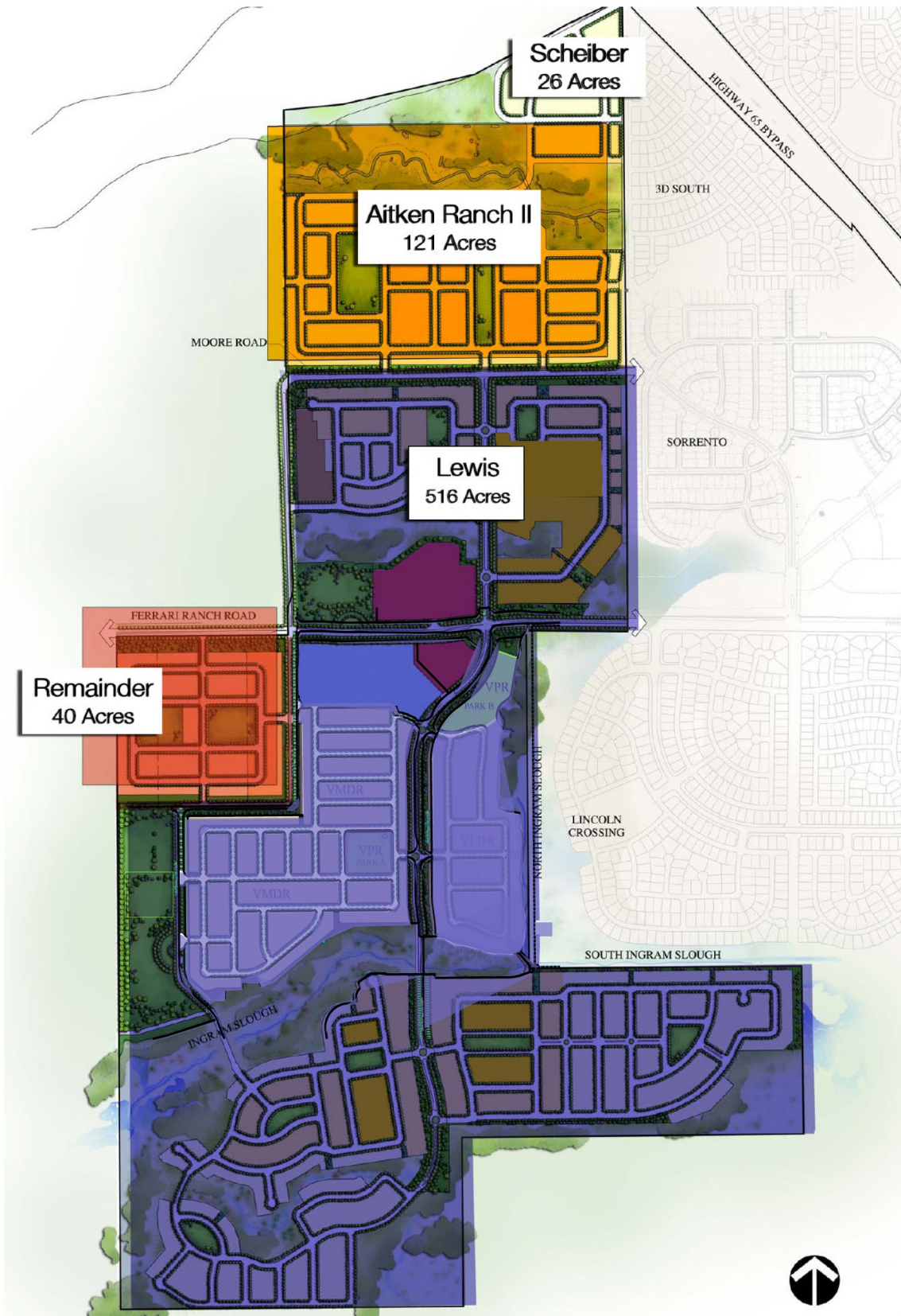


Figure 2-3: Village 7's Planning Areas

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.

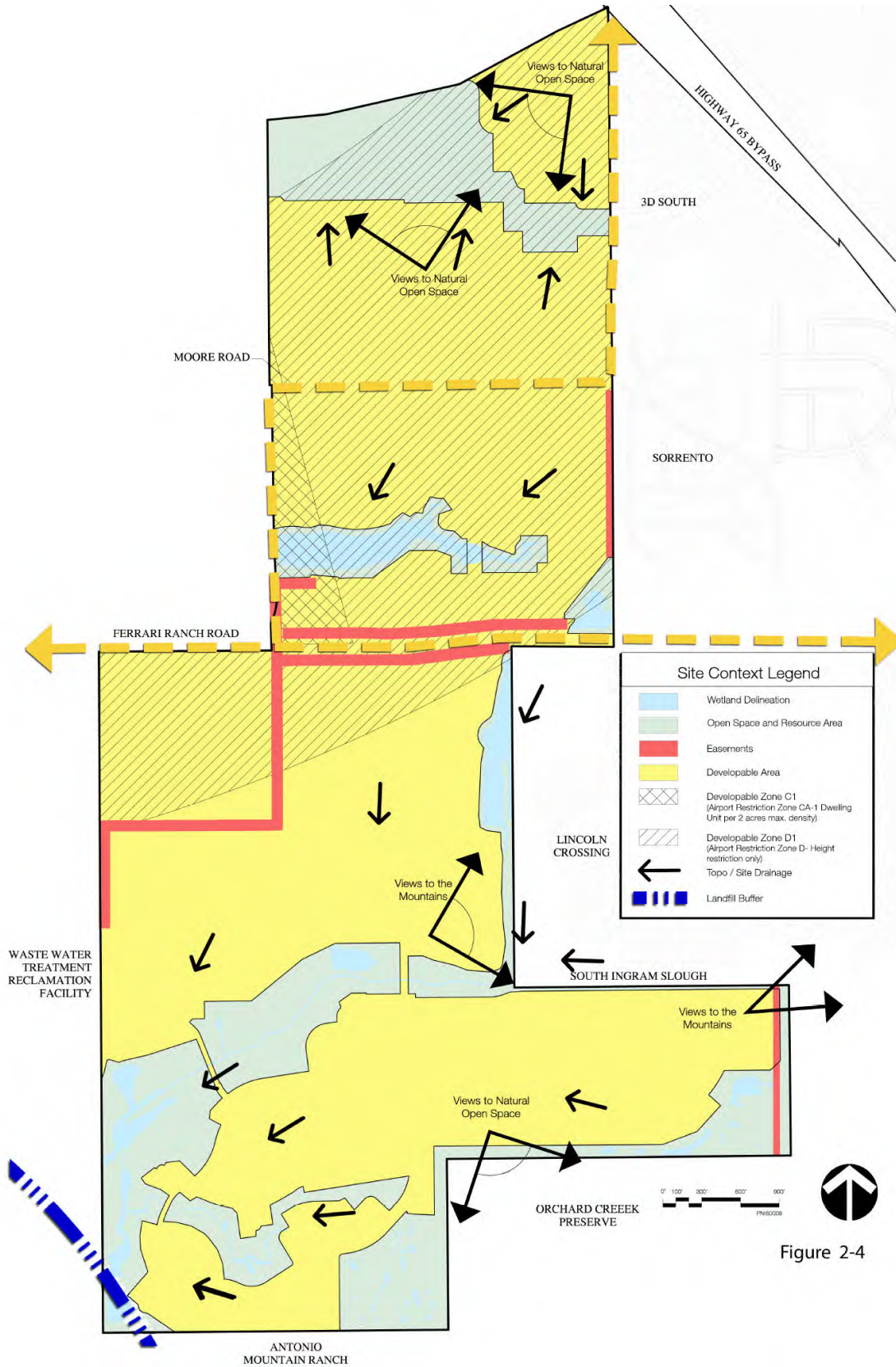


Figure 2-4

Figure 2-4: Site Context



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 (approximately 21.5 acres) have restrictions that limit densities. In addition, approximately 318 acres of Village 7 located to the east and south of the C1 zone boundary is 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.

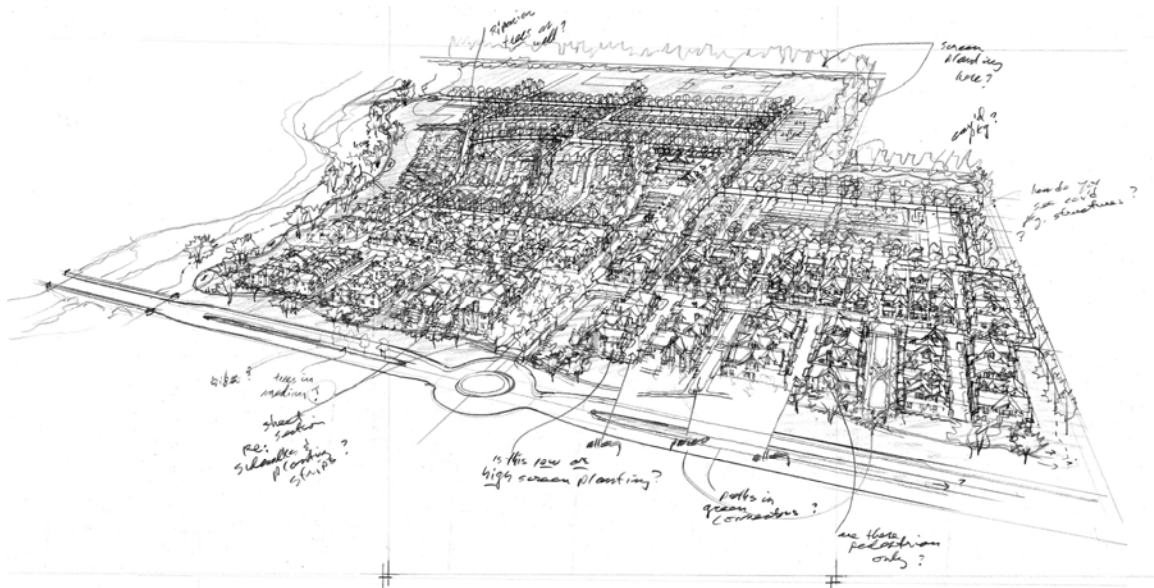
Pre-development site conditions are reflected on Figure 2-4.



Village SPECIFIC PLAN

**Community
Design Framework**

3



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 unique 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 to 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 unique 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, public, commercial, and high density residential uses that provide a central activity point and identity for Village 7 as a whole. Forty percent (40%) of 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.

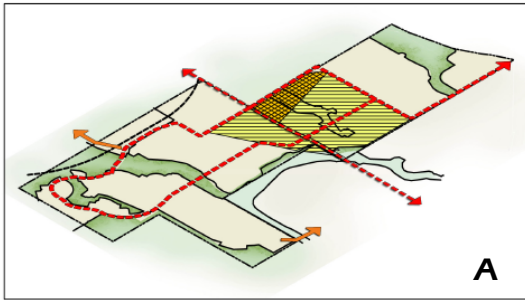
3.1.2 Organizing Principles

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:

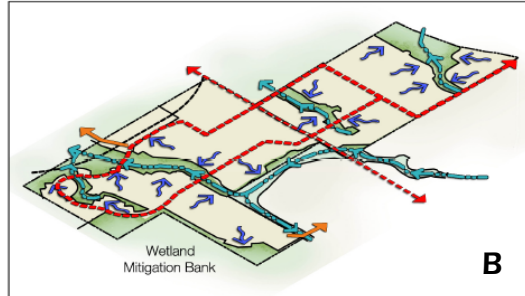
- The plan must have a well-defined public realm, supported by built and unbuilt environments, reflecting the region's natural ecology and culture.
- These natural and built environments must be planned and integrated as a sustainable place for communities of people, plants, and wildlife.
- A vibrant 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 following 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.

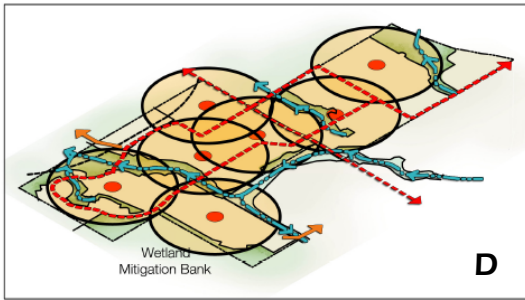
Working with the Land



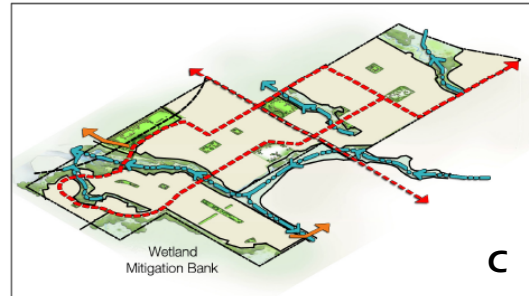
Identifying Environmental Footprint



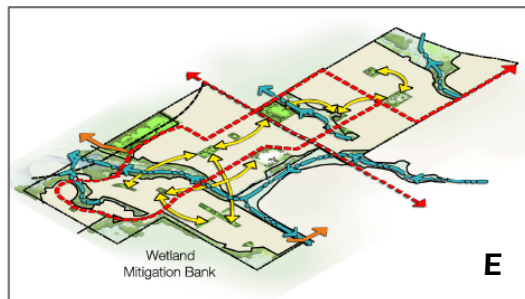
Respecting Surface Drainage/Flora/Fauna



Creating Distinct Centers/Neighborhoods

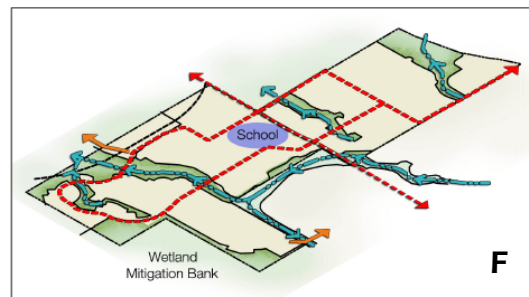


Integrating New and Existing Landscape



Making Connections

Creating Community



Emphasizing Open Space/Public Realm

3.2 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 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.

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:

- Respect existing surface drainage patterns, including Ingram Slough and Auburn Ravine, and incorporate them into the plan.
- 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.
- Integrate storm water management methods and techniques to capture and infiltrate the majority of storm water runoff on site. Protect ground water quality by providing bio-filtration of surface runoff.
- Minimize use of underground storm drainage pipes and maximize surface drainage, where feasible.
- Conserve water and provide watershed stewardship. Encourage the use of recycled water and use water conserving plants, where appropriate.
- Preserve and enhance the biological value of wetland resources.

3.2.2 Views

Village 7 presents itself with significant views that are vast, framed by the Sierra Nevada in the distance. The proposed land uses are carefully set into the site in order 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:

- Provide view corridors from various locations throughout the site to protect and frame significant visual resources including distant views to the mountains, and local views into the open space wetlands and sloughs.
- Ensure that views from Ferrari Ranch and Moore Roads are attractively treated by setting homes back a generous distance 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:

- Provide for 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.
- Tailor the land uses within that portion of the site where the type and amount of uses are limited by the CI 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.
- 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 was 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 residential uses. From the Village Center, a series of residential neighborhoods extend outward through the Plan Area. Each residential neighborhood is anchored by a small park space and will be linked to the entire 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 in order to “create community,” noted below, are described in this section.

- Village Center
- Residential Neighborhoods
- Neighborhood Connectivity
- Open Space, Landscape, and Recreation
- Public and Civic Spaces
- History and “Cultural Stamp”
- Services and Implementation

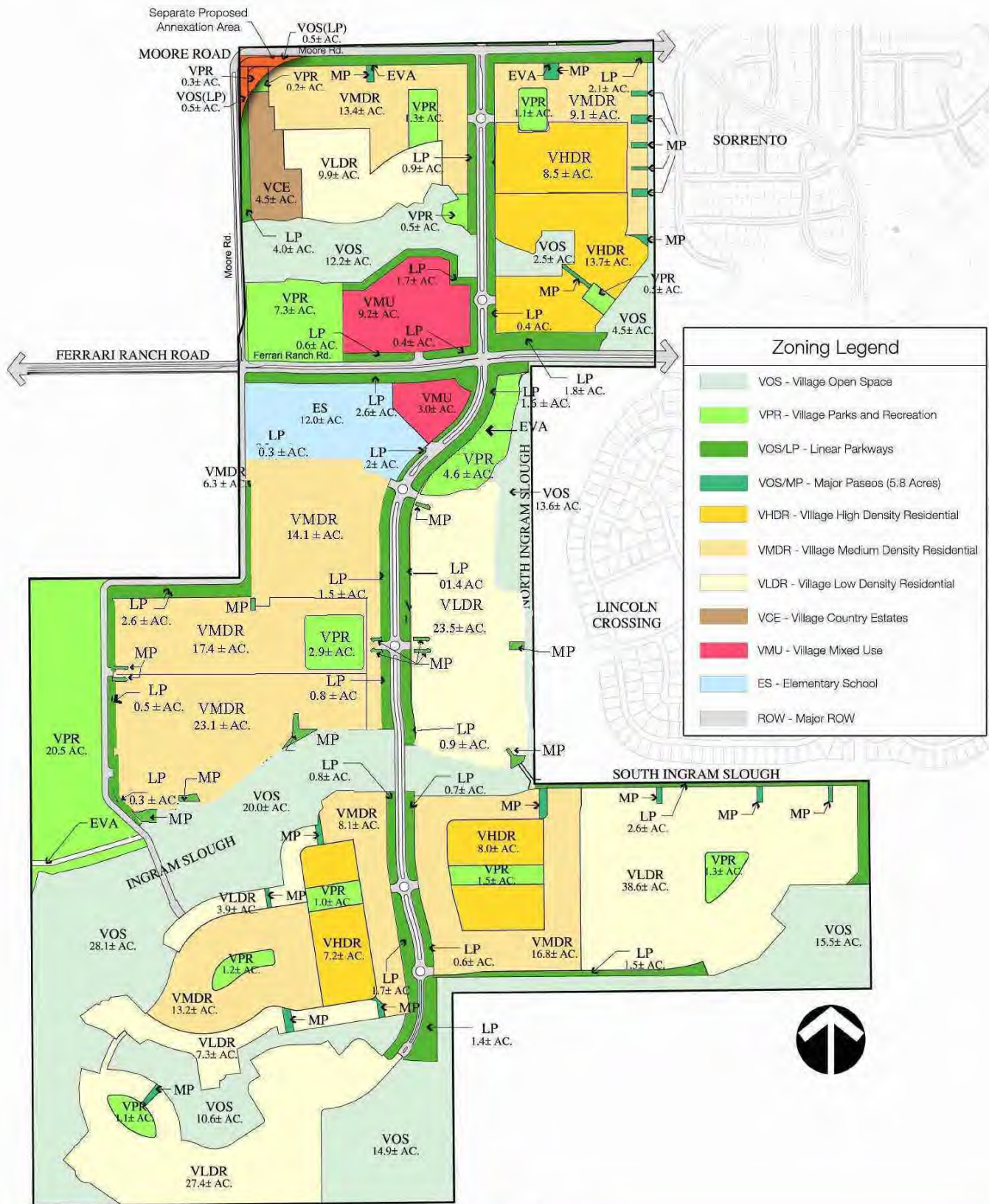


Figure 3-1: Zoning for Initial Participating Planning Areas

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, civic facilities, an elementary school, active recreation amenities, retail opportunities, and 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 various parcels comprising



the Village Center are organized in sequence, each site having frontage along 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.

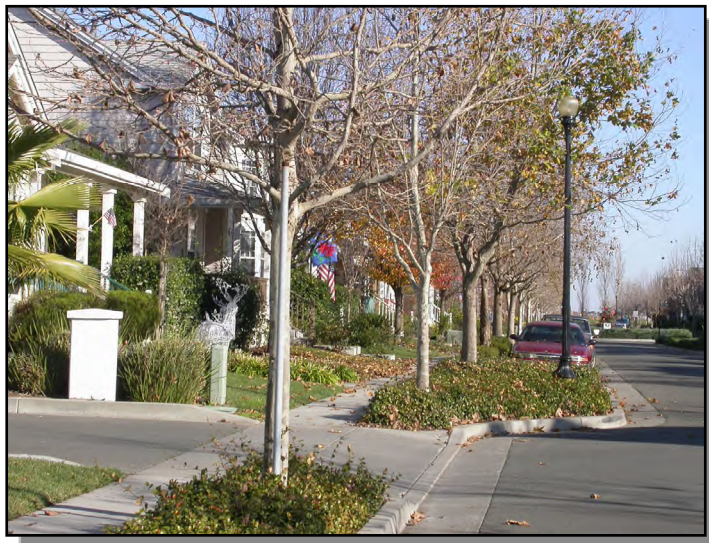
The Village Center provides a mixture of land uses intended to support Village 7's residents. Two Village Mixed Use sites are included in the Center's core, providing opportunities for neighborhood retail uses and a community center facility. Adjacent public uses provide opportunities for construction of parks and other public facilities and an elementary school. Finally, several 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:

- Create a sense of place by having a distinct Village Center, with definable edges and internal/external connections.
- Provide a mixture of land uses that support Village 7’s residents, including parks, civic uses, retail sites, a school, and housing.
- Establish strong physical and visual connections between the Village Center’s land uses, Village 7’s neighborhoods, and adjacent roadway and open space systems.
- Provide sites to accommodate community defining elements, such as active use parks, a school, a community center, and other public facilities.
- 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 addition, 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:

- Define neighborhood edges by the existing sloughs and wetland areas to the extent practicable.
- 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.
- Site higher-density residential uses along the edges of mini parks to frame the public spaces and to enhance pedestrian access to these recreational amenities.
- Give priority to the design of the public realm by encouraging homes to be oriented towards 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.
- Establish a centrally-located park (mini park) at the entrance to each residential neighborhood to function as the focal and gathering point for each neighborhood.
- Provide opportunities for a mix of housing types within each neighborhood that meet the needs of a diversity of households, incomes, ages, and lifestyles.
- Integrate the natural and cultural landscape into the neighborhoods.

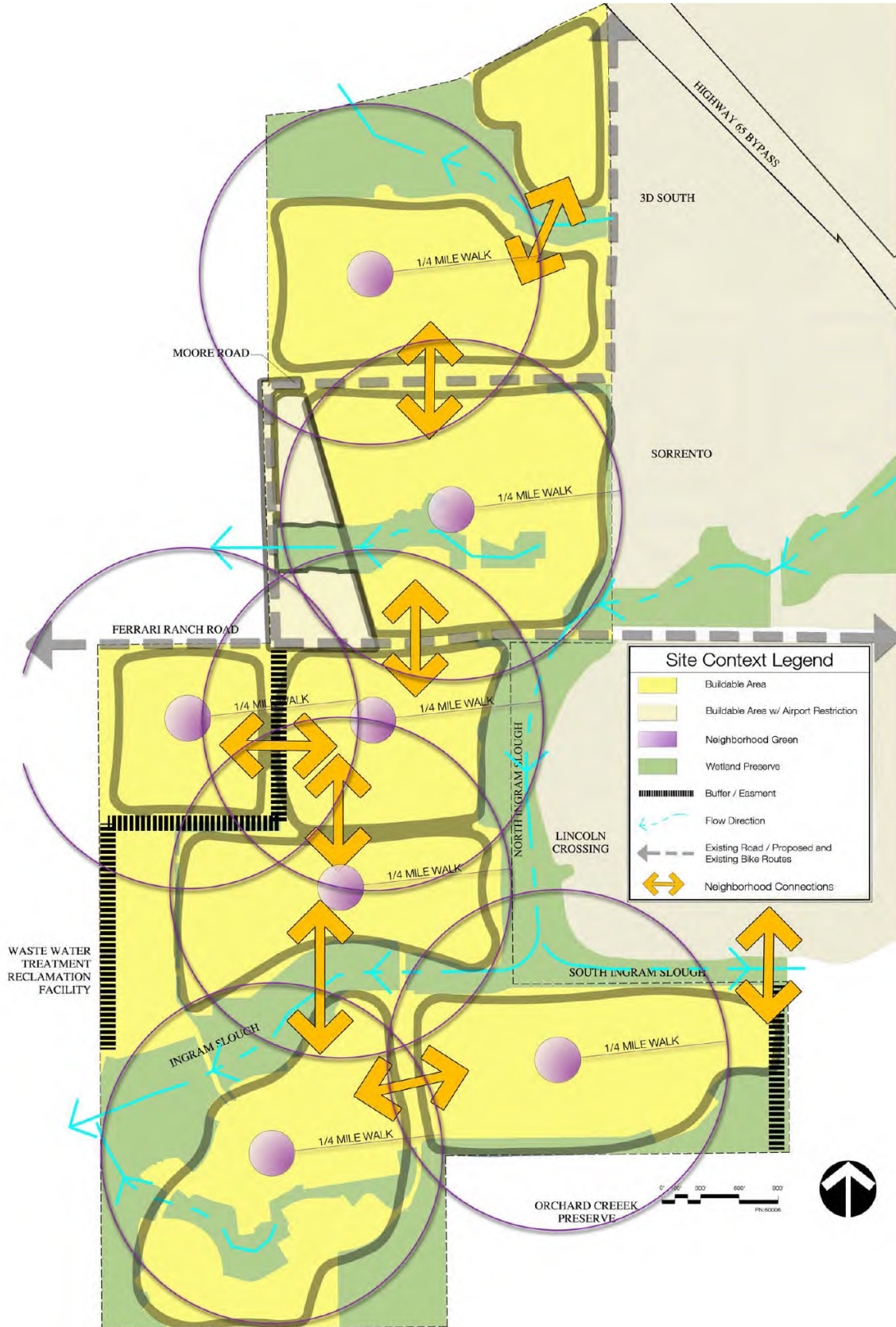


Figure 3-2: Neighborhood Concept

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 of the Village 7's planning areas, and the residential neighborhoods within each, are interconnected through a combinations 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 other. 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:

- Provide a system of parks, open space, linear parkways, and paseos that can be linked together to enhance pedestrian and bicycle connectivity.
- 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.
- 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.
- Establish a healthy community by creating open, comfortable, and walkable streets that minimize barriers and emphasize the pedestrian over the automobile.
- 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.
- Maximize opportunities to create pedestrian crossings on Ferrari Ranch Road that enhance pedestrian safety.
- Connect to the City-wide trail system with links to downtown Lincoln providing an option for people to walk or bike instead of drive.
- Provide for 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. The majority 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:

- Set aside forty percent (40%) of Village 7 for various open space, recreation, and landscape areas.
- Establish a network of open space and recreation amenities including a community center, 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.
- Site a park at the entrance of residential neighborhoods, which provides both active and passive recreation opportunities and functions as the neighborhood’s central gathering node.
- Provide a range of passive and active recreation opportunities, such as ball fields, hard courts, trails, gathering spaces, and picnicking areas.
- Use open space setbacks along roadways, augmented with earthen berming and vegetation, to provide noise attenuation.
- 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.
- 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 provides two park sites, one of which may provide a location for a public library and/or fire station. The other park is located adjacent to the elementary school, providing for recreation and co-location opportunities. These elements form centers of activity for the entire community. Principles related to public and civic spaces include:

- 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.
- Provide sites for the City's use in constructing a fire station and public library.

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:

- 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.
- Use a pattern of tree planting throughout common areas and linear parkways to reflect the agricultural heritage of the area.
- 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:

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



Village 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 can guide the physical form of the community as development occurs.

A total of 3,285 homes are planned, ultimately housing approximately 7,386 residents, based on the City of Lincoln’s 2050 General Plan’s household size assumptions. The new community is organized into a series of unique 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.

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

In addition, forty percent (40%) of the Plan Area will be 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.



Table 4-1: Village 7 Land Use Summary

Land Use	Acres	% of Total Acres	Units	% of Total Units
Residential				
VCE Village Country Estates	4.5	0.6%	7	0.2%
VLDR Village Low Density Residential	186.4 191.5	26.5 27.1%	1,113 1,124	33.9 34.2%
VMDR Village Medium Density Residential	145.5 144.6	20.7%	1,393 1,382	42.4 42.0%
VHDR Village High Density Residential	37.4	5.3%	772 ¹	23.5%
<i>Subtotal</i>	373.8 378.0	53.1 53.3%	3,285	
Commercial				
VMU Village Mixed Use Commercial	9.2	1.3%		
VMU Community Center	3.0	0.4%		
<i>Subtotal</i>	12.2	1.7%		
Open Space and Parks²				
VOS Open Space Preserve	170.6 171.5	24.3 24.4%		
VOS Linear Parkways	46.0 44.4	6.5 6.4%		
VOS Major Paseos	5.8 5.3	0.8%		
VPR Parks & Recreation	58.9 57.9	8.4 8.2%		
<i>Subtotal</i>	281.2 279.1	40.0%		
Public				
ES Elementary School	12.0	1.7%		
ROW Major Roadways	24.2 22.5	3.5 3.2%		
<i>Subtotal</i>	36.2 34.5	5.2 4.9%		
TOTAL	703.4	100%	3,285	100%

¹ Includes 202 HDR dwelling units of holding capacity for the 9.2-acre VMU parcel in the Lewis Property.

² 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) either within the Village 7 Specific Plan and Land Use Plan, or within the General Development Plan.

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

Land Use	Lewis Property	Aitken Ranch II Property	Scheiber Property	Remainder Area
Residential				
VCE Country Estates	4.5 ac. 7 du	--	--	--
VLDR Low Density Residential	106.1 111.5 ac. 617 628 du	44.5 ac. 262 du	15.9 ac. 70 du	19.9 ac. 164 du
VMDR Medium Density Residential	116.4 115.2 ac. 1,074 1,063 du	22.8 ac. 238 du	--	6.3 ac. 81 du
VHDR High Density Residential	37.4 ac. 772 du ¹	--	--	--
<i>Subtotal</i>	264.4 268.6 ac. 2,470 du	67.3 ac. 500 du	15.9 ac. 70 du	26.2 ac. 245 du
<i>% of Total Residential Area Acres</i>	71% 73%	17.8%	4.2%	6.9%
Commercial				
VMU Village Mixed Use Comm.	9.2 ac.	--	--	--
VMU Community Center	3.0 ac.	--	--	--
<i>Subtotal</i>	12.2 ac.	--	--	--
<i>% of Total Planning Area Acres</i>	2%			
Open Space and Parks²				
VOS Open Space Preserve	121.9 122.8 ac.	38.1 ac.	10.6 ac.	--
VOS Linear Parkway	35.5 33.9 ac.	3.0 ac.	--	7.0 ac.
VOS Major Paseos	5.8 5.3 ac.	--	--	--
VPR Park & Recreation	45.3 44.4 ac.	8.0 ac.	--	5.5 ac.
<i>Subtotal</i>	209.0 206.4 ac.	49.1 ac.	10.6 ac.	12.5 ac.
<i>% of Total Planning Area Acres</i>	40.5 40.0%	40.5%	40.0%	31.4%
Public				
ES Elementary School	12.0 ac.	--	--	--
ROW Major Roadways	18.3 16.7 ac.	4.8 ac.	--	1.1 ac.
<i>Subtotal</i>	30.3 28.7 ac.	4.8 ac.	--	1.1 ac.
<i>% of Total Planning Area Acres</i>	6.0 5.6%	4%	--	3%
TOTAL	515.9 ac. ³ 2,470 du	121.2 ac. 500 du	26.5 ac. 70 du	39.8 ac. 245 du

1 Includes 202 VHDR dwelling units of holding capacity for the 9.2-acre VMU parcel in the Lewis Property.

2 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) either within the Village 7 Specific Plan and Land Use Plan, or within the General Development Plan.

3 The Lewis Property Planning Area includes the Lewis Property of 514.6 acres and the Moore Road Triangle ROW of 1.3 acres.



Figure 4-1: Land Use Plan

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 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. It 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 help 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 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 fits in the boundary established by the General Plan for Village 7. Each neighborhood includes a central park space (mini park) that will serve as a focal and gathering area.



The neighborhoods are sized so that residents are typically no farther than an easy one-quarter mile walk from the central mini park. 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 has applied five residential land use designations: Village Country Estates (VCE), Village Low Density Residential (VLDR), Village Medium Density Residential (VM DR), 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)	
Density Range:	1.0 to 2.9 dwelling units per gross acre
Applied Zoning District:	PD - Planned Development
Description:	4.5 acres of Village 7 has been designated as Village Country Estates (VCE). This acreage will yield very low density residential development with approximately 7 units, or 0.2% of the total Specific Plan’s units. Single-family detached homes on large lots are anticipated.
Permitted Uses, Development Standards, and Design Guidelines	Per the Village 7 General Development Plan, City of Lincoln Zoning Ordinance, and Placer County Airport Land Use Compatibility Plan (where applicable).



Village Low Density Residential (VLDR)

Density Range:	3.0 to 5.9 dwelling units per gross acre
Applied Zoning District:	PD - Planned Development
Description:	Approximately 191 acres of Village 7 has been designated as Village Low Density Residential (VLDR). This acreage will yield approximately 1,124 units, or approximately 34% of the total Specific Plan’s units. Single-family detached homes on standard or alley-loaded lots are anticipated, but not limited to, the primary product types.
Permitted Uses, Development Standards, and Design Guidelines	Per the General Development Plan and City of Lincoln Zoning Ordinance.

Village Medium Density Residential (VMDR)

Density Range:	6.0 to 12.9 dwelling units per gross acre
Applied Zoning District:	PD - Planned Development
Description:	Approximately 146 144.4 acres of Village 7 has been designated as Village Medium Density Residential (VMDR). This acreage will yield approximately 1,393 1,382 units, or approximately 42% of the total Specific Plan's units. The VMDR land use provides an opportunity to accommodate a variety of housing types. 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.
Permitted Uses, Development Standards, and Design Guidelines	Per the General Development Plan and City of Lincoln Zoning Ordinance.



Village High Density Residential (VHDR)

<p>Density Range: Applied Zoning District:</p>	<p>13.0 to 25.0 dwelling units per gross acre PD - Planned Development</p>
<p>Description:</p>	<p>Approximately 37 acres of Village 7 has been designated as Village High Density Residential (VHDR), allowing for approximately 772 units, or 23% of the total Specific Plan’s units. 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>Permitted Uses, Development Standards, and Design Guidelines</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 9.2-acre Village Mixed Use Commercial (VMU) parcel is located at the northwest corner of Ferrari Ranch Road and the North-South Collector on the Lewis Property. Intended to provide neighborhood-serving retail uses for Village 7's residents, this site could support up to approximately 105,000 square feet of commercial uses. In the event that this parcel does not develop with commercial uses, this site could be developed as VHDR or a mixture of VHDR and VMU.

4.5.2 VMU – Community Center

A 3-acre Village Mixed Use – Community Center (VMU) parcel is located at the southwest corner of Ferrari Ranch Road and the Central Boulevard on the Lewis Property. The parcel can provide approximately 20,000 square feet of commercial and recreation uses. A portion of this site could support up to 5,000 square feet of small-scale neighborhood-serving retail and service related uses, while the majority of the site could support up to 15,000 square feet of community center uses. During the initial development of Village 7, the community center will also serve as a new home sales and marketing center. Ultimately, the community center will provide residents within the Lewis Property with opportunities for local recreation activities such as swimming, tennis, and play areas, as well as space for community gatherings including classes, meetings, weddings, and other events.

4.5.3 Village Mixed Use Land Use Designation

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)	
Applied Zoning District:	PD - Planned Development
Description:	<p>Village 7’s two Village Mixed Use (VMU) sites include one 9.2-acre site and one 3-acre site, but each has different intended uses:</p> <p>9.2-acre Parcel (Village Mixed Use Commercial): This site will yield up to approximately 105,000 square feet of commercial uses, intended to provide retail at the neighborhood level for Village 7’s residents. It is anticipated that this site could support a neighborhood retail center anchored by a grocery store. If not developed with commercial uses, the site could develop as VHDR or a mix of VHDR and VMU.</p> <p>3-acre Parcel (Community Center): This site will yield up to approximately 20,000 square feet of commercial space, of which approximately 5,000 square feet could be used for retail and/or office uses and up to approximately 15,000 square feet for a community center. A portion of the site could support a mix of uses, including small-scale neighborhood-serving retail, service, and office. A larger portion of the site is anticipated to support a recreation facility, a clubhouse or “parkhouse”, for residents living in the Lewis Property.</p> <p>Both VMU sites 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, community center or parkhouse, sales office, and other neighborhood scale uses.</p>
Permitted Uses, Development Standards and Design Guidelines	Per the General Development Plan and City of Lincoln Zoning Ordinance.

4.6 OPEN SPACE, PARKS, AND PUBLIC USES

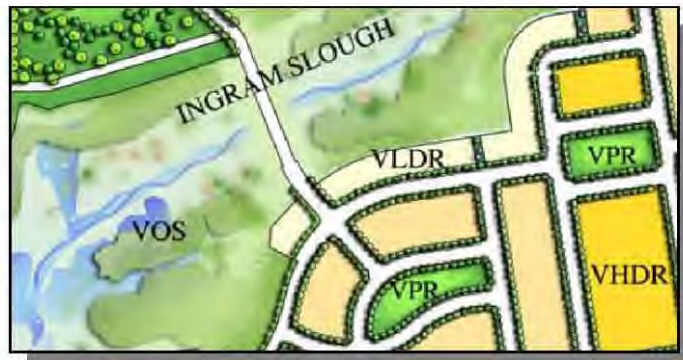
4.6.1 Open Space, Parks, and Public Uses Concept

Forty percent (40%) of 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, a school site, and public facilities 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. Approximately ~~171~~ 171.5 acres of open space preserve areas are included 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

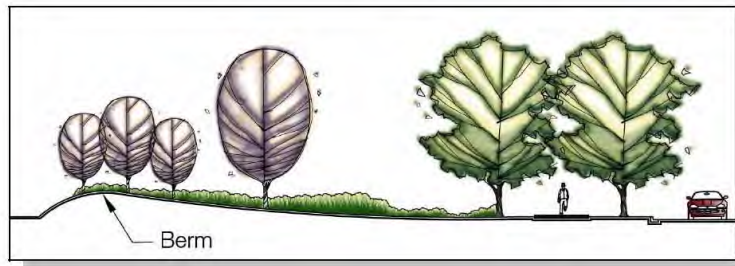
Approximately ~~59~~ 57.9 acres of park lands have been designated in Village 7. Included is a variety of community and neighborhood level parks, classified in three categories (community park, neighborhood park, and mini-park). These parks are linked to the Village 7's pedestrian/ bicycle trail loop 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

Approximately ~~46~~ 45.1 acres of 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 from 35 to 114 feet 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

Approximately ~~6~~5.3 acres of 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.



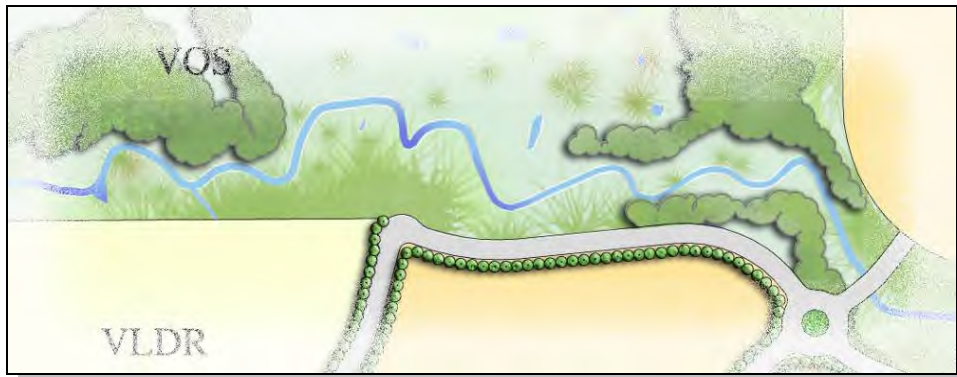
□ Elementary School

A sense of community is reinforced in Village 7 by the inclusion of an elementary school site in the Village Center. The 12-acre site is provided in the Lewis Property planning area, which is sited ~~adjacent to~~ near a ~~1.9~~ 3.5-acre park to maximize co-location opportunities between each facility, thereby providing an outstanding educational opportunity and activity hub for the community. Together these elements help form one of the Village Center's community focal points. The elementary school will be part of the Western Placer Unified School District and will include school facilities, playgrounds, and parking lots.



4.6.2 Open Space, Parks, and Public Uses Designations

The Village 7 Specific Plan has applied 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.



Village Open Space Preserve (VOS)

Applied Zoning District:	PD - Planned Development
Description:	Approximately 171 acres, over 24% of Village 7, has been designated as Village Open Space (VOS) Preserve. This acreage 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.
Permitted Uses, Development Standards and Design Guidelines	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)

Applied Zoning District:	PD - Planned Development
Description:	Approximately 59 57.9 acres, or over 8% of Village 7, has been designated as Village Park and Recreation (VPR). Included is a community park, a 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.
Permitted Uses, Development Standards and Design Guidelines	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)

Applied Zoning District:	PD - Planned Development
Description:	Approximately 46 45.1 acres, or nearly 7% of Village 7, has been designated as Village Open Space Linear Parkway (VOS/LP). This acreage includes the landscaped corridors along Ferrari Ranch Road, Moore Road, and the Central Boulevard, which range in width from 35 to 114 feet 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.
Permitted Uses, Development Standards and Design Guidelines	Per the General Development Plan and City of Lincoln Zoning Ordinance.

Village Major Paseos (VOS/MP)

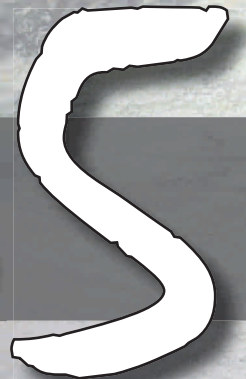
Applied Zoning District:	PD - Planned Development
Description:	Approximately 6 5.3 acres of Village 7 has been designated as Village Major Paseos (VOS/MP). Paseos are corridors within residential neighborhoods that provide pedestrian and bikeway linkages to parks, linear parkways, and open space areas. 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.
Permitted Uses, Development Standards and Design Guidelines	Per the General Development Plan and City of Lincoln Zoning Ordinance.

Elementary School (ES)	
Applied Zoning District:	PD - Planned Development
Description:	A total of 12 acres has been set aside for the construction of an elementary school (ES) within Village 7. The 12-acre school site is located in the Lewis Property planning area 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.
Permitted Uses, Development Standards and Design Guidelines	Per the General Development Plan and City of Lincoln Zoning Ordinance.



Village SPECIFIC PLAN

Mobility Plan





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 Specific 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 separated sidewalks, tree lined streets, pedestrian scale lighting, enhanced pedestrian crossings, and residential structures with rear garage lanes and 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 on 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/ Acoustic Setback	Path/ Sidewalk	Figure
	Lanes	Right-of-way	Landscape Median			
Arterial Roadway						
Ferrari Ranch Road (A-A)	4	72 feet	14 feet	114 feet	10 feet	5-2
Collector Roadway						
Moore Road (B-B)	2	62 feet	22 feet	55 feet	10 feet	5-3
Central Boulevard (C-C)	2	62 feet	22 feet	66 feet	10 feet	5-4
Central Boulevard (D-D)	2	62 feet	22 feet	66 feet ¹	10 feet	5-5
Central Boulevard (E-E)	2	50 feet	10 feet	55 feet	10 feet	5-6
Central Boulevard (F-F)	2	50 feet	10 feet	69 feet ²	10 feet	5-7
Collector (G-G)	2	50 feet	10 feet	35 feet	10 feet	5-8
Collector (H-H)	2	40 feet	N/A	varies ³	5 feet	5-9
Collector (I-I)	2	40 feet	N/A	35 feet ⁴	10 feet	5-10
Local Roadways						
Residential (J-J)	2	53 feet	N/A	N/A	5 feet	5-11
Residential at OS (K-K)	1	42 feet	N/A	N/A	5 feet ⁵	5-12
One-Way at Park (L-L)	2	31 feet ⁶	N/A	N/A	5 feet	5-13
Garage Lane	2	20 feet	N/A	N/A	N/A	5-14

- 1 66-foot linear parkway adjacent to HDR, 27 feet adjacent to elementary school and VMU.
- 2 69-foot linear parkway adjacent to MDR, 86 feet adjacent to open space.
- 3 40-foot linear parkway adjacent to MDR, 0 feet adjacent to elementary school.
- 4 35-foot linear parkway adjacent to MDR, varies adjacent to community park.
- 5 Along Open Space edge, sidewalk is replaced with a 14-foot open space trail, consisting of a 10-foot wide path with 2-foot gravel shoulders on each side, which is separated from the street with a landscaped parkway.
- 6 On each side of park.

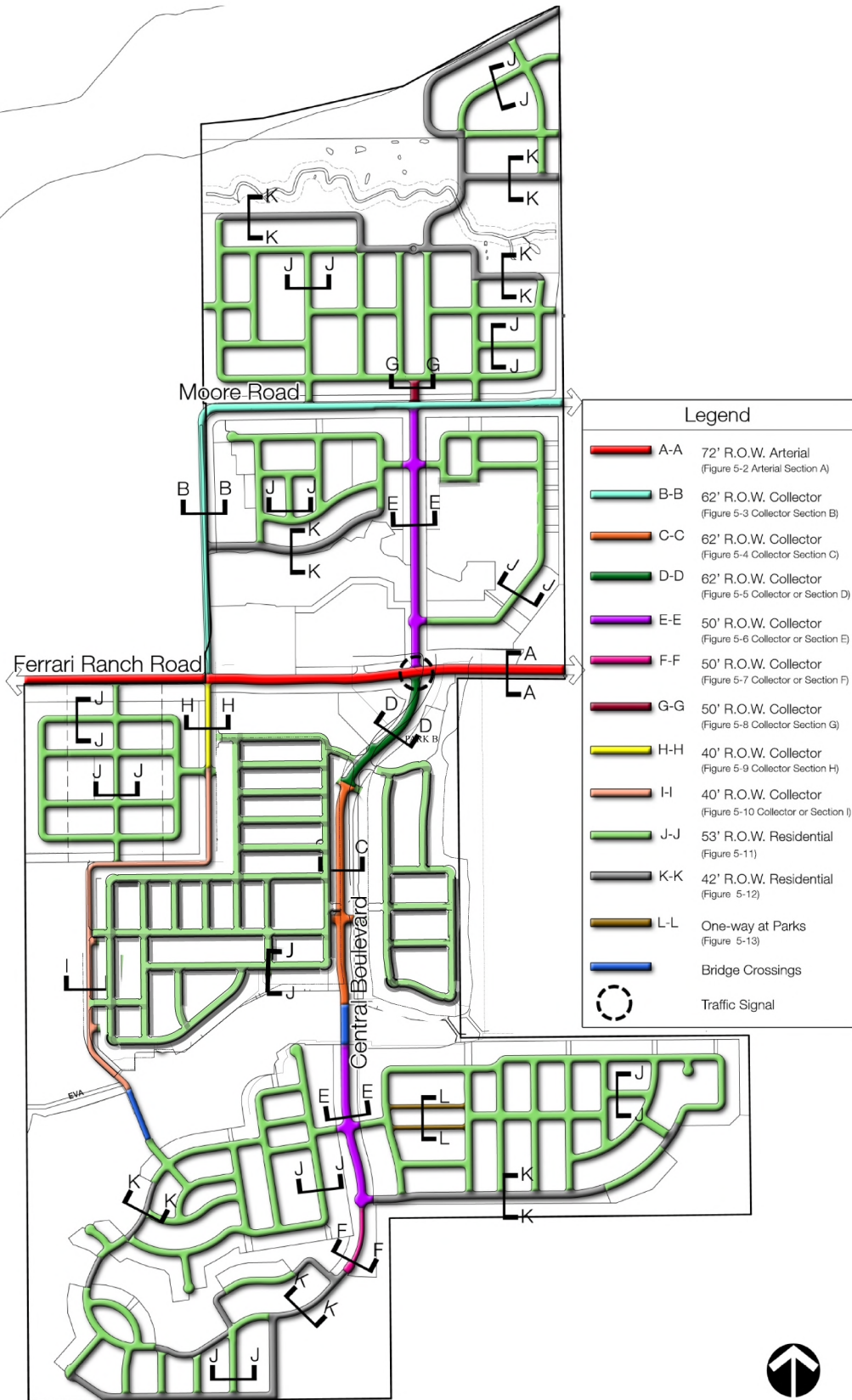


Figure 5-1: Roadway Plan

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 Fiddymont 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.

At the time of Specific Plan approval, one traffic signal was planned at the intersection of Ferrari Ranch Road and the Central Boulevard (see Figure 5-1).

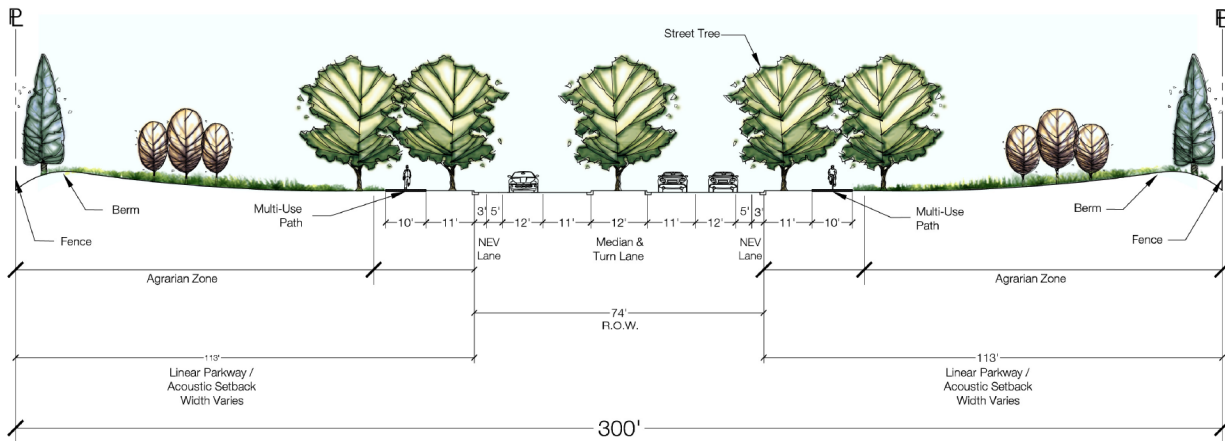


Figure 5-2: Ferrari Ranch Road (Section A-A)

A 114-foot-wide linear parkway/acoustic setback is planned on each side of Ferrari Ranch Road. This includes a linear parkway and an agrarian zone. 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 agrarian zone includes undulating berms in heights varying from 18 to 48 inches, 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 agricultural zone are to be planted with pyramidal tree species planted in irregular patterns, or less formal groupings. The expanded width, extensive landscape treatment, and berms along this linear parkway are intended to reduce roadway sound levels to a point where sound walls are not required. This approach will create an open and attractive frontage and

grand entry into Village 7. Specific landscaping and entry detail is included in the General Development Plan.

The linear parkways along Ferrari Ranch Road include 10-foot-wide multi-use paths, which link to Village 7’s overall pedestrian and bikeway trail network (see Figure 5-15).

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 to 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).

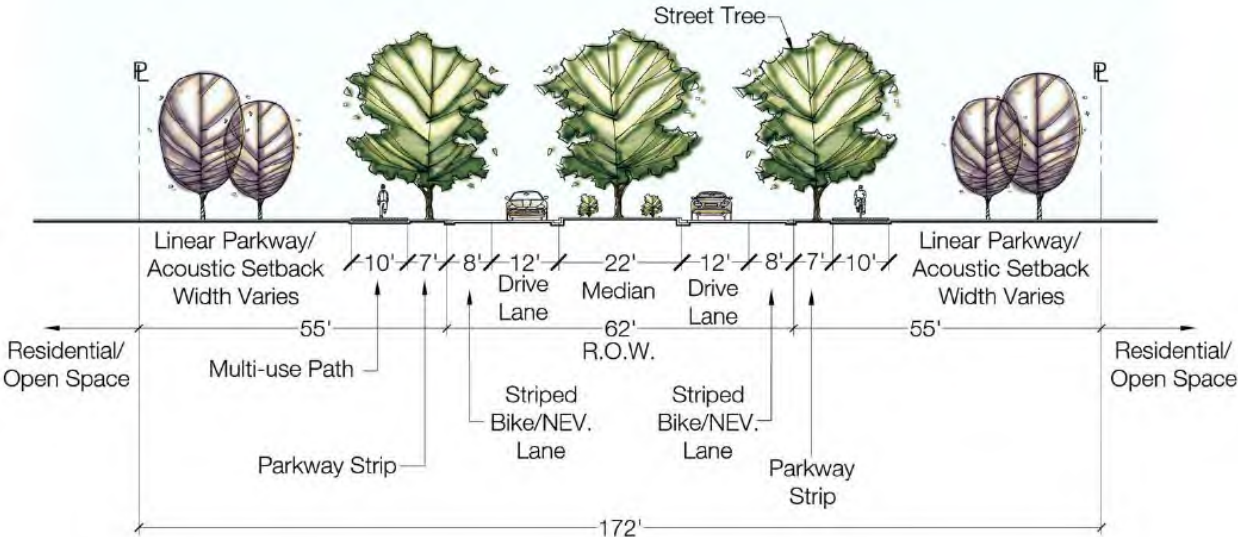


Figure 5-3: Moore Road (Section B-B)

The linear parkway treatments along Moore Road will have an informal character and an open appearance. Similar to landscape pattern along Ferrari Ranch Road, adequate distance and landscape treatments have been included to eliminate the need for 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 fencing behind generous plantings.

5.2.3 Collectors

There are two collector streets in Village 7. These collectors 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 decrease towards the southern portion of the Lewis Property planning area and the northern portion of the Aitken Ranch II planning area, as vehicles move into/out of the residential neighborhoods. As a result, the right-of-way for the collectors will range from 62 to 40 feet in width (see Figures 5-4 through 5-10).

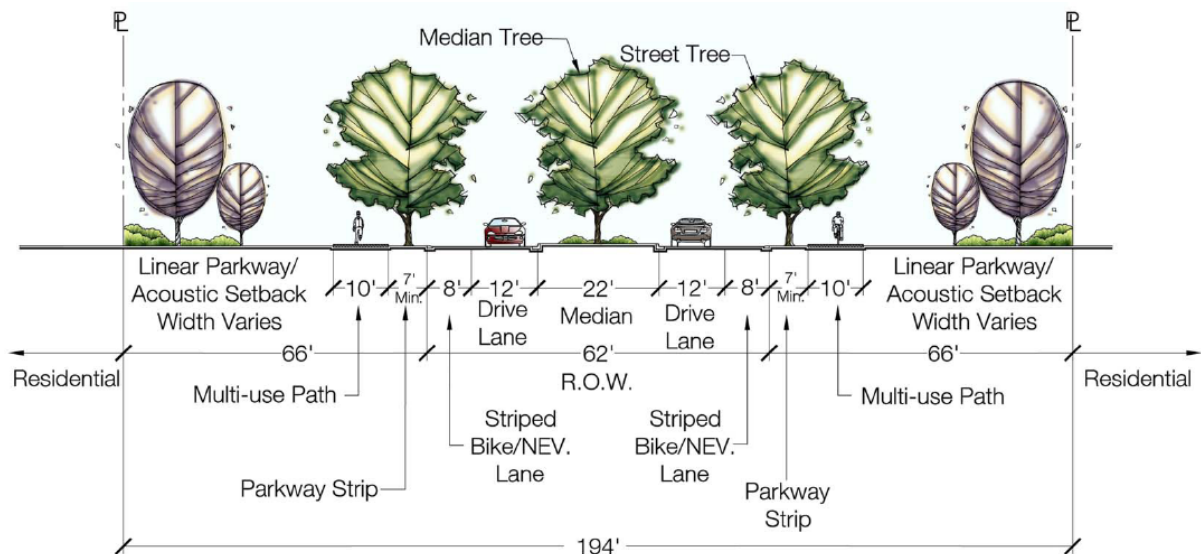


Figure 5-4: Central Boulevard (Section C-C)

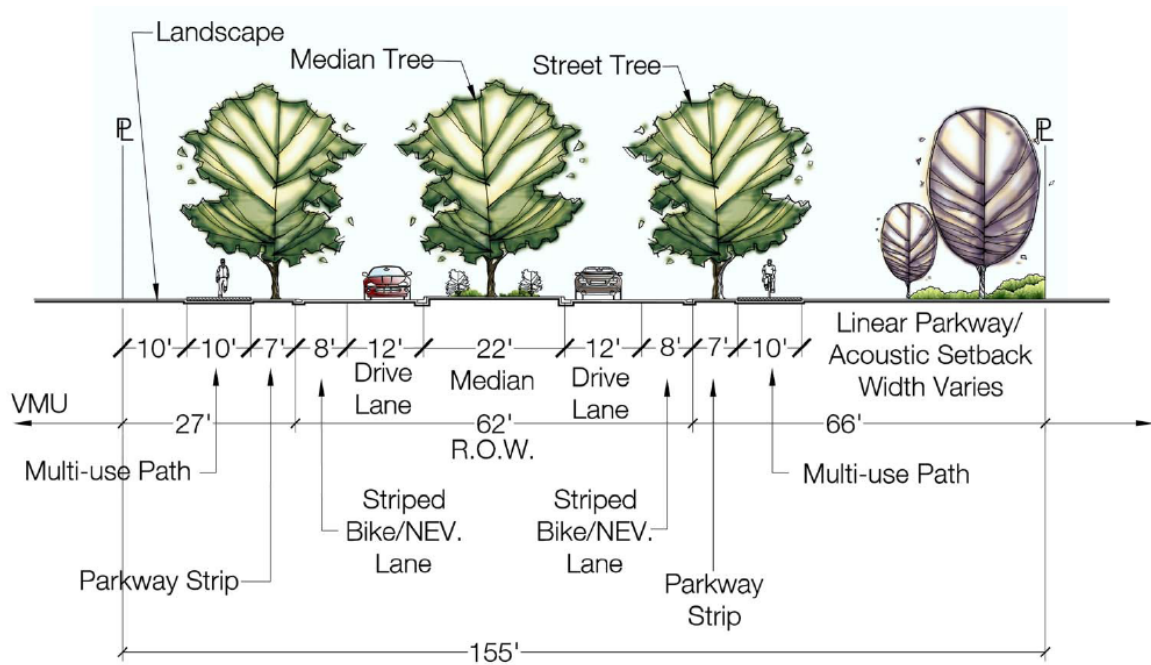


Figure 5-5: Central Boulevard (Section D-D)

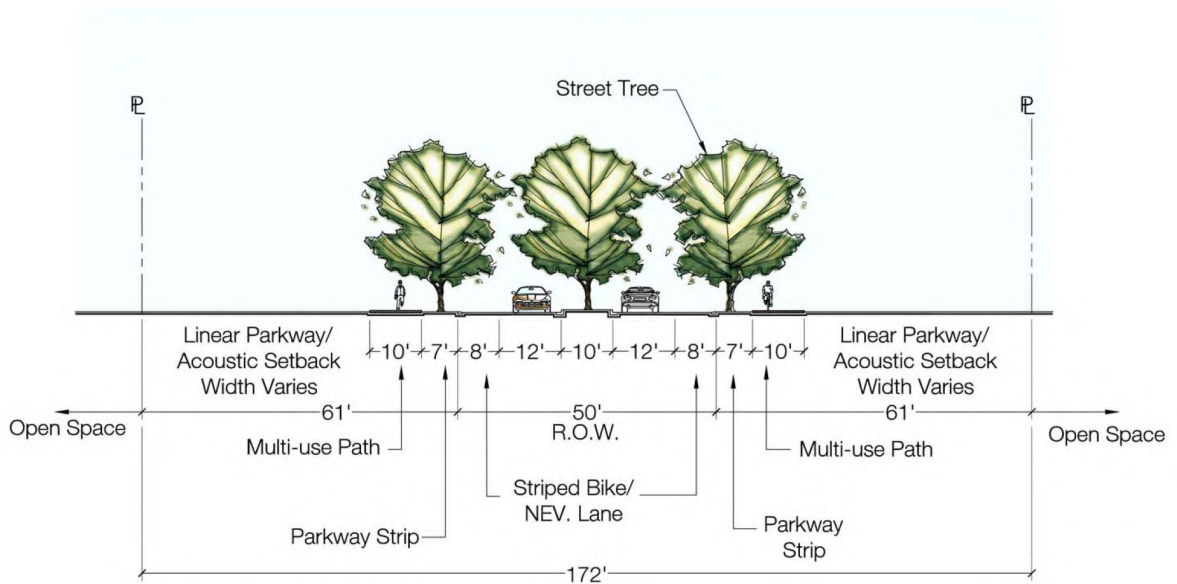


Figure 5-6: Central Boulevard (Section E-E)

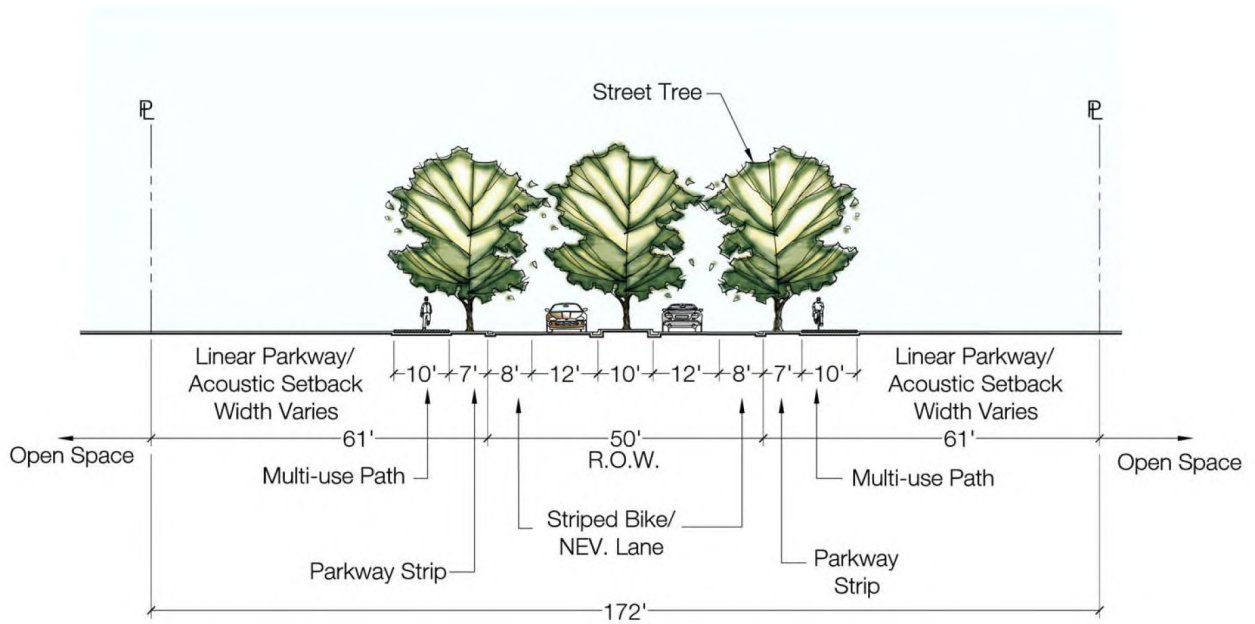


Figure 5-7: Central Boulevard (Section F-F)

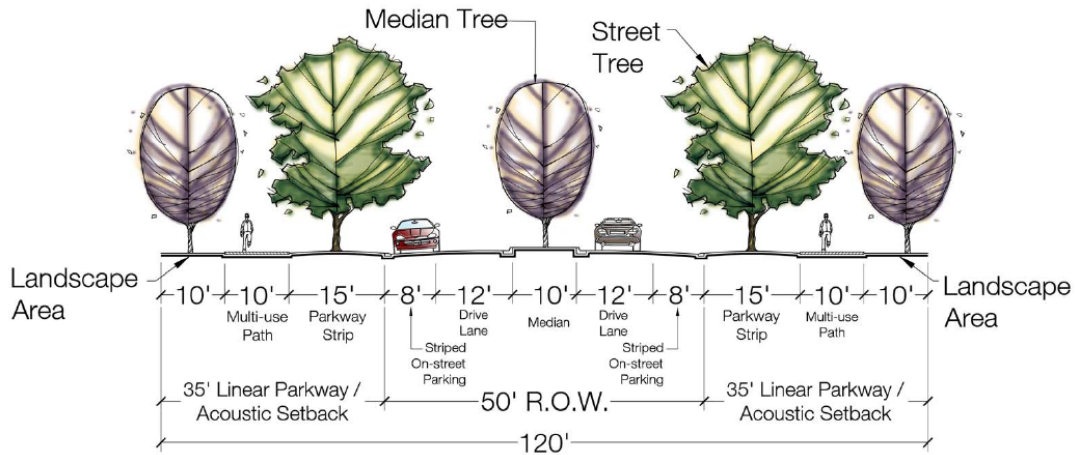


Figure 5-8: Collector Roadway (Section G-G)

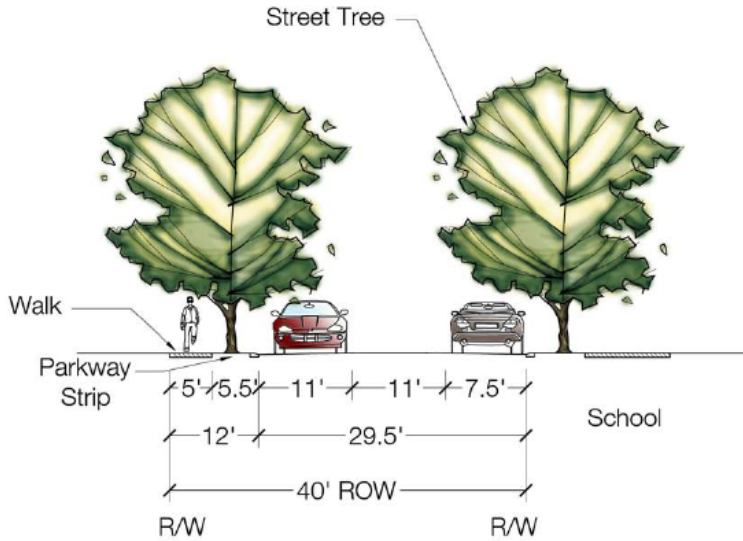


Figure 5-9: Collector Roadway (Section H-H)

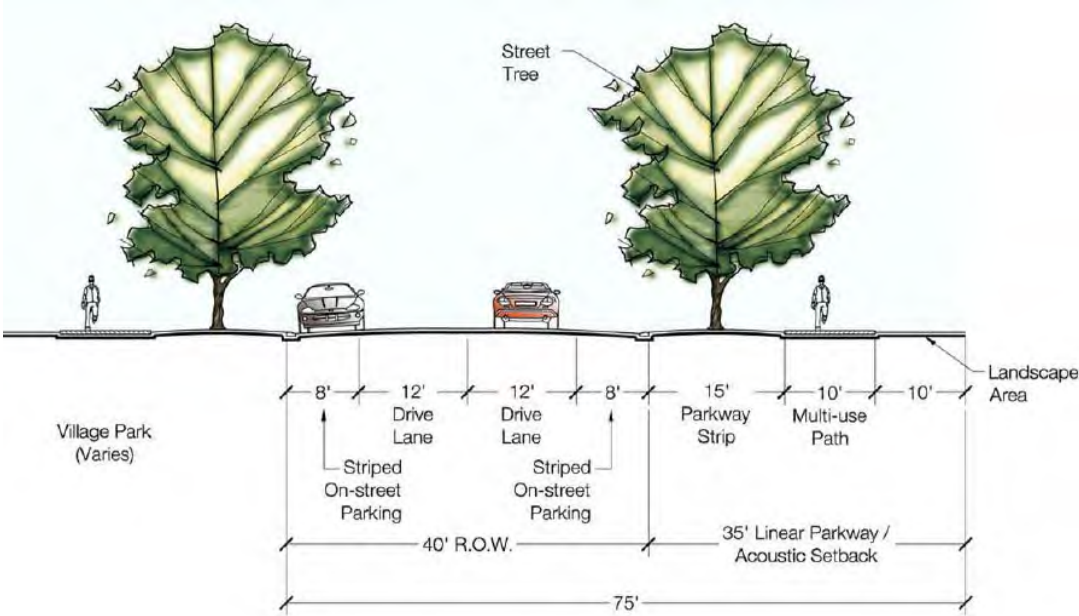


Figure 5-10: Collector Roadway (Section I-I)

Landscape medians, ranging from 10 to 22 feet in width, 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. Similar to Ferrari Ranch Road, adequate distance and landscape treatments have been included to eliminate the need for 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 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 is included in the General Development Plan.

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. Three types of local roadways are planned: (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 ordered “grid” system of the residential layout. Residential streets include two travel lanes with 53 feet of right-of-way. Residential streets incorporate 5-foot-wide sidewalks separated from the roadway by 5.5-foot-wide landscape greenways. Street trees will be planted in a regularly-spaced pattern to produce a strong street edge and shade for pedestrians and parked cars (see Figure 5-11). In addition, an alternative residential street section is provided for locations where a residential street abuts an open space area (see Figure 5-12).



- One-Way Streets at Parks** are planned 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 will include a 5-foot-wide sidewalk separated from the street by a 5-foot landscape greenway (see Figure 5-13).
- Garage Lanes** are planned throughout portions of Village 7 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 10-foot-wide travel lanes with 5-foot-wide landscaped edges and garage driveways (see Figure 5-14).

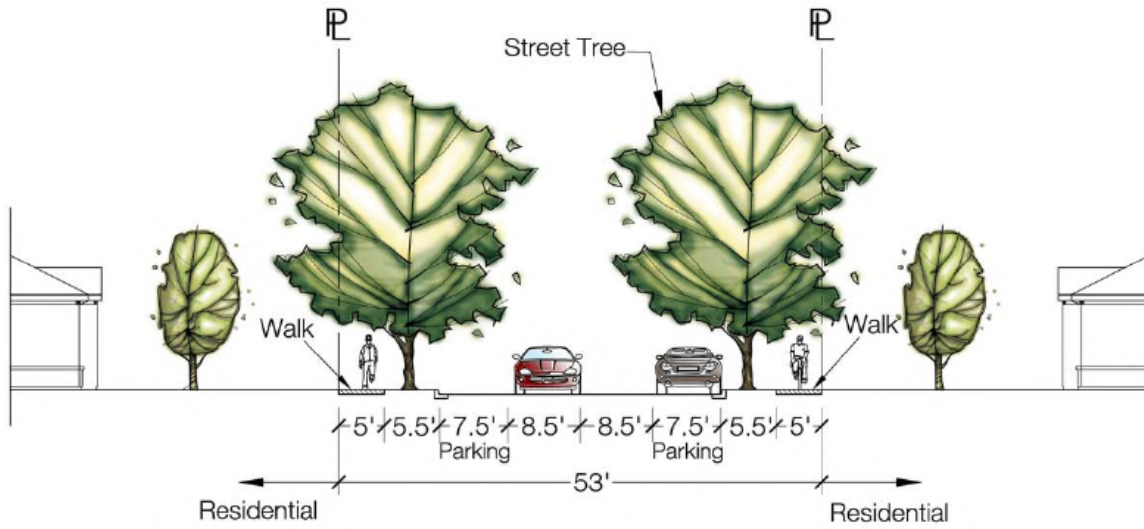


Figure 5-11: Residential Street (Section J-J)

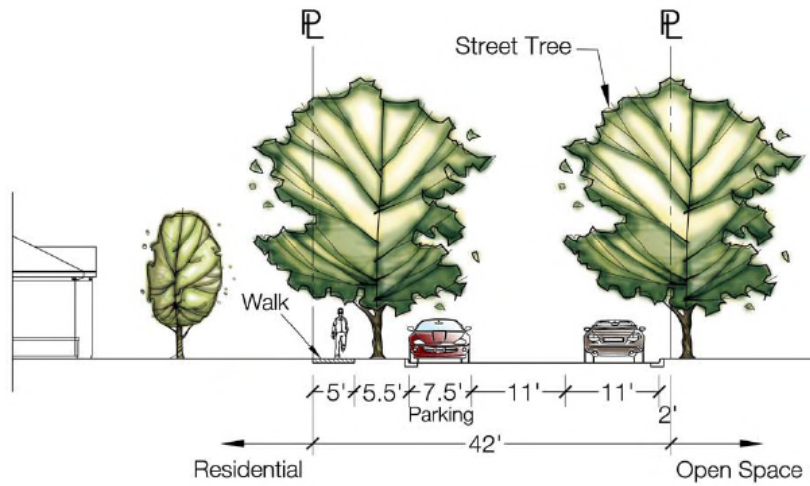


Figure 5-12: Residential Street at Open Space (Section K-K)

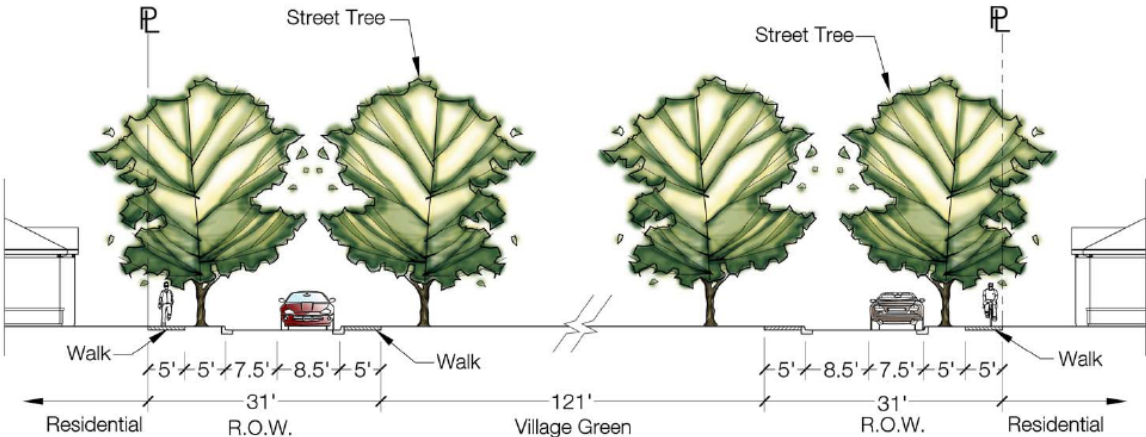


Figure 5-13: One-Way Street at Parks (Section L-L)

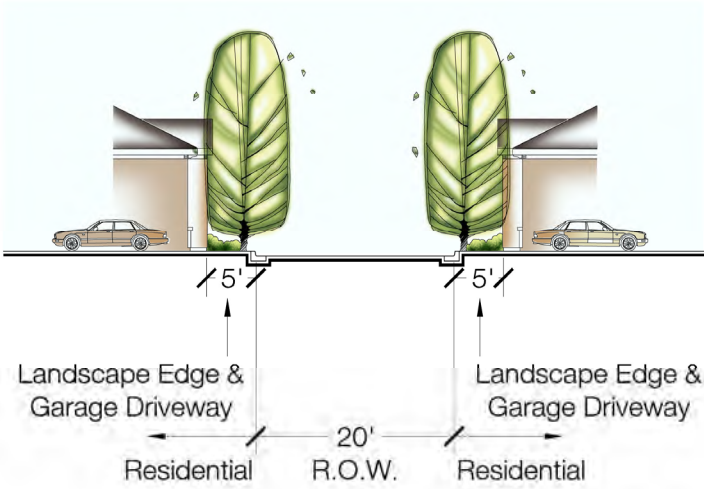
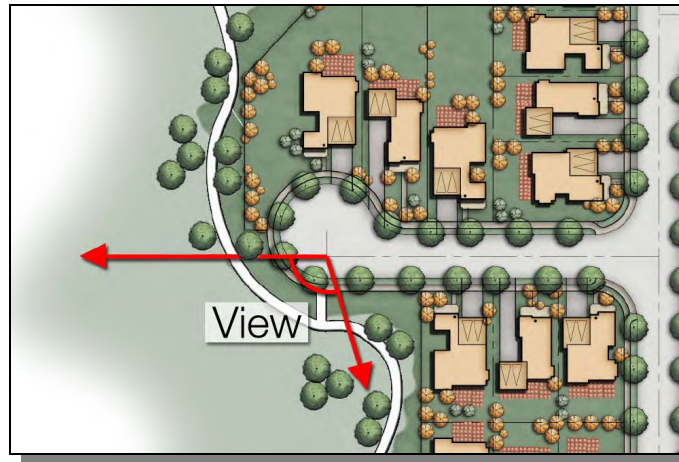


Figure 5-14: Garage Lane

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 required, 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. The envisioned street pattern is conceptually illustrated on Figure 5-1. Although changes to the final pattern of the local streets can occur, the original intent of mobility and connectivity must be maintained. Gated subdivisions may be approved within Village 7, provided that mechanisms are established to ensure maintenance of private streets, and that gating does not inhibit public access to parks, 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 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 provide 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 over 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 I 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 5-foot-wide detached sidewalks with greenways along all neighborhood streets. The local sidewalks are intended to emphasize the pedestrian and encourage a sense of neighborhood. In addition, multi-use paths, 10 feet in width, 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.

- ❑ **Open Space 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 bike paths will 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.



Figure 5-15: Pedestrian/Bike System

- **Main Pedestrian Routes** connect through and provide linkages between residential neighborhoods and their mini parks, as well as to the Class I bike trails and multi-use paths. 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 will provide additional detail.



- **Pedestrian Bridges** are planned in the southern portion of Village 7, which 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 three scheduled bus routes that converge in downtown Lincoln. The demand-responsive service consists of 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.



Village 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

Service	Provider
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 the 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 the 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.

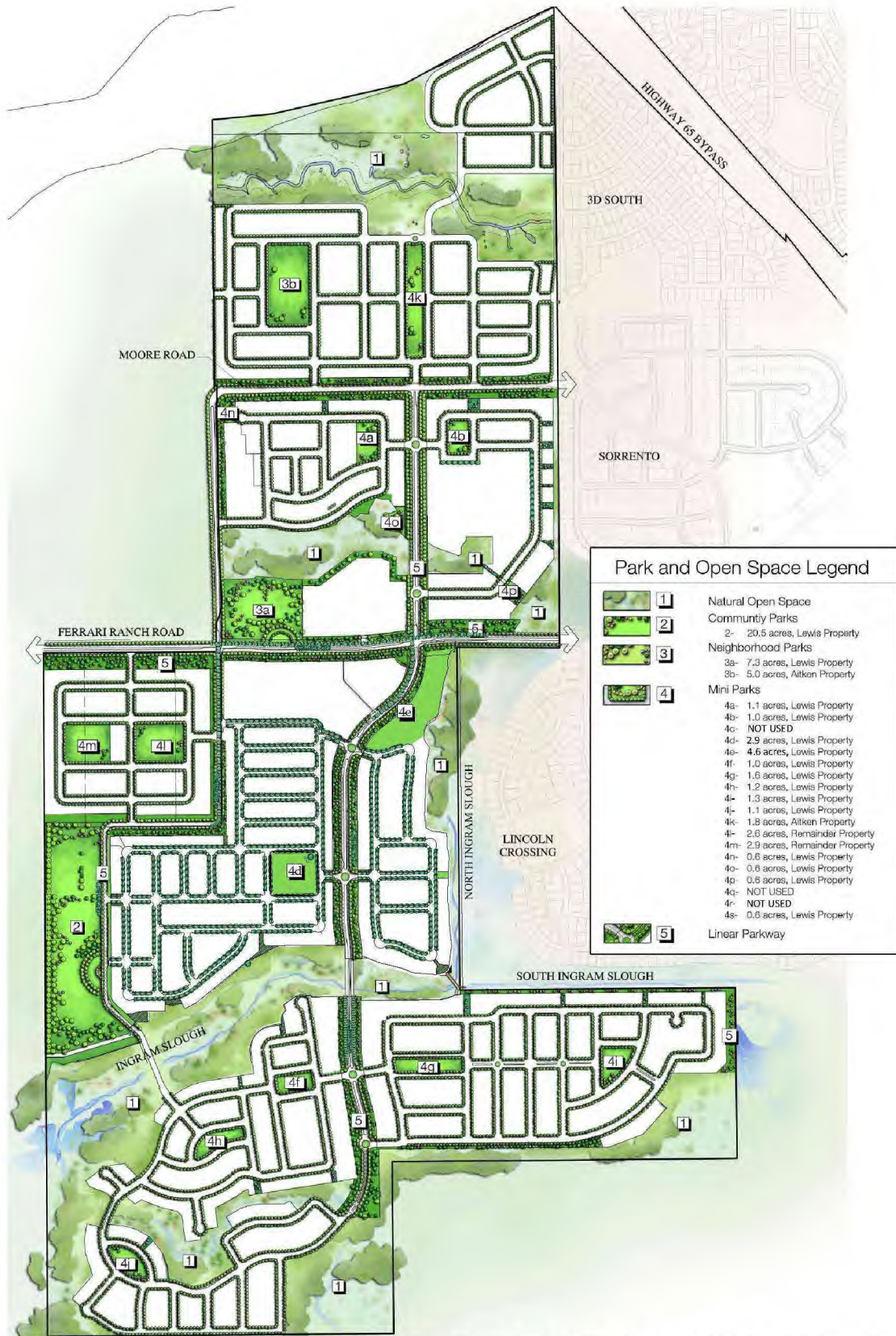


Figure 6-1: Park and Open Space Plan

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, resulting in a total need of ~~84.28~~ 84.2 acres of combined parkland and open space (~~55.85~~ 55.79 acres for active parkland and ~~28.43~~ 28.41 acres for open space). These requirements are summarized in the table below:

Table 6-2: Parkland Requirements

Land Use	Units	Active Park Reqmt. ²	Open Space Reqmt. ³
VCE: Village Country Estate	7 du	0.15 ac.	0.08 ac.
VLDR: Village Low Density Resid.	1,113 1,124 du	24.04 24.2 ac.	12.02 12.1 ac.
VMDR: Village Medium Density Resid.	1,393 1,382 du	23.32 23.1 ac.	12.02 12.06 ac.
VHDR: Village High Density Resid.	772 ¹ du	8.34 ac.	4.17 ac.
Total	3,285 du	55.85 55.79 ac.	28.43 28.41 ac.

1 Includes 202 HDR dwelling units of holding capacity for the 9.2-acre VMU parcel in the Lewis Property.
 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. Population generation rate 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. Population generation rate based on Lincoln Municipal Code.
Note: 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 (including Open Space Preserves, Linear Parkways, Major Paseos, or Parks) either within the Village 7 Specific Plan and Land Use Plan, or within the General Development Plan.

The Village 7 Specific Plan designates a total of approximately ~~281~~ 279 acres in park, linear parkway, and open space uses. This total includes approximately ~~59~~ 57.9 acres of designated parkland. The Village 7 Specific Plan also incorporates a total of ~~171~~ 171.5 acres of open space preserves, ~~46~~ 45.1 acres of linear parkways, and ~~6~~ 5.3 acres of major paseos.



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. In total, the approximate 281 acres of park and

open space in Village 7 is granted 86.22 acres towards meeting the General Plan park standard. 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 over eighteen (18) miles of pedestrian/bicycle paths and trails, which far exceeds the General Plan goal.

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

Park Type	Acreeage	Credit Ratio	Credited Acreeage
Active Park			
Community Park			
Lewis Property	20.5	1:1	20.5
<i>Subtotal Community Park</i>	20.5		20.5
Neighborhood Parks			
Lewis Property	7.3	1:1	7.3
Aitken Ranch II Property	5.0	1:1	5.0
<i>Subtotal Neighborhood Parks</i>	12.3		12.3
Mini Parks			
Lewis Property	17.5 16.6	1:1	17.5 16.6
Aitken Ranch II Property	3.0	1:1	3.0
Remainder Area	5.5	1:1	5.5
<i>Subtotal Mini Parks</i>	26.0 25.1		26.0 25.1
Subtotal Active Park	58.8 57.9		58.8 57.9
Open Space			
Open Space Preserves			
Lewis Property	121.9 122.8	10:1	121.9 122.8
Aitken Ranch II Property	38.1	10:1	3.81
Scheiber Property	10.6	10:1	1.06
<i>Subtotal Open Space Preserves</i>	170.6 171.5		170.6 171.5
Linear Parkways			
Lewis Property	36.0 35.1	5:1	7.20 7.02
Aitken Ranch II Property	3.0	5:1	0.60
Remainder Area	7.0	5:1	1.40
<i>Subtotal Linear Parkways</i>	46.0 45.1		9.20 9.02
Major Paseos			
Lewis Property	5.8 5.3	5:1	1.16 1.06
<i>Subtotal Major Paseos</i>	5.8 5.3		1.16 1.06
Subtotal Open Space	222.4 221.9		27.42 27.23
TOTAL	281.2 279.8		86.22 85.13

Note: A minimum of 40% of the gross area of each Planning Area must be reserved for Open Space. Each specific Planning Area may satisfy this requirement by identifying 40% of Open Space (including Open Space Preserves, Linear Parkways, Major Paseos, or Parks) either within the Village 7 Specific Plan and Land Use Plan, or within the General Development Plan.

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. Included are conceptual diagrams of some of the park and open space facilities. The final design of all facilities is subject to approval of the City of Lincoln. More related design considerations are included in the General Development Plan.

□ Community Park

A 20.5-acre community park site has been designated at the western edge of the Lewis Property planning 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**

Two neighborhood parks totaling 12.3 acres have been included in Village 7, one in the Aitken Ranch II planning area north of Moore Road, and one in the Lewis Property planning area, north of Ferrari Ranch Road.

One of the Village 7's neighborhood parks is a 7.3-acre site located in the Village Center in the Lewis Property. 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. In addition, the 7.3-acre site could be used to accommodate a future City of Lincoln public library.

A 5-acre neighborhood park is located in the Aitken Ranch II planning area. 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.

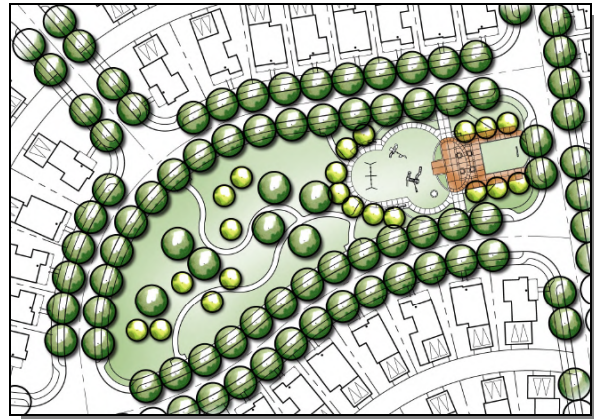
Mini Parks

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



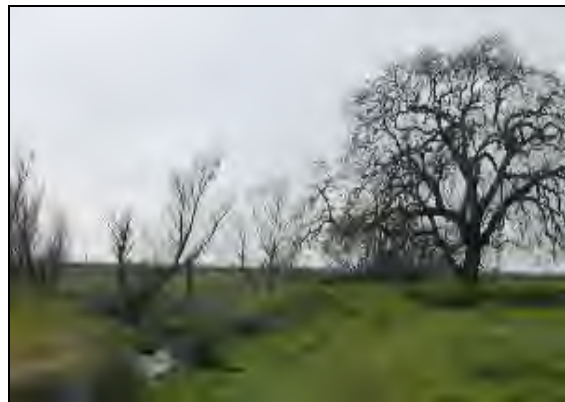
These park spaces are located in the heart of the residential neighborhoods, typically sited at the entrance of each neighborhood. They serve as one of the major community spaces for each of the neighborhoods, provide visual breaks, and create an identity and sense of place. The mini parks typically range in size from

approximately one-half to three acres. Each is 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

Approximately 171 acres of open space 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

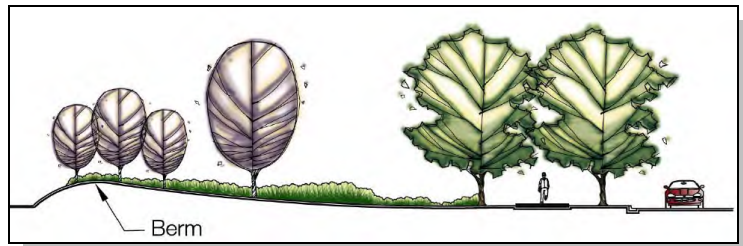


riparian woodlands. This open space provides a substantial amenity that will be preserved or enhanced to continue the natural storm water pattern, provide for bio-filtration, improve wildlife movement and habitat, provide passive recreation opportunities, and allow for a visual separation between homes. 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

Approximately 46 acres of 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 from 35 to 114



feet 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.

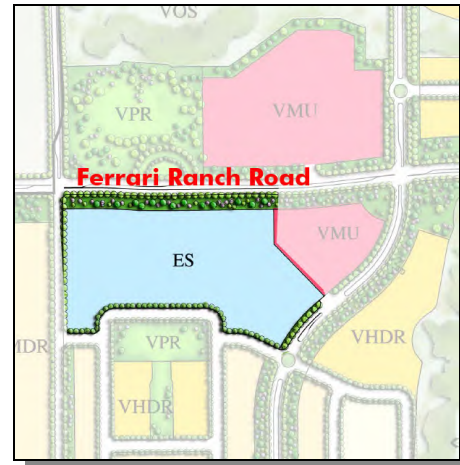
Major Paseos

Approximately 6 acres of 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. Width of these features varies depending on their location and adjacent uses, but are a minimum of 35'-wide. Paseos will include landscaping and other natural features.

6.3 SCHOOLS

An elementary school site is provided within Village 7 within the Lewis Property planning area, south 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.

The school site in Village 7 is 12 acres and is envisioned to include the appropriate educational facilities, playgrounds, parking lots, and pedestrian loading areas for drop-off by parents and buses.



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 1,014 elementary school students, 204 middle school students, and 238 high school students, as shown in Table 6-4. These generation totals may increase slightly if the 9.2-acre VMU site on the Lewis Property ultimately is developed with residential units, consistent with the site's underlying residential land use designation and unit allocation.

Table 6-4: Village 7 Student Generation

	Single Family Residential	Multi-Family Residential	Students Generated	School Capacity	Schools Required
Elementary School	0.307	0.425	1,014	900	1.13
Middle School	0.064	0.075	204	1,100	19% of 1
High School	0.072	0.100	238	1,800	13% of 1

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. A middle school will be located 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 located 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.

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.

The City's 2006 Public Facilities Fee Program requires 1.87 police officers and 0.4 non-sworn staff 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. 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 7.3-acre 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.

The City's 2006 Public Facilities Fee Program requires 1.26 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



Section 7

Utilities Plan

7.1 OVERVIEW

The Village 7 Specific Plan includes a full array of utility infrastructure designed to support 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

Utility 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 Village 7 Water Supply Assessment (WSA) approved in August 2008, 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 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 December 2002 and updated in 2005. The UWMP evaluates the anticipated growth of the City and the associated water demands and future water supplies through 2025. In addition, the Village 7 WSA approved in August 2008 identifies a long-term water supply strategy to serve buildout of the Plan Area.

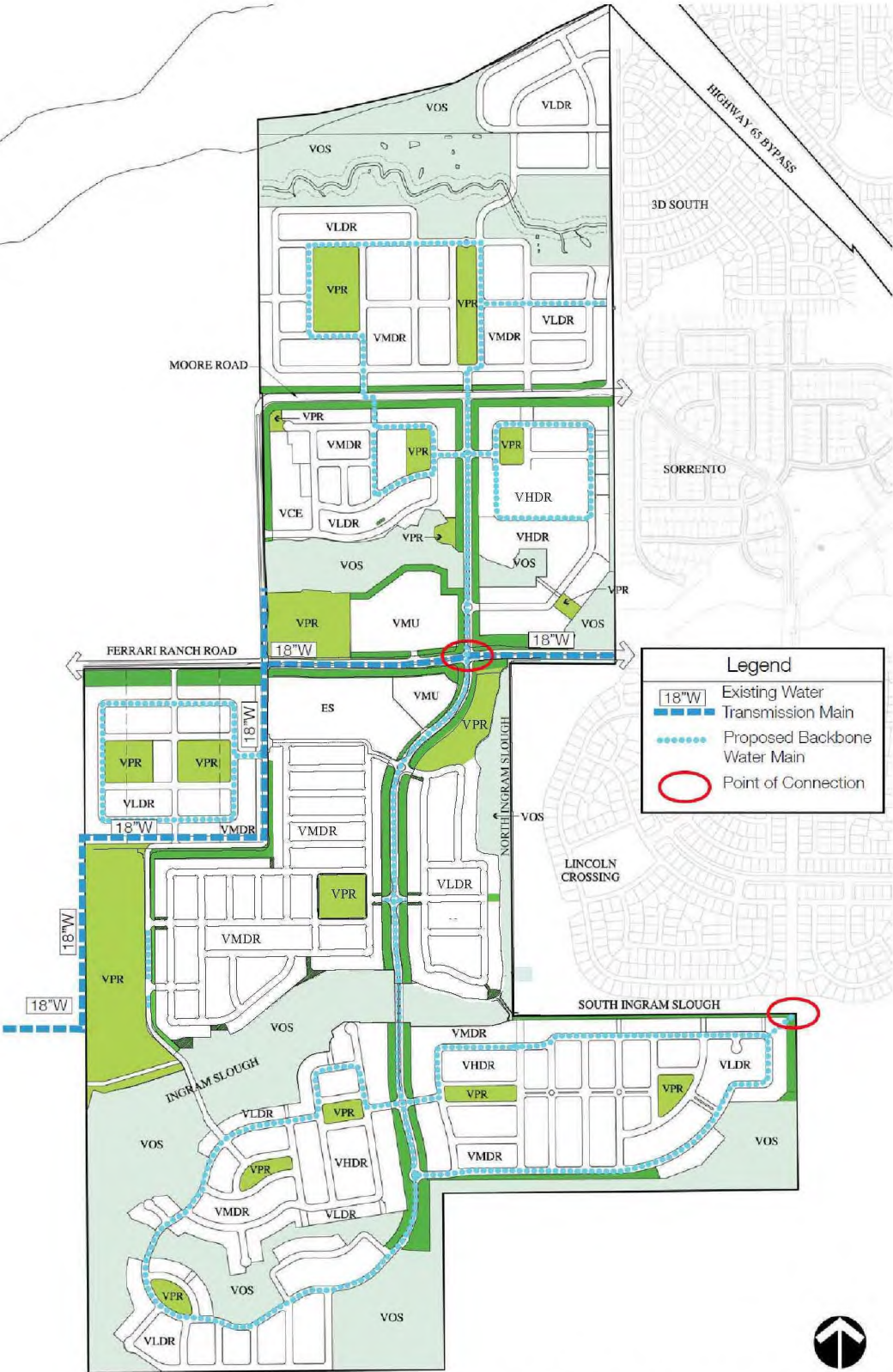


Figure 7-1: Backbone Water System

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, the total average water demand for Village 7 are projected to be 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, water distribution infrastructure for Village 7 will not require significant improvements to the existing City system.

A Backbone Water Infrastructure Plan has been prepared for Village 7 to provide information on the infrastructure needed to serve domestic water to 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 on Figure 7-1. The location of groundwater wells is 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 to service connections within the development.

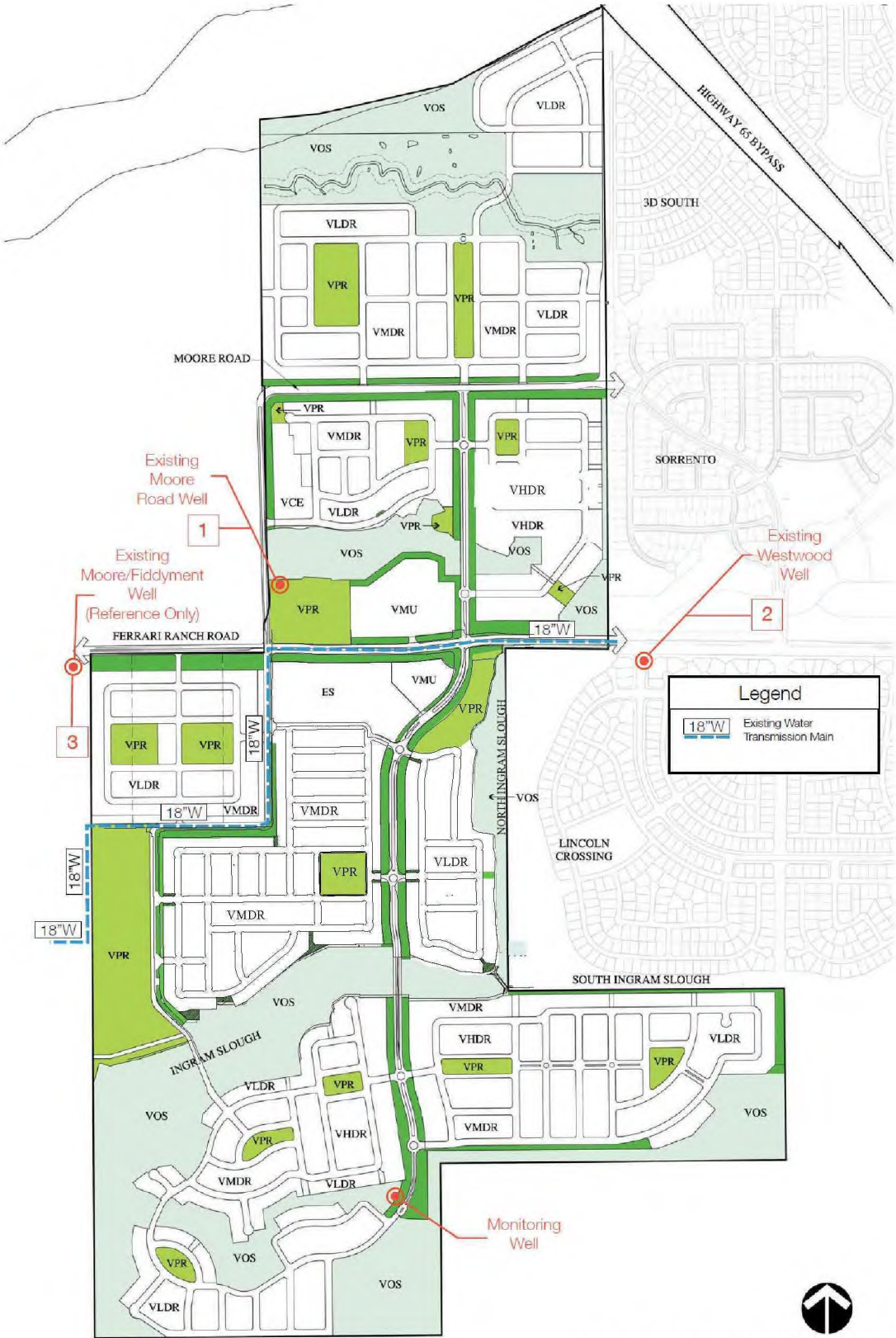


Figure 7-2: Well Locations

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 force main sewer in Moore Road, which currently provides a connection between the City of Lincoln and the WWTRF. Ultimately, this line will be converted from a force sewer main to a 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

7.3.3 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 SB 610 Water Supply Assessment prepared for the project, 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 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 buildout of Village 7 will not require significant improvements to the existing City system. The Village 7 Specific Plan is the first development east of the WWTRF, which will have the capacity and transmission system to provide reclaimed water for irrigation. In addition, Village 7's reclaimed water infrastructure system will provide links to other parts of the City.

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 the development and has the ability to expand for future development. The WWTRF includes planning for up to 12 mgd of wastewater, and will ultimately serve as a regional plant with a capacity for up to 24 mgd. 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 and Capacity

Design flows used to size the onsite sewer system are 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 right of ways.

There are three primary wastewater shed areas within Village 7, the Lewis Property North and the South Sheds, and the Aitken Ranch II Shed. 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, which connects to the WWTRF. Figure 7-4 illustrates Village 7's wastewater collection system.

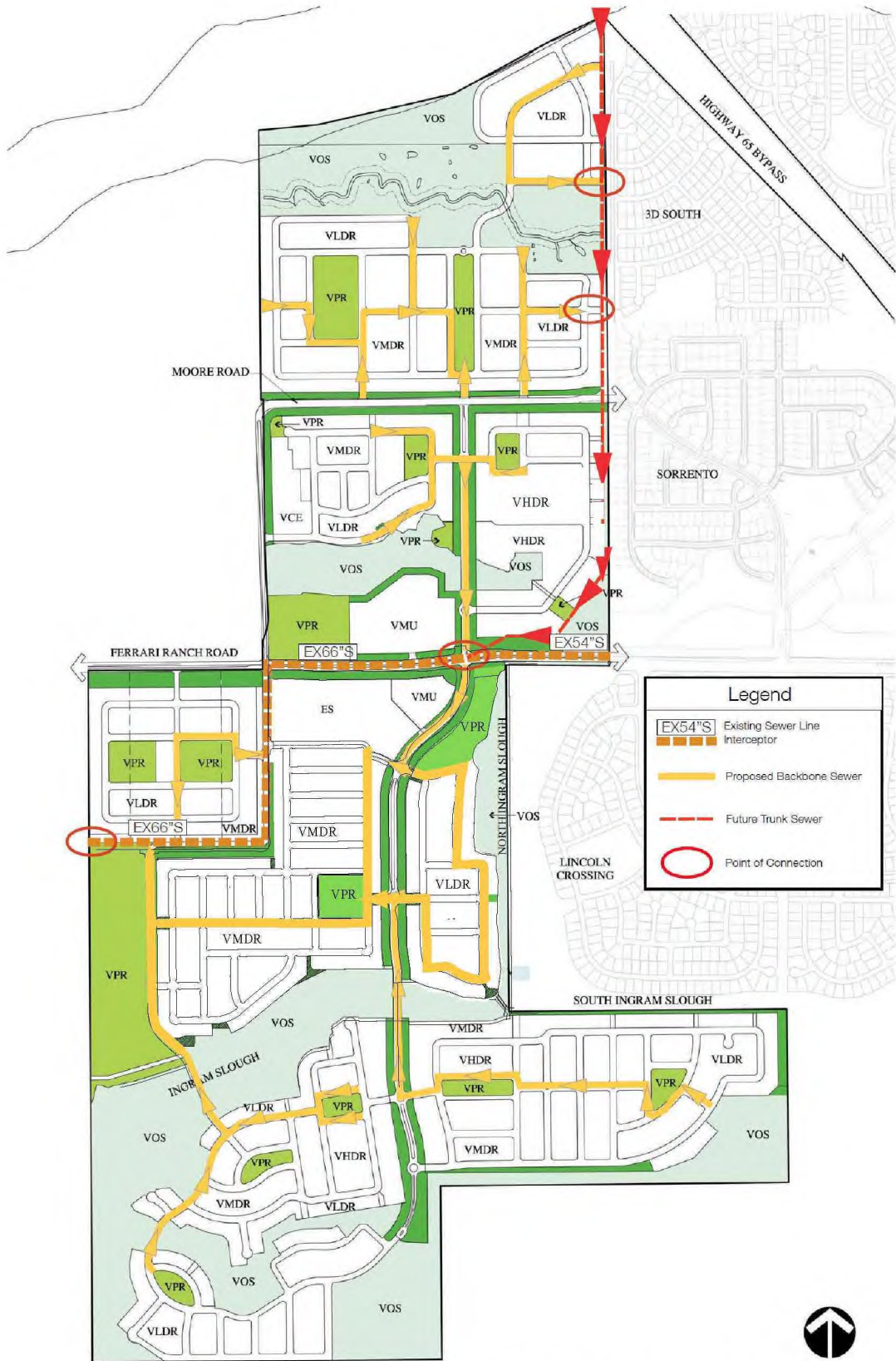


Figure 7-4: Backbone Wastewater Collection System

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 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 six 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.

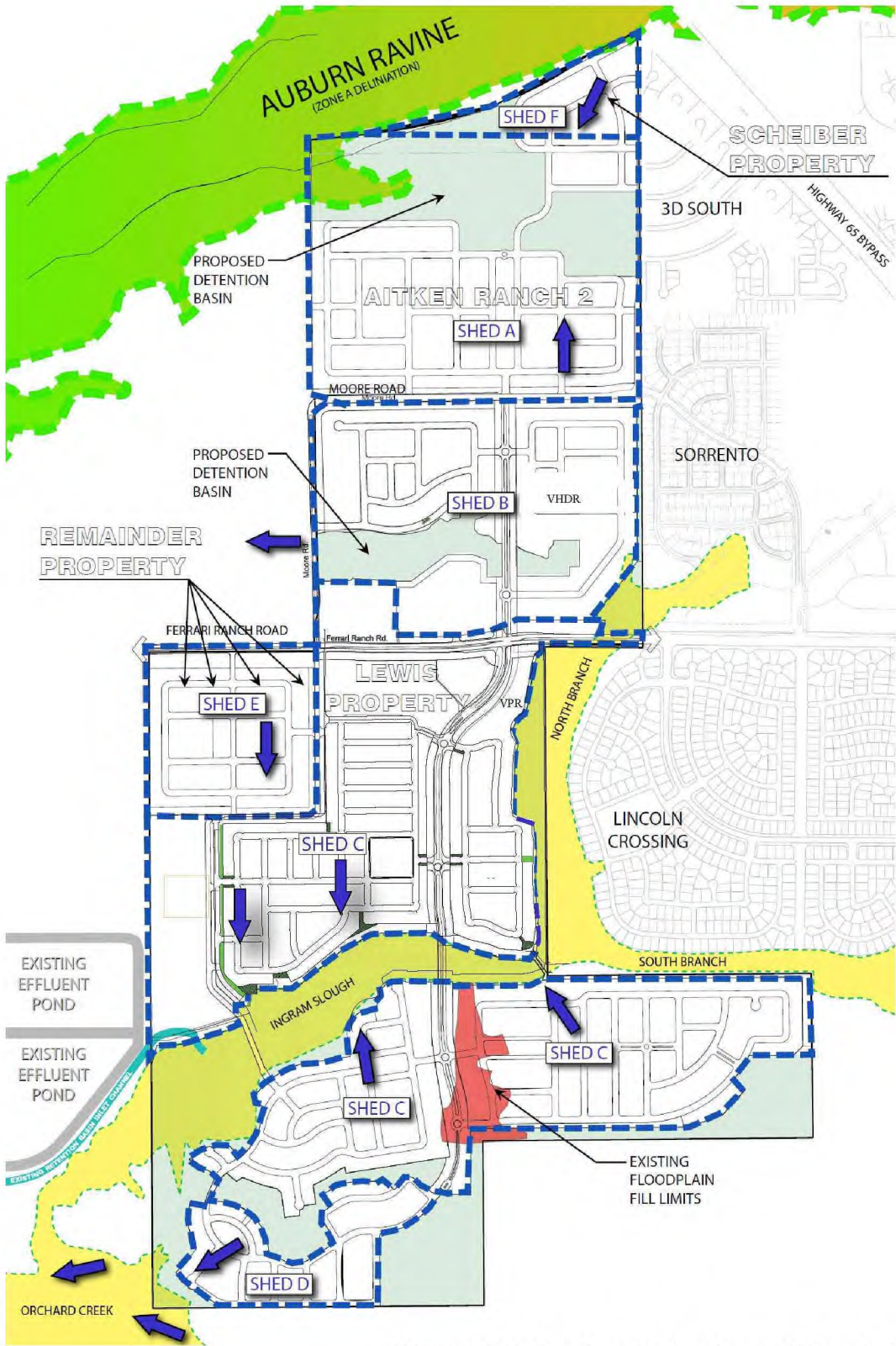


Figure 7-5: Drainage Sheds and Floodplain



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 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-I) 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 toters supplied by the City. Multi-family and commercial collection is typically provided for with the use of larger receptacle bins. Waste is transported to the Western Placer Waste Management Authority's (WPWMA) 315.9-acre Western Regional Sanitary Landfill (WRSL) located adjacent to the intersection of Athens and Fiddymont Roads, west of SR 65. 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.

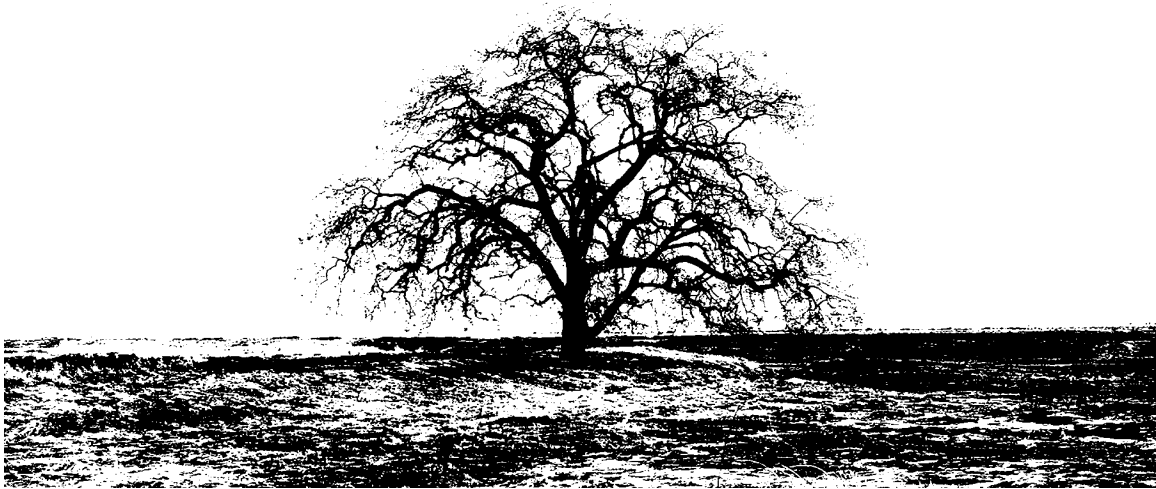
In May 2003, the WPWMA approved a Capacity Enhancement Project, which allowed staff to pursue revisions to existing permits to increase the landfill and MRF capacity. The permit revision was approved in August 2003 by the California Integrated Waste Management Board. The current permitted maximum allowable 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.

A watercolor illustration of a village street scene. The scene is filled with tall, leafy trees that create a canopy over the street. In the background, there are several houses with gabled roofs and porches. In the foreground, a group of people, including a man in a brown jacket and a woman in a yellow coat, are walking along the path. The overall style is soft and artistic, with a muted color palette.

Village 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 are to 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 will be 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

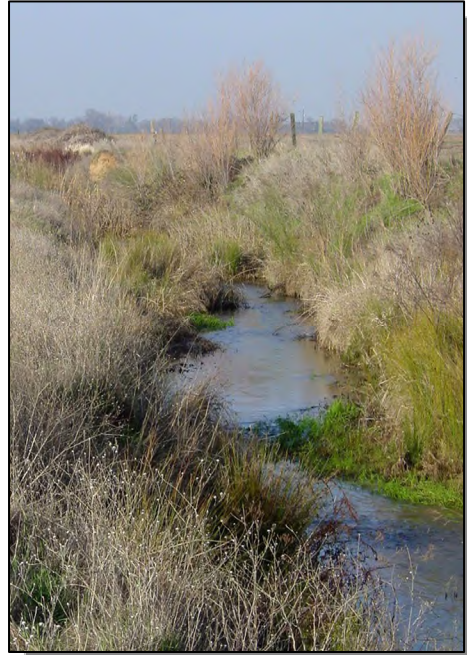
Several wetland features have been identified in Village 7's pre-development state. Many of these occur as isolated basins within the site, while others are associated with interconnected drainages that occur throughout the site. Section 404 of the Clean Water Act requires that permits be obtained from 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 generally 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. “Wetter” 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 similar to 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 and 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.

A 404 Permit issued by the United States Army Corps of Engineers (Corps) will be required to fill wetland features that are not avoided in Village 7's development areas. It is anticipated that each planning area will pursue its own 404 permit, although multiple planning areas may be combined under a single permit. In total, the 404 permits will include provisions to mitigate for the loss of all wetlands within Village 7.

Although specifics may vary by planning area, mitigation of impacted wetlands will be achieved through a combination of: (1) on-site wetland creation/restoration, and 2) off-site mitigation through purchase of habitat credits and/or off-site wetland creation/restoration. Compensation ratios for the mitigation of impacted wetlands will be 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 portions of Village 7 are developed, permanent open fencing will be installed along 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 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.

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 vegetation within grassland 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 currently 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 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.

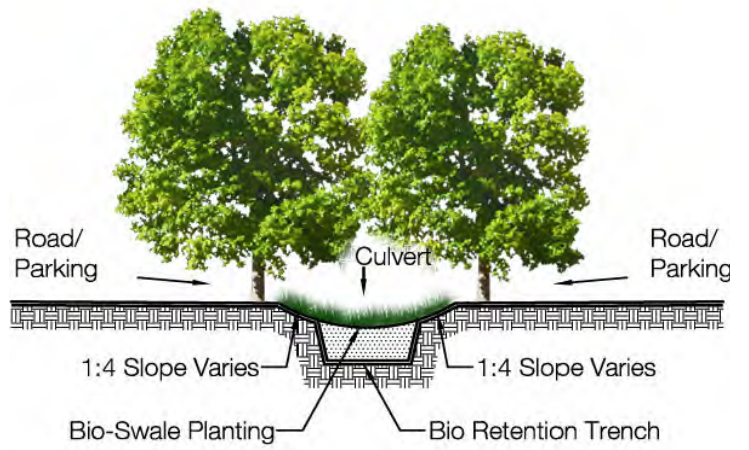
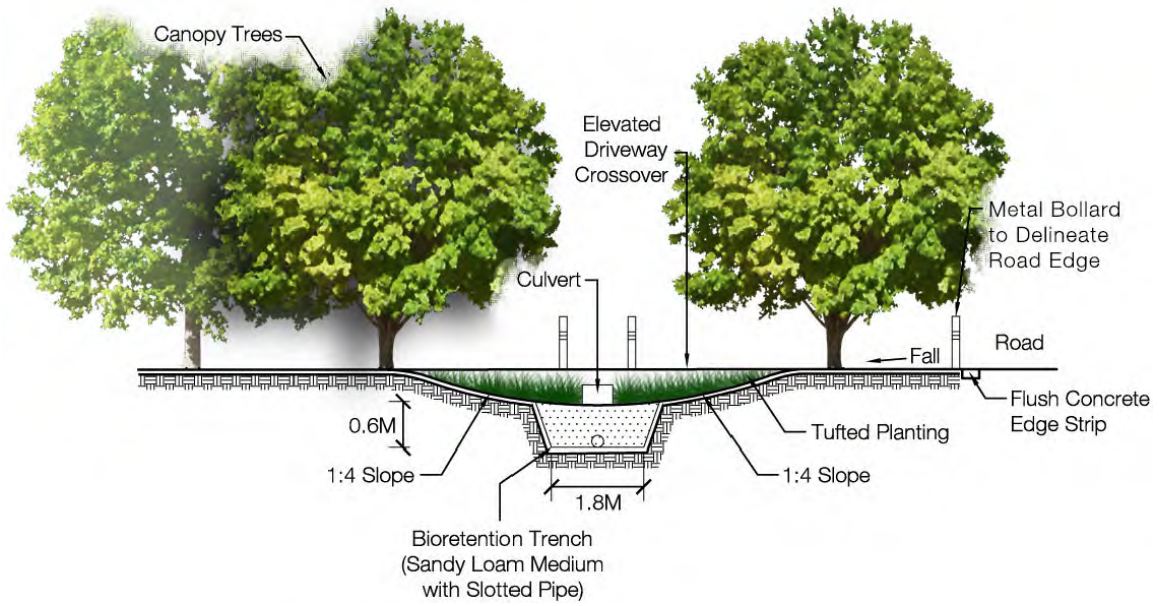
The use of bio-swales is an effective method to deal with water quality treatment. A typical bio-swale provides for a high level of pollutant removal including decreases in total suspended and floating solids, total phosphorous, total nitrogen, floating trash, heavy metals, bacteria, greases, oils, and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

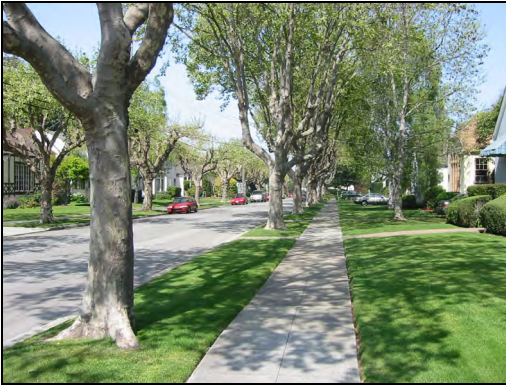
Forty percent (40%) of Village 7 is devoted to an open space and recreational system planned with amenities designed to encourage residents to walk, run exercise, ride bikes, and generally enjoy the community outside of the automobile. It is a principle of the Village 7 Specific Plan to establish pedestrian, bike, and trail loop systems throughout the site that link recreation areas, open space areas, and the Village Center to homes. Village 7 includes over eighteen miles of multi-use paths, sidewalks, pedestrian routes, and Class I 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 as a means 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 implementation of these techniques will be addressed 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.

A watercolor illustration of a village street scene. The scene is filled with tall, leafy trees that create a canopy over the street. In the background, there are several houses with gabled roofs and porches. In the foreground, a group of people, including a man in a brown jacket and a woman in a yellow jacket, are walking along the path. The overall style is soft and artistic, with a muted color palette.

Village 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, a 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.

Upon approval of the Village 7 Specific Plan, 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) has been 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. For this reason, the Lewis Property and its associated 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 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.

In order 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.

To this end, the following list of elements must be included the Village 7 General Development Plan. 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 an 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 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, 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 a detailed phasing plan, including diagram, please 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

Improvement/Facility	Financing Options
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) may 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. A separate Community Facilities District for Services can be established for maintenance of certain facilities that provide special benefit to Village 7. Such facilities may include landscape corridors and medians, open space areas, bike paths/trails, detention/retention facilities, and City parks. In addition, the CFD for Services may be used to fund governmental services that benefit residents of Village 7, including police and fire services.

Landscape and Lighting Assessment District – A Landscape and Lighting Assessment District (LLAD) is a similar financing mechanism to a CFD for services (see above). This mechanism may be established, and through annual assessments to property owners, would establish a fund to maintain facilities within the Specific Plan area. These facilities could include landscape corridors, medians, open space areas, parks and linear parkways, pedestrian and bike trails, stormwater facilities, and street lights, pursuant to the terms of the District.

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. 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 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 and may vary from the Conceptual Development Plan as long as proposed development remains 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 has been 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, any individual property owner, or by the City, in accordance with any 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. In addition, they will be subject to City review for consistency with the scope of the project EIR and may be subject to the provisions of CEQA 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 Director of Development Services that the proposed amendment would be inconsistent with the General Plan goals, objectives, policies, or land use programs applicable to the property.

The Director of Development Services shall within ten (10) working days of any submittal of a request to amend this Plan, determine whether the amendment is significant or insignificant. If the amendment is determined to be significant, the application shall be reviewed and considered in the manner

prescribed by City ordinance. If the amendment is determined to be insignificant, the Director may approve or deny the application. Any decision of the Director may be appealed to the Planning Commission and/or the City Council, provided said appeal is initiated within ten (10) working days of receipt by the applicant of written notice of the Director's decision.

Examples of significant changes include:

- The introduction to the project area of a new land use designation not contemplated in this original Specific Plan, or in this Specific Plan as subsequently amended.
- Changes in the designation of non-residential land uses affecting five acres or more from that shown in this Specific Plan or in the Specific Plan as subsequently amended.
- Changes to the circulation system or community facility design which would materially affect a planning concept detailed in this Specific Plan, or this Specific Plan as subsequently amended.
- Increase in density of up to 10% within any project phase as defined in the General Development Plan.
- Any change which would result in a significant and adverse environmental impact.

Necessary Findings

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

- Changes occurred in the community since the approval of the original Specific Plan, which warrant approving the proposed amendment.
- The proposed amendment is consistent with the General Plan for the City of Lincoln.
- The proposed amendment will result in a benefit to the area within the Specific Plan.
- The proposed amendment will not result in any unmitigated impact to adjacent properties.
- 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 the course of its implementation. To address this intent, the Specific Plan provides for Minor Revisions in addition to typical Specific Plan Amendments. The Director of Development Services 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 Director of Development Services to be in substantial conformance with:

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; and
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 addition of new or updated information that does not substantively change the Specific Plan.
- Minor adjustments to land use boundaries and street alignments where the general land use pattern is maintained.
- Changes to the provision of public infrastructure and facilities that do not impact the level of service provided or affect the development capacity in Village 7.
- Modifications to the phasing of Village 7 that 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 Director of Development Services, be referred to the Planning Commission and City Council for action. Determinations and actions by the Director of Development Services may be appealed to the Planning Commission.

If the Director of Development Services determines that a proposed amendment does not meet the above criteria, a Specific Plan Amendment (SPA) shall be required.