



Special Use District B Land Owner Meeting Summary

DATE/LOCATION

November 19, 2013

5:30 p.m. - 7 p.m.

Holiday Inn Express

155 Ferrari Ranch Road, Lincoln

MEETING ATTENDEES

Approximately 40 Village 5 land owners attended the meeting. Also in attendance were City Council Member Stan Nader; Mark Miller, City of Lincoln; and Amanda Norton, City of Lincoln.

Project team members in attendance included:

- Clifton Taylor, Richland Communities
- Annalisa Bor, Richland Communities
- Steve Greenfield, Cunningham Engineering
- Jack Paddon, Williams & Paddon
- Gene Endicott, Endicott Communications

MEETING PURPOSE

The primary purpose of this meeting was to share information with City of Lincoln Special Use District B land owners about the Village 5/SUD-B Specific Plan proposal, process and schedule, and to solicit their feedback.

MEETING SUMMARY

Gene Endicott welcomed meeting attendees and provided an overview of the agenda, facilitated project team self-introductions, and introduced City of Lincoln representatives. Mr. Endicott then introduced Clifton Taylor, who provided an overview of Richland Communities and the company's history in Lincoln. Mr. Taylor then provided an overview of the Village 5/SUD-B proposed land use plan, which included references to issues related to the Placer County Airport Land Use Compatibility Plan, Placer County Habitat Conservation Plan, City open-space policies, and school requirements. The focus of this meeting was on proposed plans for the SUD-B portion of the proposal. Mr. Taylor also discussed anticipated key land owner issues, including impacts on current land uses, utility connections and potential tax-related impacts. Mr. Taylor indicated that Richland would not seek reimbursement from current land owners for Specific Plan-related expenses.



LAND OWNER QUESTIONS AND ANSWERS

Following is a summary of questions asked by land owners with answers provided by Mr. Taylor.

Q. What are the proposed densities?

A. 1/10th units per acre to 15 units per acre.

Q. How does this affect people who live there now? What if I want to sell my property, do I need to disclose that this development is occurring?

A. I would recommend, as you typically would in any transaction of land, that the buyer contact the City/County to review the General Plan for the region.

Q. Sounds like a denser project. If you are subdividing, can we do that too?

A. The Airport Land Use Plan will affect the density allowed on your property.

Q. Are you open to changing the densities proposed for SUD-B?

A. Not likely because of the Airport Land Use Plan, which dictates allowed land uses and densities within the over flight zones. However, we are open to ideas on how to manage this relative to adjacent development.



Q. Regarding commercial zoning, why is it allowed in the Airport Zones?

A. Richland is responding to a document that controls the allowable uses. The Airport Land Use Plan allows commercial development but also dictates the density of buildings within the commercial zone.

Q. Does Richland own any land within the Airport Zones?

A. Yes. (Pointed out on land use map.)

Q. Does the proposal represent annexation of the entire area all at once?

A. That is the next phase of the dialogue, because if all of the land is annexed at once, the City has to be prepared to provide services to the entire area. Annexation can't be done as islands, so land between Richland's holdings and the current City limits will likely be annexed in the first annexation.

Q. Will water and sewer be provided?

A. Yes, however there will not be a requirement to connect. The infrastructure will be sized to allow for all properties within the plan area to connect, if desired.

Q. You mentioned that the cost of the master planning will not be passed on to the land owners, correct?

A. Correct, however in the future if you, or someone that purchases your property, decides to develop in the future then you would be responsible for a fair share of the construction cost of the plan infrastructure.

Q. Does Richland's development trigger the overcrossing at Nelson?

A. Ultimately yes, but not immediately as it depends on the amount of traffic generated over time.

Q. Is your goal just to develop the property you currently own or to buy more?

A. Richland is not actively pursuing additional land in the plan area; however, the company is well capitalized so if you are interested in selling feel free to contact me.



Q. There is a large walnut grove recently planted within the area. When those roots hit the hardpan layer the trees are going to die and someone is going to get sued? [SG: I believe the inference is that the grower will claim the development affected the health of the trees].

A. There was no substantive response.

Q. Can you discuss Special Use District A?

A. The general limits were shown in relation to Lincoln Village 5 and it was noted that a portion of SUD-A was incorporated into the Village 5 planning area.

Q. Is Nicolaus Road at Highway 65 going to be an interchange someday?

A. Yes.

Q. What is Richland's timeline?

A. We would like to move forward on planning in 2014. We envision a one year to 18 month process. Then an application on the central area of the plan would be submitted; however, absorption will be slow and it could be a number of years to build out the first phase.

Q. What will you do to mitigate for sound?

A. The next phase of the planning would include an EIR which will address sound impacts and mitigation.

Q. Would Richland be required to pay for sound attenuation?

A. I don't know what we will be required to do. That will also be part of the EIR and planning process.

Q. Please provide an update on Nelson Lane Improvements?

A. They have been under design for a year. We had hoped for a winter 2013 construction start but it will likely be spring 2014. (Answered by City staff.)

Q. Are the land use maps available?

A. We are waiting for City and public feedback, after which there will be one more revision prior to making the maps public.

NEXT STEPS / ADJOURNMENT

Mr. Endicott reported that the project team is development a website that will include additional information and materials is being developed, and that the land owners and other stakeholders would be notified of its availability. Mr. Endicott encouraged anyone with additional questions or looking for information not covered in the meeting to contact him or Mr. Taylor, or City contract staff Dan Dameron or Harriett Ross. Mr. Endicott then adjourned the meeting.