



Village 5 Land Owner Meeting Summary

DATE/LOCATION

November 18, 2013

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

Holiday Inn Express

155 Ferrari Ranch Road, Lincoln

MEETING ATTENDEES

Approximately 30 Village 5 land owners attended the meeting. Also in attendance were City Council Member Paul Joiner, and Dan Dameron and Harriett Ross, ESA (City contract planners).

Project team members in attendance included:

- Clifton Taylor, Richland Communities
- Annalisa Bor, Richland Communities
- Steve Greenfield, Cunningham Engineering
- Michael Dean, Meyers Nave
- Paul Walsh, Williams & Paddon
- Gene Endicott, Endicott Communications



MEETING PURPOSE

The primary purpose of this meeting was to share information with Village 5 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 with the Placer County Habitat Conservation Plan, City open-space policies, and school requirements. The focus of this meeting was on proposed plans for the Village 5 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 sources of the documents for the plan?

A. Richland prepared them with a team of consultants.

Q. Are copies available for review?

A. The intent is to get an open dialogue going first, including response from the City before releasing documents for review.

Q. Will there be opportunities to suggest changes to the plan?

A. Yes, after the City has provided review comments.

Q. What is the source of water?

A. The Placer County Water Agency and/or Nevada Irrigation District. Water rights have not yet been purchase or formally requested.

Q. Will there be fire and police services? Where will they be located?

A. Feedback is needed from the City to determine police and fire stations or substations, but public service land uses have been shown on the land use plan.

Q. What will the population of the plan be?

A. 8,000 dwelling units, which will be approximately 22,000 residents.

Q. How much agricultural land is being taken out of production?

A. 1,000+/- acres owned by Richland; 2,000+/- acres total. The City's ag land mitigation requirement is 1:1 for ag conservation easements.

Q. Where is Village 4?

A. The area north of Village 5 and west of the airport was referred to on the map.

Q. Will there be on ramps (interchange) at Nicolaus Road and Hwy 65?

A. Yes, in the future.

Q. When would the Village be annexed to the City?

A. Two years would be the soonest. It could be annexed in pieces. If annexed, the City needs to serve the properties within the plan area; however, the City cannot force taxes on your properties.



- Q. Regarding the planning documents, could you provide a list of the next steps and the time for them?
- A. Make sure you have signed in with an email address so we can keep you apprised of any available documents.
- Q. The City refused to adopt the Right to Farm Act. What is Richland's approach going to be to deal with cows balling due to being separated from their calves and resident complaints?
- A. One approach would be to incorporate ag land into the development. This is an issue we'd like more feedback on. The objective is to allow for you to continue using your land as you choose, until such time that you would like to develop or sell it.
- Q. Is the City going to force me to connect to services?
- A. No. No taxes will be put on your land that you don't agree to once you've decided to receive City services. Richland is very thoughtful about private property rights and has tried to take this into consideration during preparation of the plan.
- Q. Is the plan going to widen Highway 65 to Roseville?
- A. No, but the Placer County Transportation Agency is working on a plan and Village 5 would need to be a financial participant.
- Q. Where would the City limit be? I am concerned about not being able to live outside of town.
- A. It is too early to tell. Perhaps the typical sign could read "Urban Growth Line" instead of "City Limits."
- Q. Is there anyone in the room that wants this?
- A. People's lives change over time and options can be good to have. Our experience has been that many farmers are not adverse to development but the time needs to be in their control. It can be a retirement option, especially if the children aren't interested in farming.
- Q. Where would development start?
- A. Most likely along the new extension of Nelson Road.
- Q. What is the timing?
- A. If everything worked out perfectly, three years, but more likely five years for the first ground breaking.
- Q. How are you handling storm water?
- A. The plan would handle retention requirement via participating in the offsite solution north of the plan area. Onsite detention ponds would be incorporated throughout the project area and would be designed to be amenities for the plan.
- Q. What is the entire Specific Plan size?
- A. 4,000 acres; however, due to open space and the airport zones, less than half of the acreage is developable.

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.