Placer County Local Agency Formation Commission
110 Maple Street Auburn, CA 95603 | (530) 889-4097

COMMISSIONERS

Cindy Gustafson
Chair
(County)

Joshua Alpine
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Trinity Burruss
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Shanti Landon
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(*Public*)

COUNSEL

Michael Walker
General Counsel

STAFF

Michelle McIntyre
Executive Officer

Amanda Ross
Interim Assistant Executive Officer

Amy Engle
Commission Clerk

Special Meeting

Wednesday, December 4, 2024, 4:00 PM

This meeting will be open to in-person and virtual attendance. Commission members may attend the meeting in person or remotely.

Commissioner Landon, Hyatt Regency Sonoma Wine Country, 170 Railroad Steet, Santa Rosa, CA 95401

Alt. Commissioner Friedman, 3101 Lake Forest Road #20, Tahoe City, CA 96145

Placer County Administrative Building – Board of Supervisors' Chambers
175 Fulweiler Avenue
Auburn, CA 95603

To attend remotely via Zoom:
Online: https://placer-ca-gov.zoom.us/j/94395403526

By telephone: +1 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 943 9540 3526

AGENDA

1. CALL TO ORDER AND SALUTE TO THE FLAG
2. ROLL CALL
3. CHANGES AND APPROVAL OF THE AGENDA
4. PUBLIC COMMENTS

This is an opportunity for the public to speak to the Commission on any subject matter within the Commission's jurisdiction but does not appear on today's agenda. Please submit a speaker card before the

first speaker is called and limit your comments to 3 minutes. Items from the public will be considered without discussion by the Commission and may be referred to staff.

5. PUBLIC HEARING ITEM

LAFCO Project No. 2024-02 Village 5A Annexation to the City of Lincoln. The Commission will consider annexation of the subject project to the City of Lincoln. The 2,721.42-acre proposal area is located south of Nicolaus Road and southwest of the existing city limits in unincorporated Placer County. The Commission will consider the following:

- Elimination of the two City-requested unincorporated islands, thus expanding the proposal area.
- Waiver of the protest hearing unless an owner of land within the affected territory or any voter residing within the affected territory submits written opposition to the proposal before the conclusion of the public hearing.
- Concurrent detachment of the proposal area from the Placer County County Service Area 28.
- Determinations under the California Environmental Quality Act, Lead Agency: City of Lincoln, Environmental Impact Report, State Clearinghouse No. 2014052071.

6. BUSINESS ITEM

Executive Officer's Report– The Executive Officer will provide an oral report on the status of various projects, including the Rocklin Service Review, the South Placer Municipal Utility District Service Review, and the South Placer Fire Protection District's request to extend its power to provide ambulance services to include the entirety of its jurisdictional boundaries.

7. COMMISSIONER COMMENTS

This is an opportunity for Commissioners to comment on issues not listed on the agenda, provided that the subject matter is within the jurisdiction of the Commission. No discussion or action may occur except to place the item on a future agenda if approved by the Commission majority.

8. ADJOURNMENT

The next Commission meeting will be held on December 11, 2024, at 4 PM.

PUBLIC ACCESS AND PUBLIC COMMENTS INSTRUCTIONS

Materials related to an item on this agenda are available for public inspection at the LAFCO office, 110 Maple Street, Auburn, CA, during regular business hours and on LAFCO's website at https://www.placer.ca.gov/lafco

LAFCO meetings are held in person and virtually. Meeting recordings are posted online within a week following the LAFCO meeting.

Members of the public may submit their comments in written form to the Commission via U.S. mail to Placer LAFCO's office or via email to lafco@placer.ca.gov. Please indicate the agenda number, if any. If you want your comments read into the record, please indicate so in the subject line and limit the comments to no more than 500 words. For public hearings, the Chair will announce the opening and closing of the public hearing. The Chair will call for oral public comments. Please limit your comments to 3 minutes.

AMERICAN DISABILITY ACT COMPLIANCE

In compliance with the Americans with Disabilities Act, if you are a disabled person and need a disability-related modification or accommodation to participate in this meeting fully, please contact Amy Engle, Commission Clerk, at (530) 889-4602 or aengle@placer.ca.gov. Requests must be made as early as possible and at least two business days before the start of the meeting.

CAMPAIGN CONTRIBUTION DISCLOSURE

If you wish to participate in any proceeding involving a change of organization, reorganization, or other entitlement, you are prohibited from making a campaign contribution of more than $250 to any Commissioner or Alternate Commissioner as described in Government Code section 84308. This prohibition begins on the date you begin to actively support or oppose an application pending before LAFCO and continues for 12 months after LAFCO renders a final decision. No Commissioner or Alternate Commissioner may solicit or accept a campaign contribution of more than $250 from you or your agent during this period if the Commission or Alternate Commissioner knows or has reason to know that you will participate in the proceeding. If you or your agent have contributed more than $250 to any Commissioner or Alternate Commissioner during the 12 months preceding the decision, that Commissioner or Alternate Commissioner must disqualify himself or herself from the proceeding. However, disqualification is not required if the Commissioner or Alternate Commissioner returns the campaign contribution within 30 days from when the Commissioner or Alternate Commissioner knows, or should have known, about the contribution and that you are a participant in the proceeding.

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PUBLIC HEARING

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Staff Report

DATE: December 4, 2024

TO: Chair Gustafson and Members of the Commission

FROM: Michelle McIntyre, Executive Officer
Kassandra Gale, Project Manager

SUBJECT: **LAFCO Project No. 2024-02: Village 5A Annexation to the City of Lincoln –** Proposed annexation of approximately 2,721.42 acres located south of Nicolaus Road and southwest of existing city limits.

SUMMARY

The Placer County Local Agency Formation Commission (LAFCO) will consider approving a change of organization proposal (annexation) initiated by the City of Lincoln (City) to annex approximately 2,721.42 acres of unincorporated territory to the City. The annexation aims to extend municipal services to facilitate residential and commercial development, including parks and open space.

Staff recommends adopting the proposed resolution attached as Attachment A, conditionally approving the annexation proposal with modifications, including expanding the proposed affected territory to incorporate Islands A (Rockwell Lane Community) and B as described below. Under the proposed resolution, prior to the recordation of the Certificate of Completion, the City would be required to amend the map and geographic description to comply with the LAFCO and State Board of Equalization's requirements, and the Placer County Surveyor would sign the final map and geographic description pursuant to usual practice.

Staff also recommends that the Commission amend the proposal to include a concurrent detachment of the affected territory from the

jurisdictional boundaries of Placer County Service Area 28, consistent with Government Code (GC) sections 25210.7(e) and 56375(a)(1).

Lastly, staff recommends that the Commission adopt the City's Statement of Overriding Consideration and Mitigation Monitoring and Reporting Program from the City's certified Environmental Impact Report (EIR) for the Village 5 Specific Plan (State Clearinghouse No. 2014052071) as part of the proposed Commission resolution. Pursuant to GC section 56663, staff also recommends that the Commission waive protest proceedings if no written opposition is received within the required timeframe.

BACKGROUND

The City of Lincoln provides municipal services within its jurisdictional boundaries, including fire protection and emergency services, law enforcement, library services, parks, aviation, water, wastewater, and other services. The City encompasses approximately 24 square miles, with another 29 square miles in its sphere of influence (SOI). As of 2022, the City's population was 51,252, with approximately 1,045 residents within its SOI. The City's General Plan buildout anticipates a population of 132,000 residents by 2050, adding 80,748 to the 2022 total. To accommodate this expected growth, the City must expand its current boundaries.

Previous Village 5 and 7B Annexation Application

On September 14, 2021, the City Council adopted Resolution No. 2021-180 to initiate proceedings for a proposed change of organization to annex 4,545.29 acres in Village 5 and Village 7B to the City. The City Council also adopted Ordinance No. 959B (Attachment B) to prezone the area. The proposed annexation sought to facilitate residential and commercial development along with over 2,000 acres of parks, recreation areas, and open space, as detailed in the City's Village 5 and Village 7 Specific Plan (Attachment C).

LAFCO approved the proposed annexation on September 13, 2023, with the condition that the City provide the Rockwell Lane Community (which was not included within the affected territory) with services of the same type and to the same level and extent as those to be provided to the affected territory (LAFCO Resolution No. 23-07).[1]

At a protest hearing on November 1, 2023, the Commission received 64 registered voter protest ballots, certified by the Placer County Registrar of Voters, representing approximately 60 percent of the total registered voters in the affected territory. The written protests against the project exceeded the 50 percent threshold for termination of

[1] Under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (GC § 56000 et seq.; CKH Act), "affected territory" means "any territory for which a change of organization, reorganization, or sphere of influence change is proposed or ordered." (GC § 56015.) In this staff report and in the attached consideration of the factors set forth in GC section 56668 (Attachment I), "affected territory," "proposal area" and "annexation area" are used interchangeably.

the project under the CKH Act. Therefore, on November 8, 2023, LAFCO adopted a resolution terminating the project (LAFCO Resolution No. 23-08).

Current Application – Village 5A

After revising the boundaries of the project area, on March 26, 2024, the City Council adopted Resolution No. 2024-054 (Attachment D) to initiate proceedings for the proposed change of organization before the Commission today. If approved, the annexation will facilitate residential and commercial development and provide over 2,000 acres for parks, recreation areas, and open space, as detailed in the City's Village 5 Specific Plan (Attachment C).

On June 10, 2024, the City of Lincoln applied to the Commission for the proposed annexation of Village 5A. On July 22, 2024, the Commission waived the one-year waiting period under GC section 57090 and accepted the application for processing (LAFCO Resolution No. 24-06). (Attachment E.) The modifications to the original project area are displayed in Attachment F. The Village 5A proposal area includes around 57 percent of the overall Village 5 Specific Plan. The areas of the Specific Plan not included in the current application include 1,056 acres west of the proposal area below Nicolaus Road and approximately 997 acres comprising Island A (the Rockwell Lane Community area, many residents of which opposed the original proposal) and Island B, below Highway 65 and west of the City limits.

Project Location

The proposal area is located south of Nicolaus Road, west of the existing City limits, and within the City's SOI in unincorporated Placer County. The affected territory, as proposed by the City, comprises 31 assessor parcels. The Assessor Parcel Numbers (APNs) and site addresses for these parcels are listed in Attachment G. As discussed further herein, staff recommends amending the proposed affected territory to include Islands A and B – thereby eliminating the two proposed unincorporated islands wholly surrounded by the City.

The Placer County Surveyor has reviewed and stamped the map and geographic description, attached as Exhibit 1 to the proposed Commission resolution (Attachment A). The reviewed and stamped map and description do not include the two unincorporated islands consisting of approximately 997 acres. The APNs and site addresses for the island parcels are listed in Attachment H. The first island, known as the Rockwell Lane Community (Island A), consists of 315 acres south of Lincoln Airport to Nelson Lane, comprising 45 residential lots. The second island (Island B) includes approximately 682 acres located south of Highway 65 near Nelson Road and west of the existing City limits.

Affected Local Agencies

The proposal area lies within the jurisdictional boundaries and/or spheres of influence of six local agencies, including four directly subject to LAFCO listed below. All affected local agencies have been notified as required. LAFCO staff recommends modifying the proposal to concurrently detach the affected territory from the jurisdictional boundaries of County Service Area 28, as detailed in the proposed condition of approval under the Discussion and Analysis section below.

- Placer County Resource Conservation District
- Placer County Water Agency
- Placer County Cemetery District #1
- County Service Area 28

DISCUSSION AND ANALYSIS

Factors to be Considered Under GC Section 56668

The CKH Act directs the Commission to consider 17 factors (subdivisions (a) through (q)) under GC section 56668 when considering a change of organization or reorganization proposal. The purpose is to ensure the Commission has thoroughly considered these factors during its decision-making process. Attachment I to this staff report identifies each factor and provides corresponding staff analysis and comments.

As part of its analysis of the factors, staff recommends the Commission make the following determination:

> Based on substantial evidence in the record, the Commission determines that the City of Lincoln will succeed to the County of Placer's rights, duties, and powers pursuant to GC section 51243 for lands under Williamson Act contracts within the proposal area. The City has adopted rules and procedures in place for lands under Williamson Act contracts, and therefore, the Commission determines that it may approve the annexation of the contracted lands to the City of Lincoln.

Additionally, staff recommends the Commission adopt two conditions of approval. The first condition is prompted by the fact that the affected territory, as proposed by the City, would create two unincorporated islands consisting of approximately 997 acres, the area referred to as Island A and Island B.

As discussed further in Attachment I, under GC section 56744, "[u]nless otherwise determined by the commission pursuant to subdivision (m) of Section 56375, territory shall not be incorporated into, or annexed to, a city pursuant to this division [i.e., CKH] if, as a result of that incorporation or annexation, unincorporated territory is completely surrounded by that city." GC section 56375(m) provides that the Commission may waive the restrictions of GC section 56744 "if it finds that the application of the restrictions would be detrimental to the orderly development of the community and that the area

that would be enclosed by the annexation or incorporation is so located that it cannot reasonably be annexed to another city or incorporated as a new city."

The two recommended conditions of approval are as follows:

1. The Commission amends the proposal to include Islands A (Rockwell Lane Community) and B in the territory to be annexed to the City. Prior to the recordation of the Certificate of Completion, the City shall amend the map and geographic description consistent with LAFCO and the State Board of Equalization's requirements. The Placer County Surveyor shall sign the final map and geographic description pursuant to usual practice.

2. The Commission amends the proposal to include a concurrent detachment of the affected territory from the jurisdictional boundaries of Placer County County Service Area 28, consistent with GC sections 25210.7(e) and 56375(a)(1).

Exchange of Property Tax Revenues

California Revenue and Taxation Code section 99(b)(6) requires Placer County and the City (as the subject agency) to submit adopted resolutions to LAFCO whereby the County and City agree to accept a negotiated exchange of property tax revenues for the territory associated with the proposed change of organization. Resolutions reflecting an executed property tax exchange agreement have been submitted to LAFCO (Attachment J).

California Environmental Quality Act (CEQA)

The City of Lincoln certified an EIR (State Clearinghouse No. 2014052071), adopted findings concerning mitigation measures, adopted a Mitigation Monitoring and Reporting Program, made findings concerning alternatives, and adopted a Statement of Overriding Considerations for the Village 5 Specific Plan. The EIR and related CEQA documents are available electronically for the Commission's review via this link:

https://www.lincolnca.gov/en/business-and-development/environmentaldocuments.aspx

The City adopted Resolution No. 2024-04 determining that the revised annexation proposal would not result in any conditions identified in State CEQA Guidelines sections 15162 or 15163 and that, therefore, a subsequent or supplemental EIR to the originally certified EIR is not required.

As such, the Commission, as a responsible agency, will consider the CEQA documents prepared by the lead agency, the City. Consistent with the State CEQA Guidelines, the Commission should adopt the City's Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program as part of the proposed Commission resolution.

Conducting Authority Proceedings (Protest Hearing)

Option to Waive Protest Hearing

Pursuant to GC section 56663, any owner of land within the affected territory or any registered voter residing within the affected territory may submit written opposition to the proposal at any time before the conclusion of the public hearing on the proposal. Unless written opposition to this proposal is received before the conclusion of the public hearing on this item on December 4, 2024, the Commission has the option to waive protest proceedings.

Staff recommends that the Commission waive protest proceedings if no written opposition is received in the required timeframe. If written opposition is received or the Commission does not waive the protest proceedings, staff recommends the Commission delegate to the Executive Officer the performance of all conducting authority proceeding requirements for the subject proposal as allowed under GC section 57000(c).

If the Proposal is Subject to a Protest Hearing

GC section 56046 defines "inhabited territory" as "territory within which there reside 12 or more registered voters." In the Village 5 proposal area, there are 19 registered voters, according to the Placer County Elections Department. If the Commission amends the boundaries to include Islands A and B, the total number of registered voters would increase to 160. Because the proposal area is inhabited territory, approval of the change of organization by the Commission will be subject to conducting authority proceedings under CKH.

The first step in those proceedings is a protest hearing. If, at the close of the protest hearing, 50 percent or more of the voters residing in the territory have filed written protests, the change of organization shall be terminated. (GC § 57078(b).) If at the close of the protest hearing either (i) at least 25 percent, but less than 50 percent, of the registered voters within the affected territory **or** (ii) at least 25 percent of the owners of land who also own at least 25 percent of the assessed value of land within the affected territory have filed written protests, the change of organization shall be subject to confirmation by a vote of the registered voters residing within the affected territory. (GC § 57091(a)(1)(B).) If at the close of the protest hearing less than 25 percent of each of those two categories of voters have filed written protests, the change of organization shall be ordered. (GC § 57091(a)(1)(C).)

Placer LAFCO Strategic Plan Alignment

On October 9, 2024, the Commission adopted the Placer LAFCO Strategic Plan 2024-2028+. The creation of unincorporated islands within the Village 5A proposal raises potential inconsistencies with the Commission's Strategic Plan 2024-2028+, particularly

regarding its stated goals for efficient service delivery, equitable governance, and cohesive urban development, as described below.

Goal 1: Ensure Efficient Government Services

The Strategic Plan emphasizes providing high-quality, consistent services to all communities. Unincorporated islands create inefficiencies in service provision, often leading to fragmented governance and reliance on county-level services, which may not align with city standards.

The maintenance of unincorporated islands can hinder coordinated infrastructure capacity planning, excluding these areas from upgrades in utilities and public safety envisioned for the Village 5A project.

Goal 2: Guide Orderly and Reasonable Formation and Development of Government Agencies

A central focus of the Strategic Plan is ensuring equity in governance and public services. Allowing unincorporated islands to persist could create disparities in service levels, leaving residents in these areas with fewer resources compared to those in the annexed Village 5A area.

In staff's view, this would contradict the Commission's commitment to fostering inclusive and equitable communities across all neighborhoods.

Goal 3: Monitor Urban Growth to Preserve Open Space and Prime Agricultural Lands

The Strategic Plan supports compact, contiguous growth patterns to discourage urban sprawl and encourage efficient land use. Unincorporated islands disrupt the continuity of planned urban development, undermining the cohesive growth of the Village 5A project.

STAFF RECOMMENDATION

The Executive Officer recommends conditional approval of the proposed change of organization via the adoption of proposed LAFCO Resolution No. 24-10 with the terms and conditions described above, subject to conducting authority proceedings if required (Attachment A). The Executive Officer's recommendation eliminates the two City-requested unincorporated islands.

Alternatives for Action

The following alternative actions are available to Placer LAFCO:

> **Alternative One:** Adopt the proposed resolution (Attachment A and Exhibits) conditionally approving the annexation proposal as submitted and making required findings under CEQA, with the following modifications:
>
> 1. Strike section 4.

2. Replace section 4 with the following:

"Based on the totality of the record, the Commission finds that the application of the restrictions of GC section 56744 of the proposal would be detrimental to the orderly development of the community and that the areas that will be enclosed by the annexation (Island A and Island B, the parcels of which are identified in Exhibits 3 and 4 attached hereto) are so located that they cannot reasonably be annexed to another city or incorporated as a new city."

Alternative Two: Continue consideration to the next regular meeting.

Alternative Three: Disapprove the proposal (should the Commission desire to do so, it should continue the item to a future regular meeting to make determinations as appropriate).

PROCEDURES FOR CONSIDERATION

This item has been placed on Placer LAFCO's agenda for action as part of a noticed public hearing. The following procedures are suggested:

1. Commissioner disclosures, if any;
2. Receive oral presentation from staff;
3. Open the public hearing and invite testimony beginning with the applicant(s); and
4. Discuss item and consider the Executive Officer's recommendations.

Submitted on behalf of the Executive Officer.

Kassandra Gale, AICP

Project Manager

ATTACHMENTS:

A – Resolution No. 24-10
- Exhibit 1 Map and Description
- Exhibit 2 APN and Site Addresses – Proposal Area
- Exhibit 3 APN and Site Addresses – Island A
- Exhibit 4 APN and Site Addresses – Island B
- Exhibit 5 MMRP and Statement of Overriding Considerations Village 5

B – Lincoln Ordinance No. 959B
C – Lincoln Specific Plan
D – Lincoln Resolution No. 2024-054
E – LAFCO Resolution No. 2024-06
F – Proposal Area Modification
G – APN and Site Addresses – Proposal Area
H – APN and Site Addresses – Islands A and B
I – Factors to be Considered

J – Tax Exchange Agreement
K – Plan for Providing Services
L – Letter from Environmental Health Department

RESOLUTION NO. 24-10

LOCAL AGENCY FORMATION COMMISSION OF PLACER COUNTY

MAKING DETERMINATIONS, ADDING CONDITIONS, AND ORDERING A CHANGE OF ORGANIZATION

VILLAGE 5A ANNEXATION TO THE CITY OF LINCOLN

(LAFCO Project No. 2024-02)

WHEREAS, on March 26, 2024, the City of Lincoln (City) adopted Resolution No. 2024-054 to initiate a change of organization proceeding with the Placer Local Agency Formation Commission (LAFCO or Commission) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing at Government Code (GC) section 56000; and

WHEREAS, the City's application seeks approval of the annexation of approximately 2,721.42 acres of unincorporated territory in the County of Placer to the City as depicted and described in the map and geographical description attached hereto as Exhibit 1; and

WHEREAS, the affected territory as proposed consists of the parcels identified by the County of Placer Assessor's Office as set forth in Exhibit 2 attached hereto; and

WHEREAS, the annexation of the affected territory as proposed will facilitate the development of residential, commercial, park, recreation, and open space areas for the City; and

WHEREAS, on September 24, 2024, the City approved Resolution No. 2022-204, and the County of Placer approved Resolution No. 2024-184, confirming the agreement between the two agencies regarding the transfer of property tax that will govern the subject change of organization; and

WHEREAS, the LAFCO Executive Officer has reviewed the proposed change of organization and prepared a report with recommendations; and

WHEREAS, the Executive Officer's report and recommendations on the proposal have been presented to the Commission in the manner provided by law; and

WHEREAS, the Commission heard and fully considered all the evidence presented at a noticed public hearing on the proposal on December 4, 2024; and

WHEREAS, the Commission considered all the factors required by law under GC section 56668 as well as adopted local policies and procedures;

NOW, THEREFORE, BE IT HEREBY RESOLVED, DETERMINED, AND ORDERED AS FOLLOWS:

1. The hearing was held on the date set therefor, and due notice of said hearing was given in the manner required by law.

2. The Commission considered the Executive Officer's report at the public meeting.

3. The Commission, based on substantial evidence in the record, determines that the City of Lincoln will succeed to the County of Placer's rights, duties, and powers pursuant to GC section 51243 for lands under Williamson Act contracts within the proposal area. The City has adopted rules and procedures in place for lands under Williamson Act contracts, and therefore, the Commission determines that it may approve the annexation of the contracted lands to the City of Lincoln.

4. The Commission approves the change of organization with the following condition of approval:

   The Commission amends the proposal to include Islands A (Rockwell Lane Community) and B (the parcels of which are identified in Exhibits 3 and 4 attached hereto) in the territory to be annexed to the City. Prior to the recordation of the Certificate of Completion, the City shall amend the map and geographic description consistent with LAFCO and State Board of Equalization's requirements. The Placer County Surveyor shall sign the final map and geographic description pursuant to usual practice.

5. The Commission approves the change of organization with the following condition of approval:

   The Commission amends the proposal to include a concurrent detachment of the affected territory from the jurisdictional boundaries of Placer County County Service Area 28, consistent with GC sections 25210.7(e) and 56375(a)(1).

6. The Commission serves as a responsible agency for environmental review of the proposed change of organization under the California Environmental Quality Act (CEQA) as detailed in the Executive Officer's report. The Commission has reviewed and considered the information contained in the City's environmental documents and adopts the City's Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for Village 5 attached hereto as Exhibit 5. The Commission directs staff to file an appropriate Notice of Determination.

7. The affected territory is inhabited as defined under GC section 56046.

8. The Commission waives protest proceedings in the event that no written opposition is received in the required timeframe as allowed under GC section 57000(c).

9. If written opposition is timely received, the Commission delegates to the Executive Officer the performance of all conducting authority proceeding requirements under GC section 57000 for purposes of the subject change of organization.

10. The affected territory will be liable for any existing bonds, contracts,

and/or obligations of the City of Lincoln as provided under GC section 57328.

11. The affected territory will be subject to any previously authorized taxes, benefit assessments, fees, or charges of the City of Lincoln as provided under GC section 57330.

12. The City shall submit a check made payable to the State Board of Equalization for processing fees in the amount of $3,500 prior to issuance of the Certificate of Completion.

13. The effective date of the approval shall be the date of the recordation of the Certificate of Completion, which shall occur only after all terms have been completed as attested by the Executive Officer.

14. Pursuant to GC section 56107, the Commission authorizes the Executive Officer to make non-substantive corrections to this resolution to address any technical defects, errors, irregularities, or omissions.

15. The Executive Officer is further authorized and directed to prepare, execute, and record a Certificate of Completion and make the required filings with the County Assessor, County Auditor, and the State Board of Equalization as required by GC section 57200, et seq.

16. The Executive Officer is hereby authorized and directed to transmit copies of this resolution as provided in GC sections 56880-56882.

The foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of Placer County at a special meeting thereof, held on December 4, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Cindy Gustafson, Chair

Local Agency Formation Commission County of Placer, State of California

Attest:

_____

Amy Engle, Clerk to the Commission

Exhibit 1: Map and Description

LAFCO Project No.: 2024-02
Village 5A annexation to the City of Lincoln

Description consists of 4 pages (Exhibit A)
Map Exhibit consists of 1 pages (Exhibit B)

Surveyor's Statement

This description and exhibit of the Village 5A annexation boundary is not a legal property description as defined in the Subdivision Map Act and may not be used as a basis for an offer for sale of the land described. It is for annexation purposes only.

Prepared on September 30, 2024 by or under the direction of

10/2/24
Matt Morrow and PLS #8501
Morrow Surveying



County Surveyor's Statement

This description and exhibit meet the requirements of the State Board of Equalization, the Placer County Surveyor's Office and conforms to the lines of annexation.

dated: OCTOBER 3, 2024

Benjamin J. Bardakjian, PLS # 8373
Placer County Surveyor



Approval by Placer County Local Agency Formation Commission:

Dated: _____, 2024

Michelle McIntyre,
Placer LAFCO Executive Officer

EXHIBIT "A"

LAFCO PROJECT NO. 2024-02

VILLAGE 5A ANNEXATION TO THE CITY OF LINCOLN

GEOGRAPHIC DESCRIPTION

All that certain real property in the County of Placer, State of California and located within portions of sections 13, 23, 24, 25 & 26, Township 12 North, Range 5 East, Mount Diablo Meridian, and sections 17, 18, 19 & 30, Township 12 North, Range 6 East, Mount Diablo Meridian, described as follows:

Beginning at the Northeast corner of Section 13, Township 12 North, Range 5 East, Mount Diablo Meridian, said point also being on the existing City of Lincoln boundary as shown on Resolution No. 74-43 and recorded as Book 1606, Page 200 of official records:

1) Thence leaving said city boundary, along the easterly line of Section 13, South 00°21'42" East 2655.88 feet

2) Thence North 89°35'30" East 5196.96 feet to the west line of the City of Lincoln boundary, LAFCO NO. 2020-03 SUD-B NEQ, recorded as Document No. 2023-0018419;

Thence along said City of Lincoln boundary the following eight **(8)** courses;

3) South 01°34'50" East 164.08 feet;
4) South 89°37'58" West 2.48 feet;
5) South 00°22'02" East 97.02 feet;
6) South 06°06'28" West 230.49 feet;
7) North 89°43'16" East 142.69;
8) South 06°36'31" East 503.38 feet;

9) South 00°22'02" East 224.96 feet to a point of curvature, concave northeasterly;

10) Thence along the arc of a curve to the left, having a radius of 98.43 feet, a central angle of 87°54'01", an arc length of 151.01 feet, said arc being subtended by a chord bearing South 44°19'02" East 136.63 feet;

11) Thence leaving said City of Lincoln Boundary, South 04°02'01" East 333.95 feet to a point of curvature, concave southeasterly, said point on the on the easterly line of the Highway 65 Right-of-Way;

Thence along easterly line of said Highway 65 Right-of-Way the following three **(3)** courses:

12) Thence along the arc of a curve to the left, having a radius of 98.43 feet, a central angle of 91°23'59", an arc length of 157.02 feet, said arc being subtended by a chord bearing South 45°19'57" West 140.89 feet;

13) Thence South 00°22'02" East 228.39 feet;

14) Thence South 10°23'41" West 658.45 feet;

15) Thence leaving said Highway 65 Right of Way, South 89°37'58" West 25.00 feet to a point on the west line of Section 17, Township 12 North, Range 6 East, Mount Diablo Meridian;

16) Thence along the west line of Section 17, South 00°22'02" East 35.75 feet to the southwest corner of Section 17;

17) Thence along the north line of Section 19, South 89°36'28" West 1328.14 feet;

18) Thence leaving the north line of said Section 19, South 00°32'51" East 1089.00 Feet;

19) Thence South 89°36'30" West 1325.15 feet:

20) Thence South 00°42'17" East 1083.43 Feet;

21) Thence South 36°49°31" West 604.27 feet;

22) Thence North 89°34'02" East 1843.58 feet;

23) Thence South 00°42'17" East 2626.16 feet to a point on the north line of the City of Lincoln boundary, LAFCO NO. 2000-6, recorded as Document No. 2001-0059436;

Thence along said City of Lincoln boundary the following two **(2)** courses:

24) Thence South 89°35'50" West 1500.11 feet;

25) Thence South 00°02'50" East 2774.08 feet to the north line of the Final Order of Condemnation recorded as Document No. 2001-0102646;

26) Thence leaving said City of Lincoln boundary along the north line of the Final Order of Condemnation recorded as Document No. 2001-0102646, said line also being shown on Book 17 of Surveys, Page 128, South 89°32'32" West 2551.11 feet to a point on the west line of Section 30, Township 12 North, Range 6 East, Mount Diablo Meridian;

27) Thence along said west line of Section 30, North 00°26'16" West 90.11 feet;

28) Thence along the center section line of Section 25, Township 12 North, Range 5 East Mount Diablo Meridian, South 89°32'28" West 5290.77 feet to a point on the west line of said Section 25;

29) Thence leaving said west line of Section 25; South 89°13'47" West 2692.61 feet;

30) Thence North 00°06'22" East 2666.22 feet to a point of the north line of Section 26, also being a point in Moore Road;

31) Thence along the north line of Section 26, North 89°48'26" East 944.97 feet;

32) Thence leaving the north line of Section 26, North 00°35'15" West 768.32 feet;

33) Thence South 53°32'58" East 505.17 feet;

34) Thence South 71°11'36" East 617.46 feet;

35) Thence North 89°15'14" East 378.58 feet;

36) Thence North 43°14'21" East 500.82 feet to the west line of Section 24, also being a point in Dowd Road;

37) Thence along said west line of Section 24 North 00°30'30" West 4679.74 feet to the northwest corner of Section 24;

38) Thence along the west line of Section 13, North 00°31'51" West 5319.75 feet to the north line of Section 13;

39) Thence along the north line of Section 13, Township 12 North, Range 5 East, Mount Diablo Meridian, North 89°29'20" East 5323.46 feet to the **Point of Beginning.**

Containing 2,717.82 acres, more or less.

End of description

For assessment purposes only. This geographic description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.



10/2/24

TECHNICALLY CORRECT

Placer County Surveyor

Date OCTOBER 3, 2024

Exhibit B

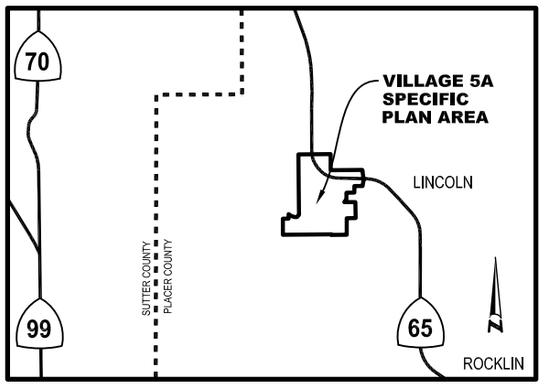
LAFCO Project No. 2024-02

VILLAGE 5A ANNEXATION TO THE CITY OF LINCOLN

BEING PORTIONS OF SECTIONS 13, 23, 24, 25 & 26, TOWNSHIP 12 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AND SECTIONS 17, 18, 19 & 30, TOWNSHIP 12 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN

Placer County, California
OCTOBER 2024 1" = 1000'

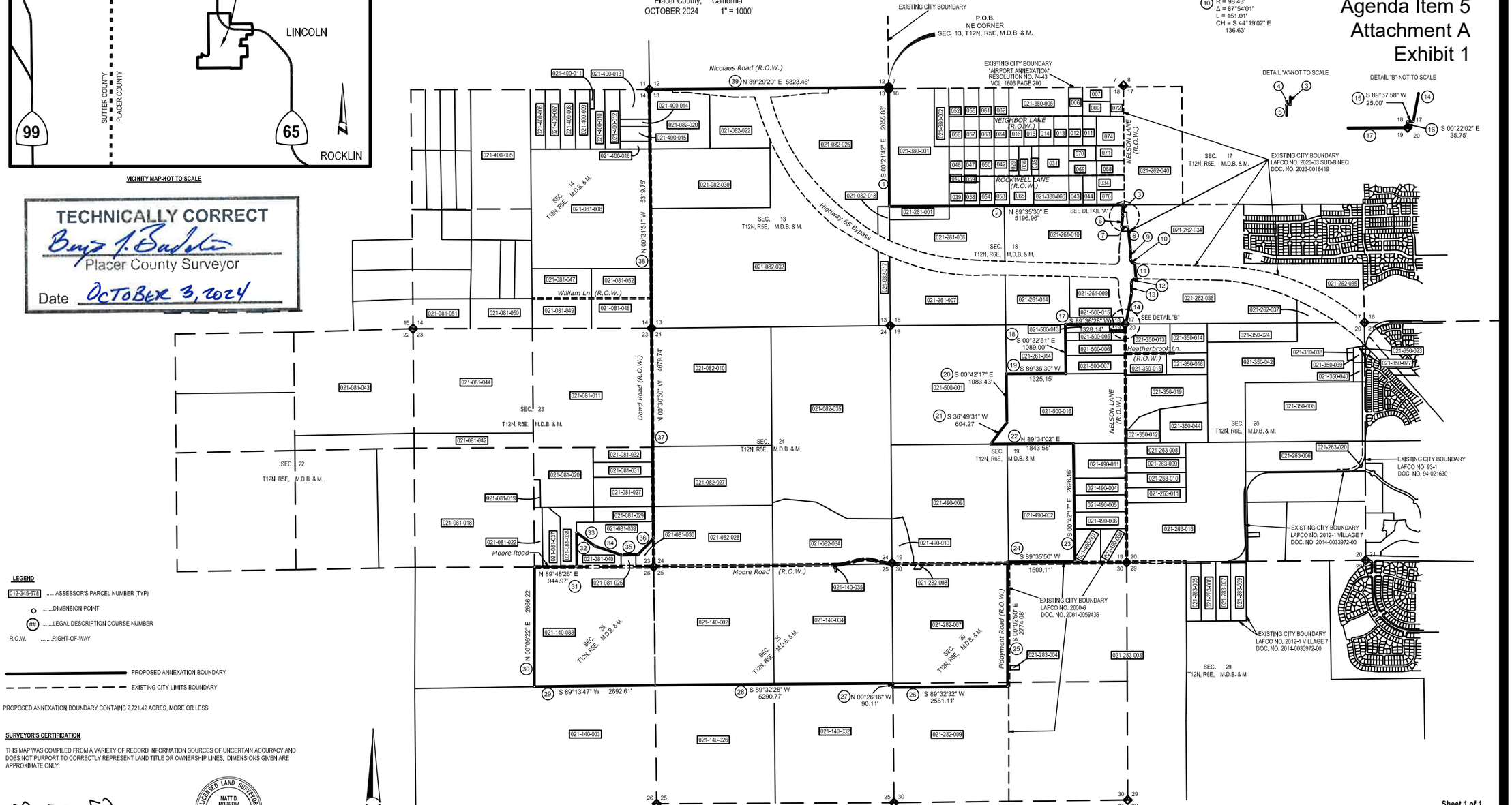
Agenda Item 5
Attachment A
Exhibit 1



VICINITY MAP-NOT TO SCALE

TECHNICALLY CORRECT
Placer County Surveyor
Date OCTOBER 3, 2024

(3) S 01°34'50" W 164.08'
(4) S 89°37'58" W 2.48'
(5) S 00°22'02" E 97.02'
(6) S 06°06'28" W 230.49'
(7) N 89°43'16" E 142.69'
(8) S 06°36'31" E 503.38'
(9) S 00°22'02" E 224.96'
(10) R = 98.43' Δ = 87°54'01" L = 151.01' CH = S 44°19'02" E 136.63'
(11) S 04°02'01" E 333.95'
(12) R = 98.43' Δ = 91°23'59" L = 157.02' CH = S 45°19'57" W 140.89'
(13) S 00°22'02" E 228.39'
(14) S 10°23'41" W 658.45'
(32) N 00°35'15" W 768.32'
(33) S 53°32'58" E 505.17'
(34) S 71°11'36" E 617.46'
(35) N 89°15'14" E 378.58'
(36) N 43°14'21" E 500.82'



LEGEND

012-345-678 .....ASSESSOR'S PARCEL NUMBER (TYP)
○ .....DIMENSION POINT
(##) .....LEGAL DESCRIPTION COURSE NUMBER
R.O.W. .....RIGHT-OF-WAY

PROPOSED ANNEXATION BOUNDARY
EXISTING CITY LIMITS BOUNDARY

PROPOSED ANNEXATION BOUNDARY CONTAINS 2,721.42 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

THIS MAP WAS COMPILED FROM A VARIETY OF RECORD INFORMATION SOURCES OF UNCERTAIN ACCURACY AND DOES NOT PURPORT TO CORRECTLY REPRESENT LAND TITLE OR OWNERSHIP LINES. DIMENSIONS GIVEN ARE APPROXIMATE ONLY.

MATT D. MORROW L.S. 8501

LICENSED LAND SURVEYOR MATT D MORROW No. 8501 STATE OF CALIFORNIA

1" = 1000'
0 500 1000 2000 3000
SCALE IN FEET

Sheet 1 of 1

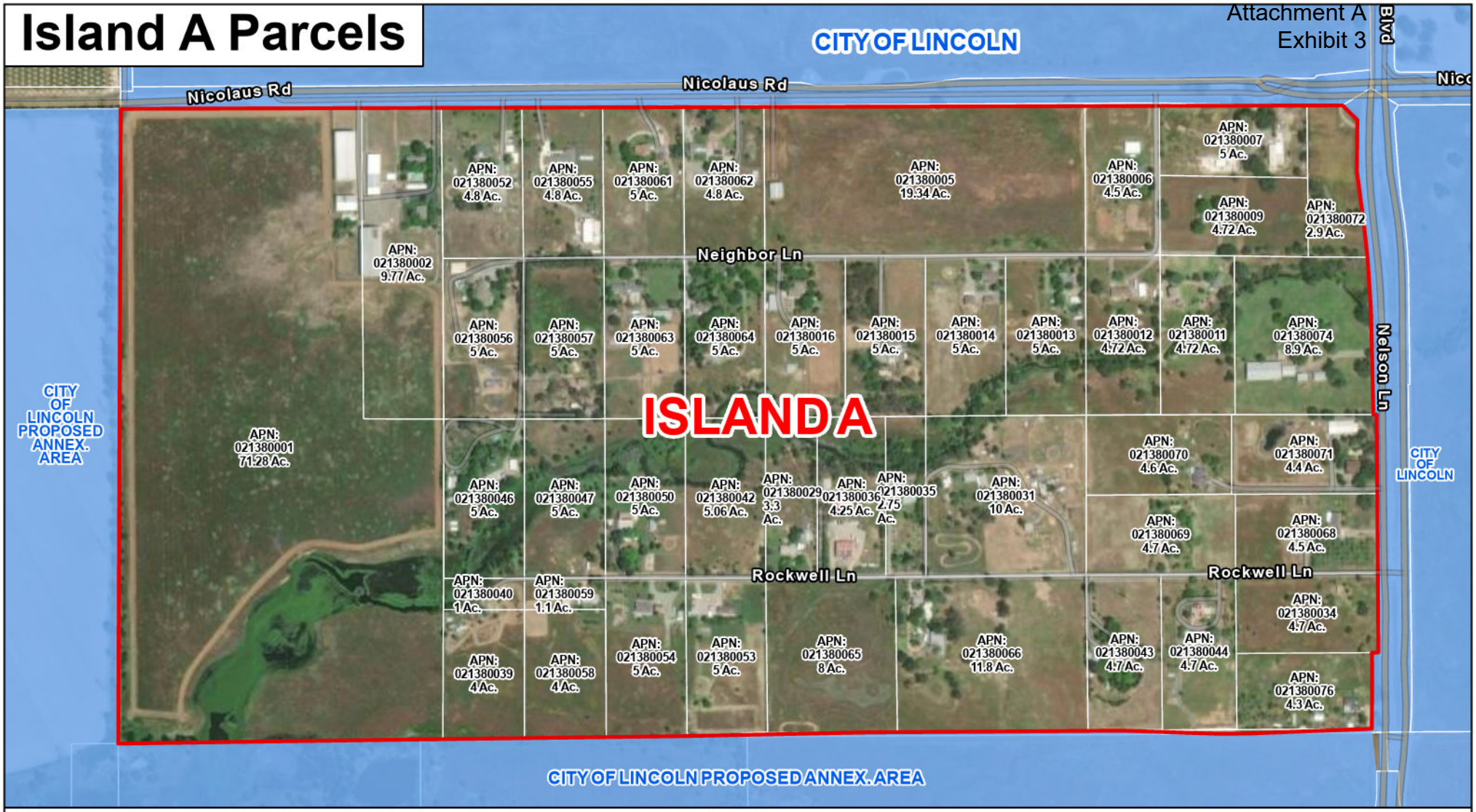
Morrow Surveying
LAND SURVEYORS
3601 Taylor Road
Loomis ~ CA ~ 95650
Phone: 916-372-8124
Email: adamz@morrowsurveying.com
www.morrowsurveying.com

Exhibit 2: APN and Site Addresses - Proposal Area

APN	Owner
021-082-020	Richland Roseville LTD
021-082-022	Richland Roseville LTD
021-082-030	SSB Holdings, LLC
021-082-025	American Superior Land LLC
021-082-018	Moore Rebecca E
021-261-001	Moore Rebecca E
021-261-006	Moore Rebecca E
021-261-010	EPC Holdings 879 LLC
021-082-032	American Superior Land LLC
021-082-017	John Matthew Moore TR ET AL
021-261-007	John Matthew Moore TR ET AL
021-261-014	RMD Desert Investors LLC
021-261-009	LHC Ontario Holdings LLC
021-082-010	American Superior Land LLC
021-082-035	American Superior Land LLC
021-500-001	American Superior Land LLC
021-082-027	EPC Holdings 1036 LLC, EPC Holdings 1037 LLC
021-082-028	Lipps Dora A
021-082-034	John Matthew Moore TR ET AL
021-490-009	American Superior Land LLC
021-490-002	Kuhn Kids Investments LLC
021-490-010	Moore Mark J
021-081-040	Lefty Bobby Lynn TR ET AL
021-081-025	Lefty Bert
021-081-030	Lefty Bert, Lefty Deirdre
021-140-013	Auburn Ravine Ranch Inc
021-140-002	Hellenic Orthodox Educational & Cultural Center Inc.
021-140-034	Moore Gayle R TR ET AL
021-140-035	Lincoln City of
021-282-008	Lincoln-SMD1 Wastewater Author
021-282-007	Moore Gayle R TR ET AL

Exhibit 3: APN and Site Addresses - Island A

Island A Parcels



APN	FullStreet	Acres
021-380-001-000	NO ADDRESS ON FILE	71.28
021-380-002-000	3761 NICOLAUS RD	9.77
021-380-005-000	NO ADDRESS ON FILE	19.34
021-380-006-000	3240 NEIGHBOR LN	4.5
021-380-007-000	3183 NICOLAUS RD	5
021-380-009-000	3251 NEIGHBOR LN	4.72
021-380-011-000	3261 NEIGHBOR LN	4.72
021-380-012-000	3281 NEIGHBOR LN	4.72
021-380-013-000	3303 NEIGHBOR LN	5
021-380-014-000	3363 NEIGHBOR LN	5
021-380-015-000	3401 NEIGHBOR LN	5
021-380-016-000	3465 NEIGHBOR LN	5

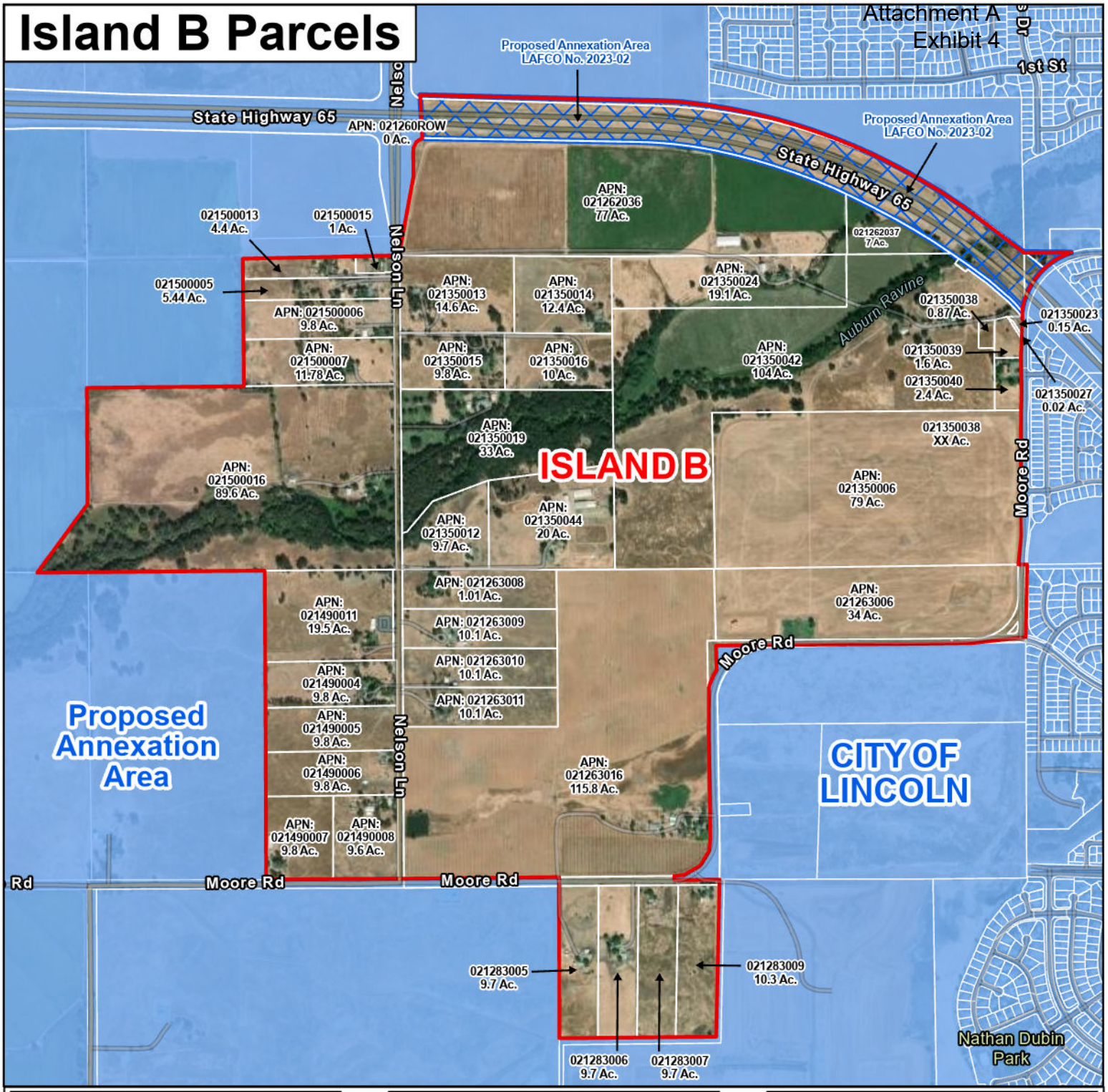
APN	FullStreet	Acres
021-380-029-000	3480 ROCKWELL LN	3.3
021-380-031-000	3330 ROCKWELL LN	10
021-380-034-000	3025 ROCKWELL LN	4.7
021-380-035-000	3380 ROCKWELL LN	2.75
021-380-036-000	3440 ROCKWELL LN	4.25
021-380-039-000	NO ADDRESS ON FILE	4
021-380-040-000	3701 ROCKWELL LN	1
021-380-042-000	NO ADDRESS ON FILE	5.06
021-380-043-000	3205 ROCKWELL LN	4.7
021-380-044-000	3115 ROCKWELL LN	4.7
021-380-046-000	3750 NEIGHBOR LN	5
021-380-047-000	NO ADDRESS ON FILE	5

APN	FullStreet	Acres
021-380-050-000	3600 ROCKWELL LN	5
021-380-052-000	3715 NICOLAUS RD	4.8
021-380-053-000	3503 ROCKWELL LN	5
021-380-054-000	3575 ROCKWELL LN	5
021-380-055-000	3645 NICOLAUS RD	4.8
021-380-056-000	3715 NEIGHBOR LN	5
021-380-057-000	3655 NEIGHBOR LN	5
021-380-058-000	3635 ROCKWELL LN	4
021-380-059-000	3635 ROCKWELL LN	1.1
021-380-061-000	3581 NICOLAUS RD	5
021-380-062-000	3535 NICOLAUS RD	4.8
021-380-063-000	3605 NEIGHBOR LN	5

APN	FullStreet	Acres
021-380-064-000	3545 NEIGHBOR LN	5
021-380-065-000	NO ADDRESS ON FILE	8
021-380-066-000	3365 ROCKWELL LN	11.8
021-380-068-000	160 NELSON LN	4.5
021-380-069-000	3190 ROCKWELL LN	4.7
021-380-070-000	154 NELSON LN	4.6
021-380-071-000	152 NELSON LN	4.4
021-380-072-000	NO ADDRESS ON FILE	2.9
021-380-074-000	80 NELSON LN	8.9
021-380-076-000	240 NELSON LN	4.3
021-380-078-000	NO ADDRESS ON FILE	1

Exhibit 4: APN and Site Addresses - Island B

Island B Parcels



APN	FullStreet	Acres
021-260-ROW-000		0
021-260-ROW-000		0
021-262-036-000	NO ADDRESS ON FILE	77
021-262-037-000	NO ADDRESS ON FILE	7
021-263-006-000	2300 MOORE RD	34
021-263-008-000	765 NELSON LN	1.01
021-263-009-000	805 NELSON LN	10.1
021-263-010-000	841 NELSON LN	10.1
021-263-011-000	865 NELSON LN	10.1
021-263-016-000	2660 MOORE RD	115.8
021-263-ROW-000		0
021-283-005-000	2815 MOORE RD	9.7
021-283-006-000	2775 MOORE RD	9.7
021-283-007-000	2755 MOORE RD	9.7
021-283-009-000	2725 MOORE RD	10.3
021-321-091-000	NO ADDRESS ON FILE	0

APN	FullStreet	Acres
021-350-006-000	NO ADDRESS ON FILE	79
021-350-012-000	731 NELSON LN	9.7
021-350-013-000	535 NELSON LN	14.6
021-350-014-000	2780 HEATHERBROOK LN	12.4
021-350-015-000	2835 HEATHERBROOK LN	9.8
021-350-016-000	2781 HEATHERBROOK LN	10
021-350-019-000	641 NELSON LN	33
021-350-023-000	NO ADDRESS ON FILE	0.15
021-350-024-000	NO ADDRESS ON FILE	19.1
021-350-027-000	NO ADDRESS ON FILE	0
021-350-038-000	NO ADDRESS ON FILE	0.87
021-350-039-000	NO ADDRESS ON FILE	1.6
021-350-040-000	1800 MOORE RD	2.4
021-350-042-000	NO ADDRESS ON FILE	104
021-350-044-000	741 NELSON LN	20
021-350-045-000	NO ADDRESS ON FILE	0

APN	FullStreet	Acres
021-350-ROW-000		0
021-490-004-000	850 NELSON LN	9.8
021-490-005-000	880 NELSON LN	9.8
021-490-006-000	910 NELSON LN	9.8
021-490-007-000	3150 MOORE RD	9.8
021-490-008-000	950 NELSON LN	9.6
021-490-011-000	790 NELSON LN	19.5
021-500-005-000	530 NELSON LN	5.44
021-500-006-000	550 NELSON LN	9.8
021-500-007-000	570 NELSON LN	11.78
021-500-013-000	520 NELSON LN	4.4
021-500-015-000	510 NELSON LN	1
021-500-016-000	690 NELSON LN	89.6
021-490-ROW-000		0

Exhibit 5: MMRP and Statement of Overriding Considerations

CHAPTER 4
Mitigation Monitoring Plan

Introduction

Section 15097 of the California Environmental Quality Act (CEQA) Guidelines requires public agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a mitigated negative declaration or specified environmental findings related to environmental impact reports.

The following is the updated Mitigation Monitoring Plan (MMP) for the Village 5 Specific Plan. The intent of the MMP is to prescribe and enforce a means for properly and successfully implementing the mitigation measures identified within the Draft Partially Recirculated Environmental Impact Report (DPREIR) and the Village 5 & Special Use District b (SUD-B) Specific Plan EIR (2017 EIR) and updated in the Draft Partially Recirculated EIR (DPREIR) for this project.

Mitigation Measures

The mitigation measures are taken from the 2017 EIR and DPREIR and are assigned the same number as in the 2017 EIR and updated in the DPREIR. The MMP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions.

MMP Components

The components of the attached table, which contains applicable mitigation measures, are addressed briefly, below.

Impact

This column summarizes the impact stated in the 2017 EIR, or as updated and stated DPREIR.

Mitigation Measure

All mitigation measures that were identified in the 2017 EIR are presented, as revised in the DPREIR and updated in the Final EIR, and numbered accordingly.

Action(s)

For every mitigation measure, one or more actions are described. The actions delineate the means by which the mitigation measures will be implemented, and, in some instances, the criteria for determining whether a measure has been successfully implemented. Where mitigation measures are particularly detailed, the action may refer back to the measure.

Component

This column identifies the relevant component of the proposed projects to which the mitigation measure applies. The mitigation measure may apply to the Full Specific Plan, Area A, or Windsor Cove. More than one project component may be identified.

Implementing Party

This item identifies the entity that will undertake the required action.

Timing

Implementation of the action must occur prior to or during some part of project approval, project design or construction or on an ongoing basis. The timing for each measure is identified.

Monitoring Party

The City of Lincoln is primarily responsible for ensuring that mitigation measures are successfully implemented. Within the City, a number of departments and divisions would have responsibility for monitoring some aspect of the overall project. Other agencies, such as the Placer County Air Quality Management District, may also be responsible for monitoring the implementation of mitigation measures. As a result, more than one monitoring party may be identified.

TABLE 4-1
VILLAGE 5 SPECIFIC PLAN MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
3.1 Aesthetics and Visual Quality						
3.1-4: Implementation of the proposed project would introduce light and glare into the project area.	***3.1-4:*** *During the design review process, the applicant shall adhere to the following measures to reduce impacts from light and glare:* *a) All light standards shall be shielded and directed downward so that light shall not emit higher than a horizontal level.* *b) Reflective surfaces of multi-story buildings facing streets, open spaces, parks, and residential neighborhoods shall be oriented to avoid generating glare that could create a nuisance or safety hazard.* *c) For parks or other facilities anticipated to include nighttime activities, the site and placement of overhead lighting shall be designed to minimize exposure of adjacent properties to spillover light and minimize the amount of light that would be visible above the horizontal plane of the light fixture.* *d) Normal operating hours for lighting related to nighttime recreational activities shall be until 10:00 p.m. Sunday through Thursday, and on Friday and Saturday until 11:00 p.m. to reduce the disruption to adjacent properties. Special events that would require lighting beyond normal operating hours would be subject to a permit to be issued by the City.* *e) All light standards shall be the minimum height possible to achieve necessary lighting goals, subject to approval by the Public Services Director.*	Shield and direct light downward. Orient buildings to minimize glare. Minimize light spillover for all parks and recreational facilities. Limit lighting for nighttime recreational activities to 10pm Sunday through Thursday and 11pm on Friday and Saturday, requiring specially timed events to obtain a City permit. Require light standards that achieve lighting goals and meet Public Services Director approval.	Full Specific Plan/Area A	Project applicant	During design review process	City of Lincoln Community Development Department, City of Lincoln Public Services Department
3.1-8: Implementation of the proposed project would contribute to a cumulative increase in light and glare in the vicinity of the Plan Area.	***3.1-8:*** *Implement Mitigation Measure 3.1-4.*	See Mitigation Measure 3.1-4.	See Mitigation Measure 3.1-4.	See Mitigation Measure 3.1-4.	See Mitigation Measure 3.1-4.	See Mitigation Measure 3.1-4.
3.2 Agriculture and Forestry Services						
3.2-1: Implementation of the proposed project would result in conversion of Important Farmland to non-agricultural use.	***3.2-1(a):*** *a) ~~If the PCCP has been approved and adopted, the~~ The project applicant shall comply with the PCCP to mitigate impacts of converting Prime Farmland, Farmland of Statewide Importance, or Unique Farmland agricultural lands., most specifically rice lands. Mitigation achieved through implementation of the PCCP shall be equal to or greater than the mitigation ratios and requirements described in Mitigation Measure 3.4-1(b) and 3.4-2(b), shown below.*	Comply with PCCP vis-à-vis agricultural lands. Implement Mitigation Measure 3.4-1.	Full Specific Plan	Project applicant	During the permitting process	City of Lincoln Community Development Department
	~~b) The project applicant shall implement Mitigation Measures 3.4-1(b) and 3.4-2(b) in Section 3.4, Biological Resources, of this Draft EIR, shown below.~~ ***3.4-1*** *b) If the PCCP is not in operation or ~~has not been adopted by~~ the County and City processes for designating project impacts as covered under the PCCP have not been established ~~and/or has not been approved by the agencies~~, the following mitigation measures shall apply:* *1) The project applicant for each project phase shall retain a qualified biologist to delineate all wetlands and waters of the U.S. or other protected waters within the proposed development. The delineation(s) shall be submitted to the USACE for verification as part of the formal Section 404 wetland delineation process. If no wetlands are determined to be present, or if wetlands would be avoided, no further mitigation would be required. Prior to fill of any wetlands, or hydrologic interruption of the wetland, the applicant must obtain a Section 404 permit and obtain Section 401 certification from the Central Valley Regional Water Quality Control Board.* *2) For each 1.0 wetted acre of vernal pools impacted, 1.35 acres of vernal pools shall be preserved. For purposes of calculating impact and mitigation requirements, seasonal depressional wetlands shall be considered vernal pools. For each 1.0 acres of impact of any other wetland type, the preservation requirement may be met by preserving 1.35 acres of any wetland type without regard for in-kind mitigation. The preservation requirement for open water may be met through preservation of 1.0 acres of open water or any wetland type for each1.0 acres of impact. The total amount of required wetland preservation under this strategy will be automatically reduced by any and all wetland preservation required by any permitting agency.*	Implement Mitigation Measures 3.4-1(b) and 3.4-2(b).	Full Specific Plan	Project applicant	During the permitting process	City of Lincoln Community Development Department

TABLE 4-1
VILLAGE 5 SPECIFIC PLAN MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	For each 1.0 acres of vernal pool impact, 1.25 acres of compensatory wetlands shall be restored, enhanced or created including a minimum of 0.75 acres of vernal pool and no more than 0.5 acres of other wetlands. For each 1.0 acres of impact of any other wetland type, the restoration, enhancement, or creation requirement may be met by restoring, enhancing, and/or creating 1.25 acres of any wetland type without regard for in-kind mitigation. The compensatory requirement for open-water may be met through restoration, enhancement, and/or creation of 1.25 acres of open water or any wetland type for each 1.0 acres of impact. The total amount of required compensatory wetland restoration, enhancement, or creation under this measure will be automatically reduced by any and all wetland restoration, enhancement, and creation required by any permitting agency as well as any wetland preservation required by a permitting agency greater than the wetland preservation amount required by this mitigation. The compensatory requirement shall not be reduced below 1.0 by excess preservation. *Approximately 715 acres of land within the PCCP Reserve Acquisition Area that would serve as suitable mitigation land for impacts on habitat within Area A have been identified and acquired by the applicant. All mitigation lands would be located within the Upper Coon-Upper Auburn watershed north of Auburn Ravine. Soil types at these mitigation lands would consist primarily of San Joaquin-Cometa sandy loams soils, with some occasionally flooded Xerofluvents soils, frequently flooded Xerofluvents soils, Cometa sandy loam soils, and Cometa-Fiddyment complex soils. Some of these soils have impervious soil layers and support vernal pool complexes or could be restored to vernal pool or seasonal swale habitats. If the entire mitigation area is not needed for mitigation of Area A impacts, impacts to vernal pool habitats and species within other areas could be mitigated on these lands.* *The mitigation lands are currently used as mostly grassland/pasture and fallow/ idle cropland, with some areas used to grow winter wheat, hay/non-alfalfa, and other crops. The mitigation lands are largely surrounded by fallow/idle cropland, rice fields, hay/non-alfalfa fields, and active cropland used for growing clover/wildflowers, rye, corn, and other rotational crops. Management of the mitigation lands could be modified to provide greater benefit to special-status plant and wildlife species.* *3) Wetland preservation, restoration, enhancement and creation shall be accompanied by the associated uplands and hydrology necessary to sustain long-term viability in a natural or restored environmental setting.* *4) It is anticipated that most wetland preservation, restoration, enhancement and creation may be accomplished on land conserved to meet the land cover mitigation requirement and will be subject to the required conservation easements and management plans. If additional lands are conserved to meet the wetland mitigation requirement, the same requirements for conservation easements and management plans shall apply.* *5) Project applicants may use credits from approved conservation or mitigation banks to meet all or a part of the wetland mitigation required by this strategy.* *6) The density of wetlands on land conserved to meet the land cover mitigation requirement in some projects within the V5SP may provide wetland mitigation in excess of the acreage required by this strategy. Excess mitigation may be freely assigned by private agreement between projects within the City of Lincoln and Lincoln Sphere of Influence. Such assignment shall be documented and tracked by the City. Project applicants may apply excess mitigation assigned from other projects in the Plan Area to meet all or a part of the wetland mitigation required by this measure provided proof of assignment can be demonstrated to the satisfaction of the City.* *7) The City may allow mitigation located outside of Placer County that advances the City's conservation goals and meets the biological intent of this mitigation strategy. In addition, the City may accept credits from out-of-county conservation or mitigation banks towards full or partial compliance with this strategy if the project is within the agency-approved service area for the credits.*					

TABLE 4-1
VILLAGE 5 SPECIFIC PLAN MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	Avoidance and Minimization Measures *8) Prior to any construction activities that could impact protected waters, a protective fence shall be erected around the boundaries of avoided wetlands, including a protective buffer as dictated in the 401, 404, or 1600 permits as described in section 9) below. This fence shall remain in place until all construction activity in the immediate area is completed. No activity shall be permitted within the protected areas except for those expressly permitted by the USACE and/or CDFW.* *9) A construction buffer shall be provided along all avoided wetlands in accordance with the Section 404 permit, and Section 401 Water Quality Certification. Only those uses allowed in the Section 404 permit and Section 401 Water Quality Certification and/or the Streambed Alteration Agreements shall be permitted in the wetlands preserve and its buffer.* *10) Water quality in the avoided wetlands shall be protected during construction in the watershed by using erosion control techniques including (as appropriate), but not necessarily limited to, preservation of existing vegetation, mulches (e.g., hydraulic, straw, wood), and geotextiles and mats. Additionally, urban runoff shall be managed to protect water quality in the wetlands preserve using techniques such as velocity dissipation devices, sediment basins and pollution collection devices.* ***3.4-2*** *b) If the PCCP is not in operation or ~~has not been adopted by~~ the County and City processes for designating project impacts as covered under the PCCP have not been established ~~and/or has not been approved by the agencies~~, the following mitigation measures shall apply:* *1) The project applicant shall obtain a Biological Opinion and any applicable incidental take authorization from USFWS and comply with the conditions and requirements therein.* *2) The project applicant shall prepare and submit to the City, a Project-Level Open Space, Agricultural Land and Biological Resources Mitigation Plan that implements the open space, agricultural land and biological resources strategy and includes the following elements:* *i. Identification and quantification of land cover and wetland removal and applicable mitigation requirements set forth below in subsection (5).* *ii. Identification and quantification of proposed mitigation lands and/or resources with sufficient detail to allow for City evaluation, including plans for restoration, enhancement and/or creation of wetlands.* *iii. Identification of any conservation or mitigation bank credits or assignment of excess mitigation from other projects in the V5SP.* *iv. Draft conservation easements and draft management and monitoring plans, if applicable.* *v. An endowment for long-term management of the proposed mitigation lands.* *3) Any Project-Level Open Space, Agricultural Land and Biological Resource Mitigation Plan must be approved by the City, in its sole discretion, at the time of the approval of any improvement plans for subdivision improvements or off-site infrastructure, recordation of a final map (not including a large lot final map that results in no disturbance of any existing natural condition), or issuance of any project-level discretionary approval for non-residential land uses that does not require a tentative subdivision map. A Project-Level Open Space, Agricultural Land and Biological Resource Mitigation Plan may cover a development project or group of projects and must include any required off-site infrastructure unless covered by a separate project-level mitigation plan for that infrastructure improvement. The City may require the applicant to provide a conceptual plan for the Project-Level Open Space, Agricultural Land and Biological Resources Mitigation Plan that includes a calculation of acres of impact and acres of required mitigation prior to approval of a General Development Program or tentative map. A tentative map may have more than one Project-Level Open Space, Agricultural Land and Biological Resource Mitigation Plan if the development authorized by the map is owned by separate owners.*					

TABLE 4-1
VILLAGE 5 SPECIFIC PLAN MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	4) Each project (including off-site infrastructure) must demonstrate compliance with an approved Open Space, Agricultural Land and Biological Resources Mitigation Plan prior to approval of a grading permit that results in land cover or wetland impact. Such compliance may be phased with the actual development of the project. Demonstration of compliance shall include: *i. Demonstrate recordation of required easements for land conservation.* *ii. Demonstrate ownership of applicable credits and/or assignment of any applicable excess mitigation from other projects in the V5SP.* *iii. Demonstrate implementation of an endowment for the management of all mitigation lands.* *iv. Demonstrate approval of construction and monitoring plans for any required restoration, enhancement, or creation of wetlands. Provide proof of executed contracts and initiation of construction.* *v. Documentation and approval of any mitigation credits eligible for future use or assignment.* *5) An Open Space, Agricultural Land and Biological Resources Mitigation Plan shall require that for every 1.0 acres of land cover impacted, 1.35 acres of land will be conserved in perpetuity. The impact area shall be calculated to the nearest one-tenth (0.10) acre. The total amount of required acreage will be automatically reduced by any and all off-site conservation or mitigation land required by any permitting agency, specifically including upland areas required in association with wetland mitigation, whether acquired through mitigation bank credits or other means. The mitigation land to be conserved may be located in the Reserve Acquisition Areas, or elsewhere as determined by the City and regulatory agencies. No additional land mitigation will be required beyond the 1.35 to 1.0 requirement for the removal of land cover.* *6) To determine the acreage of land cover impact, all land within the V5SP shall be considered to be "land cover," except for land that is already developed with infrastructure, such as roadways, and homes and related development such as accessory structures, driveways, improved roadways, and landscaped areas. Any land cover that will be maintained in or restored to a natural or semi-natural condition as required by the City and/or any state or federal permitting agency shall not be included in the land cover impacted acreage. Any wetland area required to be avoided, restored, and/or enhanced on site by the City and/or any permitting agency shall be automatically excluded from the removal calculation.* *7) Land conserved under this measure shall, to the extent feasible, as determined by the City, be located within the Reserve Acquisition Area, but may be included in other areas deemed adequate by the regulatory agencies. Impacts to annual grassland, vernal pool grassland, and pasture lands cover shall be mitigated on existing or restorable grassland. All other land cover impacts may be mitigated on any natural or semi-natural land within the Reserve Acquisition Areas, specifically including agricultural land. Vernal pool grassland will be mitigated by any grassland without regard to wetted area density.* *8) Conservation sites shall be subject to recorded conservation easements and management plans with an identified funding source for long-term management of conserved lands. The conservation easements and management plans are subject to approval by the City and shall provide for the long-term maintenance of biological functions and values while, whenever feasible, also providing for compatible agricultural use. The City shall accept as satisfactory mitigation any conservation easement and/or management plan required and approved by the terms and conditions of any permit issued by a state or federal resource agency.* *9) Project applicants may use credits from approved conservation or mitigation banks to meet all or a part of the conservation required by this strategy. Specifically, the uplands associated with any bank wetland preservation, restoration, enhancement or creation may be applied towards the land cover mitigation requirement provided that the uplands are subject to an appropriate conservation easement and the applicant can demonstrate that the approved mitigation credits include both wetland and upland land cover to the satisfaction of the City. Mitigation and conservation banks must be approved by the USFWS, USACE, or the CDFW. Credits can count toward mitigation obligations if the banks are consistent with the requirements of state and federal natural resources agencies, as accepted by the City.*					

TABLE 4-1
VILLAGE 5 SPECIFIC PLAN MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	10) It is anticipated that, depending on the availability and relative parcel size of potential conservation sites, some projects within the V5SP may provide land cover mitigation in excess of the acreage required by this strategy. Excess mitigation may be freely assigned by private agreement between projects within the City of Lincoln and the Lincoln Sphere of Influence. Such assignment will be documented and tracked by the City. Project applicants may apply excess mitigation assigned from other projects in the V5SP to meet all or a part of the land cover mitigation required by this measure provided proof of assignment can be provided to the satisfaction of the City. *11) Because of their particular regulatory status and their biological importance, wetlands shall be accounted for separately through mitigation ratios requiring preservation and or restoration of a set amount of wetted area calculated as a proportion of wetland impact as set forth in Mitigation Measure 3.4-1. These wetted acres, along with any upland area that is conserved in association with the wetted acres, will be fully credited towards the required land cover mitigation. It is intended that all of the wetland mitigation shall be counted towards land cover mitigation requirements. Likewise, all wetted acres contained within land cover mitigation shall be counted towards wetland mitigation.*					
	3.2-1(b): *Concurrent with development of Area A, the project applicant shall preserve mitigation lands at ratios identified in Mitigation Measures 3.4-1(b) and 3.4-2. The preserved land should be of similar agricultural productivity, soil classifications, and farmland type (Prime Farmland, Farmland of Statewide Importance, and Unique Farmland) as the land proposed for development in Area A. Conservation Easements for agricultural and biological resources may be stacked, meaning that areas preserved to mitigate for biological resources ~~can~~ may also serve as mitigation for agricultural impacts.*	Preserve mitigation lands at ratios identified in Mitigation Measures 3.4-1(b) and 3.4-2	Area A	Project applicant	During development of Area A	City of Lincoln Community Development Department
3.3 Air Quality						
3.3-2: Construction of land uses under the proposed project would generate criteria pollutant emissions that could substantially contribute to a potential violation of applicable air quality standards or to nonattainment conditions.	***3.3-2a:*** *The applicant(s) shall implement the following mitigation measures for each phase of development in the time frames provided:* *a) Prior to approval of grading or improvement plans, (whichever occurs first), on project sites greater than one acre, the applicant shall submit a Construction Emission/Dust Control Plan to the Placer County Air Pollution Control District. The applicant shall provide written evidence to the City of Lincoln that the plan has been submitted to the District. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving District approval of the Construction Emission/Dust Control Plan and delivering that approval to the City of Lincoln. The Construction Emission/Dust Control Plan shall include, but not be limited, to the following measures:* *i. In order to control dust, an operational watering truck shall be on site during construction hours. In addition, dry chemical sweeping is prohibited. Watering at the construction site shall be carried out in the compliance with operating APCD rules and City of Lincoln requirements.* *ii. Fugitive dust shall not exceed 40% opacity and not go beyond the project boundary at any time as required by District Rule 228 Fugitive Dust (Section 300). If lime or other drying agents are used to dry out wet grading areas, they shall be controlled so as to not exceed District Rule 228 Fugitive Dust limitations. The prime contractor shall be responsible for having an individual, certified by CARB to perform Visible Emissions Evaluations (VEE), who shall routinely evaluate compliance to Rule 228, Fugitive Dust on a weekly basis.* *iii. The track-out of bulk material onto public paved roadways as a result of operations, or erosion, shall be minimized by the use of track-out and erosion control, minimization, and preventative measures. Specifically, the prime contractor shall apply water or use other methods to control dust track out so construction vehicles leaving the site shall reduce dust, silt, mud, and dirt from being released or tracked off-site. Also, the prime contractor "wet broom" the streets (or use another method to control dust as approved by the City) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares within one hour from adjacent streets anytime such material track-out extends for a cumulative distance of greater than 50 feet onto any paved public road during active operations.*	Submit a Construction Emission/Dust Control Plan.	V5SP and Area A	Project applicant	Prior to approval of grading or improvement plans	City of Lincoln Community Development Department, Placer County Air Pollution Control District

TABLE 4-1
VILLAGE 5 SPECIFIC PLAN MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	iv. Traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. *v. To control dust once grading is complete, the prime contractor shall apply methods such as surface stabilization, establishment of the vegetative cover, paving, or other methods approved by the City.* *vi. The prime contractor shall suspend all grading activities when wind speeds (including instantaneous gusts) are high (typically winds greater than 25 miles per hour), and dust is traveling offsite.* *vii. Stockpiles of dirt shall be covered when not being used or otherwise controlled to prevent erosion and/or dust.*					
	b) The prime contractor shall submit to the District a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman. *Prior to approval of grading or improvement plans, (whichever occurs first), the applicant(s) shall provide a written calculation to the District for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will meet Tier 4 emission standards or the equivalent Tier standards established by the State in place at the time of construction. If Tier 4 equipment is unavailable for any equipment type, the prime contractor shall notify the PCAPCD that Tier 3 off-road equipment will be utilized.*	Provide comprehensive construction equipment inventory and anticipated construction timeline.	V5SP and Area A	Prime Contractor	Prior to construction	City of Lincoln Community Development Department, Placer County Air Pollution Control District
	c) During construction, the contractor shall utilize existing power sources (e.g., electricity) or clean fuel (e.g., propane, gasoline, biodiesel, and/or natural gas) generators rather than temporary diesel power generators, to the degree feasible.	Use existing or cleaner fuels and power sources, where possible.	V5SP and Area A	Prime Contractor	During construction	City of Lincoln Community Development Department, Placer County Air Pollution Control District
	d) During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment.	Minimize engine idling time to a five-minute maximum.	V5SP and Area A	Prime Contractor	During construction	City of Lincoln Community Development Department, Placer County Air Pollution Control District
	e) Signs shall be posted in the designated queuing areas of the construction site to limit idling to a maximum of 5 minutes.	Provide signage indicating five-minute maximum time for engine idling.	V5SP and Area A	Prime Contractor	During construction	City of Lincoln Community Development Department, Placer County Air Pollution Control District
	f) No open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetation material shall either be chipped on site or taken to an appropriate recycling site, or if a recycling site is not available, a licensed disposal site.	Remove vegetation through chipping or at an appropriate recycling or disposal site.	V5SP and Area A	Prime Contractor	During construction	City of Lincoln Community Development Department, Placer County Air Pollution Control District
	g) A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.	Avoid discharging VOCs into the atmosphere.	V5SP and Area A	Prime Contractor	During construction	City of Lincoln Community Development Department, Placer County Air Pollution Control District
	h) Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated.	Maintain proper working condition for all construction equipment.	V5SP and Area A	Prime Contractor	During construction	City of Lincoln Community Development Department, Placer County Air Pollution Control District

TABLE 4-1
VILLAGE 5 SPECIFIC PLAN MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
3.3-3: Operational activities associated with development under the proposed project would result in emissions of criteria air pollutants at levels that would substantially contribute to a potential violation of applicable air quality standards or to nonattainment conditions.	***3.3-3:*** *To reduce operational emissions of ROG, NOx, PM10, and PM2.5, the following PCAPCD Standard Operational Air Quality Mitigation Measures shall be implemented as part of the project's final design:* *a) Diesel trucks shall be prohibited from idling more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show on the submitted building elevations that all truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than the allotted time shall be required to connect to the 110/208 volt power to run any auxiliary equipment. A minimum 2'x3' signage which indicates "Diesel engine Idling limited to a maximum of five minutes" shall be included with the submittal of building plans.*	Implement PCAPCD Standard Operational Air Quality Mitigation Measures.	V5SP and Area A	Prime Contractor	Prior to Building Permit issuance	City of Lincoln Community Development Department, Placer County Air Pollution Control District
	b) Prior to Design Review approval, the Site Plan shall show that the applicant has provided the number of preferential parking spaces for employees that carpool/vanpool/rideshare as required by the District. Such stalls shall be clearly demarcated with signage as approved by the Design Review Board.	Provide preferential parking for employees that carpool/vanpool/rideshare.	V5SP and Area A	Project applicant	Prior to Design Review approval	City of Lincoln Community Development Department, Placer County Air Pollution Control District
	c) Prior to Design Review approval, the applicant shall show that on-site bicycle racks will be provided as required by the District.	Demonstrate provision of on-site bicycle racks.	V5SP and Area A	Project applicant	Prior to Design Review approval	City of Lincoln Community Development Department, Placer County Air Pollution Control District
3.3-5: Development under the proposed project would locate sensitive residential receptors in close proximity to SR 65, which would result in the exposure of persons to substantial toxic air contaminant concentrations.	***3.3-5:*** *a) The Specific Plan design guidelines and development standards shall incorporate the following measures to reduce or avoid exposure of sensitive receptors to TACs:* *i. New sensitive land uses shall not be permitted within 300 feet of a large gasoline station (defined as a facility with a throughput of 3.6 million gallons per year or greater). Require a 50-foot separation between gasoline stations with a throughput less than 3.6 million gallons per year.* *ii. Only non-perchloroethylene dry-cleaning facilities shall be permitted within the Plan Area.*	Reduce TAC exposure by placing new sensitive lands uses no closer than 300 feet of a large gasoline station and only permit non-perchloroethylene dry-cleaning facilities.	Full Specific Plan and Area A	Project applicant	Prior to Design Guidelines approval	City of Lincoln Community Development Department
	b) Residential units shall not be constructed at distances less than 100 feet of the edge of the SR 65 right-of-way.	Construct residential units at least 100 feet from the edge of the SR 65 ROW.	Full Specific Plan and Area A	Project applicant	Prior to Design Guidelines approval	City of Lincoln Community Development Department
3.3-7: The proposed project would result in a cumulatively considerable net increase of any criteria pollutant for which the region is in nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	***3.3-7:*** *The applicant(s) shall implement Mitigation Measure 3.3-3 to reduce operational ROG, NOx and PM10 emissions.*	See Mitigation Measure 3.3-3.	See Mitigation Measure 3.3-3.	See Mitigation Measure 3.3-3.	See Mitigation Measure 3.3-3.	See Mitigation Measure 3.3-3.
3.4 Biological Resources						
3.4-1: Implementation of the proposed project could have a substantial adverse effect on federally protected wetlands defined by Section 404 of the Clean Water Act through direct removal, placement of fill, hydrological interruption, or by other means and would result in fill of jurisdictional wetlands or other protected waters.	***3.4-1:*** *a) ~~If the PCCP has been adopted by the County, the City, and approved by the agencies, the~~ The project applicant shall comply with the PCCP and that participation shall satisfy all mitigation requirements for this impact. Mitigation achieved through implementation of the PCCP shall be equal to or greater than the mitigation ratios and requirements described in subsection (b), below*	Use PCCP to satisfy all biological mitigation measures under CEQA.	Full Specific Plan, Area A, and Windsor Cove	Project applicant	Following PCCP adoption and approval	City of Lincoln Community Development Department
	b) If the PCCP is not in operation or ~~has not been adopted by~~ the County and City processes for designating project impacts as covered under the PCCP have not been established ~~and/or has not been approved by the agencies~~, the following mitigation measures shall apply: *1) The project applicant for each project phase shall retain a qualified biologist to delineate all wetlands and waters of the U.S. or other protected waters within the proposed development. The delineation(s) shall be submitted to the USACE for verification as part of the formal Section 404 wetland delineation process. If no wetlands are determined to be present, or if wetlands would be avoided, no further mitigation would be required. Prior to fill of any wetlands, or hydrologic interruption of the wetland, the applicant must obtain a Section 404 permit and*	Provide mitigation at specified ratios.	Full Specific Plan, Area A, and Windsor Cove	Project applicant	During construction of each project phase.	City of Lincoln Community Development Department, United States Army Corps of Engineers

TABLE 4-1
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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	obtain Section 401 certification from the Central Valley Regional Water Quality Control Board. *2) For each 1.0 wetted acre of vernal pools impacted, 1.35 acres of vernal pools shall be preserved. For purposes of calculating impact and mitigation requirements, seasonal depressional wetlands shall be considered vernal pools. For each 1.0 acres of impact of any other wetland type, the preservation requirement may be met by preserving 1.35 acres of any wetland type without regard for in-kind mitigation. The preservation requirement for open water may be met through preservation of 1.0 acres of open water or any wetland type for each 1.0 acres of impact. The total amount of required wetland preservation under this strategy will be automatically reduced by any and all wetland preservation required by any permitting agency.* *For each 1.0 acres of vernal pool impact, 1.25 acres of compensatory wetlands shall be restored, enhanced or created including a minimum of 0.75 acres of vernal pool and no more than 0.5 acres of other wetlands. For each 1.0 acres of impact of any other wetland type, the restoration, enhancement, or creation requirement may be met by restoring, enhancing, and/or creating 1.25 acres of any wetland type without regard for in-kind mitigation. The compensatory requirement for open-water may be met through restoration, enhancement, and/or creation of 1.25 acres of open water or any wetland type for each 1.0 acres of impact. The total amount of required compensatory wetland restoration, enhancement, or creation under this measure will be automatically reduced by any and all wetland restoration, enhancement, and creation required by any permitting agency as well as any wetland preservation required by a permitting agency greater than the wetland preservation amount required by this mitigation. The compensatory requirement shall not be reduced below 1.0 by excess preservation.* *Approximately 715 acres of land within the PCCP Reserve Acquisition Area that would serve as suitable mitigation land for impacts on habitat within Area A have been identified and acquired by the applicant. All mitigation lands would be located within the Upper Coon-Upper Auburn watershed north of Auburn Ravine. Soil types at these mitigation lands would consist primarily of San Joaquin-Cometa sandy loams soils, with some occasionally flooded Xerofluvents soils, frequently flooded Xerofluvents soils, Cometa sandy loam soils, and Cometa-Fiddyment complex soils. Some of these soils have impervious soil layers and support vernal pool complexes or could be restored to vernal pool or seasonal swale habitats. If the entire mitigation area is not needed for mitigation of Area A impacts, impacts to vernal pool habitats and species within other areas could be mitigated on these lands.* *The mitigation lands are currently used as mostly grassland/pasture and fallow/idle cropland, with some areas used to grow winter wheat, hay/non-alfalfa, and other crops. The mitigation lands are largely surrounded by fallow/idle cropland, rice fields, hay/non-alfalfa fields, and active cropland used for growing clover/wildflowers, rye, corn, and other rotational crops. Management of the mitigation lands could be modified to provide greater benefit to special-status plant and wildlife species.* *3) Wetland preservation, restoration, enhancement and creation shall be accompanied by the associated uplands and hydrology necessary to sustain long-term viability in a natural or restored environmental setting.* *4) It is anticipated that most wetland preservation, restoration, enhancement and creation may be accomplished on land conserved to meet the land cover mitigation requirement and will be subject to the required conservation easements and management plans. If additional lands are conserved to meet the wetland mitigation requirement, the same requirements for conservation easements and management plans shall apply.* *5) Project applicants may use credits from approved conservation or mitigation banks to meet all or a part of the wetland mitigation required by this strategy.* *6) The density of wetlands on land conserved to meet the land cover mitigation requirement in some projects within the V5SP may provide wetland mitigation in excess of the acreage required by this strategy. Excess mitigation may be freely assigned by private agreement between projects within the City of Lincoln and Lincoln Sphere of Influence. Such assignment shall be documented and tracked by the City. Project applicants may apply excess mitigation assigned from other*					

TABLE 4-1
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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	projects in the Plan Area to meet all or a part of the wetland mitigation required by this measure provided proof of assignment can be demonstrated to the satisfaction of the City. *7) The City may allow mitigation located outside of Placer County that advances the City's conservation goals and meets the biological intent of this mitigation strategy. In addition, the City may accept credits from out-of-county conservation or mitigation banks towards full or partial compliance with this strategy if the project is within the agency-approved service area for the credits.* ***Avoidance and Minimization Measures*** *8) Prior to any construction activities that could impact protected waters, a protective fence shall be erected around the boundaries of avoided wetlands, including a protective buffer as dictated in the 401, 404, or 1600 permits as described in section 9) below. This fence shall remain in place until all construction activity in the immediate area is completed. No activity shall be permitted within the protected areas except for those expressly permitted by the USACE and/or CDFW.* *9) A construction buffer shall be provided along all avoided wetlands in accordance with the Section 404 permit, and Section 401 Water Quality Certification. Only those uses allowed in the Section 404 permit and Section 401 Water Quality Certification and/or the Streambed Alteration Agreements shall be permitted in the wetlands preserve and its buffer.* *10) Water quality in the avoided wetlands shall be protected during construction in the watershed by using erosion control techniques including (as appropriate), but not necessarily limited to, preservation of existing vegetation, mulches (e.g., hydraulic, straw, wood), and geotextiles and mats. Additionally, urban runoff shall be managed to protect water quality in the wetlands preserve using techniques such as velocity dissipation devices, sediment basins and pollution collection devices.*					
3.4-2: Implementation of the proposed project could result in adverse impacts to special-status species, either directly or through habitat modifications.	***3.4-2:*** *a) ~~If the PCCP has been adopted by the County, the City, and approved by the agencies, the~~ The project applicant shall comply with the PCCP and that participation shall satisfy all of the mitigation requirements for this impact. Mitigation achieved through implementation of the PCCP shall be equal to or greater than the mitigation ratios and requirements described in subsection (b), below.* *For species that are not directly covered by the PCCP, the project applicant shall implement the following avoidance and minimization measures:* *1) The project applicant shall implement Mitigation Measure 3.4-6.* *2) For the protection of American badger, the project applicant, for each project phase, shall retain a qualified biologist to conduct a preconstruction American badger den survey within the project site. The results of the survey shall be provided to the City of Lincoln. If dens or burrows determined to be potential American badger dens are found within the project site or off-site improvement areas during the preconstruction surveys, consultation with the California Department of Fish and Wildlife (CDFW) shall occur prior to the initiation of any construction activities to determine an appropriate burrow excavation and/or relocation method. If American badger burrows are not found, further measures are not necessary. All survey results shall be submitted to the City of Lincoln prior to the initiation of any construction activities.* *b) If the PCCP is not in operation or ~~has not been adopted by~~ the County and City processes for designating project impacts as covered under the PCCP have not been established ~~and/or has not been approved by the agencies~~, the following mitigation measures shall apply:* *1) The project applicant shall obtain a Biological Opinion and any applicable incidental take authorization from USFWS and comply with the conditions and requirements therein.* *2) The project applicant shall prepare and submit to the City, a Project-Level Open Space, Agricultural Land and Biological Resources Mitigation Plan that implements the open space, agricultural land and biological resources strategy and includes the following elements:*	Implement PCCP measures related to habitat preservation. Implement avoidance and minimization measures for impacts to special status species that are not covered by the PCCP. Implement habitat preservation at identified ratios.	Full Specific Plan Full Specific Plan	Project applicant Project applicant	Prior to construction Prior to construction	City of Lincoln Community Development Department, United States Fish and Wildlife Service City of Lincoln Community Development Department, United States Fish and Wildlife Service

TABLE 4-1
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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	i. Identification and quantification of land cover and wetland removal and applicable mitigation requirements set forth below in subsection (5). *ii. Identification and quantification of proposed mitigation lands and/or resources with sufficient detail to allow for City evaluation, including plans for restoration, enhancement and/or creation of wetlands.* *iii. Identification of any conservation or mitigation bank credits or assignment of excess mitigation from other projects in the V5SP.* *iv. Draft conservation easements and draft management and monitoring plans, if applicable.* *v. An endowment for long-term management of the proposed mitigation lands.* *3) Any Project-Level Open Space, Agricultural Land and Biological Resource Mitigation Plan must be approved by the City, in its sole discretion, at the time of the approval of any improvement plans for subdivision improvements or off-site infrastructure, recordation of a final map (not including a large lot final map that results in no disturbance of any existing natural condition), or issuance of any project-level discretionary approval for non-residential land uses that does not require a tentative subdivision map. A Project-Level Open Space, Agricultural Land and Biological Resource Mitigation Plan may cover a development project or group of projects and must include any required off-site infrastructure unless covered by a separate project-level mitigation plan for that infrastructure improvement. The City may require the applicant to provide a conceptual plan for the Project-Level Open Space, Agricultural Land and Biological Resources Mitigation Plan that includes a calculation of acres of impact and acres of required mitigation prior to approval of a General Development Program or tentative map. A tentative map may have more than one Project-Level Open Space, Agricultural Land and Biological Resource Mitigation Plan if the development authorized by the map is owned by separate owners.* *4) Each project (including off-site infrastructure) must demonstrate compliance with an approved Open Space, Agricultural Land and Biological Resources Mitigation Plan prior to approval of a grading permit that results in land cover or wetland impact. Such compliance may be phased with the actual development of the project. Demonstration of compliance shall include:* *i. Demonstrate recordation of required easements for land conservation.* *ii. Demonstrate ownership of applicable credits and/or assignment of any applicable excess mitigation from other projects in the V5SP.* *iii. Demonstrate implementation of an endowment for the management of all mitigation lands.* *iv. Demonstrate approval of construction and monitoring plans for any required restoration, enhancement, or creation of wetlands. Provide proof of executed contracts and initiation of construction.* *v. Documentation and approval of any mitigation credits eligible for future use or assignment.* *5) An Open Space, Agricultural Land and Biological Resources Mitigation Plan shall require that for every 1.0 acres of land cover impacted, 1.35 acres of land will be conserved in perpetuity. The impact area shall be calculated to the nearest one-tenth (0.10) acre. The total amount of required acreage will be automatically reduced by any and all off-site conservation or mitigation land required by any permitting agency, specifically including upland areas required in association with wetland mitigation, whether acquired through mitigation bank credits or other means. The mitigation land to be conserved may be located in the Reserve Acquisition Areas, or elsewhere as determined by the City and regulatory agencies. No additional land mitigation will be required beyond the 1.35 to 1.0 requirement for the removal of land cover.* *6) To determine the acreage of land cover impact, all land within the V5SP shall be considered to be "land cover," except for land that is already developed with infrastructure, such as roadways, and homes and related development such as accessory structures, driveways, improved roadways, and landscaped areas. Any land cover that will be maintained in or restored to a natural or semi-natural condition as required by the City and/or any state or federal permitting agency shall not be included in the land cover impacted acreage. Any wetland area required to be avoided, restored, and/or enhanced on site by the City and/or any permitting agency shall be automatically excluded from the removal calculation.*					

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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	7) Land conserved under this measure shall, to the extent feasible, as determined by the City, be located within the Reserve Acquisition Area, but may be included in other areas deemed adequate by the regulatory agencies. Impacts to annual grassland, vernal pool grassland, and pasture lands cover shall be mitigated on existing or restorable grassland. All other land cover impacts may be mitigated on any natural or semi-natural land within the Reserve Acquisition Areas, specifically including agricultural land. Vernal pool grassland will be mitigated by any grassland without regard to wetted area density. *8) Conservation sites shall be subject to recorded conservation easements and management plans with an identified funding source for long-term management of conserved lands. The conservation easements and management plans are subject to approval by the City and shall provide for the long-term maintenance of biological functions and values while, whenever feasible, also providing for compatible agricultural use. The City shall accept as satisfactory mitigation any conservation easement and/or management plan required and approved by the terms and conditions of any permit issued by a state or federal resource agency.* *9) Project applicants may use credits from approved conservation or mitigation banks to meet all or a part of the conservation required by this strategy. Specifically, the uplands associated with any bank wetland preservation, restoration, enhancement or creation may be applied towards the land cover mitigation requirement provided that the uplands are subject to an appropriate conservation easement and the applicant can demonstrate that the approved mitigation credits include both wetland and upland land cover to the satisfaction of the City. Mitigation and conservation banks must be approved by the USFWS, USACE, or the CDFW. Credits can count toward mitigation obligations if the banks are consistent with the requirements of state and federal natural resources agencies, as accepted by the City.* *10) It is anticipated that, depending on the availability and relative parcel size of potential conservation sites, some projects within the V5SP may provide land cover mitigation in excess of the acreage required by this strategy. Excess mitigation may be freely assigned by private agreement between projects within the City of Lincoln and the Lincoln Sphere of Influence. Such assignment will be documented and tracked by the City. Project applicants may apply excess mitigation assigned from other projects in the V5SP to meet all or a part of the land cover mitigation required by this measure provided proof of assignment can be provided to the satisfaction of the City.* *11) Because of their particular regulatory status and their biological importance, wetlands shall be accounted for separately through mitigation ratios requiring preservation and or restoration of a set amount of wetted area calculated as a proportion of wetland impact as set forth in Mitigation Measure 3.4-1. These wetted acres, along with any upland area that is conserved in association with the wetted acres, will be fully credited towards the required land cover mitigation. It is intended that all of the wetland mitigation shall be counted towards land cover mitigation requirements. Likewise, all wetted acres contained within land cover mitigation shall be counted towards wetland mitigation.3.2-1(b) (Area A)*					
3.4-3: Implementation of the proposed project could result in the loss and/or degradation of vernal pool habitat, and the loss of special-status vernal pool crustaceans or amphibians.	***3.4-3:*** *a) ~~If the PCCP has been adopted by the County, the City, and approved the agencies, the~~ The project applicant shall comply with the PCCP and that participation shall satisfy all of the mitigation requirements for this impact. Mitigation achieved through implementation of the PCCP shall be equal to or greater than the mitigation ratios and requirements described in subsection (b), below.*	Use PCCP to satisfy all biological mitigation measures under CEQA.	Full Specific Plan, Area A, and Windsor Cove	Project applicant	Following PCCP adoption and approval	City of Lincoln Community Development Department
	b) If the PCCP is not in operation or ~~has not been adopted by~~ the County and City processes for designating project impacts as covered under the PCCP have not been established ~~and/or has not been approved by the agencies~~, the following mitigation measures shall apply: *1) The project applicant shall implement Mitigation Measure 3.4-1, subsection b) and Mitigation Measure 3.4-2.*	See Mitigation Measures 3.4-1 and 3.4-2.	See Mitigation Measures 3.4-1 and 3.4-2.	See Mitigation Measures 3.4-1 and 3.4-2.	See Mitigation Measures 3.4-1 and 3.4-2.	See Mitigation Measures 3.4-1 and 3.4-2.

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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	Avoidance and Minimization Measures *c) Orange exclusionary fencing shall be placed, and a buffer area of 250 feet (or lesser distance deemed sufficiently protective by a qualified biologist with approval from USFWS) maintained, around any avoided (preserved) vernal pool crustacean or western spadefoot toad habitat during construction to prevent impacts from construction vehicles and equipment. This fencing shall be inspected by a qualified biologist throughout the construction period to ensure that it is in good functional condition.*	Provide fenced buffer area of 250 feet.	Full Specific Plan, Area A, and Windsor Cove	Project applicant	Prior to construction	City of Lincoln Community Development Department
	d) Prior to beginning work on a project site, all on-site construction personnel shall receive instruction regarding the presence of listed species and the importance of avoiding impacts to these species and their habitat.	Instruct construction personnel about listed species and avoiding impacts.	Full Specific Plan, Area A, and Windsor Cove	Project applicant	Prior to construction	City of Lincoln Community Development Department
3.4-4: Implementation of the proposed project could result in the loss and/or degradation of rare plant populations.	***3.4-4:*** *a) For Areas B through J, the project applicant(s) for each phase shall retain a qualified biologist to conduct focused botanical surveys in vernal pool complexes, fresh emergent marsh, seasonal wetlands and nonnative annual grassland habitats within the Plan Area for special-status plant species including, but not limited to, pincushion navarretia, dwarf downingia, slender Orcutt grass, Sanford's arrowhead, and big-scale balsamroot during the appropriate time of year to detect each of these species. In order to determine the appropriate survey window, the qualified biologist shall visit reference populations when such populations are available and accessible. If no special-status plants are located during the surveys, no mitigation would be required.*	Conduct botanical surveys to determine presence of special status plant species.	Areas B through J	Project applicant	Prior to construction	City of Lincoln Community Development Department, California Department of Fish and Wildlife
	b) If special-status plant species are located during surveys in areas proposed for ground disturbance, the project applicant for each project shall mitigate for impacts to vernal pool wetlands and complexes as described in Mitigation Measure 3.4-3, for impacts to grasslands as described in Mitigation Measure3.4-2, and for wetlands as described in Mitigation Measure 3.4-1. The applicant shall also report the plant survey results to CDFW using a CNDDB field survey form. In addition, the applicant shall retain a qualified biologist to develop and implement a special-status plant salvage and transplantation plan that shall be approved by CDFW. The plan shall provide for the salvage of seeds of the impacted special-status plants and soil from the site surrounding those plants. The salvaged seeds and soil shall be transplanted to a protected site with appropriate habitat. To ensure the success of transplantation and the species, the applicant shall monitor the protected site for three years from the date of transplantation.	If special-status plant species are found, implement Mitigation Measure 3.4-3 for vernal pool wetlands, Mitigation Measure 3.4-2 for grasslands, and Mitigation Measure 3.4-1 for wetlands. Use a CNDDB survey form to report results to CDFW.	Areas B through J	Project applicant	Prior to construction	City of Lincoln Community Development Department, California Department of Fish and Wildlife
	c) If state or federally-listed plants are found during surveys, project applicant for each project phase shall consult with CDFW to obtain an Incidental Take Permit under Section 2081 of the CESA and comply with the conditions and requirements therein, and/or USFWS to obtain a Biological Opinion under Section 7 of FESA and comply with the conditions and requirements.	If state or federally-listed species are found, obtain Incidental Take Permit from CDFW and comply with USFWS requirements.	Areas B through J	Project applicant	Prior to construction	City of Lincoln Community Development Department, California Department of Fish and Wildlife, United States Fish and Wildlife Service
3.4-5: Implementation of the proposed project could result in the loss of western pond turtle and/or degradation of potential habitat.	***3.4-5:*** *a) ~~If the PCCP has been adopted by the County, the City, and approved by the agencies, the~~ The project applicant shall comply with the PCCP and that participation shall satisfy all of the mitigation requirements for this impact. Mitigation achieved through implementation of the PCCP shall be equal to or greater than the mitigation ratios and requirements described in subsection (b), below.*	Use PCCP to satisfy all biological mitigation measures under CEQA.	Full Specific Plan, Area A, and Windsor Cove	Project applicant	Following PCCP adoption and approval	City of Lincoln Community Development Department
	b) If the PCCP is not in operation or ~~has not been adopted by~~ the County and City processes for designating project impacts as covered under the PCCP have not been established ~~and/or has not been approved by the agencies~~, the following mitigation measures shall apply: *1) Prior to project construction for each phase that would disturb any potential habitat for western pond turtle, the project applicant(s) for such phase shall retain a qualified biologist to conduct preconstruction surveys of potential habitat and the vicinity (250 feet) within 30 days prior to project construction. If no western pond turtles are located, no mitigation would be required and construction could proceed.* *2) If western pond turtles are determined to be present, and potential habitat is not proposed for modification due to development of the site, then exclusionary fencing shall be used to prevent the turtle(s) from entering the construction area. The location of the fence shall be determined by a qualified biologist. Retained habitat shall also be protected through implementation of water quality and*	Implement habitat preservation at identified ratios	Full Specific Plan	Project applicant	Prior to construction	City of Lincoln Community Development Department

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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	hydrology measures that ensure habitat remains viable post-construction as required for Clean Water Act Sections 401 and 404 permits and would be consistent with the Draft PCCP. *3) If occupied habitat would be impacted or lost, the project applicant(s) for each phase shall retain a qualified biologist approved by the CDFW to relocate all potentially affected western pond turtles into suitable habitat. Lost habitat would be mitigated through the Sections 401 and 404 permitting process, and would be consistent with the Draft PCCP.*					
3.4-6: Implementation of the proposed project could result in the loss or disturbance of nesting birds and the loss or degradation of special-status bird nesting and foraging habitat.	***3.4-6:*** *a) ~~If the PCCP has been adopted by the County, the City, and approved by the agencies, the~~ The project applicant shall comply with the PCCP and that participation shall satisfy all of the mitigation requirements for this impact. Mitigation achieved through implementation of the PCCP shall be equal to or greater than the mitigation ratios and requirements described in subsection (b) and/or (c), below, as applicable.* *For special-status bird species that are not covered under the PCCP, the mitigation measures for nesting habitat in Mitigation Measure 3.4-6(c) shall be implemented.*	Use PCCP to satisfy all biological mitigation measures under CEQA. Implement avoidance and minimization measures for impacts to special status species that are not covered by the PCCP.	Full Specific Plan, Area A, and Windsor Cove	Project applicant	Following PCCP adoption and approval	City of Lincoln Community Development Department
	b) If the PCCP is not in operation or ~~has not been adopted by~~ the County and City processes for designating project impacts as covered under the PCCP have not been established ~~and/or has not been approved by the agencies~~, the following mitigation measures for foraging habitat shall apply: *1) The project applicant shall comply with Mitigation Measure 3.4-2(b)(2)-(10).*	See Mitigation Measure 3.4-2(b)(2)-(10).	See Mitigation Measure 3.4-2(b)(2)-(10).	See Mitigation Measure 3.4-2(b)(2)-(10).	See Mitigation Measure 3.4-2(b)(2)-(10).	See Mitigation Measure 3.4-2(b)(2)-(10).
	c) If the PCCP is not in operation or ~~has not been adopted by~~ the County and City processes for designating project impacts as covered under the PCCP have not been established ~~and/or has not been approved by the agencies~~, the following mitigation measures for nesting habitat shall apply: *1) If construction activity that may disturb nesting birds (according to a qualified biologist) occurs during the nesting season (February 15 - September 1), the project applicant(s) for each project phase shall retain a qualified biologist to conduct a pre-construction breeding-season survey of the project site at least 30 days prior to onset of construction. Surveys for nesting raptors shall be conducted within ¼ mile of proposed construction activities. A survey for nesting birds shall be conducted within 500 feet of construction areas to determine if any birds are nesting on or within 500 feet of the project site. The results of the survey shall be valid only for the season when it is conducted. New surveys shall be conducted if construction of the surveyed area extends into the following season or if construction is suspended for more than 14 days during the nesting season, or if there is a substantial change in the level of disturbance at the site, unless all the potential nesting trees or other habitat have been removed.* *2) If the pre-construction survey does not identify any protected raptor or bird nests on or within the buffers to the project site, no mitigation shall be required. However, should any active nests be located within 500 feet of a proposed construction area at any time throughout the construction, the project applicant(s) for each project phase, in consultation with CDFW, shall avoid all bird nest sites located in the project site disturbance area(s) during the breeding season (approximately February 15 - September 1) while the nest is occupied with adults and/or young. This avoidance could consist of delaying construction in close proximity to the nest during the nesting season or establishing a non-disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with CDFW. The buffer zone shall be delineated by orange temporary construction fencing. Any occupied nest shall be monitored by a qualified biologist to determine when the nest is no longer in use. Should construction activities cause the nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then a qualified biologist should identify an increased exclusionary buffer such that activities are far enough from the nest to stop this agitated behavior.* ***Additional Measures for Swainson's Hawk*** *3) The project applicant(s) for each project phase shall retain a qualified biologist to conduct a Swainson's hawk nesting survey within the area to be disturbed, extending out to one-half mile. The survey shall be conducted during the nesting season of the same calendar year that construction is expected to begin, and*	Conduct any tree removal and construction activities according to the protocol described in Mitigation Measure 3.4-6(c).	Full Specific Plan	Project applicant	During construction per the time frames described in Mitigation Measure 3.4-6(c) for tree removal and construction activities between March 15 and August 30.	City of Lincoln Community Development Department

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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	prior to the issuance of any grading permits. If this survey does not identify any nesting Swainson's hawk in the area within the project site that will be disturbed plus the one-half mile radius, no mitigation would be required. *4) Should any active Swainson's hawk nests be located within one-half mile of the disturbance area, no project-related activities that could cause nest abandonment or forced fledging (such as heavy equipment operation), shall be initiated within the one-quarter mile (buffer zone) of an active nest between March 1 and September 15. If high quality Swainson's hawk foraging habitat would be removed (i.e., alfalfa fields and pasture), then the applicant shall purchase mitigation credits for Swainson's hawk foraging habitat at a CDFW-approved mitigation bank at a ratio of 1.35:1 or protect similar value agricultural land at a ratio of 1.35:1 with a conservation easement that maintains the land in high-value Swainson's hawk foraging habitat in perpetuity, consistent with Mitigation Measure 3.4-2(b)(2)-(10).* ***Additional Measures for Burrowing Owl*** *5) Prior to project construction the project applicant(s) for each project phase shall hire a qualified biologist to conduct both nesting and wintering season surveys for burrowing owl to determine if potential habitat within 500 feet of ground disturbance is used by this species. The timing and methodology for the surveys shall be based on the 2012 Staff Report on Burrowing Owl Mitigation. A qualified biologist will conduct four survey visits: 1) at least one visit between February 15 and April 15, and 2) a minimum of three survey visits, at least three weeks apart between April 15 and July 1. If feasible, at least one visit will occur after June 15. Surveys will be conducted within areas that, according to the qualified biologist, could support burrowing owl nesting habitat at the project site and within 150 meters of areas that will be directly or indirectly impacted by the project, if feasible.* *6) If burrowing owls are discovered during the surveys, the project applicant shall notify the CDFW. A qualified biologist shall monitor the owls and establish a fenced exclusion zone around each occupied burrow. No construction activities shall be allowed within the exclusion buffer zone until such time that the burrows are determined to be unoccupied by a qualified biologist. The buffer zones shall be a minimum of 150 feet from an occupied burrow during the non-breeding season (September 1 through January 31), and a minimum of 250 feet from an occupied burrow during the breeding season (February 1 through August 31).* *7) If complete avoidance is not feasible, the CDFW shall be consulted regarding a Burrowing Owl Exclusion Plan. All activities that will result in a disturbance to burrows shall be approved by CDFW prior to implementation.* ***Additional Measures for Tricolored Blackbird*** *8) Prior to project construction the project applicant(s) for each project phase shall hire a qualified biologist to conduct a tricolored blackbird nesting survey within the area to be disturbed, targeting potential breeding habitat such as emergent marsh, riparian thickets, and blackberry brambles. Two surveys shall be conducted at least three weeks apart between March 15 and September 1 within 500 feet of the area subject to ground disturbance. If a nesting colony is found within the survey area the project applicant(s) shall consult with CDFW to develop a Tricolored Blackbird Mitigation Plan to avoid, minimize and compensate for impacts to occupied nesting habitat and adjacent foraging habitat. Mitigation measures may include work windows (March 15 to September 1) to avoid impacting an active on-site nesting colony, purchasing conservation easements to protect occupied nesting and foraging habitat, or other measures mutually agreed upon by the applicant(s) and CDFW.*					
3.4-7: Implementation of the proposed project could result in the loss of valley elderberry longhorn beetle and/or loss or degradation of potential habitat.	***3.4-7:*** *a) ~~If the PCCP has been adopted by the County and City and approved by the agencies, the~~ <u>The</u> project applicant shall comply with the PCCP, which shall be deemed to mitigate for impacts to the VELB. <u>Mitigation achieved through implementation of the PCCP shall be equal to or greater than the mitigation ratios and requirements described in subsection (c)-(e), below</u>.*	Use PCCP to satisfy all biological mitigation measures under CEQA.	Full Specific Plan, Area A, and Windsor Cove	Project applicant	Following PCCP adoption and approval	City of Lincoln Community Development Department
	b) If the PCCP <u>is not in operation or</u> ~~has not been adopted by~~ the County and City <u>processes for designating project impacts as covered under the PCCP have not been established</u> ~~and approved by the agencies~~, the project applicant shall comply with mitigation measures c) through e).	Protect elderberry shrubs as described in Mitigation Measures 3.4-7(c) through 3.4-7(e).	Full Specific Plan, Area A, and Windsor Cove	Project applicant	Prior to construction	City of Lincoln Community Development Department

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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	c) For construction requiring consultation under Section 7 of the FESA, the project applicant shall obtain incidental take authorization and comply with the requirements therein. If no Section 7 consultation is required (because no federal permit is required), the applicant shall comply with mitigation measures (d) through (f). *d) The removal of elderberry shrubs or their stems measuring one inch or greater (removal or trimming) shall be compensated for by salvaging and planting the affected elderberry shrubs and planting additional elderberry shrubs and associated native riparian plants at a 1:1 ratio. Mitigation planting shall occur, to the maximum extent practicable, in areas adjacent to the impact area and/or located to fill in existing gaps in riparian corridors. If the plants to be removed show recent boring holes, the project applicants shall consult with the USFWS and obtain incidental take authorization prior to removal.* *e) Elderberry shrubs with stems measuring one inch or greater in diameter at ground level that are not proposed to be removed shall be protected as follows during construction:* *1. Any ground disturbing activities within 100 feet of elderberry plants containing stems measuring one inch or greater in diameter at ground level shall provide a minimum setback of at least 20 feet from the drip line of each elderberry plant containing stems measuring one inch or greater in diameter at ground level. The setbacks shall be fenced and flagged to prohibit equipment and materials encroachment into the setback zone. Fire fuel breaks (disked land) may not be included within the 20-foot setback.* *2. The project applicant shall brief the construction foreman on the need to avoid damaging the elderberry plants (unless the proper take authorization is obtained) and the possible penalties for not complying with these requirements. A copy of these mitigation measures shall be provided to the construction foreman for his distribution to his crews by the project applicant.* *3. No insecticides, herbicides, fertilizers, or other chemicals that might harm the beetle or its host plant shall be used in the buffer areas, or within 100 feet of any elderberry plant with one or more stems measuring one inch or greater in diameter at ground level.* *4. No mowing shall occur closer than five feet to elderberry plant stems. Mowing shall be done in a manner that avoids damaging elderberry plants (e.g., avoid stripping away bark through careless use of mowing/trimming equipment).* *5. Trimming of elderberry stems less than one inch in diameter may occur between September 1 and March 14. The elderberry plants shall only be trimmed between November through the first two weeks in February, or when the plants are dormant and after they have lost their leaves.*					
3.4-8: Implementation of the proposed project could result in changes to surface water quality in Auburn Ravine that could affect Central Valley Steelhead and Chinook salmon due to the reconstruction and/or widening of various bridges within the Plan Area.	***3.4-8:*** *a) ~~If the PCCP has been adopted and approved prior to the start of construction in the V5SP area in question, the~~ The project applicant(s) (be they the City, County, or another agency) shall comply with the PCCP and mitigate for impacts to Central Valley steelhead and Chinook salmon as stated in the PCCP. Mitigation achieved through implementation of the PCCP shall be equal to or greater than the mitigation ratios and requirements described in subsection (b), below.*	Use PCCP to satisfy all biological mitigation measures under CEQA.	Full Specific Plan, Area A, and Windsor Cove	Project applicant	Following PCCP adoption and approval	City of Lincoln Community Development Department
	b) If the PCCP is not in operation ~~has not been adopted and approved~~ prior to the start of construction in the V5SP area in question, the project applicant(s) (be they the City, County, or another agency) shall comply with the following mitigation measures: *1) Obtain a Biological Opinion and incidental take authorization for Central Valley steelhead and winter-run and spring-run Chinook salmon from NMFS and comply with the conditions and requirements therein.* *2) Obtain any necessary permits from the USACE, CDFW, and the RWQCB. Dewatering plans and the specific temporary impacts to Auburn Ravine associated with bridge construction shall be discussed in the permit applications and avoidance and minimization measures shall be proposed, including timing of construction to avoid presence of steelhead and Chinook salmon, fish rescue and relocation, as well as specific BMPs to avoid impacts to these species and their habitat. The permit requirements shall include the following elements:* • *In-water construction work windows shall be observed in consultation with NMFS and CDFW, and as specified in the permits issued.*	Protect Central Valley steelhead and winter-run and spring-run Chinook salmon as described in Mitigation Measures 3.4-8(b).	Full Specific Plan, Area A, and Windsor Cove	Project applicant	Prior to construction	City of Lincoln Community Development Department

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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	• *Applicant(s) shall implement a pile driving, dewatering and fish rescue plan. The plan shall include specific measures to avoid and minimize impacts to salmonids and their habitats during bridge construction, and shall be approved by NMFS and CDFW.* 3) *Install Environmentally Sensitive Area (ESA) fences within 200 feet of work along Auburn Ravine, as indicated in the 401 or 404 permits. The ESA fencing shall be delineated on the final plans for each project phase and the fence shall be installed and remain on-site until construction within 200 feet of the Auburn Ravine preserve area is completed.* 4) *Implement Mitigation Measure 3.10-1 and construction best management practices (BMPs) as prescribed in the project's Storm Water Pollution Prevention Plan (SWPPP) prepared in accordance with the California National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (Construction General Permit) (Order No. 2009-0009-DWQ, NPDES No. CAR000002). These BMPs shall be in place throughout the construction for each project phase. The SWPPP shall include specific measures for water conservation; vehicle and equipment cleaning, fueling and maintenance; dewatering; paving and grinding; concrete finishing and curing; directing water away from work areas; use of attachments on construction equipment to catch debris; use of approved covers or platforms to collect debris; stockpiling of accumulated debris and waste generated during demolition away from watercourses; and ensuring safe passage of wildlife, as necessary.*					
3.4-9: Implementation of the proposed project could have a substantial adverse effect on riparian habitat or other sensitive natural communities identified in local, state, or federal plans, policies, or regulations.	***3.4-9:*** a) *~~If the PCCP has been adopted and approved prior to the start of construction in the V5SP area in question, the~~ <u>The</u> project applicant(s) shall comply with the PCCP and mitigate for impacts to and loss of sensitive natural communities as stated in the PCCP. <u>Mitigation achieved through implementation of the PCCP shall be equal to or greater than the mitigation ratios and requirements described in subsection (b), below.</u>*	Use PCCP to satisfy all biological mitigation measures under CEQA.	Full Specific Plan, Area A, and Windsor Cove	Project applicant	Following PCCP adoption and approval	City of Lincoln Community Development Department
	b) *If the PCCP <u>is not in operation</u> ~~has not been adopted and approved~~ prior to the start of construction in the V5SP area in question, the project applicant(s) shall comply with Mitigation Measures 3.4-1, 3.4-2, 3.4-3, 3.4-4, and 3.10-1.*	See Mitigation Measures 3.4-1, 3.4-2, 3.4-3, 3.4-4, and 3.10-1.	See Mitigation Measures 3.4-1, 3.4-2, 3.4-3, 3.4-4, and 3.10-1.	See Mitigation Measures 3.4-1, 3.4-2, 3.4-3, 3.4-4, and 3.10-1.	See Mitigation Measures 3.4-1, 3.4-2, 3.4-3, 3.4-4, and 3.10-1.	See Mitigation Measures 3.4-1, 3.4-2, 3.4-3, 3.4-4, and 3.10-1.
3.4-11: Implementation of the proposed project could conflict with the provisions of approved local, regional or state policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	***3.4-11:*** a) *For impacts to threatened or endangered vegetation, the project applicant(s) shall implement Mitigation Measures 3.4-1, 3.4-2, 3.4-3, 3.4-4, 3.4-5, 3.4-6, 3.4-7, 3.4-8, 3.4 9, and 3.10-1 as applicable.*	See Mitigation Measures 3.4-1, 3.4-2, 3.4-3, 3.4-4, 3.4-5, 3.4-6, 3.4-7, 3.4-8, 3.4 9, and 3.10-1.	See Mitigation Measures 3.4-1, 3.4-2, 3.4-3, 3.4-4, 3.4-5, 3.4-6, 3.4-7, 3.4-8, 3.4-9, and 3.10-1.	See Mitigation Measures 3.4-1, 3.4-2, 3.4-3, 3.4-4, 3.4-5, 3.4-6, 3.4-7, 3.4-8, 3.4 9, and 3.10-1.	See Mitigation Measures 3.4-1, 3.4-2, 3.4-3, 3.4-4, 3.4-5, 3.4-6, 3.4-7, 3.4-8, 3.4 9, and 3.10-1.	See Mitigation Measures 3.4-1, 3.4-2, 3.4-3, 3.4-4, 3.4-5, 3.4-6, 3.4-7, 3.4-8, 3.4 9, and 3.10-1.
	b) *For impacts to heritage oak trees, the project applicant(s) shall first make every reasonable attempt to avoid any heritage oak tree by designing around it. If a heritage oak tree cannot be avoided due to health, safety, and welfare risks, the project applicant(s) shall provide the following mitigation:* i. *Submit a justification statement as to why the heritage tree(s) cannot be preserved in place to the City's Community Development Director.* ii. *Provide a Site Plan with proposed development which also identifies the location of the heritage tree(s) to be removed.* iii. *If the Community Development Director deems the justification statement to be valid, the project applicant(s) shall mitigate the loss of heritage oak trees on an inch for inch basis. Specifically, for every inch of heritage oak tree removed, an inch of oak tree shall be planted. All new plantings shall be plantings in a minimum of 15 gallon pots, and shall be of the same species of oak as was being removed and replaced, and shall, if feasible, be located on the property from which the heritage oak tree was removed. Project applicant(s) shall submit to the City's Community Development Director a revegetation plan for his/her review and approval. The project applicant(s) shall irrigate and maintain the new plantings for a minimum of three years, at which time a licensed arborist shall opine as to whether the trees are sufficiently established to release the project applicant(s) from continuing to irrigate and maintain the plantings. Any replacement trees which die before the end of the irrigation and maintenance obligations shall be replaced at a 1:1 ratio.*	Protect heritage oak trees by making every reasonable attempt, and if inevitable, submit a justification statement to the City's Community Development Director, identify oak trees to be removed on the site plan, and replace oak trees inch by inch.	Full Specific Plan, Area A, and Windsor Cove	Project applicant	Prior to construction	City of Lincoln Community Development Department

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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
3.4-13: Implementation of the proposed project could contribute to a cumulative substantial adverse effect on federally protected wetlands defined by Section 404 of the Clean Water Act through direct removal, placement of fill, hydrological interruption, or by other means and would result in fill of jurisdictional wetlands or other protected waters.	***3.4-13:*** *The project applicant shall implement Mitigation Measure 3.4-1.*	See Mitigation Measure 3.4-1.	See Mitigation Measure 3.4-1.	See Mitigation Measure 3.4-1.	See Mitigation Measure 3.4-1.	See Mitigation Measure 3.4-1.
3.4-14: Implementation of the proposed project could contribute to cumulative loss and/or degradation of vernal pool habitat, and the loss of special-status vernal pool crustaceans or amphibians.	***3.4-14:*** *The project applicant shall implement Mitigation Measures 3.4-1, 3.4-2, and 3.4-3.*	See Mitigation Measures 3.4-1, 3.4-2, and 3.4-3.	See Mitigation Measures 3.4-1, 3.4-2, and 3.4-3.	See Mitigation Measures 3.4-1, 3.4-2, and 3.4-3.	See Mitigation Measures 3.4-1, 3.4-2, and 3.4-3.	See Mitigation Measures 3.4-1, 3.4-2, and 3.4-3.
3.4-15: Implementation of the proposed project could contribute to cumulative loss and/or degradation of rare plant populations.	***3.4-15:*** *The project applicant shall implement Mitigation Measures 3.4-1, 3.4-2, 3.4-3, and 3.4-4.*	See Mitigation Measures 3.4-1, 3.4-2, 3.4-3, and 3.4-4.	See Mitigation Measures 3.4-1, 3.4-2, 3.4-3, and 3.4-4.	See Mitigation Measures 3.4-1, 3.4-2, 3.4-3, and 3.4-4.	See Mitigation Measures 3.4-1, 3.4-2, 3.4-3, and 3.4-4.	See Mitigation Measures 3.4-1, 3.4-2, 3.4-3, and 3.4-4.
3.4-16: Implementation of the proposed project could contribute to cumulative loss of western pond turtle and/or degradation of potential habitat.	***3.4-16:*** *The project applicant shall implement Mitigation Measure 3.4-5.*	See Mitigation Measure 3.4-5.	See Mitigation Measure 3.4-5.	See Mitigation Measure 3.4-5.	See Mitigation Measure 3.4-5.	See Mitigation Measure 3.4-5.
3.4-17: Implementation of the proposed project could contribute to cumulative loss or disturbance of nesting birds and the loss or degradation of special-status bird habitat.	***3.4-17:*** *The project applicant shall implement Mitigation Measures 3.4-2 and 3.4-6.*	See Mitigation Measures 3.4-2 and 3.4-6.	See Mitigation Measures 3.4-2 and 3.4-6.	See Mitigation Measures 3.4-2 and 3.4-6.	See Mitigation Measures 3.4-2 and 3.4-6.	See Mitigation Measures 3.4-2 and 3.4-6.
3.4-18: Implementation of the proposed project could contribute to cumulative loss of valley elderberry longhorn beetle and/or degradation of potential habitat.	***3.4-18:*** *The project applicant shall implement Mitigation Measure 3.4-7.*	See Mitigation Measure 3.4-7.	See Mitigation Measure 3.4-7.	See Mitigation Measure 3.4-7.	See Mitigation Measure 3.4-7.	See Mitigation Measure 3.4-7.
3.4-19: Implementation of the proposed project could contribute to cumulative changes to surface water quality in Auburn Ravine that could affect Central Valley steelhead and Chinook salmon due to the widening or construction of bridges within western Placer County.	***3.4-19:*** *The project applicant shall implement Mitigation Measure 3.4-8.*	See Mitigation Measure 3.4-8.	See Mitigation Measure 3.4-8.	See Mitigation Measure 3.4-8.	See Mitigation Measure 3.4-8.	See Mitigation Measure 3.4-8.
3.4-20: Implementation of the proposed project could contribute to a cumulative substantial adverse effect on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, or regulations or by CDFW or USFWS.	***3.4-20:*** *The project applicant shall implement Mitigation Measures 3.4-2 and 3.4-9.*	See Mitigation Measures 3.4-2 and 3.4-9.	See Mitigation Measures 3.4-2 and 3.4-9.	See Mitigation Measures 3.4-2 and 3.4-9.	See Mitigation Measures 3.4-2 and 3.4-9.	See Mitigation Measures 3.4-2 and 3.4-9.

TABLE 4-1
VILLAGE 5 SPECIFIC PLAN MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
3.5 Climate Change						
3.5-1: Construction and operation of the proposed project would result in a cumulatively considerable increase in greenhouse gas (GHG) emissions that could conflict with an applicable plan, policy or regulation of an appropriate regulatory agency adopted for the purpose of reducing GHG emissions.	***3.5-1:*** *The following mitigation measures are based on measures identified by the project applicant, by the PCAPCD, by the California Attorney General, and by CAPCOA. The following measures focus primarily on non-transportation energy efficiency. Measures associated with reducing transportation emissions have already been incorporated into the GHG emission estimates shown in Table 3.5-1. The following measures will ensure that all Title 24 requirements are met and will further reduce GHG emissions through energy efficiency improvements.* *All residential buildings shall:* • *Meet or exceed CalGreen Tier 2 requirements in place at the time of Building Permit issuance.* • *Be pre-plumbed and structurally engineered for the future installation of a complete solar energy system.* • *Include a tankless water heating system, a whole house ceiling fan, and "Energy Star" appliances (stoves, dishwashers, and any other appliances typically included within the initial installation by the builder).* • *Include an energy efficient air conditioning unit(s) that exceeds the SEER ratio by a minimum of two points at the time of building permit issuance.* • *Include programmable thermostat timers.* • *Include exterior outlets on all single-family and multi-family buildings to allow the use of electrically-powered landscape equipment.* • *Include wiring for at least one electric car charging station.* • *Meet the 2016 Plumbing Code on all residences to reduce indoor and outdoor water use in installing low-flow bathroom faucets, kitchen faucets, toilets, and showers, and landscaping that uses water-efficient, drought resistant plants, and water-saving irrigation systems. Additionally, all residential units shall be pre-plumbed to enable the reuse of graywater systems.* • *Not include wood-burning fireplaces, woodstoves, and other similar wood-burning devices. This prohibition shall be included in any covenants, conditions, and restrictions (CC&Rs) that are established.* • *Provide covered storage facilities for securing bicycles for 15 percent or more of building occupants (multi-family housing units).* • *Prior to issuance of an occupancy permit, the applicant shall establish tree planting guidelines that require residents to plant trees to shade buildings primarily on the west and south sides of buildings. Recommended use of deciduous trees (to allow solar gain during the winter) and direct shading of air conditioning systems shall be included in the guidelines.* *All non-residential structures within the Plan Area shall:* • *Be pre-plumbed and structurally engineered for the future installation of a complete solar energy system.* • *Install photovoltaic rooftop energy systems on all community buildings and any commercial buildings over 100,000 square feet.* • *Use "Energy Star" rated (or greater) roofing materials.* • *Use both indoor and outdoor energy efficient lighting that meets or exceeds Title 24 requirements.* • *Include an energy efficient heating system and an air conditioning system that exceeds the SEER ratio by a minimum of two points at the time of building permit issuance.* • *Only use low flow water fixtures such as low flow toilets, faucets, showers, etc.* • *Only use programmable thermostat timers.* • *Include enough bike parking facilities to meet peak demand. Bike parking shall also be included near all transit locations that are developed during the course of this Plan. This will include providing secure bicycle racks and/or storage within 200 yards of a building entrance for five percent or more of all Full Time Equivalent (FTE) staff (measured at peak periods) and provide showers and changing facilities in the*	Meet all Title 24 requirements.	Full Specific Plan	Project applicant	Prior to construction	Placer County Air Pollution District, City of Lincoln Community Development Department

TABLE 4-1
VILLAGE 5 SPECIFIC PLAN MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	building, or within 200 yards of a primary staff building entrance, for 0.5 percent of FTE staff (measured at peak periods), or • *Provide secure bike racks and/or storage within 200 yards of a public building entrance according to the following guidelines based on project square footage:* • *Up to 5,000 square feet, two or more bicycle racks,* • *5,001 – 20,000 square feet, three or more bicycle racks,* • *20,001 – 50,000 square feet, six or more bicycle racks,* • *More than 50,000 square feet, ten or more bicycle racks.* • *Install two 110/208 volt power outlets for every two loading docks.* • *Reserve a minimum of five percent of the total customer parking spaces within commercial and retail parking lots for electric vehicles, hybrid vehicles, alternative fueled vehicles, and carpools.* • *Install electric vehicle charging stations for a minimum of three percent of the total vehicle parking capacity of the site.* • *Include pedestrian-friendly paths and cross walks in all parking lots.* • *Pave all parking lots with reflective coatings (albedo = 0.30 or better). This measure is considered feasible if the additional cost is less than 10 percent of the cost of applying a standard asphalt product.* *In addition to the above measures, the following shall also be incorporated:* • *Prior to project approval, the applicant shall only show energy efficient lighting for all street, parking, and area lighting associated with the V5SP. The applicant shall also work to limit the hours of operation of outdoor lights through the use of timers and/or motion sensors, to the extent that these strategies do not compromise public safety.* • *Any new park areas within the Plan Area shall include bicycle racks at appropriate locations and a community notice board and information kiosk within information about community events, ridesharing, and commute alternatives.* • *Prior to issue of an occupancy permit within the Plan Area, the applicant shall create informational materials informing occupants of the alternative travel amenities provided, including ridesharing and public transit availability schedules and the Plan Area's pedestrian bicycle, and equestrian paths to community centers, shopping areas, employment areas, schools, parks, and recreation areas.* • *Maximize the amount of drought tolerant landscaping by minimizing the amount of turf in all areas where this option is feasible.*					
3.6 Cultural Resources						
3.6-1: Implementation of the proposed project would adversely impact historic architectural resources directly through demolition or substantial alteration, or indirectly through changes to historical setting.	***3.6-1:*** *When project-level development plans outside of Area A or Windsor Cove are submitted to the City of Lincoln for approval, the project proponent shall be required to complete a cultural resources investigation for review and approval by the City that includes, at a minimum:* • *An updated records search at the North Central Information Center;* • *An intensive cultural resources survey, documenting and evaluating resources 45 years or older within and adjacent to the project footprint for listing in the California or National Registers;* • *A report disseminating the results of this research; and,* • *Recommendations for additional mitigation to resolve adverse impacts to recorded cultural resources.* *The survey shall be carried out by a qualified historian or architectural historian meeting the Secretary of the Interior's Standards for Architectural History, and can be compiled in the same document as Mitigation Measure 3.6-2(a). Demolition or substantial alteration of all previously recorded historic resources, including significant historic resources encountered during the survey and evaluation efforts, shall be avoided. Any alterations, including relocation, to historic buildings or structures shall conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. If avoidance of identified historic resources is deemed infeasible, the City shall prepare a treatment*	Complete a cultural resources investigation.	Full Specific Plan, apart from Area A and Windsor Cove	Project applicant	Prior to project-level development plan submittal	City of Lincoln Community Development Department

TABLE 4-1
VILLAGE 5 SPECIFIC PLAN MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	plan to include, but not limited to, adaptive reuse, photo-documentation and public interpretation of the resource. *If avoidance, adaptive reuse, or relocation of an historic resource is determined infeasible, a qualified architectural historian shall be retained to document the affected historic resource in accordance with the National Park Service's Historic American Buildings Survey (HABS) and/or Historic American Engineering Record (HAER) standards. Such standards typically include large format photography using (4x5) negatives, written data, and copies of original plans if available. The HABS/HAER documentation packages shall be archived at local libraries and historical repositories, as well as the Northwest Information Center of the California Historical Resources Information System. Public interpretation of historic resources at their original site shall also occur in the form of a plaque, kiosk or other method of describing the building's historic or architectural importance to the general public. These mitigation actions will be undertaken at the developer's expense.*					
3.6-2: Implementation of the proposed project could result in damage or destruction of known or previously unidentified unique archaeological resources.	***3.6-2(a):*** *When project-level development plans outside of Area A or Windsor Cove are submitted to the City of Lincoln for approval, the project proponent shall be required to complete a cultural resources investigation for review and approval by the City that includes, at a minimum:* • *An updated records search at the North Central Information Center;* • *An intensive cultural resources survey, including subsurface presence/absence studies as appropriate;* • *Contact and coordination with the Native American Heritage Commission and interested and involved local tribes;* • *A report disseminating the results of this research that evaluates the eligibility of recorded resources for inclusion in the National and California Registers; and,* • *Recommendations for additional cultural resources investigations necessary to mitigate adverse impacts to recorded and/or undiscovered archaeological resources.* *Additional cultural resources investigations may include testing and evaluation of archaeological resources, as well as data recovery efforts. If a significant unique archaeological resource is present that could be adversely impacted by a project, the project proponent shall:* *a) In consultation with the lead agency and archaeologist, determine if preservation in place is feasible. Consistent with State CEQA Guidelines section 15126.4(b)(3), this may be accomplished through planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement; or* *b) Design and implement an Archaeological Research Design and Treatment Plan (ARDTP). If avoidance is not feasible, the project proponent shall hire a Secretary of the Interior-qualified archaeological consultant who shall prepare a draft ARDTP that shall be submitted to the City of Lincoln for review and approval. The ARDTP shall identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. Treatment of unique archaeological resources shall follow the applicable requirements of Public Resources Code Section 21083.2. Treatment for most resources would consist of (but would not be not limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim to target the recovery of important scientific data contained in the portion(s) of the significant resource to be impacted by the project. The ARDTP shall include provisions for analysis of data in a regional context, reporting of results within a timely manner and subject to review and comments by the appropriate Native American representative before being finalized, curation of artifacts and data at a local facility acceptable to the appropriate Native American representative, and dissemination of final confidential reports to the appropriate Native American representative, the Northwest Information Center of the California Historical Resources Information System, the City, and interested professionals.*	Complete a cultural resources investigation.	Full Specific Plan, apart from Area A and Windsor Cove	Project applicant	During plan submittal	City of Lincoln Community Development Department

TABLE 4-1
VILLAGE 5 SPECIFIC PLAN MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	3.6-2(b): *Before the start of grading or excavation activities, construction personnel involved with earth-moving activities shall be informed of the possibility of encountering archaeological resources, the appearance and types of resources likely to be seen during construction activities, and the proper notification procedures to follow should archaeological resources be encountered. This worker training shall be prepared and presented by a qualified archaeologist.* *If archaeological resources are discovered during earth-moving activities, the requirements of General Plan Policy OSC-6.7 (Discovery of Archaeological/ Paleontological Resources) shall be followed, as described herein. In the event of accidental discovery during construction, all work must halt within a 100-foot radius of the discovery if subsurface deposits believed to be cultural or human in origin are discovered during construction. A qualified professional archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. A Native American monitor, following the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites established by the NAHC, will be required if the nature of the unanticipated discovery is prehistoric.* *Work cannot continue within the no-work radius until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or eligible for listing on the California or National Registers.* *If a potentially eligible resource is encountered, then the lead agency shall require the project proponent to arrange for either 1) total avoidance of the resource, if feasible or 2) test excavations to evaluate eligibility and, if eligible, potentially data recovery as mitigation. The determination shall be formally documented in writing and submitted to the lead agency as verification that the provisions in CEQA for managing unanticipated discoveries have been met. Curation of any identified resources would be determined through consultation between the archaeologist, project proponent, and lead agency during the course of analysis.*	Inform construction personnel about the possibility of archaeological resource discovery during construction.	Full Specific Plan	Project applicant	Before grading or excavation	City of Lincoln Community Development Department
3.6-3: Ground-disturbing construction associated with implementation of the proposed project could result in disturbance or destruction of a paleontological resource.	***3.6-3:*** *Before the start of grading or excavation activities, construction personnel involved with earth-moving activities shall be informed of the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction activities, and the proper notification procedures to follow should fossils be encountered. This worker training shall be prepared and presented by a qualified paleontologist.* *If paleontological resources are discovered during earth-moving activities the following requirements of General Plan Policy OSC-6.7 (Discovery of Archaeological/Paleontological Resources) will be followed: the construction crew shall immediately cease work and the Planning Department shall be notified immediately if any paleontological resources (e.g., fossils) are uncovered during construction. All construction must stop in within 100 feet of the find and a paleontologist shall be retained to evaluate the resource and prepare and implement a proposed mitigation plan, including curation, in accordance with Society of Vertebrate Paleontology guidelines.*	Inform construction personnel about the possibility of fossil discovery during construction.	Full Specific Plan, Area A, Windsor Cove	Project applicant	Before grading or excavation	City of Lincoln Community Development Department
3.6-4: Ground-disturbing activities associated with construction of the proposed project could result in damage to previously unidentified human remains.	***3.6-4:*** *a) Implement Mitigation Measure 3.6-2(b).* *b) In the event that evidence of human remains is discovered, the following requirements of General Plan Policy OSC-6.10 (Discovery of Human Remains) shall be followed. Construction activities within any area reasonably suspected to overlie adjacent human remains shall be halted or diverted. In addition, the provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code (PRC), and Assembly Bill (AB) 2641 shall be implemented. Specifically, the discovery shall be reported to the County Coroner (Section 7050.5 of the Health and Safety Code) and reasonable protection measures be taken during construction to protect the discovery from disturbance (AB 2641). If the Coroner determines the remains are Native American, the Coroner will notify the NAHC which will then designates a Native American Most Likely Descendant (MLD) for the project (Section 5097.98 of the PRC). The designated MLD then has 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains (AB 2641). If the landowner does not agree with*	See Mitigation Measure 3.6-2(b). Follow Lincoln General Plan Policy OSC-6.10 in the event of discovery of human remains.	See Mitigation Measure 3.6-2(b). Full Specific Plan	See Mitigation Measure 3.6-2(b). Project applicant	See Mitigation Measure 3.6-2(b). During construction	See Mitigation Measure 3.6-2(b). Native American Heritage Commission, City of Lincoln Community Development Department

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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a document with the county in which the property is located (AB 2641). The United Auburn Indian Community (UAIC) Tribal Council shall be solicited their input as part of the mitigation process.					
3.6-5: The proposed project, in conjunction with past, present, and reasonably foreseeable future projects, would result in significant cumulative impacts on historic architectural resources.	***3.6-5:*** *Implement Mitigation Measure 3.6-1.*	See Mitigation Measure 3.6-1.	See Mitigation Measure 3.6-1.	See Mitigation Measure 3.6-1.	See Mitigation Measure 3.6-1.	See Mitigation Measure 3.6-1.
3.6-6: The proposed project, in conjunction with past, present, and reasonably foreseeable future projects, would not result in significant cumulative impacts on unique archaeological resources.	***3.6-6:*** *Implement Mitigation Measures 3.6-2(a) and (b).*	See Mitigation Measures 3.6-2(a) and 3.6-2(b).	See Mitigation Measures 3.6-2(a) and 3.6-2(b).	See Mitigation Measures 3.6-2(a) and 3.6-2(b).	See Mitigation Measures 3.6-2(a) and 3.6-2(b).	See Mitigation Measures 3.6-2(a) and 3.6-2(b).
3.6-7: The proposed project, in conjunction with past, present, and reasonably foreseeable future projects, would not result in significant cumulative impacts on paleontological resources.	***3.6-7:*** *Implement Mitigation Measure 3.6-3.*	See Mitigation Measure 3.6-3.	See Mitigation Measure 3.6-3.	See Mitigation Measure 3.6-3.	See Mitigation Measure 3.6-3.	See Mitigation Measure 3.6-3.
3.6-8: The proposed project, in conjunction with past, present, and reasonably foreseeable future projects, would not result in significant cumulative impacts on human remains.	***3.6-8:*** *Implement Mitigation Measure 3.6-2(b) and Mitigation Measure 3.6-4(a) and (b).*	See Mitigation Measure 3.6-2(b) and Mitigation Measure 3.6-4(a) and (b).	See Mitigation Measure 3.6-2(b) and Mitigation Measure 3.6-4(a) and (b).	See Mitigation Measure 3.6-2(b) and Mitigation Measure 3.6-4(a) and (b).	See Mitigation Measure 3.6-2(b) and Mitigation Measure 3.6-4(a) and (b).	See Mitigation Measure 3.6-2(b) and Mitigation Measure 3.6-4(a) and (b).
3.7 Energy						
3.7-1: Construction of the proposed project would not use fuel and energy in an unnecessary, wasteful, or inefficient manner during project construction.	***3.7-1:*** *The applicant(s) shall implement the following mitigation measures for each phase of development in the time frames provided:* *a) The prime contractor shall submit to the District a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.* *Prior to approval of grading or improvement plans, (whichever occurs first), the applicant(s) shall provide a written calculation to the District for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will meet Tier 4 emission standards or the equivalent Tier standards established by the State in place at the time of construction. If Tier 4 equipment is unavailable for any equipment type, the prime contractor shall notify the PCAPCD that Tier 3 off-road equipment will be utilized.* *c) During construction, the contractor shall utilize existing power sources (e.g., electricity) or clean fuel (e.g., propane, gasoline, biodiesel, and/or natural gas) generators rather than temporary diesel power generators, to the degree feasible.* *d) During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment.*	Provide inventory of construction vehicles and equipment and calculations, utilize existing power sources and clean fuel to the degree feasible, minimize idling time to five minutes, provide sign indicating idle time limit, and maintain all construction equipment in working condition.	V5SP and Area A	Project applicant	During each corresponding phase of development	Placer County Air Pollution District, City of Lincoln Community Development Department

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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	e) Signs shall be posted in the designated queuing areas of the construction site to limit idling to a maximum of 5 minutes. *f) Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated*					
3.8 Geology, Soils, and Seismicity						
3.8-2: The proposed project would not result in substantial soil erosion or the loss of topsoil.	***3.8-2(a):*** *Implement Mitigation Measure 3.10-1(a) and (b).* *a) Prior to the issuance of grading permits, the project applicant shall prepare and submit to the City Public Works Department and CVRWQB, a Storm Water Pollution Prevention Plan (SWPPP) detailing measures to control soil erosion and waste discharges during construction. The SWPPP shall include an erosion control and restoration plan, a water quality monitoring plan, a hazardous materials management plan, and post-construction BMPs. The BMPs shall be maintained until all areas disturbed during maintenance have been adequately stabilized.* *Prior to the commencement of any construction activities (as they are phased), including grading, the project applicant shall submit of a Notice of Intent (NOI) to the State Water Resources Control Board for coverage under the 2012-0006-DWQ Permit.* *i. The specific BMPs that would be incorporated into the SWPPP shall be determined during the final stages of the proposed Project design. The SWPPP shall include specific practices to minimize the potential that pollutants will leave the site during construction. Such practices include establishing designated equipment staging areas, minimizing disturbance of soils and existing vegetation, protection of spoils and soil stockpile areas, and equipment exclusion zones prior to the commencement of any construction activity; designating equipment washout areas; and establishing proper vehicle fuel and maintenance practices.* *ii. The applicant shall require contractors using and/or storing hazardous materials, such as vehicle fuels and lubricants, to do so in designated staging areas located away from surface waters according to local, state, and federal regulations as applicable.* *iii. All contractors conducting maintenance-related work shall be required to prepare and implement a SWPPP to control soil erosion and waste discharges of other maintenance-related contaminants. The general contractor and subcontractor(s) conducting the work shall be responsible for preparing or implementing the SWPPP, regularly inspecting measures, and maintaining the BMPs in good working order. Maintenance vehicles and equipment shall be checked daily for leaks and shall be properly maintained to prevent contamination of soil or water from external grease and oil or from leaking hydraulic fluid, fuel, oil, and grease.* *iv. Methods and materials used for herbicide and pesticide application shall be in accordance with label directions, DWR's most current guidelines on herbicide and pesticide use, and with laws and regulations administered by the Department of Pesticide Regulation.* *v. Prior to approval of a grading or building permit, the applicant shall cause the preparation of and implementation of a Spill Prevention and Control Plan (SPCP). The SPCP shall be accessible on site at all times prior to initiation of maintenance activities, and throughout the activities. The SPCP shall identify the spill control materials that must be fully stocked on site at all times and include a plan for the emergency cleanup of any spills of fuel or other materials that may be released. Maintenance Yard staff shall be provided the necessary information from the SPCP to prevent or reduce the discharge of pollutants to waters prior to commencement of construction activities and provide all necessary protocols to contain any spill that might occur. Any such spills, and the cleanup efforts, shall be reported by the on site contractor in an incident report to Placer County Environmental Health as the Certified Unified Program Agency or as directed by Environmental Health.* *vi. Any in-water work shall be conducted in accordance with requirements as contained in the Clean Water Act Section 401 and 404 permits, California Fish and Game Code section 1602 Streambed Alteration Agreement, and any other applicable regulatory permits or agreements.*	See Mitigation Measure 3.10-1(a) and (b).	See Mitigation Measure 3.10-1(a) and (b).	See Mitigation Measure 3.10-1(a) and (b).	See Mitigation Measure 3.10-1(a) and (b).	See Mitigation Measure 3.10-1(a) and (b).

TABLE 4-1
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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	b) Prior to approval of final improvement plans, the project applicant shall prepare a Water Quality Management Plan that meets all the requirements described below. *i. The Water Quality Management Plan shall include the proposed water quality facilities and shall be prepared in accordance with Section 8.60.400 of the City's Municipal Code for City review and approval. The Water Quality Management Plan shall be consistent with goals and standards established under federal and state non-point source National Pollutant Discharge Elimination System regulations, the Water Quality Control Plan for the Sacramento River Basin and San Joaquin River Basin water quality objectives, the City's Post-Construction Stormwater Runoff Control Ordinance, and Low-Impact Development (LID) alternatives for stormwater quality control per Public Facilities and Services Implementation Measure 3.0 of the adopted 2050 General Plan.* *ii. The Water Quality Management Plan shall include a description of all non-structural BMPs and include Covenants, Codes, and Restrictions (CC&Rs), or similar regulatory mechanism, to enforce implementation of non-structural BMPs. Non-structural BMPs shall include, but not be limited to, "good housekeeping" practices for materials storage and waste management, storm drain system stenciling, landscape chemical use guidelines, and street sweeping.* *iii. The Water Quality Management Plan shall also include the method or methods for funding the long-term maintenance of the proposed water quality facilities during project operation, which the City shall consider and implement.* *iv. All BMPs for water quality protection, source control, and treatment control shall be developed in accordance with the Stormwater Quality Design Manual adopted by the City for the project. The BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff. Flow or volume based post-construction BMPs shall be included for long-term maintenance of BMPs and shall be designed at a minimum in accordance with the Section 10, Drainage, of the City of Lincoln Design Criteria and Procedures Manual and the Placer County Flood Control and Water Conservation District's Stormwater Management Manual. All BMPs shall reflect the Best Available Technologies (BAT) available at the time of implementation and shall reflect site-specific limitations. The City shall make the final determinations as to the appropriateness of the BMPs proposed for the proposed project and the City shall ensure future implementation, operation, and maintenance of the BMPs.* *v. To comply with the requirements of the Placer County Mosquito and Vector Control District, all BMPs shall be designed to discharge all waters within 96 hours of the completion of runoff from a storm event. All graded areas must drain so that no standing water can accumulate for more than 96 hours within water quality facilities.* *vi. Stormwater runoff from the proposed project's impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (i.e. sediment, oil/grease, etc.), as approved by the City. Examples of these BMPs include, but are not limited to, grass strips, bioretention, bioswales, composite/treatment train BMPs, detention basins (surface/grass-lined), media filters (mostly sand filters), porous pavement, retention ponds (surface pond with a permanent pool), wetland basins (basins with open water surface), a combined category including both retention ponds and wetland basins, and wetland channels (swales and channels with wetland vegetation). The Water Quality Plan shall include plans for the maintenance of proposed BMPs. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.*					

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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
3.9 Hazards and Hazardous Materials						
3.9-2: The proposed project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	***3.9-2:*** *a) Prior to final project design or if none is required, any earth-disturbing activities at the project site, the City shall require that the applicant conduct a Phase I Environmental Site Assessment (Phase I ESA) areas that are not already evaluated in an existing Phase I ESA. The Phase I ESA shall be prepared by a Registered Environmental Assessor (REA) or other qualified professional to assess the potential for contaminated soil or groundwater conditions at the project site. The Phase I ESA shall include a review of appropriate federal and State hazardous materials databases, as well as relevant local hazardous material site databases for hazardous waste on-site and off-site locations within a one-quarter mile radius of the area of analysis. The Phase I ESA shall also include a review of existing or past land uses and aerial photographs, summary of results of reconnaissance site visit(s), and review of other relevant existing information that could identify the potential existence of contaminated soil or groundwater. If no contaminated soil or groundwater is identified, or the Phase I ESA does not recommend any further investigation, then no further action is required.*	Conduct a Phase I ESA for all other areas not yet evaluated.	Full Specific Plan and Area A	Project applicant	Prior to construction	City of Lincoln Community Development Department
	b) If existing hazardous materials contamination is identified during the execution of Mitigation Measure 3.9-2(a), and the future Phase I ESA recommends further review, the applicant shall retain an REA to conduct follow-up sampling to characterize the contamination and to identify any required remediation that shall be conducted, consistent with applicable regulations prior to any earth-disturbing activities. The environmental professional shall prepare a report that includes, but is not limited to, activities performed for the assessment, a summary of anticipated contaminants and contaminant concentrations at the proposed construction site, and recommendations for appropriate handling of any contaminated materials during construction. These recommendations shall be implemented and the site shall be deemed remediated by the appropriate agency (e.g., DTSC, PCDEHS) or the County shall issue a No Further Action (NFA) letter prior to earth disturbance continuing in the vicinity of the contamination.	Conduct a follow-up study in the event that further review is needed.	Full Specific Plan and Area A	Project applicant	Prior to construction	City of Lincoln Community Development Department
	c) If unidentified or suspected contaminated soil or groundwater (stained soil, noxious odors) is encountered during site preparation or construction activities, work shall stop in the area of potential contamination, and the type and extent of contamination shall be identified by an REA or qualified professional. The REA or qualified professional shall prepare a report that includes, but is not limited to, activities performed for the assessment, summary of anticipated contaminants and contaminant concentrations, and recommendations for appropriate handling and disposal. Site preparation or construction activities shall not recommence within the contaminated areas until remediation is complete and a "no further action" letter is obtained from the applicable regulatory agency.	Stop work in the event hazardous materials are found.	Full Specific Plan and Area A	Project contractor	During construction	City of Lincoln Community Development Department
3.9-4: The proposed project could be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Cortese List) and, as a result, create a significant hazard to the public or the environment.	***3.9-4(a):*** *During construction, the contractor shall cease any earthwork activities upon discovery of any suspect soils or groundwater (e.g., petroleum odor and/or discoloration) during construction in accordance with a Soil and Groundwater Management Plan prepared for the project by a qualified environmental consultant and approved by the Placer County Department of Environmental Health Services (PCDEHS). The contractor shall notify the PCDEHS upon discovery of suspect soils or groundwater and retain a qualified environmental firm to collect soil and/or groundwater samples to confirm the level of contamination that may be present. If contamination is found to be present, any further proposed groundbreaking activities within areas of identified or suspected contamination shall be conducted according to a site specific health and safety plan, prepared by a California state licensed professional. Any contaminants identified as exceeding human health risk levels, shall be delineated, removed, and disposed of offsite in compliance with the receiving facilities requirements under the direction of PCDEHS. The contractor shall follow all procedural direction given by PCDEHS and in accordance with the Soil and Groundwater Management Plan prepared for the site to ensure that suspect soils are isolated, protected from runoff, and disposed of in accordance with Section 31303 of the California Vehicle Code and the requirements of the licensed receiving facility.*	Stop work in the event suspect soils or groundwater is found.	Full Specific Plan, Area A, and Windsor Cove	Project contractor	During construction	City of Lincoln Community Development Department

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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	3.9-4(b): *Conduct a Phase II Environmental Site Assessment on the Morse Property at 200 South Dowd Road (APN 021-081-008) in order to sample the underlying soil beneath a concrete saddle that formerly supported an above ground diesel tank and the footprint of a former barn that included an above ground gasoline tank. Follow the recommendations in the Phase II ESA.*	Conduct a Phase II ESA.	Windsor Cove	Project applicant	Prior to construction	City of Lincoln Community Development Department
3.9-6: The proposed project would not result in a safety hazard for people residing or working in the project area for a project within the vicinity of a private airstrip.	***3.9-6:*** *Prior to issuance of the first building permit within 500 feet of the airstrip, the project applicant shall purchase and/or relocate the easement and upon purchase or relocation, abandon the airstrip by filing the appropriate documentation with the Placer County Recorder's Office.*	Purchase and/or relocate airstrip easement.	Full Specific Plan and Area A	Project applicant	Prior to building permit issuance	Placer County Recorder's Office, City of Lincoln Community Development Department
3.9-7: The proposed project could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	***3.9-7:*** *Prior to construction, the applicant for any phase of construction shall require the construction contractor(s) to prepare and enforce a traffic control plan to minimize traffic impacts on all roadways at and near the work site affected by construction activities. This traffic control plan shall reduce potential traffic safety hazards and ensure adequate access for emergency responders. The applicant and construction contractor(s) shall coordinate development and implementation of this traffic control plan with the City of Lincoln, as appropriate. To the extent applicable, this traffic control plan shall conform to the 2014 California Manual on Uniform Traffic Control Devices (MUTCD), Part 6 (Temporary Traffic Control). The traffic control plan shall provide, but not be limited to, the following elements:* • *Circulation and detour plans to minimize impacts on local road circulation during road and lane closures. Flaggers and/or signage shall be used to guide vehicles through and/or around the construction zone.* • *Identifying truck routes designated by Placer County, where applicable. Haul routes that minimize truck traffic on local roadways shall be utilized to the extent possible.* • *Sufficient staging areas for trucks accessing construction zones to minimize the disruption of access to adjacent existing public right-of-ways.* • *Controlling and monitoring construction vehicle movement through the enforcement of standard construction specifications by onsite inspectors.* • *Scheduling truck trips outside the peak morning and evening commute hours to the extent possible.* • *Limiting the duration of road and lane closures to the extent possible.* • *Storing all equipment and materials in designated contractor staging areas on or adjacent to the worksite, such that traffic obstruction is minimized.* • *Implementing roadside safety protocols. Advance "Road Work Ahead" warning and speed control signs (including those informing drivers of State legislated double fines for speed infractions in a construction zone) shall be posted to reduce speeds and provide safe traffic flow through the work zone.* • *Coordinating construction administrators of police and fire stations (including all fire protection agencies). Operators shall be notified in advance of the timing, location, and duration of construction activities and the locations of detours and lane closures, where applicable.* • *Repairing and restoring affected roadway rights-of way to their original condition after construction is completed.*	Prepare and enforce a traffic control plan.	Full Specific Plan and Area A	Project applicant	Prior to construction	City of Lincoln Community Development Department
3.9-14: The proposed project, combined with other cumulative development, could impair the implementation of or physically interference with an adopted emergency response plan or emergency evacuation plan.	***3.9-14:*** *Implement Mitigation Measure 3.9-7.*	See Mitigation Measure 3.9-7.	See Mitigation Measure 3.9-7.	See Mitigation Measure 3.9-7.	See Mitigation Measure 3.9-7.	See Mitigation Measure 3.9-7.

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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
3.10 Hydrology						
3.10-1: Implementation of the proposed project could violate water quality standards or waste discharge requirements.	***3.10-1(a):*** *Storm Water Pollution Prevention Plan – Project Construction* *Prior to the issuance of grading permits, the project applicant shall prepare and submit to the City Public Works Department and CVRWQCB, a Storm Water Pollution Prevention Plan (SWPPP) detailing measures to control soil erosion and waste discharges during construction. The SWPPP shall include an erosion control and restoration plan, a water quality monitoring plan, a hazardous materials management plan, and post-construction BMPs. The BMPs shall be maintained until all areas disturbed during maintenance have been adequately stabilized.* *Prior to the commencement of any construction activities (as they are phased), including grading, the project applicant shall submit of a Notice of Intent (NOI) to the State Water Resources Control Board for coverage under the 2012-0006-DWQ Permit.* *i. The specific BMPs that would be incorporated into the SWPPP shall be determined during the final stages of the proposed Project design. The SWPPP shall include specific practices to minimize the potential that pollutants will leave the site during construction. Such practices include establishing designated equipment staging areas, minimizing disturbance of soils and existing vegetation, protection of spoils and soil stockpile areas, and equipment exclusion zones prior to the commencement of any construction activity; designating equipment washout areas; and establishing proper vehicle fuel and maintenance practices.* *ii. The applicant shall require contractors using and/or storing hazardous materials, such as vehicle fuels and lubricants, to do so in designated staging areas located away from surface waters according to local, state, and federal regulations as applicable.* *iii. All contractors conducting maintenance-related work shall be required to prepare and implement a SWPPP to control soil erosion and waste discharges of other maintenance-related contaminants. The general contractor and subcontractor(s) conducting the work shall be responsible for preparing or implementing the SWPPP, regularly inspecting measures, and maintaining the BMPs in good working order. Maintenance vehicles and equipment shall be checked daily for leaks and shall be properly maintained to prevent contamination of soil or water from external grease and oil or from leaking hydraulic fluid, fuel, oil, and grease.* *iv. Methods and materials used for herbicide and pesticide application shall be in accordance with label directions, DWR's most current guidelines on herbicide and pesticide use, and with laws and regulations administered by the Department of Pesticide Regulation.* *v. Prior to approval of a grading or building permit, the applicant shall cause the preparation of and implementation of a Spill Prevention and Control Plan (SPCP). The SPCP shall be accessible on site at all times prior to initiation of maintenance activities, and throughout the activities. The SPCP shall identify the spill control materials that must be fully stocked on site at all times and include a plan for the emergency cleanup of any spills of fuel or other materials that may be released. Maintenance Yard staff shall be provided the necessary information from the SPCP to prevent or reduce the discharge of pollutants to waters prior to commencement of construction activities and provide all necessary protocols to contain any spill that might occur. Any such spills, and the cleanup efforts, shall be reported by the on site contractor in an incident report to Placer County Environmental Health as the Certified Unified Program Agency or as directed by Environmental Health.* *vi. Any in-water work shall be conducted in accordance with requirements as contained in the Clean Water Act Section 401 and 404 permits, California Fish and Game Code section 1602 Streambed Alteration Agreement, and any other applicable regulatory permits or agreements.*	Prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City Public Works Department and the Central Valley, and submit a Notice of Intent to the State Water Resources Control Board (SWRCB)	Full Specific Plan and Area A	Project applicant	Prior to grading permit issuance for SWPPP, and prior to phased construction for NOI	City of Lincoln Public Works Department and Central Valley Regional Water Quality Control Board (CVRWQCB) for SWPPP and State Water Resources Control Board (SWRCB) for NOI

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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	3.10-1(b): *Water Quality BMPs – Project Operation* *Prior to approval of final improvement plans, the project applicant shall prepare a Water Quality Management Plan that meets all the requirements described below.* *i. The Water Quality Management Plan shall include the proposed water quality facilities and shall be prepared in accordance with Section 8.60.400 of the City's Municipal Code for City review and approval. The Water Quality Management Plan shall be consistent with goals and standards established under federal and state non-point source National Pollutant Discharge Elimination System regulations, the Water Quality Control Plan for the Sacramento River Basin and San Joaquin River Basin water quality objectives, the City's Post-Construction Stormwater Runoff Control Ordinance, and Low-Impact Development (LID) alternatives for stormwater quality control per Public Facilities and Services Implementation Measure 3.0 of the adopted 2050 General Plan.* *ii. The Water Quality Management Plan shall include a description of all non-structural BMPs and include Covenants, Codes, and Restrictions (CC&Rs), or similar regulatory mechanism, to enforce implementation of non-structural BMPs. Non-structural BMPs shall include, but not be limited to, "good housekeeping" practices for materials storage and waste management, storm drain system stenciling, landscape chemical use guidelines, and street sweeping.* *iii. The Water Quality Management Plan shall also include the method or methods for funding the long-term maintenance of the proposed water quality facilities during project operation, which the City shall consider and implement.* *iv. All BMPs for water quality protection, source control, and treatment control shall be developed in accordance with the Stormwater Quality Design Manual adopted by the City for the project. The BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff. Flow or volume based post-construction BMPs shall be included for long-term maintenance of BMPs and shall be designed at a minimum in accordance with the Section 10, Drainage, of the City of Lincoln Design Criteria and Procedures Manual and the Placer County Flood Control and Water Conservation District's Stormwater Management Manual. All BMPs shall reflect the Best Available Technologies (BAT) available at the time of implementation and shall reflect site-specific limitations. The City shall make the final determinations as to the appropriateness of the BMPs proposed for the proposed project and the City shall ensure future implementation, operation, and maintenance of the BMPs.* *v. To comply with the requirements of the Placer County Mosquito and Vector Control District, all BMPs shall be designed to discharge all waters within 96 hours of the completion of runoff from a storm event. All graded areas must drain so that no standing water can accumulate for more than 96 hours within water quality facilities.* *vi. Stormwater runoff from the proposed project's impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (i.e. sediment, oil/grease, etc.), as approved by the City. Examples of these BMPs include, but are not limited to, grass strips, bioretention, bioswales, composite/treatment train BMPs, detention basins (surface/grass-lined), media filters (mostly sand filters), porous pavement, retention ponds (surface pond with a permanent pool), wetland basins (basins with open water surface), a combined category including both retention ponds and wetland basins, and wetland channels (swales and channels with wetland vegetation). The Water Quality Plan shall include plans for the maintenance of proposed BMPs. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.*	Prepare a Water Quality Management Plan.	Full Specific Plan and Area A	Project applicant	Prior to final improvement plan approval	City of Lincoln Community Development Department
3.10-3: Implementation of the proposed project could substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	***3.10-3:*** *The project applicant shall implement Mitigation Measure 3.10-1.*	See Mitigation Measure 3.10-1.	See Mitigation Measure 3.10-1.	See Mitigation Measure 3.10-1.	See Mitigation Measure 3.10-1.	See Mitigation Measure 3.10-1.

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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
3.10-4: Implementation of the proposed project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which could result in flooding on- or off-site.	***3.10-4:*** *The project applicant(s) shall implement Mitigation Measure 3.10-1and demonstrate that the final design of the onsite drainage improvements will comply with the requirements established in the V5 Drainage Master Plan.*	Implement Mitigation Measure 3.10-1 and demonstrate that final design of the drainage components will be compliant with the Village 5 Drainage Master Plan.	Full Specific Plan and Area A	Project applicant	See Mitigation Measure 3.10-1.	City of Lincoln Public Works Department, City of Lincoln Community Development Department
3.10-5: Implementation of the proposed project could create or contribute runoff water which would provide substantial additional sources of polluted runoff.	***3.10-5:*** *The project applicant shall implement Mitigation Measure 3.10-1.*	See Mitigation Measure 3.10-1.	See Mitigation Measure 3.10-1.	See Mitigation Measure 3.10-1.	See Mitigation Measure 3.10-1.	See Mitigation Measure 3.10-1.
3.10-7: Implementation of the proposed project could place within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map, or within a 200-year floodplain, housing or structures which would impede or redirect flood flows.	***3.10-7:*** *Prior to the issuance of a grading permit, the project applicant shall demonstrate to the City of Lincoln that it has received an encroachment permit from the Central Valley Flood Protection Board (CVFPB) for construction to be located within the 100-year and 200-year flood zone, and any other necessary state or federal permits. As part of the CVFPB permit process, the project applicant must demonstrate that the proposed improvements including storm drain outfalls and bridge supports will not result in an increase in water surface elevation consistent with CVFPB requirements as described in the California Code of Regulations, Title 23, Waters, Division 1, Central Valley Flood Protection Board, Article 8 Standards, including Sections 113 and 128, Bridges. Also, prior to the issuance of a grading permit, the City Engineer shall review plans for compliance with Chapter 15.32, Flood Damage Prevention, of the Lincoln Municipal Code and the City of Lincoln, Department of Public Works, Design Criteria and Procedures Manual, to confirm that proposed bridges, as designed, would not substantially impede or redirect flood flows. The City Engineer shall confirm that any proposed bridge is constructed in accordance with the approved plans.*	Demonstrate to the City that the applicant has received a CVFPB encroachment permit.	Full Specific Plan and Area A	Project applicant	Prior to grading permit issuance	CVFPB, City of Lincoln Public Works Department, City of Lincoln Community Development Department
3.10-8: Implementation of the proposed project could contribute to cumulative violations of water quality standards or waste discharge requirements by increasing runoff, providing additional sources of polluted runoff, or otherwise degrading water quality.	***3.10-8:*** *The project applicant shall implement Mitigation Measure 3.10-1.*	See Mitigation Measure 3.10-1.	See Mitigation Measure 3.10-1.	See Mitigation Measure 3.10-1.	See Mitigation Measure 3.10-1.	See Mitigation Measure 3.10-1.
3.10-10: Implementation of the proposed project could contribute to cumulative substantial alteration of the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	***3.10-10:*** *The project applicant shall implement Mitigation Measure 3.10-1.*	See Mitigation Measure 3.10-1.	See Mitigation Measure 3.10-1.	See Mitigation Measure 3.10-1.	See Mitigation Measure 3.10-1.	See Mitigation Measure 3.10-1.
3.11 Land Use						
3.11-1: Implementation of the proposed project would conflict with adjacent land uses.	***3.11-1:*** *Where residential uses would be located adjacent to parcels where agricultural operations are permitted, including livestock grazing and/or confinement, the applicant shall provide to all homebuyers notice in a transfer deed regarding the Agricultural Overlay District and required buffers and/or setbacks, as well as agricultural operations and potential nuisance activities that could occur on lands adjacent to the homesite. The applicant shall provide the City with draft notice language to be included in each deed prior to pulling the first building permit.*	Provide notice in a transfer deed regarding the Agricultural Overlay District and required buffers, setbacks, and potential agricultural operations and nuisance activities that could occur. Provide draft language for the City to include within each deed.	Full Specific Plan and Area A	Project applicant	Prior to building permit issuance	City of Lincoln Community Development Department

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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
3.11-2: Implementation of the proposed project would create conflicting land uses within the Plan Area.	***3.11-2:*** *i) The project applicant shall implement Mitigation Measure 3.1-4.* *During the design review process, the applicant shall adhere to the following measures to reduce impacts from light and glare:* *a) All light standards shall be shielded and directed downward so that light shall not emit higher than a horizontal level.* *b) Reflective surfaces of multi-story buildings facing streets, open spaces, parks, and residential neighborhoods shall be oriented to avoid generating glare that could create a nuisance or safety hazard.* *c) For parks or other facilities anticipated to include nighttime activities, the site and placement of overhead lighting shall be designed to minimize exposure of adjacent properties to spillover light and minimize the amount of light that would be visible above the horizontal plane of the light fixture.* *d) Normal operating hours for lighting related to nighttime recreational activities shall be until 10:00 p.m. on Sunday through Thursday and on Friday and Saturday until 11:00 p.m. to reduce the disruption to adjacent properties. to reduce the disruption to adjacent properties. Special events that would require lighting beyond normal operating hours would be subject to a permit to be issued by the City.* *ii) The project applicant shall implement Mitigation Measure 3.11-1.* *iii) The project applicant shall implement Mitigation Measure 3.12-6, which requires as follows:* *During individual phase design preparation, the applicant shall implement the following measures to assure that interior and exterior noise levels from stationary sources are below the City's standards of 60 dBA Ldn outdoor and 45 dBA Ldn indoor, respectively:* *a) The proposed land uses shall be designed so that on-site mechanical equipment (e.g., HVAC units, compressors, generators) and area-source operations (e.g., loading docks, parking lots, and recreational-use areas) are located no closer than 120 feet from the nearest residential dwelling or provided shielding from nearby noise sensitive land uses to meet City noise standards. Shielding must have a minimum height sufficient to completely block line-of-sight between the on-site noise source and the nearest residential dwelling to meet the City noise standards. Based on the size and placement of the HVAC units (i.e., ground level or roof top), barrier heights may range between three to six feet. Depending on the layout of the proposed loading docks, barriers that completely block line-of-sight between the loading docks and the nearest residential dwelling may not be feasible.* *b) Limit heavy truck deliveries to the daytime hours of 7:00 a.m. to 10:00 p.m. unless a site-specific acoustical study prepared to the satisfaction of the Planning Director or Chief Building Official concludes that deliveries outside of this timeframe would not adversely affect sensitive receptors.* *c) The use of loudspeakers and similar devices used within parks shall be prohibited outside the hours of 7:00 a.m. to 10:00 p.m., Sunday through Thursday, and 7:00 a.m. to 11:00 p.m. on Friday and Saturday.* *d) Commercial loading docks located within 100 feet of existing or proposed residences shall be positioned in areas shielded from view of adjacent noise-sensitive uses by intervening commercial buildings to the degree feasible. If required to reduce noise to acceptable levels, solid noise barriers shall be constructed at the boundary of commercial uses with loading docks and have a minimum height sufficient to intercept line-of-sight between heavy trucks and the affected area of the noise-sensitive uses.* *e) Signs shall be posted prohibiting idling of delivery trucks to 5 minutes or less*	See Mitigation Measure 3.1-4.	See Mitigation Measure 3.1-4.	See Mitigation Measure 3.1-4.	See Mitigation Measure 3.1-4.	See Mitigation Measure 3.1-4.

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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
3.12 Noise						
3.12-1: Construction of the proposed project could temporarily increase ambient noise levels.	***3.12-1:*** *The City shall ensure construction contractors for each project phase comply with the following mitigation measures:* *a) Construction hours shall be limited to those allowed in the City's Public Facilities Improvement Standards between 7:00 a.m. to 7:00 p.m., Monday through Friday If construction is necessary on Sunday and Holidays the applicant shall submit a written request to the Director of Public Works or City Engineer, as applicable, 72-hours prior to the desired construction. If work is allowed outside aforementioned work hours, the applicant shall have a copy of the written approval available at the work site.* *b) All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturer-installed mufflers.* *c) Equipment warm up areas, water tanks and equipment storage areas shall not be located closer than 200 feet from existing residences.* *d) Applicant shall provide two weeks advanced notice to all residences located within 300 feet of construction activities, including the approximate start date and duration of such compaction activities.* *e) Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for proposed project construction shall be hydraulically or electrically powered where available to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where available; this could achieve a reduction of 5 dBA.* *f) Appropriately sized noise barriers or shielding shall be erected for construction work involving heavy duty construction equipment if occurring within 300 feet of receptors for an extended period of time (more than 2 weeks).*	Abide by construction requirements per the City	(Full Specific Plan and Area A)	Construction contractors	During construction	City of Lincoln Community Development Department
3.12-2: Construction of the proposed project would result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	***3.12-2:*** *Implement Mitigation Measure 3.12-1.*	See Mitigation Measure 3.12-1.	See Mitigation Measure 3.12-1.	See Mitigation Measure 3.12-1.	See Mitigation Measure 3.12-1.	See Mitigation Measure 3.12-1.
3.12-3: Implementation of the proposed project would expose noise-sensitive land uses to transportation noise levels in excess of the City of Lincoln General Plan noise standard or result in a substantial permanent increase in ambient transportation-related noise above existing levels.	***3.12-3:*** *Prior to approval of the tentative subdivision map (TSM) for any residential uses located adjacent to Dowd Road (between Mavis Avenue and Nicolaus Road), Mavis Road (between Dowd Road and Nelson Lane), Old Nelson Lane (between Moore Road and SR 65) and SR 65 (between Wise Road and south of Nelson Lane), the TSM applicant shall submit to the City an acoustical study demonstrating that noise attenuation features included in the project would reduce outdoor and interior noise levels to less than the City's 60 dBA Ldn and 45 dBA Ldn noise standards, respectively. The noise study shall identify the measures to be utilized and the noise attenuation attributable to each feature. Noise attenuating features may include, but are not limited to:* *a) Construct noise barriers (walls and/or berms), as appropriate on a site-specific basis, to reduce traffic noise levels at noise-sensitive land uses, which have been found to be significantly impacted by traffic noise. A concrete cinderblock noise barrier must completely block line-of-sight between the source and receptor, and can reduce traffic noise levels by at least 10 dB. Any noise walls shall be landscaped with vines (to be fully covered within three years) and shall be landscaped in accordance with the General Development Plan (GDP).* *b) Design and construct residential buildings adjacent to Dowd Road (between Mavis Avenue and Nicolaus Road), Mavis Road (between Dowd Road and Nelson Lane), Old Nelson Lane (between Moore Road and SR 65) and SR 65 (between Wise Road and south of Nelson Lane) so that their external activity areas are not within line-of-sight of these roadways. This could result in noise reductions of at least 3 dB.* *c) Repaving impacted roadways with "quiet" pavement types such as rubberized concrete. Roadways constructed with rubberized concrete can resulted in a net decrease in traffic noise levels of approximately 4 dB compared to that created by conventional asphalt.*	Submit an acoustical study demonstrating that noise attenuation features included in the project would reduce outdoor and interior noise levels to less than the City's 60 dBA Ldn and 45 dBA Ldn noise standards, respectively	Full Specific Plan and Area A	Project applicant	Prior to approval of the tentative subdivision map	City of Lincoln Community Development Department

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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	d) The applicant shall conduct an acoustical analysis to confirm that if the materials to be used for residential building construction would reduce interior noise levels to 45 dBA Ldn. If the analysis determines that additional noise insulation features are required, the acoustical analysis shall identify the type of noise insulation features that would be required to reduce the interior noise levels to 45 dBA Ldn, and the applicant shall incorporate these features into the building design.					
3.12-4: The proposed project could result in exposure of people residing or working at the project site to excessive noise levels from a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public or public use airport.	***3.12-4:*** *If a daycare center is located in Compatibility Zone C1, the applicant shall conduct an acoustical analysis to confirm that the materials to be used for construction of the commercial building housing the daycare center would result in an interior to exterior noise reduce of at least 20 dB. If the analysis determines that additional noise insulation features are required, the acoustical analysis shall identify the type of noise insulation features that would be require to result in an exterior to interior noise reduce of at least 20 dB, and the applicant shall incorporate these features into the building design.*	Conduct an acoustical analysis in the event that a daycare center is located in Lincoln Regional Airport Compatibility Zone C1	Full Specific Plan and Area A	Project applicant	Prior to construction	City of Lincoln Community Development Department
3.12-5: Implementation of the proposed project would expose people residing or working in the proposed project area to excessive noise levels for a project within the vicinity of a private airstrip.	***3.12-5:*** *The project applicant shall implement Mitigation Measure 3.9-6.* ***3.9-6*** *Prior to issuance of the first building permit within 500 feet of the airstrip, the project applicant shall purchase and/or relocate the easement and upon purchase or relocation, abandon the airstrip by filing the appropriate documentation with the Placer County Recorder's Office.*	See Mitigation Measure 3.9-6.	Full Specific Plan and Area A	See Mitigation Measure 3.9-6.	See Mitigation Measure 3.9-6.	See Mitigation Measure 3.9-6.
3.12-6: Implementation of the proposed project would expose on-site noise-sensitive land uses to noise generated by commercial, educational and recreational activities in excess of the City of Lincoln General Plan noise standard or result in an increase in ambient noise	***3.12-6:*** *During individual phase design preparation, the applicant shall implement the following measures to assure that interior and exterior noise levels from stationary sources are below the City's standards of 60 dBA L_{dn} outdoor and 45 dBA L_{dn} indoor, respectively:* *a) The proposed land uses shall be designed so that on-site mechanical equipment (e.g., HVAC units, compressors, generators) and area-source operations (e.g., loading docks, parking lots, and recreational-use areas) are located no closer than 120 feet from the nearest residential dwelling or provided shielding from nearby noise sensitive land uses to meet City noise standards. Shielding must have a minimum height sufficient to completely block line-of-sight between the on-site noise source and the nearest residential dwelling to meet the City noise standards. Based on the size and placement of the HVAC units (i.e., ground level or roof top), barrier heights may range between three to six feet. Depending on the layout of the proposed loading docks, barriers that completely block line-of-sight between the loading docks and the nearest residential dwelling may not be feasible.* *b) Limit heavy truck deliveries to the daytime hours of 7:00 a.m. to 10:00 p.m. unless a site-specific acoustical study prepared to the satisfaction of the Planning Director or Chief Building Official concludes that deliveries outside of this timeframe would not adversely affect sensitive receptors.* *c) The use of loudspeakers and similar devices used within parks shall be prohibited outside the hours of 7:00 a.m. to 10:00 p.m., Sunday through Thursday, and 7:00 a.m. to 11:00 p.m. on Friday and Saturday.* *d) Commercial loading docks located within 100 feet of existing or proposed residences shall be positioned in areas shielded from view of adjacent noise-sensitive uses by intervening commercial buildings to the degree feasible. If required to reduce noise to acceptable levels, solid noise barriers shall be constructed at the boundary of commercial uses with loading docks and have a minimum height sufficient to intercept line-of-sight between heavy trucks and the affected area of the noise-sensitive uses.* *e) Signs shall be posted prohibiting idling of delivery trucks to 5 minutes or less.*	Implement the noise mitigation measures	Full Specific Plan and Area A	Project applicant	Prior to individual phase design implementation	City of Lincoln Community Development Department
3.12-7: Construction of the proposed project, including other cumulative growth, would temporarily add to cumulative noise levels in the vicinity of the proposed project site.	***3.12-7:*** *Implement Mitigation Measure 3.12-1.*	See Mitigation Measure 3.12-1.	See Mitigation Measure 3.12-1.	See Mitigation Measure 3.12-1.	See Mitigation Measure 3.12-1.	See Mitigation Measure 3.12-1.

TABLE 4-1
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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
3.12-8: Construction of the proposed project, combined with other cumulative growth, would temporarily add to cumulative groundborne vibration levels in the vicinity of the proposed project site.	***3.12-8:*** *Implement Mitigation Measure 3.12-2.*	See Mitigation Measure 3.12-2.	See Mitigation Measure 3.12-2.	See Mitigation Measure 3.12-2.	See Mitigation Measure 3.12-2.	See Mitigation Measure 3.12-2.
3.12-9: Increases in traffic from the proposed project, in combination with other development, could result in cumulatively considerable noise increases.	***3.12-9:*** *Implement Mitigation Measure 3.12-3.*	See Mitigation Measure 3.12-3.	See Mitigation Measure 3.12-3.	See Mitigation Measure 3.12-3.	See Mitigation Measure 3.12-3.	See Mitigation Measure 3.12-3.
3.14 Public Services						
3.14-4: The proposed project could result in substantial adverse physical impacts associated with the provision of new or physically altered parks or recreation facilities or the need for new or physically altered parks or recreation facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for parks and recreation services.	***3.14-4:*** *If fewer than 38.7 acres of the Regional Sports Park are available for public use, the project applicant shall either (i) provide the required additional active recreational park land; or (ii) pay the In Lieu Fee for park and recreational facilities as set forth in Lincoln Municipal Code section 17.32.010 for the difference between the demand for active recreational park (116.7 acres) and the active recreational parkland provided.*	Agree to build or pay In Lieu Fee to compensate for required additional active recreational park land.	Full Specific Plan and Area A	Project applicant	Prior to issuance of a building permit	City of Lincoln Community Development Department
3.15 Transportation						
3.15-1: Implementation of the proposed project would increase traffic levels at intersections under the City of Lincoln's jurisdiction operating at an acceptable LOS under existing conditions.	***3.15-1:*** *The project applicants shall pay their fair share cost towards the following improvements. These improvements are included in the City's updated PFE fee program. Therefore, PFE credits would be given to the constructing party. Alternatively, the City may require the project applicants to construct the improvements and provide them with a right of reimbursement from third parties who also benefit from the improvements. The development agreement between the City and project applicants shall specify the timing of the fair share payment or construction of these improvements, with the required timing prior to the service level degrading to LOS D, as determined by a traffic study to be funded by the project applicants.* *If, in the alternative to paying the applicable PFE fees, the project applicant(s) are required to construct improvements, the following improvements would be required to restore operations to an acceptable level at each intersection.* *a) Nelson Lane / Nicolaus Road (#10):* – *Signalize the intersection when signal warrants are met. To achieve LOS C operations, it may be necessary to provide protected left-turn movements and a right-turn overlap phase for eastbound right turn movements. Northbound U-turn movements would need to be prohibited to allow for the eastbound right-turn overlap phase. Signalizing this intersection was identified in the previous PFE fee program for Transportation and is included in the updated PFE.* – *Restripe the southbound approach to provide the following lane configurations:* *i. One left-turn lane, one through lane, and one shared through-right turn lane* – *Reconfigure the south leg of the intersection to provide the following lane configurations:* *i. Two northbound left turn pocket lanes* *ii. One northbound through lane* *iii. One northbound trap-right turn lane* *iv. Two southbound receiving lanes* – *Reconfigure the east leg of the intersection to provide a second westbound left-turn lane* – *Reconfigure the west leg of the intersection to include the following:*	Pay fair share costs improvements outlined included in the City of Lincoln Public Facilities Element (PFE) fee program. Or, the project applicant could construct the requested improvements and, under the City's direction, be given a right of reimbursement from third parties who benefit from the said improvements.	Full Specific Plan and Area A	Project applicant	Prior to construction	City of Lincoln Public Works Department

TABLE 4-1
VILLAGE 5 SPECIFIC PLAN MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	i. Restripe the eastbound shared through-right turn lane into a dedicated right-turn lane. This would result in one left-turn lane, one through lane, and one right-turn lane. *ii. Add a second westbound receiving lane* *b) Airport Road / Nicolaus Road (#11):* – *Signalize the intersection when signal warrants are met. If necessary to achieve LOS C operations, provide protected phasing for left-turn movements. Signalizing this intersection was identified in the previous PFE fee program for Transportation and is included in the updated PFE.* – *Widen the southbound approach to add a southbound left-turn pocket* – *Widen the south leg of the intersection to include the following:* *i. One northbound left turn pocket lane* *ii. One northbound through lane* *iii. One northbound channelized free right turn lane* *iv. Two southbound receiving lanes* – *Widen the east leg of the intersection to include the following:* *i. Two westbound left turn lanes (one trap lane; one pocket lane)* *ii. Restripe the existing westbound lane to a through-right lane* *iii. Two eastbound receiving lanes (one from the eastbound through lane and one from the northbound free right-turn lane)* – *Widen the eastbound approach to include one left-turn pocket lane, one through lane, and one-right turn pocket lane.* *c) Dowd Road / Nicolaus Road (#13):* – *Signalize the intersection when signal warrants are met. If necessary to achieve LOS C operations, provide protected phasing for left-turn movements. Signalizing this intersection is identified in the Village 5 Specific Plan, and is included in the updated PFE.* – *Widen the southbound approach to add a southbound left-turn pocket* – *Widen the south leg of the intersection to include the following improvements:* *i. One northbound left turn pocket lane* *ii. One northbound through lane* *iii. One northbound trap right turn lane* *iv. Two southbound receiving lanes* – *Widen the east leg of the intersection to include the following improvements:* *i. Two westbound left turn lanes (one trap lane; one pocket lane)* *ii. Restripe the existing westbound lane to a through-right lane* – *Widen the eastbound approach to include one left-turn pocket lane, one shared through-right turn lane.* *d) Fiddyment Road / Moore Road (#15):* – *Widen the southbound approach to add a southbound right-turn pocket* *e) Dowd Road / Moore Road (#22):* – *Change the traffic control to side-street stop control for Moore Road, and free movements on Dowd Road (existing configuration is free movements on Moore Road and side-street stop control for Dowd Road).* *f) Lakeside Drive / Nicolaus Road (#32):* – *Signalize the intersection when signal warrants are met. Signalizing this intersection was identified in the previous PFE fee program for Transportation and is included in the updated PFE.* *Additional mitigation to reduce impacts of Mitigation Measures 3.15-1(b) and (c) to intersections #11 and #13.*					

TABLE 4-1
VILLAGE 5 SPECIFIC PLAN MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	Option 1: *g) The City shall monitor traffic conditions at the intersections of Airport Road/Nicolaus Road (#11) and Dowd Road/Nicolaus Road (#13). In addition to compliance with Mitigation Measures 3.15-1(b) and (c), the City shall cause one of the following measures to be taken prior to the service level degrading to LOS D, as determined by a traffic study at each location to be funded by the project applicant(s):* *i. The project applicant(s) shall coordinate with the City staff to ensure signal phasing times would allow adequate time for cyclists to cross through the widened intersections during green and amber signal phases; or* *ii. The project applicants' intersection designs shall eliminate free right-turn movements in exchange for right-turn overlap phases or dual right turn lanes to serve high right-turn traffic volumes. Any dual right-turn lanes shall be designed to ensure adequate visibility of pedestrians, including any use of a channelized right-turn lane for the inside right-turn lane.* ***Option 2:*** *g) The project applicant(s) shall apply to the Community Development Director for a determination as to whether the recommended intersection widening conflicts with the City's Policy T-2.3 and T-5.3 to achieve a traffic design to minimize conflicts between vehicles and pedestrians and bicycles. The Community Development Director may determine that an exception to the LOS C standard in Policy T-2.3 is warranted.*					
3.15-3: Implementation of the proposed project would increase traffic levels at future City of Lincoln intersections in Village 5.	***3.15-3:*** *The City shall monitor traffic conditions at the future Nelson Lane / Mavis Road intersection (#40) and shall cause the following improvements to be constructed prior to the service level degrading to LOS D:* • *Southbound: channelize the right-turn lane and add a merge lane on westbound Mavis Road to allow "free" right-turn operations* • *Eastbound: widen the eastbound approach to include a third left turn lane* • *Westbound: channelize the right-turn lane and add a merge lane on northbound Nelson Lane to allow "free" right-turn operations.* *The development agreement between the City and project applicants shall specify the timing of the construction of these improvements, with the required timing prior to the service level degrading to LOS D, as determined by a traffic study to be funded by the project applicants.* *Additional mitigation to reduce impacts to Intersection #40 if widened:* ***Option 1:*** *The City shall monitor traffic conditions at the intersection of Nelson Lane/Mavis Road (#40). In addition to compliance with Mitigation Measures 3.15-3, the City shall cause one of the following measures to be taken prior to the service level degrading to LOS D, as determined by a traffic study at each location to be funded by the project applicant(s):* *a) The project applicant(s) shall coordinate with the City staff to ensure signal phasing times would allow adequate time for cyclists to cross through the widened intersections during green and amber signal phases; or* *b) The project applicants' intersection designs shall eliminate free right-turn movements in exchange for right-turn overlap phases or dual right turn lanes to serve high right-turn traffic volumes. Any dual right-turn lanes shall be designed to ensure adequate visibility of pedestrians, including any use of a channelized right-turn lane for the inside right-turn lane.* ***Option 2:*** *The project applicant(s) may apply to the Community Development Director for a determination as to whether the recommended intersection widening conflicts with the City's Policy T-2.3 and T-5.3 to achieve a traffic design to minimize conflicts between vehicles and pedestrians and bicycles. The Community Development Director may determine that an exception to the LOS C standard in Policy T-2.3 is warranted.*	Monitor conditions at Nelson Lane/Mavis Road intersection and construction improvements.	Full Specific Plan and Area A	Project applicant	Prior to service level reaching LOS D	City of Lincoln Public Works Department

TABLE 4-1
VILLAGE 5 SPECIFIC PLAN MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
3.15-4: Implementation of the proposed project would increase traffic levels at intersections under the County of Placer's jurisdiction.	***3.15-4:*** *The project applicants shall pay their fair share cost towards the following recommended improvements to restore vehicle traffic operations to an acceptable LOS at each intersection.* *a) Fiddyment Road / Athens Avenue (#16):* – *Widening of the northbound approach to include a right-turn pocket lane* – *Widening of the southbound approach to include a left-turn pocket lane* – *Signalization at the intersection with a protected southbound left-turn movement.* *There is no funding program in place for these improvements. Accordingly, the project applicant(s) shall obtain cost estimates for these improvements and determine its/their fair share payments. Once the fair share has been determined, the project applicant(s) shall pay that fair share to the City to ensure the payment goes to the above-referenced improvements.* *b) Fiddyment Road / W. Sunset Boulevard (#18):* – *Widening of the northbound approach to include a left-turn pocket lane* – *Signalization at the intersection with a protected northbound left-turn movement.* *There is no funding program in place for these improvements. Accordingly, the project applicant(s) shall obtain cost estimates for these improvements and determine its/their fair share payments. Once the fair share has been determined, the project applicant(s) shall pay that fair share to the City to ensure the payment goes to the above-referenced improvements.*	Pay fair share improvements for Fiddyment Road/Athens Avenue and Fiddyment Road/ West Sunset Boulevard intersections.	Full Specific Plan and Area A	Project applicant	Prior to construction	City of Lincoln Public Works Department
3.15-6: Implementation of the proposed project would increase traffic levels at intersections maintained by Caltrans.	***3.15-6:*** *The project applicants shall pay their fair share cost towards the construction of a new interchange at SR 65 / Nelson Lane (#3), as supported by Lincoln General Plan Policy T-2.9. The timing of these payments is outlined in the development agreement. As described in Section 3.15.2, the City of Lincoln is in the process of updating its PFE fee program. This interchange is included in the City's updated PFE fee program. Therefore, the project applicants shall pay their fair share towards these improvements through the City of Lincoln's updated PFE fee program and ensure that they are constructed prior to the service level degrading to an unacceptable LOS F.* *To initiate the Caltrans project development process towards implementing the new interchange, the project applicant shall fund the preparation of a Project Study Report – Project Development Support (PSR-PDS) document for a new interchange at SR 65/Nelson Lane (#3) in coordination with the City of Lincoln and Caltrans. The Caltrans project development process will determine the ultimate configuration of the new interchange and ensure that the ultimate configuration provides acceptable operations (i.e., LOS) based on Caltrans standards. Through the Caltrans project development process, the following intersection control options may be considered in accordance with Caltrans' Intersection Control Evaluation (ICE) policy:* • *Unsignalized (side street stop controlled);* • *Roundabout – Single or multi-lane;* • *Diverging diamond interchange;* • *Signalized spread diamond;* • *Signalized single point urban interchange; or* • *Signalized partial cloverleaf.* *While the PSR-PDS process would determine the ultimate configuration of the interchange, the City and project applicant assumed a six-lane signalized partial cloverleaf interchange for this analysis based on the available footprint and the planned circulation network identified in the Village 5 Specific Plan. Since the six-lane partial cloverleaf provides the greatest capacity and has the largest footprint of the options listed above, it was determined that this configuration would verify whether an interchange would adequately mitigate the project's impact on traffic operations (i.e., if a six-lane partial cloverleaf does not meet LOS standards, additional mitigation may be necessary). Analysis presented in Table 3.15-23 shows that the six-lane signalized partial cloverleaf interchange provides acceptable operations with the following lane configurations at the interchange ramp terminal intersections:*	Pay fair share improvements for SR 65/ Nelson Lane interchange.	Full Specific Plan and Area A	Project applicant	Prior to construction	City of Lincoln Public Works Department

TABLE 4-1
VILLAGE 5 SPECIFIC PLAN MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	• *SR 65 Northbound Ramps / Nelson Lane intersection:* *i. Northbound SR 65 off-ramp: one left-turn lane, one shared left-right turn lane, and one right turn lane* *ii. Northbound Nelson Lane: three through lanes, one free right-turn lane onto the northbound SR 65 loop on-ramp* *iii. Southbound Nelson Lane: three through lanes, one free right-turn lane onto the northbound SR 65 slip on-ramp* • *SR 65 Southbound Ramps / Nelson Lane intersection:* *i. Southbound SR 65 off-ramp: one left-turn lane and one right-turn lane* *ii. Northbound Nelson Lane: three through lanes, one free right-turn lane onto the southbound SR 65 slip on-ramp* *iii. Southbound Nelson Lane: three through lanes, one free right-turn lane onto the southbound SR 65 loop on-ramp*					
3.15-13: The proposed project could result in temporary impacts to transportation and traffic when construction activity occurs within the Village 5 Specific Plan site.	***3.15-13:*** *Prior to the beginning of construction for each project phase, project applicants shall prepare a detailed Construction Traffic Management Plan subject to review and approval by the City Department of Public Works, in consultation with Caltrans, affected transit providers, and local emergency service providers. The Traffic Management Plan shall ensure that acceptable operating conditions are maintained on local roadways and freeway facilities. At a minimum, the plan shall include:* • *The number of truck trips, time, and day of street closures* • *Time of day of arrival and departure of trucks* • *Provision of a truck circulation pattern* • *Identification of detour routes and signing plan for street closures, if necessary* • *Maintain safe and efficient access routes for emergency vehicles* • *Manual traffic control when necessary* • *Proper advance warning and posted signage concerning street closures* • *Provisions for pedestrian and bicycle safety* *A copy of the Construction Traffic Management Plan shall be submitted to local emergency response agencies and transit providers, and these agencies shall be notified at least 30 days before the commencement of construction that would partially or fully obstruct roadways.*	Prepare a detailed Construction Traffic Management Plan.	Full Specific Plan and Area A	Project applicant	Prior to construction	Caltrans, City of Lincoln Public Works Department
3.15-14: Implementation of the proposed project would contribute to cumulative traffic levels at intersections under the City of Lincoln's jurisdiction operating at an acceptable LOS under cumulative no project conditions.	***3.15-14:*** *Intersections 12, 14, 26, 32 and 33 have been incorporated into the City's update PFE program for transportation. As a result, the project applicants may mitigate by either paying their fair share cost towards the following improvements, or in the alternative to paying fees, the City may require project applicant(s) to construct the improvements identified in below. The development agreement between the City and project applicants shall specify the timing of the fair share payment or construction of these improvements, with the required timing prior to the service level degrading to LOS D, as determined by a traffic study to be funded by the project applicants:* *In the alternative to paying fees, the project applicant(s) shall construct the following improvements to restore operations to an acceptable level at each intersection.* *a) Joiner Parkway / Nicolaus Road (#12):* – *Restripe the northbound shared through-left turn lane to be a dedicated left-turn lane* – *Restripe the southbound shared through-left turn lane to be a dedicated through lane* – *Re-time the signal to provide protected northbound and southbound left-turn phasing.* *b) Old Nelson Lane / Moore Road (#14):* – *Widen Moore Road to provide an eastbound left-turn pocket and a two-way left-turn lane to allow two-stage gap acceptance for southbound left-turn movements.*	Pay fair share fees or construct necessary improvements for Intersections 12, 14, 26, 32, and 33.	Full Specific Plan and Area A	Project applicant	Prior to construction	City of Lincoln Public Works Department

TABLE 4-1
VILLAGE 5 SPECIFIC PLAN MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	c) Joiner Parkway / Ferrari Ranch Road (#26): – *Widen the northbound Joiner Parkway approach to include a third left-turn lane* – *To provide space to receive the third northbound left-turn lane on westbound Ferrari Ranch Road, remove the channelized free right-turn lane from southbound Joiner Parkway* *d) Lakeside Drive / Nicolaus Road (#32):* – *Signalize the intersection when signal warrants are met, as stated in Mitigation 3.15-1(f). Signalizing this intersection was identified in the previous City of Lincoln PFE fee program for Transportation and is included in the updated PFE.* *e) Teal Hollow Drive / Nicolaus Road (#33):* – *Signalize the intersection when signal warrants are met.* *Additional mitigation to reduce impacts to intersection #26 if widened:* ***Option 1:*** *The City shall monitor traffic conditions at the intersection of Joiner Parkway/Ferrari Ranch Road (#26). In addition to compliance with Mitigation Measures 3.15-14, the City shall cause one of the following measures to be taken prior to the service level degrading to LOS D, as determined by a traffic study at each location to be funded by the project applicant(s):* *f) The project applicant(s) shall coordinate with the City staff to ensure signal phasing times would allow adequate time for cyclists to cross through the widened intersections during green and amber signal phases; or* *g) The project applicants' intersection designs shall eliminate free right-turn movements in exchange for right-turn overlap phases or dual right turn lanes to serve high right-turn traffic volumes. Any dual right-turn lanes shall be designed to ensure adequate visibility of pedestrians, including any use of a channelized right-turn lane for the inside right-turn lane.* **Option 2:** *f) The project applicant(s) may apply to the Community Development Director for a determination as to whether the recommended intersection widening conflicts with the City's Policy T-2.3 and T-5.3 to achieve a traffic design to minimize conflicts between vehicles and pedestrians and bicycles. The Community Development Director may determine that an exception to the LOS C standard in Policy T-2.3 is warranted.*					
3.15-15: Implementation of the proposed project would contribute to cumulative traffic levels at intersections under the City of Lincoln's jurisdiction operating at an unacceptable LOS under cumulative no project conditions.	***3.15-15:*** *a) For the cumulative impacts to Airport Road / Nicolaus Road (#11), the project applicant shall implement Mitigation Measure 3.15-1(b) and (g).*	See Mitigation Measure 3.15-1(b) and (g).	See Mitigation Measure 3.15-1(b) and (g).	See Mitigation Measure 3.15-1(b) and (g).	See Mitigation Measure 3.15-1(b) and (g).	See Mitigation Measure 3.15-1(b) and (g).
	b) For the cumulative impacts to Fiddyment Road / Moore Road (#15), the project applicant shall implement Mitigation Measure 3.15-1(d).	See Mitigation Measure 3.15-1(d).	See Mitigation Measure 3.15-1(d).	See Mitigation Measure 3.15-1(d).	See Mitigation Measure 3.15-1(d).	See Mitigation Measure 3.15-1(d).
	c) For the cumulative impacts to Dowd Road / Moore Road (#22), the project applicant shall implement Mitigation Measure 3.15-1(e).	See Mitigation Measure 3.15-1(e).	See Mitigation Measure 3.15-1(e).	See Mitigation Measure 3.15-1(e).	See Mitigation Measure 3.15-1(e).	See Mitigation Measure 3.15-1(e).
	d) For the cumulative impacts to Caledon Circle / Ferrari Ranch Road (#25), the project applicant shall pay their fair share cost towards the following improvements. These improvements are included in the City's updated PFE fee program: – *Provide an overlap phase on the northbound right-turn movement.*	Pay fair share cost towards Intersection 25.	Full Specific Plan and Area A	Project applicant	Prior to construction	City of Lincoln Public Works Department
3.15-16: Implementation of the proposed project would contribute to cumulative traffic levels at future City of Lincoln intersections in Village 5.	***3.15-16:*** *The City shall monitor traffic conditions at the future Dowd Road / Mavis Road (#37) and Nelson Lane / Mavis Road (#40) intersections, and shall cause the following improvements to be constructed prior to the service level degrading to LOS D, subject to reimbursement to the constructing entity by those benefitting from the improvements:* *a) Dowd Road / Mavis Road (#37):* – *To reduce the average vehicle delay, the following improvements are necessary to provide LOS C operations at Dowd Road / Mavis Road:* *i. Provide two southbound left-turn lanes* *ii. Channelize the westbound right-turn lane and provide a receiving merge lane on northbound Dowd Road to allow free right-turn movements*	Monitor traffic conditions at Intersections 37 and 40, and subsequently cause improvements to be constructed.	Full Specific Plan and Area A	City of Lincoln Community Development Department	Prior to LOS D at Intersections 37 and 40	City of Lincoln Public Works Department

TABLE 4-1
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Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
	b) Nelson Lane / Mavis Road (#40): – *Implement Mitigation Measure 3.15-3.*	See Mitigation Measure 3.15-3.	See Mitigation Measure 3.15-3.	See Mitigation Measure 3.15-3.	See Mitigation Measure 3.15-3.	See Mitigation Measure 3.15-3.
3.15-17: Implementation of the proposed project would contribute to cumulative traffic levels at intersections under the County of Placer's jurisdiction	***3.15-17:*** *a) For the intersection at Fiddyment Road / Athens Avenue (#16) and Fiddyment Road/ W. Sunset Boulevard (#18), the project applicants shall implement Mitigation Measure 3.15-4 and widening of Fiddyment Road consistent with Mitigation Measure 3.15-20.*	Implement Mitigation Measure 3.15-4 for Intersection #16.	See Implement Mitigation Measure 3.15-4.	See Implement Mitigation Measure 3.15-4.	See Implement Mitigation Measure 3.15-4.	See Implement Mitigation Measure 3.15-4.
	b) For the intersection at Fiddyment Road / E. Catlett Road (#17), the project applicant shall pay their fair share costs towards the following improvements: – *Widening the northbound and southbound approaches to include two through lanes; this is consistent with Mitigation Measure 3.15-20(a).* – *Adding a northbound left-turn pocket.* – *Signalizing the intersection with protected northbound left-turn phasing* – *Widening the eastbound approach to include a left-turn pocket and right-turn lane. Provide an overlap phase for the eastbound right-turn movement.*	Pay fair share costs towards required improvements for Intersection #17.	Full Specific Plan and Area A	Project applicant	Prior to construction	City of Lincoln Public Works Department
3.15-18: Implementation of the proposed project would contribute to cumulative traffic levels at intersections under the City of Roseville's jurisdiction.	***3.15-18:*** *The project applicants shall pay their fair share cost towards the following recommended improvements to mitigate the proposed project's incremental contribution to unacceptable traffic operations at each of the following intersections:* *a) Fiddyment Road / Blue Oaks Boulevard (#19):* – *An overlap phase on the southbound right-turn movement. This improvement would mitigate the project's incremental contribution to delay at this intersection.* *b) Fiddyment Road / Baseline Road (#21):* – *An overlap phase on the southbound right-turn movement. This improvement would mitigate the project's incremental contribution to delay at this intersection.*	Pay fair share costs towards recommended improvements for Intersections #19 and 21.	Full Specific Plan and Area A	Project applicant	Prior to construction	City of Lincoln Public Works Department
3.15-19: Implementation of the proposed project would contribute to cumulative traffic levels at intersections maintained by Caltrans.	***3.15-19:*** *a) For SR 65 / Nelson Lane (#3a and #3b), implement Mitigation Measure 3.15-6.*	See Mitigation Measure 3.15-6.	See Mitigation Measure 3.15-6.	See Mitigation Measure 3.15-6.	See Mitigation Measure 3.15-6.	See Mitigation Measure 3.15-6.
	b) For SR 65 Southbound Ramps / Ferrari Ranch Road (#4): *The project applicants shall pay their fair share cost towards the following recommended improvements to mitigate the proposed project's incremental contribution to unacceptable traffic operations at SR 65 Southbound Ramps/ Ferrari Ranch Road. These improvements are included in the City's updated PFE fee program. Therefore, the project applicant shall pay their fair share through the City of Lincoln's updated PFE fee program:* – *Widening the eastbound approach to include a dedicated right-turn lane; channelize the eastbound right-turn movement onto the southbound on-ramp to allow free right-turn movements.*	Pay fair share costs towards recommended improvements for Intersection #4.	Full Specific Plan and Area A	Project applicant	Prior to construction	City of Lincoln Public Works Department
	c) SR 65 Southbound Ramps / Twelve Bridges Drive (#9): *The project applicants shall pay their fair share cost towards the following recommended improvements to mitigate the proposed project's incremental contribution to unacceptable traffic operations at SR 65 Southbound Ramps / Twelve Bridges Drive. These improvements are included in the City's updated PFE fee program. Therefore, the project applicant shall pay their fair share through the City of Lincoln's updated PFE fee program:* – *Restriping the northbound off-ramp converting the existing shared through-right turn lane to a shared through-left turn lane*	Pay fair share costs towards recommended improvements for Intersection #9.	Full Specific Plan and Area A	Project applicant	Prior to construction	City of Lincoln Public Works Department

TABLE 4-1
VILLAGE 5 SPECIFIC PLAN MITIGATION MONITORING PLAN

Impact	Mitigation Measure	Action(s)	Component	Implementing Party	Timing	Monitoring Party
3.15-20: Implementation of the proposed project would contribute to cumulative traffic levels on study roadway segments in Placer County.	***3.15-20:*** *The project applicants shall pay their fair share cost to the City for the following recommended improvements to restore vehicle traffic operations to mitigate the proposed project's incremental contribution to unacceptable traffic operations at each roadway segment.* *a) Widening Fiddyment Road from Athens Avenue to Moore Road from a two-lane undivided arterial to a four-lane divided arterial.* *b) Widening Fiddyment Road from Roseville City Limits to Athens Avenue from a two-lane undivided arterial to a four-lane divided arterial.* *c) Widening Athens Road from Fiddyment Road to Foothills Boulevard from a two-lane undivided arterial to a four-lane divided arterial.*	Pay fair share costs towards recommended improvements for widening at: -Fiddyment Road from Athens Avenue to Moore Road - Athens Road from Fiddyment Road to Foothills Boulevard	Full Specific Plan and Area A	Project applicant	Prior to construction	City of Lincoln Public Works Department
3.15-22: Implementation of the proposed project would contribute to cumulative traffic levels on study freeway facilities maintained by Caltrans as well as roadways in the City of Rocklin.	***3.15-22:*** *The project applicants shall pay their fair share of improvements for impacts to SR 65. The fair share payment shall consist of the appropriate SPRTA Fees to help fund improvements to SR 65. A number of different improvements may be considered by Caltrans and the City of Lincoln to restore operations to acceptable levels at the impacted locations. Improvements to SR 65 could take the form of auxiliary lanes between interchanges, an additional general purpose or High Occupancy Vehicle (HOV) lane in each direction of SR 65, ramp metering, additional deceleration/acceleration areas at affected ramps, increased parallel street capacity, Intelligent Transportation System (ITS) solutions, and other options. This mitigation measure would require the project applicant(s) to pay their fair share of future improvements to SR 65. SPRTA funding for the SR 65 widening project is currently estimated to be $67 million of the estimated total cost of $95 million for the project.*	Pay fair share costs to fund SPRTA Fees, in order to help fund improvements to SR 65.	Full Specific Plan and Area A	Project applicant	Prior to construction	City of Lincoln Public Works Department
3.16 Utilities and Infrastructure						
3.16-2: Implementation of the proposed project would result in an increased demand for water supply that could result in the need for new or expanded treatment, storage or conveyance facilities.	***3.16-2:*** *Prior to the approval of the Ophir WTP or Foothill Phase II WTP connection to the City's water system or demand of 1.7 gpm within the Plan Area, whichever occurs first, the City shall ensure the following improvements or equally effective improvements for treatment and distribution have been completed and are operational:* *a) The Ophir Water Treatment Plant is completed and operational at 10 mgd.* *b) The Village 7 18-inch transmission main is installed and connected to a third POC provided in the Plan Area.*	Ensure the following improvements or equally effective improvements for treatment and distribution have been completed and are operational for Ophir Water Treatment Plant and the Village 7 18-inch transmission main connection to the Village 5 Plan Area.	Full Specific Plan	Project applicant	Prior to approval of the Ophir WTP or Foothill Phase II WTP connection to the City's water system or demand of 1.7 gpm within the Plan Area, whichever occurs first	City of Lincoln Public Works Department
3.16-7: The proposed project would contribute to cumulative increases in demand for water supply that could result in the need for new or expanded treatment, storage or conveyance facilities.	***3.16-7:*** *Implement Mitigation Measure 3.16-2(a).*	See Mitigation Measure 3.16-2(a).	See Mitigation Measure 3.16-2(a).	See Mitigation Measure 3.16-2(a).	See Mitigation Measure 3.16-2(a).	See Mitigation Measure 3.16-2(a).

CERTIFICATION OF THE FINAL PARTIALLY RECIRCULATED ENVIRONMENTAL IMPACT REPORT

AND

ADOPTION OF CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

CITY COUNCIL
CITY OF LINCOLN

LINCOLN VILLAGE 5 & SPECIAL USE DISTRICT B (SUD-B) SPECIFIC PLAN
LINCOLN, CALIFORNIA
SCH NO. 2014052071

SEPTEMBER __, 2021

I. INTRODUCTION

A. Overview

Village 5 & Special Use District B (SUD-B) Specific Plan EIR

The Village 5 & Special Use District B ("SUD-B") Specific Plan ("V5SP") establishes a development framework for land use, mobility, utilities and services, resource protection, and implementation to promote the systematic and orderly development of Village 5, an approximately 4,787-acre area within the City of Lincoln ("City"). A General Development Plan ("GDP") functions as the zoning code for the V5SP. The GDP establishes the regulations, standards, and guidelines for development, with a much greater level of detail and specificity than is provided in the Specific Plan to ensure that each Area of the V5SP would be developed in a cohesive and well-planned manner.

The V5SP is the primary land use, policy, and regulatory document used to guide the overall development within the V5SP Plan Area ("Plan Area"). It establishes a development framework for land use, mobility, utilities and services, resource protection, and implementation to promote the systematic and orderly development of Village 5. All subsequent development projects and related activities proposed within the Plan Area would be required to be consistent with the V5SP.

The proposed project includes not only the V5SP and GDP, but also the approval of the associated Pre-Zoning for annexation, Development Agreement, and Public Facilities Financing Plan. Implementation of the full V5SP would require annexation to the City of 4,775 acres in unincorporated areas of western Placer County, which is situated along the southwest boundary of the City. The V5SP would include the development of approximately 2,290 gross acres of residential uses, 443 acres of commercial uses, 1,558 acres of parks and open space, and 118 acres of public uses.

The Plan Area is contiguous with the existing City boundary along the eastern boundary of the Plan Area. The City would initiate the annexation by submitting an annexation petition to the Placer County Local Agency Formation Commission ("LAFCo") upon acceptance and approval for annexation by the applicant. The City anticipates that LAFCo, as well as other state and regional responsible agencies, will rely on the environmental documents prepared for this project in issuing project approvals.

The City, as the lead agency, prepared the Draft Environmental Impact Report ("DEIR") dated August 26, 2016, and the Final Environmental Impact Report ("FEIR") dated July 19, 2017, for the project (State Clearinghouse No. 2014052071). The City approved the project, certified the V5SP EIR, and adopted related Findings of Fact and a Statement of Overriding Considerations on December 5, 2017. For the purposes of this document, the V5SP EIR, which includes the DEIR and FEIR, is collectively referred to as the "2017 EIR." The corresponding Findings of Fact that the City adopted for the 2017 EIR are referred to as the "2017 Findings."

Litigation and Writ of Mandate

On January 12, 2018, following the City Council's certification of the 2017 EIR and approval of the V5SP, a petition for writ of mandate was filed in the Superior Court of California in the County of Placer, alleging violations of the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 et seq.; Cal. Code Regs., tit. 14, §§ 15000 et seq. ["CEQA Guidelines"]). (*Scheiber Ranch Properties, LP, et. al. v. City of Lincoln*, No. SCV-0040629].) The court issued a Peremptory Writ of Mandate on April 13, 2020, upholding two of the petitioners' arguments related to mitigation relying on compliance with the Placer County Conservation Program (PCCP), and the level of analysis conducted for potential project impacts related to transit. The court otherwise upheld all other portions of the V5SP EIR. The Final Judgment was entered on June 25, 2020.

In its ruling, the court found that mitigation which requires compliance with the PCCP for mitigating agricultural and biological impacts, improperly deferred the formulation of mitigation because the PCCP was only in draft form at the time the 2017 FEIR was certified. The court also found that the 2017 EIR did not adequately analyze the project's impacts to transit.

The court also found that the 2017 EIR's alternative mitigation measures (Mitigation Measures 3.2-1(b) and 3.4-2(b)), which would be required in the event the PCCP was not adopted, were adequate. The court's ruling directed the City to take corrective actions that "bring[] agricultural and biological resource mitigation measures into compliance with CEQA and [to] prepare[] an analysis that adequately discusses transit." (*Scheiber Properties LP, et. al. v. City of Lincoln* [Decision after Court Trial on Petition for Writ of Mandate, issued April 13, 2020, SCV-0040629].) The court also found that the "certification of the EIR and the adoption of findings of fact and statement of overriding considerations as they relate specifically to reliance on the PCCP as mitigation and impacts to transit ('CEQA Approvals') are severable from the remaining project approvals." (*Ibid.*; Pub. Resources Code, § 21168.9, subd. (b).) The court thus directed the City to make appropriate corrections to the EIR, findings, and statement of overriding considerations, but reiterated that "[a]ll other project approvals were based on portions of the EIR that are not affected by the court's decision and no remedial action is required unless compliance with the writ changes or affects the other project approvals." (*Scheiber Properties LP, et. al. v. City of Lincoln* [Judgment Granting Petition for Writ of Mandate, June 25, 2020, SCV-0040629]; Pub. Resources Code, § 21168.9, subd. (b).)

Pursuant to the court's ruling and order, the City has taken an initial step to correct the deficiencies identified by the court. Consistent with the principles of res judicata, the City "need not expand the scope of [its] analysis on remand beyond that specified by the court." (CEQA Guidelines, § 15234, subd. (d); Pub. Resources Code, § 21168.9, subd. (b).) For these reasons, the City has determined that revising the relevant sections of the 2017 EIR to address the inadequacies identified by the court is the appropriate process for complying with the court's ruling. No changes to the project are proposed, except that mitigation measures have been updated in response to the Peremptory Writ and to reflect that the PCCP has now been adopted.

On July 14, 2020, the City decertified portions of the Agricultural, Biological Resources, and Transportation sections of the 2017 EIR, pursuant to Resolution No. 2020-122. This action allowed the City to prepare and circulate a Draft Partially Recirculated EIR ("DPREIR"). The City issued a Notice of Completion of the DPREIR on May 6, 2021, and made it available for public review and comment for a period of 45 days, beginning on May 7, 2021 and ending on June 21, 2021.

The Draft PREIR and Final PREIR (collectively "PREIR") have been prepared pursuant to CEQA Guidelines section 15088.5, which provides guidance for recirculating an EIR prior to certification. Section 15088.5, subdivision (c) affirms that, where revisions to an EIR are limited to a few chapters or sections, the City need only recirculate the chapters or portions of the EIR that have been modified. The DPREIR therefore only addresses portions of the EIR determined to be not compliant with CEQA, including portions of the chapters on Agriculture and Biological Resources relating to Mitigation Measures 3.2-1, 3.4-1(a), and 3.4-2(a), and the transit analysis in the Transportation chapter. The PREIR and Appendix M to the PREIR have been prepared pursuant to the court's directive in order to better explain the mitigating effects of compliance with the PCCP and to provide adequate analysis of the proposed project's impacts to transit.

Pursuant to Public Resources Code section 21081, subdivision (a)(1)–(2), the City makes the following findings of fact ("Findings") as they relate to the potentially significant environmental effects to biological, agricultural, and transit resources identified and analyzed in the revised sections of the PREIR. (Pub. Resources Code, § 21081, subd. (a)(1)–(2); CEQA Guidelines, §§ 15091–15093.)

The City finds that the Project would have a significant impact related to the elimination of Important Farmland. Implementation of Mitigation Measure 3.2-1 would mitigate for impacts to

Important Farmland through compliance with the PCCP, or implementation of a preservation strategy consistent with the PCCP, through the protection and restoration of sensitive habitats. However, it is not possible at this point to guarantee that comparable amounts of Important Farmland that would have the same soil characteristics as those areas in the Plan Area would be preserved, and this impact would be significant and unavoidable. The City further finds that the Project would have a potentially significant impact to special-status species, habitat and protected natural communities. Mitigation Measures 3.4-1, 3.4-2, 3.4-3, 3.4-4, and 3.10-1, would reduce these impacts through compliance with the PCCP. Through implementation of Mitigation Measures 3.4-1, 3.4-2, 3.4-3, 3.4-4, and 3.10-1, these impacts would be reduced to less than significant.

Therefore, in accordance with the provisions and requirements of CEQA, the CEQA Guidelines, and the Writ, the City has independently reviewed the Record of Proceedings (described below) and, based on evidence in the Record of Proceedings, adopts these Findings. All other portions of the 2017 EIR and 2017 Findings that were upheld by the court's Final Judgment remain valid because no changes to the project are proposed.

B. Project Description

The project description for the V5SP remains unchanged from the Project approved in 2017. Because no substantive changes to the project have occurred since certification of the FEIR in 2017, the Project Description is summarized here.

The V5SP establishes a development framework for land use, mobility, utilities and services, resource protection, and implementation to promote the systematic and orderly development of the 4,787-acre Village 5 Plan Area. The V5SP and accompanying GDP propose residential, commercial, recreational, open space, public, and educational land uses within the Plan Area. Proposed housing types include rural residential homes, country estates, and low, medium, and high density residential detached and attached single-family homes including apartments, condominiums, townhouses and live-work buildings. Buildout of the Plan Area is estimated to accommodate development of approximately 8,206 dwelling units and approximately 4.6 million square feet total of employment-generating and commercial land uses.

Pursuant to the court's Peremptory Writ of Mandate and Order, the PREIR and these Findings only address portions of the 2017 EIR determined to not comply with CEQA, including portions of the chapters on Agriculture and Biological Resources relating to Mitigation Measures 3.2-1, 3.4-1(a), and 3.4-2(a), and the transit analysis in the Transportation chapter. The PREIR and Appendix M to the PREIR have been prepared pursuant to the court's directive, in order to better explain the mitigating effects of compliance with the PCCP and to provide adequate analysis of the proposed project's impacts to transit. Therefore, and as explained above, the remainder of the analyses, impacts, and mitigation measures set forth in the 2017 EIR and 2017 Findings remain valid and in effect.

Discretionary Actions

As described in the City's 2017 Findings, the City previously took the following actions for the Project:

- Certification of the Final EIR, and adoption of Findings of Fact and a Statement of Overriding Considerations;
- Approval of a Water Supply Assessment;
- Adoption of a Mitigation Monitoring Plan (MMP);
- Approval of one or more amendments to the General Plan;

- Approval of the Village 5 Pre-Zoning;
- Approval of the Village 5 Specific Plan;
- Adoption of Public Facilities Financing Plan for the V5SP;
- Approval of one or more Development Agreements for the Village 5 Specific Plan;
- Approval of a Memorandum of Understanding (MOU) for parks between Richland Communities, the City, and Placer United Soccer relating to the 71.2-acre Sports Complex.
- Approval of the Village 5 General Development Plan(s);
- Approval of Annexation(s) and petition(s) for annexation by LAFCo;
- Approval of a Conditional Use Permit and Operating Agreement for Electronic Message Center;
- Approval of various tentative and parcel Subdivision Maps;
- Approval of Site Plans.

Pursuant to the court Order described above, the City further proposes undertaking the following discretionary actions for the proposed project:

- Certification of the Final Partially Recirculated EIR, and adoption of the Findings of Fact and Statement of Overriding Considerations in support of the Final Partially Recirculated EIR;

A number of other agencies, in addition to the City acting as lead agency, are Responsible and Trustee Agencies, pursuant to CEQA Guidelines Section 15381 and Section 15386, respectively. These agencies are:

FEDERAL AGENCIES

- U.S. Army Corps of Engineers (USACE)
- U.S. Fish and Wildlife Service (USFWS)
- National Marine Fisheries Service (NMFS)/National Oceanic Atmospheric Administration (NOAA)

TRUSTEE AND RESPONSIBLE AGENCIES

- Placer County Local Agency Formation Commission (LAFCo)
- California Department of Transportation (Caltrans)
- California Department of Fish and Wildlife (CDFW)
- Central Valley Regional Water Quality Control Board (CVRWQCB)
- Placer County Air Pollution Control District (PCAPCD)
- Placer County

- Placer County Water Agency (PCWA)
- Native American Heritage Commission (NAHC)
- Nevada Irrigation District (NID)
- Western Placer Unified School District (WPUSD)

Additional entitlements which must be acquired from the Responsible and Trustee agencies include, but are not limited to:

- Approval of annexation of the Plan Area to the City of Lincoln by Placer County LAFCo;
- Approval of encroachment permits for alterations to SR 65 until such time as it is relinquished to the City by Caltrans;
- Issuance and renewals of permits for messaging center under the Outdoor Advertising Act by Caltrans;
- Approval of streambed alteration agreements (Section1602 of the Fish and Game Code) by CDFW;
- Approval of water quality certifications (Section 401 of the Clean Water Act) by CVRWQCB;
- Issuance of Authority to Construct and Permit to Operate stationary sources of air pollution (e.g., storm drain pumps) by PCAPCD;
- Provision of water supplies by PCWA;
- Provisions of water supplies by NID; and
- Approval of school sites and approval of a mitigation agreement with the project applicant by WPUSD;

C. Project Objectives

The project objectives identified by the Applicant and the City in the 2017 EIR have not substantively changed, but they have been updated to reflect that the PCCP has now been adopted, and include the following:

1. Establish an approximately 4,787-acre mixed-use village that incorporates feasible, smart growth principles and results in an economically stable, sustainable community.
2. Provide a land use plan which includes a broad range of compatible land uses, including residential, commercial, office, mixed-use, recreation, and public/quasi-public, which are organized around a compact core and provide appropriate land use transitions.
3. Provide a pedestrian-friendly community environment that provides a safe and pleasant place for people to live, work, and recreate.
4. Provide two Village Centers, located adjacent to key arterial streets and functioning as hubs of activity and a source of sales tax revenue.

5. Establish a network of open space and recreation amenities for Plan Area and City residents, including community parks, neighborhood parks, linear parkways, and pedestrian and bike connections throughout the Plan Area.

6. Construct a Regional Sports Park to provide for local soccer clubs to train and provide fields for community uses as well as attract high-profile tournaments, which would include multiple soccer fields, locker rooms, offices, snack shop, restrooms, a playground, a digital messaging sign, picnic areas, trail connections and a parking area.

7. Provide sites for a high school, a junior high school and three elementary schools, which are conveniently located to serve the Plan Area residents and surrounding villages.

8. Preserve and protect the Auburn Ravine and Markham Ravine corridors as permanent open space and provide public access with perimeter trails and crossings, where feasible, consistent with any Habitat Conservation Plan and/or Natural Community Conservation Plan that may be adopted.

9. Provide regional and community scale retail and employment centers in locations with easy access and visibility from SR 65, offering employment opportunities for residents in the Plan Area and the City of Lincoln and resulting in a balanced ratio of jobs and housing and consistent with the City's 2050 General Plan.

10. Provide a land use plan with a balance of uses and density that results in an adequate tax base which, at project buildout, generates a surplus to the City's General Fund and develops financial resources to pay for public services and infrastructure without causing financial burden to existing residents.

11. Provide a land use plan, design standards, and guidelines that are consistent with Lincoln 2050 General Plan goals and policies, incorporate market-acceptable design features, and foster an attractive, well-maintained community.

12. Establish a land use and circulation system that promotes convenient mobility, links Village 5 with other villages and the existing areas of Lincoln, and provides a variety of non-vehicular modes of transportation within a setting that is safe, accessible, and convenient for all modes of travel.

13. Promote a diversity of housing opportunities responsive to the needs of Lincoln, the region, and market conditions, including single-family dwellings, apartments, condominiums, townhouses, and live-work units to serve a broad range of family incomes.

14. Provide a comprehensively planned infrastructure system that is sized to serve the entire Plan Area and adjacent planned villages, which complement the city-wide infrastructure and ensures funding for the ongoing maintenance needs of the parks, open space, and storm water quality facilities, public services and infrastructure.

II. ENVIRONMENTAL SETTING

The environmental setting described in the 2017 EIR and 2017 Findings remains the same. In summary, the geographic extent of the Plan Area includes approximately 4,787 acres in the western area of Placer County, immediately west of the City of Lincoln (see 2017 EIR Figure ES-1) (the Plan Area). The Plan Area is located within the City's adopted Sphere of Influence (SOI). The Plan Area is surrounded by Lincoln Regional Airport, residences, and agricultural land to the north; the City of Lincoln, residences, agricultural land, and vacant land to the east;

the City of Lincoln Wastewater Treatment and Reclamation Facility (WWTRF) and agricultural land to the south; and agricultural land to the west (see 2017 EIR Figure 2-2). Generally, the Plan Area is bounded by Nicolaus Road on the north, but the other boundaries of the Plan Area are irregular in nature. The eastern boundary of the Plan Area follows Nelson Lane on the north side of the State Route (SR) 65 bypass and then generally abuts the Village 7 Specific Plan area and Moore Road. The southern boundary of the Plan Area follows Moore Road to the intersection with Fiddyment Road, continuing south one mile and then turning further west and abutting Auburn Ravine. The southwestern corner of the Plan Area begins approximately one mile south and west of the Dowd Road/Moore Road intersection then the western boundary wraps around the Lincoln High School Farm property and goes north to Nicolaus Road. The Plan Area is traversed by Auburn and Markham Ravines and bisected by SR 65. The Plan Area is south of Lincoln Regional Airport and portions of the Plan Area are within the Airport's overflight zones.

The Plan Area is comprised of 141 parcels with many different landowners. The Applicant owns and/or controls approximately 1,694.10 acres (approximately 35% of the total land) within the Plan Area boundaries, and a majority of the developable acreage.

The current land uses on the properties within the Plan Area include grazing, rice farming, small ranches, and rural residences.

The Plan Area (see 2017 EIR Figure 2-2) is designated in the City of Lincoln General Plan Diagram as the V5SP and Special Use District B ("SUD-B"). The boundaries of the Plan Area are generally consistent with the boundaries identified in the City of Lincoln General Plan; however, in order to create a logical geographic area, a 270-acre area located along the south side of Nicolaus Road, both east and west of SR 65 in SUD-A. This area has been incorporated into the Plan Area so that Nicolaus Road defines the northern boundary of the Plan Area in its entirety.

The current Placer County zoning designations for the Plan Area include F (Farm) –B (Building site) –X (Size) 5-acre minimum, F-B-X-SP (Special Purpose) 5-acre minimum, F-B-X 20-acre minimum, F-B-X 80-acre minimum, and F-B-X-SP 80-acre minimum. As part of the proposed project, the Plan Area would be annexed to the City of Lincoln, which would change the zoning designations from the Placer County designations to those of the City of Lincoln.

III. PROCEDURAL HISTORY

1. In 2014, Richland Developers, Inc. filed an application for a Specific Plan, General Development Plan, Development Agreement, Prezoning, and Development Agreement for the V5SP.

2. The City, as lead agency, prepared and filed a Notice of Preparation ("NOP") with the California Office of Planning and Research and sent the NOP to responsible agencies, trustee agencies, involved federal agencies and other interested parties on May 22, 2014. The 30-day public review period for the NOP began on May 22, 2014 and ended on June 23, 2014.

3. The City held a public scoping meeting to solicit input from the community and public agencies on project design, the scope and content of the DEIR, and alternatives selection. The scoping meeting was held on June 12, 2014, at 5:30 p.m. at the City of Lincoln City Hall. Individuals from the public and private sectors, as well as local citizens, attended these meetings.

4. The City completed and distributed a DEIR for the V5SP on August 26, 2016, for a 45-day public review period. The DEIR was mailed to relevant public agencies, responsible agencies, and all interested parties. The comment period closed on October 11, 2016.

5. Copies of the DEIR and documents and reports referenced in the DEIR were available for public review at the City of Lincoln Development Services Department at 600 Sixth Street, Lincoln, California, 95648; at the Lincoln Public Library at 485 Twelve Bridges Drive, Lincoln, California 95648; and on the City's website (http://www.lincolnca.gov/city-hall/departments-divisions/community-development/environmental-documents). In addition, copies of the DEIR were provided to interested parties.

6. The Planning Commission of the City of Lincoln, after 10 days' published notice held a study session and public hearing on September 21, 2016. Public comments on the DEIR were taken at this hearing.

7. The City received written comments on the DEIR during the comment period from the agencies, groups and individuals listed in the FEIR. The FEIR contains responses to these comments, including a summary of each comment and the complete comment letter. Based on the comments received, edits were made to the DEIR as set forth in FEIR.

8. The FEIR was distributed on July 19, 2017. The FEIR contains all of the comments received during the public comment period, together with written responses to those comments that were prepared in accordance with CEQA and the CEQA Guidelines ("2017 EIR").

9. The City's Planning Commission considered the project in a duly noticed public hearing held on November 1, 2017 at 6:00 p.m., and recommended approval to the City Council.

10. The City Council heard the project in a duly noticed public hearing held on December 5, 2017 at 4:00 p.m., where it approved the project, certified the 2017 EIR, adopted the findings of fact, MMP, and statement of overriding considerations.

11. On January 12, 2018, Scheiber Ranch Properties, LP and Albert Scheiber ("Petitioners") filed a petition for writ of mandate in the Placer County Superior court, alleging the City violated CEQA in approving the V5SP project and certifying the 2017 EIR. (Placer County Superior Court Case No. SCV-0040629.)

12. The trial court issued a Ruling on the Petition for Writ of Mandate on April 13, 2020, upholding two of Petitioners' claims that: (i) the 2017 EIR's mitigation measures that required compliance with the PCCP improperly deferred mitigation of the project's potentially significant impacts to biological resources and significant impacts to agricultural resources; and, (ii) the 2017 EIR did not adequately discuss or analyze the Project's potential impacts to transit.

13. On June 25, 2020, the court filed a Final Judgment consistent with the April 13, 2020 Ruling on the Petition for Writ of Mandate. The clerk of the court issued a Peremptory Writ of Mandate directing the City to: (i) decertify those portions of the 2017 EIR that address reliance on the PCCP as mitigation and impacts to transit facilities; (ii) suspend the City's 2017 Findings as they relate to reliance on the PCCP as mitigation and impacts to transit facilities; and (iii) suspend the City's Statement of Overriding Considerations ("SOC") for the project as they relate to reliance on the PCCP as mitigation and impacts to transit facilities. Once the City decertified the 2017 EIR and suspended the 2017 Findings and SOC, the Writ directed the City to take corrective action necessary to bring the EIR into compliance with CEQA with respect to the EIR's discussion of impacts to transit facilities and reliance on the PCCP for impacts to biological resources and agricultural impacts. The Judgment severed those portions of the 2017 EIR from the remaining Project approvals. All other project approvals based on portions of

the 2017 EIR that were not affected by the court's ruling remained valid and in effect.

14. On July 14, 2020, at 6:00 p.m., the City Council held a duly noticed public hearing, where it adopted Resolution No. 202-122. Pursuant to the court's Order and Peremptory Writ of Mandate, the City Council resolved to: (i) decertify portions of the 2017 EIR that addressed reliance on the PCCP as mitigation for agricultural resource impacts and biological resource impacts, and impacts to transit; and (ii) suspend the City's 2017 Findings and Statement of Overriding Considerations as they relate to reliance on the PCCP as mitigation and impacts to transit facilities. This action allowed for the preparation and circulation of the Draft Partially Recirculated EIR ("DPREIR").

15. The Placer County Board of Supervisors circulated an EIR/EIS for public review and input of the Placer County Conservation Program (PCCP). (SCH# 2005032050). The Placer County Board of Supervisors adopted the PCCP at a duly noticed public hearing on September 1, 2020, which added Chapter 19, Article 19.10 to the Placer County Code (effective November 2, 2020).

16. On October 13, 2020, at 6:00 p.m., the City Council held a duly noticed public hearing, where it adopted Resolutions: (i) No. 2020-174, approving the Findings as a Responsible Agency of the Certified Joint Final EIS/EIR, Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the PCCP; (ii) No. 2020-175, approving the PCCP and authorizing the Mayor of the City of Lincoln to execute the Implementing Agreement for the Western Placer County Habitat Conservation Plan and Natural Community Conservation Plan; and (iii) No. 2020-176, approving the PCCP Development Fee Schedule. The Council also introduced Ordinance 1019B, which added Chapter 18.89 of Division XI of the City Zoning Code, Placer County Conservation Program.

17. The City Council held a duly noticed public hearing on October 27, 2020, at 6:00 p.m., where it adopted Ordinance 1019B, which codified the PCCP by adding Chapter 18.89 of Division XI, Placer County Conservation Program, to the City of Lincoln Zoning Code.

18. The City issued a Notice of Completion (NOC) of the completed DPREIR (SCH #2014052071) for the V5SP on May 7, 2021, and circulated it for a 45-day public review. A Notice of Availability (NOA) for the DPREIR was published in the Lincoln News Messenger on May 7, 2021, mailed to relevant public agencies, responsible agencies, and all interested parties, and published on the City's website. The comment period closed on June 21, 2021.

19. The City Planning Commission held a duly noticed public scoping meeting on May 19, 2021, at 6:00 p.m. to solicit comments and input from the community and public agencies on the revisions presented in the DPREIR.

20. Copies of the DPREIR and documents and reports referenced in the DPREIR were available for public review at the City of Lincoln Development Services Department at 600 Sixth Street, Lincoln, California, 95648; at the Lincoln Public Library at 485 Twelve Bridges Drive, Lincoln, California 95648; and on the City's website (http://www.lincolnca.gov/city-hall/departments-divisions/community-development/environmental-documents). In addition, copies of the DPREIR were provided to interested parties.

21. Following the DPREIR public comment period, the City prepared the Final Partially Recirculated EIR ("FPREIR"), which includes responses to the comments submitted.

22. The complete Partially Recirculated EIR (PREIR) is made up of the FPREIR together with the DPREIR (and Appendices), and supersedes relevant parts of the 2017 V5SP EIR, including Sections 3.2, Agriculture and Forestry Resources, 3.4, Biological Resources, and 3.15, Transportation and Circulation.

IV. RECORD OF PROCEEDINGS

To support its decision on the PREIR, the City incorporates the record of proceedings used to adopt the 2017 EIR, which included, at a minimum, the following documents:

1. The Notice of Preparation ("NOP") dated May 22, 2014, and all other public notices issued by the City in conjunction with the project;

2. All comments received in response to the NOP;

3. Notice of Completion dated August 26, 2016;

4. Notice of Availability dated August 26, 2016;

5. The August 2016 DEIR, including all technical appendices and all documents cited or referred to therein;

6. All comments and correspondence received on the DEIR;

7. The July 2017 FEIR prepared for the project, including any appendices and all documents cited or referred to therein;

8. All comments and correspondence received on the FEIR;

9. The Mitigation Monitoring Plan ("MMP") for the project;

10. All reports, studies, memoranda, maps, staff reports, or other planning documents relating to the project prepared by the City, consultants to the City, or responsible or trustee agencies with respect to the City's compliance with the requirements of CEQA and with respect to the City's action on the project;

11. All documents submitted to the City by the project Applicant, other public agencies, and members of the public in connection with the project, through the close of the public hearing for the project;

12. Any minutes and/or verbatim transcripts of all information sessions, public meetings, and public hearings held by the City in connection with the project;

13. Any documentary or other evidence submitted to the City at such information sessions, public meetings, and public hearings;

14. The City of Lincoln 2050 General Plan and all environmental documents prepared in connection with the adoption of the General Plan;

15. The City of Lincoln Municipal Code, including the Zoning Code;

16. All findings, resolutions, and ordinances adopted by the City regarding the project, and all staff reports, analyses, and summaries related to the adoption of those findings, resolutions, and ordinances; and

17. Any other materials required for the record of proceedings pursuant to Public Resources Code section 21167.6, subdivision (e).

The City's decision on the PREIR is further supported by, but not limited to, the following additional documents, which are hereby incorporated into the Record of Proceedings:

1. The Notice Completion of the DPREIR, dated May 6, 2021;

2. The Notice of Availability of the DPREIR, dated May 7, 2021;

3. The May 2021 DPREIR prepared for the project, including any appendices and all documents cited or referred to therein;

4. All comments and correspondence received on the DPREIR;

5. The August 2021 FPREIR prepared for the project and pursuant to the court's Peremptory Writ of Mandate, including any appendices and all documents cited or referred therein;

6. All comments and correspondence received on the FPREIR;

7. The updated Mitigation Monitoring Plan (MMP) for the V5SP 2021 PREIR;

8. The 2020 Placer County Conservation Program (SCH# 2005032050), codified at Chapter 19, Article 19.10 to the Placer County Code, including all applicable provisions, documents, and references cited in the 2021 PREIR, also available at: https://www.placer.ca.gov/3362/Placer-County-Conservation-Program;

9. All findings, resolutions, and ordinances adopted by the City regarding the project and PREIR, and all staff reports, analyses, and summaries related to the adoption of those findings, resolutions, and ordinances; and

10. Any other materials required for the record of proceedings pursuant to Public Resources Code section 21167.6, subdivision (e).

The entirety of the Record of Proceedings, except those portions of the prior CEQA documents invalidated by the court's Final Judgment and Order, provides the evidence and support upon which the City may rely in considering the 2021 PREIR. Accordingly, the 2017 EIR and 2017 Findings, with the exception of those portions severed by the court's April 13, 2020 ruling and June 25, 2020 final judgment, are incorporated into these Findings in their entirety, unless and only to the extent these Findings expressly do not incorporate by reference the 2017 EIR and 2017 Findings. Without limitation, this incorporation is intended to support the City's compliance with the Peremptory Writ of Mandate, elaborate on the scope and nature of the mitigation measures, the basis for determining the significance of impacts, and the reasons for approving the project in spite of the potential for associated significant and unavoidable adverse impacts

The official custodian of the record is the Clerk of the City of Lincoln, 600 Sixth Street, Lincoln, California 95648.

V. LEGAL EFFECT OF FINDINGS

These Findings constitute the City's evidentiary and policy bases for its decision to approve the project and PREIR in a manner consistent with the requirements of CEQA. To the extent that these Findings conclude that proposed mitigation measures outlined in the PREIR are feasible and have not been modified, superseded, or withdrawn, the City hereby binds the project applicant and any other responsible parties to implement those measures. These Findings, in other words, are not merely informational or advisory, but constitute a binding set of obligations that will take effect when the City adopts the resolution(s) and/or ordinance(s) approving the various entitlements listed above for the project. (Pub. Resources Code, § 21081.6, subd. (b).) In addition, the adopted mitigation measures are conditions of approval.

VI. MITIGATION AND MONITORING PLAN ("MMP")

The City prepared an MMP for the project, and approved the MMP by the same resolution that adopted the 2017 Findings ("2017 MMP"). (See Pub. Resources Code, § 21081.6, subd. (a)(1); CEQA Guidelines, § 15097.) The 2017 MMP, which contains all portions not invalidated by the court's Order, is attached to the 2017 EIR. A revised MMP has been prepared pursuant to the court's Peremptory Writ of Mandate and is attached the PREIR ("2021 MMP"). The intent of the 2021 MMP is to prescribe and enforce a means for properly and successfully implementing the mitigation measures identified in the 2017 EIR and updated in the DPREIR for the project. Together, both documents encompass the complete MMP ("MMP"), which describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions. The City thus finds that all mitigation measures contained in the complete MMP are feasible and will mitigate the significant impacts of the project to the greatest extent possible. The City will use the MMP to track compliance with project mitigation measures. The MMP will remain available for public review during the compliance period.

VII. SIGNIFICANT ADVERSE IMPACTS AND MITIGATION MEASURES

This and the following sections summarize the analysis of environmental impacts of the Project as modified in the PREIR, and provide findings as to those impacts, as required by CEQA, the CEQA Guidelines, and the Peremptory Writ of Mandate. The Findings set forth below are made and adopted by the City Council as its findings under CEQA. In the City Council's view, these Findings, coupled with those articulated and incorporated in the 2017 Findings, justify approval of the proposed plan.

The City Council hereby adopts and incorporates as conditions of approval, the mitigation measures set forth in the Findings below to reduce or avoid the potentially significant and significant impacts of the proposed plan, as well as certain less-than-significant impacts. To the degree that any commenters suggested measures as proposed additional mitigation measures, the City Council hereby adopts and incorporates by reference the reasons stated in the responses to comments contained in the FPREIR as its grounds for rejecting adoption of those proposed mitigation measures.

A. Overview

In response to the Peremptory Writ of Mandate, the City has chosen to take specific action necessary to bring its consideration of the project into compliance with the court's ruling. The City has determined that revising the relevant sections of the EIR to address the inadequacies identified by the court is the appropriate process for complying with the court's ruling.

The City finds that the PREIR has been prepared pursuant to Section 21168.9 of the Public Resources Code, and Section 15234 of the CEQA Guidelines, which only require additional environmental review of portions of the EIR found by the court not to comply with CEQA, consistent with principles of res judicata. The PREIR only addresses portions of the EIR determined to not comply with CEQA, including portions of the chapters on Agriculture and Biological Resources relating to Mitigation Measures 3.2-1, 3.4-1(a), and 3.4-2(a) and the transit analysis in Transportation. The PREIR and Appendix M to the PREIR, have been prepared pursuant to the court's directive, in order to better explain the mitigating effects of compliance with the PCCP and to provide adequate analysis of the Project's impacts to transit.

The City finds that the Project would have a significant impact related to the elimination of Important Farmland. Implementation of Mitigation Measure 3.2-1 would mitigate for impacts to Important Farmland through compliance with the PCCP, or implementation of a preservation strategy consistent with the PCCP, through the protection and restoration of sensitive habitats. However, it is not currently possible to guarantee that comparable amounts of Important Farmland with the same soil characteristics as those areas in the Plan Area would be

preserved, and this impact would be significant and unavoidable. For these reasons, the City has prepared a statement of overriding economic, social, and other considerations.

The City finds that the Project would have a potentially significant impact to special-status species, habitat and protected natural communities. Mitigation Measures 3.4-1, 3.4-2, 3.4-3, 3.4-4, and 3.10-1, would reduce these impacts through compliance with the PCCP or implementing equivalent measures to ensure compliance with the PCCP. Through implementation of Mitigation Measures 3.4-1, 3.4-2, 3.4-3, 3.4-4, and 3.10-1, these impacts would be reduced to less-than-significant levels.

The City finds that the Project would not conflict with adopted plans, policies, or programs regarding transit facilities, and would not interfere with existing or planned transit facilities. Transit demand generated by the project could be served by a variety of existing, planned, and potential transit services, and the project would not have any physical attributes that would interfere with existing or planned transit facilities. Therefore, the City finds that the transit facilities provided for in the V5SP would be adequate to support future transit demand, such that the project would not conflict with adopted plans, policies, or programs regarding transit facilities and would not interfere with existing or planned transit facilities. Therefore, the City finds that the project will result in a less-than-significant impact to transit.

B. Impacts Found to be Less-Than-Significant

The City Council finds that the following impacts are either “less-than-significant” or have “no impact” as described in the PREIR. Therefore, CEQA does not require mitigation for these impacts. (Pub. Resources Code, § 21002; CEQA Guidelines § 15126.4, subd. (a)(3), 15091.) The rationale for this finding as to each impact identified is more particularly set forth as to each relevant issue or resource below. The City Council further finds that revisions to the sections below address the inadequacies identified by the court’s Final Judgment and are appropriate for complying with the court’s Peremptory Writ of Mandate.

1. TRANSPORTATION AND CIRCULATION

a. Impact 3.15-11: The Project would not conflict with adopted plans, policies, or programs regarding transit facilities and would not interfere with existing or planned transit facilities.

For a detailed and updated discussion of the existing transit network, planned transit facilities, regulatory setting, facilities, plans, and programs, please refer to Section 3.15 of the PREIR.

Since the 2017 EIR was adopted, the implementation of SB 743 updated the CEQA Guidelines to reflect criteria for evaluating the significance of transit-related impacts. To conform with these regulatory updates, the PREIR considered impacts to transit significant if they would conflict with adopted plans, policies, or programs regarding transit facilities. Conflicts with adopted plans, policies, or programs would include interference with existing or planned transit facilities.

The V5SP would include bus turnouts and shelters to accommodate potential future transit service expansion to the area, if it is provided by local or regional transit operators. In addition, a bus transfer lot is being considered as part of a joint use park-and-ride lot to support transit use. While the V5SP would include the construction of transit facilities, it does not identify any transit service expansion into the V5SP area. The V5SP states that transit services would be extended into the V5SP area as the demand for such services occurs and funds are available as determined by the transit provider.

At buildout, the V5SP would include approximately 8,200 dwelling units and 4.6 million square feet of employment and commercial land uses within the V5SP area, establishing a new market

in the City of Lincoln and south Placer County. Transit demand generated by the V5SP could be served by a variety of existing, planned, and potential transit services, as described below.

Rationale:

In the near-term, the City would have the discretion to extend the Lincoln DAR into the V5SP area (contingent upon agreement by the County), as warranted by transit demand and as funding allows. Additionally, during the near-term, existing PCT Route 20 and the planned Lincoln- Sacramento Light Rail express bus service would provide intercity bus connections between the V5SP area vicinity (at the Twelve Bridges park-and-ride lot) and locations along the Highway 65 and I-80 corridors. In the long-term, transit service levels to the V5SP area would increase with the planned implementation of new local and intercity bus service as identified in the Placer County RTP 2040. Transit service levels in the V5SP area could increase further with the possible implementation of south Placer County BRT service into Lincoln as identified in the Placer County RTP 2040. The provision of these planned and potential new transit services would support City of Lincoln General Plan policies related to the land use and policies listed in the Regulatory Setting under Section 3.15.2 of the PREIR, as well as in Chapter 5 of the 2017 EIR. Therefore, the City Council finds that the proposed project would not conflict with any adopted policies.

Over time, as the V5SP builds out, the underlying land use, socioeconomic, and travel patterns would influence the timing and nature of transit service expansion into the V5SP area. Moreover, based on current formula-based State transit funding programs (e.g., the LTF and the STA under the TDA), population growth that would result from the V5SP could increase the City's available funding for transit services, which could in turn be allocated towards future transit service expansion into the V5SP area. Under such circumstances, the City could consider the potential for transit service expansion into the V5SP area through its annual unmet transit needs process (pursuant to the TDA) and make a determination regarding the viability of service expansion at that time based on factors such as funding availability and adherence to applicable transit performance standards (e.g., farebox recovery ratio). The existing transit operating agreement between the City and Placer County provides a mechanism for which transit service modifications could be made to increase transit levels in the V5SP area.

It is conceivable that the V5SP area would be served by limited transit options during the early phases of its development (i.e., prior to the implementation of planned transit services to the V5SP area). A consequence of limited transit serving the V5SP area would be that people traveling to, from, and within the V5SP area would be required to choose other modes of transportation, particularly driving. This is reflected in the trip generation and travel demand characteristics described in the PREIR transportation section. The secondary environmental effects of this use of vehicular transport are disclosed elsewhere in the PREIR, including Section 3.3 Air Quality, Section 3.5 Climate Change, as well as impact analyses in the transportation section regarding the operations of local and regional roadways serving the V5SP area.

This analysis additionally considers the potential for the V5SP to cause an impact to transit service on the basis of interfering with existing or planned transit facilities. Because transit facilities do not currently exist in the V5SP area, the implementation of the V5SP would not interfere with any existing transit facilities. As described previously, while existing plans do not identify new transit services or facilities in the V5SP area, the V5SP would construct several on-site transit facilities that would support potential future transit service expansion to the V5SP area. For example, the project does not propose any non-grade separated roads that would cross a transit line, nor would it require removal or relocation of any bus stops, or affect access to any bus stops. Therefore, the City Council finds that there are no physical attributes of the V5SP that would interfere with existing or planned transit.

This analysis further considers the potential for the V5SP to conflict with existing plans or policies regarding transit facilities. Section 3.15.2 of the PREIR, which sets forth the Regulatory Setting, identifies regional and local plans and policies related to transit, that are applicable to

the V5SP. On a regional level, the SACOG 2020 MTP/SCS includes policies relevant to the funding of transportation projects, within existing or anticipated areas of development. As described in Section 3.11 Land Use, Page 3.11-13 of the 2017 EIR, the V5SP Plan Area is designated as a Developing Community in the 2016 MTP/SCS. The Plan Area is given the same designation in the 2020 MTP/SCS; therefore, the City Council finds that the V5SP would be consistent with the growth projections of the both the 2016 and 2020 MTP/SCS documents and would not conflict with any of the 2020 MTP/SCS policies related to transit.

The Placer County RTP 2040 provides regional transportation planning, including transit planning and funding, for Placer County. The growth assumptions in the Placer County RTP 2040 update are based on the growth assumptions, developed by SACOG and presented in the 2020 MTP/SCS. Therefore, as with the 2020 MTP/SCS, the City Council finds that the V5SP would be consistent with the growth projections in the Placer County RTP 2040. The Placer County RTP 2040 also provides transit policies that are relevant to the V5SP and are included in Section 3.15.2 of the PREIR. These policies direct the PCTPA to work with member and adjacent jurisdictions to facilitate the provision of transit services to new and developing areas, promote transit use, and develop and administer systems to assess the need and assist in the facilitation of transit expansion within Placer County and regionally. As described above, the V5SP would include bus turnouts and shelters to accommodate potential future transit service expansion to the area, if it is provided by local or regional transit operators. Thus, the City Council finds that the V5SP would not conflict with PCTPA policies that encourage the expansion of transit services into the Plan Area or policies that encourage transit use, and the V5SP would not conflict with the RTP.

Local policies and programs related to transit are also identified on pages 3.15-22 through 3.15-38 of the PREIR, as included in the City of Lincoln General Plan. The City Council finds that the land use, development pattern, and circulation system design of the V5SP would not conflict with General Plan land use policies related to transit (LU 1.6, LU 1.8, LU 15.1, LU 15.2, LU 15.5), as the Plan includes required considerations for multi-modal uses, including transit, and would not interfere with the operation or development and expansion of transit facilities. The City Council further finds that V5SP would also not conflict with relevant transit-related General Plan transportation policies, which require the City to promote and support public transit services (T-4.1), coordinate with relevant jurisdictions to implement improvements to transit services (T-4.2), promote the use of public transit (T-4.3), provide funding mechanisms for community transit services and require new development be adequately served by transit (T-4.4), support transit services that meet the needs of the disabled (T-4.5), and expand fixed route transit service to serve new development areas (T-4.6). The analysis above describes the process through which transit service could expand within the V5SP and surrounding areas, to serve growth in transit demand within the West Lincoln Annexation Area. As further described above, the V5SP includes design accommodations in the Plan Area circulation system to be utilized by transit operators if transit service is expanded into the V5SP. Thus, the City Council finds that the design or operation of the V5SP would not conflict with the City's implementation of transit policies of the Lincoln General Plan. For these reasons, the City finds that the V5SP would not conflict with adopted plans, policies, or programs related to transit facilities.

The City Council therefore finds that the transit facilities provided for in the V5SP would be adequate to support future transit demand. The City Council finds that the V5SP would not conflict with adopted plans, policies, or programs regarding transit facilities and would not interfere with existing or planned transit facilities. The City further finds that this is an appropriate threshold of significance for analyzing potential transit impacts, as it aligns with updates to the CEQA Guidelines (SB 743) for evaluating transportation impacts. Therefore, the City finds that the V5SP would cause a **less than significant** impact to transit.

b. Impact 3.15-23: The proposed project and cumulative development would not conflict with any adopted plans, policies, or programs regarding transit facilities and would not interfere with existing or planned transit facilities.

Impact 3.15-11 in the PREIR, and as set forth above, provides a detailed discussion of anticipated project-level impacts to transit. Altogether, circumstances would not change under cumulative conditions such that transit demand, transit capacity, and/or transit facilities within the V5SP area would materially differ from those described in Impact 3.15-11.

Impacts to transit are considered significant if the proposed project would conflict with adopted plans, policies, or programs regarding transit facilities. Conflicts with adopted plans, policies, or programs would include interference with existing or planned transit facilities.

Under cumulative conditions, the underlying land use, socioeconomic, and travel patterns would influence the timing and nature of transit service expansion into the V5SP area and other areas of large-scale development adjacent to and near the V5SP area, that constitute the West Lincoln annexation area. Based on current and reasonably foreseeable formula-based State transit funding programs (e.g., the LTF and the STA under the TDA), population growth that would result from the V5SP, and cumulative development in other parts of the West Lincoln annexation area, could increase the City's available funding for transit services, which could in turn be allocated towards future transit service expansion in and around the V5SP area. Under such circumstances, the City could consider the potential for transit service expansion into the V5SP area through the annual unmet transit needs process (pursuant to the TDA) and make a determination regarding the viability of service expansion at that time based on factors such as funding availability and adherence to applicable transit performance standards (e.g., farebox recovery ratio). The existing transit operating agreement between the City and Placer County provides a mechanism for which transit service modifications could be made to increase transit service levels in the V5SP area. Within the area of cumulative development, it is further foreseeable that Placer County and neighboring cities would similarly benefit from the resultant increase in available transit funding, due to population growth, and would utilize similar processes to extend transit service into developing areas. The resultant effect would be cumulative growth concentrated in the area within and around the V5SP, that would be anticipated to improve the viability of service expansion into those areas, based on the factors identified above.

Rationale:

As described previously under Impact 3.15-11, because transit facilities do not currently exist in the V5SP area, the City Council finds that the implementation of the V5SP would not interfere with any existing transit facilities. While planning agencies' existing plans do not identify new transit services or facilities in the V5SP area, under cumulative conditions the V5SP would construct several on-site transit facilities that would support potential future transit service expansion to the V5SP area. Because to date no tentative map has been approved in any of the V5SP areas, the exact location and design of these facilities are not known. They will be determined during the tentative subdivision mapping processes, which must occur in order for development to proceed, and which include consultation with transit providers. Therefore, the City Council finds that there are no physical attributes of the V5SP that would interfere with existing or planned transit, and the V5SP would not contribute to cumulative effects that would conflict with implementation of transit plans, policies or programs.

Under cumulative conditions, the City Council finds that transit facilities provided for in the V5SP would be adequate to support future transit demand and would not conflict with adopted plans, policies, or programs regarding transit facilities and would not interfere with existing or planned transit facilities. Therefore, the City Council finds this cumulative impact is **less than significant**.

C. Impacts Found to be Less-Than-Significant After Mitigation

For all of the following impacts, the City Council finds that changes or alterations have been required in, or incorporated into the project, which would mitigate or avoid the significant effects on the environment. The City Council further finds that revisions to the sections below address

the inadequacies identified by the Court's Final Judgment and are appropriate for complying with the Court's Peremptory Writ of Mandate.

1. BIOLOGICAL RESOURCES

The recirculated materials in Section 3.4, *Biological Resources*, update Section 3.4.2, *Regulatory Setting*, to describe the approved PCCP and provide the public with adequate information on how compliance with the PCCP will mitigate impacts. Section 3.4.2 summarizes the process and function of the PCCP and the relevance of the PCCP to the Village 5 Specific Plan. The discussion of the PCCP in Section 3.4.3, *Analysis, Impacts, and Mitigation*, identifies implementation of the Village 5 Specific Plan as a covered activity under the PCCP (DPREIR, p. 3.4-53), and describes the ways in which participation in the PCCP, as mitigation, would affect potential impacts to each of the protected biological resources discussed in the chapter.

a. Impact 3.4-1: Implementation of the proposed project could have a substantial adverse effect on federally protected wetlands defined by Section 404 of the Clean Water Act through direct removal, placement of fill, hydrological interruption, or by other means and would result in fill of jurisdictional wetlands or other protected waters (Potentially Significant).

Development of the V5SP would result in the fill of jurisdiction wetlands, other waters of the U.S., and waters of the state. A wetland delineation has been prepared for Area A, and a total of 20.78 acres of potentially jurisdictional wetlands and other waters of the US could be impacted. The Windsor Cove site was delineated and it could impact up to 7.68 acres of wetlands or waters of the U.S. As shown in Table 3.4-1 of the PREIR, approximately 30 acres of potential wetland habitat could be impacted in the remainder of the V5SP. The loss of these wetlands or other waters as a result of grading or other ground disturbance is considered a potentially significant impact.

Mitigation Measures: The following mitigation measures shall be implemented:

In practice, certain wetland types are not easily distinguished and often intergrade. The mitigation strategy below minimizes the effect of field interpretation by applying the same ratios for all wetland types and by allowing broad latitude for out-of-kind mitigation. For the purposes of applying mitigation requirements, the definition of "vernal pool complex" includes vernal pools and depressional areas within vernal swales, and other seasonal wetlands.

<u>Mitigation Measure 3.4-1 (Full Specific Plan, Area A, and Windsor Cove)</u>

a) The project applicant shall comply with the PCCP and that shall satisfy all mitigation requirements for this impact. Mitigation achieved through implementation of the PCCP shall be equal to or greater than the mitigation ratios and requirements described in subsection (b), below.

b) If the PCCP is not in operation, or the County and City processes for designating project impacts as covered under the PCCP have not been established, the following mitigation measures shall apply:

1) The project applicant for each project phase shall retain a qualified biologist to delineate all wetlands and waters of the U.S. or other protected waters within the proposed development. The delineation(s) shall be submitted to the USACE for verification as part of the formal Section 404 wetland delineation process. If no wetlands are determined to be present, or if wetlands would be avoided, no further mitigation would be required. Prior to fill of any wetlands,

or hydrologic interruption of the wetland, the applicant must obtain a Section 404 permit and obtain Section 401 certification from the Central Valley Regional Water Quality Control Board.

2) For each 1.0 wetted acre of vernal pools impacted, 1.35 acres of vernal pools shall be preserved. For purposes of calculating impact and mitigation requirements, seasonal depressional wetlands shall be considered vernal pools. For each 1.0 acres of impact of any other wetland type, the preservation requirement may be met by preserving 1.35 acres of any wetland type without regard for in-kind mitigation. The preservation requirement for open water may be met through preservation of 1.0 acres of open water or any wetland type for each 1.0 acres of impact. The total amount of required wetland preservation under this strategy will be automatically reduced by any and all wetland preservation required by any permitting agency.

   For each 1.0 acres of vernal pool impact, 1.25 acres of compensatory wetlands shall be restored, enhanced or created including a minimum of 0.75 acres of vernal pool and no more than 0.5 acres of other wetlands. For each 1.0 acres of impact of any other wetland type, the restoration, enhancement, or creation requirement may be met by restoring, enhancing, and/or creating 1.25 acres of any wetland type without regard for in-kind mitigation. The compensatory requirement for open-water may be met through restoration, enhancement, and/or creation of 1.25 acres of open water or any wetland type for each 1.0 acres of impact. The total amount of required compensatory wetland restoration, enhancement, or creation under this measure will be automatically reduced by any and all wetland restoration, enhancement, and creation required by any permitting agency as well as any wetland preservation required by a permitting agency greater than the wetland preservation amount required by this mitigation. The compensatory requirement shall not be reduced below 1.0 by excess preservation.

   Approximately 715 acres of land within the PCCP Reserve Acquisition Area that would serve as suitable mitigation land for impacts on habitat within Area A have been identified and acquired by the applicant. All mitigation lands would be located within the Upper Coon-Upper Auburn watershed north of Auburn Ravine. Soil types at these mitigation lands would consist primarily of San Joaquin-Cometa sandy loams soils, with some occasionally flooded Xerofluvents soils, frequently flooded Xerofluvents soils, Cometa sandy loam soils, and Cometa-Fiddyment complex soils. Some of these soils have impervious soil layers and support vernal pool complexes or could be restored to vernal pool or seasonal swale habitats. If the entire mitigation area is not needed for mitigation of Area A impacts, impacts to vernal pool habitats and species within other areas could be mitigated on these lands.

   The mitigation lands are currently used as mostly grassland/pasture and fallow/idle cropland, with some areas used to grow winter wheat, hay/non-alfalfa, and other crops. The mitigation lands are largely surrounded by fallow/idle cropland, rice fields, hay/non-alfalfa fields, and active cropland used for growing clover/wildflowers, rye, corn, and other rotational crops. Management of the mitigation lands could be modified to provide greater benefit to special-status plant and wildlife species.

3) Wetland preservation, restoration, enhancement and creation shall be accompanied by the associated uplands and hydrology necessary to sustain long-term viability in a natural or restored environmental setting.

4) It is anticipated that most wetland preservation, restoration, enhancement and creation may be accomplished on land conserved to meet the land cover mitigation requirement and will be subject to the required conservation easements and management plans. If additional lands are conserved to meet the wetland mitigation requirement, the same requirements for conservation easements and management plans shall apply.

5) Project applicants may use credits from approved conservation or mitigation banks to meet all or a part of the wetland mitigation required by this strategy.

6) The density of wetlands on land conserved to meet the land cover mitigation requirement in some projects within the V5SP may provide wetland mitigation in excess of the acreage required by this strategy. Excess mitigation may be freely assigned by private agreement between projects within the City of Lincoln and Lincoln Sphere of Influence. Such assignment shall be documented and tracked by the City. project applicants may apply excess mitigation assigned from other projects in the Plan Area to meet all or a part of the wetland mitigation required by this measure provided proof of assignment can be demonstrated to the satisfaction of the City.

7) The City may allow mitigation located outside of Placer County that advances the City's conservation goals and meets the biological intent of this mitigation strategy. In addition, the City may accept credits from out-of-county conservation or mitigation banks towards full or partial compliance with this strategy if the project is within the agency-approved service area for the credits.

Avoidance and Minimization Measures

8) Prior to any construction activities that could impact protected waters, a protective fence shall be erected around the boundaries of avoided wetlands, including a protective buffer as dictated in the 401, 404, or 1600 permits as described in section 9) below. This fence shall remain in place until all construction activity in the immediate area is completed. No activity shall be permitted within the protected areas except for those expressly permitted by the USACE and/or CDFW.

9) A construction buffer shall be provided along all avoided wetlands in accordance with the Section 404 permit, and Section 401 Water Quality Certification. Only those uses allowed in the Section 404 permit and Section 401 Water Quality Certification and/or the Streambed Alteration Agreements shall be permitted in the wetlands preserve and its buffer.

10) Water quality in the avoided wetlands shall be protected during construction in the watershed by using erosion control techniques including (as appropriate), but not necessarily limited to, preservation of existing vegetation, mulches (e.g., hydraulic, straw, wood), and geotextiles and mats. Additionally, urban runoff shall be managed to protect water quality in the wetlands preserve using techniques such as velocity dissipation devices, sediment basins and pollution collection devices.

Rationale:

The City Council finds that Mitigation Measure 3.4-1 would ensure that the project achieves no net loss of wetlands, waters of the U.S., and waters of the state through avoidance and restoration. Additionally, the City finds that the buffer requirements as set forth in the Section 404 and/or 401 water quality certifications would reduce the potential for storm water runoff to cause adverse impacts to onsite wetlands and waters. Moreover, the City finds that Mitigation

Measure 3.4-1 appropriately prescribes specific measures requiring habitat preservation, compensatory mitigation, and impact avoidance and minimization, which will be implemented in the event the PCCP is not operational. Therefore, the City finds that this impact would be reduced to **less than significant.**

b. Impact 3.4-2: Implementation of the proposed project could result in adverse impacts to special-status species, either directly or through habitat modifications (Potentially Significant).

As discussed in detail in the DPREIR (p. 3.4-60), buildout of the Plan Area would eliminate large tracts of land that could be used by special-status species and directly and indirectly affect special-status species. Many of these species flourish when there are large tracts of land preserved, rather than small patches of land, because species movement and migration can be preserved. Buildout of the Plan Area would eliminate large tracts of land that could be used by special-status species and directly and indirectly affect special-status species. Therefore, this impact would be potentially significant unless mitigated.

Mitigation Measures: The following mitigation measures shall be implemented:

Mitigation Measure 3.4-2 (Full Specific Plan, Area A, and Windsor Cove)

a) The project applicant shall comply with the PCCP, and that participation shall satisfy all of the mitigation requirements for this impact. Mitigation achieved through implementation of the PCCP shall be equal to or greater than the mitigation ratios and requirements described in subsection (b), below.

For species that are not directly covered by the PCCP, the project applicant shall implement the following avoidance and minimization measures:

1) The project applicant shall implement Mitigation Measure 3.4-6, subsection c).

2) For the protection of American badgers, the project applicant, for each project phase, shall retain a qualified biologist to conduct a preconstruction American badger den survey within the project site. The results of the survey shall be provided to the City of Lincoln. If dens or burrows determined to be potential American badger dens are found within the project site or off-site improvement areas during the preconstruction surveys, consultation with the California Department of Fish and Wildlife (CDFW) shall occur prior to the initiation of any construction activities to determine an appropriate burrow excavation and/or relocation method. If American badger burrows are not found, further measures are not necessary. All survey results shall be submitted to the City of Lincoln prior to the initiation of any construction activities.

b) If the PCCP is not in operation or the County and City processes for designating project impacts as covered under the PCCP have not been established, the following mitigation measures shall apply:

1) The project applicant shall obtain a Biological Opinion and any applicable incidental take authorization from USFWS and comply with the conditions and requirements therein.

2) The project applicant shall prepare and submit to the City, a project-Level Open Space, Agricultural Land and Biological Resources Mitigation Plan that implements the open space, agricultural land and biological resources strategy and includes the following elements:

i. Identification and quantification of land cover and wetland removal and applicable mitigation requirements set forth below in subsection (5).

ii. Identification and quantification of proposed mitigation lands and/or resources with sufficient detail to allow for City evaluation, including plans for restoration, enhancement and/or creation of wetlands.

iii. Identification of any conservation or mitigation bank credits or assignment of excess mitigation from other projects in the V5SP.

iv. Draft conservation easements and draft management and monitoring plans, if applicable.

v. An endowment for long-term management of the proposed mitigation lands.

3) Any project-Level Open Space, Agricultural Land and Biological Resource Mitigation Plan must be approved by the City, in its sole discretion, at the time of the approval of any improvement plans for subdivision improvements or off-site infrastructure, recordation of a final map (not including a large lot final map that results in no disturbance of any existing natural condition), or issuance of any project-level discretionary approval for non-residential land uses that does not require a tentative subdivision map. A project-Level Open Space, Agricultural Land and Biological Resource Mitigation Plan may cover a development project or group of projects and must include any required off-site infrastructure unless covered by a separate project-level mitigation plan for that infrastructure improvement. The City may require the applicant to provide a conceptual plan for the project-Level Open Space, Agricultural Land and Biological Resources Mitigation Plan that includes a calculation of acres of impact and acres of required mitigation prior to approval of a General Development Program or tentative map. A tentative map may have more than one project-Level Open Space, Agricultural Land and Biological Resource Mitigation Plan if the development authorized by the map is owned by separate owners.

4) Each project (including off-site infrastructure) must demonstrate compliance with an approved Open Space, Agricultural Land and Biological Resources Mitigation Plan prior to approval of a grading permit that results in land cover or wetland impact. Such compliance may be phased with the actual development of the project. Demonstration of compliance shall include:

i. Demonstrate recordation of required easements for land conservation.

ii. Demonstrate ownership of applicable credits and/or assignment of any applicable excess mitigation from other projects in the V5SP.

iii. Demonstrate implementation of an endowment for the management of all mitigation lands.

iv. Demonstrate approval of construction and monitoring plans for any required restoration, enhancement, or creation of wetlands. Provide proof of executed contracts and initiation of construction.

v. Documentation and approval of any mitigation credits eligible for future use or assignment.

5) An Open Space, Agricultural Land and Biological Resources Mitigation Plan shall require that for every 1.0 acres of land cover impacted, 1.35 acres of land will be conserved in perpetuity. The impact area shall be calculated to the nearest one-

tenth (0.10) acre. The total amount of required acreage will be automatically reduced by any and all off-site conservation or mitigation land required by any permitting agency, specifically including upland areas required in association with wetland mitigation, whether acquired through mitigation bank credits or other means. The mitigation land to be conserved may be located in the Reserve Acquisition Areas, or elsewhere as determined by the City and regulatory agencies. No additional land mitigation will be required beyond the 1.35 to 1.0 requirement for the removal of land cover.

6) To determine the acreage of land cover impact, all land within the V5SP shall be considered to be "land cover," except for land that is already developed with infrastructure, such as roadways, and homes and related development such as accessory structures, driveways, improved roadways, and landscaped areas. Any land cover that will be maintained in or restored to a natural or semi-natural condition as required by the City and/or any state or federal permitting agency shall not be included in the land cover impacted acreage. Any wetland area required to be avoided, restored, and/or enhanced on site by the City and/or any permitting agency shall be automatically excluded from the removal calculation.

7) Land conserved under this measure shall, to the extent feasible, as determined by the City, be located within the Reserve Acquisition Area, but may be included in other areas deemed adequate by the regulatory agencies. Impacts to annual grassland, vernal pool grassland, and pasture lands cover shall be mitigated on existing or restorable grassland. All other land cover impacts may be mitigated on any natural or semi-natural land within the Reserve Acquisition Areas, specifically including agricultural land. Vernal pool grassland will be mitigated by any grassland without regard to wetted area density.

8) Conservation sites shall be subject to recorded conservation easements and management plans with an identified funding source for long-term management of conserved lands. The conservation easements and management plans are subject to approval by the City and shall provide for the long-term maintenance of biological functions and values while, whenever feasible, also providing for compatible agricultural use. The City shall accept as satisfactory mitigation any conservation easement and/or management plan required and approved by the terms and conditions of any permit issued by a state or federal resource agency.

9) Project applicants may use credits from approved conservation or mitigation banks to meet all or a part of the conservation required by this strategy. Specifically, the uplands associated with any bank wetland preservation, restoration, enhancement or creation may be applied towards the land cover mitigation requirement provided that the uplands are subject to an appropriate conservation easement and the applicant can demonstrate that the approved mitigation credits include both wetland and upland land cover to the satisfaction of the City. Mitigation and conservation banks must be approved by the USFWS, USACE, or the CDFW. Credits can count toward mitigation obligations if the banks are consistent with the requirements of state and federal natural resources agencies, as accepted by the City.

10) It is anticipated that, depending on the availability and relative parcel size of potential conservation sites, some projects within the V5SP may provide land cover mitigation in excess of the acreage required by this strategy. Excess mitigation may be freely assigned by private agreement between projects within the City of Lincoln and the Lincoln Sphere of Influence. Such assignment will be documented and tracked by the City. Project applicants may apply excess mitigation assigned from other projects in the V5SP to meet all or a part of the land cover mitigation required by this measure provided proof of assignment can be provided to the satisfaction of the City.

11) Because of their particular regulatory status and their biological importance, wetlands shall be accounted for separately through mitigation ratios requiring preservation and or restoration of a set amount of wetted area calculated as a proportion of wetland impact as set forth in Mitigation Measure 3.4-1. These wetted acres, along with any upland area that is conserved in association with the wetted acres, will be fully credited towards the required land cover mitigation. It is intended that all of the wetland mitigation shall be counted towards land cover mitigation requirements. Likewise, all wetted acres contained within land cover mitigation shall be counted towards wetland mitigation.

Rationale:

If the PCCP is operational, compliance with it would satisfy all legal requirements to mitigate impacts to special-status species because the PCCP or the species-specific survey measures for non-covered species would identify all special-status species and ratios for protecting them. As explained in Section 3.4, *Biological Resources*, of the DPREIR, the PCCP is both a Habitat Conservation Plan (HCP), which authorizes incidental take of listed species, as well as a Natural Community Conservation Plan (NCCP). In accordance with the NCCP Act, the PCCP will protect native biological diversity, habitat for native species, natural communities, and local ecosystems. This broad scope will conserve a wide range of natural resources, including habitat for Covered Species and other special-status species. As explained in the PCCP, the NCCP Act was enacted to implement broad-based planning to provide for effective protection and conservation of California's wildlife heritage while continuing to accommodate growth. The NCCP Act does not focus only on listed species and is broader in its orientation and objectives than the ESA or CESA. The NCCP Act encourages local, state, and federal agencies to prepare comprehensive conservation plans that maintain the continued viability of species and biological communities affected by human changes to the landscape. The primary objective of the NCCP program is to conserve natural communities at the ecosystem scale while accommodating compatible land use.

The PCCP's biological goals are addressed at three levels of planning:

1) Landscape. Landscape-level conservation aims to acquire and manage large interconnected blocks of land in which optimal conditions for ecological sustainability can be maintained, including hydrologic function and land-cover diversity, while minimizing land use incompatibility.

2) Community. This level of conservation addresses natural and semi-natural communities primarily through the protection, management, enhancement, restoration, and creation of community types, particularly as habitat for Covered Species. The Reserve System will encompass viable units of the various natural and semi-natural communities.

3) Species. Covered Species may need protection for individuals and enhancement of populations and groups of populations. These needs may not be fully addressed at the landscape or community level and thus species-level goals, objectives, and conservation measures are also developed for some Covered Species. They will be incorporated into the management plans for conservation reserves and will be included as conditions on Covered Activities. (PCCP, p. 5-1.)

The first two levels of planning focus on assembling large inter-connected blocks of land and protecting, managing, enhancing, restoring and creating natural and semi-natural community types. These planning and conservation efforts focus on habitat, and will therefore benefit special-status species beyond those that are Covered Species. The landscape-level Conservation Strategy contains Goals and Objectives that focus on overall protections for native species, habitat, and communities—not just protections for Covered Species. (See, e.g., PCCP Goal L-1 [A Reserve System], Objective L-1.1 [Establish a Large, Interconnected Reserve

System]; Goal L-2 [Reserve System Connectivity], Objectives L-2.1 [Protect Habitat Linkages], L-2.3 [Establish East-West Corridors], L-2.4 [Conserve North-South Connectivity]; Goal L-3 [Ecological Process & Conditions to Reestablish Natural Communications and Native Species].) The Goals and Objectives of the community-level Conservation Strategy seek to protect natural community types, such as vernal pool complex and grasslands, aquatic/wetlands complex, riverine and riparian complex, and agriculture and other open space, which will help to protect special-status species in addition to Covered Species.

However, in the instance that the PCCP is in operation, the DPREIR does not expressly extend mitigation measures for the identification and avoidance of special status species that are not provided direct coverage under the PCCP. For these reasons, the City finds that the addition of subdivisions (1) and (2) to Mitigation Measure 3.4-2(a) would further identify all special-status species and ratios for protecting them. For special-status bird species that are not covered under the PCCP, Mitigation Measure 3.4-2(a)(1) requires the project applicant to implement the mitigation measures for nesting habitat under Mitigation Measure 3.4-6(c). For protection of American badgers, Mitigation Measure 3.4-2(a)(2) requires the project applicant, for each phase of the project, to retain a qualified biologist to conduct a preconstruction American badger den survey within the project site, and consult with CDFW prior to the initiation of construction activities.

If the PCCP is not operational (i.e., take authorization pursuant to the PCCP has not been issued) when permitting for the project occurs, consultation with the Corps, CDFW, and USFWS, and the development of a project-Level Open Space, Agricultural Land and Biological Resources Mitigation Plan would ensure that habitat modification and potential impacts to special-status species are mitigated on a system-wide level, ensuring the conservation of large, contiguous tracts of land to maintain species habitat. The V5SP would both comply with the PCCP, and would provide a framework for habitat and species preservation, should the PCCP not be operational. Therefore, with the implementation of Mitigation Measure 3.4-2, the City finds that the impact to special-status species would be **less than significant**.

c. 3.4-3: Implementation of the proposed project could result in the loss and/or degradation of vernal pool habitat, and the loss of special-status vernal pool crustaceans or amphibians (Potentially Significant).

As discussed in the PREIR, approximately 1,204 acres of vernal pool complex habitat, including vernal pools, individual vernal pool crustaceans and amphibians, could be lost through grading and conversion to urban development or landscaping in the Plan Area. This includes up to 13 acres of vernal pools, seasonal wetlands, and seasonal swales in Area A, and just over four acres of vernal pools or swales in Windsor Cover. As such, this would be a potentially significant impact.

Mitigation Measures: The following mitigation measures shall be implemented:

Mitigation Measure 3.4-3

a) The project applicant shall comply with the PCCP, and that participation shall satisfy all of the mitigation requirements for this impact. Mitigation achieved through implementation of the PCCP shall be equal to or greater than the mitigation ratios and requirements described in subsection (b), below.

b) If the PCCP is not in operation or the County and City processes for designating project impacts as covered under the PCCP have not been established, the following mitigation measures shall apply:

1) The project applicant shall implement Mitigation Measure 3.4-1, subsection (b) and Mitigation Measure 3.4-2.

Avoidance and Minimization Measures

c) Orange exclusionary fencing shall be placed, and a buffer area of 250 feet (or lesser distance deemed sufficiently protective by a qualified biologist with approval from USFWS) maintained, around any avoided (preserved) vernal pool crustacean or western spadefoot toad habitat during construction to prevent impacts from construction vehicles and equipment. This fencing shall be inspected by a qualified biologist throughout the construction period to ensure that it is in good functional condition.

d) Prior to beginning work on a project site, all on-site construction personnel shall receive instruction regarding the presence of listed species and the importance of avoiding impacts to these species and their habitat.

Rationale:

The City Council finds that compliance with the PCCP would satisfy all legal requirements to mitigate impacts to vernal pool habitat, special-status vernal pool crustaceans or amphibians because the PCCP identifies all covered species and ratios for protecting them. To this end, the City finds that the PCCP's community-level Conservation Strategy includes Goals and Objectives to protect natural community types, such as vernal pool complex and grasslands, aquatic/wetlands complex, riverine and riparian complex, and agriculture and other open space, which will help to protect special-status species in addition to Covered Species. However, should the PCCP not be in operation by the time permitting occurs, the City Council finds that the applicant's implementation of Mitigation Measure 3.4-3(b) would ensure a conservation strategy that would achieve equivalent levels of mitigation through the protection and restoration of vernal pool complexes, vernal pool wetlands, seasonal wetlands and seasonal swales, and avoidance and minimization measures that include requiring a buffer area during construction and not changing flows into adjacent resources as required by the PCCP. This prescribes specific avoidance and minimization measures for various vernal pool species, including the Western spadefoot toad, vernal pool crustaceans such as the conservancy fairy shrimp, vernal pool fairy shrimp, and vernal tadpole shrimp. Therefore, the City finds that, through implementation of this measure, any impacts on vernal pools or vernal pool species would be reduced to a **less than significant** impact.

d. Impact 3.4-5: Implementation of the proposed project could result in the loss of western pond turtle and/or degradation of potential habitat (Potentially Significant).

Approximately 0.59 acres of potentially suitable creek habitat, onsite stock ponds, and 36 acres of potentially suitable fresh emergent wetland and lacustrine habitat could be lost as a result of project implementation, which could have a potentially significant impact on the western pond turtle.

Mitigation Measures: The following mitigation measures shall be implemented:

Mitigation Measure 3.4-5

a) The project applicant shall comply with the PCCP and that participation shall satisfy all of the mitigation requirements for this impact. Mitigation achieved through implementation of the PCCP shall be equal to or greater than the mitigation ratios and requirements described in subsection (b), below.

b) If the PCCP is not in operation or the County and City processes for designating project impacts as covered under the PCCP have not been established, the following mitigation measures shall apply:

1) Prior to project construction for each phase that would disturb any potential habitat for western pond turtle, the project applicant(s) for such phase shall retain a qualified biologist to conduct preconstruction surveys of potential habitat and the vicinity (250 feet) within 30 days prior to project construction. If no western pond turtles are located, no mitigation would be required and construction could proceed.

2) If western pond turtles are determined to be present, and potential habitat is not proposed for modification due to development of the site, then exclusionary fencing shall be used to prevent the turtle(s) from entering the construction area. The location of the fence shall be determined by a qualified biologist. Retained habitat shall also be protected through implementation of water quality and hydrology measures that ensure habitat remains viable post-construction as required for Clean Water Act Sections 401 and 404 permits and would be consistent with the PCCP.

3) If occupied habitat would be impacted or lost, the project applicant(s) for each phase shall retain a qualified biologist approved by the CDFW to relocate all potentially affected western pond turtles into suitable habitat. Lost habitat would be mitigated through the Sections 401 and 404 permitting process, and would be consistent with the PCCP.

Rationale:

Compliance with the PCCP would mitigate all impacts to the western pond turtle to **less than significant**. However, if the PCCP is not in operation by the time project applicant(s) seek(s) permits to construct, these measures mimic those in the PCCP. Furthermore, the majority and highest quality habitat for western pond turtle would be protected in Auburn and Markham Ravines, and any western pond turtles present within the Plan Area prior to construction would either be protected in place or relocated (as required by Mitigation Measure 3.4-5), and because loss of their aquatic habitat would be compensated through compliance with the Sections 401 and 404 permitting process, this impact would be reduced to **less than significant**.

e. 3.4-6: Implementation of the proposed project could result in the loss or disturbance of nesting birds and the loss or degradation of special-status bird nesting and foraging habitat (Potentially Significant).

Various habitats within the Plan Area could provide nesting and foraging habitat for protected raptors, migratory birds, and other special-status bird species, including the Swainson's hawk, burrowing owl, and tricolored blackbird. Loss of these habitats could have a potentially significant impact on protected birds.

Mitigation Measures: The following mitigation measures shall be implemented:

Mitigation Measure 3.4-6

a) The project applicant shall comply with the PCCP and that participation shall satisfy all of the mitigation requirements for this impact. Mitigation achieved through implementation of the PCCP shall be equal to or greater than the mitigation ratios and requirements described in subsection (b) and/or (c) below, as applicable.

For special-status bird species that are not covered under the PCCP, the mitigation measures for nesting habitat in Mitigation Measure 3.4-6(c) shall be implemented.

b) If the PCCP is not in operation or the County and City processes for designating project impacts as covered under the PCCP have not been established, the following mitigation measures for foraging habitat shall apply:

1) The project applicant shall comply with Mitigation Measure 3.4-2(b)(2)-(10).

c) If the PCCP has not been adopted by the County and City processes for designating project impacts as covered under the PCCP have not been established, the following mitigation measures for nesting habitat shall apply:

1) If construction activity that may disturb nesting birds (according to a qualified biologist) occurs during the nesting season (February 15 – September 1), the project applicant(s) for each project phase shall retain a qualified biologist to conduct a pre-construction breeding-season survey of the project site at least 30 days prior to onset of construction. Surveys for nesting raptors shall be conducted within ¼ mile of proposed construction activities. A survey for nesting birds shall be conducted within 500 feet of construction areas to determine if any birds are nesting on or within 500 feet of the project site. The results of the survey shall be valid only for the season when it is conducted. New surveys shall be conducted if construction of the surveyed area extends into the following season or if construction is suspended for more than 14 days during the nesting season, or if there is a substantial change in the level of disturbance at the site unless all of the potential nesting trees or other habitat have been removed.

2) If the pre-construction survey does not identify any protected raptor or bird nests on or within the buffers to the project site, no mitigation shall be required. However, should any active nests be located within 500 feet of a proposed construction area at any time throughout the construction, the project applicant(s) for each project phase, in consultation with CDFW, shall avoid all bird nest sites located in the project site disturbance area(s) during the breeding season (approximately February 15 – September 1) while the nest is occupied with adults and/or young. This avoidance could consist of delaying construction in close proximity to the nest during the nesting season or establishing a non-disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with CDFW. The buffer zone shall be delineated by orange temporary construction fencing. Any occupied nest shall be monitored by a qualified biologist to determine when the nest is no longer in use. Should construction activities cause the nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then a qualified biologist should identify an increased exclusionary buffer such that activities are far enough from the nest to stop this agitated behavior.

Additional Measures for Swainson's Hawk

3) The project applicant(s) for each project phase shall retain a qualified biologist to conduct a Swainson's hawk nesting survey within the area to be disturbed, extending out to one-half mile. The survey shall be conducted during the nesting season of the same calendar year that construction is expected to begin, and prior to the issuance of any grading permits. If this survey does not identify any nesting Swainson's hawk in the area within the project site that will be disturbed plus the one-half mile radius, no mitigation would be required.

4) Should any active Swainson's hawk nests be located within one-half mile of the disturbance area, no project-related activities that could cause nest abandonment or forced fledging (such as heavy equipment operation), shall be initiated within the one-quarter mile (buffer zone) of an active nest between March 1 and September 15. If high quality Swainson's hawk foraging habitat would be removed (i.e., alfalfa fields and pasture), then the applicant shall purchase mitigation credits for Swainson's hawk foraging habitat at a CDFW-approved mitigation bank at a ratio of 1.35:1 or protect similar value agricultural land at a ratio of 1.35:1 with a conservation easement that maintains the land in high-value Swainson's hawk foraging habitat in perpetuity.

Additional Measures for Burrowing Owl

5) Prior to project construction the project applicant(s) for each project phase shall hire a qualified biologist to conduct both nesting and wintering season surveys for burrowing owl to determine if potential habitat within 500 feet of ground disturbance is used by this species. The timing and methodology for the surveys shall be based on the 2012 Staff Report on Burrowing Owl Mitigation. A qualified biologist will conduct four survey visits: 1) at least one visit between February 15 and April 15, and 2) a minimum of three survey visits, at least three weeks apart between April 15 and July 1, with at least one visit after June 15. Surveys will be conducted within areas that, according to the qualified biologist, could support burrowing owl nesting habitat at the project site and within 150 meters of areas that will be directly or indirectly impacted by the project, if feasible.

6) If burrowing owls are discovered during the surveys, the project applicant shall notify the CDFW. A qualified biologist shall monitor the owls and establish a fenced exclusion zone around each occupied burrow. No construction activities shall be allowed within the exclusion buffer zone until such time that the burrows are determined to be unoccupied by a qualified biologist. The buffer zones shall be a minimum of 150 feet from an occupied burrow during the non-breeding season (September 1 through January 31), and a minimum of 250 feet from an occupied burrow during the breeding season (February 1 through August 31).

7) If complete avoidance is not feasible, the CDFW shall be consulted regarding a Burrowing Owl Exclusion Plan. All activities that will result in a disturbance to burrows shall be approved by CDFW prior to implementation.

Additional Measures for Tricolored Blackbird

8) Prior to project construction the project applicant(s) for each project phase shall hire a qualified biologist to conduct a tricolored blackbird nesting survey within the area to be disturbed, targeting potential breeding habitat such as emergent marsh, riparian thickets, and blackberry brambles. Two surveys will be conducted at least three weeks apart between March 15 and September 1 within 500 feet of the area subject to ground disturbance. If a nesting colony is found within the survey area the project applicant(s) will coordinate with CDFW to develop a Tricolored Blackbird Mitigation Plan to avoid, minimize and compensate for impacts to occupied nesting habitat and adjacent foraging habitat. Mitigation measures may include work windows (March 15 to September 1) to avoid impacting an active on-site nesting colony, purchasing conservation easements to protect occupied nesting and foraging habitat, or other measures mutually agreed upon by the applicant(s) and CDFW.

Rationale:

The City Council finds that compliance with the PCCP and species-specific avoidance and minimization measures for non-covered species would mitigate all impacts to foraging and nesting habitats for special-status birds because this measure would ensure the avoidance and/or preservation of such habitat in excess of 1:1 ratios, and would ensure active nesting habitat is not disturbed. Species covered by the PCCP include those associated with grassland, riverine, and riparian habitats. Therefore, additional species will be co-beneficiaries of the habitat protections and preservation provided to covered species under the PCCP. If, however, the PCCP is not operational by the time project applicant(s) seek permits to construct, the City finds that the mitigation measures listed above would mimic those in the PCCP, by affording protections to the enumerated species set forth in the DPREIR (pp. 3.4-37–3.4-41). Therefore, the City finds that this impact would be reduced to a **less than significant** level**.**

f. Impact 3.4-7: Implementation of the proposed project could result in the loss of valley elderberry longhorn beetle and/or loss or degradation of potential habitat (Potentially Significant).

As discussed in the 2017 EIR and PREIR, no elderberry shrubs were identified via surveys on either Area A or the Windsor Cove sight. Accordingly, no significant impact on the VELB or its habitat would occur in these areas. However, other areas of the Specific Plan have not yet been surveyed. Accordingly, they could contain elderberry bushes, and thus, the VELB. Loss of individual VELB or its habitat would be considered a potentially significant impact.

Mitigation Measures: The following mitigation measures shall be implemented:

Mitigation Measure 3.4-7 (Full Specific Plan, Excluding Area A and Windsor Cove)

a) The project applicant shall comply with the PCCP, which shall be deemed to mitigate for impacts to the VELB. Mitigation achieved through implementation of the PCCP shall be equal to or greater than the mitigation ratios and requirements described in subsection (c)-(e), below.

b) If the PCCP is not in operation or the County and City processes for designating project impacts as covered under the PCCP have not been established, the project applicant shall comply with mitigation measures c) through e).

c) For construction requiring consultation under Section 7 of the FESA, the project applicant shall obtain incidental take authorization and comply with the requirements therein. If no Section 7 consultation is required (because no federal permit is required), the applicant shall comply with mitigation measures d) through f).

d) The removal of elderberry shrubs or their stems measuring one inch or greater (removal or trimming) shall be compensated for by salvaging and planting the affected elderberry shrubs and planting additional elderberry shrubs and associated native riparian plants at a 1:1 ratio. Mitigation planting shall occur, to the maximum extent practicable, in areas adjacent to the impact area and/or located to fill in existing gaps in riparian corridors. If the plants to be removed show recent boring holes, the project applicants shall consult with the USFWS and obtain incidental take authorization prior to removal.

e) Elderberry shrubs with stems measuring one inch or greater in diameter at ground level that are not proposed to be removed shall be protected as follows during construction:

1. Any ground disturbing activities within 100 feet of elderberry plants containing stems measuring one inch or greater in diameter at ground level shall provide a minimum setback of at least 20 feet from the drip line of each elderberry plant containing stems measuring one inch or greater in diameter at ground level. The setbacks shall be fenced and flagged to prohibit equipment and materials encroachment into the setback zone. Fire fuel breaks (disked land) may not be included within the 20-foot setback.

2. The project applicant shall brief the construction foreman on the need to avoid damaging the elderberry plants (unless the proper take authorization is obtained) and the possible penalties for not complying with these requirements. A copy of these mitigation measures shall be provided to the construction foreman for his distribution to his crews by the project applicant.

3. No insecticides, herbicides, fertilizers, or other chemicals that might harm the beetle or its host plant shall be used in the buffer areas, or within 100 feet of any elderberry plant with one or more stems measuring one inch or greater in diameter at ground level.

4. No mowing shall occur closer than five feet to elderberry plant stems. Mowing shall be done in a manner that avoids damaging elderberry plants (e.g., avoid stripping away bark through careless use of mowing/trimming equipment).

5. Trimming of elderberry stems less than one inch in diameter may occur between September 1 and March 14. The elderberry plants shall only be trimmed between November through the first two weeks in February, or when the plants are dormant and after they have lost their leaves.

Rationale:

The City Council finds that by requiring identification of all potentially affected elderberry shrubs on or adjacent to the Plan Area, protecting elderberry shrubs that will not be removed, and by requiring mitigation of VELB habitat as required by Mitigation Measure 3.4-7, this impact would be reduced to **less than significant**.

g. Impact 3.4-8: Implementation of the proposed project could result in changes to surface water quality in Auburn Ravine that could affect Central Valley Steelhead and Chinook salmon due to the reconstruction and/or widening of various bridges within the Plan Area.

The reach of Auburn Ravine that passes through the Plan Area is designated as Critical Habitat for Central Valley steelhead and represents migration and possibly spawning habitat for this species and for Chinook salmon, which have been documents downstream of the Plan Area. Fall-run Chinook salmon and Spring-run and winter-run Chinook salmon may also spawn and/or swim in the Ravine. Two bridges across Auburn Ravine are planned to be replaced with larger bridges (one at Nelson Lane and one at Moore Road). As discussed in detail on pages 3.4-75 through 76 of the 2017 EIR and DPREIR, these bridges could have potentially significant impacts on the listed fish species.

Mitigation Measures: The following mitigation measures shall be implemented:

Mitigation Measure 3.4-8

a) The project applicant(s) (be they the City, County, or another agency) shall comply with the PCCP and mitigate for impacts to Central Valley steelhead and Chinook salmon as stated in the PCCP. Mitigation achieved through implementation of the PCCP shall be equal to or greater than the mitigation ratios and requirements described in subsection (b), below.

b) If the PCCP is not in operation prior to the start of construction in the V5SP area in question, the project applicant(s) (be they the City, County, or another agency) shall comply with the following mitigation measures:

1) Obtain a Biological Opinion and incidental take authorization for Central Valley steelhead and winter-run and spring-run Chinook salmon from NMFS and comply with the conditions and requirements therein.

2) Obtain any necessary permits from the USACE, CDFW, and the RWQCB. Dewatering plans and the specific temporary impacts to Auburn Ravine associated with bridge construction shall be discussed in the permit applications and avoidance and minimization measures shall be proposed, including timing of construction to avoid presence of steelhead and Chinook salmon, fish rescue and relocation, as well as specific BMPs to avoid impacts to these species and their habitat. The permit requirements shall include the following elements:

- In-water construction work windows shall be observed in consultation with NMFS and CDFW, and as specified in the permits issued.

- Applicant(s) shall implement a pile driving, dewatering and fish rescue plan. The plan shall include specific measures to avoid and minimize impacts to salmonids and their habitats during bridge construction, and shall be approved by NMFS and CDFW.

3) Install Environmentally Sensitive Area (ESA) fences within 200 feet of work along Auburn Ravine, as indicated in the 401 or 404 permits. The ESA fencing shall be delineated on the final plans for each project phase and the fence shall be installed and remain on-site until construction within 200 feet of the Auburn Ravine preserve area is completed.

4) Implement Mitigation Measure 3.10-1 and construction best management practices (BMPs) as prescribed in the project's Storm Water Pollution Prevention Plan (SWPPP) prepared in accordance with the California National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (Construction General Permit) (Order No. 2009-0009-DWQ, NPDES No. CAR000002). These BMPs shall be in place throughout the construction for each project phase. The SWPPP shall include specific measures for water conservation; vehicle and equipment cleaning, fueling and maintenance; dewatering; paving and grinding; concrete finishing and curing; directing water away from work areas; use of attachments on construction equipment to catch debris; use of approved covers or platforms to collect debris; stockpiling of accumulated debris and waste generated during demolition away from watercourses; and ensuring safe passage of wildlife, as necessary.

Rationale:

The City Council finds that protection of Central Valley steelhead, Chinook salmon and their habitat in Auburn Ravine would occur through avoidance and minimization of impacts on these salmonids (e.g., by observing work-windows and BMPs), protection of riverine habitat, and protection of water quality as required by Mitigation Measure 3.4-8. Avoiding work in Auburn Ravine during the identified work window would ensure sensitive fish would not be protected when heavy construction activities occur in and adjacent to the ravine. Therefore, the City Council finds that this impact would be reduced to **less than significant**.

h. Impact 3.4-9: Implementation of the proposed project could have a substantial adverse effect on riparian habitat or other sensitive natural communities identified in local, state, or federal plans, policies, or regulations (Potentially Significant).

Bridge replacement and/or widening along the Ravines could affect approximately 17 acres of riparian habitat by removal or damaging of riparian trees and shrubs. This would be a potentially significant impact.

Mitigation Measures: The following mitigation measures shall be implemented:

Mitigation Measure 3.4-9

a) The project applicant(s) shall comply with the PCCP and mitigate for impacts to and loss of sensitive natural communities as stated in the PCCP. Mitigation achieved through implementation of the PCCP shall be equal to or greater than the mitigation ratios and requirements described in subsection (b), below.

b) If the PCCP is not in operation prior to the start of construction in the V5SP area in question, the project applicant(s) shall comply with Mitigation Measures 3.4-1, 3.4-2, 3.4-3, 3.4-4, and 3.10-1.

Rationale:

The City Council finds that by complying with the PCCP (if in operation) or preserving the majority of lands associated with the Markham and Auburn Ravine floodplains and ensuring no net loss of riparian habitat values, including implementing Mitigation Measures 3.4-1, 3.4-2, 3.4-3, 3.4-4, and 3.10-1, which ensure protection and restoration of vernal pools, seasonal swales, seasonal wetlands, marsh, and riverine (creek) natural communities as required by Mitigation Measure 3.4-9, this impact would be reduced to **less than significant**.

i. Impact 3.4-13: Implementation of the proposed project could contribute to a cumulative substantial adverse effect on federally protected wetlands defined by Section 404 of the Clean Water Act through direct removal, placement of fill, hydrological interruption, or by other means and would result in fill of jurisdictional wetlands or other protected waters (Potentially Significant).

Projected development throughout western Placer County is anticipated to impact 585 acres of vernal pools, 255 acres of fresh emergent wetland and 485 acres of riparian and riverine habitat. Combined with the impacts of the proposed project to these protected wetlands and waters, this would be a potentially significant cumulative impact.

Mitigation Measures: The following mitigation measures shall be implemented:

Mitigation Measure 3.4-13

The project applicant shall implement Mitigation Measure 3.4-1.

Rationale:

The City Council finds that implementation of Mitigation Measure 3.4-1 would mitigate the loss of protected wetlands and waters by requiring protection at a minimum of 1.35:1 and restoration at a minimum ratio of 1.25:1 of wetlands and water types in large preserves or agency-approved mitigation banks. Therefore, with implementation of this mitigation, the City Council finds that the project's contribution to the cumulative impact would be less than cumulatively considerable, and the cumulative impact would be **less than significant**.

j. Impact 3.4-14: Implementation of the proposed project could contribute to cumulative loss and/or degradation of vernal pool habitat, and the loss of special-status vernal pool crustaceans or amphibians (Potentially Significant).

Projected development in western Placer County could result in the loss of 12,550 acres of vernal pool complexes, or a loss of approximately 28 percent. The proposed project would result in a loss of 1,204 acres of vernal pool complex, or 10 percent of the anticipated cumulative loss. This would be a potentially significant cumulative impact on special-status vernal pool species and habitat.

Mitigation Measures: The following mitigation measures shall be implemented:

Mitigation Measure 3.4-14

The project applicant shall implement Mitigation Measures 3.4-1, 3.4-2, and 3.4-3.

Rationale:

The City Council finds that implementation of Mitigation Measures 3.4-1, 3.4-2 and 3.4-3 would compensate for the project's contribution to the loss of vernal pool complexes by protecting vernal pools, seasonal wetlands, and seasonal swales in vernal pool complexes at a minimum ratio of 1.35:1 and restoring, enhancing, or creating these habitats at a minimum ratio of 1.25:1 within large preserves in western Placer County. Therefore, with implementation of this mitigation, the City Council finds the project's contribution to the cumulative impact would be less than cumulatively considerable and the cumulative impact would be **less than significant**.

D. Impacts Found to be Significant and Unavoidable

The impacts described in this section have been found to be significant and unavoidable. As more specifically discussed in the Rationale sections identified for each impact, the City Council finds as follows: (1) that no feasible mitigation exists; (2) the mitigation required is within the responsibility of another jurisdiction and thus, cannot be guaranteed by the City to be accomplished, and/or (3) that specific economic, legal, social, technological, or other considerations, make infeasible the mitigation measures or project alternatives.

1. AGRICULTURAL RESOURCES

a. Impact 3.2-1: Implementation of the proposed project would result in conversion of Important Farmland to non-agricultural use (Potentially Significant).

The Plan Area includes 887.57 acres of Prime Farmland, 185.63 acres of Farmland of Statewide Importance, and 929.75 acres of Unique Farmland. Together, these three categories comprise 2,002.95 acres of Important Farmland. The proposed project would ultimately convert approximately 1,927.34 acres of Important Farmland to non-agricultural use. The 75.61 acres of Important Farmland that would not be converted to non-agricultural use is within the 345-acre Area G. Area G includes the 280-acre Lincoln High School Farm and surrounding agricultural farmland, and would remain as an agricultural and wetland preserve.

As discussed in the proposed V5SP, an Agricultural Overlay (AO) District would be established over the entire Plan Area. The AO District would be established to respect and allow the continuation of agricultural uses that were in existence prior to adoption the Specific Plan. The AO District would establish regulations to guide agricultural-related activities for the interim period until urban development occurs in accordance with the adopted Specific Plan. The transition of the Plan Area would be a gradual process and it is the intent of the AO District to allow for the continuation of agriculture and agricultural support uses on an interim basis. The AO District is further intended to protect continued agricultural activity by limiting land uses to those uses that are compatible and supportive of agriculture and related uses and/or agricultural by-products. Uses that would be permitted within the AO District include: one single-family residence and accessory buildings; agricultural crops and open field grazing; livestock, poultry and small animals pursuant to separation standards contained in the General Development Plan (GDP); greenhouses, when incidental to agricultural uses on premises; marketing of products on the premises; agribusiness; pasturing and grazing; and, public stables and riding academies (with restrictions).

While the proposed project would permanently preserve some farmland within the Plan Area, and the AO District would allow for the continued use for agricultural purposes of all of the land within the Plan Area until it is developed for urban uses, there would still be a net permanent loss over the course of Plan Area build out of 1,927.34 acres of Important Farmland. Therefore, implementation of the full V5SP would result in a potentially significant impact on agriculture.

Mitigation Measures: The following mitigation measures shall be implemented:

Mitigation Measure 3.2-1 (Full Specific Plan, Area A, Windsor Cove)

a) The project applicant shall comply with the PCCP to mitigate impacts of converting Prime Farmland, Farmland of Statewide Importance, or Unique Farmland agricultural lands., most specifically rice lands. Mitigation achieved through implementation of the PCCP shall be equal to or greater than the mitigation ratios and requirements described in Mitigation Measures 3.4-1(b) and 3.4-2(b) in Section 3.4, *Biological Resources*, of the DPREIR, showing below.

Mitigation Measure 3.4-1 (Full Specific Plan, Area A, and Windsor Cove)

b) If the PCCP is not in operation, or the County and City processes for designating project impacts as covered under the PCCP have not been established, the following mitigation measures shall apply:

1) The project applicant for each project phase shall retain a qualified biologist to delineate all wetlands and waters of the U.S. or other protected waters within the proposed development. The delineation(s) shall be submitted to the USACE for verification as part of the formal Section 404 wetland delineation process. If no wetlands are determined to be present, or if wetlands would be avoided, no further mitigation would be required. Prior to fill of any wetlands, or hydrologic interruption of the wetland, the applicant must obtain a Section 404 permit and obtain Section 401 certification from the Central Valley Regional Water Quality Control Board.

2) For each 1.0 wetted acre of vernal pools impacted, 1.35 acres of vernal pools shall be preserved. For purposes of calculating impact and mitigation requirements, seasonal depressional wetlands shall be considered vernal pools. For each 1.0 acres of impact of any other wetland type, the preservation requirement may be met by preserving 1.35 acres of any wetland type without regard for in-kind mitigation. The preservation requirement for open water may be met through preservation of 1.0 acres of open water or any wetland type for each 1.0 acres of impact. The total amount of required wetland preservation under this strategy will be automatically reduced by any and all wetland preservation required by any permitting agency.

For each 1.0 acres of vernal pool impact, 1.25 acres of compensatory wetlands shall be restored, enhanced or created including a minimum of 0.75 acres of vernal pool and no more than 0.5 acres of other wetlands. For each 1.0 acres of impact of any other wetland type, the restoration, enhancement, or creation requirement may be met by restoring, enhancing, and/or creating 1.25 acres of any wetland type without regard for in-kind mitigation. The compensatory requirement for open-water may be met through restoration, enhancement, and/or creation of 1.25 acres of open water or any wetland type for each 1.0 acres of impact. The total amount of required compensatory wetland restoration, enhancement, or creation under this measure will be automatically reduced by any and all wetland restoration, enhancement, and creation required by any permitting agency as well as any wetland preservation required by a permitting agency greater than the wetland preservation amount required by this mitigation. The compensatory requirement shall not be reduced below 1.0 by excess preservation.

Approximately 715 acres of land within the PCCP Reserve Acquisition Area that would serve as suitable mitigation land for impacts on habitat within Area A have been identified and acquired by the applicant. All mitigation lands would be located within the Upper Coon-Upper Auburn watershed north of Auburn Ravine. Soil types at these mitigation lands would consist primarily of San Joaquin-Cometa sandy loams soils, with some occasionally flooded Xerofluvents soils, frequently flooded Xerofluvents soils, Cometa sandy loam

soils, and Cometa-Fiddyment complex soils. Some of these soils have impervious soil layers and support vernal pool complexes or could be restored to vernal pool or seasonal swale habitats. If the entire mitigation area is not needed for mitigation of Area A impacts, impacts to vernal pool habitats and species within other areas could be mitigated on these lands.

The mitigation lands are currently used as mostly grassland/pasture and fallow/idle cropland, with some areas used to grow winter wheat, hay/non-alfalfa, and other crops. The mitigation lands are largely surrounded by fallow/idle cropland, rice fields, hay/non-alfalfa fields, and active cropland used for growing clover/wildflowers, rye, corn, and other rotational crops. Management of the mitigation lands could be modified to provide greater benefit to special-status plant and wildlife species.

3) Wetland preservation, restoration, enhancement and creation shall be accompanied by the associated uplands and hydrology necessary to sustain long-term viability in a natural or restored environmental setting.

4) It is anticipated that most wetland preservation, restoration, enhancement and creation may be accomplished on land conserved to meet the land cover mitigation requirement and will be subject to the required conservation easements and management plans. If additional lands are conserved to meet the wetland mitigation requirement, the same requirements for conservation easements and management plans shall apply.

5) project applicants may use credits from approved conservation or mitigation banks to meet all or a part of the wetland mitigation required by this strategy.

6) The density of wetlands on land conserved to meet the land cover mitigation requirement in some projects within the V5SP may provide wetland mitigation in excess of the acreage required by this strategy. Excess mitigation may be freely assigned by private agreement between projects within the City of Lincoln and Lincoln Sphere of Influence. Such assignment shall be documented and tracked by the City. project applicants may apply excess mitigation assigned from other projects in the Plan Area to meet all or a part of the wetland mitigation required by this measure provided proof of assignment can be demonstrated to the satisfaction of the City.

7) The City may allow mitigation located outside of Placer County that advances the City's conservation goals and meets the biological intent of this mitigation strategy. In addition, the City may accept credits from out-of-county conservation or mitigation banks towards full or partial compliance with this strategy if the project is within the agency-approved service area for the credits.

Avoidance and Minimization Measures

8) Prior to any construction activities that could impact protected waters, a protective fence shall be erected around the boundaries of avoided wetlands, including a protective buffer as dictated in the 401, 404, or 1600 permits as described in section 9) below. This fence shall remain in place until all construction activity in the immediate area is completed. No activity shall be permitted within the protected areas except for those expressly permitted by the USACE and/or CDFW.

9) A construction buffer shall be provided along all avoided wetlands in accordance with the Section 404 permit, and Section 401 Water Quality Certification. Only those uses allowed in the Section 404 permit and Section

401 Water Quality Certification and/or the Streambed Alteration Agreements shall be permitted in the wetlands preserve and its buffer.

10) Water quality in the avoided wetlands shall be protected during construction in the watershed by using erosion control techniques including (as appropriate), but not necessarily limited to, preservation of existing vegetation, mulches (e.g., hydraulic, straw, wood), and geotextiles and mats. Additionally, urban runoff shall be managed to protect water quality in the wetlands preserve using techniques such as velocity dissipation devices, sediment basins and pollution collection devices.

Mitigation Measure 3.4-2 (Full Specific Plan, Area A, and Windsor Cove)

b) If the PCCP is not in operation or the County and City processes for designating project impacts as covered under the PCCP have not been established, the following mitigation measures shall apply:

1) The project applicant shall obtain a Biological Opinion and any applicable incidental take authorization from USFWS and comply with the conditions and requirements therein.

2) The project applicant shall prepare and submit to the City, a project-Level Open Space, Agricultural Land and Biological Resources Mitigation Plan that implements the open space, agricultural land and biological resources strategy and includes the following elements:

i. Identification and quantification of land cover and wetland removal and applicable mitigation requirements set forth below in subsection (5).

ii. Identification and quantification of proposed mitigation lands and/or resources with sufficient detail to allow for City evaluation, including plans for restoration, enhancement and/or creation of wetlands.

iii. Identification of any conservation or mitigation bank credits or assignment of excess mitigation from other projects in the V5SP.

iv. Draft conservation easements and draft management and monitoring plans, if applicable.

v. An endowment for long-term management of the proposed mitigation lands.

3) Any project-Level Open Space, Agricultural Land and Biological Resource Mitigation Plan must be approved by the City, in its sole discretion, at the time of the approval of any improvement plans for subdivision improvements or off-site infrastructure, recordation of a final map (not including a large lot final map that results in no disturbance of any existing natural condition), or issuance of any project-level discretionary approval for non-residential land uses that does not require a tentative subdivision map. A project-Level Open Space, Agricultural Land and Biological Resource Mitigation Plan may cover a development project or group of projects and must include any required off-site infrastructure unless covered by a separate project-level mitigation plan for that infrastructure improvement. The City may require the applicant to provide a conceptual plan for the project-Level Open Space, Agricultural Land and Biological Resources Mitigation Plan that includes a calculation of acres of impact and acres of required mitigation prior to approval of a General Development Program or tentative map. A tentative map may have more than one project-Level Open

Space, Agricultural Land and Biological Resource Mitigation Plan if the development authorized by the map is owned by separate owners.

4) Each project (including off-site infrastructure) must demonstrate compliance with an approved Open Space, Agricultural Land and Biological Resources Mitigation Plan prior to approval of a grading permit that results in land cover or wetland impact. Such compliance may be phased with the actual development of the project. Demonstration of compliance shall include:

   i. Demonstrate recordation of required easements for land conservation.

   ii. Demonstrate ownership of applicable credits and/or assignment of any applicable excess mitigation from other projects in the V5SP.

   iii. Demonstrate implementation of an endowment for the management of all mitigation lands.

   iv. Demonstrate approval of construction and monitoring plans for any required restoration, enhancement, or creation of wetlands. Provide proof of executed contracts and initiation of construction.

   v. Documentation and approval of any mitigation credits eligible for future use or assignment.

5) An Open Space, Agricultural Land and Biological Resources Mitigation Plan shall require that for every 1.0 acres of land cover impacted, 1.35 acres of land will be conserved in perpetuity. The impact area shall be calculated to the nearest one-tenth (0.10) acre. The total amount of required acreage will be automatically reduced by any and all off-site conservation or mitigation land required by any permitting agency, specifically including upland areas required in association with wetland mitigation, whether acquired through mitigation bank credits or other means. The mitigation land to be conserved may be located in the Reserve Acquisition Areas, or elsewhere as determined by the City and regulatory agencies. No additional land mitigation will be required beyond the 1.35 to 1.0 requirement for the removal of land cover.

6) To determine the acreage of land cover impact, all land within the V5SP shall be considered to be “land cover,” except for land that is already developed with infrastructure, such as roadways, and homes and related development such as accessory structures, driveways, improved roadways, and landscaped areas. Any land cover that will be maintained in or restored to a natural or semi-natural condition as required by the City and/or any state or federal permitting agency shall not be included in the land cover impacted acreage. Any wetland area required to be avoided, restored, and/or enhanced on site by the City and/or any permitting agency shall be automatically excluded from the removal calculation.

7) Land conserved under this measure shall, to the extent feasible, as determined by the City, be located within the Reserve Acquisition Area, but may be included in other areas deemed adequate by the regulatory agencies. Impacts to annual grassland, vernal pool grassland, and pasture lands cover shall be mitigated on existing or restorable grassland. All other land cover impacts may be mitigated on any natural or semi-natural land within the Reserve Acquisition Areas, specifically including agricultural land. Vernal pool grassland will be mitigated by any grassland without regard to wetted area density.

8) Conservation sites shall be subject to recorded conservation easements and management plans with an identified funding source for long-term management of conserved lands. The conservation easements and management plans are

subject to approval by the City and shall provide for the long-term maintenance of biological functions and values while, whenever feasible, also providing for compatible agricultural use. The City shall accept as satisfactory mitigation any conservation easement and/or management plan required and approved by the terms and conditions of any permit issued by a state or federal resource agency.

9) Project applicants may use credits from approved conservation or mitigation banks to meet all or a part of the conservation required by this strategy. Specifically, the uplands associated with any bank wetland preservation, restoration, enhancement or creation may be applied towards the land cover mitigation requirement provided that the uplands are subject to an appropriate conservation easement and the applicant can demonstrate that the approved mitigation credits include both wetland and upland land cover to the satisfaction of the City. Mitigation and conservation banks must be approved by the USFWS, USACE, or the CDFW. Credits can count toward mitigation obligations if the banks are consistent with the requirements of state and federal natural resources agencies, as accepted by the City.

10) It is anticipated that, depending on the availability and relative parcel size of potential conservation sites, some projects within the V5SP may provide land cover mitigation in excess of the acreage required by this strategy. Excess mitigation may be freely assigned by private agreement between projects within the City of Lincoln and the Lincoln Sphere of Influence. Such assignment will be documented and tracked by the City. Project applicants may apply excess mitigation assigned from other projects in the V5SP to meet all or a part of the land cover mitigation required by this measure provided proof of assignment can be provided to the satisfaction of the City.

11) Because of their particular regulatory status and their biological importance, wetlands shall be accounted for separately through mitigation ratios requiring preservation and or restoration of a set amount of wetted area calculated as a proportion of wetland impact as set forth in Mitigation Measure 3.4-1. These wetted acres, along with any upland area that is conserved in association with the wetted acres, will be fully credited towards the required land cover mitigation. It is intended that all of the wetland mitigation shall be counted towards land cover mitigation requirements. Likewise, all wetted acres contained within land cover mitigation shall be counted towards wetland mitigation.

Rationale:

Implementation of Mitigation Measure 3.2-1 would implement a preservation strategy consistent with and through the protection and restoration of sensitive habitats. Mitigation Measure 3.2-1 mitigates for the loss of agricultural land will be provided in the form of land cover mitigation and protection of upland habitat for vernal pools (grasslands and grazing lands), either through participation in the PCCP if it is implemented and operational, or through Mitigation Measures 3.4-1(b) and 3.4-2(b). In either case, and as explained more fully below, land of similar character to the agricultural land in the V5SP Plan Area will be preserved at a ratio of 1:35 acres preserved to 1:00 acres developed.

The County has developed and adopted the Placer County Conservation Program (PCCP) to coordinate and streamline the state and federal natural resources regulatory permitting processes. The City of Lincoln is a participating jurisdiction in the proposed PCCP or a Permittee. The PCCP is a Habitat Conservation Plan (HCP) pursuant to Section 10 of the Federal Endangered Species Act and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act. Agricultural lands are considered under the PCCP. For instance, rice is mapped as a community because of its large extent and relationship to historic vernal pool complex lands, as well as its potential for wetland restoration. Orchards and vineyards are considered agricultural lands, but are treated as a separate

agricultural community due to their value to Covered Species (e.g., birds). It is anticipated that the PCCP will protect up to 8,240 acres of agricultural lands (compared to the 601 acres currently protected). Additional details regarding the PCCP can be found in Section 3.4, *Biological Resources*, of the DPREIR.

The PCCP calls for the preservation of up to 8,240 acres, in addition to the existing 601 acres currently protected, of agricultural land within the Reserve Acquisition Areas (RAA) to be preserved in perpetuity to serve as mitigation for agricultural resources and farmland and associated biological resources on agricultural land. This approach, as articulated through implementation of Mitigation Measure 3.2-1, would ensure that agricultural land that is similar in character to that which would be lost in the Plan Area would be preserved at a ratio consistent with the PCCP, particularly since agricultural land provides foraging habitat for many species that would be covered by the PCCP. The PCCP's conservation strategy includes landscape-level biological goals and objectives that require and would result in conservation of agricultural land. Implementation of the PCCP would include protection of agricultural land resources through purchase of land in fee title, deed restrictions, or through acquisition of conservation easements, resulting in protection of natural communities or covered species associated with associated agricultural practices.

The adopted PCCP includes a commitment for acquisition of fee title or conservation easements on up to approximately 8,240 acres of agricultural land, including 2,000 acres of rice agriculture and up to 6,240 acres of land dedicated to other agricultural uses. PCCP Objective L-1.1, *Establish a Large Interconnected Reserve System*, requires the establishment of a large interconnected reserve system of at least 47,300 acres of natural communities, agricultural habitat, and covered species' habitat. Objective L-2.4, *Conserve North-South Connectivity*, will protect north-south connectivity in the Valley Reserve Acquisition Area (Valley RAA) through an interconnected network of vernal pool complex, grassland, rice land, and, to a lesser extent, agricultural reserves extending from the border of the PCCP Plan Area A with Sutter County, east and north to the border of Yuba and Nevada Counties. The PCCP describes agricultural land as providing additional open-space corridors for movement of wildlife between habitats on reserves, particularly through vegetated buffer strips, hedgerows, and riparian habitats, in its rationale for including agricultural lands in its landscape level conservation strategy. Objective AO-1.1, *Protect Agricultural Lands and Other Open Space*, calls for the protection of up to 8,240 acres of agricultural lands or natural communities in the Valley to provide large blocks of open space between protected natural communities.

The City Council finds that the commitment for agriculture and other open space protection is sufficient to assemble an interconnected reserve system of natural communities and agricultural land in the Valley RAA. Objective GGS-1.1 ensures that at least 2,000 of the up to 8,240 acres will be rice land (or wetland equivalent). As summarized above, the PCCP conservation strategy includes requirements for the conservation of agricultural lands as a critical component of provision of breeding and foraging habitat, dispersal habitat, and continuity across a large landscape.

The City Council further finds that in addition to the commitment for agriculture and other open space protection, the PCCP also intends to meet its natural community-level goal of establishing interconnected vernal pool complex and grassland natural communities with functional ecological processes that sustain native species (Goal VPCGH-1), through a number of objectives, one of which includes the protection of 17,000 acres of existing vernal pool complex, including 790 wetted acres of vernal pool constituent habitat, primarily in the Valley RAA. The PCCP relies on the relationship between grassland and vernal pool complexes as its rationale for Objective VPCG-1.3, Protect Grasslands, which will protect 2,740 acres of grassland natural community (i.e., non-vernal pool complex grassland), including 350 acres in the Valley RAA.

The biological setting of the PCCP notes that "virtually all of the existing vernal pool complexes and annual grasslands in the Valley have been managed for various forms of agriculture, primarily grazing and dry pasture." The Natural Community-level biological goals of the PCCP include the continuation of agricultural activity through the use of grazing as a management tool

for vernal pool complex and grassland communities. According to the PCCP, “ranching activities, such as pond maintenance and moderate livestock grazing, are essential to the long-term survival of some Covered Species, such as California red-legged frog and vernal pool species.” Managed grazing will continue to be used to reduce the cover of invasive, non-native species that damage the ecological function of some landscapes. Therefore, the City Council finds that the large preservation of vernal pool complex and grassland communities, can be assumed to also represent the conservation of agricultural uses through the continuation of grazing operations that are compatible with the long-term species conservation goals of the PCCP. Therefore, the City finds that it is reasonably foreseeable that some of the land preserved through the protection of vernal pool complex and grassland communities would be Important Farmland, providing additional mitigation for the conversion of Important Farmland to non-agricultural uses, in combination with the agricultural and open space protection included in the PCCP.

Although the land preserved and restored would have similar physical characteristics and may be used for similar agricultural production as those lands converted to urban in the Plan Area, the City Council finds that it is not possible at this point to guarantee that comparable amounts of Important Farmland that would have the same soil characteristics as those areas in the Plan Area would be preserved. Similarly, the Council finds that incorporating the discussion regarding the conservation of vernal pool complex and grasslands communities demonstrates how additional agricultural lands would be preserved pursuant to implementation of the PCCP. Nevertheless, the City finds that there is no viable way to recreate new farmland in the amount converted, and while conservation easements to protect remaining farmland from conversion is helpful, such easements cannot save the lands being converted. Therefore, the City Council finds that impacts to Important Farmland would remain **significant and unavoidable**.

VIII. FINDINGS AND STATEMENT OF FACTS SUPPORTING THE FINDINGS

As authorized by the Public Resources Code sections 21000, et seq. and Title 14, California Code of Regulations sections 15091, 15092, and 15093, the City Council makes the following findings for which there is substantial evidence in the record:

Findings:

The City Council finds that the PREIR, which revises the sections of the 2017 EIR invalidated by the court’s Ruling, address the inadequacies identified by the court’s Final Judgment and is the appropriate process for complying with the Peremptory Writ of Mandate. The City Council finds that the PREIR and Appendix M to the PREIR have been prepared pursuant to the court’s directive in order to better explain the mitigating effects of complying with the PCCP and to provide adequate analysis of the proposed project’s impacts to transit.

Based on the 2017 FEIR and the PREIR, with regard to the potentially significant adverse impacts, the City Council finds that many of the project’s impacts can be reduced to less-than-significant levels with the implementation of mitigation measures. The City Council further finds that changes or alterations have been required in, or incorporated into the project that substantially lessen or avoid these impacts’ potentially significant effects on the environment. However, not all impacts can be reduced to a less-than-significant level and some impacts would remain significant and unavoidable. Nonetheless, the City Council finds that the proposed project will meet all of the project objectives.

Supporting Facts:

1. The project will establish an approximately 4,787-acre mixed-use village that incorporates feasible, smart growth principles and results in an economically stable, sustainable community.

2. The project will provide a land use plan which includes a broad range of compatible land uses, including residential, commercial, office, mixed-use,

recreation, and public/quasi-public, which are organized around a compact core and provide appropriate land use transitions.

3. The project will provide a pedestrian-friendly community environment that provides a safe and pleasant place for people to live, work, and recreate.

4. The project will provide two Village Centers, located adjacent to key arterial streets and functioning as hubs of activity and a source of sales tax revenue.

5. The project will establish a network of open space and recreation amenities for Plan Area and City residents, including community parks, neighborhood parks, linear parkways, and pedestrian and bike connections throughout the Plan Area.

6. The project will construct a Regional Sports Park to provide for local soccer clubs to train and provide fields for community uses as well as attract high-profile tournaments, which would include multiple soccer fields, locker rooms, offices, snack shop, restrooms, a playground, a digital messaging sign, picnic areas, trail connections and a parking area.

7. The project will provide sites for a high school, a junior high school and three elementary schools, which are conveniently located to serve the Plan Area residents and surrounding villages.

8. The project will preserve and protect the Auburn Ravine and Markham Ravine corridors as permanent open space and provide public access with perimeter trails and crossings, where feasible, consistent with the 2020 Placer County Conservation Program, or any other Habitat Conservation Plan and/or Natural Community Conservation Plan that may be adopted.

9. The project will provide regional and community scale retail and employment centers in locations with easy access and visibility from SR 65, offering employment opportunities for residents in the Plan Area and the City of Lincoln and resulting in a balanced ratio of jobs and housing and consistent with the City's 2050 General Plan.

10. The project will provide a land use plan with a balance of uses and density that results in an adequate tax base which, at project buildout, generates a surplus to the City's General Fund and develops financial resources to pay for public services and infrastructure without causing financial burden to existing residents.

11. The project will provide a land use plan, design standards, and guidelines that are consistent with Lincoln 2050 General Plan goals and policies, incorporate market-acceptable design features, and foster an attractive, well-maintained community.

12. The project will establish a land use and circulation system that promotes convenient mobility, links Village 5 with other villages and the existing areas of Lincoln, and provides a variety of non-vehicular modes of transportation within a setting that is safe, accessible, and convenient for all modes of travel.

13. The project will promote a diversity of housing opportunities responsive to the needs of Lincoln, the region, and market conditions, including single-family dwellings, apartments, condominiums, townhouses, and live-work units to serve a broad range of family incomes.

14. The project will provide a comprehensively planned infrastructure system that is sized to serve the entire Plan Area and adjacent planned villages, which

complement the city-wide infrastructure and ensures funding for the ongoing maintenance needs of the parks, open space, and storm water quality facilities, public services and infrastructure.

IX. STATEMENT OF OVERRIDING CONSIDERATIONS

Notwithstanding the significant and unavoidable environmental impacts of the proposed project, the City Council has determined that pursuant to Section 15093 of the State of California CEQA Guidelines, the benefits of the project outweigh its adverse impacts and that the project is in the best interests of the City and should be approved. The City Council specifically finds and makes this statement of overriding considerations that there are many social, economic, and other reasons for approving this project. The specific social, economic, and other benefits related to the V5SP project, which override the unavoidable environmental impacts associated with it as set forth above and in the PREIR, are as follows:

1. The V5SP project would implement the City's General Plan and land use vision and policies to develop a comprehensive, mixed-use village, including approximately 8,239 dwelling units of varying densities and types of housing, over 4,000,000 square feet of commercial and retail uses; a long-awaited Regional Sports Park, and approximately 1,571 acres of parks and open space.

2. The V5SP project acknowledges the significance of the Lincoln Airport and its potential of economic opportunity in its design to be fully consistent and compatible with the Airport Land Use Compatibility Plan.

3. The commercial portions of the V5SP project would produce an annual net General Fund surplus of approximately $6 million, and an annual net fiscal surplus of $143,000 for the City's Street Fund.

4. The V5SP Development Agreement would require the Applicant to pay a Public Benefit Fee of $250 per home constructed. Assuming approximately 8,200 dwelling units are constructed, this would result in over $2,000,000 additional fees for the City over the course of the buildout.

5. The V5SP Development Agreement would require that the Applicant cover any shortfall in municipal services that might exist in the initial phases of the village buildout. Thus, no burden of public services would be placed on existing residents.

6. The V5SP project would provide the City of Lincoln with expanded roadway and sewer infrastructure critical to serving the project area, as well as Villages 2 and 3.

7. Between the Regional Sports Complex and commercial buildout, the V5SP project is expected to create 11,180 new jobs of varying levels, and the demand for a 250-room hotel, in the City of Lincoln. The new hotel would spur sales tax and transfer occupancy tax revenue for the City.

8. The V5SP project would be consistent with SACOG's 2020 MTP/SCS as it would reduce vehicle miles traveled by providing regional retail opportunities proximate to the City of Lincoln and new residences, and include NEV lanes throughout the Village to reduce GHG emissions.

9. The V5SP project would be consistent with the Placer County Conservation Program (PCCP), and would help contribute desperately needed open space to jumpstart the PCCP's conservation goals. Separate from its consistency with the PCCP, the project would also ensure permanent open space protection of the Auburn and Markham Ravines and the wildlife supported therein.

X. INCORPORATION BY REFERENCE

In accordance with State CEQA Guidelines section 15150, the DPREIR and FPREIR are hereby incorporated into these Findings in their entirety. The 2017 EIR and the 2017 Findings are also incorporated into these Findings in their entirety, with the exception of those portions invalidated by the court's Peremptory Writ of Mandate, as described above. Without limitation, this incorporation is intended to elaborate on the scope and nature of mitigation measures, the basis for determining the significance of impacts, the comparative analysis of alternatives, and the rationale for approving the project.

XI. RECIRCULATION OF THE DPREIR NOT REQUIRED

CEQA Guidelines §15088.5 requires a lead agency to recirculate an EIR for further review and comment when significant new information is added to the EIR after public notice is given of the availability of a Draft EIR, but before certification. Such new information includes: (i) significant changes to the project; (ii) significant changes in the environmental setting; or (iii) significant additional data or other information. Section 15088.5 further provides that "[n]ew information added to an EIR is not 'significant' unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement."

As compared to the 2017 EIR, no changes to the project are proposed, except that mitigation measures have been updated in response to the Peremptory Writ and to reflect that the PCCP has now been adopted. Furthermore, consistent with the principle of res judicata, the City is not required to reconsider issues that were litigated and resolved, or could have been litigated and resolved, in connection with the prior petition. (*Ione Valley Land, Air, & Water Defense Alliance, LLC v. County of Amador* (2019) 33 Cal.App.5th 165, 170.) Nevertheless, pursuant to CEQA Guidelines sections 15088.5 and 15162, the City considered whether any changes in circumstances since 2017 or any other considerations required the City to recirculate or revise any other portions of the 2017 EIR. The City Council finds that recirculation is not required.

Furthermore, subsequent to release of the DPREIR, there has been no substantial changes in the project or the circumstances under which the project is being undertaken. Additionally, no new or substantial changes to the DPREIR were proposed as a result of the public comment process. The FPREIR responds to comments and makes only minor technical changes, clarifications or additions to the DPREIR. No changes made since release of the DPREIR involve "significant new information" triggering recirculation because the minor changes, clarifications, or additions to the DPREIR do not identify any new significant impacts or substantial increase in the severity of any environmental impacts, and do not include any new mitigation measures that would have a potentially significant impact. Therefore, the City Council finds, based on the standards provided in Section 15088.5 of the CEQA Guidelines, that recirculation of the DPREIR is not required.

XII. SUMMARY

A. Based on the foregoing Findings and the information contained in the record, the City has made one or more of the following findings with respect to each of the potentially significant impacts of the project, as identified in the DPREIR:

1. Changes or alternatives have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.

2. Such changes or alternatives are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.

B. Based on the foregoing Findings and the information contained in the record, it is determined that:

1. Significant effects on the environment due to the project will be eliminated or substantially lessened; and

2. Specific economic, legal, social, technological or other considerations override the cumulative impacts identified in the environmental impact report.

XIII. APPROVALS

NOW, THEREFORE, the City Council does now take the following actions regarding the process of environmental review utilized for the review of the project:

1. The City Council finds that the above statements are true and correct;

2. The City Council certifies that it has been presented with both the DPREIR and FPREIR (collectively, the "PREIR") and that it has reviewed and considered the information contained in the PREIR prior to making the approvals set forth in Section III above. The PREIR was prepared at the direction of the City and reflects the City's independent judgment;

3. The City Council finds that the preparation of the PREIR represents a good faith effort to achieve completeness and full environmental review, as directed by the court's Peremptory Writ of Mandate. The City Council further certifies that the PREIR reflects its independent judgment and analysis. The City Council bases these Findings on such review and other substantial evidence in the record;

4. Pursuant to CEQA Guidelines section 15090, the City Council certifies that the PREIR has been completed in compliance with CEQA and the State CEQA Guidelines;

6. The City Council hereby adopts and incorporates into the project all Mitigation Measures within the responsibility and jurisdiction of the City, as discussed in Section VII above;

7. The City Council hereby adopts the Mitigation and Monitoring Program discussed in Section VII above, and elsewhere; and

8. Having certified the PREIR, independently reviewed and analyzed the PREIR, and incorporated Mitigation Measures into the project, the City Council hereby adopts these Findings and Statement of Overriding Considerations in their entirety.

DATED: September __, 2021 By: _____
Alyssa Silhi, Mayor
City of Lincoln, California

ORDINANCE NO. 959B

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LINCOLN
APPROVING THE PRE-ZONING OF THE
VILLAGE 5 SPECIFIC PLAN PROJECT AREA

WHEREAS, Title 18, Chapter 18.32 of the Lincoln Municipal Code provides for City Council review upon recommendation by the City's Planning Commission on all Rezoning (Including pre-zoning of land for future annexation); and

WHEREAS, on November 1, 2017, the City of Lincoln Planning Commission adopted Resolution No. 2017-55 forwarding a recommendation of approval to the City Council for the Village 5 Specific Plan Project Area Pre-Zoning in preparation for future annexation; and

WHEREAS, the Pre-Zoning for the Village 5 Specific Plan Project Area sets forth the basic land uses and zoning regulations for the property; and

WHEREAS, notices describing the proposed Pre-Zoning of the Village 5 Specific Plan Project Area were sent to neighboring property owners pursuant to Section 18.92.040 of the Lincoln Municipal Code and notice of the City Council public hearing was published in accordance with Section 6061 of the Government Code in at least one newspaper of general circulation within the City of Lincoln at least ten calendar days before the City Council meeting; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINCOLN DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The City Council finds and determines that:

1. Prior to adoption of the proposed Pre-Zone, the City Council adopted Resolution No. **2017-258**, Certifying the Final Environmental Impact Report (SCH# 2014052071), making findings of fact, adopting a Mitigation Monitoring and Reporting Program, and adopting a Statement of Overriding Considerations in Accordance with the California Environmental Quality Act for the Village 5 Project (the "CEQA Resolution").

2. On December 7, 2016, the Airport Land Use Commission found the proposed Pre-Zoning to Planned Development associated with the Village 5 General Development Plan consistent with the Placer County Airport Land Use Compatibility Plan as required by the California State Aeronautics Act.

3. The proposed pre-zoning of the Village 5 project area, in preparation for an application of annexation, is consistent with the 2050 General Plan, as amended by City Council Resolution **2017-259** (the "General Plan Amendment Resolution"), as the pre-zoning, in conjunction with the Village 5 Specific Plan and General Development Plan, establishes zoning districts and development standards for land uses that are allowed by the General Plan land use designations and the policies for new land uses which apply to the plan Area.

Section 2. The Pre-Zoning attached hereto as Exhibits A & B in preparation of future annexation attached hereto and incorporated by this reference is subject to the conditions set forth in Exhibit C, attached hereto and incorporated by this reference.

Section 3. The City Council hereby approves the Pre-Zoning of the Village 5 Specific Plan Area, as set forth in Exhibits A & B, subject to the conditions of approval set forth in Exhibit C, attached hereto and incorporated by this reference.

Section 4. Recordation. Within ten (10) days after the Development Agreement is executed by the City Manager, the City Clerk shall submit the Development Agreement to the County Recorder for recordation.

Section 5. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance for any reason shall be held to be invalid or unconstitutional, the decision shall not affect the remaining portions of this ordinance. The City Council of the City hereby declares that it would have passed this ordinance and each article, section, subsection, paragraph, sentence, clause or phrase which is a part thereof, irrespective of the fact that any one or more articles, sections, subsections, paragraphs, sentences, clauses or phrases are declared to be invalid or unconstitutional.

Section 6. Effective Date and Publication. This ordinance shall take effect thirty (30) days after the adoption, and shall be published once within fifteen (15) days of its passage in the Lincoln News Messenger, a newspaper of general circulation, published and circulated in the City of Lincoln, County of Placer and thenceforth and thereafter shall be in full force and effect.

PASSED AND ADOPTED this 9th day of January, 2018, by the following roll call vote:

AYES: COUNCILMEMBERS: Joiner, Gilbert, Hydrick, Karleskint

NOES: COUNCILMEMBERS: Nader

ABSENT: COUNCILMEMBERS: None

Signed: Stan Nader, MAYOR ATTEST: Gwen Scanlon, CITY CLERK

EXHIBIT A

PRE-ZONING VILLAGE 5 SPECIFIC PLAN AREA

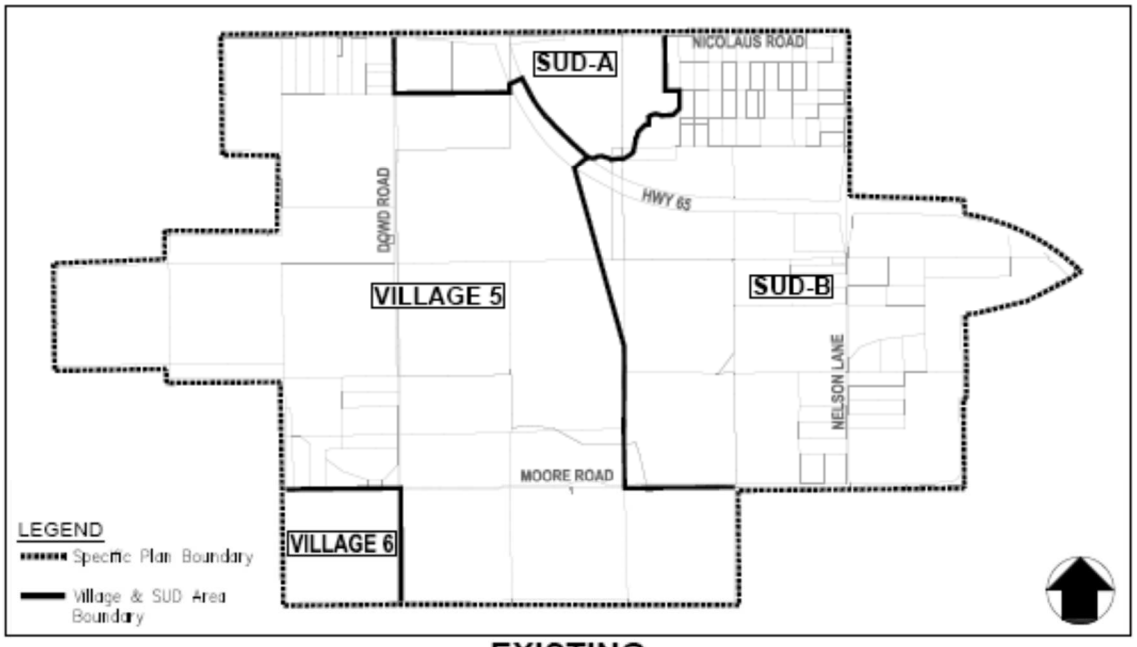
The following parcels are pre-zoned as follows:

1. Planned Development District in accordance with Chapter 18.32 of the Lincoln Municipal Code:

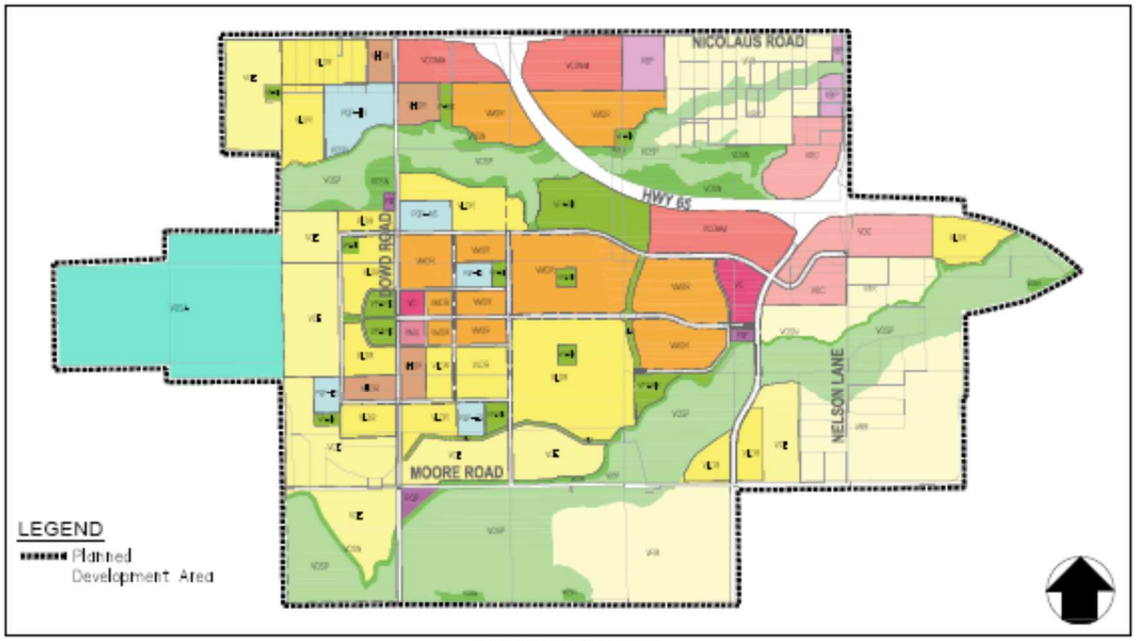
Assessor's Parcels No.'s: 009-031-014 through 009-031-021; 009-031-028; 009-033-008 through 009-033-014; 009-034-001 through 009-034-007; 009-034-018 through 009-034-028; 009-035-001 through 009-035-008; 009-035-023 through 009-035-026; 009-210-001 through 009-210-006; 009-210-043; 009-210-044; 009-240-005 through 009-240-055; 009-240-057; 009-250-004 through 009-250-011; 009-250-013 through 009-250-015; 009-310-004 through 009-310-013; 009-310-017; 009-310-018; 009-310-042; 021-020-021; 021-020-061; 021-020-062; 021-020-068; 021-020-069; 021-020-074; 021-081-002 through 021-081-011; 021-081-014; 021-081-016; 021-081-018 through 021-081-020; 021-081-022; 021-081-025; 021-081-027; 021-081-029 through 021-081-032; 021-081-037 through 021-081-040; 021-081-042 through 021-081-046; 021-082-010; 021-082-013; 021-082-014; 021-082-016 through 021-082-018; 021-082-020; 021-082-022; 021-082-025; 021-082-027 through 021-082-030; 021-082-032; 021-100-017; 021-100-050; 021-100-060; 021-140-002; 021-140-003; 021-140-013; 021-140-017; 021-140-026; 021-140-032; 021-140-034; 021-140-035; 021-261-001; 021-261-006; 021-261-007; 021-261-009; 021-261-010; 021-261-012; 021-262-001; 021-262-006; 021-262-029; 021-262-034 through 021-262-038; 021-263-006; 021-263-008 through 021-263-011; 021-263-014; 021-263-016; 021-263-018; 021-263-019; 021-282-005; 021-282-007; 021-282-008; 021-283-003 through 021-283-010; 021-341-012; 021-350-006; 021-350-012 through 021-350-016; 021-350-019 through 021-350-024; 021-350-027; 021-350-038 through 021-350-040; 021-350-042; 021-380-001; 021-380-002; 021-380-005 through 021-380-007; 021-380-009; 021-380-011 through 021-380-016; 021-380-029; 021-380-031; 021-380-034 through 021-380-036; 021-380-039; 021-380-040; 021-380-042 through 021-380-044; 021-380-046; 021-380-047; 021-380-050; 021-380-052 through 021-380-059; 021-380-061 through 021-380-066; 021-380-068 through 021-380-072; 021-380-074; 021-380-076; 021-380-078; 021-400-003 through 021-400-018; 021-490-002; 021-490-004 through 021-490-011; 021-500-001; 021-500-002; 021-500-005 through 021-500-007; 021-500-011 through 021-500-013; 021-500-015; 021-570-005; 021-570-032; 021-570-033; 021-570-050; 021-570-058; 021-570-086; and, 021-590-021.

EXHIBIT B

PREZONE EXHIBIT
VILLAGE 5 SPECIFIC PLAN



EXISTING



PROPOSED

EXHIBIT C

The pre-zoning of the Village 5 Specific Plan Area, consisting of those parcels set forth in Exhibit A and referred to as the "Subject Parcels" is approved in preparation for future annexation, subject to the following conditions:

1. The Subject Parcels shall be pre-zoned as a Planned Development District and regulated in accordance with Title 18, Chapter 18.32 of the Lincoln Municipal Code. Any subdivision of the parcels shall be subject to the City of Lincoln's review and approval following annexation.

   The Subject Parcels are pre-zoned in accordance with the Planned Development District subject to the standards set forth by the General Development Plan Land Use Diagram set forth in Exhibit B with specific land uses determined for each parcel associated with Village 5, attached hereto and incorporated by this reference.

3. Land uses which become nonconforming uses as a result of annexation will be permitted to continue as provided for in the Village 5 Specific Plan. If such allowed nonconforming use is discontinued for a continuous, uninterrupted period of twelve months or more, such use shall not thereafter be re-established.

4. New development in the Subject Parcels may be subject to supplemental property tax fee/assessments as set forth in a Development Agreement required between the City and developer prior to developing any portion of Village 5. The supplemental property tax fee/assessments will be placed upon new development within the Subject Parcels and be paid at the time a building permit is issued or as a special assessment on property taxes or as otherwise specified in the Development Agreement.

RESOLUTION NO. 2017-260

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN
APPROVING THE VILLAGE 5 SPECIFIC PLAN
INCLUDING THE VILLAGE 5 INFRASTRUCTURE FINANCE PLAN

WHEREAS, Section 65450 et seq. of the California Government Code provides for preparation and adoption of Specific Plans by general law cities; and

WHEREAS, Title 18, Chapter 18.92 of the Lincoln Municipal Code provides for the review and recommendation by the City's Planning Commission on all proposed amendments to the text of land uses and zoning districts; and

WHEREAS, on November 1, 2017, the City of Lincoln Planning Commission adopted Resolution No. 2017-54 forwarding a recommendation of approval to the City Council for the Village 5 Specific Plan; and

WHEREAS, pursuant to Section 18.92.040 of the Lincoln Municipal Code, a notice of the time and place of the City Council's hearing, including a general explanation of the proposed Village 5 Specific Plan (the "Specific Plan") and a general description of the Specific Plan Area (the "Plan Area"), was published in a newspaper of general circulation at least ten calendar days before the hearing and, in addition to notice by publication pursuant to Government Code Section 65854, the City provided mailed notice to neighboring property owners and each local agency responsible for essential facilities or services to the Plan Area, including but not limited to those local agencies responsible for water, sewage, streets, roads, and schools in accordance with Government Code Section 65091; and

WHEREAS, prior to approval of the Village 5 Specific Plan, the City Council approved Resolution No. 2017-258, Making Findings Concerning Mitigation Measures, Adopting a Mitigation Monitoring Plan, Making Findings Concerning Alternatives and Adopting a Statement of Overriding Considerations in accordance with the California Environmental Quality Act for the Village 5 Specific Plan Project ("CEQA Resolution");

WHEREAS, prior to approval of the Village 5 Specific Plan, the City Council reviewed and considered the information contained in the Final EIR, and found that mitigation measures identified in the Final EIR would be imposed on and incorporated into the Village 5 Specific Plan Project which mitigate or avoid the significant environmental effects, that specific economic, social and other considerations make infeasible the alternatives to the Project that would avoid or mitigate the environmental impacts and that social, economic, and other benefits outweigh the environmental impacts that cannot be fully mitigated; and

WHEREAS, the City Council has reviewed the Village 5 Specific Plan and conducted a public hearing on December 5, 2017.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINCOLN DOES HEREBY RESOLVE TO APPROVE THE VILLAGE 5 SPECIFIC PLAN AS FOLLOWS:

Section 1. This Resolution incorporates, and by this reference makes a part hereof, that certain Specific Plan, substantially in the form on file with the Community Development Director relative to the proposed development of the Village 5 Plan Area on certain real property consisting of approximately 4,775 acres located currently located within unincorporated Placer County within the City of Lincoln Sphere of Influence, along the southwestern boundary of the City.

Section 2. Pursuant to Section 18.92.040 of the Lincoln Municipal Code, the City Council finds and determines as follows:

a. The Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the City's 2050 General Plan, as amended by Resolution No. 2017-259 (the "General Plan") because the Specific Plan implements the General Plan by integrating the General Plan policies related to guidelines for orderly growth and development within the City, to the City's zoning regulations, subdivision regulation, intensity of development, land use and design of commercial uses, industrial uses and public facilities.

b. The Specific Plan is consistent with the objectives, policies, general land uses and programs because it promotes flexibility and innovation in land use design through the use of planned unit development zoning and planning techniques that will provide a balanced community of residential, commercial, public and open space land uses.

c. The Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the General Plan's Land Use Element because the Specific Plan's land uses, policies and guidelines are consistent with the corresponding land use designations in the General Plan and General Plan Land Use Map and the intensity of development allowed by the General Plan, as amended (the "General Plan"). Specifically, the Specific Plan provides for a range of residential densities, mixed use commercial, public and open space land use designations.

d. The Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the General Plan because it provides a variety of residential land use densities, commercial opportunities and public land uses which will allow a variety of housing types, employment and shopping opportunities in close proximity to the residential population to meet future City needs for a varied housing stock, employment, personal services and shopping opportunities in close proximity to the village population.

e. The Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the General Plan's Parks and Recreation Element because it provides additional natural resource, open space and passive recreational designated lands through the establishment of open space land use designations (Open Space - Conservation) in order to provide more open space opportunities for City residents by designating at least 40% of the Specific Plan area as open space and habitat preservation.

f. The Specific Plan and associated Infrastructure Financing Plan is consistent with the objectives, policies, general land uses and programs specified in the General Plan's Circulation Element because it provides a circulation system for the Plan Area that implements the goals and policies as set forth in the General Plan's Circulation and Transit Element and Public Facilities Element, ensuring that streets and highways will be available to serve the new development and provides for alternative transportation opportunities in the form of pedestrian ways, bikeways and use of neighborhood electric vehicles.

g. The Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the General Plan because it improves the economic conditions with the City by providing new employment opportunities and will draw new businesses to the City.

Section 4. Upon approval by the City Council, the Community Development Director is hereby directed to retain said Village 5 Specific Plan on permanent public display in the Community Development Department of the City of Lincoln.

Section 5. Based on the findings set forth in this Resolution, City Council CEQA Resolution No. 2017-258, the evidence in the Staff Report, the City Council hereby approves the Village 5 Specific Plan and Infrastructure Financing Plan attached hereto as Exhibits B & C substantially in the form on file with the Community Development Director and subject to the conditions set forth in Exhibit A, attached hereto and incorporated by this reference.

PASSED AND ADOPTED THIS 12th day of December, 2017, by the following roll call vote:

AYES:	COUNCILMEMBERS:	Gilbert, Karleskint, Hydrick, Joiner
NOES:	COUNCILMEMBERS:	Nader
ABSENT:	COUNCILMEMBERS:	

Stan Nader, Mayor

ATTEST:

Gwen Scanlon, City Clerk

VILLAGE 5 SPECIFIC PLAN



City of Lincoln, CA

Adopted December 12, 2017

VILLAGE 5
SPECIFIC PLAN

Adopted December 12, 2017

Resolution # 2017-260

EIR State Clearinghouse # 2014052071

City of Lincoln, CA

VILLAGE 5 SPECIFIC PLAN

Lead Agency:

City of Lincoln

600 Sixth Street

Lincoln, CA 95648

Prepared for:

Richland Developers

3000 Lava Ridge Court, Suite 115

Roseville, CA 95661

RICHLAND

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EXECUTIVE SUMMARY

PROJECT OVERVIEW

The 4,775 acre Village 5 Specific Plan is located on the southwestern boundary of the Lincoln city limits, in south Placer County. The 2014 population of Lincoln was estimated at 45,206 (California Department of Finance, 2014), and the City overall has been undergoing a significant period of growth since 2000. From 2000 (US Census) to 2014, the City's population experienced a growth rate of 303 percent. This region, north of the Sacramento metropolitan region, has been characterized by rapid suburban development for the past three decades. The Village 5 Specific Plan has been designed to help respond to the long-term housing and service needs that are projected in the Lincoln area over the next two decades.

Intended to promote "smart growth" principles, the Village 5 Specific Plan (hereafter referred to as the Specific Plan) offers a blend of land uses and housing options that complement walkable neighborhoods, develop a master planned community that ensures a strong sense of place, and protects existing natural ecosystems and rural heritage.

This Specific Plan creates a planning framework for Village 5 relating to the ideals of the decision makers, landowners, and other stakeholders within Lincoln, serving as a guiding instrument in timely and carefully planned future development. The vision for this Specific Plan is found in Section 1.6, Project Objectives.

This Specific Plan also provides diverse and well connected land uses, offering multiple housing types and densities, mixed use options, schools ranging from grades K-12, considerable and sufficient open space, and a mixture of parks and recreational spaces. The Specific Plan features two key Village Centers, which contain higher density housing located close to neighborhood level retail, office, public and semi-public, and additional service uses. Extensive pedestrian and bicycling infrastructure integrates the numerous residential neighborhoods on site with the Village Centers, containing trails that provide recreational opportunities for patrons too.

This Specific Plan is also designed to preserve and promote natural resources that currently exist in the Plan Area, which include, but are not limited to, Auburn Ravine, Markham Ravine, and additional waterways, natural drainage facilities, wetlands, and tree canopies. Development will be dutifully and carefully managed in areas containing or surrounding environmentally sensitive areas, in order to protect and preserve biological and visual features that currently exist on site. Approximately 838 acres of open space within the Plan Area is designated as preserve land.

Further, this Specific Plan is designed to provide adequate backbone infrastructure, public facilities and necessary services and serve residents efficiently and effectively. This document offers a general discussion of the financing mechanisms, maintenance requirements for the aforementioned backbone infrastructure, public facilities and necessary services. The project is assumed to build out over a 15 to 25 year period, and consists of ten phases. While the first phase, Area A, is projected to occur first, all other phases (Areas B-J) may move forward independently and in any order after initiation of development in Area A has been completed. These additional phases are subject to such factors as market demand, financing, and other potential considerations related to development, and, as such, could happen sequentially or concurrently. Table ES-1 provides land use data for the Plan Area.

EXECUTIVE SUMMARY

TABLE ES-1: LAND USE SUMMARY

ABBR.	LAND USE DESIGNATION	GROSS ACRES	NET ACRES[1]	DENSITY RANGE	DU/AC. TARGET	F.A.R.[3]	RES. UNITS[2]	RES. % OF DU	NON-RES S.F.	% S.F.
Residential Uses										
VRR	Village Rural Residential	709.2	614.3.4	0.2-0.5	0.5		302	3.7%	N/A	
VCE	Village Country Estate Residential	500.4	476.0	1.0-2.9	2.0		925	11.2%	N/A	
VLDR	Village Low Density Residential	570.1	529.5.4	3.0-5.9	5.0		2,690[4]	32.6%	N/A	
VMDR	Village Medium Density Residential	441.6	405.3	6.0-12.9	7.0		2,830[4]	34.3%	N/A	
VHDR	Village High Density Residential	68.7	68.7	13.0-30.0	21.0		1,441	17.5%	N/A	
	SUBTOTAL	**2,290.0**					**8,188**	**99.3%**		
Commercial and Employment Uses										
VMU	Village Mixed Use	7.5	7.5		7.5	0.35	56	0.7%	114,300	2.5%
VC	Village Center	33.9	29.9			0.35	N/A		456,400	9.9%
VCOMM	Village Commercial	196.3	176.2			0.25	N/A		1,918,300	41.7%
VOC	Village Office/Commercial	159.9	129.9			0.30	N/A		1,696,800	36.9%
VBP	Village Business and Professional	46.2	38.0			0.25	N/A		413,600	9.0%
	SUBTOTAL	**443.8**					**56**	**0.7%**		**100.0%**
Parks and Open Space										
VPARK	Village Park	149.2	126.6							
VLP	Village Linear Park	19.5	18.6							
VOSA	Village Ag/Preserve	343.5	343.5							
VOSP	Village Open Space Preserve	838.5	838.5							
VOSN	Village Natural Open Space	208.2	192.1							
	SUBTOTAL	**1,558.9[5]**								
Public Uses										
PQP	Public / Quasi-Public	13.6	13.0							
PQP-ES	Elementary School	35.9	35.8							
PQP-MS	Middle School	20.0	20.0							
PQP-HS	High School	48.7	48.7							
	SUBTOTAL	**118.2**								
ROW	Right of Way	225.6	225.6							
HWY	Highway 65	139.0	139.0							
	SUBTOTAL	**364.6**								
	TOTAL	**4,775.5**	**4,486.7**				**8,244**	**100.0%**	**4,599,400**	**100.0%**

Table ES.1 Footnotes:

1. Net Acreage shown excludes detention ponds and airport required open land, based on the Placer County Airport Land Use Compatibility Plan, February 26, 2014. Detailed calculations for each land use node is provided in Appendix B.
2. Total dwelling units for each land use type is based on the net acreages for each land use node, as provided in Table B-1 of Appendix B-Planning Area Detail, and multiplied by the average density factor. The densities shown are an average and may vary based on the ranges established for each residential zone.
3. The FAR factors are targets and may vary based on the ranges established for each zone. VMU FAR is based on GP Table 4-3; COMM FAR assumes no internal public roadways; O/C FAR assumes mix of two and three story buildings; VBP FAR assumes single story buildings.
4. 1,000 units of VLDR and VMDR will be developed as age-qualified units, with 771 designated as VLDR and 229 designated as VMDR.
5. Calculation of required open space is provided in Table 6.3.

SPECIFIC PLAN OBJECTIVES

This Specific Plan has been prepared to ensure that positive benefits will be generated for the greater community in the City of Lincoln. The following objectives have been created through the planning and design process for Village 5 and are made to implement the Community Vision and Guiding Principles for the City of Lincoln.

1. Establish an approximately 4,775 acre mixed-use village that incorporates feasible, smart growth principles and results in an economically stable and sustainable community.
2. Provide a Land Use Plan which includes a broad range of compatible land uses, including residential, commercial, office, mixed-use, recreation and public/quasi-public which are organized around a compact core and provide appropriate land use transitions.
3. Provide a pedestrian friendly community environment that provides a safe and pleasant place for people to live, work and recreate.
4. Provide two Village Centers, located adjacent to key arterial streets, functioning as hubs of activity and source of sales tax revenue.
5. Establish a network of open space and recreation amenities for Plan Area and City residents with the potential for recreational tourism. Elements include a regional sports park, community parks, neighborhood parks, linear parkways, pedestrian and bike connections throughout the Plan Area.
6. Provide sites for a high school, a middle school and three elementary schools, which are conveniently located to serve the Plan Area residents and surrounding Villages.
7. Preserve and protect the Auburn Ravine and Markham Ravine corridors as permanent open space and provide public access with perimeter trails and crossings, where feasible.
8. Provide regional and community scale retail and employment centers in locations with easy access and visibility from Highway 65, offering employment opportunities for residents in the Plan Area and the City of Lincoln, resulting in a balanced ratio of jobs and housing and consistent with the City's General Plan.
9. Provide a Land Use Plan with a balance of uses and density that results in an adequate tax base which, at project build-out, generates a surplus to the General Fund and generates financial resources to pay for public

services and infrastructure without financial burden to existing residents.

10. Provide a Land Use Plan, Design Standards & Guidelines which are consistent with Lincoln General Plan goals and policies, incorporate market acceptable design features and foster an attractive, well maintained community.
11. Establish a land use and circulation system that promotes convenient mobility, links Village 5 with other villages and the existing areas of Lincoln and provides a variety of non-vehicular modes within a setting that is safe, accessible and convenient for all modes of travel.
12. Promote a diversity of housing opportunities responsive to the needs of Lincoln, the region and market conditions; including single-family dwellings, apartments, condominiums, townhouses and live-work units to serve a broad range of family incomes.
13. Provide a comprehensively planned infrastructure system which is sized to serve the entire Plan Area and adjacent planned Villages, which compliments the city-wide infrastructure and ensures funding for the on-going maintenance needs of the parks, open space and storm water quality facilities, public services and infrastructure.

VILLAGE 5 CONTEXT

The General Plan Update for the City of Lincoln was adopted in March 2008. This document effectively sets the planning for the growth of the entire City over the next four decades and projects an expansion of population of approximately 130,000 people. Consequently, this document also divides the City's Sphere of Influence (SOI) into seven "Villages," which are designated for large scale development purposes. The main purpose of the village designations is to implement the established "smart growth" principles set out by the Blueprint Project, a project created by the Sacramento Area Council of Governments (SACOG). In particular, the Blueprint Project emphasizes the following six values:

- Provide a variety of transportation choices;
- Offer housing choices and opportunities;
- Take advantage of compact development;
- Use existing assets;
- Preserve open space, farmland, natural beauty through natural resources conservation; and
- Encourage distinctive, attractive communities with quality design.

The seven villages are intended to similarly incorporate mixed use residential projects that radiate from Village cores that contain a variety of high density residential and neighborhood commercial uses. The policies of the General Plan Update provide the requirement that a Specific Plan must first be approved for the entire Village level before a Village area can be developed.

Village 5 consists of 141 parcels and several different landowners. The largest landowner is the project applicant, Richland Developers, Inc., which owns and/or controls approximately 1,700 acres (approximately 35% of the total) within the project boundaries. To develop a specific plan that follows the objectives expressed within the City's General Plan Update and also suits the goals and expectations of these landowners, a number of individual meetings and community workshops were conducted to assess constraints and opportunities within the Plan Area, as well as provide an open forum on ideas for the land use concept. Through this

interactive process, a decision was developed that embraced the values found within the General Plan and responses from community workshops, the local school district, leaders within Placer County, and other stakeholders. This Specific Plan is thus built upon this iterative community participation process.

COMMUNITY VISION

The vision for Village 5 focuses on the creation of a high quality and well-functioning master planned community that exudes "smart growth" principles, with a variety of neighborhoods that are both compatible and interconnected with one another, and also well-connected into the natural site features and existing greater Lincoln community. Key elements of this vision include the following:

- Overall consistency and compliance with the City's General Plan goals and policies;
- Preservation of the Auburn and Markham Ravine floodways, along with a trail system along the edge of the floodway;
- Adequate transitioning to the rural residential areas in Placer County along the west edge of the village;
- Incorporation of small identified fragmented parcels in the area into the overall Specific Plan;
- Evaluation of a buffer for the 280 acre agricultural site owned and planned for Western Placer Unified School District;
- Provision of an agricultural buffer along the western boundary of the Specific Plan area; and
- Compliance with the land use requirements of the Placer County Airport Land Use Compatibility Plan.

SPECIFIC PLAN ORGANIZATION

Following this Executive Summary, this Specific Plan is divided into nine chapters, as discussed below. The design guidelines for the Specific Plan are provided in the Village 5 General Development Plan (GDP), which is designed as a companion document for this Specific Plan.

Executive Summary: provides a summarized overview of this Specific Plan, describing the objectives, planning background, and community vision.

Chapter 1-Introduction: summarizes the purpose, background, organization and authority of this document.

Chapter 2-Context: describes the location, natural setting, and land use conditions on and adjacent to the Plan Area.

Chapter 3-Community Design Framework: identifies the vision and organizing principles that guide the physical form and development patterns of Village 5.

Chapter 4-Land Use Plan: identifies the overall land use plan and land use districts that constitute Village 5.

Chapter 5-Circulation and Mobility: describes the network to accommodate the movement of vehicles, pedestrians and bicyclists.

Chapter 6-Public Services: identifies plan-wide public services including parks, schools, libraries, police and fire.

Chapter 7-Public Utilities: describes plan-wide water, wastewater, storm drainage, electric, natural gas, communications and solid waste systems.

Chapter 8-Resource Management Plan: describes general measures to protect biological, cultural and water resources.

Chapter 9-Implementation: describes approval actions, financing, phasing and amendment procedures.

CHAPTER 1: INTRODUCTION

1.1 OVERVIEW

The Village 5 Specific Plan (V5SP) guides the development of the approximately 4,775 acre Plan Area in south Placer County. The Plan Area is located adjacent to the western city limit line of the City of Lincoln and within the City's Sphere of Influence (SOI), as shown in Exhibit 1.1, Lincoln Area Map. The Lincoln Area Map depicts the boundaries of the Plan Area and surroundings within the City. The Specific Plan boundary for both Village 5 and Special Use District (SUD) B were defined by the Lincoln 2050 General Plan. The General Plan requires a specific plan to comprehensively plan land uses and associated infrastructure and services for a village or Special Use District. In order to create a logical planning boundaries, the V5SP Plan Area has incorporated two remnant areas of adjacent planning areas; Village 6 to the southwest and SUD A to the north, as shown in Exhibit 2.2 and discussed in detail in Section 2.3. For simplicity, this Specific Plan identifies the entire Plan Area as Village 5 and uses the acronym of V5SP.

The first Goal of the General Plan Land Use Element is *"to grow in orderly pattern consistent with the economic, social and environmental needs of Lincoln."* The General Plan utilizes the designation of Villages to organize new development areas to create vibrant, mixed-use villages characterized by a mix of land uses, pedestrian and transit accessibility and neighborhood identity.

1.2 LAND PLAN SUMMARY

The V5SP land use plan contains a broad range of residential land uses, including rural residential, country estates, low, medium and high density residential; and employment land uses, including retail commercial, village commercial, office/commercial, business professional and mixed-use, as well as recreational, open space, public and educational land use.



Conceptual Depiction of West Village Park

The land use plan is estimated to result in approximately 8,200 dwelling units and 4.6 million square feet of employment and commercial services land uses. The mix of land uses types and intensities will provide for a diverse village which complements surrounding and planned land uses within the City. Several significant opportunities and constraints have shaped the land use plan; the Highway 65 corridor bisecting the Plan Area, Auburn and Markham Ravines which traverse the Plan Area, the overflight zones related to the Lincoln Airport, and the presence of biological habitat and resources. The Plan Area setting and existing features is further discussed in Section 2.5.

CHAPTER 1: INTRODUCTION

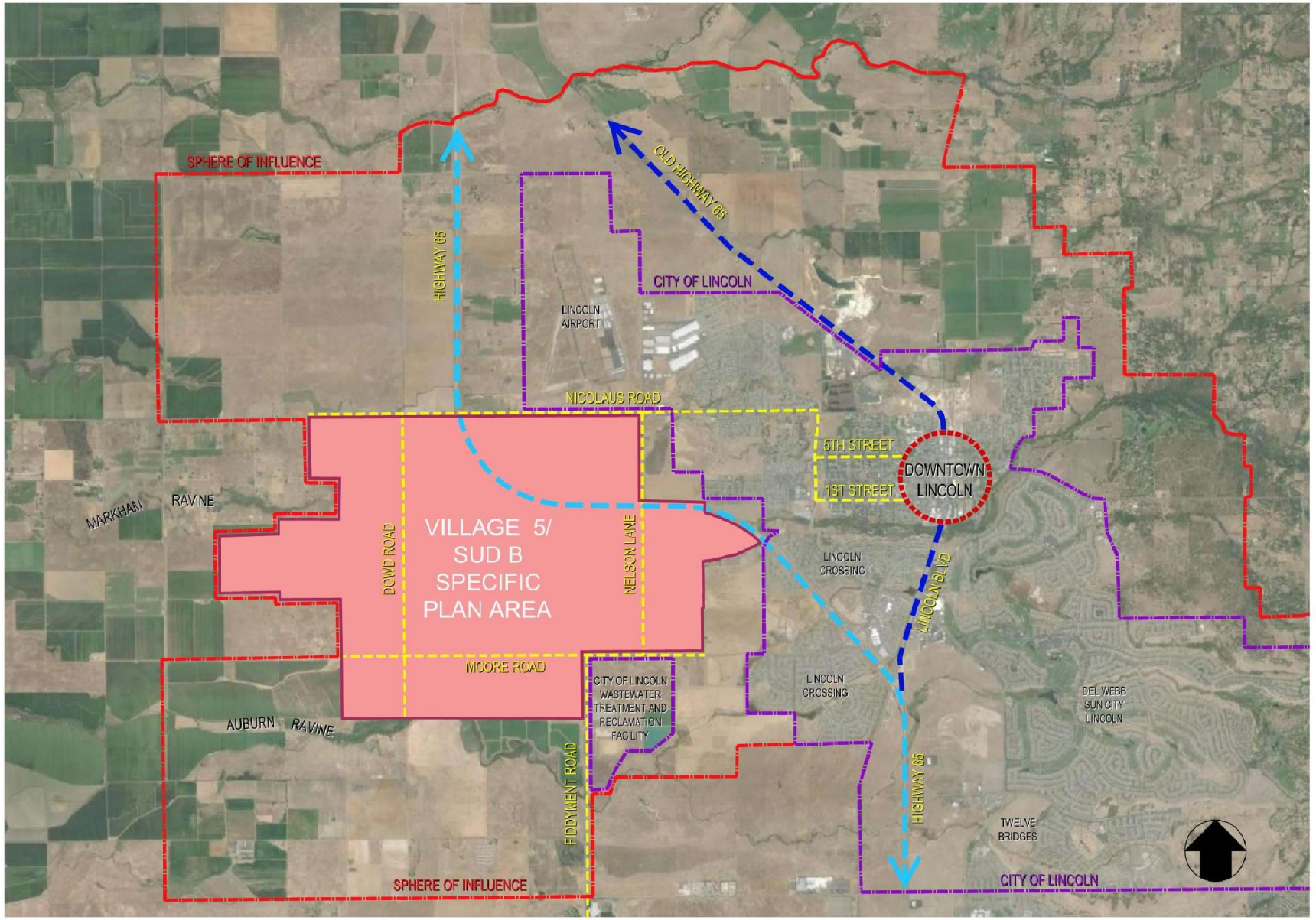


Exhibit 1.1: Lincoln Area Map

1.3 THE SPECIFIC PLAN TOOL

A specific plan is a planning and regulatory tool intended to implement a 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 5 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 5. 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 provided in Appendix A, General Plan Consistency Analysis, as well as other applicable state and local regulations.

1.4 GENERAL DEVELOPMENT PLAN

A General Development Plan (GDP) is a tool used by the City to implement master-planned developments such as the Village 5 Specific Plan. The GDP essentially functions as the zoning code and design guidelines for the Specific Plan, providing the regulatory guide, development standards, and other design criteria needed to administer review of individual projects within the planned development.

The GDP establishes a comprehensive design framework, design guidelines and development standards to ensure that future projects will be developed in a cohesive and well-planned manner that ultimately results in an attractive, high-quality community as envisioned by the Specific Plan. The design guidelines and development standards provided in the GDP are used by City staff in reviewing subsequent development applications for individual Planning Areas/phases within the Plan Area, and guide the developers, builders, planners and designers who will be involved in the construction of the community.

The Village 5 GDP was approved concurrently with the V5SP, including development standards and design guidelines for the entire Village and Planning Area Detail for Area A. As each of the remaining Planning Areas seek full development entitlements, the GDP may be amended to include the additional Planning Area (s) or a new GDP shall be approved. Amendments to the GDP may be used to modify or identify additional standards for Planning Areas B-J, as described more fully in Chapter 9 of this Specific Plan and in Chapter 2 of the GDP.

1.5 SPECIFIC PLAN ORGANIZATION

Chapter 1-Introduction: summarizes the purpose, background, organization and authority of this document.

Chapter 2-Context: describes the location, natural setting, and land use conditions on and adjacent to the Plan Area.

Chapter 3-Community Design Framework: identifies the vision and organizing principles that guide the physical form and development patterns of the Plan Area.

Chapter 4-Land Use Plan: identifies the overall land use plan and land use districts that constitute the Plan Area.

Chapter 5-Circulation and Mobility: describes the network to accommodate the movement of vehicles, pedestrians and bicyclists.

Chapter 6-Public Services: identifies plan-wide public services including parks, schools, libraries, police and fire.

Chapter 7-Public Utilities: describes plan-wide water, wastewater, storm drainage, electric, natural gas, communications and solid waste systems.

Chapter 8-Resource Management Plan: describes measures to protect biological, air quality, cultural resources and sustainability elements.

Chapter 9-Implementation: describes approval actions, financing, phasing and amendment procedures.

Appendices: Appendices provide supporting analysis and technical detail for many aspects of the Specific Plan, including General Plan Consistency, Parcel Level Detail and Water, Reclaimed Water, Wastewater and Drainage and Flood Control Infrastructure.

1.6 RELATED DOCUMENTS

The Specific Plan works in tandem with other City adopted documents to provide policy guidance for implementation of the project. Existing documents which are actively used to plan for and implement development projects include the Lincoln General Plan, Municipal Code and various City master plans.

In addition, the following related documents should be referenced in the review and implementation of the Specific Plan. The relationship of these documents and their application for implementing the Specific Plan are further discussed in Chapter 9, Implementation.

- General Development Plan – a companion document to the Specific Plan to direct the build out of the Plan Area, which includes permitted uses, development standards, design guidelines and planning level detail for individual planning areas.
- Development Agreements – contracts between the City and Plan Area property owners that vest development rights, outline the infrastructure improvement obligations and specify infrastructure financing and timing mechanisms.
- Environmental Impact Report (EIR) – an assessment of the potential direct and indirect effects associated with the development of the Plan Area. The V5SP EIR also includes a mitigation monitoring and reporting plan.

1.7 ACTIONS AND SUBSEQUENT APPROVALS

The Specific Plan and related documents were approved by the City of Lincoln as part of the entitlement process. Those entitlements included a General Plan Amendment, prezone/rezone and Certification of the EIR. Prior to the processing of individual developments, LAFCO will require approval of annexation of the Plan Area. Individual development projects are subject to review and approval of subsequent permits and entitlements by the City of Lincoln, other local, State and Federal agencies, as described in Section 9.4 Specific Plan Administration.

1.8 PROJECT OBJECTIVES

The following summarizes the project objectives that guided the planning of Village 5 Specific Plan. These project objectives also provide guidance for future planning of development activities within the Plan Area

1. Establish a 4,775+ acre mixed-use village that incorporates feasible, smart growth principles which results in an economically stable, sustainable community.

2. Provide a Land Use Plan which includes a broad range of compatible land uses, including residential, commercial, office, mixed-use, recreation and public/quasi-public which are organized around a compact core and provide appropriate land use transitions.

3. Provide a pedestrian friendly community environment that provides a safe and pleasant place for people to live, work and recreate.

4. Provide two Village Centers, located adjacent to key arterial streets, functioning as hubs of activity and source of sales tax revenue.

5. Establish a network of open space and recreation amenities for Plan Area and City residents with the potential for recreational tourism. Elements include a regional sports park, community parks, neighborhood parks, linear parkways, pedestrian and bike connections throughout the Plan Area.

6. Provide sites for a high school, a middle school and three elementary schools, which are conveniently located to serve the Plan Area residents and surrounding Villages.

7. Preserve and protect the Auburn Ravine and Markham Ravine corridors as permanent open space and provide public access with perimeter trails and crossings, where feasible.

8. Provide regional and community scale retail and employment centers in locations with easy access and visibility from Highway 65, offering employment opportunities for residents in the Plan Area and the City of Lincoln, resulting in a balanced ratio of jobs and housing and consistent with the City's General Plan.

9. Provide a Land Use Plan with a balance of uses and density that results in an adequate tax base which, at project build-out, generates a surplus to the General Fund and generates financial resources to pay for public services and infrastructure without financial burden to existing residents.

10. Provide a Land Use Plan, Design Standards & Guidelines which are consistent with Lincoln General Plan goals and policies, incorporate market acceptable design features and foster an attractive, well maintained community.

11. Establish a land use and circulation system that promotes convenient mobility, links Village 5 with other villages and the existing areas of Lincoln and provides a variety of non-vehicular modes within a setting that is safe, accessible and convenient for all modes of travel.

12. Promote a diversity of housing opportunities responsive to the needs of Lincoln, the region and market conditions; including single-family dwellings, apartments, condominiums, townhouses and live-work units to serve a broad range of family incomes.

13. Provide a comprehensively planned infrastructure system which is sized to serve the entire Plan Area and adjacent planned Villages, which complements the city-wide infrastructure and ensures funding for the on-going maintenance needs of the parks, open space and storm water quality facilities, public services and infrastructure.

CHAPTER 2: CONTEXT

2.1 REGIONAL CONTEXT

The proposed Plan Area, approximately 4,775 acres, 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, as shown in Exhibit 2.1, Regional Context.

The City of Lincoln and the Placer region are anticipated to continue to experience significant growth. The SACOG 2035 update of the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) forecasts 11,275 new housing units and 9,963 new employees in Lincoln by 2035.This growth can be attributed to the region's overall quality of life, relatively affordable housing, a strong job base, availability of land zoned for future employment users, seismic stability, extensive transportation systems, nearby recreational opportunities and a well-trained, and educated labor force. The City, via the 2050 General Plan, has planned to accommodate its share of the regional growth. This growth will be a primary contributing factor in achieving the City's General Plan goals of creating an economically sustainable community.





Exhibit 2.1 Regional Context Map

2.2 SITE HISTORY

A large portion of the Plan Area, located between Markham and Auburn Ravines, is known as the Moore Ranch. The property and adjacent lands have been occupied since the late 1930's and have been used for agriculture and rural residential home sites. The property has remained mostly unchanged since the late 1960's after a majority of land was converted to irrigated rice lands during the preceding two decades. The area has a strong agricultural history with on-going farming operations. Most of the agricultural operations rely upon water storage and conveyance improvements constructed when the land was first occupied through the mid-1960s. These improvements include water to the dams, diversions and canals constructed to draw and return water to Markham and Auburn Ravines.

2.3 COMMUNITY CONTEXT

The Plan Area boundaries are somewhat irregular, as depicted in Exhibit 2.2. The north edge is bounded by Nicolaus Road. The eastern edge of the Plan Area is fairly irregular, following Nelson Lane on the north side of the Highway 65 bypass. On the south side of the bypass, the boundary generally abuts the Village 7 Specific Plan and Moore Road. The south boundary of the Plan Area follows Moore Road to the intersection with Fiddyment Road, then south one mile and commencing west again, abutting Auburn Ravine. The western boundary is also irregular, starting at the south corner, approximately one mile south and west of the Dowd Road/Moore Road intersection, around the Lincoln High School Farm property and up to Nicolaus Road.

The boundaries of the V5SP are generally consistent with the boundary identified in the General Plan, however in order to create a logical geographic area, the Plan Area has incorporated two remnant areas. The first addition is in the southwest corner of the Plan Area, where approximately 160 acres of adjacent Village 6 are incorporated into the V5SP. The second addition is located along the south side of Nicolaus Road, both east and west of Highway 65. This 270 acre area of SUD A has been incorporated into the Plan Area so that Nicolaus Road defines the north boundary of the V5SP Plan Area in entirety.

The Plan Area is within the City of Lincoln Sphere of Influence (SOI), and contiguous with portions of the southwest City limits. An SOI is defined as the probable ultimate physical boundary and service area of a local agency. Annexations for the sub-areas of the Plan Area, Planning Areas A-J, may be processed independently, following the City's approval of the Specific Plan and related entitlements as described in Section 9.4. The Planning Areas are described in the following section.

2.4 VILLAGE 5 CONTEXT

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 build out of the City. Related policies require that each village be comprehensively planned with respect to land use, circulation, public facilities and infrastructure. The V5SP Plan Area has multiple land ownerships, which will likely result in portions of the Plan Area to develop separately and under different timelines, anticipated to be over a 15 to 25 year period. As a result, multiple Planning Areas have been designated to allow each planning area to initiate development independently, where feasible, while maintaining consistency with the overarching Specific Plan. This framework also allows each planning area to secure future development entitlements on timelines specific to each planning area.

The geographic boundaries of each Planning Area A through J are shown on Exhibit 2.3. The ten (10) Planning Areas were chosen based on logical groupings of land use types in geographical locations within the Plan Area. The alphabetical assignment to the Planning Areas is based on a counterclockwise direction starting from Area A, which is the first Planning Area slated to proceed. Implementation of the Village 5 Specific Plan will occur in accordance with the process outlined in Chapter 9, Implementation, which addresses Development Agreement(s), Environmental Impact Report(s), General Development Plan(s) and Phasing/Sequencing of Planning Areas. Refer to Section 9.5 for more detail on development sequencing.

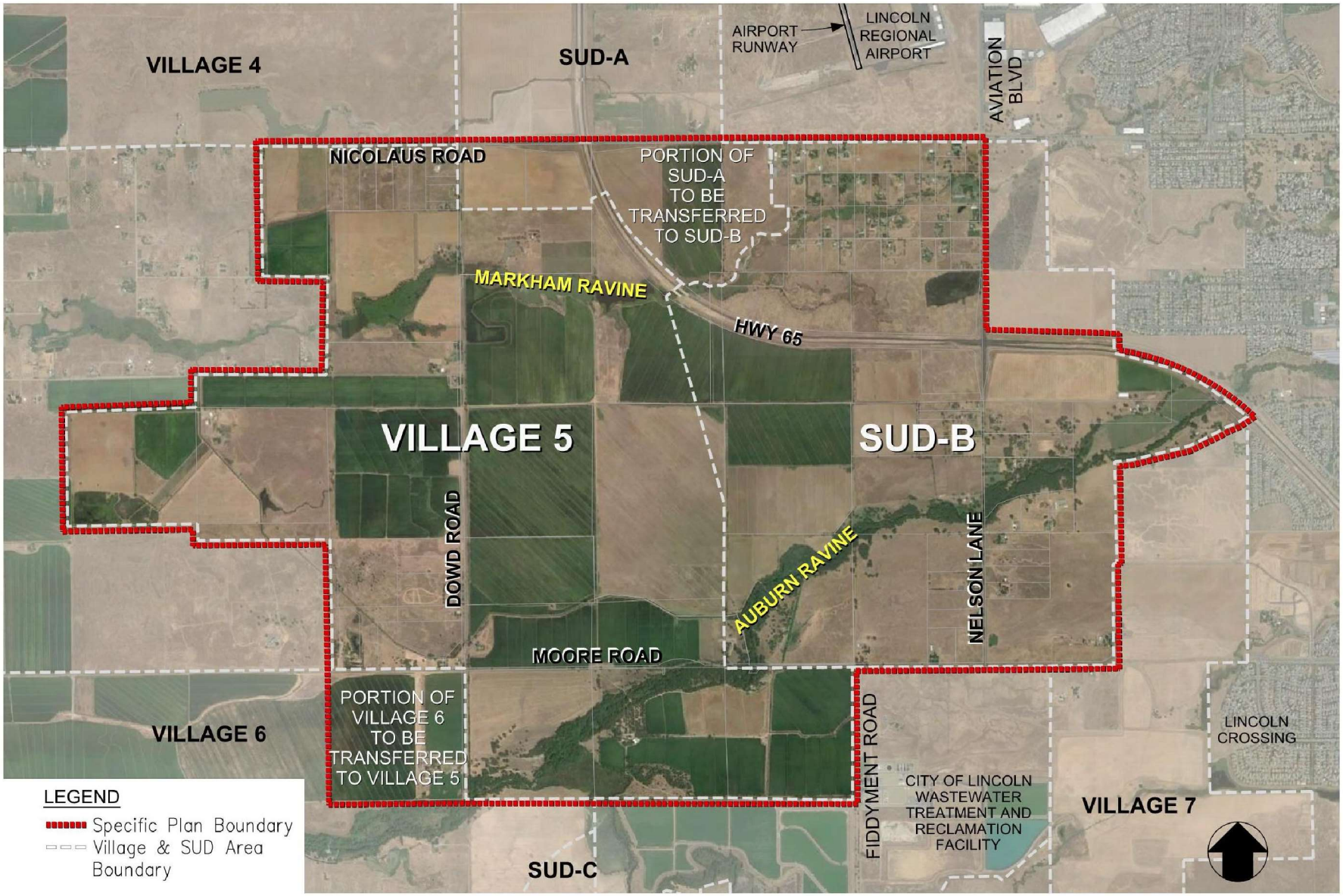


Exhibit 2.2: Plan Area Boundaries

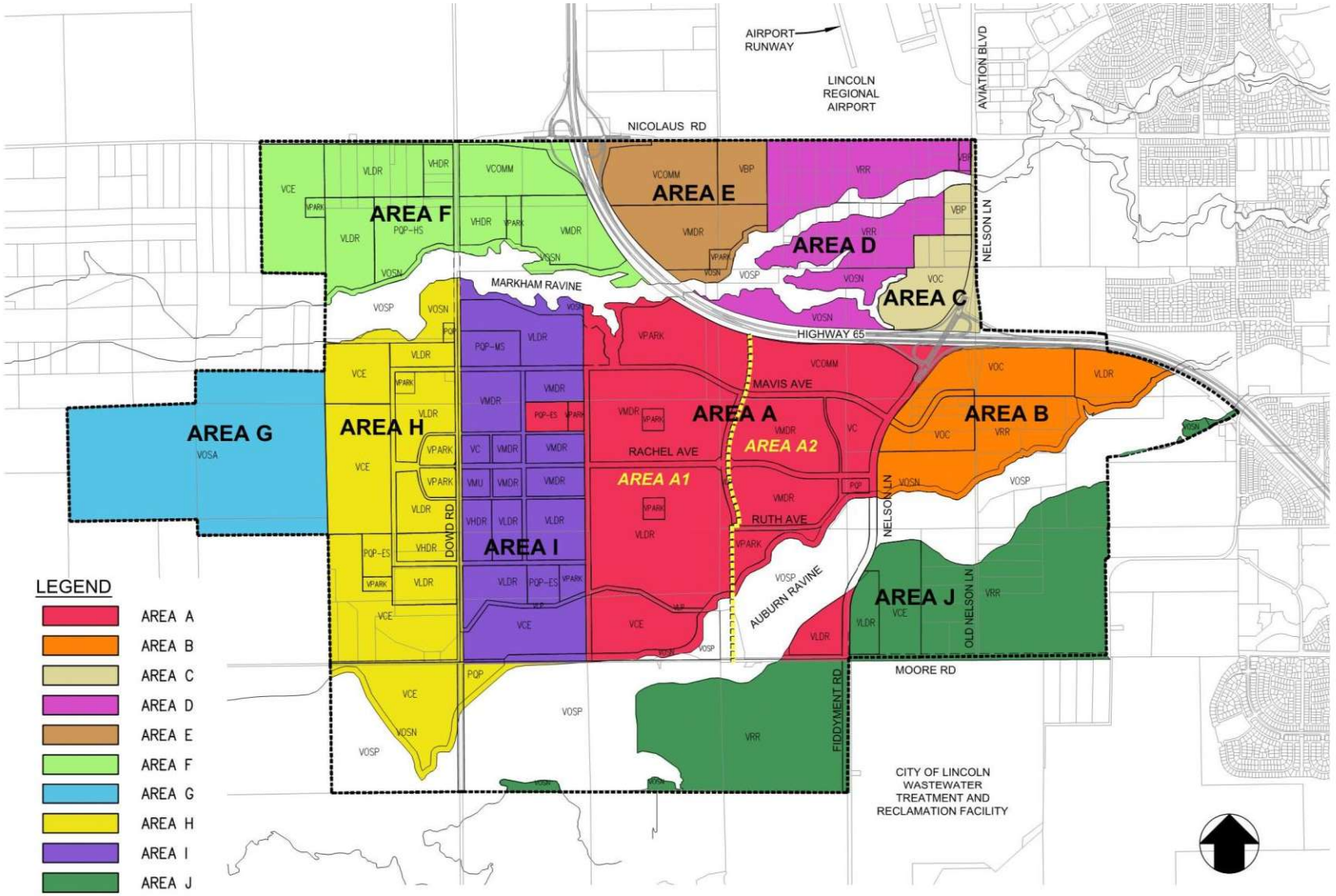


Exhibit 2.3: Planning Areas

2.5 PLAN AREA SETTING

2.5.1 Setting

The Plan Area is comprised of 141 parcels and many different landowners. The applicant, Richland Developers, Inc., owns and/or controls approximately 1,700 acres (approx. 35% of the total) within the Plan Area boundaries.

2.5.2 Adjacent Uses

The current land uses on the properties within the Plan Area include grazing, rice farming, small ranches, and rural residential homes. Adjacent land uses to the Plan Area include:

West: Agricultural land
North: Lincoln Airport, residential homes, open space, agricultural land
East: Residential homes, agricultural land, vacant land
South: Lincoln Wastewater Treatment and Reclamation facility, agricultural land

2.6 CONSTRAINTS & OPPORTUNITIES

Primary conditions that have potential influence on the Plan Area were considered in the site analysis and design. Such conditions influence both opportunities and constraints to the future development of the Plan Area, which include the Highway 65 corridor bisecting the Plan Area, the floodplains and associated riparian vegetation within Auburn and Markham Ravines which traverse the Plan Area, the overflight zones related to the Lincoln Airport, and the presence of biological habitat and resources. Exhibit 2.4 depicts the constraints and opportunities of the Plan Area.

2.6.1 Habitat and Resources



At the time of Specific Plan preparation, the habitat types occurring within the Plan Area included annual grasslands, seasonal wetlands, vernal pools, seasonal marsh and riparian habitat. The natural resources and habitat will be preserved and provide open space areas that serve as a scenic resource and is a visual relief from urban development. The primary biological constraints within the Plan Area include sensitive habitats and protected oak trees associated with Auburn and Markham Ravines.

2.6.2 Existing Transportation and Access

The Plan Area is bisected by State Route 65, a Caltrans freeway which extends from Interstate 80 to the east in Roseville and continues through the Plan Area to the west, terminating at State Route 70 in Olivehurst. An interchange at Nelson Lane provides freeway access to the Plan Area, and connects V5 with residents, employees, and visitors from surrounding communities and throughout the region. Freeway frontage for businesses and regional accessibility to the Plan Area are opportunities, however noise and air quality impacts are potential constraints. Other roadways existing at the time of Specific Plan preparation include Nicolaus Road, South Dowd Road, Moore Road, Fiddyment Road and several small rural roads and lanes; Aitkin Road, William Lane, Rockwell Lane, Neighbor Lane and Heatherbrook Lane.

2.6.3 Existing Infrastructure

The Lincoln Wastewater Treatment and Reclamation Facility (WWTRF) is located directly to the south of the Plan Area at the southeast corner of Fiddyment and Moore Roads. A sewer point of connection (POC) capable of serving the entire Plan Area is provided at the north edge of the WWTRF. Two domestic water POC's are stubbed to the Plan Area boundary. The first water POC is located near the intersection of Nicolaus Road and Nelson Lane and the second water POC is located on Moore Road at the WWTRF. A reclaimed water POC is located near the southwest corner of Fiddyment and Moore Roads.

2.6.4 Lincoln Regional Airport

The Lincoln Regional Airport abuts the Plan Area on the north. This airport is a general aviation facility owned and operated by the City of Lincoln. Airport influence areas and related compatibility zones extend over a portion of the site, as shown in Exhibit 2.4 and 2.5. An airport influence area is defined as an area in which current or future airport-related noise, overflight, safety, or airspace protection factors may affect land uses or necessitate restrictions on those uses. Compatibility Zones A through D have varying intensity criteria (people/acre), requirement for open space within each site and other specific criteria related to land uses, with Zone A being the most restrictive and Zone D the least. Table LIN-6A of the Placer County Airport Land Use Compatibility Plan (ALUCP) provides detailed guidelines and policies for development compatibility for the Lincoln Airport.

The airport zones A, B1 and C1, which are aligned with the airport runway trajectory over the Plan Area, are the zones which had significant influence on the placement of uses on the land plan. These zones represent a composite of four compatibility factors of noise, safety, airspace protection and overflight. The portion of the Plan Area which falls within the A, B1 and C1 zones, totaling 1,120 acres, has land use restrictions that include, but are not limited to the following: no residential densities more than 4 dwelling units per acre average, schools, active parks, hospitals and large gathering places. In addition, non-residential uses have varying height and occupancy restrictions in these zones. Zone C-2 has conditional compatibility criteria for K-12 schools, hospitals and large indoor assembly facilities. Zone D has minimal restrictions due to the primary constraint of aircraft noise only. The land use plan responds to the airport constraint by locating commercial, office and Rural Residential uses only within the most restrictive zones of A, B-1 and C-1. A small PQP site is located at the edge of the C-1 zone along Auburn Ravine, intended for an allowable private or public community use, such as an athletic club or community center. The land plan locates the schools within Zone D only, as directed by the compatibility criteria.

2.6.5 Noise

Known sources of potential noise in the Plan Area vicinity at the time of Specific Plan preparation include the aircraft noise from the Lincoln Regional Airport and vehicle noise from Highway 65.

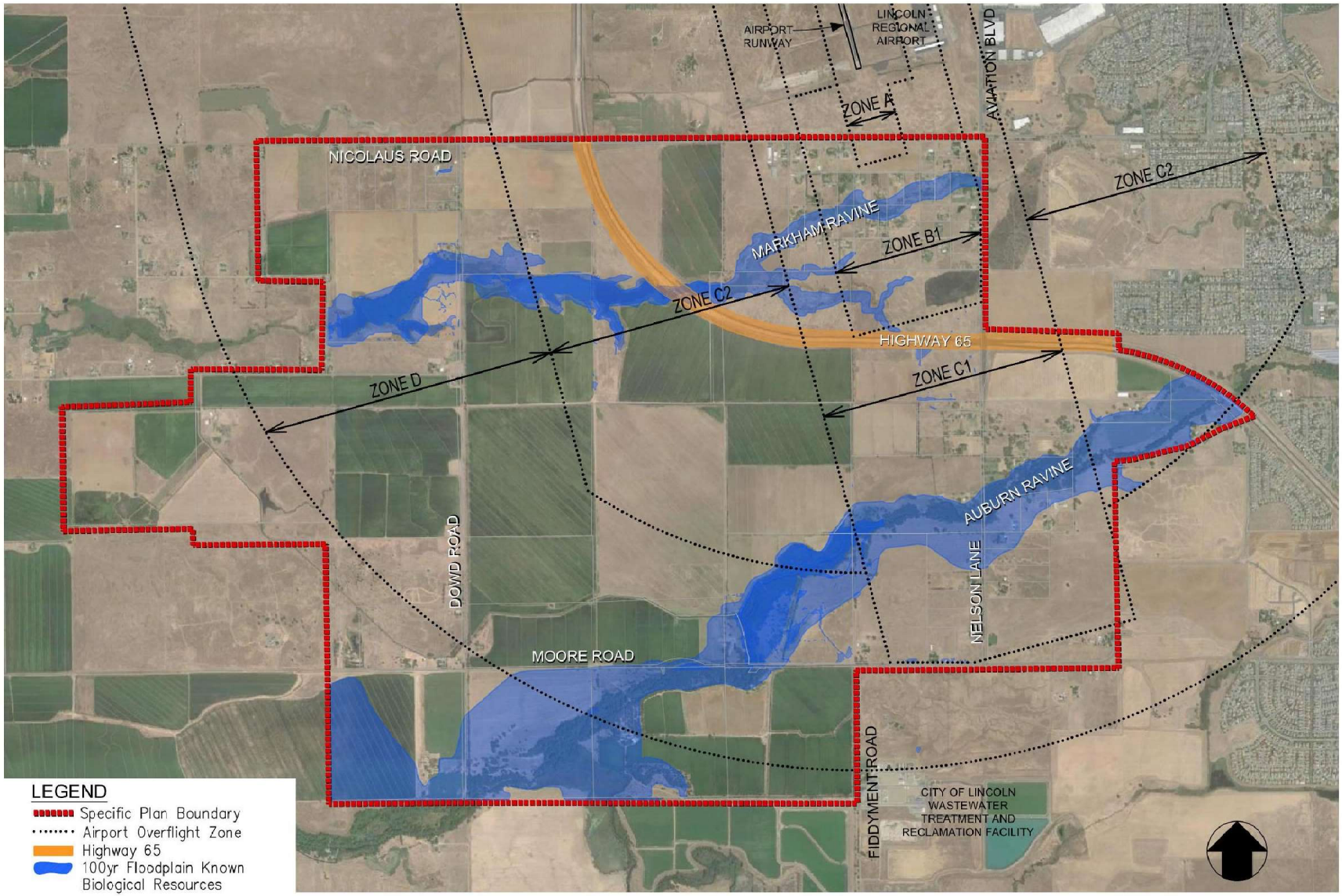


Exhibit 2.4: Constraints and Opportunities

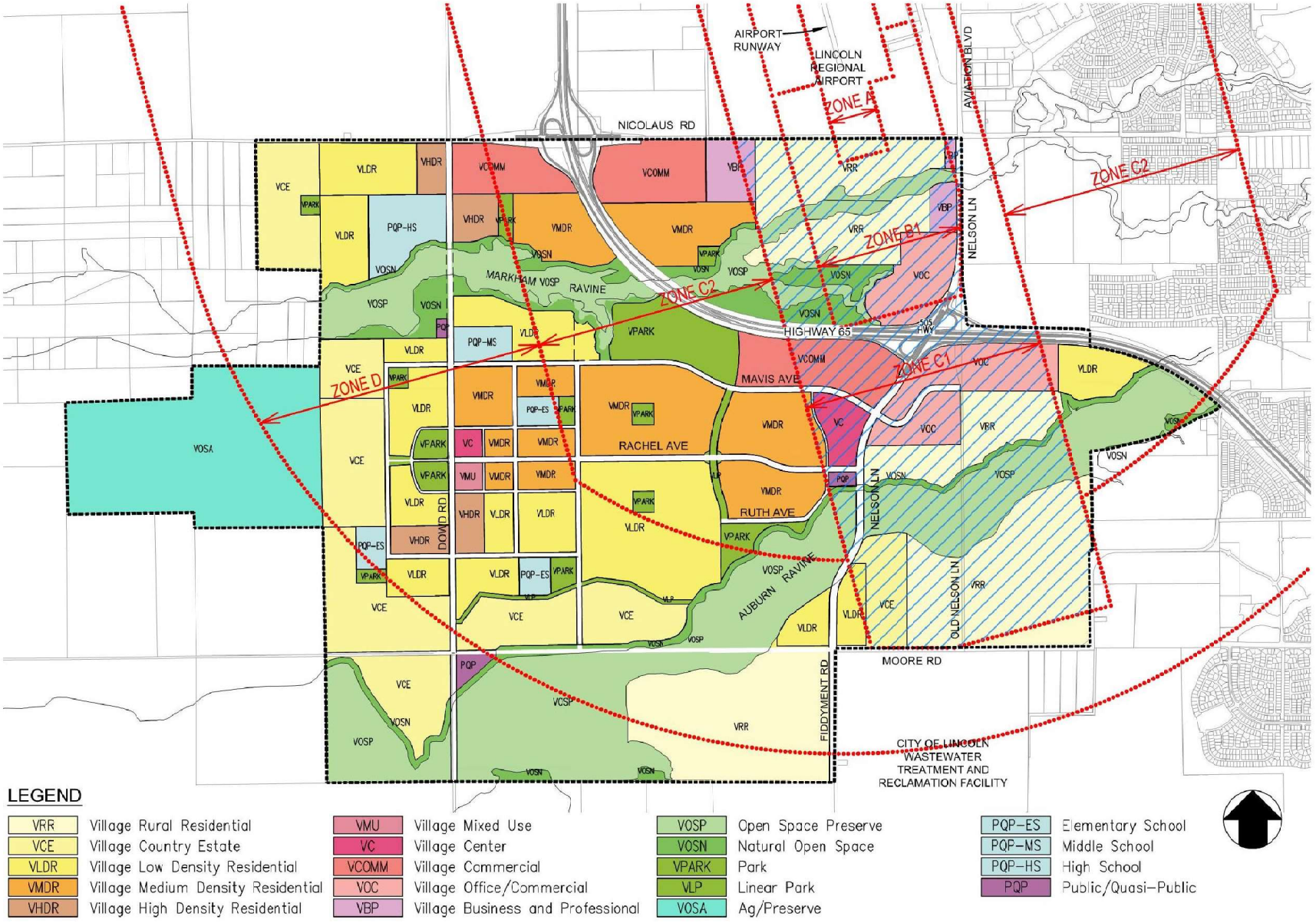


Exhibit 2.5: Land Use & Airport Compatibility Zones

CHAPTER 3: DESIGN FRAMEWORK

3.1 OVERVIEW

The Lincoln General Plan utilizes the designation of Villages to organize new development areas to create vibrant, mixed-use villages characterized by a mix of land uses, pedestrian and transit accessibility and neighborhood identity. The framework for the V5SP embraces the goals and principles of the General Plan, applied to the Plan Area to emphasize the diversity and natural environment of the site.

The following sections describe the vision and principles at a broad level derived from the General Plan, the community framework that emerges from the vision and principles, and finally, the land use goals used to implement the project vision.

3.2 VISION AND PRINCIPLES

The vision for the Plan Area responds directly to General Plan Goal LU-1; *Grow in orderly pattern consistent with the economic, social, and environmental needs of Lincoln.* The policies for Goal LU-1 are founded upon the principles of 'smart growth', and were adapted from the principles used by SACOG in the development of the regional Blueprint. These General Plan principles are fundamental to the V5SP vision:

Establish a vibrant, self-sustaining, mixed use community including a broad range of uses which are in symmetry and balance with the existing community of Lincoln. The character of the Village will draw upon the rich agricultural history of Lincoln and Placer County to form a rustic yet contemporary form. Particular focus is placed on providing a pedestrian and bicycle friendly community, expansive open space and recreation opportunities, quality architecture, preservation of resources and the natural setting of the site, where feasible. The community will be enhanced with a strong sense of place intended to foster social cohesion, one that promotes non-vehicular modes of travel, encourages education and recreation, minimizes energy use and maximizes sustainability.



Illustrative View of West Village Center

The fundamental basis for the project vision is to create an authentic community which respects the natural, cultural and physical elements of the land and the surrounding uses. The V5SP incorporates the following organizing principles into the overall vision.

3.2.1 Efficient Development Pattern

The Land Use Plan is designed to use the land efficiently by providing a compact core and appropriate land use transitions while responding to the existing constraints. Land uses are organized in a modified grid pattern to encourage walking, biking and use of alternative vehicles and to shorten auto trips. Efficiency is achieved through placement of the primary commercial, employment and recreation uses in close proximity to the Highway 65 interchanges.

3.2.2 Mixed Use Development

The land plan designates a cohesive mix of complementary land uses to create active, vital neighborhoods, providing an integration of residential uses with appropriately scaled commercial uses. In addition, mixed use zoning in the West Village Mixed Use (VMU) site allows both vertical and horizontal integration of residential and commercial land uses.

3.2.3 Transportation Choices

The Specific Plan is designed to allow and encourage residents to live, work, shop, educate and recreate within Lincoln. The integration of a comprehensive roadway and trail system will maximize the potential for people to walk, ride bicycles, use neighborhood electric vehicles (NEVs) or carpool. These elements, in combination with the significant natural open space areas within the Plan Area, will result in a pedestrian and bicycle friendly environment that will promote non-vehicular use as a primary choice, becoming a way of life for residents. In addition, transit services will be extended to the Plan Area as the demand for such services occur and funds are available as determined by the transit provider.



Illustrative View of Path System along Open Space

3.2.4 Diversity

The V5SP provides a wide variety of places where people can live, including apartments, condominiums, townhouses, live-work units, attached and detached single-family homes. The range of neighborhood types and lot sizes include large rural lots, executive estate size lots, traditional lots, compact lots and age-qualified neighborhoods in a variety of styles. This creates many housing opportunities for families, singles, seniors and people with special needs while providing community identity and diversity.

3.2.5 Quality Design

The V5SP emphasizes quality site planning, human scale streetscapes and architectural design as important factors in

creating a strong sense of community and sense of place. The design details of the development, such as the relationship of the buildings to the street, setbacks, placement of garages, sidewalks, landscaping, the aesthetics of building design and the design of the public rights-of-way, are factors that influence the attractiveness of living in a cohesive community and facilitates the ease of walking and biking to work or neighborhood services. Comprehensive Design Guidelines provided in the GDP will ensure that the character and quality of each development fulfills the project vision through the build out of the Plan Area.

3.2.6 Use of Existing Assets

The Land Plan draws upon the existing assets of Highway 65, Auburn and Markham Ravines, which bisect the Plan Area. The trail network and placement of parks enhances these corridors as unifying elements. The significant visibility of the Plan Area from the Highway 65 corridor elevates the importance of cohesive treatment of the abutting land uses, landscaping and signage, which are addressed in the GDP Design Guidelines.

3.2.7 Natural Resource Conservation

The Land Use Plan designates significant open space areas throughout the Plan Area, preserving existing wildlife corridors and plant habitat along the ravines and creating additional connections with linear parkways. The comprehensive open space is an integral, unifying element of the community. Environment-friendly practices such as energy efficient design, water conservation, stormwater management and low impact development are integrated as sustainable design standards. The conservation of natural resources protects species and improves overall quality of life by providing places for outdoor enjoyment.

3.3. Community Framework

The development framework of the Plan Area was guided by several key elements that achieve the community's desired physical form, as depicted in Exhibit 3.1, Community Framework. Auburn and Markham ravines are significant natural elements that helped shape the physical form of the Land Use Plan. These two physical features, which bisect the Plan Area from east to west, create a natural green "necklace" encompassing the primary Plan Area core neighborhoods. Other contributing factors are the location of Highway 65 corridor and the influence of the Lincoln Airport overflight zones. The key features that inspired the community design framework are described as follows:

1. **Natural Environment framing a compact core:** The core area of Village 5 is framed by the ravines, the high school farm and existing rural residential properties. The residential densities are lower at the edges of the Plan Area and along the open space preserves, gradually increasing in density and intensity towards the core and Highway 65. The core neighborhoods comprise the central area of the land plan, with the full range of residential densities, flanked by the Village Centers on each end. The north neighborhoods are separated by Markham Ravine from the core neighborhoods, with a denser mix of housing nearest to Highway 65 and decreasing density to the west. This framework provides a distinct identity, a well-defined pattern and gradual transitions to the Plan Area edges.

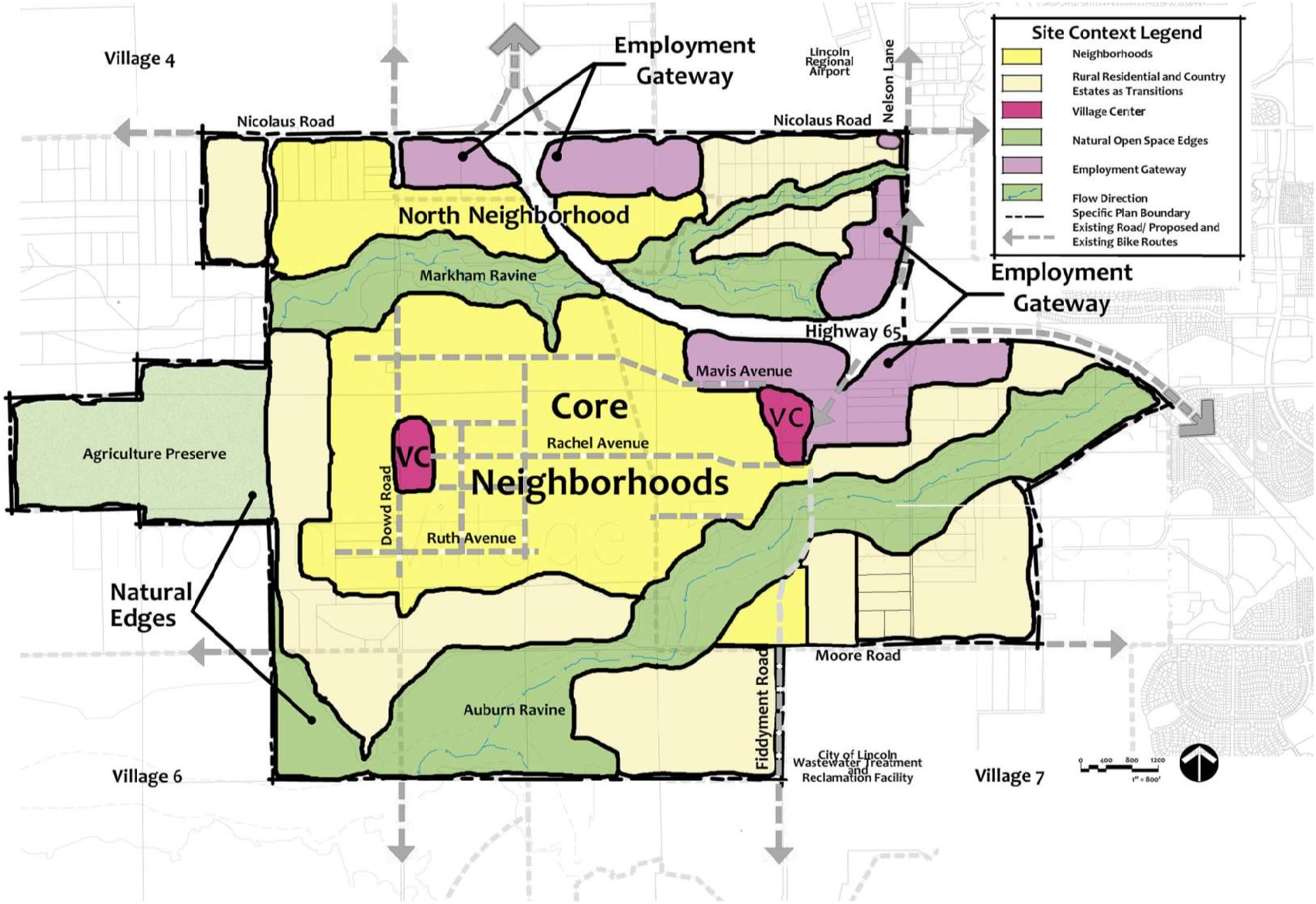


Exhibit 3.1: Community Framework

2. **Village "Centered"**: Two village centers are focal points and identifying elements for the Plan Area, one in the east and one in the west. These village centers function as pedestrian-friendly, social and commercial hubs, at a scale that matches the location and intensity. The West Village Center is a community oriented gathering space with a local market, shops, cafés, service oriented retail and integrated residential uses. The East Village Center is envisioned as a lifestyle center that will not only serve the local neighborhood but also the greater region, inspired by The Fountains in Roseville.
3. **Employment Gateways:** The commercial, office and business park employment uses are primarily located to take advantage of access to and from Highway 65 and the Lincoln Airport. The placement of the primary employment node located at Highway 65 and Nelson Lane responds the land use restrictions of the primary Airport overflight zones, which prohibits most residential land uses, as described in Section 2.6.4. These employment uses are not only compatible within the airport zone, they are also well situated to serve the City of Lincoln residents, the surrounding region as well as the neighborhood needs and services.
4. **Health, wellness and support of community values**: The extensive, interconnected open space, active recreation facilities and a sports tourism emphasis will provide ample places for physical activity and will form a unifying element of the community, providing places for residents to meet, compete, play, and experience natural surroundings.

5. Integrating agriculture with community: The project provides the opportunity for integrated agriculture and open space within the boundaries of the rural residential districts (i.e.; through clustering), provides buffers and educational programs to help protect/respect neighboring agriculture and promotes the use of locally grown products.



Illustrative View of Class I Trail along Open Space

3.4 Land Use goals

This section discusses the goals and policies that guided the arrangement of Specific Plan land uses. The General Plan Land Use and Community Design Element provided detailed guidance for the Specific Plan. A complete list and consistency analysis of applicable General Plan goals and policies is provided in Appendix A. The following V5SP land use goals are used to implement the project vision and to guide the form and character of the emerging community.

Goal 3.1: Foster a distinctive community with a strong sense of place

- *Policy 3.1.1: Reinforce community image through the preservation and creation of landmarks and icons that reflect the agricultural heritage of the Plan Area and Lincoln.*
- *Policy 3.1.2: Provide vibrant village centers that are gathering places for the community and attractive destinations, accessible via an interconnected mobility system.*
- *Policy 3.1.3: Locate the schools and parks as focal points and gathering places within each neighborhood.*
- *Policy 3.1.4: Design neighborhoods so that most dwelling units are within one-quarter mile of an open space area such as a park, school site, linear parkway or other open space.*

Goal 3.2: Integrate a balance of complementary land uses

- *Policy 3.2.1: Locate retail and employment centers with easy access and visibility from Highway 65. These land uses provide an extensive array of local and regional goods and services as well as employment opportunities for residents in the Plan Area, the City of Lincoln and the South Placer region*
- *Policy 3.2.2: Designate the East Village Center in a location that functions as a gateway for the eastern portion of the Plan Area and serves as a destination lifestyle center. Prioritize the development of a regional retailer within the East Village Center that offers a unique and an enhanced market opportunity for the Plan Area that cannot be replicated throughout the region.*
- *Policy 3.2.3: Designate mixed-use zoning in the West Village Center to reinforce civic hubs, support consumer demand for locally-based businesses, promote live-work opportunities and encourage non-vehicular mode share and transit use.*
- *Policy 3.2.4: Provide job-generating uses to achieve a balanced jobs-to-housing ratio and to encourage close home-work linkages to reduce automobile dependence.*

Goal 3.3: Provide a range of housing choices and opportunities

- *Policy 3.3.1: Provide a range of housing options (i.e., apartments, townhouses, lofts, single family detached homes, age-qualified units) for the variety of people desiring new housing (i.e., families, single, multi-generational, seniors and those with disabilities/special needs).*
- *Policy 3.3.2: Provide housing opportunities and choices for moderate and low income persons and families.*
- *Policy 3.3.3: Design infrastructure and services for the existing rural residential areas within the Plan Area which lack urban services.*

- *Policy 3.4.4: Provide a balanced mix of residential land use types across the Plan Area in the full range of permitted densities, from 0.2 du/acre to 30 du/acre.*

Goal 3.4: Provide a connected, accessible open space and recreation network to enhance existing natural resources and encourage use of non-vehicular modes

- *Policy 3.4.1: Preserve and protect the Auburn Ravine and Markham Ravine corridors as permanent open space and provide public access with perimeter trails and crossings, where feasible.*
- *Policy 3.4.2: Establish a network of open space and recreation amenities including a regional sports park, community parks, neighborhood parks, linear parkways, and pedestrian and bike connections throughout the Plan Area.*
- *Policy 3.4.3: Allocate a minimum of forty percent (40%) of the Plan Area for useable open space, such as parks, recreation, natural open space, linear parkways, buffers and landscape areas.*

Goal 3.5: Incorporate buffers and/or compatible land uses to preserve and protect sensitive land uses and existing assets

- *Policy 3.5.1: Designate appropriately sized buffers between proposed developed areas and the open space preserves, natural open space and other sensitive resources.*
- *Policy 3.5.2: Locate appropriate land uses within the compatibility zone of the Lincoln Airport in compliance with the Placer County Airport Land Use Compatibility Plan (ALUCP). Provide avigation easements for any residential parcels within Zones A, B-1, C-1 and C-2.*
- *Policy 3.5.3: Provide buffers for adjacent agricultural land uses designated for long-term protection to minimize land use conflicts using techniques including, but not limited to; linear parkways, open space, fencing, tree windrows and berms. Provide agricultural disclosure for new residential uses adjacent to active agricultural uses.*
- *Policy 3.5.4: Require adequate buffers within the Village Rural Residential zone along Fiddyment Road where abutting the Wastewater Treatment and Reclamation Facility.*

CHAPTER 4: LAND USE PLAN

4.1 OVERVIEW

This chapter describes the Land Use Plan and the relationship of the Zoning and GDP to the development process. A description of each land use type is provided, including density and intensity ranges pursuant to each zoning category and provisions for transfers of dwelling units and non-residential square footages.

4.2 LAND USE PLAN

The Land Use Plan is the culmination of a comprehensive collaboration between City staff, the applicant's team and landowners, a process which identified physical constraints, examined adjacent land uses and analyzed General Plan policies and influences on the land use planning process. The Land Use Plan is based on the goals and policies of the City of Lincoln 2050 General Plan, specifically from the Land Use and Community Design Element, as described in the vision and principles, Section 3.2.

The Land Use Plan, shown on Exhibit 4.1, illustrates the arrangement of land uses, transportation networks and open spaces that will comprise the V5SP community. Table 4.1 provides a detailed summary of the land use designations, acres, dwelling units and square footages allocated on the Land Use Plan and evaluated in the EIR analysis. The Land Use Plan designates a broad range of residential land uses, Village centers, employment and commercial land uses as well as parks, open space, public and educational land uses. The land use plan is estimated to result in approximately 8,200 dwelling units and approximately 4.6 million square feet of employment and commercial land uses. The mix of land uses types and intensities will provide for a diverse village which complements surrounding and planned uses within the City.

The variety of housing types and densities proposed will accommodate a wide range of groups including families, singles, seniors and people with special needs. Housing types proposed include rural residential homes, detached and attached single-family homes, age-qualified homes, apartments, condominiums, townhouses and live-work buildings. A wide variety of employment and commercial land uses are allocated within the Plan Area. These uses are primarily located to take advantage of access to and from Highway 65 and the Lincoln Airport. The new employment and commercial opportunities will serve the City of Lincoln residents, the surrounding region as well as village and neighborhood needs and services. Parks, open space and public uses, such as schools and fire stations, are distributed throughout the Land Plan to ensure optimum access and use.



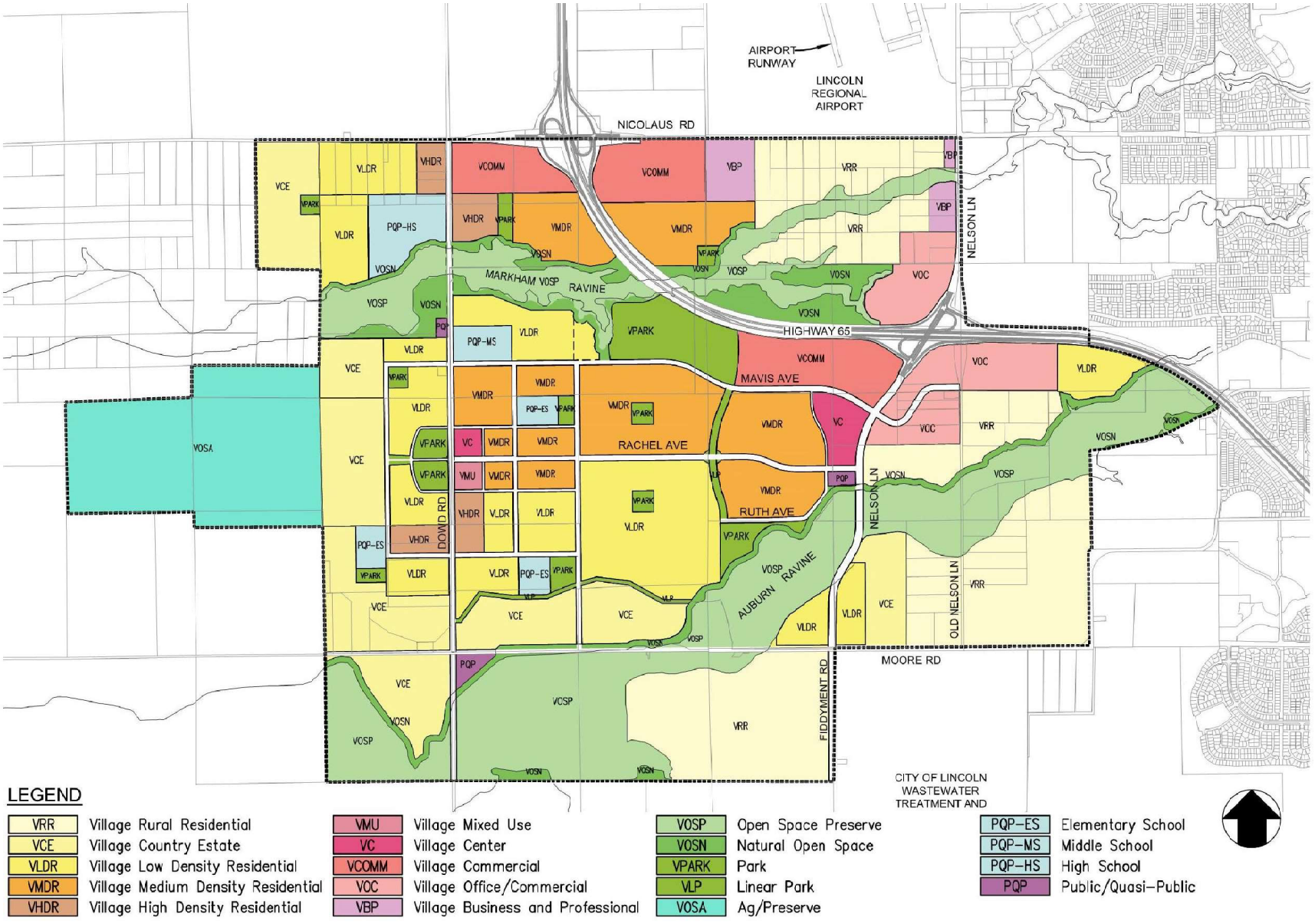


Exhibit 4.1: Land Use Plan

CHAPTER 4-LAND USE PLAN

TABLE 4-1: LAND USE SUMMARY

ABBR.	LAND USE DESIGNATION	GROSS ACRES	NET ACRES[1]	DENSITY RANGE	DU/AC. TARGET	F.A.R.[3]	RES. UNITS[2]	RES. % OF DU	NON-RES S.F.	% S.F.
Residential Uses										
VRR	Village Rural Residential	709.2	614.3.4	0.2-0.5	0.5		302	3.7%	N/A	
VCE	Village Country Estate Residential	500.4	476.0	1.0-2.9	2.0		925	11.2%	N/A	
VLDR	Village Low Density Residential	570.1	529.5	3.0-5.9	5.0		2,690[4]	32.6%	N/A	
VMDR	Village Medium Density Residential	441.6	405.3	6.0-12.9	7.0		2,830[4]	34.3%	N/A	
VHDR	Village High Density Residential	68.7	68.7	13.0-30.0	21.0		1,441	17.5%	N/A	
	SUBTOTAL	**2,290.0**					**8,188**	**99.3%**		
Commercial and Employment Uses										
VMU	Village Mixed Use	7.5	7.5		7.5	0.35	56	0.7%	114,300	2.5%
VC	Village Center	33.9	29.9			0.35	N/A		456,400	9.9%
VCOMM	Village Commercial	196.3	176.2			0.25	N/A		1,918,300	41.7%
VOC	Village Office/Commercial	159.9	129.9			0.30	N/A		1,696,800	36.9%
VBP	Village Business and Professional	46.2	38.0			0.25	N/A		413,600	9.0%
	SUBTOTAL	**443.8**					**56**	**0.7%**		**100.0%**
Parks and Open Space										
VPARK	Village Park	149.2	126.6							
VLP	Village Linear Park	19.5	18.6							
VOSA	Village Ag/Preserve	343.5	343.5							
VOSP	Village Open Space Preserve	838.5	838.5.1							
VOSN	Village Natural Open Space	208.2	192.1							
	SUBTOTAL	**1,558.9[5]**								
Public Uses										
PQP	Public / Quasi-Public	13.6	13.0							
PQP-ES	Elementary School	35.9	35.8							
PQP-MS	Middle School	20.0	20.0							
PQP-HS	High School	48.7	48.7							
	SUBTOTAL	**118.2**								
ROW	Right of Way	225.6	225.6							
HWY	Highway 65	139.0	139.0							
	SUBTOTAL	**364.6**								
	TOTAL	**4,775.5**	**4,486.7**				**8,244**	**100.0%**	**4,599,400**	**100.0%**

Table 4.1 Footnotes:

1. Net Acreage shown excludes detention ponds and airport required open land, based on the Placer County Airport Land Use Compatibility Plan, February 26, 2014. Detailed calculations for each land use node is provided in Appendix B.
2. Total dwelling units for each land use type is based on the net acreages for each land use node, as provided in Table B-1 of Appendix B-Planning Area Detail, and multiplied by the average density factor. The densities shown are an average and may vary based on the ranges established for each residential zone.
3. The FAR factors are targets and may vary based on the ranges established for each zone. VMU FAR is based on GP Table 4-3; COMM FAR assumes no internal public roadways; O/C FAR assumes mix of two and three story buildings; VBP FAR assumes single story buildings.
4. 1,000 units of VLDR and VMDR will be developed as age-qualified units, with 771 designated as VLDR and 229 designated as VMDR.
5. Detailed calculation of required open space is provided in Table 6.3.

4.3 Zoning and General Development Plan

The planned zoning designation for all areas in the V5SP 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 5, which functions as the Specific Plan's primary zoning tool. Application of the GDP provides flexibility in the establishment of development standards, including minimum setbacks, lot area and width, lot coverage, and other provisions. In accordance with the PD district, the 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 5.

At the time of Specific Plan approval, the City adopted the GDP to provide land use uses regulations and Design Guidelines for the entire Plan Area. A Chapter addressing Planning Level Detail is also provided for Area A, which is the first Planning Area slated to proceed. Amendments to the GDP will be processed for the other Planning Areas as part of the subsequent entitlements, as described in Section 9.4.

As additional Planning Areas (B-J) are granted development entitlements, the GDP will be augmented to add Planning Level Detail chapters to reflect the project-level planning for that area. As a zoning tool, the GDP provides the permitted uses, development standards and design guidelines to regulate development. It also works in conjunction with the City of Lincoln Zoning Ordinance to achieve the vision and principles of the Specific Plan. The GDP constitutes the development regulations for the overlying PD zoning districts and identifies considerations unique to the character and development objectives of the varied Planning Areas within Village 5. Design Guidelines and Planning Level Detail are included to help facilitate the design and review of individual development

projects. All development in Village 5 is required to comply with this Specific Plan and the regulations set forth in the GDP.

4.4 Residential Land Uses

4.4.1 Village Rural Residential (VRR)

This designation provides for large rural lots and is primarily applied to parcels within the airport overflight area. The VRR zone provides an opportunity for large rural residential development including single family dwellings, accessory dwellings and structures such as barns. The density range is 0.2 to 0.5 du/acre, i.e.; 1.0 dwelling unit per 2 to 5 gross acres.



Rural Residential Housing example

4.4.2 Village Country Estates (VCE)

The VCE category includes large lot traditional single family development, however detached accessory dwelling units are also allowed. The VCE zone provides an opportunity for larger, estate sized parcels which are uniquely located with proximity to adjacent agricultural lands and open space. The density range is 1.0 to 2.9 dwelling units per gross acre.



Country Estates Housing Example

4.4.3 Village Low Density Residential (VLDR)

The VLDR land use category provides for single family detached homes on standard suburban size lots, however attached homes are also allowed. Alternative lot configurations such as alley, cluster or halfplex lots may also occur. The density range is 3.0 to 5.9 dwelling units per gross acre.



Low Density Residential Example

4.4.4 Village Medium Density Residential (VMDR)

The VMDR land use category accommodates a variety of housing types. This density allows for single family detached housing, as well as detached and attached housing types. VMDR housing types may include, but are not limited to the following; standard, halfplex, cluster, alley, courtyard, greencourt, zero-lot line, brownstones, townhomes, or condominiums. The density range is 6.0 to 12.9 dwelling units per gross acre.



Medium Density Residential Example

4.4.5 Village High Density Residential (VHDR)

The VHDR land use category anticipates a variety of attached and multi-family housing types. The VHDR sites are strategically located along Dowd Road near the Village Commercial and West Village Center sites to promote alternative transportation through the proximity to goods, services and transportation hubs.



High Density Residential Example

The VHDR sites will provide rental and for-sale housing opportunities such as but not limited to apartments, brownstones, townhomes or condominiums. Pursuant to the Regional Housing Needs Plan (RHNP), the City of Lincoln may designate VHDR parcels in the Plan Area to provide zoning capacity to accommodate the housing needs for lower income households. The density range for VHDR is 13.0 to 30.0 dwelling units per gross acre.

4.5 Commercial and Employment Uses

4.5.1. Village Mixed Use (VMU)

The purpose of the VMU designation is to provide for a mixed use commercial site to complement the West Village Center. This land use category provides for creative and functional integration of residential uses with retail, service commercial, office or recreational uses. This category allows for both vertical and horizontal mixed use opportunities. Residential uses in this designation will meet the requirements for VHDR. The target floor area ratio (f.a.r.) for the non-residential uses is 0.35.



Example of Village Mixed Use

4.5.2 Village Center (VC)

The purpose of the VC designation is to provide small to mid-size commercial sites. Two sites are designated as VC, the East and West Village Centers. The larger East Village Center is intended to be community-oriented, with anticipated uses including retail and service uses restaurants, banks and entertainment. The East VC is intended to provide a unique regional retailer as an enhanced market opportunity for the Plan Area, drawing market potential beyond the Plan Area and well into the Greater Sacramento Region. The East VC site is located within the C-1 compatibility zone of the Lincoln Airport, which has additional use restrictions that limit building heights, site densities (people/acre) and large assembly facilities, both indoor and outdoor. The smaller West Village Center provides the opportunity for neighborhood and locally-oriented retail and service uses, civic, public and quasi-public uses and similar, compatible uses. The target f.a.r. is for VC is 0.35.



Example of Village Center Use

4.5.3 Village Commercial (VCOMM)

The VCOMM land use category is designated for larger, visible sites along Highway 65 at the Nelson and Nicolaus Road interchanges. The VCOMM commercial sites are targeted to serve the immediate region and the entire Lincoln community, including shopping centers, larger format retailers, hotels/motels and a range of freestanding uses such as banks, restaurants and offices. The VCOMM sites which are located within the C-1 compatibility zones of the Lincoln Airport which has additional use restrictions that limit building heights, site densities (people/acre) and large assembly areas, both indoor and outdoor. Appendix B, Planning Area Detail, identifies the compatibility zones affecting the VCOMM sites. The target f.a.r. for VCOMM is 0.25.



Example of Village Commercial Use

4.5.4 Village Office/Commercial (VOC)

The VOC land use category will provide areas for a mix of offices and commercial uses, with target ratio of 60% office and 40% commercial. The VOC sites are strategically located at the Highway 65/Nelson Road interchange, providing opportunities for a compatible mix of moderate intensity office and commercial employment in a central location within Lincoln and easily accessible from Highway 65. Uses anticipated generally include professional offices, fitness centers, financial institutions, restaurants and other business services. Retail commercial activities that complement or are accessory to the primary uses of the zone are also appropriate. The VOC parcels are located within the B-1 and C-1 compatibility zones of the Lincoln Airport have additional use restrictions that limit building heights, site densities (people/acre) and large assembly facilities, both indoor and outdoor. Appendix B, Planning Area Detail, identifies the compatibility zones which affect the VOC sites. The target f.a.r. for VOC is 0.30.



Example of Office Commercial Use

4.5.5. Village Business Professional (VBP)

The VBP category will provide areas for research/development campuses, professional offices and services. Uses anticipated generally include medical offices and clinics; law firms; accountant offices; insurance, real estate, and financial; governmental offices; social services; and non-profit organizations. Retail commercial activities that complement or are accessory to the primary uses of the designation are also appropriate. The VBP zoning which is located within the B-1 and C-1 compatibility zones of the Lincoln Airport have additional use restrictions that limit building heights, site densities (people/acre) and large assembly facilities, both indoor and outdoor. The presence of these compatibility zones and the required building height, intensity, and maximum concentrations of people have influenced the targeted f.a.r. of 0.25. Appendix B, Planning Area Detail, identifies the compatibility zones which affect the BP sites.



Example of Business Professional Use

4.6 PARKS, OPEN SPACE, PUBLIC AND AG USES

4.6.1 Village Parks (VPARK)

Parks provide locations in the Plan Area for recreation and community gathering. Parks of varying sizes are provided to meet neighborhood, community and regional needs. This designation is intended to provide locations for parks and other related compatible public services/uses. Both active and passive recreational activities are permitted.



Example of Park Playground

4.6.2 Village Linear Park (VLP)

This category is to provide for varying width corridors that link the overall pedestrian and bikeway trail network and provide passive recreation opportunities. Linear parkways may also provide space for compatible recreation amenities such as benches and gathering areas for the adjacent community.



Example of Linear Park

4.6.3 Ag Preserve (VOS-A)

The VOS-A category is applied to the existing Lincoln High School Farm (LHS Farm) property. This site consists of educational farming projects and wildlife habitat on the majority of the site, with classrooms and workshops on the easternmost area. Expansion of the LHS Farm may expand the educational uses on this site as well as maintaining the focus on farming and habitat uses.

4.6.4 Village Open Space (VOSP and VOSN)

The Open Space category includes two types of open space. The first is village open space preserve (VOSP) that corresponds with the Draft Placer County Conservation Plan (PCCP), generally coinciding with the Auburn and Markham Ravine corridors. VOSP zoning is applied to the natural resources within the Plan Area including creeks, seasonal wetlands, vernal pools, swales, marshes as well as oak trees and other natural vegetation. Uses within and access into the VOSP areas are restricted pursuant to the Draft PCCP or a conservation easement.



Open Space Preserve along Auburn Ravine

The second type is natural open space (VOSN), which is applied to areas adjacent to the open space preserves. The Plan Area sets aside areas of VOSN in order to preserve wetland and aquatic resource features that contribute to the integrity of the watersheds encompassed within the VOSP areas. Uses within the VOSN may include wetland creation (with appropriate buffers) and may also provide space for compatible passive recreation amenities such as trails, benches and viewing areas to enhance the Auburn and Markham Ravine corridors for the adjacent community.



Example of Passive Recreation Amenities

4.6.5 Public/Quasi–Public (PQP)

This category is to provide for the establishment of public and quasi-public uses, such as safety facilities, utilities, local government offices/facilities, public schools (schools, colleges, and universities), community centers and other similar uses. The intent of this zone is to identify appropriate locations for these uses without impacting, disrupting, or otherwise removing other lands for residential or other uses.



Example of Elementary School, PQP Use

4.6.6 Agricultural Overlay (AO)

The Agricultural Overlay Zone allows for the continuation of agricultural uses and agricultural support uses within the Plan Area. The AO Zone is superimposed over the urban zoning assigned by the Specific Plan Land Use Diagram, shown on Exhibit 4.2. The AO Zone is applied to the entirety of the Plan Area. Any use in the AO Zone existing and allowed at the time of annexation of the property, yet does not conform to the AO Zone Permitted Uses defined in Section 3.4.13.2 of the GDP, may continue as a legal non-conforming use, pursuant to the GDP, Chapter 3.3.4, Nonconforming Uses and Structures. Uses in existence at the time of annexation or "new" uses which are consistent with the Permitted Uses shall be deemed "conforming uses," which are permitted by right in the AO zone.

The AO Zone establishes land development requirements for any "new" agricultural and rural residential uses within the AO Zone which occurs after annexation by the City. It is the intent of the Specific Plan to allow existing, agricultural uses to continue, on an interim basis or in perpetuity, concurrent with development of the Specific Plan land uses by requiring buffers on the adjacent Zoned parcels. Buffer requirements for properties which pursue development in accordance with the Specific Plan and which abut an agricultural activity, operation or facility are addressed in the Development Standards and Regulations of the applicable zone, Tables 3.2 through 3.9 in the GDP. Development standards for new ag uses in the AO Zone are provided in Section 3.4.13 of the GDP.

4.7 Dwelling Unit and Square Footage Transfer Provisions

It is the intent of the Specific Plan to promote flexibility in transferring dwelling units and non-residential square feet between certain parcels in response to market demand, subdivision design, permanent open space preservation or other

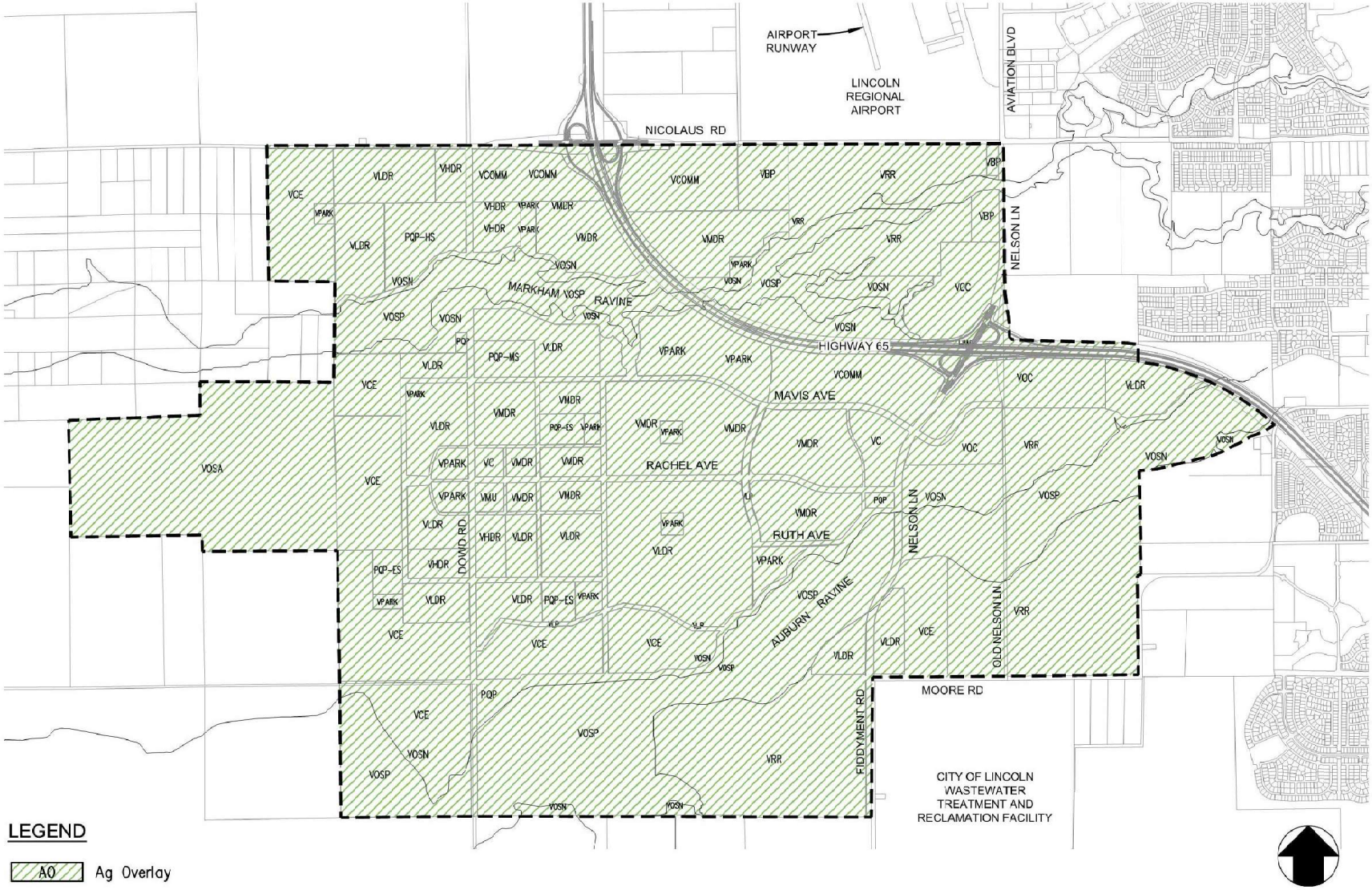


Exhibit 4.2: Ag Overlay Boundaries

considerations. The Land Use Plan, Exhibit 4-1, in conjunction with Parcel Summary Table B1, found in Appendix B, Planning Area Detail, provides a detailed summary of the land use, zoning, unit and square footage allocation for each land use node. Transferred units or footage may be derived from a parcel where the complete allocation of units or square footage was not utilized. VHDR parcels which may be designated by the City as locations to accommodate the housing needs for lower income households are eligible for transfer of units into those parcels only in order to provide the minimum density to meet RHNA obligations, as described in Section 4.4.5.

4.7.1 Dwelling Unit and Square Footage Transfer Criteria

Dwelling unit or square footage transfers, if consistent with the following criteria, are consistent with the Specific Plan and the V5SP EIR and do not require an amendment to the Specific Plan or the General Plan, therefore such transfers may be approved administratively. Requests for transfers which exceed the following criteria require a Specific Plan Amendment (SPA), as described in Section 9.7.

- A transfer may involve two parcels or more, provided that the transferring and receiving parcels are within the V5SP, the proposed number of dwelling units/square footage falls within the density or intensity range for each parcel as designated by the Land Use Summary and the total maximum number of approved units and non-residential square footage for the entire Plan Area is not increased.

- The cumulative increase or decrease in units resulting from the density transfer does not change by more than twenty percent (20%) the number of pre-transfer units allocated to any one parcel node or grouping of parcel nodes, as established by Parcel Summary Table B-1 found in Appendix B.

- The transfer of units/square footage from any parcel or parcels is reflected in the subsequent entitlements for that property (i.e., tentative subdivision map or site plan review).

- The transfers will not adversely impact planned infrastructure, roadways, schools, other public facilities or Plan Area fee programs and assessment districts.

- To request a unit or square footage transfer, the owner or owners of both the transferring and receiving parcels shall submit a Dwelling Unit/Square Footage Transfer application to the City Planning Department, identifying the impacted parcels, designating the number of units or square footage being transferred and providing other documentation as required by the Community Development Director (Director) to determine compliance with the above criteria. The applicant shall also provide a revised Table B-1, reflecting the adjusted unit counts and densities or square footage and floor area ratio. The revised table will be the official record kept on file in the Community Development Department used for tracking allocations to each large lot parcel. Underutilized dwelling units or square feet may be held by landowners within the Plan Area for the purpose of transfers until all parcels within the Plan Area have been approved for site specific development.

- If, in the opinion of the Director, such a transfer satisfies the above criteria, it is consistent with the intent of this Specific Plan and EIR and will not require an amendment to the Specific Plan. If the Director determines that the transfer is not consistent with the criteria, the transfer shall require an amendment to the Specific Plan. The applicant may appeal such a determination to the Planning Commission.

4.8 Residential Clustering

The community vision for the Plan Area draws on the rich agricultural history of Lincoln and Placer County, with particular focus on the preservation of resources and the natural setting of the site. The strategic locations of the Village Rural Residential (VRR) and the Village Country Estates (VCE) along the edges of the Plan Area act as land use transitions from the natural edges of the Ravines and the adjacent agriculture to the more compact core neighborhoods and employment areas. The V5SP provides a unique, optional opportunity to create enclaves of VRR and VCE lots that are clustered to preserve land and create buffers for existing and new agriculture, to preserve open space or other resources, while creating a sustainable, community asset.



Example of a Residential Clustering Approach

It is the intent of the Specific Plan to allow Cluster development of selected VRR and VCE parcels, resulting in a clustering of the allocated dwelling units to a smaller footprint, thereby allowing the creation of smaller lots than allowed by the development standards. The undeveloped area that is not used for the residential units will be set aside for either agriculture or open space use, such as an orchard, vineyard, neighborhood garden or habitat preserve. The undeveloped portion can be owned and maintained in private ownership or in common by the residents within the clustered subdivision. The undeveloped portion would be encumbered by a guarantee of land preservation agreement, in a form acceptable to the City.

For example, a 48 acre VRR parcel has a total of 24 dwelling units allocated, at a density of 0.5 du/acre, or 2 acre lots. A possible Clustering approach to development of this parcel would set aside 24 acres for a vineyard and develop the remaining 24 acres as 1 (one) acre lots. Another example is a 100 acre VCE parcel which is allocated for a total of 200 dwelling units, 2 (two) du/acre (approx. 20,000 s.f. lots). A possible Clustering approach to development of this parcel would set aside 35 acres for a neighborhood orchard/ garden and develop the remaining 65 acres at a density of 3 du/acre (approx. 13,000 s.f. lots). A hypothetical example of approaches to clustering is shown in Exhibit 4.3.

4.8.1 Clustering Criteria

Clustering, if consistent with the following criteria, is permitted in conjunction with the review and approval of a tentative subdivision map and will not require an amendment to the Specific Plan, zoning, development agreement or the City General Plan. Clustering may be approved in combination with a dwelling unit transfer, as described in Section 4.7.1.

- **Number of parcels:** The number of residential cluster units allowed in a Cluster project shall be based on the maximum number of lots that would result from a

conventional subdivision in the VRR or VCE land use category, as set forth in Table B-1 Parcel Summary, as adjusted by any dwelling unit transfers.

- **Applicability:** Any 20 acre or larger VRR or VCE parcel is eligible if not precluded from further subdivision by conditions of approval and/or deed restriction and not covered by a permanent agricultural easement.

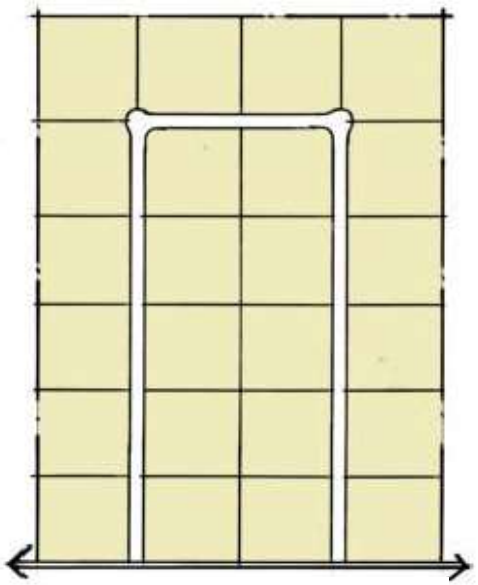
  Guarantee of land preservation: When a Cluster project is established, the portion of the Cluster project that is not subject to development (the "undeveloped area") shall be maintained in agricultural or open space use in perpetuity. All commonly owned areas shall be permanently reserved and managed by a non-profit land trust or governmental entity, which shall be maintained and managed with funds provided by a homeowners association (HOA) maintenance district or other funding source established by the applicant.

- **Allowed development area:** Residential development for VRR parcels shall be limited to no more than 50 percent of the overall Cluster project with the minimum area of 50% for the agricultural or open space use. Residential development for VCE parcels shall be limited to no more than 65 percent of the overall cluster project with the minimum area of 35 percent for the agricultural or open space use. Residential development components include but are not limited to clustered lots, roadways and access drives, and any other areas of the project site that may be removed from agriculture or public open space to accommodate the proposed Cluster project.
- The City may impose conditions as it deems necessary to govern the location, separation and height of buildings to ensure compatible placement on the proposed site and with relationship to the surrounding area.
- **Clustered Density:** Where clustering is utilized, a portion of the site will have a maximum density higher than the conventional density range for that land use type. However, to reflect an appropriate character of the base land use, the maximum density in the cluster is limited as follows:

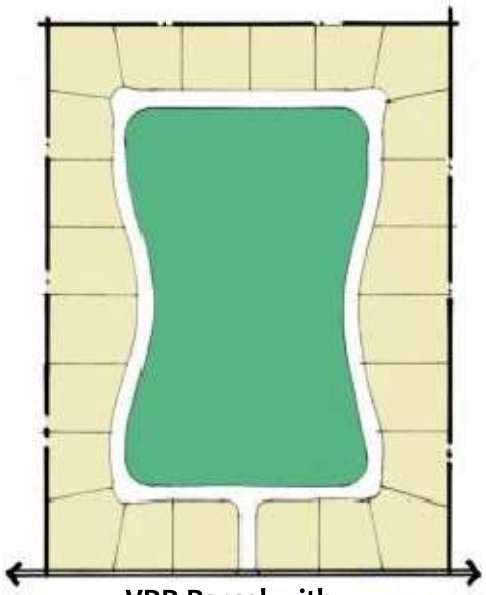
Land Use	Conventional Density Range	Maximum Density in Cluster Area
Village Rural Residential	0.2-0.5 du/ac	2.0 du/ac
Village Country Estate	1.0-2.9 du/ac	4.0 du/ac

- **Minimum Parcel Size:** As a Clustered development would have potentially smaller lots, the minimum parcel size of lots may also be decreased to compensate.

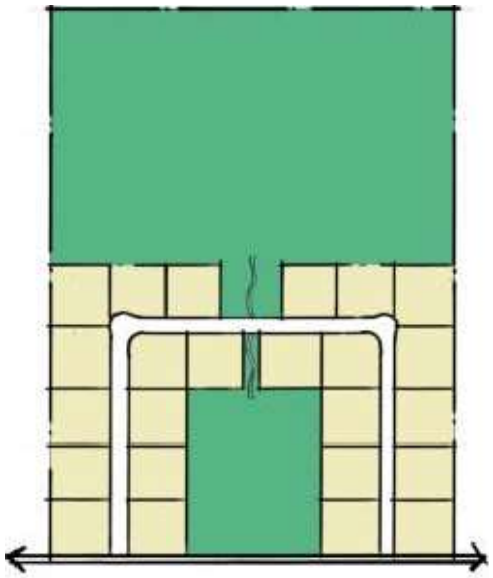
Land Use	Minimum Clustered Lot Dimensions	Minimum Lot Area (Square Feet)
Village Rural Residential	100'x130'	13,000
Village Country Estate	70'x110'	7,700



VRR Parcel Conventional Subdivision of 2 acre lots



VRR Parcel with Clustered Approach yielding 1 acre lots with internal Open Space use



VRR Parcel with Clustered Approach yielding 1 acre lots with Ag and internal Open Space use

Exhibit 4.3: Schematic Clustering Examples

CHAPTER 5: CIRCULATION/MOBILITY

5.1 OVERVIEW

This chapter provides a discussion of the existing and proposed circulation system for the V5SP. The circulation system includes a hierarchy of roadways and non-motorized transportation options. The mobility plan includes bicycles, Neighborhood Electric Vehicles (NEVs) and pedestrians. Emphasis is placed on ensuring connectivity between uses and creating a safe and efficient circulation system that complies with City policies and allows for multiple transportation options. The circulation system has been designed to link with the existing local and regional transportation systems.

The Village 5 land use design, roadway system, and mobility network were influenced by the numerous General Plan goals and policies related to smart growth principles. The land uses are sited to provide close proximity between housing, open space, recreation, schools, entertainment, shopping, and services. These community elements are incorporated as part of an extensive interconnected mobility system of multi-use trails, paths, shaded sidewalks, and transit facilities. These elements, in combination with the significant natural open space areas within the Plan Area, will result in a pedestrian and bicycle friendly environment that will promote non-vehicular use as a primary choice becoming a way of life for residents.

5.2 ROADWAY SYSTEM

Primary vehicle access to Village 5 will be from a series of arterial streets including Nelson Lane, Nicolaus Road, and Dowd Road.



Illustrative Depiction of Neighborhood Street

Connections to State Route 65 will be provided by new interchanges at Nelson Lane and Nicolaus Road. Access to the south will be provided by Fiddyment Road and to the east will be provided by the extension of Moore Road to Ferrari Ranch Road.

As shown in Exhibit 5.1, a series of collector streets will be provided. East-west travel options within the Plan Area include Mavis Avenue, Rachel Avenue, and Ruth Avenue. Several north-south streets are also provided in addition to Nelson Lane and Dowd Road to accommodate local trips.

Exhibit 5.1 depicts the number of travel lanes proposed on roadways within the Plan Area. Nelson Lane is proposed to consist of six lanes (three in each direction). Nicolaus Road will have six lanes between Dowd Road and Airport Road, and four lanes (two in each direction) west of Dowd Road and east of Airport Road. South Dowd Road will consist of four lanes. The majority of collector streets will consist of two-lanes. However, portions of Mavis Avenue along the frontage of the Regional

Park and commercial properties (west of Nelson Lane) will consist of four and six lanes, respectively.

Per City of Lincoln standards, streets with cul-de-sacs shall be a maximum of 750 feet long. All cul-de-sacs that are greater than 500 feet and less than 750 feet long need to have a minimum diameter of 96 feet and provide emergency vehicle access.

Roadways in the West Village Center area will feature on-street parking, narrower travel lanes, wide sidewalks, and slower traffic speeds. These features will support the bicycle and pedestrian travel in the Village Center.

5.2.1 Typical Cross-Sections

Twenty-one different cross-sections are proposed within the Plan Area to accommodate a wide range of roadways ranging from six-lane arterial streets to residential collector streets. Street sections A through P are labeled alphabetically and are shown in Exhibit 5.2. These cross-sections are referenced for specific roadways on Exhibit 5.1. Table 5-1 compares each cross-section type including the number of lanes, ROW, presence of medians, bicycle/NEV lanes, and pedestrian facilities. Cross sections for local residential, local rural, garage lane and alley cross sections are shown in Exhibit 5.3 and 5.4. The locations of these street sections will be identified at the tentative tract map level for individual projects. The following describes some of the key attributes of the roadway cross-sections:

- Lane widths – On arterial streets (Sections A through D), the lane closest to the landscaped median is 12-feet, while the other lanes are 11-feet. These widths, which are consistent with City design standards, reduce operations and maintenance costs, and decrease pedestrian crossing distances at signalized intersections. Two-lane collectors in the west Village Center area have lane widths of 11 feet (Sections Land M). The lane widths on all other two-lane collector streets range from 12 to 16 feet depending on a variety of factors.
- Medians – A 14-foot wide landscaped median (13 feet not including the curbs) is provided in sections A, C, E through H, K and P. The landscaped median provides aesthetic landscaping opportunities, safety benefits, and opportunities for left-turn ingress at select locations.
- Complete Streets – Roadways within the specific plan will be designed to serve multiple modes of transportation. This includes the following features for pedestrians, cyclists, and NEVs:
    - Pedestrian Facilities: sidewalks or Class I trails on all streets except the rural road section of Moore Road (Sections N and O).
    - Bicycle Facilities: Class II bicycle lanes on all four-lane and six-lane arterials and collectors (Sections A through I); off-street Class I trails per Exhibit 5.5 (Sections E and L); and a buffered bike lane on Rachel Avenue (Section K).
    - Shared NEV/Bicycle Lanes are provided on both sides of most four-lane and six-lane arterials and collectors (Sections A through G, and I). Shared NEV/bike lanes are also provided on the rural road section of Moore Road (Sections N and O). NEVs are also permitted to use the general purpose lanes on two-lane streets.

- Rural Road Section – The existing two-lane segment of Moore Road through the Plan Area does not include shoulders, NEV lanes, or bicycle lanes. This roadway will be upgraded to consist of a 12-foot travel lane, an 8-foot NEV/bike lane, and an 8-foot ditch in each direction.

5.2.2 Intersections

Intersections within the Plan Area may be controlled by traffic signals, roundabouts, or stop signs, depending on the roadway type, location, and traffic volumes. Major streets are designed to provide adequate spacing between signalized intersections. This includes planned intersections along Nelson Lane and Nicolaus Road and their spacing requirements to future Caltrans-maintained freeway interchanges. Signalized intersections within the Plan Area to be maintained by the City of Lincoln will be designed to operate at Level of Service (LOS) of C or better unless the resulting size of the intersection would conflict with achieving a pedestrian design, consistent with City of Lincoln General Plan Policy T-2.

5.2.2.1 Roundabouts

Roundabouts should be considered for traffic control at the intersection of two-lane streets. Roundabouts generally provide safer and more efficient operations than conventional intersection control (i.e., traffic signals or stop signs) at the intersection of two-lane roadways. Benefits of roundabouts include:

- Safety – Research indicates that collisions occur less frequently and are less severe than at signalized intersections.
    - The number of possible conflict points between vehicles decreases from 32 at a four-way intersection, to 8 at a roundabout.
    - Vehicle speeds at roundabouts are much lower, generally less than 20mph. Lower speeds equate to shorter required braking distances.
    - Roundabout design eliminates right angle and head-on collisions, which are typically the most severe.
- Reduced Delay – By yielding at the entry rather than stopping, vehicle delay is typically reduced.
- Capacity – A roundabout may accommodate more vehicles than a signal given the same right-of-way. In particular, intersections with a high volume of left turns may be accommodated better by a roundabout than a multi-phased traffic signal.
- Environment – Roundabouts generally operate with fewer delays. A reduction in delay corresponds to a decrease in fuel consumption, air pollution, and greenhouse gases.
- Cost Savings – Construction costs are generally less than or equal to a signalized intersection. Maintenance costs are typically lower.
- Aesthetics – The central island and splitter islands provide an opportunity to provide landscaping. Roundabouts have been applied as a gateway feature.

A roundabout is proposed at the intersection of Rachel Avenue and Ruth Avenue. Roundabouts may be considered for other intersections of two-lane streets where traffic conditions create favorable conditions for their implementation.

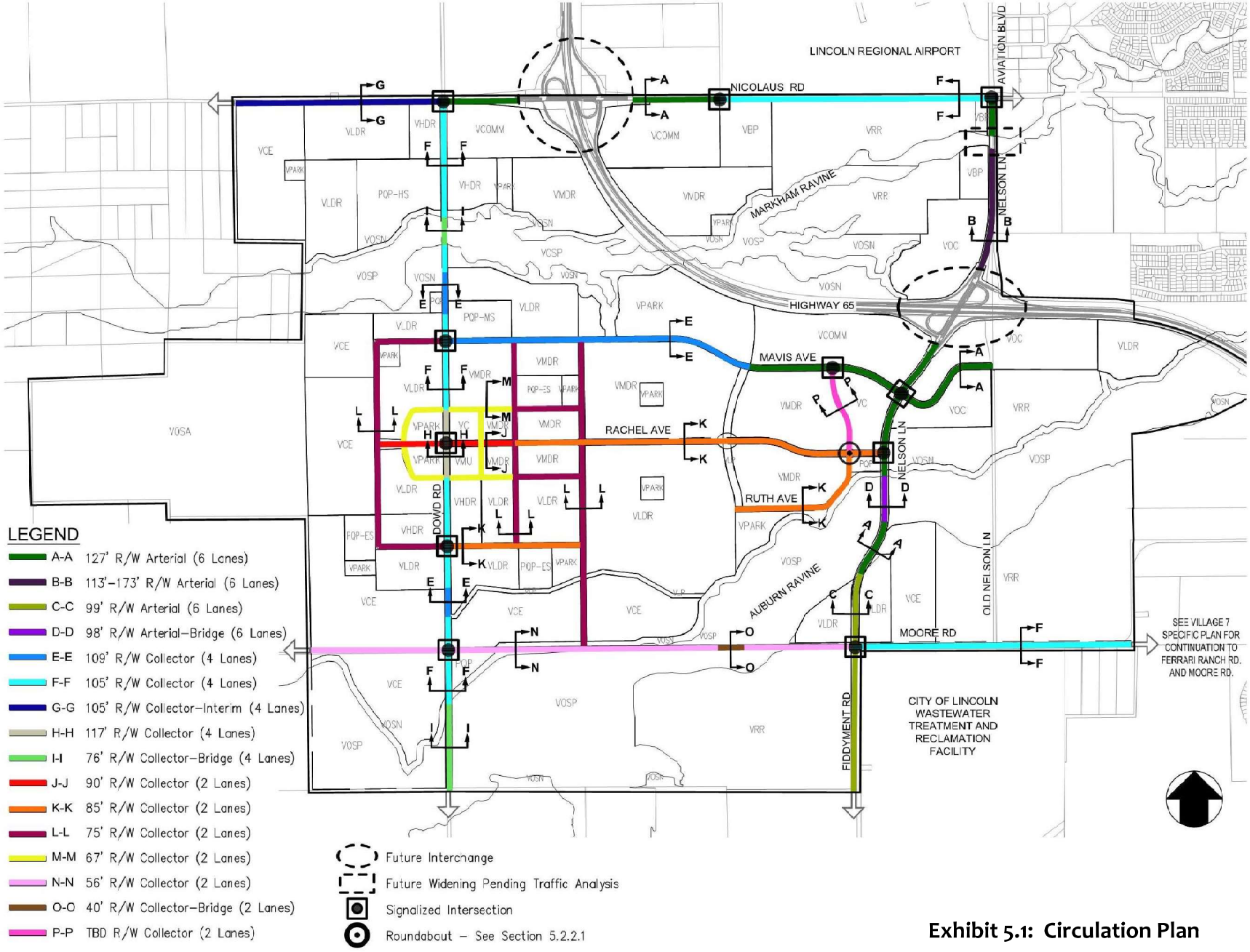
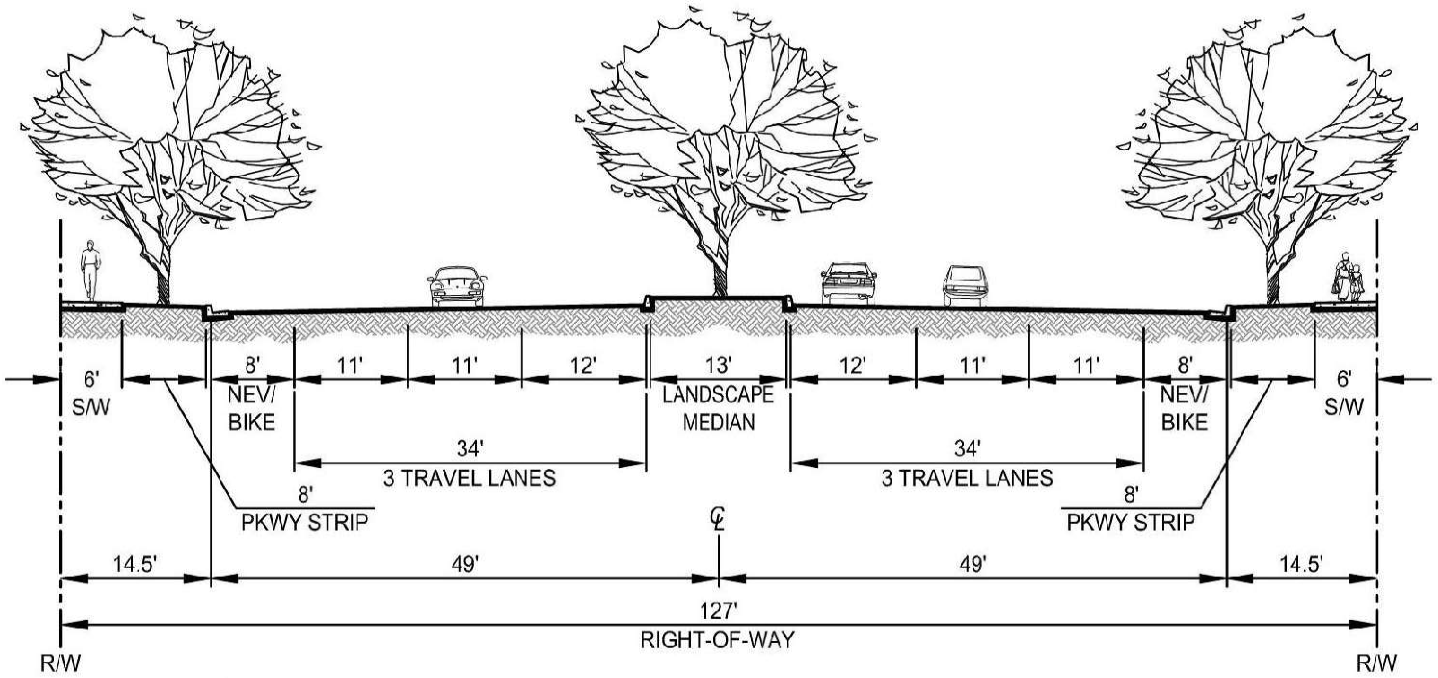


Exhibit 5.1: Circulation Plan

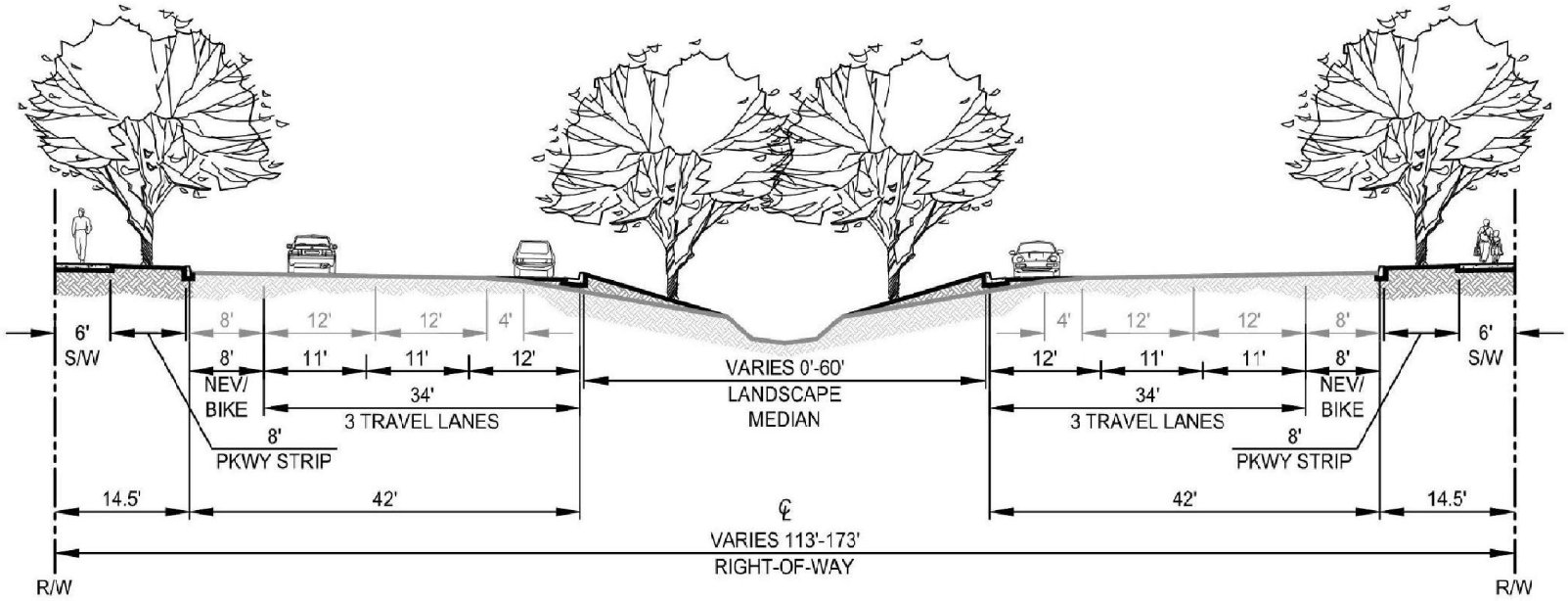


A

6 LANE STREET SECTION (NON-RESIDENTIAL)
NELSON LN, NICOLAUS RD, MAVIS AVE
SEPARATED SIDEWALKS, 8' N.E.V. LANE, AND 14' LANDSCAPE MEDIAN
NOT TO SCALE

Exhibit 5.2: Street Sections

* WIDENING TO OCCUR IN CONJUNCTION WITH FUTURE INTERCHANGE



B

6 LANE STREET SECTION (NON-RESIDENTIAL)
NELSON LN
SEPARATED SIDEWALKS, 8' N.E.V. LANE, AND LANDSCAPE MEDIAN
NOT TO SCALE

Exhibit 5.2: Street Sections

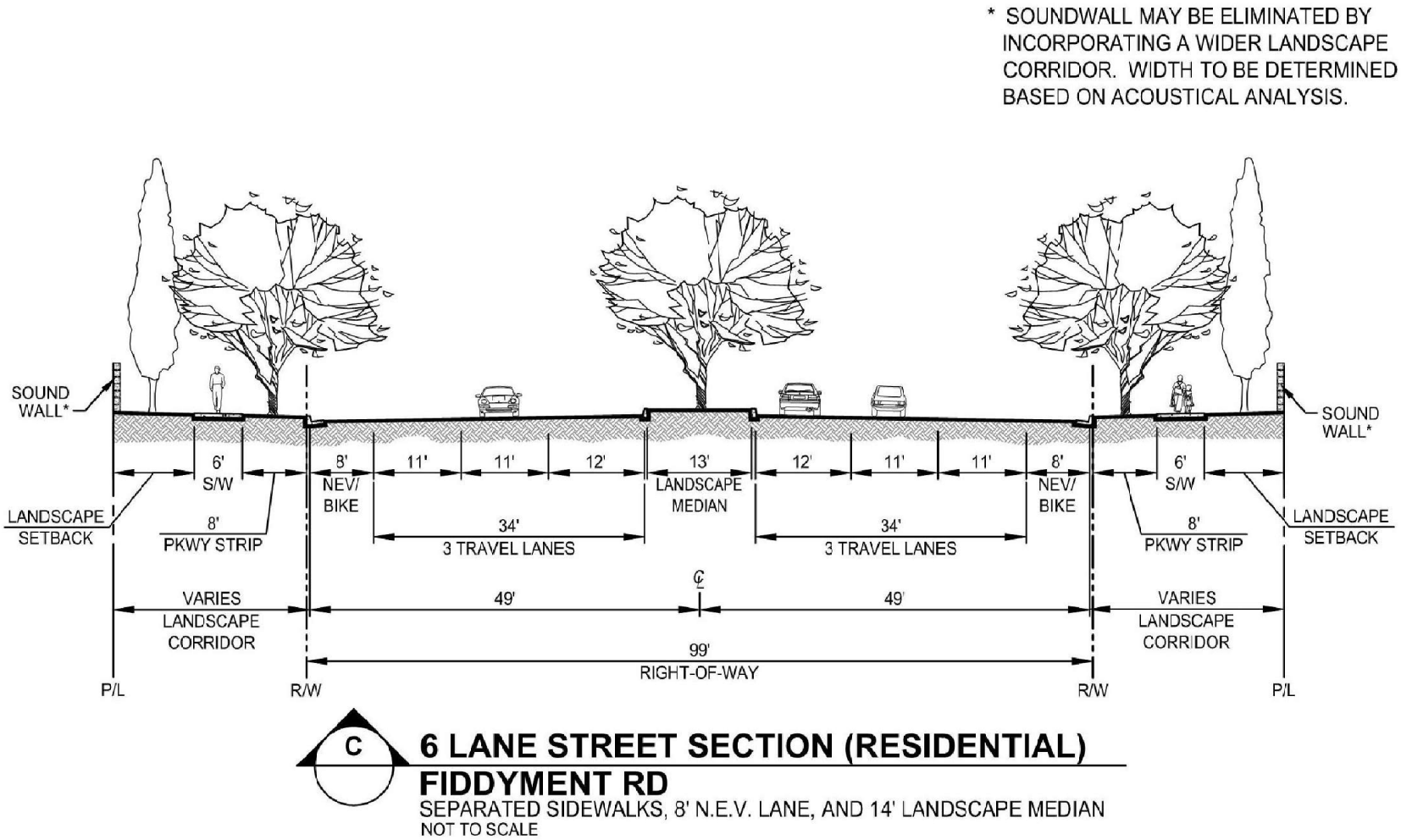
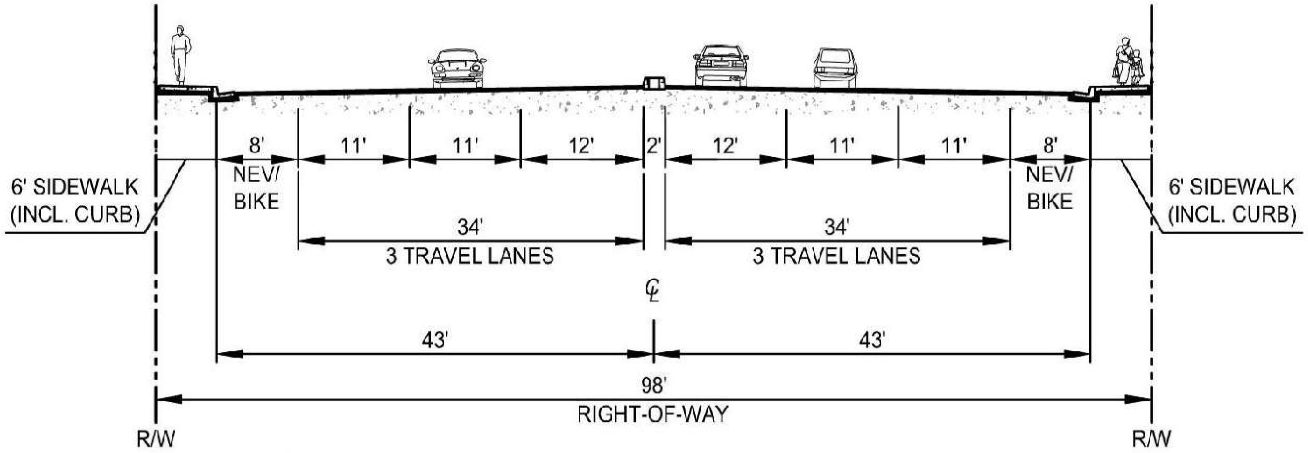


Exhibit 5.2: Street Sections



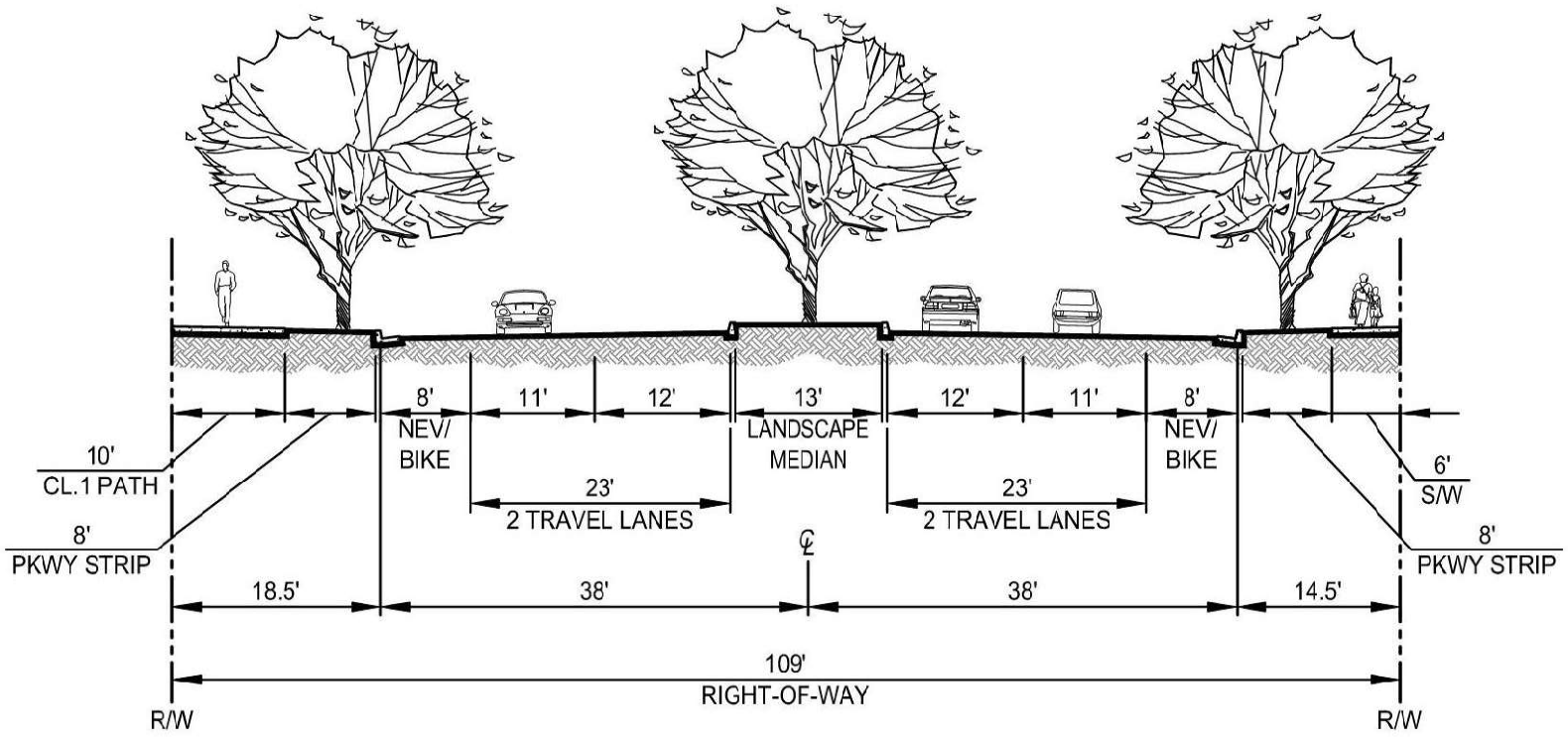
D **6 LANE STREET SECTION (BRIDGE)**

NELSON LN

ATTACHED SIDEWALKS AND 8' N.E.V. LANE

NOT TO SCALE

Exhibit 5.2: Street Sections



E

4 LANE STREET SECTION (WITH CLASS 1 PATH)

DOWD RD, MAVIS AVE

SEPARATED SIDEWALKS, 8' N.E.V. LANE, AND 14' LANDSCAPE MEDIAN

NOT TO SCALE

Exhibit 5.2: Street Sections

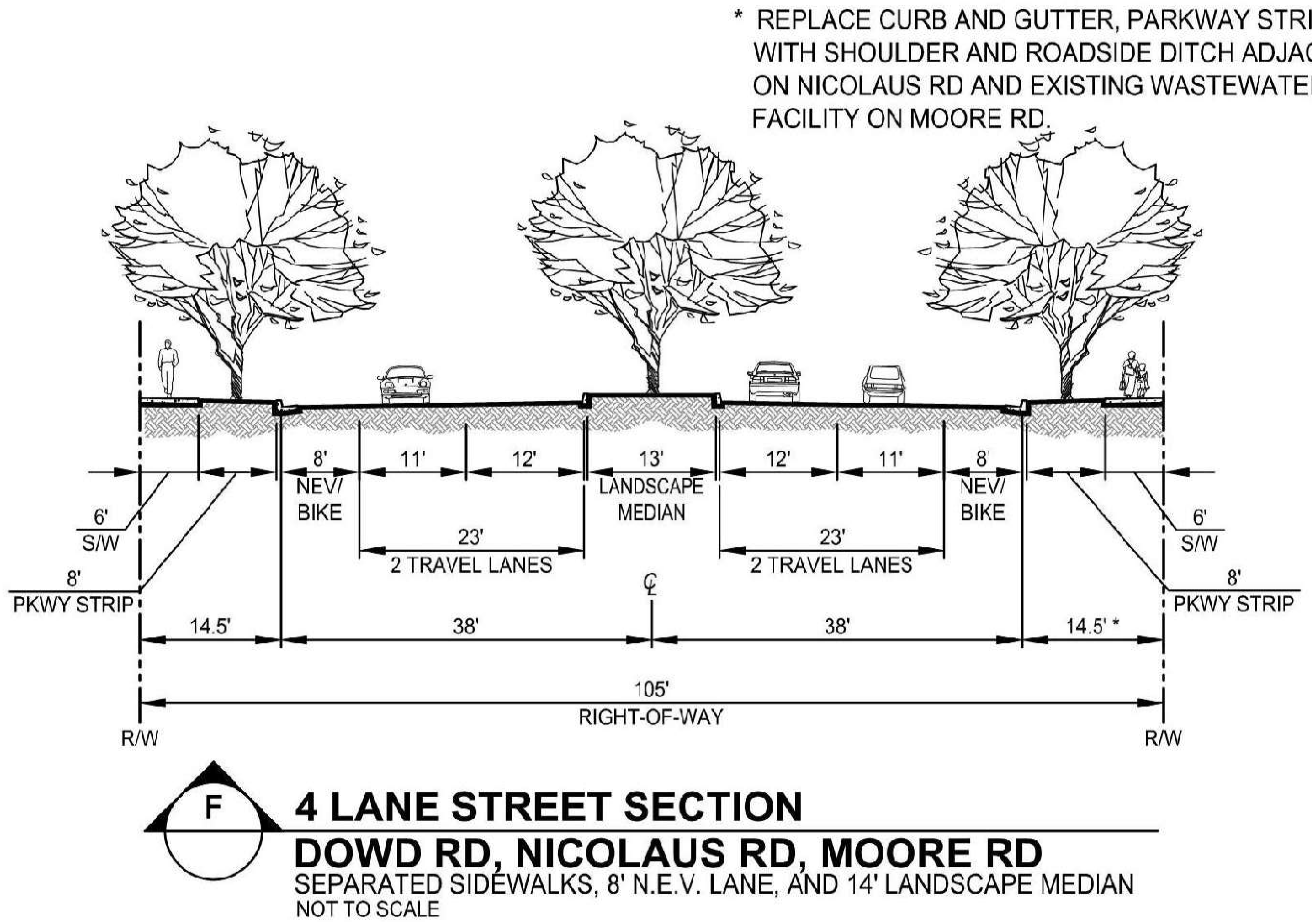
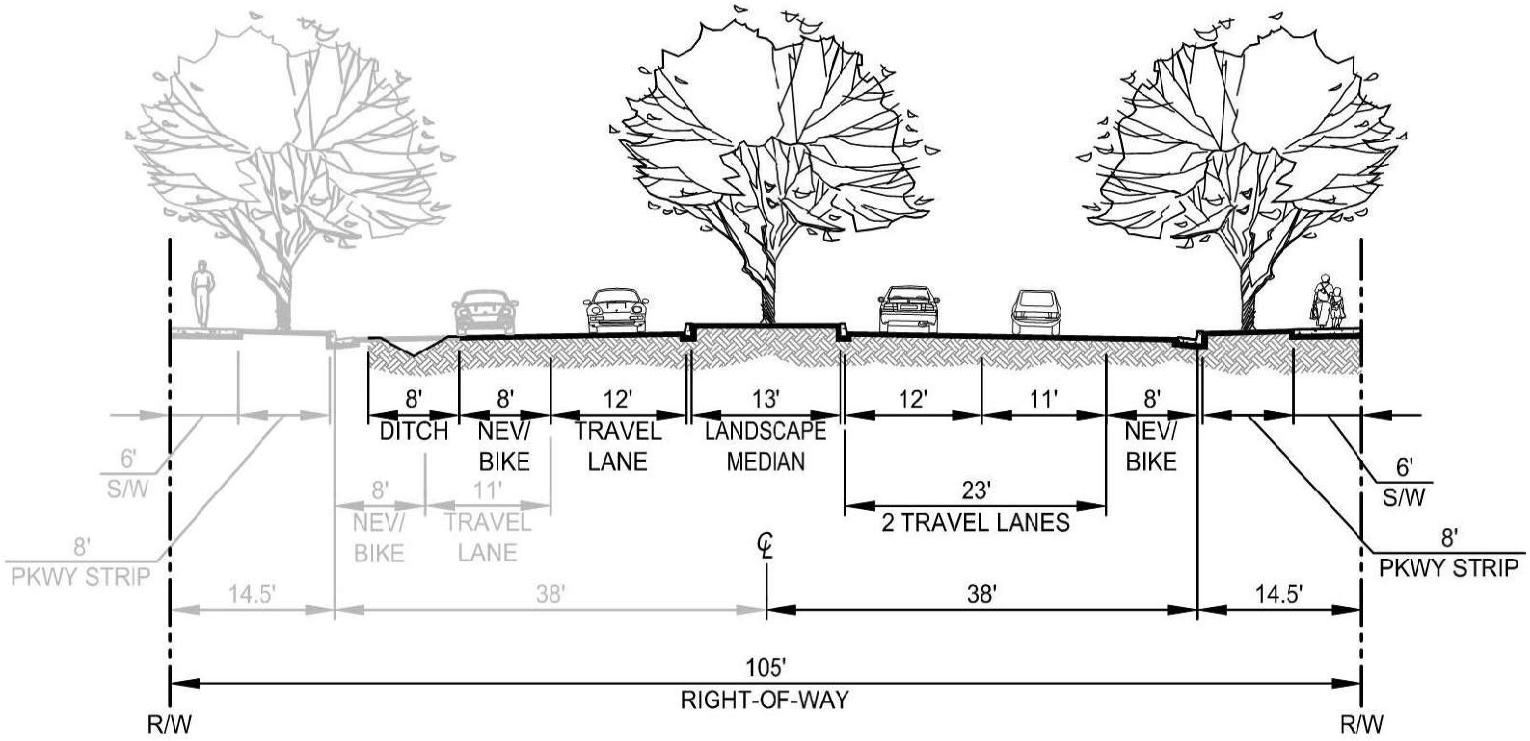


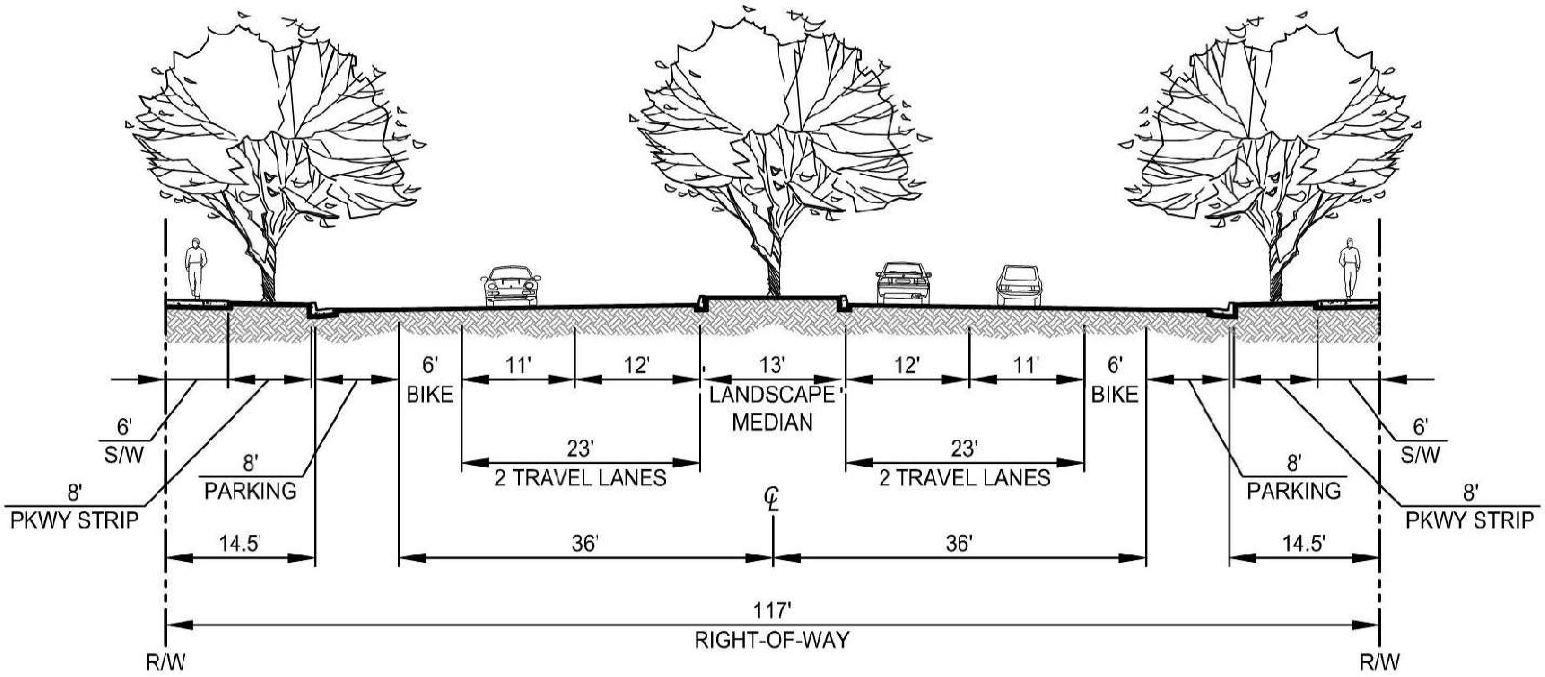
Exhibit 5.2: Street Sections



G **4 LANE STREET SECTION (INTERIM)**
NICOLAUS RD
SEPARATED SIDEWALKS, 8' N.E.V. LANE, AND 14' LANDSCAPE MEDIAN
BUILD-OUT OF STREET TO BE BY ADJACENT VILLAGE 4
NOT TO SCALE

Exhibit 5.2: Street Sections

* ASSIGN SPEED LIMIT TO BE NO GREATER THAN 35 MPH WITH APPROPRIATE TRAFFIC CALMING MEASURES TO PROVIDE SAFE PEDESTRIAN CROSSINGS

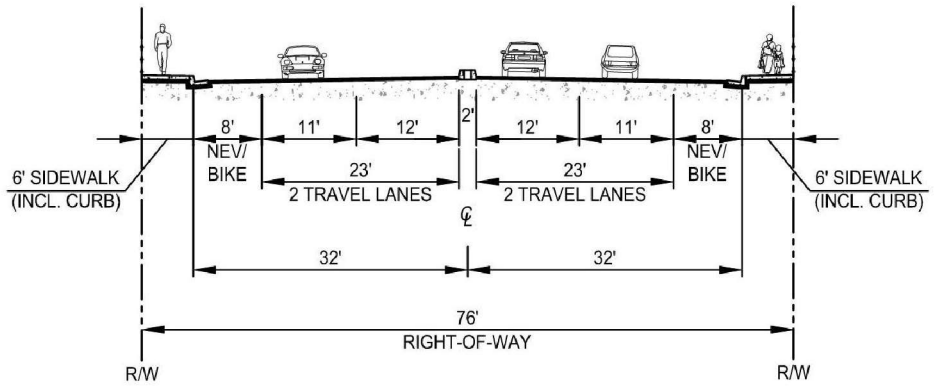


H **4 LANE STREET SECTION (VILLAGE CENTER)**

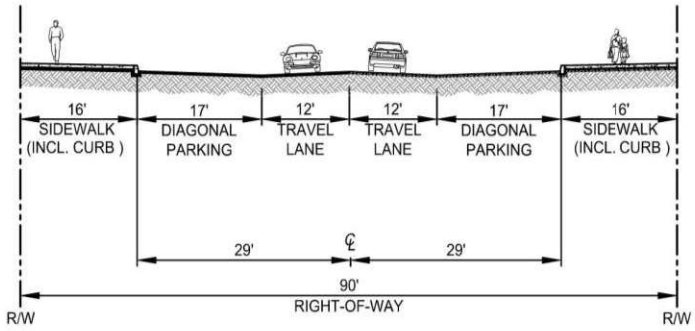
DOWD RD

SEPARATED SIDEWALKS, 6' BIKE LANE, AND 14' LANDSCAPE MEDIAN
NOT TO SCALE

Exhibit 5.2: Street Sections

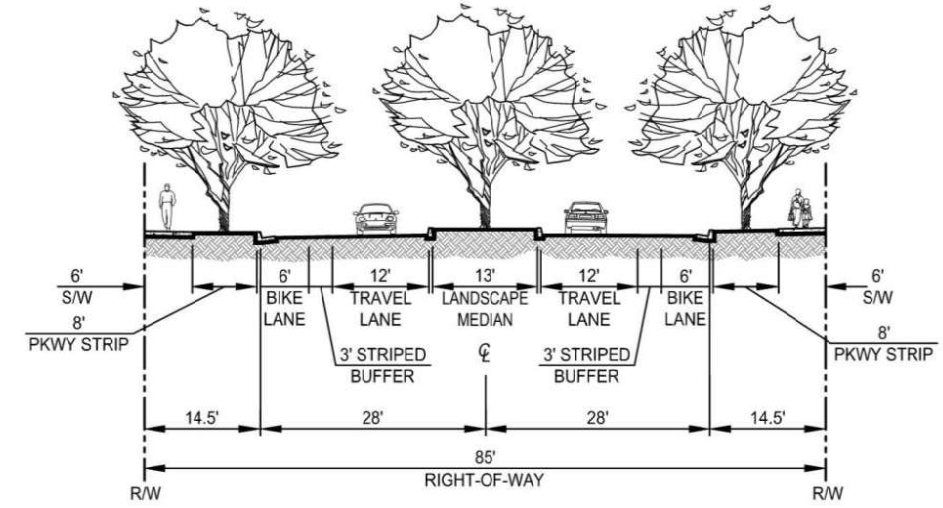


I 4 LANE STREET SECTION (BRIDGE)
DOWD RD
ATTACHED SIDEWALKS AND 8' N.E.V. LANE
NOT TO SCALE



J 2 LANE STREET SECTION (WITH DIAGONAL PARKING)
RACHEL AVE
ATTACHED SIDEWALKS AND ON-STREET DIAGONAL PARKING
NOT TO SCALE

Exhibit 5.2: Street Sections



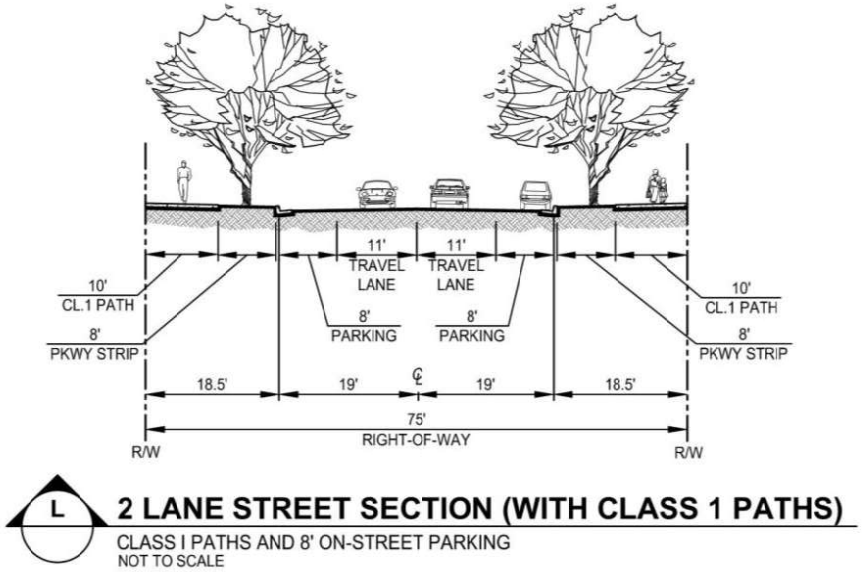


Exhibit 5.2: Street Sections

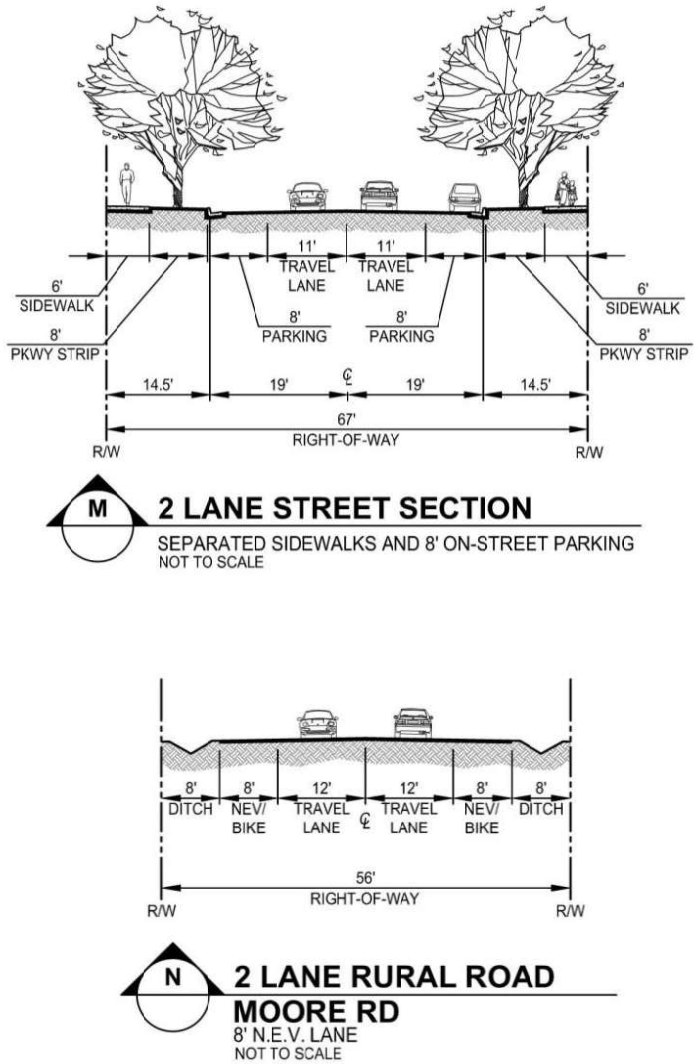


Exhibit 5.2: Street Sections

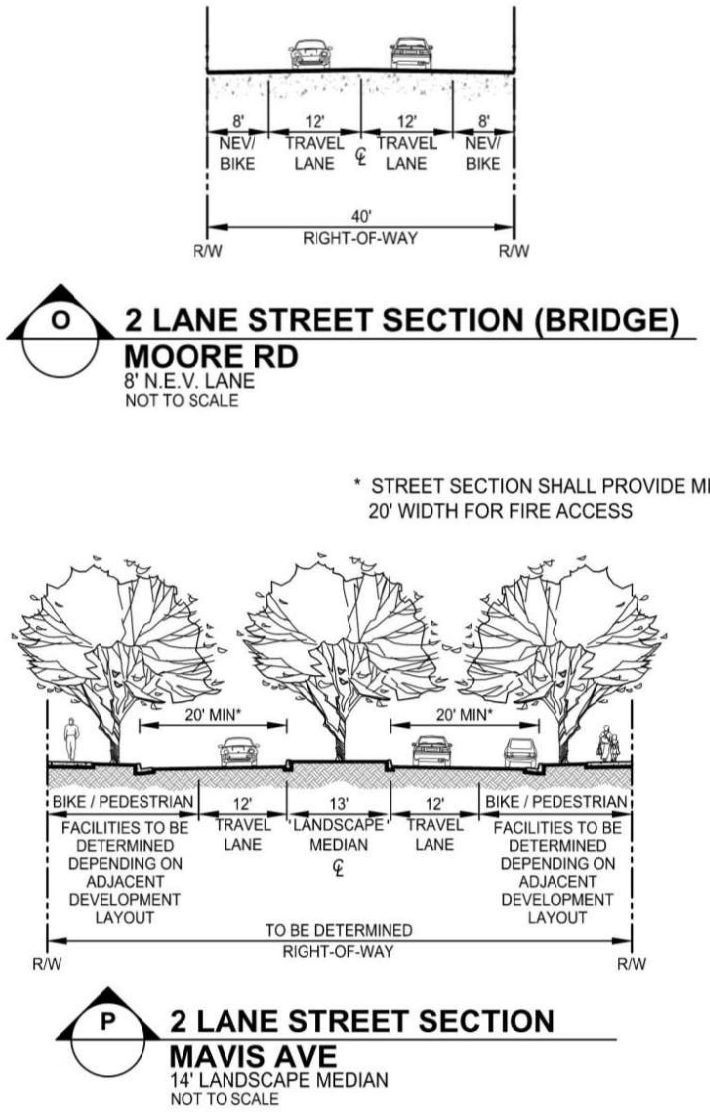
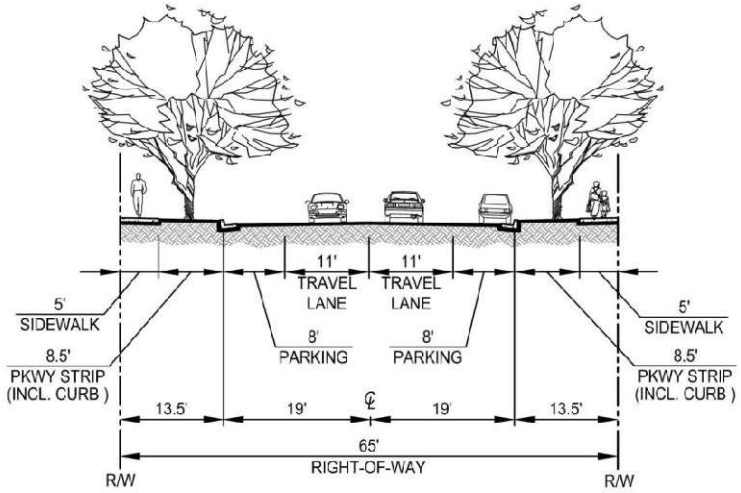
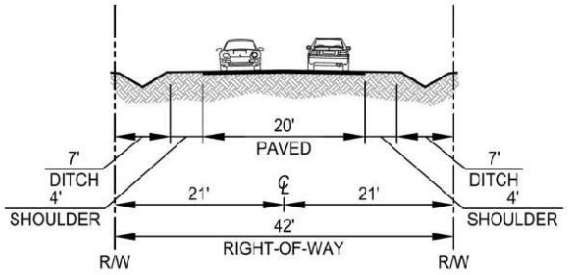


Exhibit 5.2: Street Sections



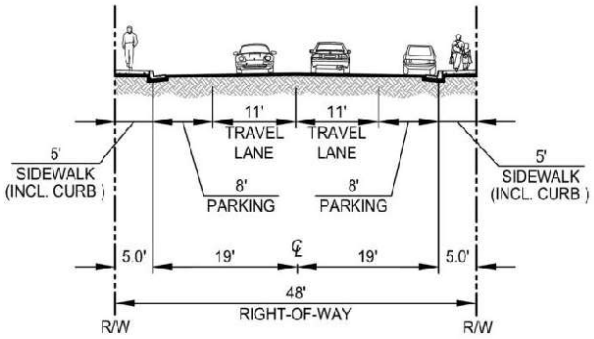
2 LANE RESIDENTIAL STREET SECTION

SEPARATED SIDEWALKS AND 8' ON-STREET PARKING
NOT TO SCALE



2 LANE RURAL ROAD SECTION

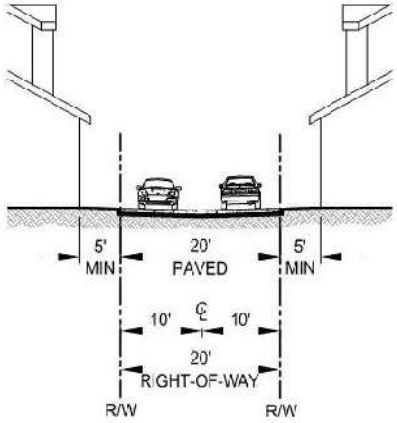
UNPAVED SHOULDERS
NOT TO SCALE



2 LANE RESIDENTIAL STREET SECTION

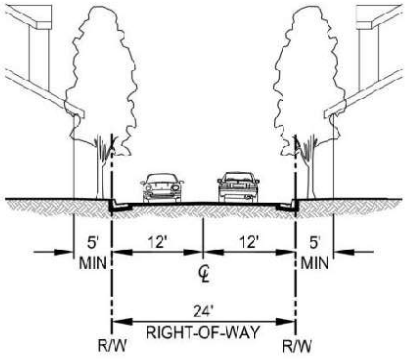
ATTACHED SIDEWALKS AND 8' ON-STREET PARKING
NOT TO SCALE

Exhibit 5.3: Local Residential/Rural Street Sections



ALLEY SECTION

NOT TO SCALE



GARAGE LANE SECTION

NCT TO SCALE

Exhibit 5.4: Alley & Garage Lane Street Sections

Table 5-1: Plan Area Roadway Cross-Sections

ROADWAY TYPE	# OF LANES	R.O.W.	LANDSCAPE MEDIAN[5]	DEDICATED NEV LANE[4]	CLASS II BIKE LANE[4]	ON-STREET PARKING	PATH/ SIDEWALK
Arterial							
Section (A-A)	6	127 feet	14 feet	Yes	Yes	No	6 feet
Section (B-B)	6	113-173 feet	0-60 feet	Yes	Yes	No	6 feet
Section (C-C)[1]	6	99 feet	14 feet	Yes	Yes	No	6 feet
Section (D-D)	6	98 feet	N/A	Yes	Yes	No	6 feet
Collector							
Section (E-E)	4	109 feet	14 feet	Yes	Yes	No	10 feet/6 feet
Section (F-F)[2]	4	105 feet	14 feet	Yes	Yes	No	6 feet
Section (G-G)	4	105 feet	14 feet	Yes	Yes	No	6 feet
Section (H-H)	4	117 feet	14 feet	No	Yes	Yes – Parallel	6 feet
Section (I-I)	4	76 feet	N/A	Yes	Yes	No	6 feet
Section (J-J)	2	90 feet	N/A	No	No	Yes – Diagonal	16 feet
Section (K-K)	2	82 feet	14 feet	No	Cycle Track	No	6 feet
Section (L-L)	2	75 feet	N/A	No	No	Yes – Parallel	10 feet
Section (M-M)	2	67 feet	N/A	No	No	Yes – Parallel	6 feet
Section (N-N)	2	56 feet	N/A	Yes	Yes	No	N/A
Section (O-O)	2	40 feet	N/A	Yes	Yes	No	N/A
Section (P-P)[3]	2	TBD	14 feet	No	No	TBD	TBD

1. Soundwalls may be eliminated by incorporating a wider landscape corridor. Width to be determined based on acoustical analysis.
2. Replace curb and gutter, parkway strip, and sidewalk with shoulder and roadside ditch adjacent to airport and wastewater treatment facility.
3. Bike and pedestrian facilities to be determined depending on adjacent development layout.
4. Where NEV and bicycle lanes co-exist on a roadway, they are provided via an 8-foot lane.
5. Median dimension includes the curb on both sides, therefore the net dimension of the landscaping in the median is reduced by one (1) foot.

5.2.3 On-Street Parking

As shown in Exhibit 5.2, on-street parking will be provided in cross-sections H, J, L and M. These streets located within the West Village Center area will include on-street parking on both sides of the street. This includes parallel parking on Dowd Road, diagonal parking on Rachel Avenue, and parallel parking on other two-lane streets within the Village Center area.

5.2.4 Vehicular and Non-Motorized Bridges

Build out of the Plan Area roadway network requires construction of several new and expansion of existing vehicular bridges including:

- A new six-lane bridge on Nelson Lane across Auburn Ravine
- An expanded six-lane bridge on Nelson Lane across Markham Ravine
- An expanded four-lane bridge on Dowd Road across Markham Ravine
- An expanded four-lane bridge on Dowd Road across Auburn Ravine
- Replacement of the two-lane bridge on Moore Road across Auburn Ravine

In some instances, new bridge structures may be necessary to replace existing, outdated structures. In other instances, new bridges may be constructed alongside existing bridges that will remain. A non-vehicular bridge will be constructed across Markham Ravine between Dowd Road and SR 65. This bridge will accommodate bicycle and pedestrian travel between the regional park and a Class I trail that parallels Auburn Ravine on its north side. In addition, one or more grade-separations of the Class I trail system may be provided at the primary east-west roadways in the Plan Area (including Mavis Avenue, Rachel Avenue, or Ruth Avenue).

5.3 Mobility System

Exhibit 5.5 displays the mobility network, which consists of designated corridors for bicycles and pedestrians and complements the street network where vehicles, NEVs, bicycles, and pedestrians will all mix. This multimodal network is an important component for connectivity and promoting non-vehicular travel within and outside of the Plan Area. The mobility network has been designed to allow intuitive and efficient movement throughout the Plan Area and provide linkages to the existing Lincoln community and includes sidewalks, off street Class I bike trails and on-street Class II and Class III lanes and routes. As described in Section 5.6, NEVs are accommodated on many Plan Area streets within shared bicycle/NEV lanes on both sides of the street. NEVs are permitted to use the general purpose lanes on two-lane streets which have posted speed limits of 35 miles per hour (mph) or less.

5.4 Bikeway and Trail System

The bikeways and trails system is illustrated in Exhibit 5.5. The Class I system is designed to minimize barriers and reduce potential travel disruptions. Class II bike lanes are designated on-street bike routes, six-foot wide, delineated with signage and striping.

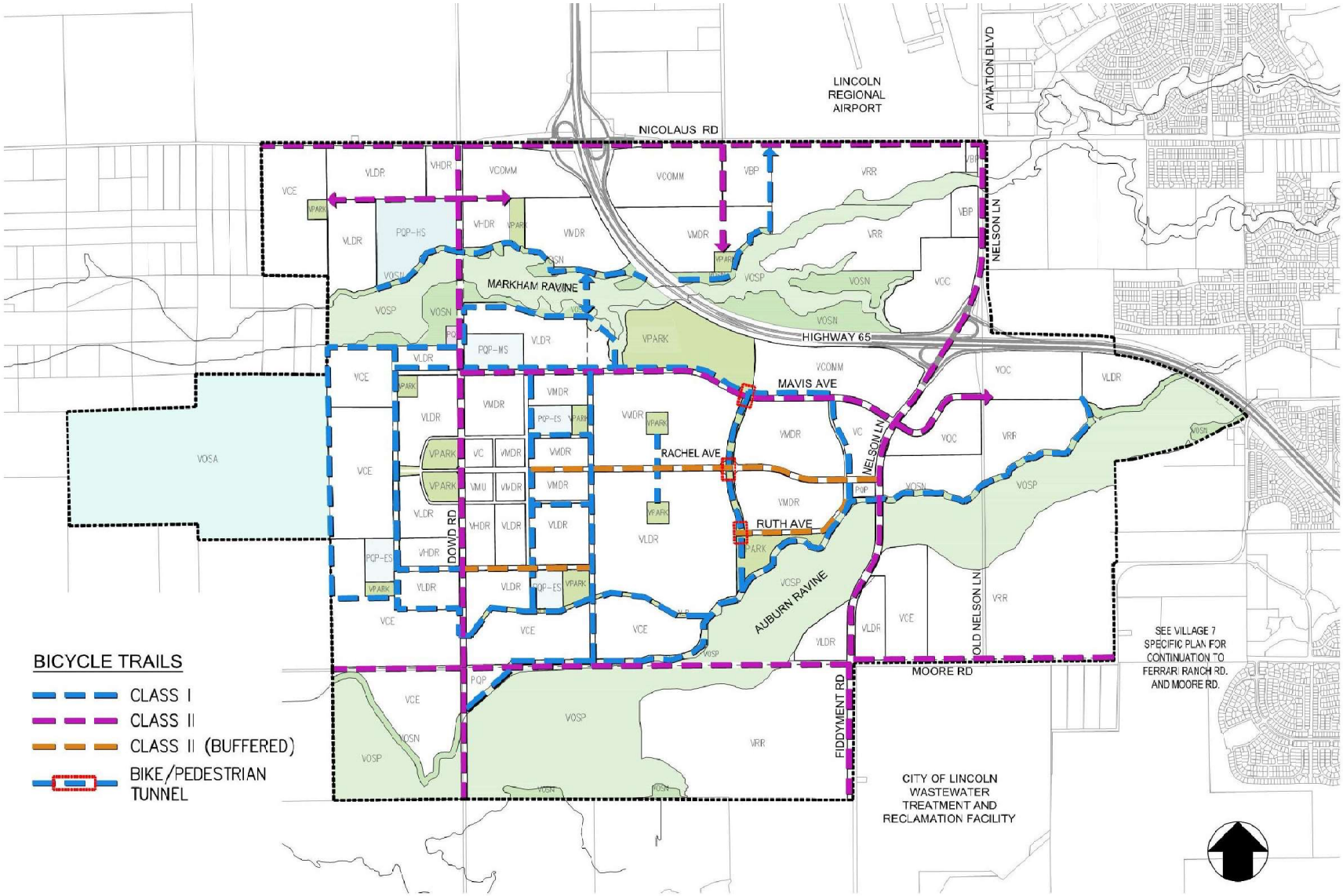


Exhibit 5.5: Mobility Plan

5.4.1 Class I Facilities



Numerous Class I trails are provided throughout the Plan Area, situated primarily along Auburn and Markham Ravines. The Class I bikeway system provides off-street connectivity within the Plan Area for both cyclists and pedestrians. In addition, the paths accommodate emergency and maintenance vehicle access to open space areas. The north-south trails that extend from Auburn Ravine to the Regional Park and Commercial uses may include grade-separated crossings (via tunnels or bridges) at roadways such as Ruth Avenue, Rachel Avenue and Mavis Avenue. Grade- separated crossings reduce conflicts between bicyclists and vehicles, thereby encouraging greater use of this travel mode.

5.4.2 Class II Bicycle Lanes



Class II bicycle lanes are provided on expected bicycle commute corridors (i.e., Nelson Lane, Nicolaus Road, and South Dowd Road) and other key locations within the heart of the Plan Area. In the vast majority of instances, bicyclists will share the lane with NEVs. To accommodate both travelers, an 8-foot lane is provided. Class II bicycle lanes are provided on facilities expected to be used for longer distance recreational travel (e.g., Moore Road).

5.4.3 Class III Bicycles Routes



Class III (shared use of general purpose lane) facilities may also be provided on local streets. Class III routes will be designated with pavement markings as shown in the photo. Class III routes are not identified on the Mobility Plan but shall be determined in conjunction with the individual GDPs.

5.4.4 Innovative Mobility Facilities

Two segments of the mobility network warrant special treatment, based on the anticipated high use of these areas due to key locations within the Plan Area. The first is Rachel Avenue, which is the central spine street which connects the neighborhoods to the Village Centers on each end. Buffered bicycle lanes are provided along each side of Rachel Avenue. The proposed buffered bicycle lanes provide a 3-foot wide striped buffer between the bicycle lane and the adjacent vehicle travel lane. This buffer provides additional shy distance between vehicles and bicyclists while also not making the bike lane appear so wide that it might be mistaken for a travel lane or a parking lane. This encourages bicycling by contributing to the perception of safety among bicyclists.



Example of a Buffered Bicycle Lane

A portion of Mavis Avenue is the second segment of the mobility network given special treatment. Mavis Avenue is east-west connector street which provides access to significant destinations such as the East Village Center, primary retail commercial center, the Regional Park and the Middle School. Accordingly, the western portion of Mavis Avenue is designed with both off-street and on-street bicycle facilities to accommodate different user groups. The off-street Class I trail is located on the north of Mavis Avenue to provide optimum bicycle and pedestrian access opportunities to the retail commercial, Regional Park and Middle School. The on-street Class II facility consists of an 8-foot bicycle/NEV lane on both sides of the street.

A variety of other innovative bicycle treatments may also be considered. Examples include bike boxes at signalized intersections, which enhance bicyclist visibility thereby reducing potential bicycle/vehicle conflicts. Other options include green Class II bike lanes at potential bicycle/vehicle conflict points (including skip-striping within intersections), bicycle signals, "bicycle boulevards", sharrows, and similar concepts.



Bike Box at signalized intersection

5.5 PEDESTRIAN SYSTEM

The pedestrian system will consist of a variety of off-street and on-street facilities. Pedestrians may use the off-street trails shown in Exhibit 5.5. On-street facilities consist of 6-foot sidewalks provided on the vast majority of primary Plan Area roadways and 5-foot sidewalks on local neighborhood streets. The exceptions are where an adjacent 10-foot class I path is proposed (Sections E and L), and along Rachel Avenue in the West Village Center where a wider 16-foot sidewalk is provided. Sidewalks are not planned along Moore Road west of Fiddyment Road based on its rural surroundings and intended function as a rural roadway.

Crosswalks are provided at signalized intersections and roundabouts. To facilitate safe pedestrian crossings, a variety of other design features may be considered to enhance pedestrian visibility at key intersections, such as at the Village Centers and school locations. Examples include bulbouts, raised crosswalks, high visibility striping (e.g., ladder patterns, special coloring/marking/materials), and pedestrian refuge islands in medians where space allows. An example of a raised crosswalk is shown below. Specific pedestrian treatments shall be determined in conjunction with the individual GDPs.



Raised Crosswalk

Marked crosswalks at mid-block locations may be considered in areas with high pedestrian activity and high demand to cross the street between major intersections. This may be appropriate in the West Village Center, for example. Marked crosswalks at mid-block locations should be thoroughly vetted by a transportation engineer to ensure the following conditions exist:

- There is sufficient pedestrian activity and demand to cross the street mid-block
- The mid-block crosswalk is a convenient location for pedestrians to cross with excellent visibility
- The mid-block crosswalk would improve safety for pedestrians
- Drivers are aware of the pedestrian crossing

5.6 Neighborhood Electric Vehicles (NEVs)

The Plan Area is designed to accommodate NEV travel within the Plan Area and the City. Per Lincoln's NEV Transportation Plan and the California Vehicle Code (CVC), NEVs are permitted to travel in general purpose lanes on roadways in the City of Lincoln which have posted speed limits of 35 miles per hour (mph) or less. On roadways that have a posted speed limit above 35 mph, a dedicated NEV lane is required to enable NEV travel. The City of Lincoln has chosen to use a combined 8-foot shared Class II bicycle/NEV lane in many such instances. As



NEV Charging Station

shown in Figure 5.2, Sections A through G (four to six lane arterials) include shared bicycle/NEV lanes on both sides of the street. NEVs are permitted to use the general purpose lanes on two-lane streets. Thus, NEVs can circulate throughout the Plan Area to many of the most likely NEV destinations such as the Village Center, Regional Commercial center and Regional Park. NEVs may or may not be able to use the future SR 65/Nelson Lane and SR 65/Nicolaus Road interchanges, whose design and operation is subject to Caltrans standards. NEVs often have specially designated parking spaces and charging stations, as depicted in the photo on the previous page, which may be preferentially located. The proposed NEV facilities in the V5SP are consistent with the proposed NEV Circulation Plan in the Lincoln NEV Transportation Plan.

5.7 Transit System

The Plan Area includes bus turnouts and shelters to accommodate planned transit service expansion to the area. Transit service to the area may be provided both by City of Lincoln Transit, and Placer County Transit. Based on the expected population in V5SP, the surrounding planning areas and the concentration of planned commercial uses, it is likely that City of Lincoln Transit will expand its service to the Plan Area. A bus transfer lot will be considered as part of a joint use park-and-ride lot, similar to what exists at the Twelve Bridges Transfer Center and at the Roseville Galleria.

5.8 Park and Ride

Park and ride lots serve an important role in the transportation system and are an integral part of Caltrans' goal of improving ridesharing, carpooling, and transit opportunities. Park and ride lots are intended to make transit a more practical travel option, improve highway safety, increase trip throughput to reduce congestion, and maximize transportation system efficiency. Park and ride lots may be state-owned facilities located near state highways/freeways that are dedicated for park and ride use. They may also be non-state-owned facilities that share parking with adjacent retail, office, or related land uses. A park-and-ride lot was recently constructed directly south of the SR 65 Bypass/Lincoln Boulevard interchange. Field observations indicate that this lot is currently underutilized.

Given the population growth and commercial land use growth planned to occur in Village 5, it is advisable to identify one or more park-and-ride lots within the Plan Area. These would most suitably be located near the planned SR 65/Nelson Lane and SR 65/Nicolaus Road interchanges. They could either be designated on an available parcel within State ROW, or identified as a joint use lot and operated as a non-State-owned facility on a parcel occupied by retail, a church or a related use.

CHAPTER 6: PUBLIC SERVICES

6.1 OVERVIEW

This chapter describes the services necessary to meet the needs of Plan Area, in accordance with the policies of the Lincoln General Plan. The coordinated delivery of public services is essential to ensure a complete community, one that provides educational, recreational, public safety and library services for the residents. The Public Services Element of the General Plan provides information and policy guidance to ensure that services are sufficient to support new development in the V5SP. Phasing and financing obligations relating to public services are outlined in the Specific Plan development agreements and in Implementation Chapter 9 of the Specific Plan. Table 6-1 summarizes the public service providers to the Plan Area.

Table 6.1: Service Providers

Service	Provider/ Authority
Parks and Recreation	City of Lincoln
Schools	Western Placer Unified School District (WPUSD)
Library Services	City of Lincoln
Police Protection	City of Lincoln
Fire Protection	City of Lincoln

Most public service demands are based upon a per capita or population factor. Table 6.2 shows the projected population for Village 5, which is used in determining the demand for the public services addressed in this chapter.

Table 6.2: Population Projection

Dwelling Units	D.U.	PPH	Total Population
VRR, VCE AND VLDR	3,917	2.86	11,203
VMDR	2,830	2.00	5,660
VHDR and VMU	1,497	1.80	2,695
TOTAL	**8,244**		**19,558**

6.2 VILLAGE PARKS AND OPEN SPACE

The extensive parks and open space system in Village 5 is a key feature required in order to meet the health, wellness and support of community values envisioned for the Plan Area. The interconnected open space, active and passive recreation facilities will not only provide ample places for physical activity, but will also provide places for residents to meet, socialize, play and experience natural habitat and wildlife. The intent of this section is to ensure sufficient and timely improvement of the parks and open space system, which is an integral part of the community framework. Together, the park and open space amenities provide a full range of active and passive recreation opportunities to help form a unifying element of the community.

6.2.1 Village Parks and Open Space System

The Plan Area is served by the City of Lincoln Parks Department. The V5SP parks and open space system provides for a range of active and passive recreational opportunities that meet and exceed the General Plan requirement of 6 acres of active park and 3 acres of passive park/open space per 1,000 total population. Specific Plan areas must also provide interconnected, usable open space pursuant to Policy LU-15.14,

which requires a minimum of 40% of open space allocation. Table 6.3 provides the calculations of the acreage needed to meet the minimum acreage requirement. The active regional, community and neighborhood park sites, open space and linear parkways are depicted in the Public Facilities Exhibit 6.1.

Table 6.3: Parks and Open Space Calculations	
Plan Area Population	**19,558**
Active park area requirement (6 acres/1000 pop.)	**117.3 acres**
Active park area provided: **Regional Park:** Site is 71.2 acres, park credit of 61.2 acres (The non-City owned soccer fields, a 20 acre portion of park, is given 50% credit) 61.2 acres **Community Parks:** 35.0 acres **Neighborhood Parks:** 43.0 acres	**139.2 acres**
Passive park/open space area requirement (3 acres/1000 pop.)	**58.7 acres**
Passive park/open space area provided	**273.6 acres**
Open Space Required :40% of gross Plan Area minus primary roads and Highway 65; 4410.4 acres x .40	**1,764 acres**
Open Space Provided: 41.0% **Portion in Active Parks; 149.2 acres** **Portion in Passive Open Space ;273.6 acres** comprised of Linear parks=19.5 Natural Open Space= 208.2 Detention Basins not within open space zones=45.9 **Portion in other categories; 1388.0 acres** comprised of Open Space Preserve=838.5, Ag/Preserve=343.5, varying open space requirements within Airport zones=206.0	**1,810.8 acres** **3.4%** **6.2%** **31.4%**

The system is comprised of one regional park, two community parks, nine neighborhood parks and numerous open spaces. 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. Parks are generally located within neighborhoods to create a local focal point, are adjacent to or connected with open space areas to create the desired interconnectivity within the community. More information on the size, purpose, intended facilities and schematics of the various parks is provided in the GDP for each Planning Area. Construction of park and recreation facilities shall be in accordance with the Development Agreement and consultation with the City Parks Department. All parks will be owned and maintained by the City.

6.2.2 Regional Sports Park



The 71 + acre Regional Sports Park is located on the north side of Mavis Avenue and lies adjacent to Markham Ravine and Highway 65. The City has partnered with Placer United Soccer Club and Richland Developers, the Specific Plan applicant, to design a regional park which contains a soccer/sports complex integrated with City park facilities for community use. This facility will help the soccer club meet its training needs, provide fields for community uses and attract high-profile tournaments and other revenue-producing events.

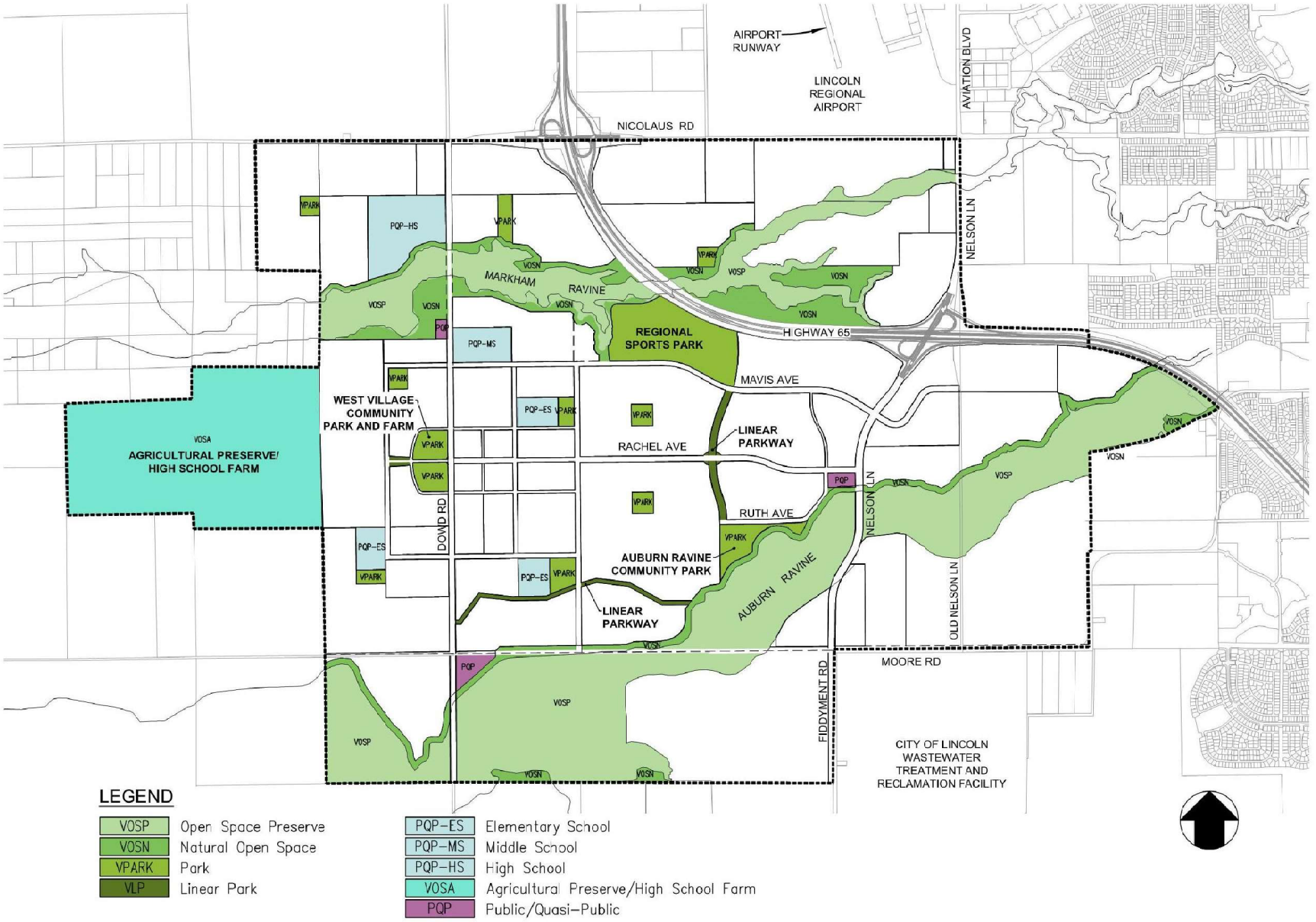


Exhibit 6.1: Public Services



Exhibit 6.2: Illustration of Regional Soccer Complex

The regional park site has been strategically located to offer easy access from SR 65 and be directly adjacent to retail services, lodging and restaurants. Planned facilities may include 12 soccer fields, training fields, Fieldhouse with locker rooms, civic plaza, restrooms, picnic area, playground, digital messaging sign and on-site parking areas. A conceptual illustration is shown in Exhibit 6.2. The site design provides trailheads and pedestrian facilities to link the park with the adjacent commercial services, the lake and Markham Ravine open space corridor, nearby neighborhoods and parks.

6.2.3 Community/Village Parks



Two sites are designated as community or village parks. The 19 acre West Village Park and Farm is located on the west side of South Dowd Road, directly across from the West Village Center. The 19 acre Village Park is comprised of two parts- one side will function as "central" park with primarily social type spaces such as a community center, plaza, playground, open turf areas, group picnic area and other public amenities. The other side will function as a multi-purpose park, including active and passive park facilities. The Village Park can also accommodate a village "garden/farm". The concept is to provide an integrated farming element with some form of food production -- a micro-farm, community garden and/or edible park. Elements may include a barn, greenhouse, vineyard and orchard.

The 16 acre Auburn Ravine Community park site, located on Ruth Avenue, is envisioned to provide for large active facilities, such as softball/ baseball fields, tennis complex, parking, restrooms, concession facilities and playground, as well as amenities such as a trailhead and nature/wildlife interpretive facilities. This park is strategically located to the primary linear parkway which links Auburn Ravine to the Regional Sports Park and to Markham Ravine, making a convenient biking, walking or running circuit.



Example of Community Garden and Micro-farm



Example of Community Park Amenities

6.2.4 Neighborhood Parks

The neighborhood parks within Plan Area are the core facilities of the park system and are planned to provide a balance between passive and active recreation uses as well as creating a sense of place for the V5SP. The parks are designed to serve as both the recreational facilities and social gathering spaces for the residential neighborhoods. Many of the neighborhood parks are located adjacent to schools to provide joint-use facilities and to reinforce them as focal points for the neighborhoods. Neighborhood parks will be easily accessible to the surrounding neighborhood through the use of pedestrian trails, bikeways, sidewalks or residential streets. A range of recreation is planned, including play areas for children, open turf areas, areas for organized sports, picnic areas and flexible opportunities for small groups of people to gather and recreate.



Example of Neighborhood Park Playground

6.2.5 Village Open Space

Open space is organized into three categories: open space preserve, natural open space and linear parkways. All open space and park lands contribute to the overall 40% open space requirement. This network is equally significant as the park system in providing for community wellness and establishing the landscape / recreational character of the community. Open space allows for multi-use functions including passive recreation opportunities, wildlife habitat, corridors for pedestrian and bicycle trails, storm water conveyance and water quality treatment. The entire open space system for the Plan Area will be developed to meet the goals of ecological and resource management enhanced by cultural, community and recreational amenity benefit. Design standards to ensure emergency access to open space areas is addressed in Chapter 3.4.11 of the GDP.

6.2.5.1 Open Space Preserve

The land plan has been designed to preserve large, contiguous open space areas, primarily to allow for the preservation of Auburn Ravine, Markham Ravine, wetlands and other waters, while also providing visual open space for the adjacent community. Open space preserves are sited to protect the areas with the greatest concentration of wetlands, to ensure that Village 5 is consistent with the Draft Placer County Conservation Plan (PCCP), and to meet the City open space requirements. These open space areas will preserve the resources in a natural condition and setting, with all activities and management performed consistent with the PCCP and the Village 5 Operations and Maintenance Plan and as regulated by the County Aquatic Resources Program (CARP). The PCCP Joint Powers Authority (JPA), or its designee, will own and maintain the open space areas in the Plan Area.

6.2.5.2 Natural Open Space



The natural open space areas in the Plan Area are primarily lands that lie adjacent to the open space preserve in the Ravines. The natural open space designation provides the opportunity to preserve features which lie outside of the PCCP footprint and area for wetland creation and restoration, trails and buffers. Enhancements in the natural open space will be primarily low maintenance with native landscaping as edge treatment. If allowed by the regulatory agencies, exercise stations, disc golf space and other types of amenities may be provided in select locations. Refer to Section 8.2.2 for more detail on the resource management approach and measures. The dominant Class I trails in the Plan Area are situated within natural open space along the Auburn Ravine and Markham Ravine corridors, as shown on the Mobility Plan, Exhibit 5.3.



Example of Trail System

6.2.5.3 Linear Parkways

Linear parkways are developed features that are located to interconnect the trail system. One prominent linear parkway connects the Regional Park with the 16 acre Community Park along Auburn Ravine. A linear parkway is also situated along an existing drainage ditch, serving as a buffer and trail connector between neighborhoods and school/park sites. These open space elements vary in width, with most ranging from approximately 40 feet to 100 feet in width. Additional trail corridors, greenbelts and linear parkways will be designated at the neighborhood level. All linear parkways are owned and maintained by the City.

6.3 SCHOOLS

The Plan Area is located in the Western Placer Unified School District (WPUSD). At the time of Specific Plan preparation, the District serves the following: 7 elementary schools (Grades K-5), 2 middle schools (Grades 6-8) and 2 high schools (Grades 9-12 & 10-12 Continuation High School). In addition, the Lincoln High School Farm (LHF) is located within the Plan Area along the western boundary. The LHF parcel is designated as Ag Preserve (VOSA) due to the presence of a conservation easement addressing the use of a portion of the property.

The V5SP provides school sites to accommodate the students living within the Plan Area. The demand for school facilities, sizing, locations and generation rates have been based on information provided by the WPUSD and State of California criteria. Table 6.4 summarizes the anticipated number of students and number of sites necessary for each school within the Plan Area, based on student generation factors provided by the District.

The Plan Area would generate an estimated 4,286 students upon buildout (Table 6.4). Three elementary school sites (12 acres each) capable of supporting a capacity of approximately 650 students per site, one middle school site (approximately 20 acres) capable of supporting a capacity of approximately 1200 students, and one high school site (approximately 49 acres) capable of supporting approximately 2,000 students are proposed in the Plan Area to serve the student population generated by the residential land uses. Exhibit 6.1 depicts the location of these schools.

The sites have been located to provide good accessibility from most homes within the Plan Area. The middle school and high school will serve students from outside Village 5, influencing the location selected for optimum access for all residents. The existing Lincoln High School Farm (LHS Farm) property is approximately 280 acres in size. This facility currently includes classrooms, holds workshops, offers educational farming projects and protects wildlife habitat.

Table 6.4 Estimated Student Generation/School Site Demands

Land Use	D.U.	K-5	Total	6-8	Total	9-12	Total
Single Family VRR,VCE, VLDR,VMDR	5,747	0.328	1885	0.134	770	0.118	678
Multi Family[1] VHDR, VMU	1,497	0.361	540	0.147	220	0.129	193
Total units[2]	7,244						
Total students			**2,425**		**990**		**871**
School site capacity (average)			650		1200		2000
Total sites			**3.73**		**0.82**		**0.43**

Notes:
1. Multi-family unit factors by school type is an estimate only, to be verified by WPUSD.
2. 1,000 units have been deducted from the VLDR and VMDR categories for age-restricted units.

The elementary school sites are co-located with neighborhood park sites to encourage joint uses of the facilities. In addition, the school sites are centrally located to serve as a focal point and gathering area for the neighborhood and each school is situated approximately ½ mile walking distance from most of the residences. School sites can serve as a community resource for neighborhood meetings and functions and provide a safe

and secure educational atmosphere. The sites are also linked on the greenway system to maximize the non-vehicular modes of travel to these frequented locations, as depicted on the Mobility Exhibit 5.3.

6.4 Library Services

The City of Lincoln operates a public library system that includes two library facilities. The downtown Lincoln library, a Carnegie library that first opened in 1909, is a historic register-listed building. The Twelve Bridges library, located at 485 Twelve Bridges Drive, functions as the main Lincoln Library.

The adopted City library standards of 0.7 square feet per capita is required to meet the educational, informational, and cultural needs of all community residents. The increased demand of library services for Village 5 is satisfied via the assessment of the City's Public Facilities Fee, a portion of which contributes to the provision of additional library services.

6.5 Police Protection

The Lincoln Police Department provides law enforcement for the City. The Police Department provides all operations and patrols from the central station, located at 770 7th Street in downtown Lincoln, approximately 2.5 miles from the Plan Area. For purposes of defining capital facilities investment for police facilities, facility needs are based on a staffing ratio of 1.8 officers per 1,000 population. General Plan policy discourages construction of police substations and to maintain a centralized police station. At the time of Specific Plan preparation, the Police Department identified the potential need for a new central police station and Public Safety Center in a location in close proximity to Highway 65 and the Nelson Lane interchange. Village Commercial (VCOMM) and Village Office/Commercial (VOC) zoned parcels on Nelson Lane could accommodate the Police and Public Safety Center, if determined by the City to meet the siting criteria.

The increased demand for police services associated with Village 5 is satisfied via the assessment of the Plan Area Community Facilities District (CFD) and the City's Public Facilities Fee, a portion which contributes to the capital costs related to additional police services.

6.6 Fire Protection

The Lincoln Fire Department will provide fire protection, suppression, emergency medical services and hazardous materials management to the Plan Area. 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. In addition, as part of the PCCP, a wildland fire management plan will be in place to add protection from the fire hazards emanating from the significant open spaces associated with the Ravines.

At the time of Specific Plan preparation, three stations were in operation. The closest station to the Plan Area is Station #34, located at 126 Joiner Parkway, approximately one mile to the east. The adopted City policy is to maintain a firefighting capability sufficient to maintain a fire response time of five (5) minutes or less as a requirement for service provision and locating new fire stations. In consultation with the Fire Department, two PQP sites are designated within the Plan Area as potential sites to accommodate a new fire station to serve Village 5, as shown on Exhibit 6.1.

CHAPTER 7: PUBLIC UTILITIES

7.1 OVERVIEW

The goal of the Public Utilities chapter is to identify the necessary utilities required to serve the V5SP. This section provides an overview of the required public utilities and identifies the backbone infrastructure necessary to serve the Plan Area. Utility infrastructure will be constructed to ensure compliance with all applicable service and improvement standards, and state and federal laws and regulations. Phasing of City infrastructure improvements and funding obligations are detailed in the Implementation Chapter and the Development Agreement. Table 7.1, Utility Providers, lists the utility entities that will serve the Plan Area.

Table 7.1: Utility Providers

Utility	Provider/ Authority
Water	City of Lincoln
Reclaimed Water	City of Lincoln
Wastewater	City of Lincoln
Drainage and Flood Control	City of Lincoln
Electric Service	P.G. & E.
Natural Gas	P.G. & E.
Communications	Surewest, AT&T
Solid Waste	City of Lincoln

7.2 POTABLE WATER

7.2.1 Water Overview

The City of Lincoln is the municipal water purveyor for the V5SP. Potable water to serve the Plan Area will include surface supply from the Placer County Water Agency (PCWA) and groundwater from City wells. In the initial phase of development, the City has adequate supply to serve the proposed project. Upon expansion beyond the initial phase of development, additional offsite infrastructure will be required to support the full Plan Area demands. Groundwater wells are proposed within the Plan Area to supplement the City water system and provide redundancy for backup use. Reclaimed water for irrigation uses will supplement the potable water supply, as described in 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 5 Water Supply Assessment (WSA), the City will have adequate water supply available through PCWA and municipal wells to serve the Plan Area.

7.2.2 Existing Water Supply and Distribution

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

Several public water infrastructure components are in place within the V5SP boundary, as shown in Exhibit 7.1. This includes three City municipal wells located at Moore Rd./Fiddyment Rd. (Well #8), Moore Rd./Nelson Ln. (Well #9), and Nicolaus Rd./Nelson Ln. (Well #2). An existing 18-inch transmission main

at Moore Road and Nelson Lane and an existing 12-inch main at Nicolaus Road and Nelson Lane serve as points of connection for the V5SP looped water system.

The City 2015 Urban Water Management Plan (UWMP) evaluates the anticipated growth of the City and the associated water demands and future water supplies through 2035. In addition, the June 2015 City of Lincoln SB 610 Water Supply Assessment identifies the long-term water supply strategy to serve the build out of the Plan Area.

7.2.3 Water Supply and Demand

Water use demand factors are based on the 2015 City of Lincoln SB 610 Water Supply Assessment (WSA), Table 2-1 – Summary of Residential Baseline and Proposed Project Demand Factors and Table 2-2, Summary of Non-Residential Demand Factors, as illustrated in Table 7.2, Potable Water Unit Demand Factors, these factors represent reductions due to conservation efforts and efficiency of new plumbing fixtures as compared with older City Standards.

Based on the demand factors for the Plan Area, the total average water demand is projected to be 5,762 acre-feet per year at build out. See Table 7.3, V5SP Average Annual Potable Water Demand for distribution by Land Use at buildout and Table 7.4, Area A Average Annual Potable Water Demand for distribution by Land Use for Area A.

According to the April 2013, PCWA Surface Water Supply summary, the City of Lincoln has 4.5 MGD of available capacity within the existing City system and an additional 5.6 MGD of unallocated capacity is available for purchase on a first come, first serve basis from PCWA. The first phase, Area A as shown in Exhibit 9.1, has a maximum day demand of approximately 2.30 MGD. At build out, the V5SP has a maximum day demand of 9.81 MGD. Therefore, the City has adequate water supply to serve Area A of the V5SP and there will be adequate supply to serve the full buildout of the Plan Area pending continued availability of the unallocated capacity. Should additional capacity be required, construction of the PCWA Ophir Water Treatment Plant, which is planned to have an initial capacity to provide 30 MGD, with an expansion potential to provide as much as 120 MGD may be necessary to serve the buildout of the Plan Area.

Table 7.2: Potable Water Unit Demand Factors (gpd[3])

Land Use	City Standard[1]	Incl. Conserv. Reductions[2,4]
Rural Residential (VRR)	1,092	2,830
Country Estate Residential (VCE)	1,092	768
Low Density Residential (VLDR)	546	411
Medium Density Residential (VMDR)	460	348
High Density Residential (VHDR, VMU)	260	187
Commercial & Employment (VCOMM,VOC, VBP, VC, VMU)	2,500	884
Public Facilities (PQP)	5,200	2,500
Schools (PQP-ES, PQP-MS, PQP-HS)	5,200	2,294
Parks (VPARK)	5,200	3,170
Linear Parks (VLP)	5,200	3,330
Open Space (VOSA, VOSP, VOSN)	5,200	0
Roads (ROW, HWY)	5,200	170

Table 7.2 Footnotes

1 General Plan Water System Constraint Analysis, Appendix F, Table 1
2 2015 City of Lincoln SB 610 Water Supply Assessment, Table 2-1 and Table 2-2
3 GPD per Unit for residential land use; GPD per Acre for non-residential
4 Demand Factors do not include water loss in the delivery system and thus only reflect demand at the customer's meter

7.2.4 Proposed Water Improvements

The preliminary Water System Plan, Exhibit 7.1, depicts the backbone infrastructure needed to distribute domestic water to the Plan Area. The Water System Plan is based on a City-wide model to ensure that adequate pressures and delivery are provided to the V5SP without adversely impacting the existing system. The water system is designed to connect to the existing transmission mains and complete a loop through the Plan Area. The existing offsite infrastructure lacks adequate capacity to supply the V5SP at buildout, however connection of the planned Village 7 water transmission main as defined in the City Water Master Plan would provide adequate capacity to serve buildout. Preliminary locations for groundwater wells have been identified, however these locations are subject to change pending a groundwater study and completion of the City-wide water master plan. Upon completion of the City-wide water master plan update, the number and locations of wells should be reevaluated to confirm any effects to the City transmission main network and future wells planned outside the Plan Area.

Approximately 9.81 million gallons of storage is required to supply potable water for emergency supply purposes. The preliminary location of the tank(s) is shown on Exhibit 7.1. The triggers for the wells and tanks will be identified in the Final V5SP Water Master Plan. Detailed technical information is provided in the Water Master Plan, Appendix C. Additional information regarding infrastructure phasing and implementation is provided in Chapter 9.

Table 7.3 footnotes:

1. 90% of park demands, 95% of linear park demands and 80% of Regional Park demands to be met with Reclaimed Water. Rights of Ways and Highway to be irrigated by Reclaimed Water. See Appendix D.
2. Agricultural land assumed to have own water supply and will continue with its use.
3. Non-irrigated. It is assumed that the Open Space Preserve will require irrigation during plant establishment; however this is a temporary water demand and will be primarily reclaimed water.
4. Average Annual Demand includes 10% non-revenue water (including system leaks, fire protection, maintenance, construction, and unauthorized or misreported connections).
5. Acreage is based on net land use areas, which excludes detention ponds and the Airport Land Use Compatibility Plan required open space. See Table 4.1 – Land Use Summary

Table 7.3: V5SP Average Annual Potable Water Demand (AF-yr)

Land Use	# of Units /Acres	Ave. Annual Demand
Rural Residential (VRR)	302 du	**1,056.6**
Country Estate Residential (VCE)	925 du	**875.0**
Low Density Residential (VLDR)	2,690 du	**1361.1**
Medium Density Residential (VMDR)	2,830 du	**1,214.4**
High Density Residential (VHDR, VMU)	1,441 du	**345.4**
Commercial (VCOMM, VC, VMU) [5]	176.2 ac	**233.2**
Office/Commercial (VOC) [5]	129.9 ac	**141.9**
Business and Professional (VBP) [5]	38.0 ac	**53.4**

Elementary School (PQP-ES) [5]	35.8 ac	**90.2**
Middle School (PQP-MS)	20.0 ac	**56.1**
High School (PQP-HS)	48.7 ac	**194.7**
Public/Quasi-Public (PQP) [5]	13.0 ac	**39.6**
Park (VPARK)[1]	78.0 ac	**31.9**
Regional Park (VRPARK) [1]	71.2 ac	**56.1**
Linear Park (VLP)[1]	19.5 ac	**4.4**
Ag/Preserve (VOSA)[2]	343.5 ac	**0.0**
Open Space Preserve (VOSP)[3]	838.5 ac	**0.0**
Natural Open Space (VOSN)[3]	208.2 ac	**0.0**
Right of Way (ROW)[1]	225.6 ac	**0.0**
Highway 65 (HWY)[1]	139.0 ac	**0.0**
TOTAL Acre/feet per year:		**5,762**

Table 7.4: AREA A Average Annual Potable Water Demand

Land Use	# of Units /Acres	Ave. Annual Demand
Rural Residential (VRR)	0 du	**0.0**
Country Estate Residential (VCE)	96 du	**91.3**
Low Density Residential (VLDR)	909 du	**459.8**
Medium Density Residential (VMDR)	1,412 du	**606.1**
High Density Residential (VHDR, VMU)	0 du	**0.0**
Commercial (VCOMM, VC, VMU)	105.9 ac	**115.5**
Office/Commercial (VOC)	0 ac	**0.0**
Business and Professional (VBP)	0 ac	**0.0**
Elementary School (PQP-ES)	12 ac	**33.9**
Middle School (PQP-MS)	0 ac	**0.0**
High School (PQP-HS)	0 ac	**0.0**
Public/Quasi-Public (PQP)	3.9 ac	**12.1**
Park (VPARK)[1]	29.4 ac	**11.0**
Regional Park (VRPARK) [1]	71.2 ac	**56.1**
Linear Park (VLP)[1]	14 ac	**2.9**
Ag/Preserve (VOSA)[2]	0 ac	**0.0**
Open Space Preserve (VOSP)[3]	0 ac	**0.0**
Natural Open Space (VOSN)[3]	17.3 ac	**0.0**
Right of Way (ROW)[1]	74.6 ac	**0.0**
Highway 65 (HWY)[1]	0 ac	**0.0**
TOTAL Acre/feet per year:		**1,389**

Table 7.4 Footnotes:

1. 90% of park demands, 95% of linear park demands and 80% of Regional Park demands to be met with Reclaimed Water. Rights of Ways to be irrigated by Reclaimed Water.
2. Agricultural land assumed to have own water supply and continue with its use.
3. Non-irrigated. It is assumed that the Open Space Preserve will require irrigation during plant establishment, however this is a temporary water demand and will be primarily reclaimed water.
4. Average Annual Demand includes 10% non-revenue water (including system leaks, fire protection, maintenance, construction, and unauthorized or misreported connections).

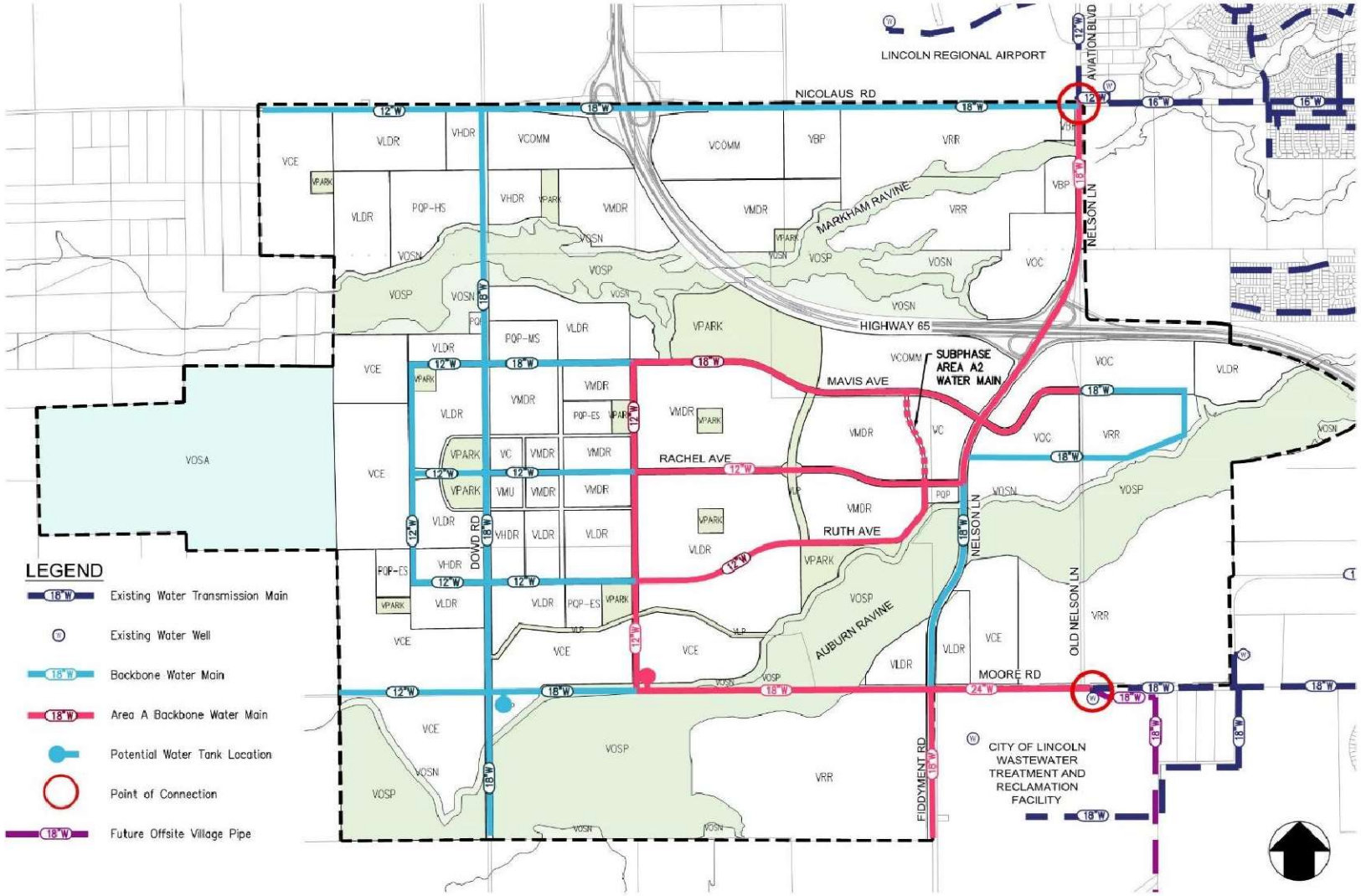


Exhibit 7.1: Backbone Water System

7.3 Reclaimed Water

7.3.1 Reclaimed Water Overview

The City of Lincoln Wastewater Treatment and Reclamation Facility (WWTRF) is located just south of the Plan Area, as shown on Exhibit 7.2. Consistent with the City's Urban Water Management Plan, the City will provide reclaimed water for the Plan Area irrigation needs, including, but not limited to, landscape medians, separated sidewalk parkway strips for arterials, 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 potable water demand of the Plan Area.

7.3.2 Existing Reclaimed Water Facilities and Supply

Reclaimed water refers to wastewater treatment plant effluent which has received a level of treatment that meets the State requirements for direct non-potable reuse. Reclaimed water use is regulated by the Regional Water Quality Control Board which applies stringent water quality, treatment, and disinfection standards. The City WWTRF is projected to produce up to 7,779 acre-feet of recycled water for use within the City, a portion of which, generated by the V5SP, will be made available for use within the Plan Area.

An existing 42-inch low pressure reclaimed water main is located on Fiddyment Road, south of Moore Road, which takes excess reclaimed water and discharges it into Auburn Ravine. This low pressure main is planned to serve as the point of connection for the Village 5 reclaimed water system. A booster pump is required to adequately pressurize the system to serve the Plan Area.

7.3.3 Reclaimed Water Demand

Reclaimed water use demand factors are based on the City of Lincoln 2015 Urban Water Management Plan, Table 4-5. As illustrated in Table 7.5 – Reclaimed Water Unit Demand Factors, these factors represent reductions due to conservation efforts and efficiency of new irrigation methods as compared with older City Standards.

Based on these demands and the projected supply generated by the WWTRF, there is sufficient reclaimed water capacity to serve the landscape median, linear parkway and park irrigation needs throughout the V5SP. Based on the V5SP reclaimed water demand calculations, as shown in Table 7.6, Average Annual Reclaimed Water Demand, the Plan Area is projected to use approximately 802 acre-feet per year at build out.

Table 7.5: Reclaimed Water Unit Demand Factors (gpd/unit or /acre)

Land Use	City Standard[1]	With Conservation Reductions[2]
Parks (VPARK)	5,200	3,170
Linear Parks (VLP)	5,200	3,170
Right of Way (ROW)	5,200	1,000

1 General Plan Water System Constraint Analysis, Appendix F, Table 1
2 2015 Urban Water Management Plan, Table 4-5.
3 Demand factors do not include water loss in the delivery system and thus only reflect demand at the customer's meter.

Table 7.6: Average Annual Reclaimed Water Demand (AF-yr)		
Land Use	**Land Use Acreage**	**Ave. Annual Demand**
Community/Neighborhood Parks (VPARK)	78.0 ac	273.9
Regional Parks (VRPARK)	71.2 ac	222.2
Linear Parks (VLP)	19.5 ac	72.6
Right of Way (ROW)	189.2 ac[3]	233.2
	TOTAL:	**801.9**

1 90% of park demands, 95% of linear park demands and 80% of regional park demands to be met with Reclaimed Water.

2 Average Annual Demand includes 10% non-revenue water (including system leaks, fire protection, maintenance, construction, and unauthorized or misreported connections).

3 Only includes Right of Way programmed with landscape strips/medians. 100% of Right of Way irrigation demands to be met with Reclaimed Water (see Figure 2.1 in Appendix D).

7.3.4 Proposed Reclaimed Water Improvements

The V5SP reclaimed water distribution system is illustrated on Exhibit 7.2. The backbone water system includes dedicated reclaimed water lines located within major internal roadways, backflow prevention devices and cross-connection controls. A storage element may be required to meet daily peak demands during summer peak irrigation months. The existing effluent storage basins at the WWTRF have a planned capacity of 500 million gallons. Based on this storage capacity, it is assumed that the required storage for daily reclaimed water use can occur in the WWTRF ponds. No reclaimed water storage elements are proposed with the Plan Area. This system will be tested by the City annually to prevent cross-connections or contamination of the domestic potable water supply. Reclaimed water demands associated with build out of the Plan Area does not require significant improvements to the existing City system. The Plan Area is the first Village located west of the WWTRF to provide a transmission system to receive reclaimed water for the irrigated areas described above. In addition, the V5SP reclaimed water infrastructure will be sized to provide connections for future adjacent Villages pending completion of the City-wide reclaimed water master plan. Detailed technical information is provided in the Reclaimed Water System Analysis, Appendix D.

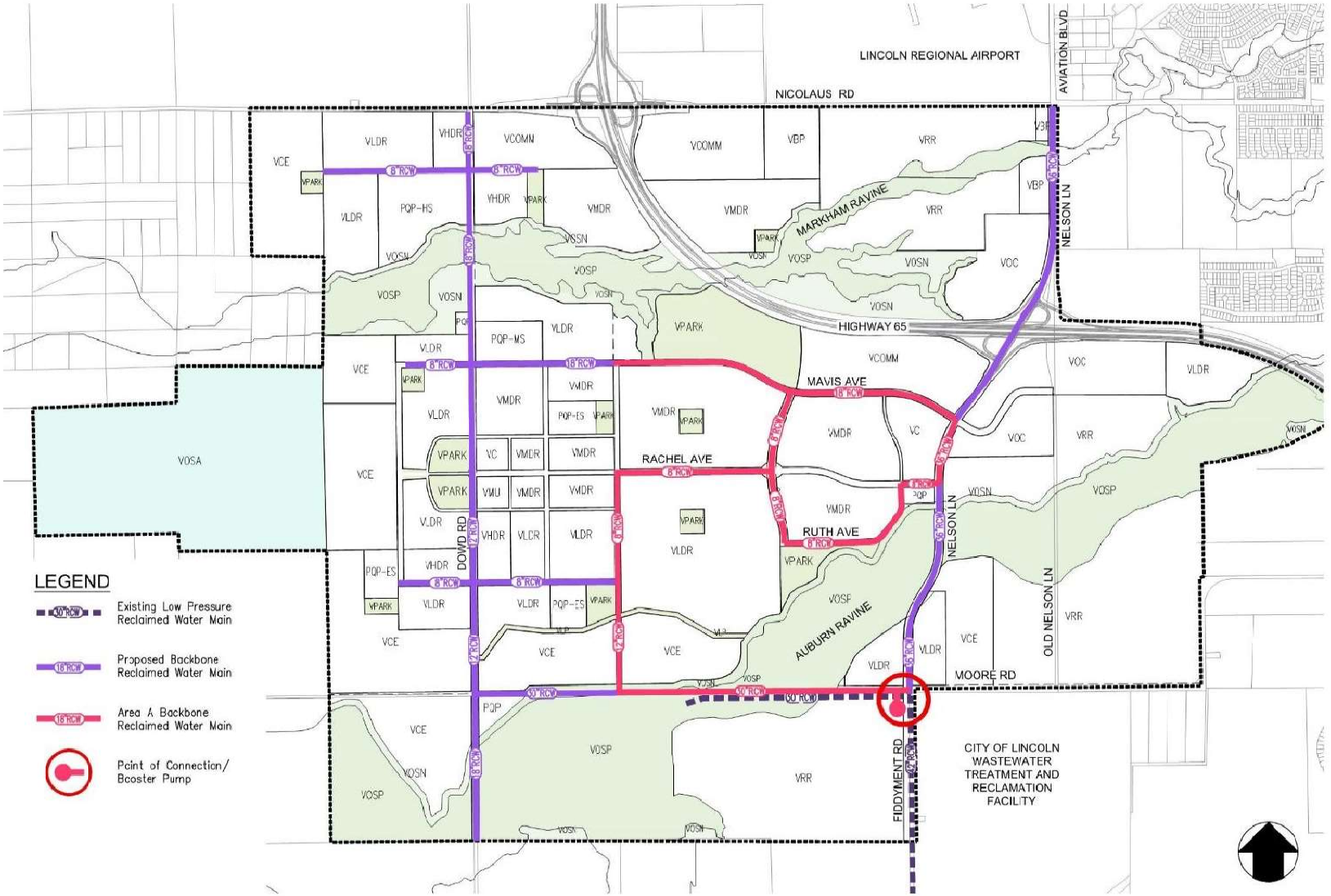


Exhibit 7.2: Reclaimed Water System

7.4 WASTEWATER

7.4.1 Wastewater Overview

The City of Lincoln will provide sanitary sewer service to the V5SP Plan Area. The treatment system will use the Regional Wastewater Treatment and Reclamation Facility (WWTRF) located to the south of the Plan Area. The wastewater infrastructure system will consist of primarily gravity pipelines, with pump stations serving the western portion of Village 5. The WWTRF currently has sufficient capacity to serve the majority of the first phase of the V5SP. Additional capacity will be required to be built by the City to accommodate full build out.

7.4.2 Existing Wastewater Collection and Treatment Facilities

The City of Lincoln WWTRF became operational in July 2004. This facility will provide wastewater treatment for the development and has the ability to expand for future development up to 24 MGD (average dry weather flow). An existing 54-inch diameter sewer line is stubbed to the north of the WWTRF which will serve as the point of connection for the V5SP sewer system.

7.4.3 Wastewater Demand

Proposed wastewater generation factors are taken from the City of Lincoln Design Criteria and Procedures Manual, dated June 2004 as shown in Table 7.7 - Unit Waste Water Demand Factors. Based on these City standards, the total average dry weather flow (ADWF) generation for the V5SP is estimated to be approximately 3.9. See Table 7.8, Waste Water Average Dry Weather Flow, for distribution by Land Use.

The WWTRF has approximately 1.4 MGD of unallocated capacity. The first phase, Area A1/A2 as shown in Chapter 9, has an average dry weather flow of approximately 1.04 MGD, leaving 0.36 MGD of available capacity in the WWTRF. The City of Lincoln WWTRF has capacity to serve the first phase of the V5SP. Upon development of phases requiring capacity in excess of the remaining 0.36 MGD, expansion of the WWTRF will be required in conjunction with the development infrastructure improvements.

7.4.4 Proposed Wastewater Improvements

The planned backbone sewer system is illustrated on Figure 7.3. The majority of Village 5 will be served by gravity collector facilities connecting to the WWTRF. The western portions of the Plan Area require lift stations or pump stations to convey wastewater to the WWTRF, as shown in Exhibit 7.3. Detailed technical information is provided in the V5SP Wastewater System Analysis, Appendix E.

Table 7.7: Unit Waste Water Demand Factors (gpd/unit or /acre)

Land Use	Unit Demand[1,2,3]
Rural Residential (VRR)	250
Country Estate Residential (VCE)	250
Low Density Residential (VLDR)	250
Medium Density Residential (VMDR)	250
High Density Residential (VHDR, VMU)	250

Commercial & Employment (VCOMM,VOC, VBP, VMU)	Varies, see Fig. SS-1
Public Facilities (PQP)	1,000
Schools (PQP-ES, PQP-MS, PQP-HS)	1,000
Parks (VPARK, VLP)	n/a

1 City of Lincoln DCMP Section 9-2 (B)
2 City of Lincoln DCMP Figure SS-1. See Appendix E for summary of unit demand factors for commercial land use.
3 Lincoln High School Farm within the Ag/Preserve property is assumed at 25,000 gpd

Table 7.8: Waste Water Average Dry Weather Flow

Land Use	# of Units /Acres	ADWF (mgd)
Rural Residential (VRR)	302 du	0.076
Country Estate Residential (VCE)	925 du	0.232
Low Density Residential (VLDR)	2,690 du	0.674
Medium Density Residential (VMDR)	2,830 du	0.709
High Density Residential (VHDR)	1,441 du	0.361
Mixed Use (VMU) [1]	56 du	0.083
Village Center (VC)	29.9 ac	0.230
Commercial (VCOMM)	176.2 ac	0.664
Office/Commercial (VOC)	129.9 ac	0.442
Business and Professional (VBP)	38.0 ac	0.264
Elementary School (PQP-ES)	35.8 ac	0.036
Middle School (PQP-MS)	20.0 ac	0.020
High School (PQP-HS)	48.7 ac	0.049
Public/Quasi-Public (PQP)	13.0 ac	0.013
Park (VPARK, VRPARK)	149.2 ac	0.001
Linear Park (VLP)	19.5 ac	0
Ag/Preserve (VOSA) [2]	20.0 ac	0.003
TOTAL:		**3.880 mgd**

1 Based on 50% Residential and 50% Commercial land use mix. Residential component based on 15 units per acre.
2 Based on ultimate school facilities on 20 acres of the total 343.5 acres.

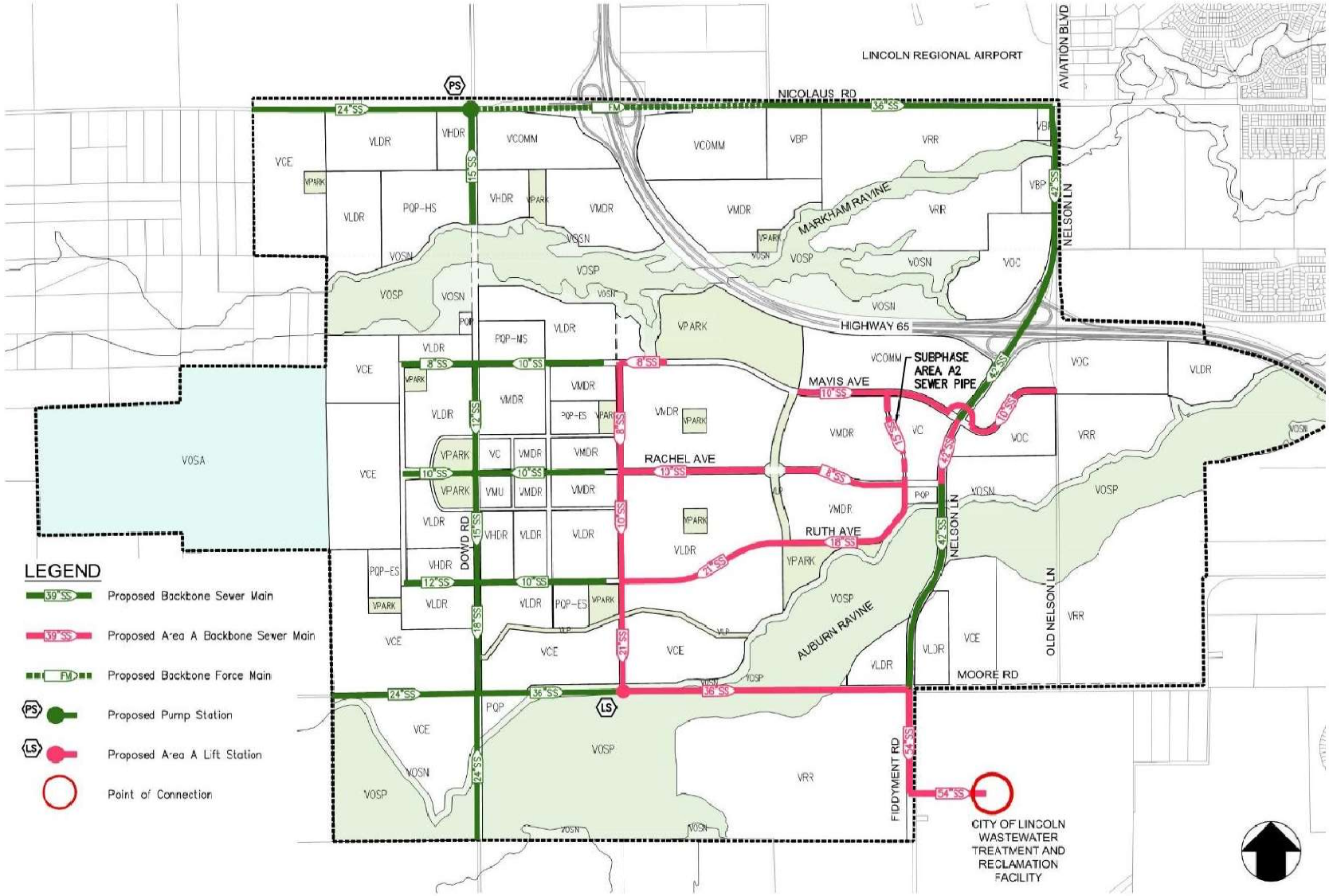


Exhibit 7.3: Wastewater System Exhibit

7.5 Drainage and Flood Control

7.5.1 Drainage Overview

Proposed drainage improvements for the V5SP will include a combination of subsurface and surface drainage systems, including new pipe and channel conveyance systems, plus culverts and/or bridges over waterway crossings. In addition, detention and retention facilities are planned with the aim of reducing local and downstream post-project impacts to the existing drainage system.

7.5.2 Site Hydrology

The V5SP lies partly within the Auburn Ravine watershed and partly within the Markham Ravine watershed, as indicated on Exhibit 7.4 Plan Area Hydrology. Overall, the Auburn Ravine watershed covers approximately 76 square miles, of which approximately 36 square miles lie upstream of the Plan Area. Upon development, approximately 2100 acres within the Plan Area will drain to Auburn Ravine, representing about 4% of this total watershed area. The Markham Ravine watershed consists of approximately 32 square miles, of which approximately 10 square miles lie upstream of the Plan Area. Approximately 1600 developed acres of the Plan Area will drain to Markham Ravine, constituting approximately 8% of this total watershed area.

The Plan Area is substantially undeveloped, with approximately 1-2% of impervious surface improvements. Topography generally slopes from east to west and ground slopes are very flat (on the order of 0.002 ft/ft). The existing soils generally exhibit low infiltration potential.

The proposed drainage sheds in the Plan Area are depicted on Exhibit 7.5, comprised of 13 drainage subsheds (A1-A13) located within the Auburn Ravine watershed and 12 subsheds (M1-M12) within the Markham Ravine watershed. Impervious ground coverage at buildout range from an estimated 15% impervious in the VRR zones to 90% impervious in the employment zones, with an estimated weighted average of 38% for the Plan Area overall.

7.5.3 Proposed Drainage & Flood Control Improvements

7.5.3.1 Drainage Collection and Conveyance

The primary drainage improvements are illustrated on Exhibit 7.5, Proposed Drainage System. This system is subject to refinement pursuant to the preparation of a project-level Drainage Master Plan. Stormwater will be collected and piped from developed areas and ultimately discharged into either Auburn Ravine or Markham Ravine. The drainage system improvements will be designed and constructed with reference to City of Lincoln standards. The number and location of outfalls shown on Exhibit 7.5 are subject to refinement, pursuant to the Drainage Master Plan and the subdivision map / improvement plan approval process. Detailed technical information is provided in the Drainage System and Flood Control Analysis, Appendix F.

The proposed drainage system includes a number of on-site detention basins to attenuate post-project peak flow rates for storms up to the 100-year, 24-hour event, in accordance with City requirements. The preliminary locations and approximate footprints of these detention basins are indicated on Exhibit 7.5.

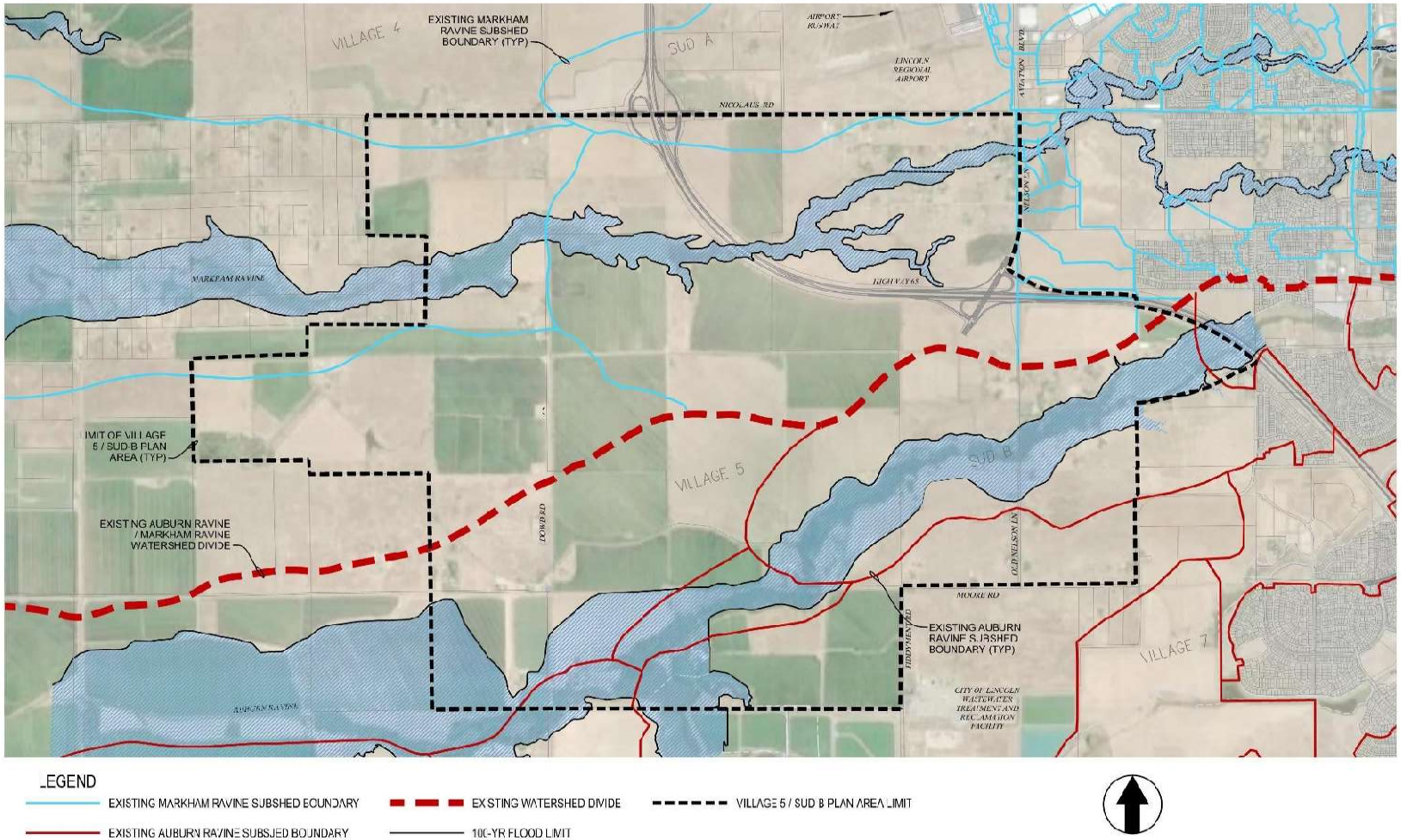


Exhibit 7.4: Plan Area Hydrology

Each detention basin has been initially sized using the local 100-year, 24-hour rainfall event, with the goal of providing significant local attenuation (at the basin outlet) of each proposed sub-shed's peak discharge.

7.5.3.2 Stormwater Detention

In addition to providing local peak flow attenuation at each detention basin's outlet, a broader goal for the Plan Area is to not materially increase 2-year and 100-year peak flows and resultant peak water surface elevations in Auburn Ravine and Markham Ravine, relative to existing computed peak values.

For both Auburn Ravine and Markham Ravine, preliminary hydrology computations (described in Appendix F) suggest that post-project peak stream flows with Village 5 detention are comparable to the pre-project existing stream flows. The pre- to post-project changes in 2-year and 100-year peak stream flows are minor (in relative terms), and are expected to not materially alter the computed peak water surface levels in Auburn Ravine and Markham Ravine.

7.5.3.3 Stormwater Retention

New development projects in Lincoln are required to have their post-development increase in runoff volume retained, so as to not exacerbate downstream flooding due to accumulated runoff. The Plan Area's retention requirement will be fulfilled using the City's regional stormwater retention system, which includes a retention pond at 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 requirements for Village 5, subject to the addition of pumping facilities and other improvements at Lakeview Farms. Onsite stormwater retention is an option should Lakeview Farms or other offsite facility not be available.

7.5.3.4 Stormwater Quality

Stormwater quality treatment design within the V5SP will be required to incorporate a combination of measures using Stormwater quality treatment design within the V5SP will be addressed by implementing a combination of LID measures and standard Treatment Control BMPs. Key LID elements include the incorporation of at-source drainage management features; reduction of new impervious areas; and disconnection of new impervious areas.

At source management entails integration of small-scale distributed drainage management features such as shallow, decentralized surface ponding areas and/or rain gardens that are consciously designed into streetscapes and individual site landscapes throughout the project area. For example, it is proposed that, to the extent feasible, stormwater planters be incorporated at regular intervals (500' typ.) into the landscape parkway strips of proposed local, collector and arterial street sections. Reduction of new impervious areas can be accomplished with compact building footprints, alternative driveway layouts and/or materials, narrower roadway cross-sections, pervious pavement and efficient parking layouts.

Disconnection of new impervious areas can be accomplished through judicious site design that seeks to place pervious areas (landscaping and/or pervious pavement) downstream of a site's impervious surfaces (roofs and conventional pavement), with site grading/landscaping designs that provide for sheet flow from those impervious surfaces onto the pervious surface areas.

Placer County published its own draft Water Quality/LID design guidelines in December 2015. It is expected that these will be referenced by the project design. The planned BMP measures will include (but not be limited to) vegetated swales, selective use of pervious pavements, and stormwater planters/rain gardens. In addition, detention ponds will incorporate a water quality component to supplement the planned upland BMP installations. Additional description of proposed water quality treatment measures and methods is provided in Appendix F and in the Village 5 General Development Plan.

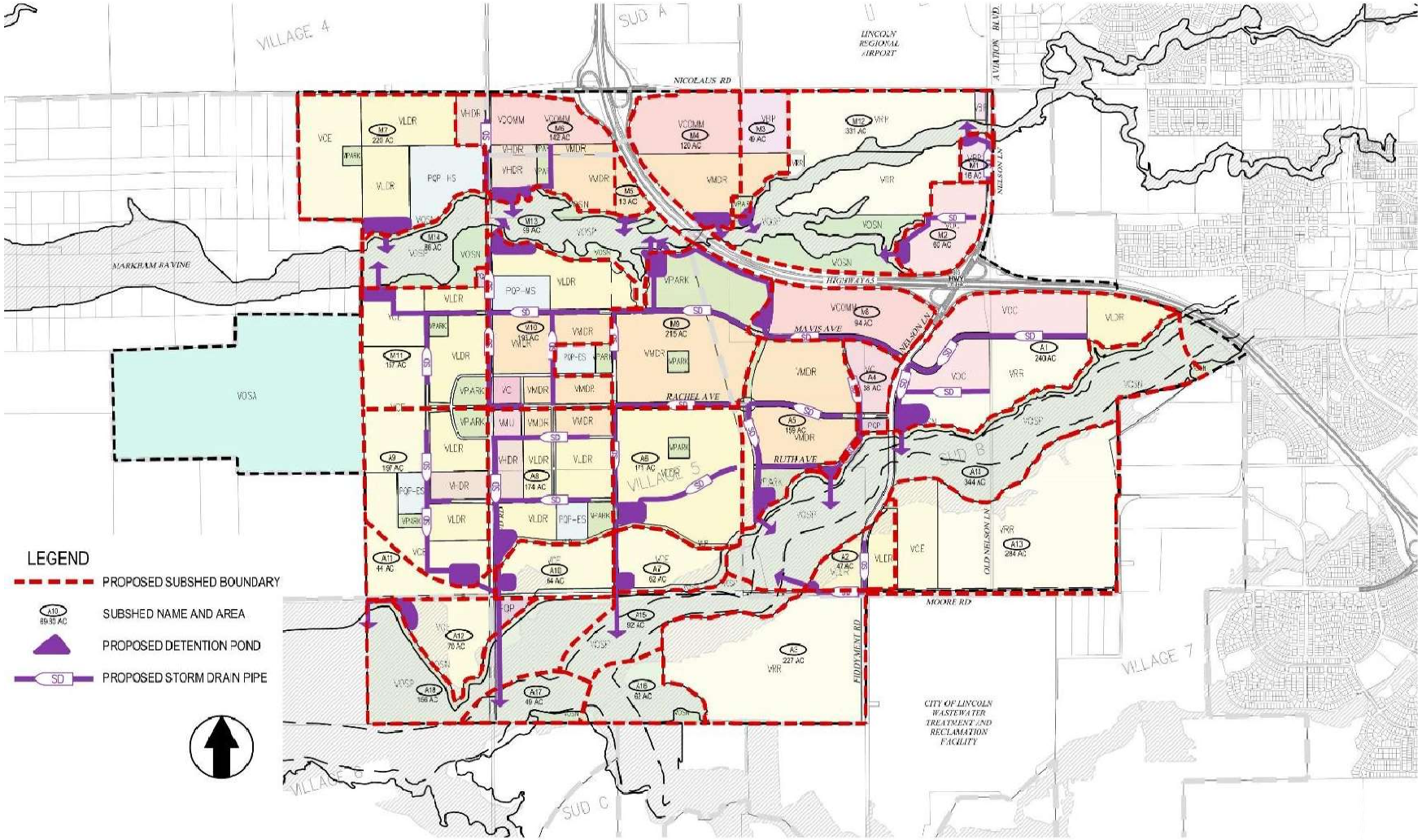


Exhibit 7.5: Proposed Drainage System

7.6 Electricity

The Plan Area is within the service territory of Pacific Gas and Electric (PG&E). Electric service will be provided by PG&E; facilities and arrangements as described below.

7.6.1 Existing Electric System

Electric distribution utilities within the Plan Area consist of Pacific Gas and Electric (PG&E) 12kV overhead and underground primary distribution systems, and overhead and underground secondary distribution and service systems of various voltages below 600 V. The existing source for the aforementioned service area is the PG&E Lincoln Substation located on Gladding Road just north of Lincoln, and Pleasant Grove Substation located about 7,000 feet south of Athens Avenue on Industrial Avenue. Lincoln Substation is a 115/12kV station, with three distribution transformer banks. The substation site appears to be limited to three transformer banks, and any additional bank capacity would require expansion of the existing station or construction of a new station within the development.

12kV distribution feeders emanating from Lincoln and Pleasant Grove Substations consist of overhead and underground 12kV and 21kV feeders. Most of the 12kV system facilities running west of Joiner Parkway and to the limits of developed land are underground. The western limits of main line 600 amp feeders appear to terminate on Nicolaus Road at Teal Hollow Drive South. Pleasant Grove 21kV distribution feeders exist on the southern periphery of the project and appear to tie to Lincoln Substation feeders in proximity of Ferrari Ranch Road.

Existing 12kV and 21 kV feeders in the area will serve initial subject project development until additional capacity or redundancy necessitates additional circuits. Additional feeders would be installed to maintain reliability or accommodate load balancing/switching schemes.

7.6.2 Proposed Electric System

Electric improvements for the Plan Area include the construction of new overhead and underground distribution lines, joint trench facilities and street lights.

An on-site substation will be necessary to accommodate the ultimate load growth. This substation would most likely be served from PG&E's 230kV lines in the vicinity of Rio Oso Substation on Hicks Road, 5.5 miles west of Highway 65. The substation is proposed to be located within the 7.4 acre PQP site at the southeast corner of Dowd and Moore Roads.

7.6.3 Proposed Electric Utility Demand

Demand estimates for electric service assumes redundancy with alternative energy sources. Renewables, such as photovoltaics and wind generation may benefit the Plan Area if reasonable subsidies are available through state and federal entities, or if there are tangible marketing benefits. However, any renewable energy capacity provided will not off set or reduce the system requirements of the transmission, substation or distribution facilities.

7.7 Natural Gas

The Plan Area is within the service territory of Pacific Gas and Electric (PG&E). Natural gas service will be provided by PG&E; facilities and arrangements as described below.

7.7.1 Existing Natural Gas Facilities

Gas utility distribution facilities in the Plan Area are owned and operated by PG&E. Gas delivery to the subject project area is facilitated by steel and plastic gas mains emanating from the northeast and southwest; typical distribution pressure provided to the area is about 60 pounds.

Gas transmission facilities exist on Joiner Parkway in proximity to the subject project. One 8 inch and one 12 inch steel high pressure transmission main each run northwest from Joiner Parkway alignment at Nicolaus Road, and one 12 inch steel high pressure transmission main runs south from the Joiner Parkway alignment at Nicolaus Road. A 6 inch steel high pressure transmission main runs east on Nicolaus Road from the intersection of Joiner Parkway, and a 6 inch plastic transmission main runs west on Nicolaus Road and terminates at Teal Hollow on the North side of Nicolaus Road.

7.7.2 Proposed Natural Gas Distribution System

The proposed improvements include the construction of a new joint trench to accommodate all of the gas facilities within the Plan Area boundaries. Conceptually, the gas distribution system will emanate from existing PG&E mains on the periphery of the project. PG&E gas line extensions will be provided per the latest revision of the appropriate California Public Commission (CPUC) tariffs; Rules 15, and or 16.

7.8 COMMUNICATIONS

The Plan Area is within the service areas of AT&T, Surewest and Wave Broadband. Together, these providers offer both voice and data communication services to Village 5. Distribution lines to individual parcels will be extend 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 5 at the time subdivision improvement plans are prepared.

AT&T, SureWest and Wave Broadband overhead and/or substructure systems to the project area may require upgrades to accommodate fiber systems with adequate capacity to serve the improvements.

7.9 SOLID WASTE

The City of Lincoln Department of Public Works provides solid and green waste collection services within the City. 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 Fiddyment 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.

Projected solid waste generation from Plan Area 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.

CHAPTER 8: RESOURCES MANAGEMENT AND SUSTAINABILITY

8.1 OVERVIEW

This chapter identifies the environmental conditions and sensitive resources found in the Plan Area. The V5SP implements sustainable practices through compliance with established policies, actions, design requirements and implementation strategies as presented in various chapters in the Specific Plan. This chapter addresses wetland resources, vegetation and wildlife, cultural resources, air quality and sustainability features of water quality, water conservation, energy efficiency and recycling.

The existing environmental conditions in the Plan Area were taken into account during the development of the land use plan, as described in Section 2.6. The land use plan is designed to protect significant sensitive resources, where feasible, to minimize the impacts of development on the existing and natural communities in the Plan Area and to utilize these features in the overall sustainability program.

8.2 WETLAND RESOURCES

Wetlands (including both depressional "wetland features" as well as other waters of the U.S./State), are an important environmental component that shapes the planning, character, and function of Village 5. It is a principle of the Village 5 Specific Plan to preserve and enhance the biological value of wetland resources, where feasible. Wetlands within the Specific Plan fall under the jurisdiction of the U.S. Army Corps of Engineers (USACE), the State Water Resources Control Board (Water Board) and the Central Valley Regional Water Quality Control Board (Regional Board).

8.2.1 Wetland Features

Wetland features occurring within the Plan Area were identified in the pre-development condition. Some of these features occur as isolated basins within the site (vernal pools, seasonal wetlands and seasonal wetland swales); however, the majority are located within Markham and Auburn Ravines, (the ravines) which flow through the northern and southern portions of the Plan Area, respectively. The ravines are characterized by expansive floodplains, portions of which contain extensive riparian vegetation as well as scattered riparian wetlands. The ravines are important regional drainages, and allow for habitat connectivity across Placer County. The primary types of wetlands typical to V5SP Plan Area are generally described in the following sections.



Markham Ravine Pond

8.2.1.1 Vernal Pools

In general, vernal pools are topographic basins that are underlain with an impermeable or semi-permeable hardpan or duripan layer. Direct rainfall and surface runoff inundate the pools during the wet season. The pools remain inundated and/or the soil maintains saturation through spring and are dry by late spring through the following wet season. Vernal pools were found in the northeastern and southeastern corners of the Plan Area.

Vernal pools in Village 5 range from well-defined basins with distinct boundaries to those with indistinct boundaries that have been altered over time through previous agricultural use. Typical vernal pools in the Plan Area are dominated by spikeweed, American pilwort and Carter's buttercup. Other species found within the vernal pools include bractless hedgehyssop, toad rush, hairy hawkbit and slender popcorn-flower.

8.2.1.2 Seasonal Wetlands/Seasonal Wetland Swales

Seasonal wetlands are ephemerally wet due to accumulation of surface runoff and rainwater within low-lying areas. Inundation periods tend to be relatively short and they are commonly dominated by non-native annual, and sometimes perennial, hydrophytic species. Seasonal wetland swales are linear wetland features that do not exhibit an ordinary high water mark.

Typical seasonal wetlands in the Plan Area are dominated by low-growing grasses and annual herbs such as perennial ryegrass, annual hairgrass and Bermuda grass. Typical drainage swales are dominated by little quaking grass, filaree, capped rush, toad rush, white meadowfoam and hyssop loosestrife. 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.



Seasonal Wetland

8.2.1.2 Riparian Wetland

The riparian wetlands are located within the seasonally inundated floodplain and margins above the ordinary water mark of the ravines. Plant species identified within the riparian wetlands included mugwort, perennial ryegrass, goose grass, cut-leaved geranium and creeping wild rye.

8.2.1.3 Auburn Ravine

Auburn Ravine borders the southern portion of Village 5 in a northeast/southwest alignment. 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 the Plan Area, Auburn Ravine supports dense riparian woodland and riparian wetlands within low-lying sections of its floodplain. These wetlands are dominated by mugwort, perennial ryegrass, and common bedstraw, cut-leaved geranium and creeping wild rye.



8.2.1.4 Markham Ravine

Markham Ravine is located in the northern portion of Village 5 in an east/west alignment. The floodplain of Markham Ravine supports riparian wetlands similar in species composition to those of Auburn Ravine. Small patches of riparian woodland also exist along the banks of Markham Ravine.

8.2.2 Wetland Preservation and Compensation Program

The land plan has been designed to preserve large, contiguous open space areas, primarily to allow for the preservation of Auburn Ravine, Markham Ravine, wetlands and other waters. Open space has been sited to protect the areas with the greatest concentration of wetlands, to ensure that Village 5 is consistent with the Draft Placer County Conservation Plan (PCCP), and to meet the City's open space requirements. Due to development constraints, not all wetland features can be feasibly avoided. Impacts will occur primarily in areas where wetlands are widely dispersed and not logistically or economically feasible to avoid.

Restoration of Auburn Ravine and Markham Ravine will occur as part of the preservation of these ravines as stated above. Restoration will be consistent with the Auburn Ravine/Coon Creek Ecosystem Restoration Plan (ERP) developed by Placer County and completed in April 2002. The main purpose of the ERP is to restore and protect water quality and fisheries habitat within the watersheds. Restoration of Auburn Ravine and Markham Ravine as part of the V5SP will incorporate major restoration of riparian and aquatic habitats (including anadromous and native resident species), protecting watershed integrity, improving water quality, reducing the risk of catastrophic wildlfire, improving wildlife habitat, and improving the ecological functioning of the watersheds (Placer County 2002).

During development of the land use plan, V5SP relied on the draft PCCP for guidance. The purpose of the PCCP is to protect, enhance, and restore important natural resources identified in specific areas of western Placer County in order to streamline the permitting process of covered activities (Placer County 2014). The draft PCCP is comprised of two integrated programs: a joint Natural Community Conservation Plan (NCCP) and Habitat Conservation Plan (HCP) which would be designed to satisfy requirements of the Federal Endangered Species Act (ESA), California Endangered Species Act (CESA), and the Natural Community and Conservation Plan Act (NCCP Act); and the County Aquatic Resources Program (CARP) which would be designed to satisfy requirement of the Federal Clean Water Act and similar state regulations (Placer County 2014). The draft PCCP provides framework to achieve conservation goals, comply with state and federal environmental laws and policies, and strategic planning guidelines to account for anticipated regional urban and rural growth including the development and maintenance of infrastructure throughout the Placer County (Placer County 2014).

The draft PCCP is currently being prepared by several entities (referred to as permittees) in collaboration with the United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), the National Marine Fisheries Service (NMFS), and the USACE. Permittees include Placer County, City of Lincoln, South Placer Regional Transportation Authority (SPRTA), and Placer County Water Agency (PCWA). Other entities may seek coverage under the PCCP as "Participating Special Entities" (Placer County 2014). If the draft PCCP is adopted, the Placer Conservation Authority (PCA) would oversee implementation of PCCP on behalf of the permittees, however permittees would be responsible for compliance with all requirements under state and federal permits (Placer County 2014).

The proposed open space in the V5SP is consistent with the anticipated reserve acquisition area for the PCCP. As such, it is anticipated that the developers of each Planning Area may be able to streamline the permitting process by utilizing the PCCP, should it be finalized and implemented prior to or concurrently with development of the Plan Area. Alternatively, applicants may follow the individual permit process as described below.

Section 404/401 permits issued by the USACE and the Regional Board, respectively, are required to fill Waters of the U.S./State which are impacted directly or indirectly by the proposed development. It is anticipated that each Planning Area will pursue its own individual permit, although multiple planning areas may be combined under a single permit. In total, the permits will include provisions to mitigate for the loss of all wetlands within the Plan Area, and will ensure that no net loss of these resources will occur due to project implementation.

Although specifics may vary by planning area, mitigation of impacted waters of the U.S./State are anticipated to 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 USACE/Regional Board pursuant to the terms of each project level permit.

8.2.3 Resource Preservation Measures

The V5SP land use plan and resource management approach was influenced by early consultation with appropriate federal, state and local resource agencies. Examples of resource preservation measures incorporated include the following:

- Permanent fencing along Preserve boundaries
- Temporary fencing of sensitive areas during construction
- Educational signage provided in key areas of Preserve
- Minimization of crossings of the ravines
- Use of vegetated buffers and swales along wetlands

Specific resource preservation and conservation strategies for the individual planning areas are provided in the GDP. Additional measures are included in the V5SP EIR and supporting documents.

Operations and Management (O&M) Plans will be implemented in accordance with the applicable project level permits to continually monitor and correct disturbance, if any, to the preserve areas. 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 O&M Plans to minimize potential future impacts to wetlands from sources of pollution including urban runoff and neighboring land uses.

The owner/developer of each planning area is responsible for construction, monitoring, and maintenance costs associated with the constructed wetlands within their associated open space/preserve areas, as outlined in the project level permits. It is anticipated that the recordation of deed restrictions or conservation easements over preserves will be a condition of project level permits, which will protect the on-site preserves, and wetlands within, in perpetuity. Funding for the management of the on-site preserves may be provided by an annual tax levy via creation of a Communities Facilities District (CFD), a Lighting and Landscape District (LLD), or other funding mechanism as deemed appropriate at the time of plan implementation.

8.3 VEGETATION AND WILDLIFE RESOURCES

8.3.1 Grasslands

Annual grassland is the most common habitat type within Village 5. The dominant plant species within the annual grasslands are mostly non-native, including wild oats, medusahead grass, ripgut brome, winter vetch, rose clover, wild radish, and hairy hawkbit.



Example of Site Grasslands

Grassland habitat will be preserved as part of the open space preserve system. Grassland management practices such as mowing, harvesting, disking, and irrigating have been shown to improve foraging habitat for raptors and other predators. The on-site preservation of grasslands, including measures to actively manage grassland to ensure long-term habitat, will be implemented through the project level O&M Plans, as described in Section 8.2.3.

8.3.2 Riparian Woodland

The upland areas adjacent to Auburn Ravine, and to a lesser extent Markham Ravine, support riparian woodland habitat. These woodlands are dominated by native trees, shrubs, and vines including valley oak, California wild grape, and poison oak. Riparian woodlands in the Plan Area likely provide nesting and cover habitat for a variety of 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.



8.4 AIR QUALITY

The Plan Area is within the Placer County Air Pollution Control District (PCAPCD), which is a special district created by state law to enforce local, state and federal air pollution regulations. The Village 5 Specific Plan incorporates strategies to address projected air emissions associated with construction and build out of the development. Strategies at multiple levels are incorporated into the project to help reduce and mitigate potential impact to air quality.

The Village 5 land use design, roadway system, and mobility network were inspired by smart growth principles. The land uses are linked via an extensive interconnected mobility system of multi-use trails, paths, shaded sidewalks, and transit facilities. These elements, in combination with the significant natural open space areas within the Plan Area, will result in a pedestrian and bicycle friendly environment that will promote non-vehicular use as a primary choice becoming a way of life for residents. In addition, the Plan Area roadways are designed to accommodate Neighborhood Electric Vehicles (NEVs) and include the designation of carpool / vanpool / rideshare spaces, both proven strategies to reduce potential air emissions.

Building-specific strategies, such as photo-voltaic systems and low emitting products for furnaces and air conditioners, are encouraged for residential and commercial uses. Coordinated tree plantings and building orientation may also be used to reduce anticipated heating and cooling needs. The use of native and drought-resistant species helps to reduce the demand for irrigation and gas powered landscape maintenance equipment. Further strategies may include, but are not limited to, electric landscaping equipment and programs encouraging the use of

electric vehicles. Where proposed, details for implementation of these techniques are addressed in the GDP(s).

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 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 as applicable.

8.5 CULTURAL RESOURCES

The Plan Area has been used historically for ranching or farming. The majority of the Plan Area is covered with agricultural fields, possibly rice or other grain fields, which appear heavily irrigated. Though the property has been extensively disturbed as a result of agricultural use, there still remains the possibility of prehistoric archaeological sites or isolates located along the natural ravines or below the surface. Natural waterways provide an abundance of necessities including food and water and were likely used by Native Americans prior to Euro-American settlement.

A cultural resources records and literature search was conducted in December 2013 for the Specific Plan Area. This records search level of analysis included a review of cultural resource records and literature, an examination of topographic maps and aerial photographs for the Plan Area. The records and literature search served to identify any historic properties in the Specific Plan area. The California Native American Heritage Commission (NAHC) was also contacted in January 2014, to request a search of the sacred land files for the Plan Area. The search failed to yield information on Native American cultural resources located within or adjacent to the Project Area. Additional Native American consultation and protocol level surveys of the Plan Area were conducted in conjunction with the EIR.

Potential cultural and historic resources identified in the records search were evaluated for eligibility for the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) as part of the V5SP EIR. The EIR addresses potentially eligible resources, thereby requiring mitigation, either through avoidance by preserving resources in open space or by carrying out data recovery efforts prior to project implementation or construction. The EIR also contains mitigation measures for the unanticipated discovery of cultural resources or human remains during construction.

8.6 SUSTAINABILITY

The V5SP has incorporate sustainability concepts and practices in the approach to land use, circulation, public utilities, public services and environmental resources. The sustainability elements of energy efficiency, water conservation, water quality and recycling build upon the foundation of the "smart growth" land use plan. The addition of the following measures and programs will result in a sustainable, eco-aware community which grows responsibly while enhancing and respecting the local, county-wide, state and global efforts to reduce the impacts of climate change.

8.6.1 Energy Efficiency

The V5SP incorporates energy efficiency measures and promotes renewable energy resources, which will reduce dependence on non-renewable energy and energy-related greenhouse gas (GHG) emissions. Specifically, GHG emissions

will be reduced by lowering energy demand, improving water and energy efficiency, and increasing the amount of electricity and heat generated from renewable energy sources.

All new buildings constructed in the Plan Area will feature smart energy meters, solar hot water heaters, Energy Star appliances and be "solar- ready". Shopping centers, office complexes, parks and public places will have preferentially located parking spaces and charging stations for NEV's.

8.6.2 Water Quality

Specific design techniques for the Plan Area may include water quality basins, stormwater retention/detention basins, bio-swales and other low impact design (LID) techniques. LID methods are key components of long-term sustainability to reduce levels of sediment and pollutants in stormwater and to reserve areas for ground water recharge. The GDP provides more information on water quality management treatment methods.

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) General Permit and Waste Discharge Requirements for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems (MS4) Phase II and local Storm Water Management Plans.

8.6.3 Water Conservation

Water conservation is an important element of sustainability and has been addressed at all levels of development. At the building and site level, a combination of measures may be employed, including use of advanced plumbing fixtures, high efficiency irrigation systems, low water use plant palette, water use monitoring systems and rain water harvesting systems. Reclaimed water from the Regional Wastewater Treatment and Reclamation Facility (WWTRF) will provide irrigation to public parks, landscape medians, linear parkways and open space. More information on water conservation strategies is provided in the GDP. Refer to Section 7.3.1 for more detail on the reclaimed water system.



Example of bio-swale

8.6.4 Recycling

As discussed in Section 7.9, the City of Lincoln provides an integrated recycling program as part of solid and green waste collection services. The Western Placer Waste Management Authority's (WPWMA) facility includes a materials recovery process, which receives and sorts through both municipal and commercial waste to recover recyclable materials. To enhance this service, the Village 5 CSA will prepare and implement a community based program in cooperation with the City Department of Public Works to elevate the recycling and re-use effort. The concepts for a community-based recycling and re-use program include "free-cycle" fairs, "share" sites for commonly needed items such as clothes, tools, home repair/gardening equipment, books, toys and children's items; and electronic waste collection/fundraisers. Recycling may also include composting collection and mulch distribution as part of the West Village Center urban farm/garden program.

Agenda Item 5
Public Hearing
Attachment C

CHAPTER 9: IMPLEMENTATION

9.1 OVERVIEW

California Government Code Section 65451 requires that Specific Plans include programs of implementation strategies related to regulatory changes, programs, financing strategies and public works projects needed to carry out the proposed land use, infrastructure and development standards outlined in the Specific Plan. This chapter describes the Specific Plan process, its relationship to City plans and policies and the subsequent entitlement processes. Included is a summary of the methods by which the Specific Plan will be implemented and discussion on the phasing, sequencing and financing programs. This chapter also describes the administrative procedures that will occur to implement, amend, interpret and enforce the Specific Plan.

The V5SP is projected to be built-out over a 15 to 25 year period. Clear implementation strategies and actions are necessary to ensure development in the Plan Area occurs in an efficient and orderly manner and is consistent with the vision, goals and phasing plan established in this Specific Plan. Implementation of the Specific Plan will occur 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(s), the Lincoln General Plan and Zoning Ordinance.

9.2 RELATIONSHIP TO CITY PLANS AND POLICIES

9.2.1 LINCOLN GENERAL PLAN

The California Government Code requires that Specific Plans be consistent with the local jurisdiction's adopted General Plan. The General Plan is a statement of the community's land use values and is the underlying basis for its vision and direction. The General Plan serves as the long-term policy guide for the physical, economic and environmental growth of Lincoln.

The General Plan provides policy direction to ensure that future development areas, such as Village 5, will employ smart growth principles related to transportation choices, mixed use development, compact development, housing choices and natural resource conservation. The Specific Plan also sets forth project specific policies and programs which are unique to Village 5. The Village 5 Specific Plan implements the goals and policies of the Lincoln 2050 General Plan. An analysis of the consistency of the V5SP with applicable General Plan policies and actions is provided in Appendix A.

9.2.2 MUNICIPAL CODE/ZONING

Title 18 of the Lincoln Municipal Code is the Zoning Ordinance, which establishes zoning districts with permitted land uses and development standards. Upon adoption of the Specific Plan, the Plan Area was zoned to Planned Development (PD), as defined in Section 18.32 of the Zoning Ordinance. The General Development Plan (GDP) functions as the primary zoning tool for the Plan Area. The detailed zoning districts, permitted uses and development standards, as defined in the GDP, supersede the City Zoning Code.

To the extent that a component or regulation of the Specific Plan and GDP differs from a requirement of the Zoning Ordinance, the Specific Plan and GDP will take precedence. Where the Specific Plan or GDP is silent, the Zoning Ordinance will be used for the purpose of interpretation or applied as appropriate. Section 9.8 outlines the process for interpretations.

9.3 SPECIFIC PLAN RELATED 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 Specific Plan. The GDP establishes the regulations, standards, and guidelines with a much greater level of detail and specificity than is provided in this Specific Plan. The Village 5 GDP was approved concurrently with the V5SP, including planning level detail for Planning Area A. As each of the remaining Planning Areas B-J seek full development entitlements, the GDP may be amended to include the additional Planning Area (s) or a new GDP shall be approved. The zoning for each of the Planning Areas identified on Exhibit 2.3, among others, is vested upon approval of the Specific Plan. Rezoning and other subsequent entitlements may be achieved as described in Section 9.4.2.

9.3.2 Environmental Impact Report

An Environmental Impact Report (EIR) has been prepared for this Specific Plan and was certified by the City Council concurrently with the approval of the Specific Plan. Section 65457(a) of the California Government Code and Section 15182(a) of the California Environmental Quality Act (CEQA) Guidelines provides 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. The EIR certified for this project has been written to qualify all residential projects for this exemption, assuming they are consistent with the adopted Specific Plan and fulfill all conditions and CEQA mitigation measures. Non-residential land uses may be able to rely on the EIR, pursuant to Section 15183 of the CEQA Guidelines, assuming the proposed projects are found consistent with the Specific Plan and fulfill all conditions and CEQA mitigation measures.

9.3.3 Development Agreements

A Development Agreement (DA) is a required companion document that functions to clarify the relationship between the City and any developing landowner. The Village 5 Specific Plan Development Agreement between the City and Richland landowners was approved concurrently with the V5SP. Other landowners in the V5SP Areas seeking development entitlements shall also be required to enter into a Development Agreement with the City prior to any development.

9.4 SPECIFIC PLAN ADMINISTRATION

This Specific Plan shall generally be enforced in the same manner as the prevailing City of Lincoln procedure(s) to enforce the provisions of the zoning and subdivision codes. The Planned Development (PD) District designation will be applied to all areas within the Plan Area. Pursuant to Chapter 18.32 of the Lincoln Municipal Code, a General Development Plan is required as an implementation tool for the PD District. The Village 5 GDP has been prepared consistent with the development framework established by this Specific Plan. The GDP addresses permitted

uses, development standards and Village-wide design guidelines.

9.4.1 Actions and Concurrent Approvals

The following entitlements were approved as part of the Specific Plan project:

- Adoption of the Village 5 Specific Plan for the 4,775 acre Plan Area
- Adoption of the Village 5 General Development Plan (Area A)
- Prezoning of the Plan Area
- Adoption of a Development Agreement for the Village 5 Specific Plan by and between the City of Lincoln and the participating landowners
- Adoption of a Public Facilities Financing Plan
- Approval of a Water Supply Assessment

Implementation of the Specific Plan may include, but is not limited to, the approval of actions by other local, state and federal agencies:

Local Agencies:

- Placer County Local Agency Formation Commission (LAFCo)
- Western Placer Unified School District
- Placer County Transportation Planning Agency (PCTPA)
- Placer County Airports Land Use Authority
- Placer County Air Pollution Control District

State Agencies:

- California Department of Transportation District 5
- California Department of Fish and Wildlife
- California State Water Resources Control Board
- California Department of Water Resources
- California State Air Resources Board
- Central Valley Regional Water Quality Control Board
- Native American Heritage Commission

Federal Agencies:

- US Army Corps of Engineers
- US Department of Agriculture
- US Fish and Wildlife Service
- National Marine Fisheries Service

9.4.2 Subsequent Entitlements

Individual development projects are subject to review and approval of subsequent permits and entitlements by the City of Lincoln and other agencies. Once the actions described in Section 9.4.1 have occurred, including the adoption of the General Development Plan for Area A, landowners may submit and process applications for subsequent entitlements, as required, to implement the Specific Plan. Development of the Planning Areas requires the City's approval of the subsequent General Development Plans, the development agreement(s), and additional entitlements. Future approvals may include, but are not limited to:

- Development Plan
- Tentative Subdivision Maps
- Lot Line Adjustments
- Site Plan Review
- Use Permits
- Variances
- Encroachment Permits
- Subdivision Improvement Agreements

- Rezones
- Williamson Act Cancellations

Application contents and processing 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 5 Specific Plan and all applicable plans and regulations. Any application for a subsequent entitlement shall be subject to the Planning Application Fee Schedule, Plan Area Fees and any other fees in effect at the time of the application submission.

9.5 IMPLEMENTATION AND PHASING

The Specific Plan provides for a comprehensively planned infrastructure system with coordinated phasing and construction of facilities. In general, the phasing/development sequencing plan has been structured to ensure that the backbone infrastructure improvements in each phase, or Area, can support associated development in compliance with City policies and standards, and that the development in each Area of the Specific Plan can support the costs of the required improvements. The Specific Plan is anticipated to be built-out over a 15 to 25 year period. The geographic boundaries of each Area are reflected on Exhibit 9.1, Planning Areas/Phasing Diagram. The portions of the Plan Area controlled by the applicant Richland Developers is also shown on Exhibit 9.1. Appendix B, Planning Area Detail, provides maps and statistical summaries of each Planning Area.

The Planning Areas/Phasing Diagram breaks the Plan Area into 11 Areas, each designated as a lettered Area A-J. These Areas were selected based on logical increments and infrastructure extensions. The geographic boundaries of each phase are reflected on Exhibit 9.1. Area A is identified as the first phase to begin development, due to its proximity to existing infrastructure, access from Highway 65 and centralized location. Area A is divided into two sub-phases, A1 and A2.

9.5.1 Sequencing Approach

Development for Areas B through J may move forward independently and in any order after initiation of development in Area A, provided that parcels can meet the public services requirements, the sequencing policies outlined in the Specific Plan and are to the satisfaction of the City of Lincoln Planning and Public Works. Areas may also proceed with development of smaller sub-phases. The phase boundaries are conceptual and may be adjusted as development progresses, pursuant to the process outlined in Section 9.6, Specific Plan Amendments and Minor Revisions.

9.5.2 Sequencing Principles

Infrastructure requirements for each phase of development include on-site backbone infrastructure and off-site facilities necessary for each phase to proceed. Each phase of improvements include roadway, sanitary sewer, water, recycled water, storm drainage, dry utilities, other facilities and improvements. All in-tract sewer, storm drain, water and dry utilities will be installed as part of individual project

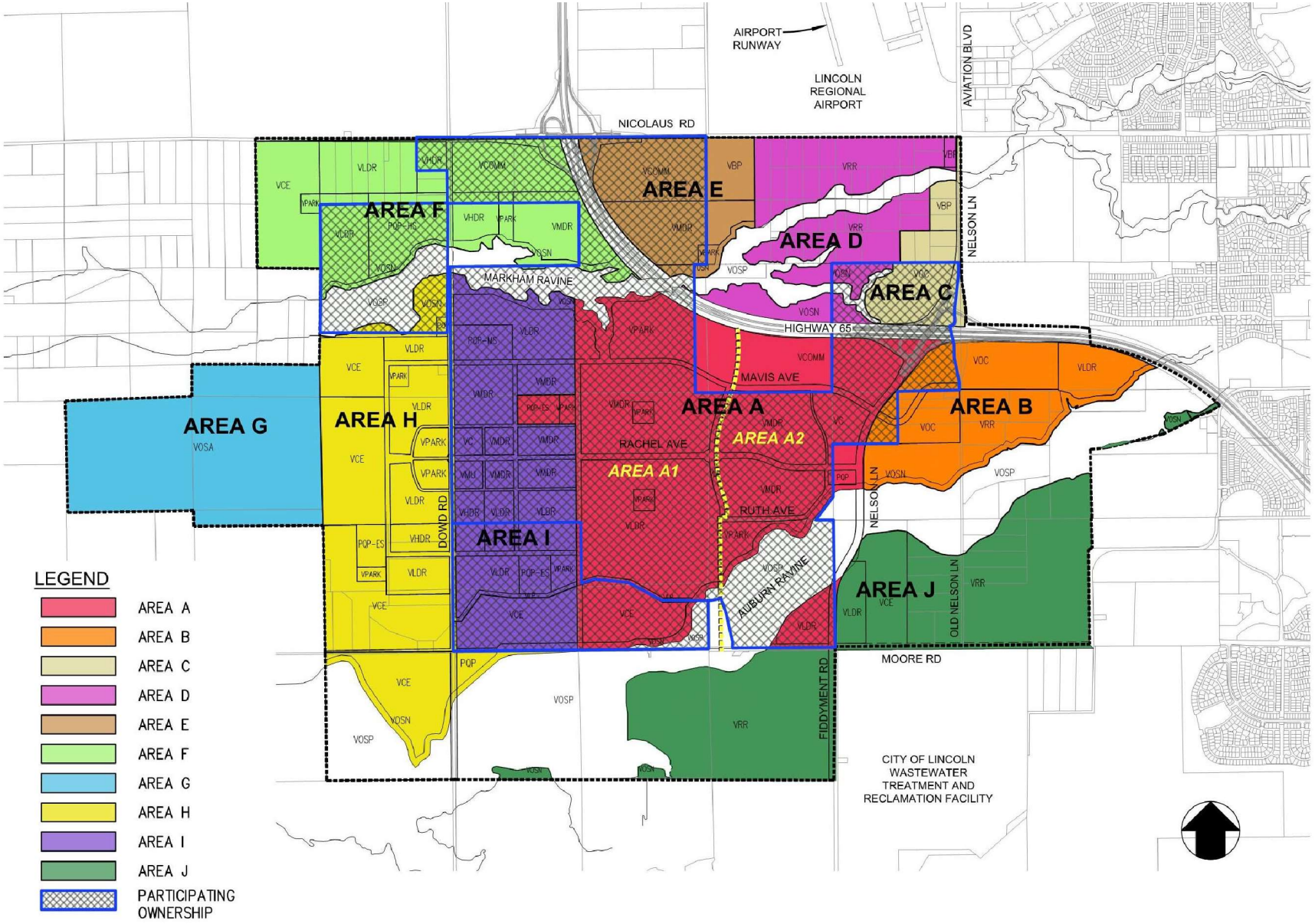


Exhibit 9.1: Planning Areas/Phasing Diagram

improvements. The listing and specific details relating to the on-site and off-site improvements required by phase are included in the infrastructure technical appendices for water, reclaimed water, wastewater and drainage (Appendices C-F) and in Specific Plan development agreements.

Selected infrastructure items, roads, and public services may be needed prior to the phase it is contained within is developed, while some items may be deferred to a later phase. The general sequencing policies are as follows:

- Two points of vehicular access are required for each phase or sub-phase.
- All roadways, pedestrian facilities, and bicycle routes shall be constructed in logical and complete segments to provide safe and adequate access with each phase of development.
- Improvements constructed along the boundary of a phase shall include backbone utility stubs to the adjacent phase for subsequent connection by the future phase(s).
- Development of a non-contiguous phase will require the construction of backbone utility infrastructure not contained within said phase in order to connect to existing "downstream" infrastructure per the routing shown in the infrastructure technical appendices. These improvements will be subject to reimbursements and fair share costs as outlined in Section 9.6.
- Obtaining easements for roadway and utility infrastructure required for a non-contiguous phase shall be the responsibility of the applicant for that phase.
- A looped water system and looped reclaimed water system are required for each phase.

9.6 FINANCING AND MAINTENANCE OF PUBLIC FACILITIES

The construction of public improvements to serve the Plan Area will be funded by a variety of mechanisms. Financing methods may include, but are not limited to, the following mechanisms outlined in this section and shown in Table 9.1. 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 5 development agreements.

Table 9-1: 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
Other Public Facilities	CFD/Fee/Developer Financing
Water Improvements	CFD/Fee/Developer Financing
Sewer Improvements	CFD/Fee/Developer Financing
Recycled Water Improvements	CFD/Developer Financing
Stormwater 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

9.6.1 City Impact Fees

The City of Lincoln, as a "full-service" city, has 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.

9.6.2 School Impact Fees

The Western Placer Unified School District (WPUSD) has established fees, in accordance with Section 17620 of the California Education Code, to be used to construct school facilities. These school impact fees are collected by WPUSD, with evidence of payment provided for the applicant to present to the City at the request for a building permit.

9.6.3 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 5. 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 facility construction, acquisition and/or to pay off bonds. A separate CFD for Services can be established for maintenance of certain facilities that provide special benefit to Village 5. Such facilities may include landscape corridors, medians, open space, bike paths/trails, detention/retention facilities and parks. The CFD for Services or other revenues may be used to fund governmental services that benefit residents of Village 5, including police and fire services. The CFD for Services incorporated the results of the Fiscal Impact Analysis (FIA), which identified the potential funding shortfalls during the build-out of the Plan Area and the revenues needed to fully fund the maintenance for the public and governmental services.

9.6.4 Landscape and Lighting Assessment District

A Landscape and Lighting Assessment District (LLAD) is a similar financing mechanism to a CFD for services. 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.

9.6.5 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.

9.7 SPECIFIC PLAN AMENDMENTS AND MINOR REVISIONS

During the long-term build out of the Plan Area, amendments to the adopted Specific Plan may be necessary because of changing circumstances. Additionally, because of unforeseen circumstances, some design guidelines or development standards may not be feasible on a particular parcel. The process for amending or revising the Specific Plan is described herein and will be administered by the City of Lincoln Community Development Director (Director) or its designee.

9.7.1 Scope of Specific Plan Amendments (SPA) and Minor Revisions

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 Specific 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.

Specific Plan Amendments (SPA's) are processed in the same manner as the Specific Plan adoption, requiring review by the Planning Commission and action by the City Council. In addition, SPA's are subject to City review for consistency with the scope of the EIR and may be subject to the provisions of CEQA as outlined in Section 9.3.2. An amendment to this Specific Plan will not require a concurrent General Plan Amendment unless it is determined by the Director or its designee that the proposed amendment would be inconsistent with the General Plan goals, objectives, policies, or land use programs applicable to the property.

Changes proposed to the adopted Specific Plan shall be categorized by the Director as either an SPA or a Minor Revision. The decision of the Director shall occur within ten (10) working days of any submittal. SPA's require Planning Commission and City Council approval. Minor Revisions may be reviewed and acted upon by the Director without Planning Commission or City Council review, unless appealed. A request to modify the Specific Plan shall be accompanied by an application filing fee, a detailed justification statement which explains why an amendment or minor revision is warranted and any exhibits deemed necessary by the Director.

9.7.2 Amendments

An SPA is required when one of the following criteria is met:

- The introduction of a new land use designation not contemplated in the Specific Plan.
- A change in the designation of a land use.
- A change to the circulation system or community facility design which would materially affect a planning concept detailed in this Specific Plan.
- An increase in dwelling units of more than 10% within any Planning Area, unless a transfer of dwelling units from another Plan Area is approved, as defined in the Dwelling Unit and Square Footage Transfer Provisions, Section 4.7.1.
- The total number of dwelling units allocated to the Specific Plan is increased.
- Any change which would result in an unavoidable significant environmental effect. CEQA Guidelines Section 15382 defines "Significant effect on the environment" as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

The consideration of any proposed SPA 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 Plan Area.

9.7.3 Minor Revisions

A minor revision to the text or exhibits in the Specific Plan may be processed if the Director is able to make findings of substantial conformance with the following criteria:

- The Director determines that the modification does not have a significant impact on the character of the Plan.
- The proposed adjustments to the development standards or design guidelines are offset by the merits of the design and do not significantly change the anticipated physical characteristics of the development.
- The proposed changes to the alignment of streets, which if adopted, would not substantially alter the land use or circulation concepts set forth in this Specific Plan.
- The proposed changes to the Planning Area boundaries, if adopted, would not substantially affect the Infrastructure requirements necessary for each phase/Planning Area to proceed.
- Adverse environmental impacts are not significantly increased by the proposal.
- An increase in the total amount of units is less than 10% within any Planning Area and the request is in compliance with Section 4.7.1, Dwelling Unit and Square Footage Transfer Provisions.

9.8 INTERPRETATIONS

In the event that the requirements and guidelines of the Specific Plan may appear to provide alternative guidance or differ from other adopted City policies, interpretations may be necessary. These would typically arise regarding specific issues and situations in the land use development process. Interpretations may be needed when the City is considering a discretionary development application, such as a subdivision map, or a ministerial application, such as a building permit.

Interpretations for the Specific Plan will be made pursuant to Chapter 18.04 of the Lincoln Municipal Code. Whenever the Director determines that the meaning or applicability of any of the requirements of this Specific Plan is ambiguous, misleading, or unclear, the Director will refer the question to the Planning Commission for a determination. The Director shall keep records of the official determinations on file for future reference and to ensure consistency of interpretations over time.

RESOLUTION NO. 24-06

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF PLACER COUNTY WAIVING THE ONE-YEAR WAITING PERIOD AND ORDERING ITS STAFF TO ACCEPT FOR FILING AND TO PROCESS THE CITY OF LINCOLN'S PROPOSAL FOR ANNEXATION OF VILLAGE 5A

WHEREAS, on September 13, 2023, the Local Agency Formation Commission of Placer County (LAFCO or Commission), pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing at section 56000 of the Government Code (GC), adopted Resolution No. 23-07 making determinations and conditionally approving the annexation of Village 5 and Village 7B to the City of Lincoln (LAFCO Project No. 2022-02); and

WHEREAS, the Commission delegated to its Executive Officer the performance of all conducting authority proceeding requirements under GC section 57000 for purposes of the Village 5 and Village 7B proposal; and

WHEREAS, the Executive Officer held the protest hearing on November 1, 2023, at which time the Commission received 64 protest ballots certified valid by the Placer County Registrar of Voters, totaling 60.3 percent of the total number of registered voters within the proposal area; and

WHEREAS, at its regular meeting of November 8, 2023, the Commission determined that the value of the written protests of the Village 5 and Village 7B annexation to the City of Lincoln, filed and not withdrawn, met the 50 percent or greater threshold to terminate the proceedings as required by law and subsequently ordered the termination of the Village 5 and Village 7B proceedings; and

WHEREAS, on June 10, 2024, the City of Lincoln applied to the Commission for the proposed annexation of the Village 5A to the City of Lincoln; and

WHEREAS, GC section 57090 states that if a majority protest vote terminates annexation proceedings, "no substantially similar proposal for a change of organization or reorganization of the same or substantially the same territory may be filed with the commission … within one year"; and

WHEREAS, GC section 57090 further states that the Commission may waive the one-year waiting period requirement if it finds the requirement is "determinantal to the public interest;" and

WHEREAS, on July 11, 2024, the City of Lincoln submitted a letter in support of a request for the Commission to consider waiving the one-year waiting period requirement based on the City's estimate that not having the proposal area within its jurisdictional boundary will not allow the City to realize approximately $200,000 per month in property tax revenues; and

WHEREAS, the City of Lincoln anticipates as much as $200,000 per month in sales tax revenues lost for every month the construction of commercial and residential development is delayed; and

WHEREAS, based on the foregoing and the materials in the record, the Commission finds that not waiving the one-year waiting period pursuant to section 57090 of the Government Code would be detrimental to the public interest;

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND ORDER the following:

1. The Commission waives the one-year waiting period pursuant to section 57090 of the Government Code for the City of Lincoln's new application to annex Village 5A.

2. The Commission orders its staff to immediately accept for filing and process the City of Lincoln's annexation application of Village 5A.

The foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of Placer County at a special meeting held on the 22nd day of July 2024 by the following vote:

AYES: Alpine, Karleskint, Landon, Rohan, Holmes

NOES: None

ABSENT: Burruss, Friedman, Knisley, Bass

ABSTAIN: None

Cindy Gustafson, Chair
Local Agency Formation Commission
County of Placer, State of California

ATTEST:

Michelle McIntyre, Executive Officer

APPROVED
JUL 22 2024
Initial ae

RESOLUTION 2024 - 054

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN
APPROVAL OF AN APPLICATION TO THE PLACER COUNTY
LOCAL AREA FORMATION COMMISSION (LAFCo) FOR THE FORMAL ANNEXATION
OF A PORTION OF THE ADOPTED VILLAGE 5 SPECIFIC PLAN AREA ("VILLAGE 5A")

Recitals

WHEREAS, the City Council adopted the 2050 General Plan under City Council Resolution No. 2008-048 on March 25, 2008; and

WHEREAS, the City Council adopted the Village 5 Specific Plan, consistent with the adopted 2050 General Plan, under City Council Resolution No. 2017-260 on December 17, 2017; and

WHEREAS, the City Council approved to initiate proceedings of the Village 5 Specific Plan for formal annexation application with LAFCo on September 14, 2021 under City Council Resolution No. 2021-180; and

WHEREAS, the Local Agency Formation Commission (LAFCo) approved the annexation of the Village 5 Specific Plan on September 13, 2023 under LAFCo Resolution No. 23-07; and

WHEREAS, the Local Agency Formation Commission (LAFCo) terminated the approval of Village 5 Specific Plan annexation following a protest hearing under LAFCo Resolution No. 23-08; and

WHEREAS, the City Council consideration for approval of a portion of the Village 5 Specific Plan (Village 5A) would initiate a new filing for annexation application with LAFCo; and

WHEREAS, the area of Village 5A remains consistent with the scope and authority of the objectives and policies of the adopted Village 5 Specific Plan and environmental analysis and conclusion of the certified Environmental Impact Report (EIR) (SCH No.2014-052071); and

WHEREAS, notices describing the proposed Village 5A and the time and place of the City Council hearing, including a general explanation of the matter to be considered was published in a newspaper of local circulation and sent to neighboring property owners; and

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Lincoln does hereby make the following determinations:

Section 1. The foregoing recitals are true and correct, and are hereby incorporated by reference.

Section 2. The proposed Village 5A portion of the adopted Village 5 Specific Plan will be contiguous to the existing City boundary and are within the City's Sphere of Influence.

Section 3. The proposed Village 5A will remain consistent with and will be implemented in accordance with the adopted Village 5 Specific Plan and supporting documents,

Section 4. The City Council authorizes the City Manager to initiate annexation proceedings with Placer County Local Agency Formation Commission (LAFCo) for Village 5A.

Section 5. All legal pre-requisites to the adoption of this Resolution have been satisfied.

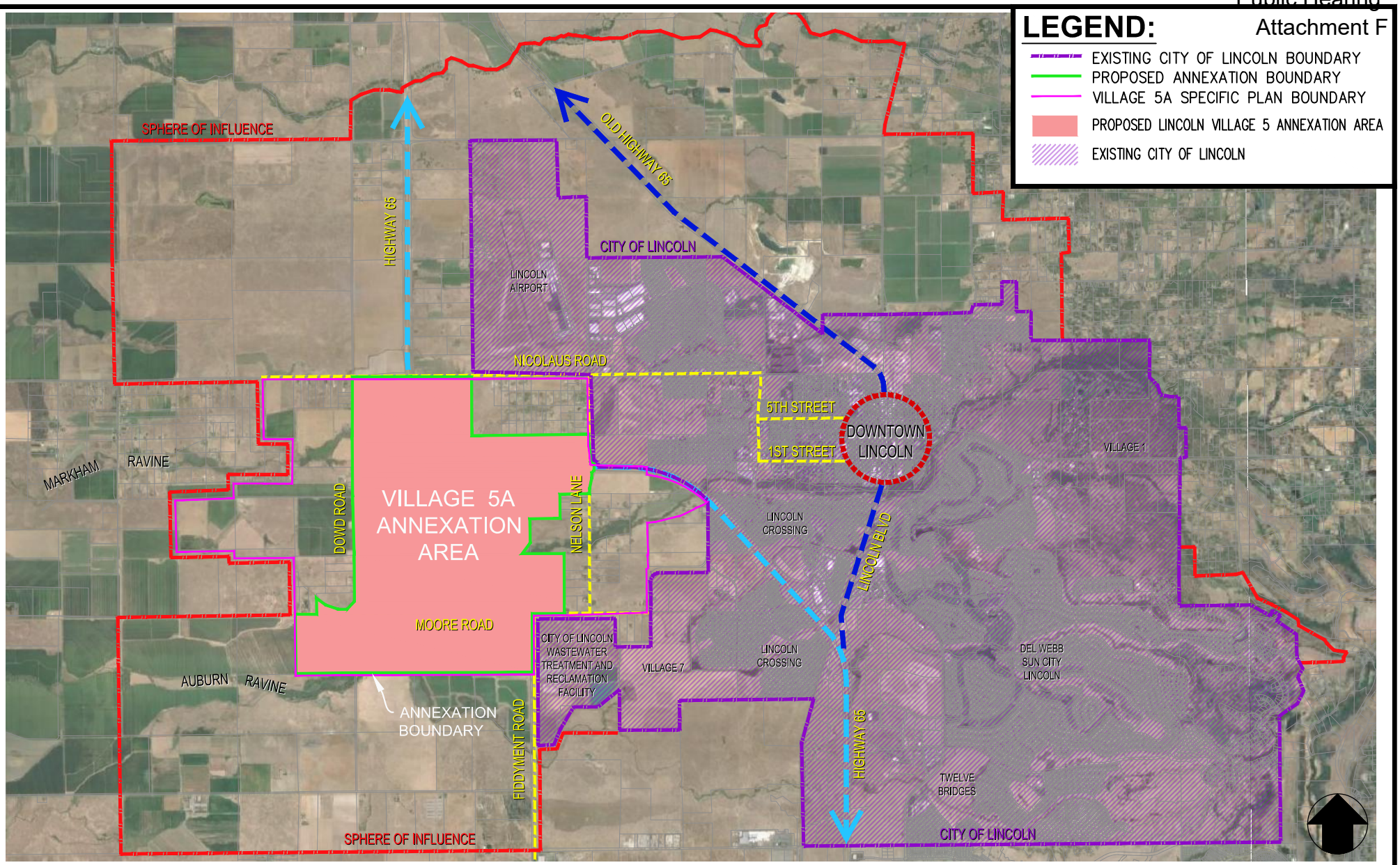
PASSED AND ADOPTED this 26th day of March 2024, by the following roll call vote:

AYES:	COUNCILMEMBERS:	Joiner, Lauritsen, Andreatta, Brown, Karleskint
NOES:	COUNCILMEMBERS:	
ABSENT:	COUNCILMEMBERS:	

Dan Karleskint, Mayor

ATTEST:

Gwen Scanlon, City Clerk



DESIGNED
DRAWN BF
CHECKED BF
DATE: 04/17/24
JOB No: 1311

LINCOLN VILLAGE 5A - ANNEXATION
REGIONAL LOCATION MAP

LINCOLN CALIFORNIA

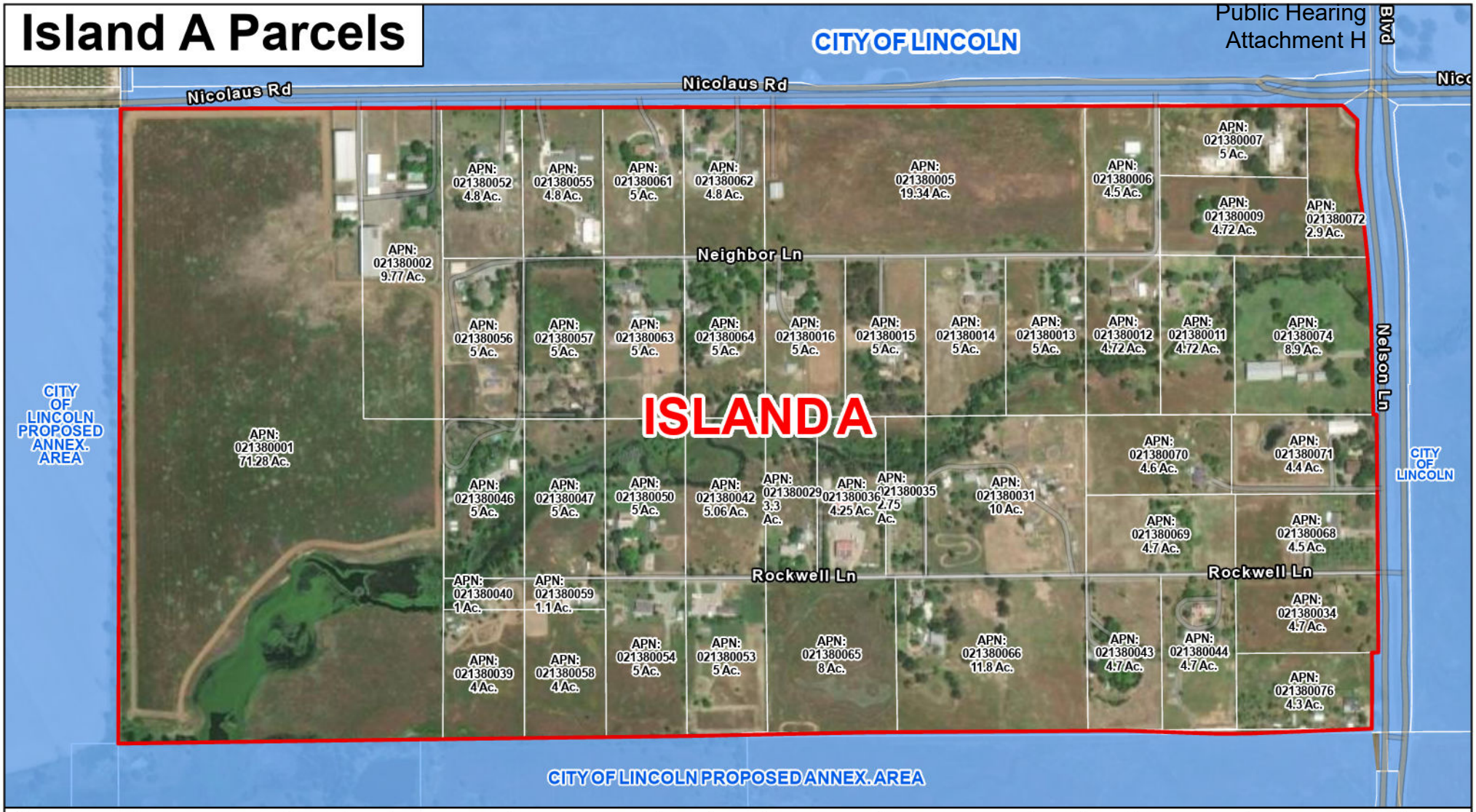
CUNNINGHAM ENGINEERING
CECWEST.COM
Project Planning ■ Civil Engineering ■ Landscape Architecture
Sacramento Office ■
2120 20th Street, Suite Three
Sacramento, CA 95818
(916) 455-2026
Davis Office ■
2940 Spafford Street, Suite 200
Davis, CA 95618
(530) 758-2026

SCALE 1"=6000'
SHEET 1 OF 1

S:\Projects\1300\1311 Lincoln Village 5\AutoCAD\1311-03-02 PROJECT MANAGEMENT\EXHIBITS\REGIONAL LOCATION MAP\1311-03-02 5A Regional Location Map.dwg – 8X11 4/17/2024 – 9:54AM Plotted by: Liz

APN	Owner
021-082-020	Richland Roseville LTD
021-082-022	Richland Roseville LTD
021-082-030	SSB Holdings, LLC
021-082-025	American Superior Land LLC
021-082-018	Moore Rebecca E
021-261-001	Moore Rebecca E
021-261-006	Moore Rebecca E
021-261-010	EPC Holdings 879 LLC
021-082-032	American Superior Land LLC
021-082-017	John Matthew Moore TR ET AL
021-261-007	John Matthew Moore TR ET AL
021-261-014	RMD Desert Investors LLC
021-261-009	LHC Ontario Holdings LLC
021-082-010	American Superior Land LLC
021-082-035	American Superior Land LLC
021-500-001	American Superior Land LLC
021-082-027	EPC Holdings 1036 LLC, EPC Holdings 1037 LLC
021-082-028	Lipps Dora A
021-082-034	John Matthew Moore TR ET AL
021-490-009	American Superior Land LLC
021-490-002	Kuhn Kids Investments LLC
021-490-010	Moore Mark J
021-081-040	Lefty Bobby Lynn TR ET AL
021-081-025	Lefty Bert
021-081-030	Lefty Bert, Lefty Deirdre
021-140-013	Auburn Ravine Ranch Inc
021-140-002	Hellenic Orthodox Educational & Cultural Center Inc.
021-140-034	Moore Gayle R TR ET AL
021-140-035	Lincoln City of
021-282-008	Lincoln-SMD1 Wastewater Author
021-282-007	Moore Gayle R TR ET AL

Island A Parcels



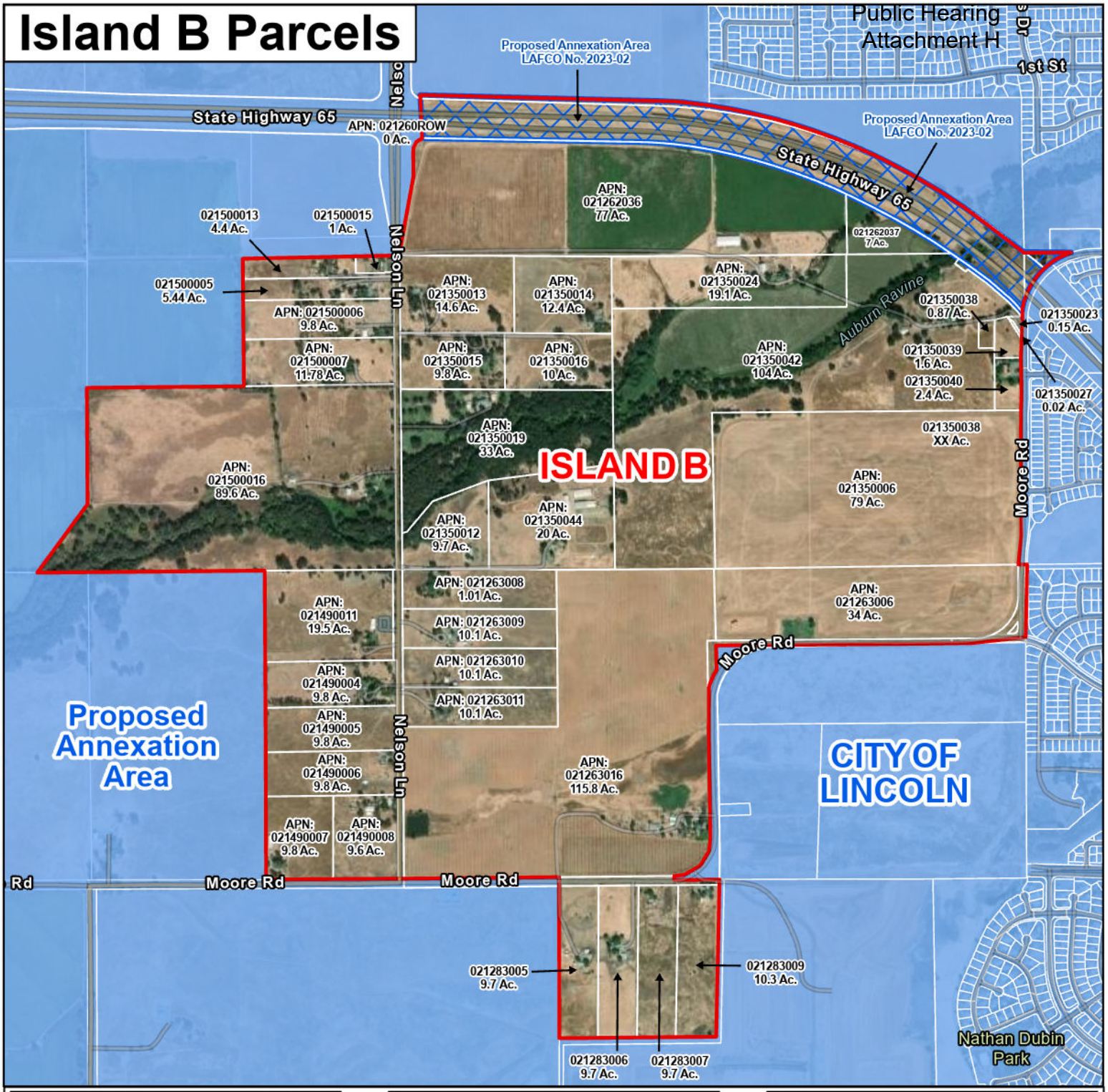
APN	FullStreet	Acres
021-380-001-000	NO ADDRESS ON FILE	71.28
021-380-002-000	3761 NICOLAUS RD	9.77
021-380-005-000	NO ADDRESS ON FILE	19.34
021-380-006-000	3240 NEIGHBOR LN	4.5
021-380-007-000	3183 NICOLAUS RD	5
021-380-009-000	3251 NEIGHBOR LN	4.72
021-380-011-000	3261 NEIGHBOR LN	4.72
021-380-012-000	3281 NEIGHBOR LN	4.72
021-380-013-000	3303 NEIGHBOR LN	5
021-380-014-000	3363 NEIGHBOR LN	5
021-380-015-000	3401 NEIGHBOR LN	5
021-380-016-000	3465 NEIGHBOR LN	5

APN	FullStreet	Acres
021-380-029-000	3480 ROCKWELL LN	3.3
021-380-031-000	3330 ROCKWELL LN	10
021-380-034-000	3025 ROCKWELL LN	4.7
021-380-035-000	3380 ROCKWELL LN	2.75
021-380-036-000	3440 ROCKWELL LN	4.25
021-380-039-000	NO ADDRESS ON FILE	4
021-380-040-000	3701 ROCKWELL LN	1
021-380-042-000	NO ADDRESS ON FILE	5.06
021-380-043-000	3205 ROCKWELL LN	4.7
021-380-044-000	3115 ROCKWELL LN	4.7
021-380-046-000	3750 NEIGHBOR LN	5
021-380-047-000	NO ADDRESS ON FILE	5

APN	FullStreet	Acres
021-380-050-000	3600 ROCKWELL LN	5
021-380-052-000	3715 NICOLAUS RD	4.8
021-380-053-000	3503 ROCKWELL LN	5
021-380-054-000	3575 ROCKWELL LN	5
021-380-055-000	3645 NICOLAUS RD	4.8
021-380-056-000	3715 NEIGHBOR LN	5
021-380-057-000	3655 NEIGHBOR LN	5
021-380-058-000	3635 ROCKWELL LN	4
021-380-059-000	3635 ROCKWELL LN	1.1
021-380-061-000	3581 NICOLAUS RD	5
021-380-062-000	3535 NICOLAUS RD	4.8
021-380-063-000	3605 NEIGHBOR LN	5

APN	FullStreet	Acres
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021-380-066-000	3365 ROCKWELL LN	11.8
021-380-068-000	160 NELSON LN	4.5
021-380-069-000	3190 ROCKWELL LN	4.7
021-380-070-000	154 NELSON LN	4.6
021-380-071-000	152 NELSON LN	4.4
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021-380-076-000	240 NELSON LN	4.3
021-380-078-000	NO ADDRESS ON FILE	1

Island B Parcels



APN	FullStreet	Acres
021-260-ROW-000		0
021-260-ROW-000		0
021-262-036-000	NO ADDRESS ON FILE	77
021-262-037-000	NO ADDRESS ON FILE	7
021-263-006-000	2300 MOORE RD	34
021-263-008-000	765 NELSON LN	1.01
021-263-009-000	805 NELSON LN	10.1
021-263-010-000	841 NELSON LN	10.1
021-263-011-000	865 NELSON LN	10.1
021-263-016-000	2660 MOORE RD	115.8
021-263-ROW-000		0
021-283-005-000	2815 MOORE RD	9.7
021-283-006-000	2775 MOORE RD	9.7
021-283-007-000	2755 MOORE RD	9.7
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021-321-091-000	NO ADDRESS ON FILE	0

APN	FullStreet	Acres
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021-350-027-000	NO ADDRESS ON FILE	0
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021-350-039-000	NO ADDRESS ON FILE	1.6
021-350-040-000	1800 MOORE RD	2.4
021-350-042-000	NO ADDRESS ON FILE	104
021-350-044-000	741 NELSON LN	20
021-350-045-000	NO ADDRESS ON FILE	0

APN	FullStreet	Acres
021-350-ROW-000		0
021-490-004-000	850 NELSON LN	9.8
021-490-005-000	880 NELSON LN	9.8
021-490-006-000	910 NELSON LN	9.8
021-490-007-000	3150 MOORE RD	9.8
021-490-008-000	950 NELSON LN	9.6
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021-500-015-000	510 NELSON LN	1
021-500-016-000	690 NELSON LN	89.6
021-490-ROW-000		0

PLACER LAFCO RESOLUTION NO. 24-10

CONSIDERATION OF FACTORS FOR REVIEW

CALIFORNIA GOVERNMENT CODE (GC) SECTION 56668

(LAFCO Project No. 2024-02)

a) Population and population density; land area and land use; assessed valuation; topography, natural boundaries, and drainage basins; proximity to populated areas; the likelihood of significant growth in the area, and adjacent areas, in the next 10 years.

While no Census Block perfectly encapsulates the footprint of the proposal area, Block Group 1, Tract 213.28[1] includes the general proposal area and notes that it has a population of 809 persons with a population density of 20.5 people per square mile.

The geographic description notes that the land area contains 2,721.42 acres. The proposed annexation area comprises around 57 percent of the overall Village 5 Specific Plan. The remaining areas of the Specific Plan include 1,056 acres located west of the proposal area below Nicolaus Road, and another estimated 997 acres comprising what is referred to as Island A (the Rockwell Lane Community area) and Island B, below Highway 65 and west of the City of Lincoln. The Placer County General Plan designates the land use of the proposal area as Agriculture/Timberland (80 and 40 acre minimum). The City of Lincoln has prezoned the proposal area as Rural Residential, Country Estates, Low Density Residential, Medium-Density Residential, High-Density Residential, Mixed Use, Commercial, Office/Commercial, Business and Professional, Park and Open Space, Public Uses, and public/quasi-public facilities.

According to the Placer County Assessor, the total net assessed value of the proposal area is $36,646,536. These values were provided to Placer County Local Agency Formation Commission (LAFCO) on September 24, 2024.

The topography of the proposal area is generally flat, ranging from 100’ to 125’ above sea level. There are no natural boundaries to the proposal area; however, Auburn and Markham Ravines would act as natural drainage basins.

The proposal area is located directly west of the City’s jurisdictional boundaries with existing intensive development

On May 1, 2023, the California Department of Finance issued a press release titled, “State’s Population Decline Slows While Housing Grows Per New State Demographic Report.” The press release notes that Placer County is the county with the second-highest housing growth (2.1 percent) in the state. Additionally, while California’s population declined in 2022, Placer County’s population increased by 0.2 percent.

[1] BG 1, Tract 213.28, Placer, CA - Profile data - Census Reporter

Meanwhile, the City of Lincoln's population grew by 2.2 percent and the City had a 4.2 percent increase in housing units. It is highly likely that the adjacent incorporated and unincorporated areas will experience significant growth during the next 10 years.

b) The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

The City of Lincoln provides a range of municipal services directly or via contract, including fire protection, law enforcement, parks and recreation, public works, wastewater, water, solid waste collection, street maintenance, lighting/landscaping/street sweeping, animal control and shelter, and other services. These services are detailed in the most recent Service Review study of the City and in the City's Plan for Providing Services (Attachment K to the staff report) submitted in June 2024 to LAFCO as part of the application packet for the subject proposal. Fire protection and law enforcement services are summarized below, followed by staff-recommended conditions of approval for the Commission to consider and adopt.

Fire Protection

The Placer County Fire Department provides fire protection services in the unincorporated areas surrounding the City of Lincoln, under the jurisdiction of the California Department of Forestry and Fire Protection (CALFIRE). The closest Placer County fire station to the City is Station Number 75, located at 5390 Nicolaus Road, which is not a career staff station. Following annexation, the Lincoln Fire Department will provide fire protection services to the annexation area. The existing closest station is Station Number 34, located at 126 Joiner Parkway, and the City has plans to build a new station in the annexation area. While the exact location of a fire station has not been identified, typically, a Standard of Cover study helps inform agencies of the appropriate location for fire stations.

The application does not propose to change the current service provider for fire protection in the remainder areas, that is, Islands A and B. The Plan for Providing Services states that the City of Lincoln could provide assistance to Islands A and B under a mutual aid agreement. The Western Placer County Fire Chiefs Association operates under a mutual aid/closest resource concept, allowing other agencies, such as Placer County, to provide aid to the proposal area when needed. However, mutual aid is intended as a temporary or supplemental resource rather than for regular reliance. The application also mentions that Lincoln Fire would provide services if the remaining areas are annexed in the future, but this is not guaranteed. If annexation does not occur, the remainder areas may continue to rely on Placer County Fire indefinitely, potentially creating long-term disparities in service levels between the annexation area and surrounding remainder areas.

Ultimately, dividing fire protection responsibilities between Lincoln Fire Department and Placer County Fire could complicate coordination in emergency situations, as jurisdictional boundaries could lead to potential delays or confusion during dispatch or emergency response.

On March 27, 2023, the Placer County Fire Department Chief indicated to the LAFCO Executive Officer that the City of Lincoln should be the primary fire protection service provider to the proposal area, including Island A.

Notably, the Commission adopted Resolution No. 23-01 for the City of Lincoln's Service Review with the following condition of approval:

"The City shall perform a Long-Range Fire Department Master Plan (LRFDMP). The LRFDMP shall include a Community Risk Assessment and a Standards of Cover component. The City shall provide LAFCO with a written status report in six months, which will be provided to the Commission at its October 11, 2023, meeting. The City shall provide the Commission with subsequent updates as requested. Upon completion of the LRFDMP, the City shall provide a copy of the final plan to LAFCO. The Executive Officer shall agendize the plan for consideration at a regular Commission meeting." As of the writing of this report, the LRFDMP remains incomplete. The City anticipates having a draft study in the Spring of 2025.

Law Enforcement

The Placer County Sheriff's Office provides law enforcement services to the proposal area. Upon annexation, law enforcement responsibilities would transfer to the City of Lincoln Police Department (LPD). LPD has nine service areas, with Service Area 4 being the closest to the annexation area. There is one police station in Lincoln, located at 770 7th Street, two miles northeast of the annexation area, and a new police station is proposed within the annexation area and as part of the City of Lincoln General Plan.

The application does not propose changing the service provider for Islands A and B, meaning the Sheriff's Office would still provide services to these areas. The application states that in the event of an emergency, the City of Lincon Police Department could provide assistance pursuant to the existing mutual aid agreement. The City of Lincoln would be able to provide police protection services if, in the future, these remaining areas are annexed into the City of Lincoln.

The City's Municipal Service Review provides two recommendations related to law enforcement for the Village 5A area:

1. The City conduct a financial analysis to determine if the anticipated fees associated with the project will be adequate to cover the development of an interim station and the equipment necessary to provide police services to the Village 5A annexation area as well as available City funds to reimburse the developer for land costs associated with the dedication of the land for the new police and safety center prior to annexation.

2. The City shall enter into an agreement with County Sheriff for the provision of police protection services to Village 5A prior to annexation. This requirement is also specified in the Development Agreement between the City and the developer for Village 5A.

The Development Agreement between the City of Lincoln and Village 5A developer requires that the City enter into an agreement with the County Sheriff for the provision of police protection services to Village 5A prior to annexation. The City has agreed to consider making this a condition of approval of any entitlements in the annexation area. However, the application defers the financial analysis to the time of community facilities district (CFD) formation.

Deferring the financial analysis for police services until the formation of a CFD introduces risks. Without a pre-annexation financial analysis, it's uncertain whether adequate funding will be available to develop necessary police facilities and equipment in time to meet demands in the annexation area. Additionally, since development impact fees are typically not used for public safety infrastructure, the City may need to secure alternative funding sources, which have not yet been identified.

Furthermore, the division of service responsibilities between the Lincoln Police Department and the Placer County Sheriff for servicing Islands A and B could lead to disparities in policing standards, response times, and community engagement between the annexed and remaining areas. This inconsistency may affect residents' perceptions of safety and satisfaction with police services.

Recommended Condition of Approval

The Commission amends the proposal to include Island A (Rockwell Lane Community) and Island B in the territory to be annexed to the City, thus extending services to those areas. Prior to the recordation of the Certificate of Completion, the City shall amend the map and geographic description consistent with the LAFCO and State Board of Equalization's requirements. The Placer County Surveyor shall sign the final map and geographic description pursuant to usual practice.

Wastewater Services

The proposed project does not alter the current wastewater service arrangements for the remainder island areas. These areas will continue to rely on existing private septic systems unless annexed into the City of Lincoln in the future, at which point the City would be able to provide municipal wastewater services. Under Placer County Ordinance Chapter 13, Public Services, properties within 300 feet of an available sewer connection are required to connect to the public system if their septic system fails, provided a legally accessible connection is available. Figure 1 identifies properties in

Island A and Island B that fall within 300 feet of existing or planned sewer connections, which could be impacted by this ordinance if their systems were to fail. County of Placer Health and Human Services published a Memorandum on October 8, 2024, noting that septic tanks and drilled domestic wells must be properly abandoned under a permit with Environmental Health following a connection to the City of Lincon (Attachment L).

The County's ordinance (Section 13.12.040.B) provides three exceptions to mandatory sewer connections:

1. If no existing development is present, connection is not required unless development occurs.
2. If a property is developed and within 300 feet of a public sewer, it must connect to the system, which may necessitate annexing the entire island area into the City if a majority of residents support it.
3. Properties without majority support for annexation or without access to the sewer system will continue to rely on septic systems.

Island A and B contain 12 vacant parcels combined, some directly bordering the City of Lincoln and the proposed annexation area. Additionally, any connection request from a parcel within these islands would require annexing the entire unincorporated island, as islands cannot be further fragmented. Development by parcel is shown below in Figure 2.

The City of Lincoln plans to extend water and sewer lines to service the annexation area, potentially placing additional island parcels within the 300-foot connection range. However, a significant number of property owners in the island areas currently oppose annexation, which could restrict access to city utility services and prevent the development of vacant parcels that are unable to connect to the public wastewater system due to opposition.

Recommended Condition of Approval

The commission amends the proposal to include Islands A (Rockwell Lane Community) and Island B in the territory to be annexed to the City, thus extending services to those areas. Prior to the recordation of the Certificate of Completion, the City shall amend the map and geographic description consistent with the LAFCO and State Board of Equalization's requirements. The Placer County Surveyor shall sign the final map and geographic description pursuant to usual practice.

Figure 1 – Parcels within 300 feet of an Existing Sewer Line

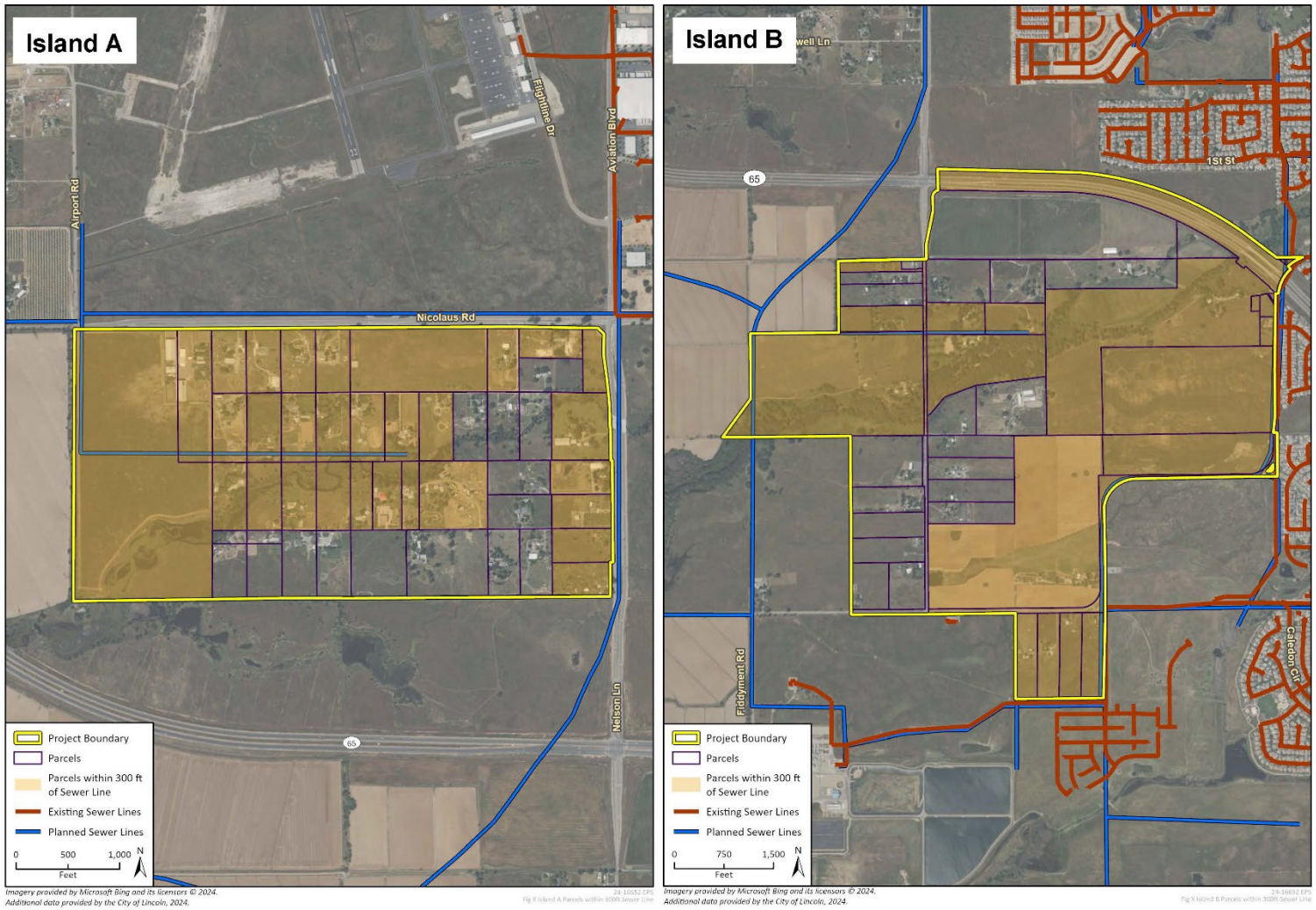
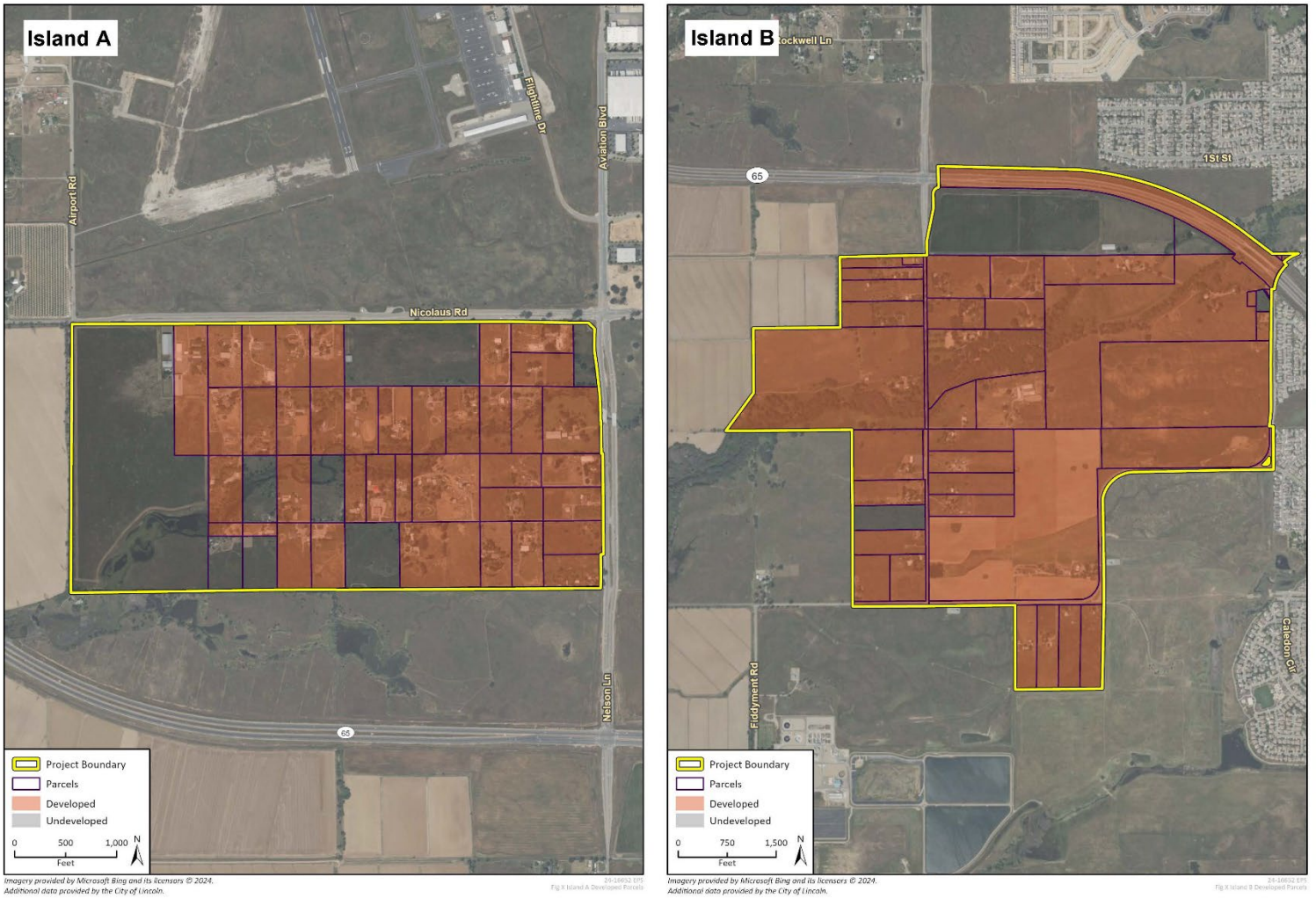


Figure 2 – Developed Properties within Island A and Island B



c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

Approving the proposed change of organization would strengthen the City's and the proposal area's mutual social and economic interests. The City can extend municipal services and collect authorized taxes, benefit assessments, fees, and charges as allowed under the law.

d) The conformity of the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies/priorities set forth in GC section 56377.

Government Code (GC) section 56377 encourages development within an agency's existing jurisdictional boundaries or sphere of influence (SOI) before approving development on open-space lands, with the goal of promoting efficient land use, minimizing sprawl, and preserving open space and agricultural lands. The proposed annexation to the City of Lincoln aligns with these goals by facilitating the planned, orderly expansion of the City's jurisdictional boundaries within its established SOI. Since 2010, the annexation area and remainder areas of the Village 5 Specific Plan have been included in the City's SOI, reflecting long-term growth expectations in a compact, planned manner that supports GC Section 56377's objectives.

However, the annexation proposal leaves two unincorporated islands within the Village 5 Specific Plan area, which could create inefficiencies and inconsistencies in service provision. To address these issues, staff recommends that these islands be included in the annexation area. Including the islands within the annexation area would prevent potential challenges in service delivery, enhance connectivity, and promote a more cohesive community consistent with LAFCO's goals and objectives.

Furthermore, by annexing these islands, the City can avoid fragmented governance, reduce reliance on Placer County for service provision within City-planned areas, and create a unified approach to infrastructure development and maintenance. This will support a seamless transition in areas such as transportation, public safety, and utility services, which is essential for achieving the full benefits of the Village 5 Specific Plan and ensuring that growth occurs in a contiguous, logical manner.

e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by GC section 56016.

Under GC section 56016, "agricultural lands" means land currently used for the purpose of producing an agricultural commodity for commercial purposes, land left fallow under a crop rotational program, or land enrolled in an agricultural subsidy or set-aside program.

Williamson Act

LAFCOs are prohibited from approving annexations of lands under Williamson Act (WA) contracts unless specific conditions apply and the commission makes certain determinations (see, e.g., GC §§ 51296.3, 51296.4, 56426, 56426.5, 56749, 56856, and 56856.5).

Pursuant to GC section 56754, LAFCO must determine whether a city shall succeed to WA contracts. A city has the option to decline to succeed to WA contracts. The table below lists the lands under WA contracts by their Assessor Parcel Numbers with an indication if the contracts are active or in non-renewal:

Lands under Williamson Act Contracts by Assessor Parcel Number (APN):

APN	Williamson Act Status
021-082-027-000	CLCA Restriction, Non-Renewal
021-082-028-000	CLCA Restriction, Non-Renewal
021-082-034-000	CLCA Restriction, Non-Renewal
021-140-034-000	CLCA Restriction, Non-Renewal
021-490-010-000	CLCA Restriction, Under Contract
021-140-013-000	CLCA Restriction, Under Contract
021-282-007-000	CLCA Restriction, Non-Renewal

GC section 56889 requires LAFCO to condition its approval of the annexation on a city's adoption of rules and procedures for the administration of WA contracts to which it will succeed. The City has adopted Resolution No. 2023-047, adopting rules and procedures for the administration of WA contracts. Thus, a condition of approval from the Commission is not necessary.

Recommended Determination

Based on substantial evidence in the record, the Commission determines that the City of Lincoln will succeed to the County of Placer's rights, duties, and powers pursuant to GC section 51243 for lands under Williamson Act contracts within the proposal area. The City has adopted rules and procedures in place for lands under WA contracts, and therefore, the Commission determines that it may approve the annexation of the contracted lands to the City of Lincoln.

Prime Agricultural Land

GC section 56064 defines "prime agricultural land" as "an area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than an agricultural use and that meets any of the following qualifications:

"(a) Land that qualifies, if irrigated, for rating as class I or class II in the USDA Natural Resources Conservation Service land use capability classification, whether or not land is actually irrigated, provided that irrigation is feasible."

"(b) Land that qualifies for rating 80 through 100 Storie Index Rating."

"(c) Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the National Range and Pasture Handbook, Revision 1, December 2003."

"(d) Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars ($400) per acre."

"(e) Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred dollars ($400) per acre for three of the previous five calendar years."

LAFCO staff conducted a cursory analysis of the proposal area and found over 800 acres of Kilaga Loam soil within the proposal area. Kilaga Loam soil, according to the USDA, has a Storie Index Rating of 100, which means it is a productive soil with a high agricultural value. While the City of Lincoln has adopted an Agriculture Overlay, the City should consider adopting Agricultural Mitigation Measures similar to other cities in the state. Notably, the City is a party to the Placer County Conservation Program (PCCP), but the PCCP does not mitigate the loss of prime agricultural lands.

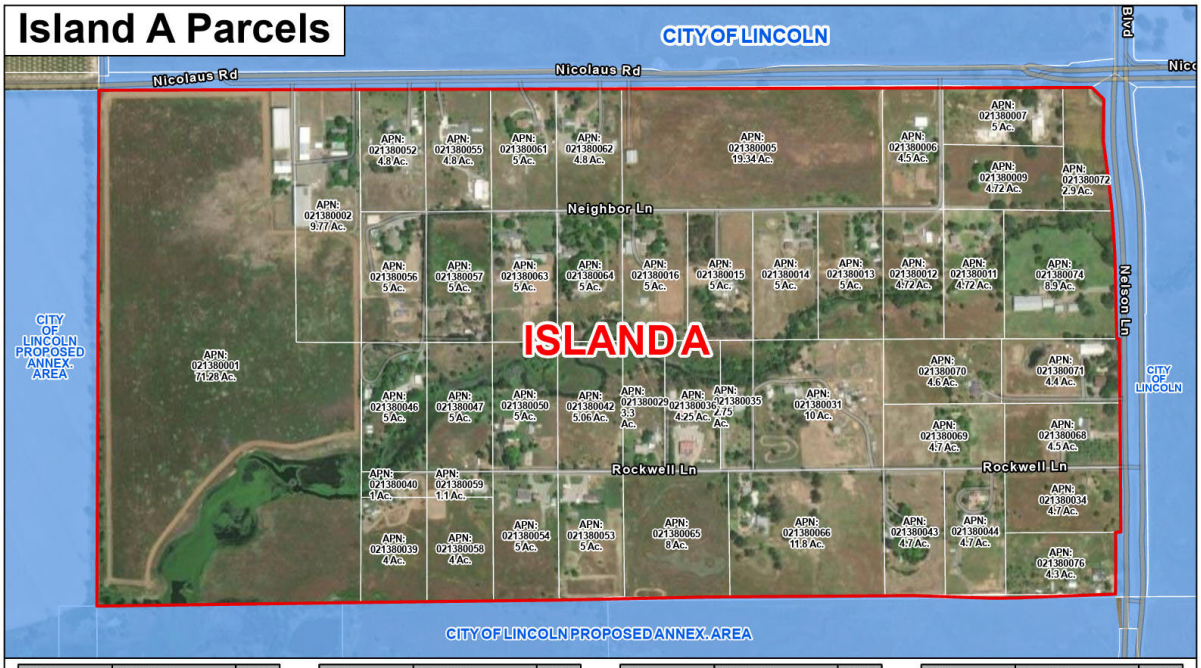
GC section 56301 (and other statutes) states that one purpose of LAFCO is to preserve prime agricultural lands; however, GC section 56001 states that the Legislature's preference is to accommodate "additional growth within, or through the expansion of, the boundaries of those local agencies which can best accommodate and provide necessary governmental services and housing for persons and families of all incomes in the most efficient manner feasible."

As noted in other factors above, the proposal area has been located within the City's SOI since 2010; thus, its annexation would fulfill the preference of the Legislature. However, the City should consider adopting agriculture mitigation policies before issuing final maps of those lands that fall under the definition of prime agricultural lands.

f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

If approved without modification to the proposed boundaries, the annexation will create two unincorporated islands consisting of approximately 997 acres. The first island includes 315 acres south of Lincoln Airport to Nelson Lane, made up of 45 residential lots in an area known as the Rockwell Lane Community (Island A). The second island includes approximately 682 acres located south of Highway 65 near Nelson Lane and west of the existing City of Lincoln limits (Island B). See Figure 3 and Figure 4 below.

Figure 3 – APNs and Addresses within Island A



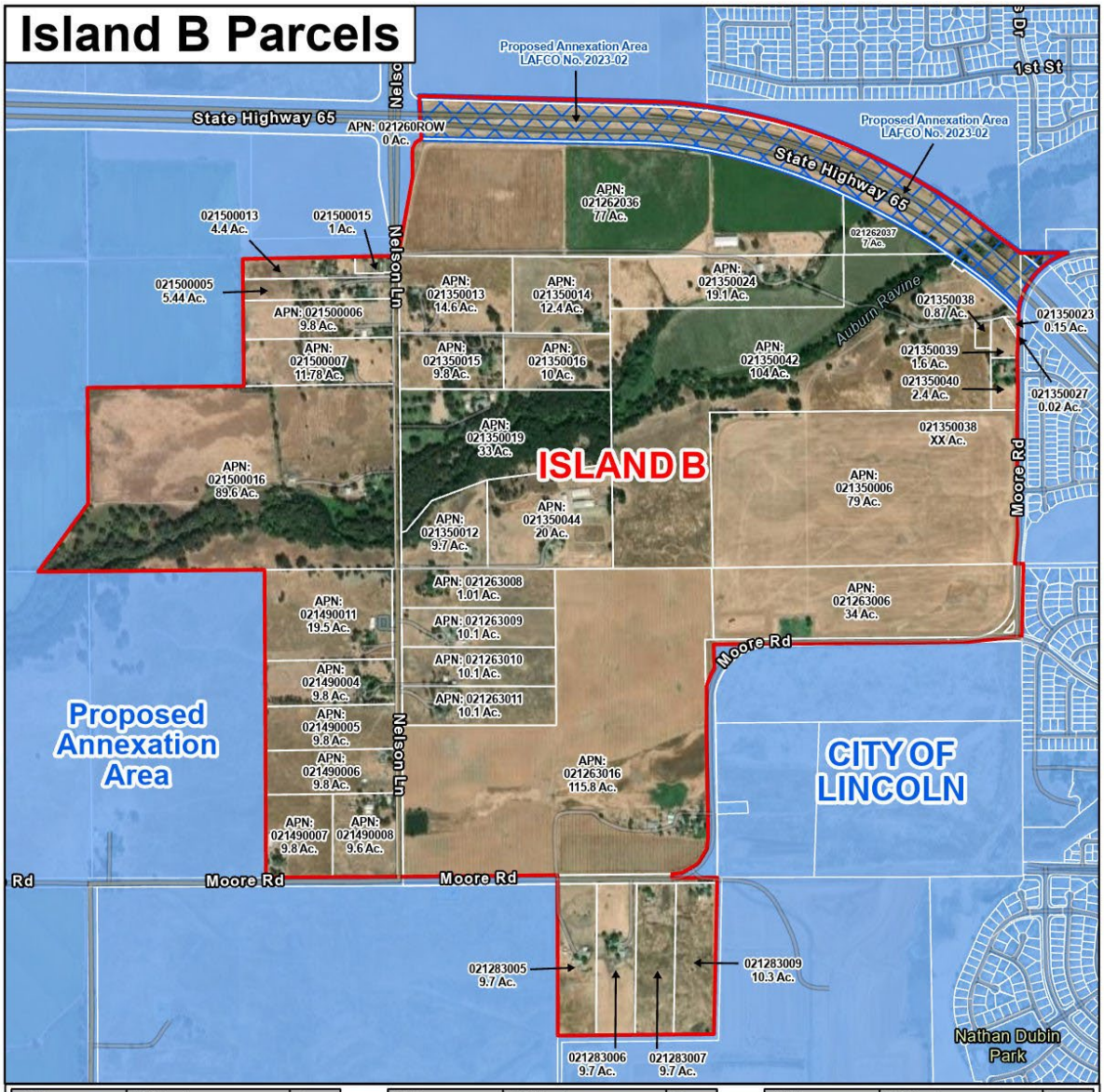
APN	FullStreet	Acres
021-380-001-000	NO ADDRESS ON FILE	71.28
021-380-002-000	3761 NICOLAUS RD	9.77
021-380-005-000	NO ADDRESS ON FILE	19.34
021-380-006-000	3240 NEIGHBOR LN	4.5
021-380-007-000	3183 NICOLAUS RD	5
021-380-009-000	3251 NEIGHBOR LN	4.72
021-380-011-000	3261 NEIGHBOR LN	4.72
021-380-012-000	3281 NEIGHBOR LN	4.72
021-380-013-000	3303 NEIGHBOR LN	5
021-380-014-000	3363 NEIGHBOR LN	5
021-380-015-000	3401 NEIGHBOR LN	5
021-380-016-000	3465 NEIGHBOR LN	5

APN	FullStreet	Acres
021-380-029-000	3480 ROCKWELL LN	3.3
021-380-031-000	3330 ROCKWELL LN	10
021-380-034-000	3025 ROCKWELL LN	4.7
021-380-035-000	3380 ROCKWELL LN	2.75
021-380-036-000	3440 ROCKWELL LN	4.25
021-380-039-000	NO ADDRESS ON FILE	4
021-380-040-000	3701 ROCKWELL LN	1
021-380-042-000	NO ADDRESS ON FILE	5.06
021-380-043-000	3205 ROCKWELL LN	4.7
021-380-044-000	3115 ROCKWELL LN	4.7
021-380-046-000	3750 NEIGHBOR LN	5
021-380-047-000	NO ADDRESS ON FILE	5

APN	FullStreet	Acres
021-380-050-000	3600 ROCKWELL LN	5
021-380-052-000	3715 NICOLAUS RD	4.8
021-380-053-000	3503 ROCKWELL LN	5
021-380-054-000	3575 ROCKWELL LN	5
021-380-055-000	3645 NICOLAUS RD	4.8
021-380-056-000	3715 NEIGHBOR LN	5
021-380-057-000	3655 NEIGHBOR LN	5
021-380-058-000	3635 ROCKWELL LN	4
021-380-059-000	3635 ROCKWELL LN	1.1
021-380-061-000	3581 NICOLAUS RD	5
021-380-062-000	3535 NICOLAUS RD	4.8
021-380-063-000	3605 NEIGHBOR LN	5

APN	FullStreet	Acres
021-380-064-000	3545 NEIGHBOR LN	5
021-380-065-000	NO ADDRESS ON FILE	8
021-380-066-000	3365 ROCKWELL LN	11.8
021-380-068-000	160 NELSON LN	4.5
021-380-069-000	3190 ROCKWELL LN	4.7
021-380-070-000	154 NELSON LN	4.6
021-380-071-000	152 NELSON LN	4.4
021-380-072-000	NO ADDRESS ON FILE	2.9
021-380-074-000	80 NELSON LN	8.9
021-380-076-000	240 NELSON LN	4.3
021-380-078-000	NO ADDRESS ON FILE	1

Figure 4 – APNs and Addresses within Island B



APN	FullStreet	Acres
021-260-ROW-000		0
021-260-ROW-000		0
021-262-036-000	NO ADDRESS ON FILE	77
021-262-037-000	NO ADDRESS ON FILE	7
021-263-006-000	2300 MOORE RD	34
021-263-008-000	765 NELSON LN	1.01
021-263-009-000	805 NELSON LN	10.1
021-263-010-000	841 NELSON LN	10.1
021-263-011-000	865 NELSON LN	10.1
021-263-016-000	2660 MOORE RD	115.8
021-263-ROW-000		0
021-283-005-000	2815 MOORE RD	9.7
021-283-006-000	2775 MOORE RD	9.7
021-283-007-000	2755 MOORE RD	9.7
021-283-009-000	2725 MOORE RD	10.3
021-321-091-000	NO ADDRESS ON FILE	0

APN	FullStreet	Acres
021-350-006-000	NO ADDRESS ON FILE	79
021-350-012-000	731 NELSON LN	9.7
021-350-013-000	535 NELSON LN	14.6
021-350-014-000	2780 HEATHERBROOK LN	12.4
021-350-015-000	2835 HEATHERBROOK LN	9.8
021-350-016-000	2781 HEATHERBROOK LN	10
021-350-019-000	641 NELSON LN	33
021-350-023-000	NO ADDRESS ON FILE	0.15
021-350-024-000	NO ADDRESS ON FILE	19.1
021-350-027-000	NO ADDRESS ON FILE	0
021-350-038-000	NO ADDRESS ON FILE	0.87
021-350-039-000	NO ADDRESS ON FILE	1.6
021-350-040-000	1800 MOORE RD	2.4
021-350-042-000	NO ADDRESS ON FILE	104
021-350-044-000	741 NELSON LN	20
021-350-045-000	NO ADDRESS ON FILE	0

APN	FullStreet	Acres
021-350-ROW-000		0
021-490-004-000	850 NELSON LN	9.8
021-490-005-000	880 NELSON LN	9.8
021-490-006-000	910 NELSON LN	9.8
021-490-007-000	3150 MOORE RD	9.8
021-490-008-000	950 NELSON LN	9.6
021-490-011-000	790 NELSON LN	19.5
021-500-005-000	530 NELSON LN	5.44
021-500-006-000	550 NELSON LN	9.8
021-500-007-000	570 NELSON LN	11.78
021-500-013-000	520 NELSON LN	4.4
021-500-015-000	510 NELSON LN	1
021-500-016-000	690 NELSON LN	89.6
021-490-ROW-000		0

Under GC section 56744, "[u]nless otherwise determined by the commission pursuant to subdivision (m) of Section 56375, territory shall not be incorporated into, or annexed to, a city pursuant to this division [i.e., the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act)] if, as a result of that incorporation or annexation, unincorporated territory is completely surrounded by that city." GC section 56375(m) provides that the Commission may waive the restrictions of GC section 56744 "if it finds that the application of the restrictions would be detrimental to the orderly development of the community and that the area that would be enclosed by the annexation or incorporation is so located that it cannot reasonably be annexed to another city or incorporated as a new city."

The Commission's existing policies are consistent with these statutes. Policy III.D, "Unincorporated Islands," provides, in part, as follows: "The creation and continued existence of unincorporated islands is expressly discouraged and/or prohibited. Unincorporated islands must continue to be serviced by the County and other local agencies serving unincorporated areas, but because these service areas are isolated from other service areas, they are difficult and expensive to serve. Unincorporated islands, therefore, are not consistent with logical and efficient government."

Policy III.D(2) provides that the Commission "shall deny city annexations or reorganizations that include city annexations that create areas that are … totally surrounded by a city" unless the Commission "determines that denial of the proposal would be detrimental to the orderly development of the community and that the area that would be enclosed by the annexation cannot be reasonably annexed to another city or incorporated as a new city."

In making the determination of whether applying the restriction against the creation of islands "would be detrimental to the orderly development of the community," LAFCO legal counsel advises that the Commission must, at a minimum, consider "local conditions and circumstances," the "logical formation" of city boundaries, and the provision of housing for persons and families of all incomes. (See GC §§ 56001, 56301, 56425(a).) For example, GC section 56301 states that "[a]mong the purposes of a commission are discouraging urban sprawl, preserving open-space and prime agricultural lands, *encouraging the efficient provision of government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances*." (Emphasis added.)

Additionally, as an alternative to approving or disapproving the annexation as proposed, LAFCO legal counsel advises that the Commission has the authority to amend the boundaries of the proposal area to avoid the creation of islands so long that, in doing so, "the general nature" of the proposal is not altered.

Recommended Condition of Approval

The Commission amends the proposal to include Island A (Rockwell Lane Community) and Island B in the territory to be annexed to the City, thus extending services to those areas. Prior to the recordation of the Certificate of Completion, the City shall amend the map and geographic description consistent with the LAFCO and State Board of Equalization's requirements. The Placer County Surveyor shall sign the final map and geographic description pursuant to usual practice.

g) A regional transportation plan adopted pursuant to GC section 65080.

The Sacramento Area Council of Governments adopts the regional transportation plan in the Sacramento Region. The 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) may be located via this link: 2020 MTP/SCS | SACOG

h) The proposal's consistency with the city or county general and specific plans.

On January 9, 2018, the Lincoln City Council adopted Ordinance No. 959B to prezone the proposal territory, affirming its consistency with the City's General Plan. The prezoning designation aligns with Lincoln's General Plan goals of supporting compact, organized growth and creating a balanced mix of residential, commercial, and open space uses. Additionally, the City's Agriculture Overlay designation within the plan area aligns with goals to respect and, where possible, preserve agricultural lands while facilitating urban expansion.

The proposal, therefore, advances the City's broader objectives by adhering to zoning requirements, supporting planned urban growth, and aligning with the City's long-term development vision. The City's Ordinance No. 959B is attached to the staff report as Attachment B.

i) The sphere of influence of any local agency affected by the proposal.

The proposal area is located within the City's SOI. Other affected local agencies with spheres under the purview of a LAFCO are the Placer County Water Agency, Placer County Cemetery District 1, Placer County Resource Conservation District, and Placer County County Service Area (CSA) 28.

The Commission must concurrently detach the proposal area from CSA 28's jurisdictional boundaries as provided under GC sections 25210.7(e) and 56375(a)(1).

Recommended Condition of Approval:

The Commission amends the proposal to include a concurrent detachment of the proposal area from the jurisdictional boundaries of Placer County County Service Area 28, consistent with GC sections 25210.7(e) and 56375(a)(1).

j) The comments of any affected local agency or other public agency.

LAFCO staff has noticed affected and other public agencies consistent with the CKH Act. Comments from the County of Placer Environmental Health Department are included as Attachment L to the staff report.

k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

The final Service Review study for the City and the City's Plan for Providing Services (Attachment K to the staff report) identifies services and the City's plan for financing those services in the proposed annexation area. Upon successful annexation of the proposal area, the City will have land use authority and will be able to exercise its taxing powers and impose fees and charges within its jurisdictional boundaries as allowed by law.

l) Timely availability of water supplies adequate for projected needs as specified in GC section 65352.5.

The city's Service Review study confirms adequate water supplies for the proposed area's projected needs. Furthermore, the City provided additional information regarding water supplies beginning on page six of its Plan for Providing Services.

m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs.

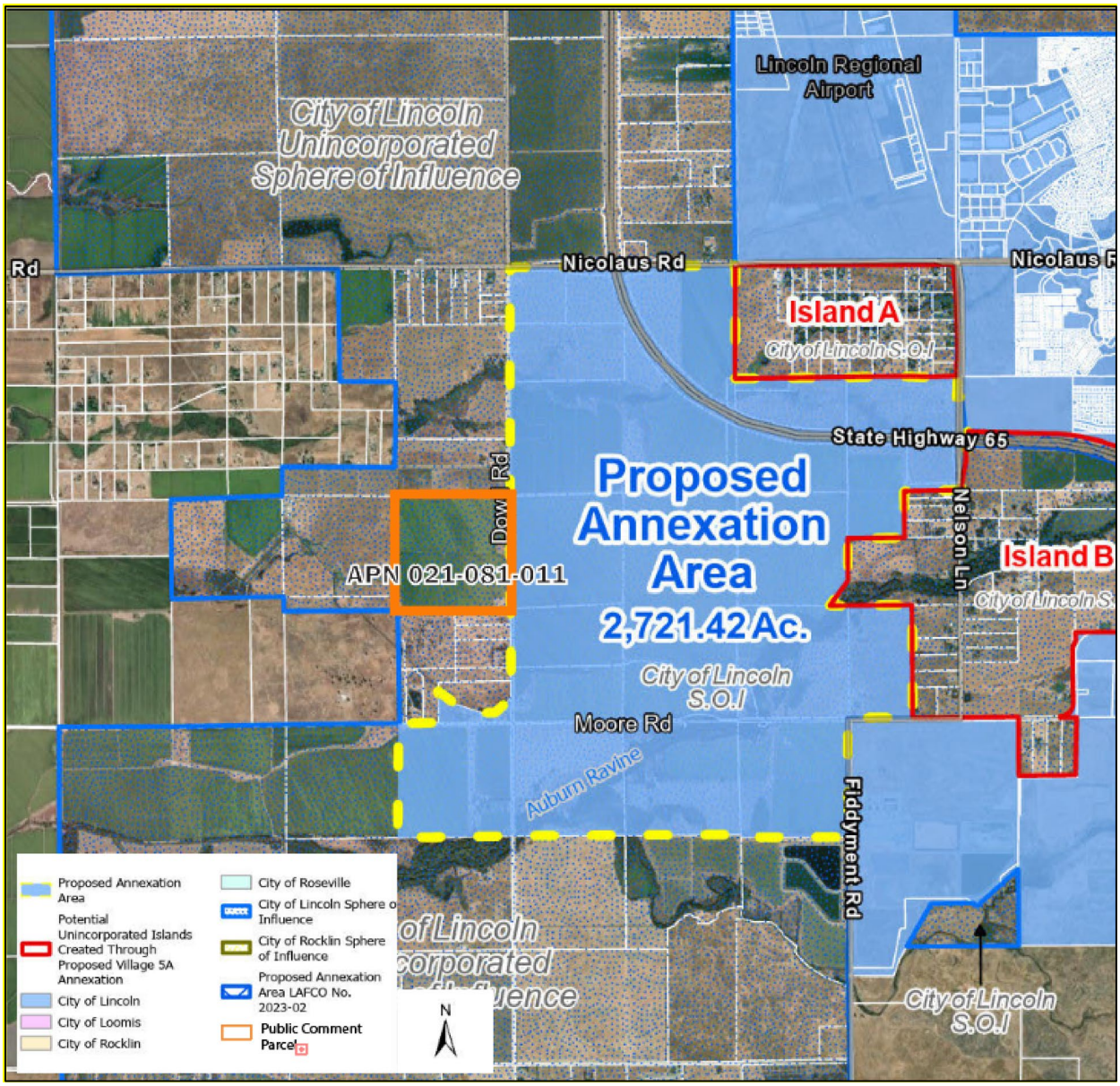
The Village 5 Specific Plan area was identified in the City's 6th housing cycle Housing Element as accommodating 1,441 housing units for lower-income households. The proposed annexation may help the City achieve its respective share of the regional housing needs because the City has prezoned areas within the Village 5A proposal area as residential. The prezone and High-Density Residential land use designation will become active upon annexation, which will aid in meeting the City's Regional Housing Needs Allocation numbers.

n) Any information or comments from the landowners, voters, or residents of the affected territory.

Affected landowners and voters within the affected area and within 500 feet of the exterior proposal boundaries have been notified. Additionally, the proposal was noticed on the Commission's website and in the local newspaper 21 days before the public hearing, as required by statute.

The Commission has received one comment thus far from Nick and Lorraine Greco requesting to include an additional parcel (APN 021-081-011) in the annexation area. The parcel is outlined in Figure 5 below.

Figure 5. APN 021-081-011 Location



Including this singular parcel within the annexation area would create a substantially surrounded area directly south of the parcel, leading to further service efficiency issues and the risk of island creation in the future.

As authorized by GC section 56663, staff recommends that the Commission waive the protest hearing for the City's annexation if no written opposition from landowners or registered voters located within the affected territory is submitted prior to the conclusion of the LAFCO public hearing on the proposal.

o) Any information relating to existing land use designations.

The proposal area is within the land use jurisdiction of Placer County. The County's General Plan designation for the proposal area is Agricultural.

p) The extent to which the proposal will promote environmental justice.

There are no environmental justice issues identified.

q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone or maps that identify land determined to be in a state responsibility area, if it is determined that such information is relevant to the affected territory.

The proposal area is not within a very high fire hazard zone and is identified as Non-Wildland/Non-Urban in the Placer County Fire Severity Zones.

AGREEMENT BETWEEN THE CITY OF LINCOLN AND COUNTY OF PLACER REGARDING TRANSFER OF PROPERTY TAX FOR ANNEXATION OF VILLAGE 5A, A PORTION OF THE VILLAGE 5 SPECIFIC PLAN

This AGREEMENT is entered into by and between the CITY OF LINCOLN, a municipal corporation ("City") and the COUNTY OF PLACER, a political subdivision of the State of California ("County"), (collectively, the "Parties").

RECITALS

A. The City has filed an application with the Placer County Local Agency Formation Commission ("Placer LAFCo") for a change of organization, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Gov. Code Section 56000, et. seq.). The City requests approval of an annexation into the City boundaries of portions of the "Village 5 Specific Plan" project ("Village 5A Project"). Although included in the City's Village 5 Project prezoning action, there are two portions of the Village 5A Project, which is not proposed for annexation and, if the City's annexation application is approved by Placer LAFCo, will become "islands" of property remaining in the County jurisdictional boundaries ("Village 5A Islands"). The real property included in the Village 5A Project, excluding the Village 5A Islands, is legally described in Exhibit A, and depicted in Exhibit B to this Agreement (hereinafter referred to as the "Annexation Area").

B. Said Annexation Area is currently located in the unincorporated portion of the County. This Agreement would enable the annexation of approximately 2,705± acres into the City. The Annexation Area is located southwest of the current City limits, north and south of State Highway 65 and proposes 5,702 housing units for an estimated 14,255 new residents and approximately 3,241,400 million square feet of Non-Residential Development. The breakdowns for acreage and uses for the Village 5A Project are identified in Section 2 of this Agreement.

C. Revenue and Taxation Code section 99 requires a city seeking to annex property and the county affected by such annexation to agree upon a property tax revenue exchange agreement in order for Placer LAFCo to issue a Certificate of Filing for the proposed annexation.

D. The City and the County wish to work together to develop a fair and equitable approach to sharing of property tax revenues within the Annexation Area. The City and the County recognize the importance of the City's and the County's services and maintaining adequate service levels to the Annexation Area for the health, safety, and welfare of the citizens of the City and the County. The City and the County wish to cooperate as provided in this Agreement in an effort to address the City's and the County's fiscal considerations in providing such services, as well as their respective present and future economic and planning needs. This Agreement is intended to satisfy the requirements of Revenue and Taxation Code section 99 (b).

AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

Section 1. Recitals. The City and the County each acknowledge the factual accuracy of the Recitals and agree that the Recitals are incorporated in this Agreement as though fully set forth in full.

Section 2. Definitions.

"AFFECTED TAX RATE AREA" (or "TRA" or "TRAs") shall mean as to this Agreement those base property tax revenues and/or incremental property tax revenues available from the Annexation Area. As to this Agreement, the TRA is: TRA 076-055.

The County Auditor-Controller has notified the City and County pursuant to Revenue and Taxation Code section 99(b)(2) that of the 1% Ad Valorem Property Tax imposed pursuant to Article 13A, section 1 of the State Constitution, the Property Tax Revenue which is subject to negotiated exchange consists of the following elements.

TRA 076-055	INCREMENT FACTORS (FY 2024-25)
County General Fund	29.2972%
Library Control Fund	1.4572%
Fire Control Fund	1.2902%
TOTAL	**32.0446%**

The above percentages are estimates of the County's total share of the Property Tax Revenue and are subject to correction by the Auditor-Controller. They also reflect the allocation of property taxes prior to reallocation of property taxes away from the County to the Education Revenue Augmentation Fund (ERAF); i.e., pre-ERAF Shift percentages. Tax sharing is based on the pre-ERAF Shift percentages.

"ANNEXATION AREA" shall mean the area legally described in Exhibit A and depicted in Exhibit B, in the unincorporated area of the County, which consists of ± 2,705 acres.

"ANNEXATION DATE" shall mean the date specified by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Gov. Code, §§ 56000, et seq.) as the effective date of Placer LAFCo's action on the City's application for the Annexation Area.

"NON-RESIDENTIAL DEVELOPMENT" shall mean a completed building within the Annexation Area that has received a certificate of occupancy, that is not intended for residential use, and that is not exempt from property taxes. Non-Residential Development may include land uses such as retail, office, industrial, hotel, mixed-use (excluding residential), or other uses with a non-residential purpose.

"PROPERTY TAX REVENUE" shall mean "ad valorem real property taxes on real property" as said term is used in Section 1 of Article 13A of the California Constitution and more particularly defined in subsection (c) of Section 95 of the California Revenue and Taxation Code, and includes both the base (total amount of property tax revenue based upon the AB-8 gross levy for the fiscal year) and the Incremental (amount of property tax revenue attributable to the annual tax increment change in assessed valuation in each fiscal year) and supplemental property tax revenues as more particularly defined in Section 75 of the California Revenue and Taxation Code.

"VILLAGE 5A PROJECT" shall mean the development proposed for that real property depicted in Exhibit B. Village 5A is a 2,705± acre project located southwest of the current City limits, north and south of State Highway 65.

"VILLAGE 5A ISLANDS" shall mean the following: Island 1: that area identified as "Rockwell Lane" and as generally depicted in Exhibit C. It is approximately 313± acres in size and bound by Nicolaus Road on the north, and Nelson Lane on the east. This Village 5A Island area currently includes 47 parcels. Island 2: that area is identified as "Nelson Lane" and as generally depicted in Exhibit C. It is approximately 883± acres in size and bound by Highway 65 to the north and Moore Road on the south. This Village 5A island area includes 40 parcels.

"WILLIAMSON ACT" shall mean as defined in California Government Code section 51200 et seq.

Section 3. General Purpose of Agreement. The general purpose of this Agreement is to devise an equitable exchange of Property Tax Revenue between the City and the County on and after the Annexation Date as required by Government Code section 56815(b) and Revenue and Taxation Code section 99. Due to the potential creation of the Village 5A Islands (See Exhibit C), this Agreement also ensures that services agreements are executed for the same prior to the Annexation Date.

Section 4. Establishment of Separate Tax Rate Area(s). County will work with the County Auditor-Controller and the State Board of Equalization to establish a separate Tax Rate Area or Areas (TRA(s)) for the Annexation Area prior to allocation and distribution of property tax under this Agreement and will report to the City the actual amount of the Property Tax Revenue from the TRA(s) available for allocation and distribution pursuant to this Agreement.

Section 5. Conditions Precedent to Annexation. The City shall perform the following actions prior to annexation of the Annexation Area to the City:

5.1. Community Facilities District. The City shall adopt a Resolution of Intention

to form a Community Facilities District with a Rate, Method, and Apportionment of Special Taxes for the Annexation Area of sufficient amount to cover projected fiscal deficit to support City services to the Annexation Area. The City shall provide the County with copies of the certified Resolution of Intention within ten (10) business days of adoption.

5.2. Services Agreement(s) for Village 5A Islands. The City and the County shall execute service agreement(s) as needed to provide sheriff services for the Village 5A Islands. The agreement(s) shall be in place until such time as the Village 5A Islands are annexed into the City's jurisdictional boundary. Provided the City complies with the provisions of Section 5.3, no services agreement is required for fire. If the Village 5A Islands do not remain in CSA 28-76 post annexation, the County reserves the right to require a services agreement(s) for fire.

5.3 County Service Area Zone 28, Zone of Benefit 76 – Western Placer Fire District ("CSA28-76"). The City shall ensure that its application for detachment from CSA28-76 does not include the Village 5A Islands. The City agrees the Village 5A Islands shall remain in CSA 28-76 until such time as the Village 5A Islands are annexed into the boundaries of the City.

Section 6. Receipt and Allocation of Property Tax Revenues.

6.1. For the Annexation Area formerly in TRA 076-055:

6.1.1. Commencing the first fiscal year following the date the new TRA(s) appear on the State Board of Equalization's Tax Rate Area Chart, the County shall retain sixty-two percent (62.0%) pre-ERAF of the 1% property tax (and supplemental tax revenue) based on the sum total of all base and incremental property tax revenue levied for the Annexation Area.

6.1.2. The City shall be apportioned the remaining balance of the property tax in the affected funds subject to the apportionment of taxes for the Annexation Area and all general sales tax received from sales in the Annexation Area (thirty-eight percent (38.0%) of the Property Tax Revenue levied for the Annexation Area).

Section 7. Modification of Allocation of Property Taxes or Amendments to this Agreement. The Parties agree that certain circumstances may result in a significant change to the revenues anticipated in this Agreement. These changes, identified in Section 7.1, could negatively impact the consideration of this Agreement to reach a fair and equitable approach to sharing of property tax revenues within the Annexation Area pursuant to Revenue and Taxation Code section 99(b). As a result, the Parties agree to follow the process defined below to amend this Agreement to modify the allocation of property taxes. The Parties also agree that if the Village 5A Islands are annexed into the City boundaries, this Agreement will be amended pursuant to Section 7.3.

7.1. Significant Change.

7.1.1. The Parties agree to discuss and update the City / County fiscal impact model (Model) if either Party believes there has been a significant change in: (1) the revenue assumptions in the Model for either the City or the County; (2) State action has imposed a significantly increased service level for either the City or the County without providing a funding source; or (3) other State action has occurred which has the effect of altering the fiscal outcomes that the tax sharing agreement was intended to provide. For purposes of this provision, the term State action includes action or inaction by the State of California, or action by the voters or judiciary.

7.1.2. If the Parties agree there has been a significant change, the Parties agree to update the Model and share equally in the cost of the same. If the Parties determine the updated Model necessitates changes to this Agreement, the Parties will each bring and recommend approval of the agreed-to amendments to the respective legislative bodies, each of which has the final decision on any updates to the Model and amendments to this Agreement.

7.1.3. If the Parties cannot reach agreement on the need to update the Model, or on whether there has been significant change necessitating an update to the Model, or on the nature of the modifications to the Model in response to a significant change, the City and the County shall mutually select a fiscal expert consulting firm to analyze and informally mediate the dispute. The Parties agree to participate in good faith in mediation. The City and the County will bear equally the cost of the services of the expert consultant and mediation. If after the informal mediation process the parties still cannot reach agreement, the Parties may request the fiscal expert consulting firm make final recommendations but recognize that such recommendations are advisory and not binding to either party.

7.2 Non-Residential Development Modifications.

7.2.1 Notwithstanding Section 7.1, the increment distribution to the County and City established in Section 6 above shall be modified if the amount of Non-Residential Development (defined in Section 2) within the Annexation Area exceeds 1.2 million gross square feet. The City shall provide documentation to the County Executive Office (CEO), and the CEO shall review whether that Non-Residential Development within the Annexation Area has exceeded 1.2 million gross square feet. Such documentation may include building permit data, a short-form or other appraisal(s), information contained in the

County Assessor's database or other County databases, or other information deemed acceptable to the County. The County may require additional documentation or seek clarification of documentation the City submits. If the CEO confirms that Non-Residential Development within the Annexation Area has exceeded 1.2 million gross square feet, the County's increment distribution in Section 6.1.1 shall be changed to sixty percent (60.0%) and the City's increment distribution in Section 6.1.2 shall be changed to forty percent (40.0%) pre-ERAF. Said changes are first subject to the Parties bringing resolutions to the respective legislative bodies documenting the same, and requesting the legislative bodies adopt said resolutions. The CEO shall notify the County Auditor-Controller of the adopted increment change. The increment distribution changes will take effect in the fiscal year following the fiscal year in which the resolutions are approved.

7.2.2 Notwithstanding Section 7.1, the increment distribution to the County and City established in Section 6 above shall be modified if the amount of Non-Residential Development (defined in Section 2) within the Annexation Area exceeds 2.2 million gross square feet. The City shall provide documentation to the CEO, and the CEO shall review whether that Non-Residential Development within the Annexation Area has exceeded 2.2 million gross square feet. Such documentation may include building permit data, a short-form or other appraisal(s), information contained in the County Assessor's database or other County databases, or other information deemed acceptable to the County. The County may require additional documentation or seek clarification of documentation the City submits. If the CEO confirms that Non-Residential Development within the Annexation Area has exceeded 2.2 million gross square feet, the County's increment distribution in Section 6.1.1 shall be changed to fifty-eight percent (58.0%) and the City's increment distribution in Section 6.1.2 shall be changed to forty-two percent (42.0%) pre-ERAF. Said changes are first subject to the Parties bringing resolutions to the respective legislative bodies documenting the same, and requesting the legislative bodies adopt said resolutions. The CEO shall notify the County Auditor-Controller of the adopted increment change. The increment distribution changes will take effect in the fiscal year following the fiscal year in which the resolutions are approved.

7.3 Amendment to the Agreement Due to Annexation of Village 5A Islands.

7.3.1 At such time as an application for annexation of the Village 5A Islands is filed with Placer LAFCo, the City agrees to an amendment to this Agreement pursuant to Revenue and Taxation Code section

99(b)(6) to incorporate the Village 5A Islands areas into the legal description and depiction. The Parties agree that the allocation of tax revenues shall be as described in Section 6 unless modified pursuant to Sections 7.1 or 7.2. If both Village 5A Islands are not included in one application, the parties agree to an amendment to this Agreement per annexation application.

Section 8. Capital Facilities Fee.

8.1 The City will require the developers of the Annexation Area to pay the County's Capital Facilities Fee to County pursuant to County Ordinance No. 4769-B, adopted October 15, 1996, through inclusion of this requirement as a condition of approval or provision of the development agreement(s) for the Village 5 Project. The City will require the developers to pay the fee to the City per building permit issued and the City will remit the fee revenues to County within thirty (30) days of receipt.

8.2 In the event that the City fails to impose this requirement on the Village 5 Project or subsequently terminates that requirement or for any reason, is unable to collect said fee from developers for countywide facilities, City agrees (a) at the time of issuance of a building permit within the Annexation Area to pay the equivalent amount of the County Capital Facilities Fee to the County as established from time to time; or (b) to modify the allocation of property taxes as set forth in Section 6 herein so as to provide for sufficient funding in the County's share of property taxes to be received from the Annexation Area to fully fund the cost of capital facilities needed to serve all residents of the Annexation Area. Such modification of allocation shall provide full funding for all of the Capital Facilities Fees which City is unable to collect from the developers with an adjustment factor to take into account projected future increases in the Capital Facilities Fee.

8.3 Notwithstanding the provision of this Section, the City shall have no liability under this Section to pay the Capital Facilities Fee to the County if the County's Capital Facilities Fee or any amendments to it are determined invalid by final judgment of a court of competent jurisdiction or if the authority to impose the Capital Facilities Fee in the unincorporated area is withdrawn from the County by an act of the Legislature.

Section 9. Exchange by County Auditor-Controller. The City and the County further agree that all of the exchanges of property taxes required by this Agreement shall be made by the County Auditor-Controller.

Section 10. Effect of Tax Exchange Agreement. This Agreement shall be applicable solely to the Annexation Area and does not constitute a master tax sharing agreement or an agreement on potential future property tax exchanges with the City.

Section 11. Williamson Act Contracts. The City acknowledges that there are existing

Williamson Act Contracts on parcels within the Annexation Area. The City acknowledges that pursuant to Government Code section 51243(b) on and after the effective date of annexation by the City of the Annexation Area, the City shall succeed to all rights, duties, and powers of the County under all such existing Williamson Act contract(s). The City and County agree transition administration of any such Williamson Act contract(s) over to the City within six (6) months of the Annexation Date.

On March 14, 2023, the City adopted "Rules for the Administration of Agricultural Preserves and the Implementation of the California Land Conservation Act, or Williamson Act". The City will apply the same as necessary for administration of Williamson Act Contracts within the Annexation Area.

Section 12. Administrative Charges. Administrative charges for preparation of property tax calculations, tracking, and invoicing shall be charged to the City based on actual costs and documented expenses. The County will invoice the City annually for administrative charges, with payment due within thirty (30) days of receipt of invoice.

Section 13. Effective Date of Agreement. This Agreement shall become effective on the last date of execution set forth below ("Effective Date").

Section 14. Termination. This Agreement may be terminated only by formal action of both the City Council and County Board of Supervisors.

Section 15. Indemnification. In the event this Agreement is the subject of a third party legal challenge, including but not limited to a third party legal challenge to the Village 5A project entitlements or any action taken by Placer LAFCo or any subsequent action taken by the City on the Williamson Act contract(s) within the Annexation Area and that challenge names the County as a defendant/respondent, City will defend any such action on behalf of itself and County, and will indemnify County against any damages which may be awarded against County in such a legal challenge.

Section 16. General Provisions.

16.1. Modification. This Agreement may only be modified or amended in writing duly authorized and executed by both the City and the County, after action by both legislative bodies.

16.2. Entire Agreement. This Agreement supersedes any and all previous negotiations, proposals, commitments, writings, and understandings between the City and the County with respect to and strictly limited to the sharing of Property Tax Revenue for the Annexation Area.

16.3. Notices. All notices, requests, certifications, or other correspondence provided by the Parties to this Agreement shall be in writing and shall be personally delivered or delivered by first class mail to the respective Parties at the following addresses:

Placer County Executive Officer County of Placer 175 Fulweiler Avenue Auburn, CA 95603	City Manager City of Lincoln 600 Sixth Street Lincoln, CA 95648

Notice by personal delivery shall be effective immediately upon delivery. Notice by mail shall be effective upon receipt or five (5) days after mailing, whichever is earlier.

16.4. Agreement or Consent. Wherever this Agreement requires a party's agreement or consent, the party shall make its decision to give or withhold such agreement or consent in good faith and shall not withhold such agreement unreasonably or without good cause.

16.5. Construction of Captions. Captions of the sections of this Agreement are for convenience and reference only. The words in the captions in no way explain, modify, amplify, or interpret this Agreement.

16.6. Authority to Execute Agreement. The undersigned declare each has the authority of its legislative body to execute this Agreement. That authority is further evidenced by the citation to the passage of the authorizing resolution cited to below.

16.7. Venue. This Agreement is made in the County of Placer in the State of California. Any action to enforce or interpret its terms shall be brought in Placer County Superior Court.

16.8. Waiver. Any waiver of any obligation or requirement under this Agreement must be in writing, authorized by the respective legislative bodies and signed by both Parties. Waiver by either Party of a breach of any obligation or requirement of this Agreement shall not constitute a waiver of any subsequent breach or obligation of this Agreement.

16.9. Severability. Should any part, term or provision of this Agreement be decided by the courts to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining parts, terms or provisions hereof shall not be affected thereby.

16.10. Counterparts. This Agreement may be executed in counterparts, each of which shall constitute an original.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF LINCOLN,
a municipal corporation

Sean Scully
City Manager

ATTEST:

City Clerk

Date approved by City Council: September 24, 2024

Resolution No. 2024-204

APPROVED AS TO FORM:

City Attorney

COUNTY OF PLACER

Daniel Chatigny
County Executive Officer

ATTEST:

Clerk of the Board

Date approved by Board of Supervisors: 9/24/2024

Resolution No. 2024-184

APPROVED AS TO FORM:

Karin Schwab
County Counsel

Exhibits:
A: Legal Description of Annexation Area
B: Depiction of Annexation Area
C: Vicinity Map with Village 5A Islands Depiction

EXHIBIT "A"

LAFCO PROJECT NO. 2024-02

VILLAGE 5A ANNEXATION TO THE CITY OF LINCOLN

GEOGRAPHIC DESCRIPTION

All that certain real property in the County of Placer, State of California and located within portions of sections 13, 23, 24, 25 & 26, Township 12 North, Range 5 East, Mount Diablo Meridian, and sections 17, 18, 19 & 30, Township 12 North, Range 6 East, Mount Diablo Meridian, described as follows:

Beginning at the Northeast corner of Section 13, Township 12 North, Range 5 East, Mount Diablo Meridian, said point also being on the existing City of Lincoln boundary as shown on Resolution No. 74-43 and recorded as Book 1606, Page 200 of official records:

1) Thence leaving said city boundary, along the easterly line of Section 13, South 00°21'42" East 2655.88 feet

2) Thence North 89°35'30" East 5196.96 feet to the west line of the City of Lincoln boundary, LAFCO NO. 2020-03 SUD-B NEQ, recorded as Document No. 2023-0018419;

Thence along said City of Lincoln boundary the following eight (8) courses;

3) South 01°34'50" East 164.08 feet;
4) South 89°37'58" West 2.48 feet;
5) South 00°22'02" East 97.02 feet;
6) South 06°06'28" West 230.49 feet;
7) North 89°43'16" East 142.69;
8) South 06°36'31" East 503.38 feet;

9) South 00°22'02" East 224.96 feet to a point of curvature, concave northeasterly;

10) Thence along the arc of a curve to the left, having a radius of 98.43 feet, a central angle of 87°54'01", an arc length of 151.01 feet, said arc being subtended by a chord bearing South 44°19'02" East 136.63 feet;

11) Thence leaving said City of Lincoln Boundary, South 04°02'01" East 333.95 feet to a point of curvature, concave southeasterly, said point on the on the easterly line of the Highway 65 Right-of-Way;

Thence along easterly line of said Highway 65 Right-of-Way the following three (3) courses:

12) Thence along the arc of a curve to the left, having a radius of 98.43 feet, a central angle of 91°23'59", an arc length of 157.02 feet, said arc being subtended by a chord bearing South 45°19'57" West 140.89 feet;

13) Thence South 00°22'02" East 228.39 feet;

14) Thence South 10°23'41" West 658.45 feet;

15) Thence leaving said Highway 65 Right of Way, South 89°37'58" West 25.00 feet to a point on the west line of Section 17, Township 12 North, Range 6 East, Mount Diablo Meridian;

16) Thence along the west line of Section 17, South 00°22'02" East 35.75 feet to the southwest corner of Section 17;

17) Thence along the north line of Section 19, South 89°36'28" West 1328.14 feet;

18) Thence leaving the north line of said Section 19, South 00°32'51" East 1089.00 Feet;

19) Thence South 89°36'30" West 1325.15 feet:

20) Thence South 00°42'17" East 1083.43 Feet;

21) Thence South 36°49°31" West 604.27 feet;

22) Thence North 89°34'02" East 1843.58 feet;

23) Thence South 00°42'17" East 2626.16 feet to a point on the north line of the City of Lincoln boundary, LAFCO NO. 2000-6, recorded as Document No. 2001-0059436;

Thence along said City of Lincoln boundary the following two (2) courses:

24) Thence South 89°35'50" West 1500.11 feet;

25) Thence South 00°02'50" East 2774.08 feet to the north line of the Final Order of Condemnation recorded as Document No. 2001-0102646;

26) Thence leaving said City of Lincoln boundary along the north line of the Final Order of Condemnation recorded as Document No. 2001-0102646, said line also being shown on Book 17 of Surveys, Page 128, South 89°32'32" West 2551.11 feet to a point on the west line of Section 30, Township 12 North, Range 6 East, Mount Diablo Meridian;

27) Thence along said west line of Section 30, North 00°26'16" West 90.11 feet;

28) Thence along the center section line of Section 25, Township 12 North, Range 5 East Mount Diablo Meridian, South 89°32'28" West 5290.77 feet to a point on the west line of said Section 25;

29) Thence leaving said west line of Section 25; South 89°13'47" West 2692.61 feet;

30) Thence North 00°06'22" East 2666.22 feet to a point of the north line of Section 26, also being a point in Moore Road;

31) Thence along the north line of Section 26, North 89°48'26" East 944.97 feet;

32) Thence leaving the north line of Section 26, North 00°35'15" West 768.32 feet;

33) Thence South 53°32'58" East 505.17 feet;

34) Thence South 71°11'36" East 617.46 feet;

35) Thence North 89°15'14" East 378.58 feet;

36) Thence North 43°14'21" East 500.82 feet to the west line of Section 24, also being a point in Dowd Road;

37) Thence along said west line of Section 24 North 00°30'30" West 4679.74 feet to the northwest corner of Section 24;

38) Thence along the west line of Section 13, North 00°31'51" West 5319.75 feet to the north line of Section 13;

39) Thence along the north line of Section 13, Township 12 North, Range 5 East, Mount Diablo Meridian, North 89°29'20" East 5323.46 feet to the **Point of Beginning.**

Containing 2,717.82 acres, more or less.

End of description

For assessment purposes only. This geographic description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.



10/2/24

TECHNICALLY CORRECT
Bryan J. Burdett
Placer County Surveyor
Date October 3, 2024

SHEET 4 OF 4

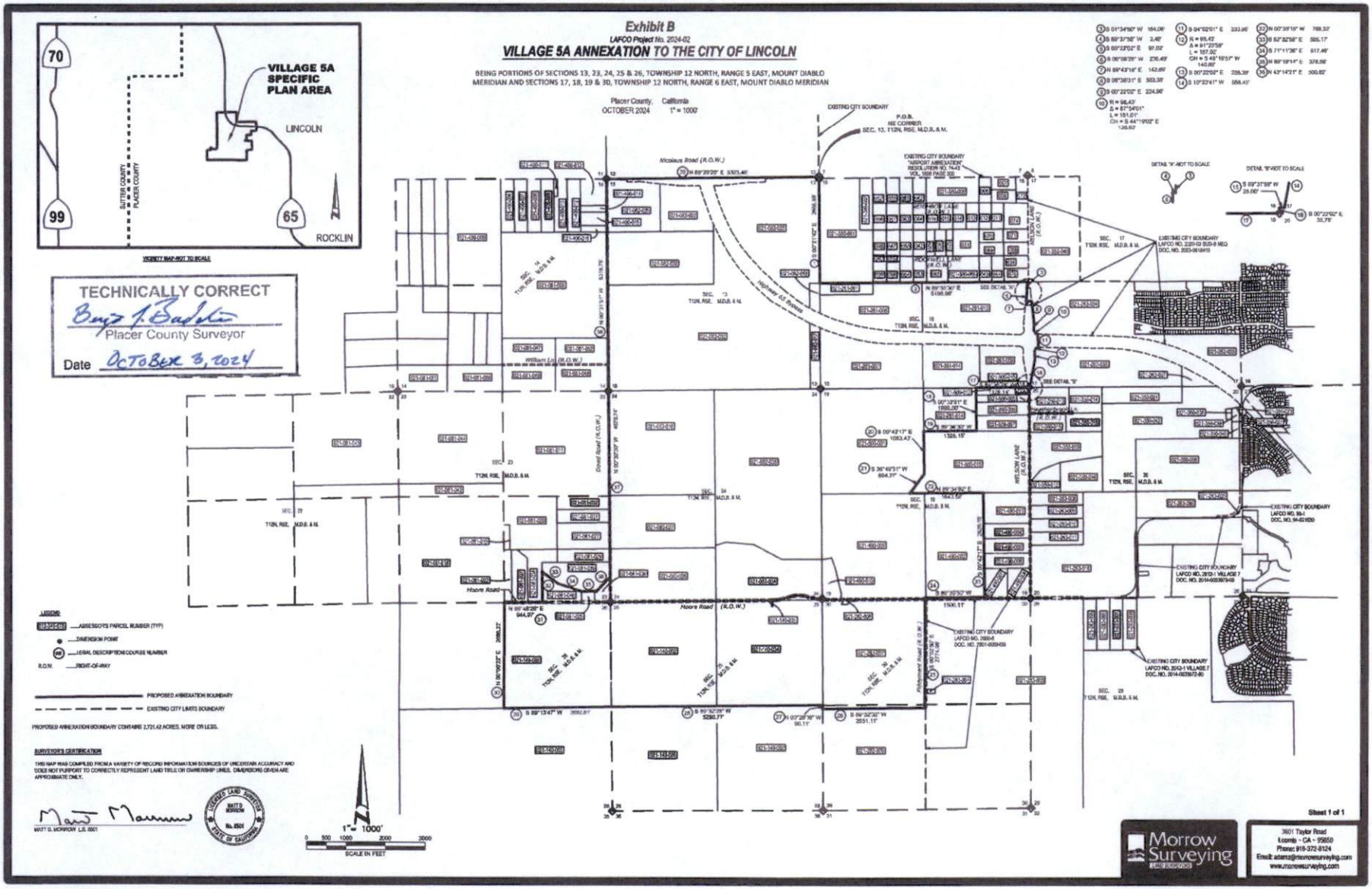
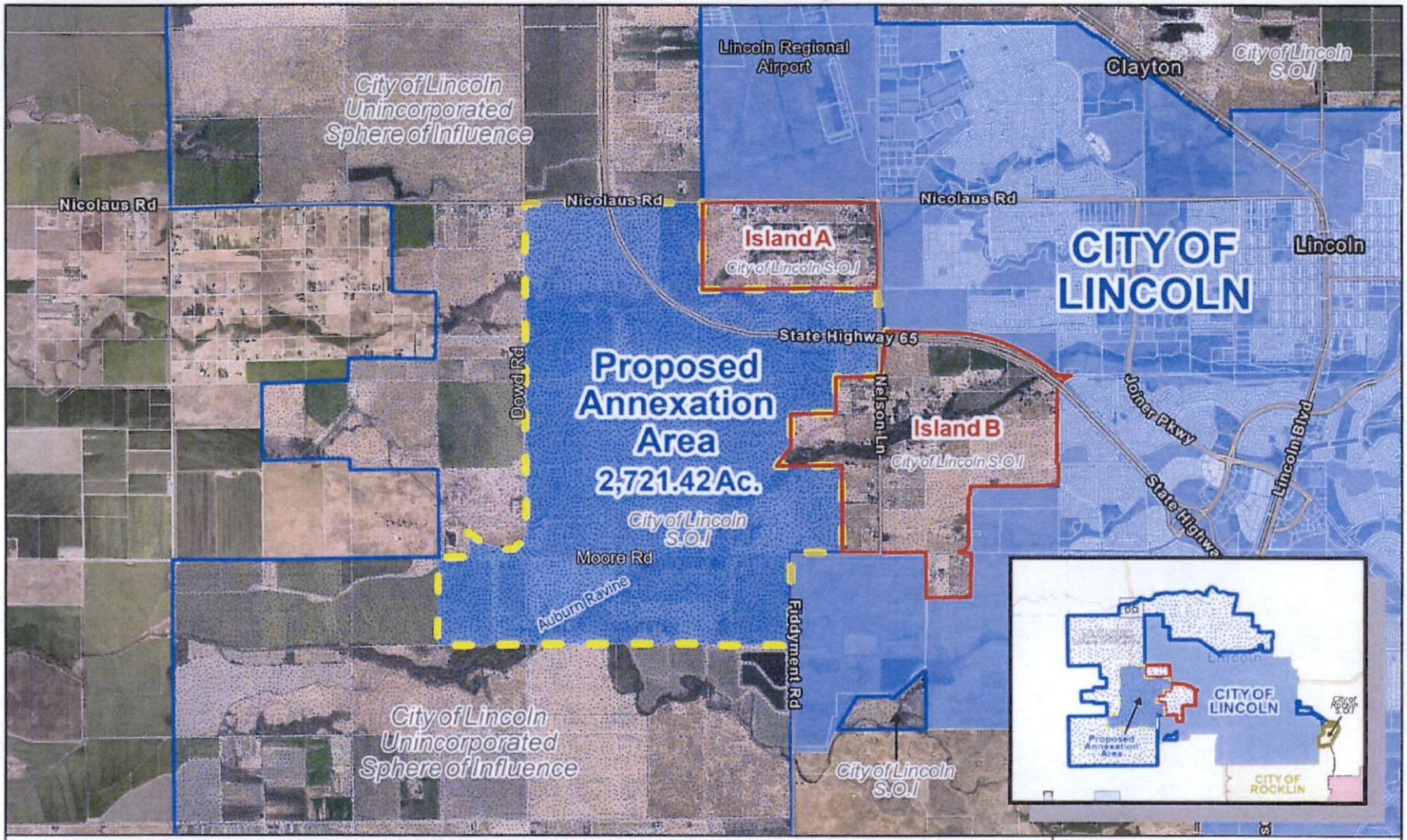

Exhibit B
LAFCO Project No. 2024-02
VILLAGE 5A ANNEXATION TO THE CITY OF LINCOLN
BEING PORTIONS OF SECTIONS 13, 23, 24, 25 & 26, TOWNSHIP 12 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AND SECTIONS 17, 18, 19 & 30, TOWNSHIP 12 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN
Placer County, California
OCTOBER 2024
1" = 1000'
VILLAGE 5A SPECIFIC PLAN AREA
LINCOLN
ROCKLIN
70
99
65
SUTTER COUNTY
PLACER COUNTY
TECHNICALLY CORRECT
Placer County Surveyor
Date OCTOBER 3, 2024
PROPOSED ANNEXATION BOUNDARY
EXISTING CITY LIMITS BOUNDARY
PROPOSED ANNEXATION BOUNDARY CONTAINS 2,721.42 ACRES, MORE OR LESS.
SURVEYOR'S CERTIFICATION
MATT D. MORROW, L.S. 8501
1" = 1000'
SCALE IN FEET
Sheet 1 of 1
Morrow Surveying
3601 Taylor Road
Loomis - CA - 95650
Phone: 916-372-8124
Email: adamz@morrowsurveying.com
www.morrowsurveying.com

Exhibit C: Vicinity Map with Depiction of Village 5A Islands

DRAFT



Placer LAFCO Project No. 2024-TBD: Village 5A Annexation to the City of Lincoln

Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.

0 2.5 5 10 Miles

N

- Proposed Annexation Area
- Potential Unincorporated Islands Created Through Proposed Village 5A Annexation
- City of Lincoln
- City of Loomis
- City of Rocklin
- City of Roseville
- City of Lincoln Sphere of Influence
- City of Rocklin Sphere of Influence

PCS: NAD 1983 StatePlane California II FIPS 0402 Feet Data Source: Placer County GIS Portal Date Saved: 7/18/2024 10:36 AM

Village 5A Annexation Project

Plan for Providing Services

Prepared for
The City of Lincoln

May 2024

Prepared by
RANEY PLANNING & MANAGEMENT, INC.
1501 Sports Drive, Suite A, Sacramento, CA 95834

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Figure 1 Annexation Limits with Property and Land Use

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Exhibit 2 Utilities Map

1. BACKGROUND AND INTRODUCTION

The proposed Village 5A Annexation (annexation area) includes the annexation of a 2,721.4-acre area in the western area of Placer County, immediately west of the City of Lincoln. The proposed annexation area consists of approximately 57 percent than the overall Village 5 Specific Plan area. As part of the General Plan update process, the City of Lincoln (City) carefully considered and modified its sphere of influence (SOI) to include areas that would meet future urban growth needs, which included the Village 5 Specific Plan area. As such, the ramifications on the orderly growth of the City of Lincoln have already been considered. The proposed annexation will implement a portion of the Village 5 Specific Plan.

The supporting documents as referenced in this Plan for Providing Services are the following: The Village 5 Specific Plan, technical appendices for the specific plan, Environmental Impact Report (EIR), Development Agreement, and Infrastructure Financing Plan. These documents will be provided along with the Plan for Providing Services as reference materials.

1.1 Purpose of the Plan for Providing Services (PPS)

The Placer County Local Agency Formation (LAFCO) requires the preparation and certification of a PPS, when a jurisdiction is to be impacted by a proposed change of organization or reorganization, such as the annexation of additional properties into its jurisdiction.

LAFCO uses the PPS to determine whether the impacted agencies have the capacity to provide the necessary public services to the annexation area. The PPS is not intended to address the fiscal impact of the proposed annexation area. The PPS only identifies the services and service providers upon annexation. The PPS is prepared by the City of Lincoln to address future agency impacts of the proposed annexation.

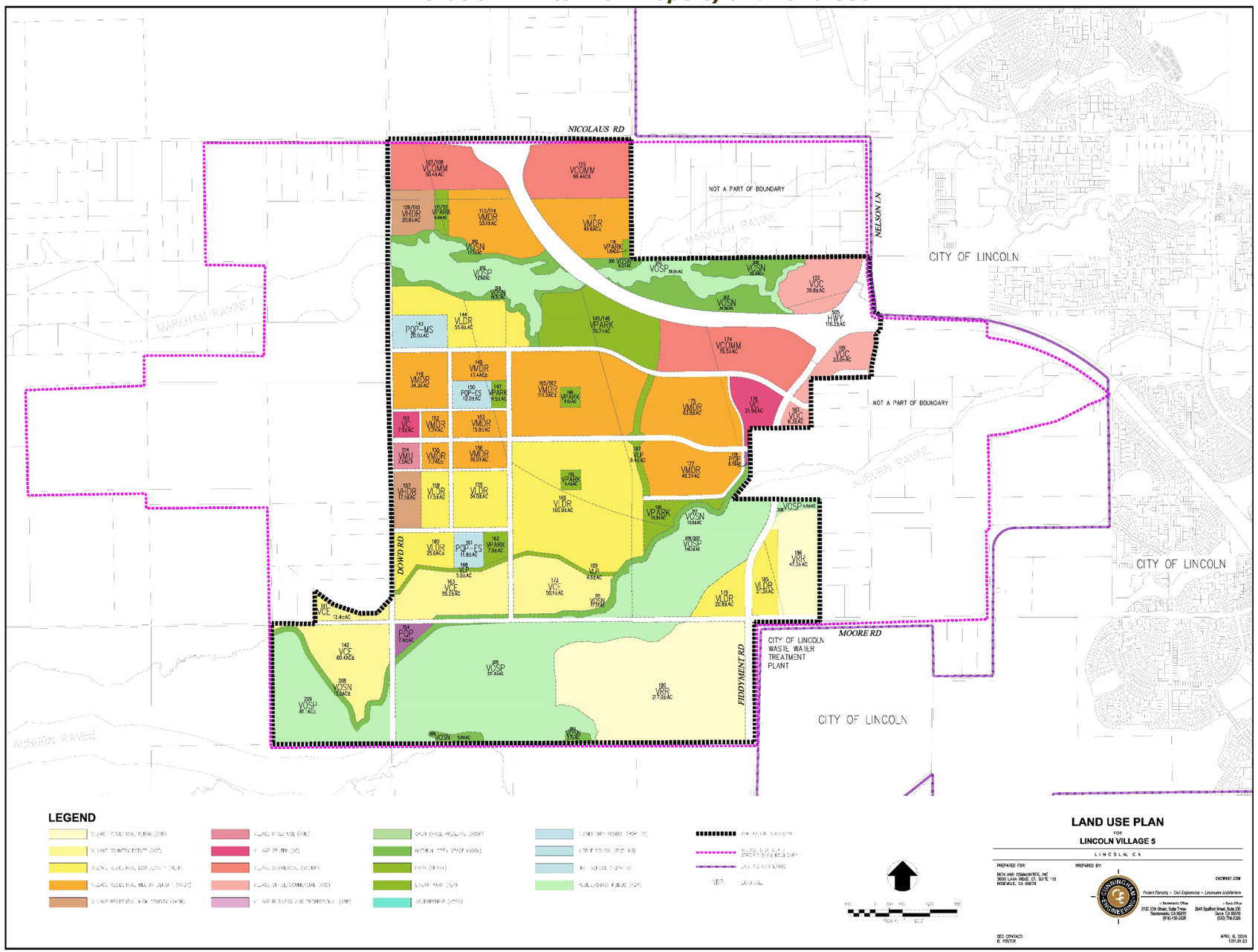
In March, 2023, LAFCO adopted a final Focused Municipal Service Review (final MSR) study for the City of Lincoln. The purpose of the focused MSR was to ensure that the proposed extension of services is consistent with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH) and the Commission's policies of promoting orderly development, efficiently extending governmental services, discouraging urban sprawl, and preserving open space and prime agricultural lands while balancing the State's legislative direction of providing housing for all persons and families of all incomes. The MSR reviewed and analyzed critical municipal services, including wastewater collection, municipal water, police, and fire protection.

Chapter 10 of the MSR specifically addresses the Village 5A Specific Plan annexation area in regards to these municipal services. The final MSR study identified several recommendations for more detail regarding the service areas mentioned above and directed the City of Lincoln to include the information in the PPS narrative. These recommendations are addressed in each respective service area, along with a response from the City on its approach to provide the required level of services.

1.2 Description of the Annexation Area

The geographic area of the annexation area, as depicted in Figure 1 below, includes approximately 2,721.4 acres in the western area of Placer County, immediately west of the City of Lincoln. The Annexation Area is located within the City's adopted Sphere of Influence (SOI).

Figure 1
Annexation Limits with Property and Land Use



Buildout of the Village 5A area would result in a total of 5,702 residential dwelling units and 3,241,400 square feet of commercial and office uses, two elementary schools and one middle school, a regional park and seven neighborhood parks, two public quasi-public sites, and extensive open space. The Annexation Area is surrounded by Lincoln Regional Airport, residences, and agricultural land to the north; the City of Lincoln, residences, agricultural land, and vacant land to the east; the City of Lincoln Wastewater Treatment and Reclamation Facility (WWTRF) and agricultural land to the south; and agricultural land to the west.

1.3 Remainder Areas

As described in Section 1. Background and Introduction, the Village 5A annexation area includes approximately 57 percent of the overall Village 5 Specific Plan Area. The annexation area excludes three distinct areas of Village 5, referred to herein as Remainder Areas. These Remainder Areas have Specific Plan pre-zoning status and CEQA coverage, if and when the landowners of the Remainder Areas decide to seek annexation.

The first Remainder Area is 1,056 acres located west of South Dowd Road between Nicolaus Road and Moore Road. The second Remainder Area is a 315-acre rectangular carve-out located directly south of the Lincoln Airport to Nelson Lane, encompassing approximately 45 rural residential lots on Neighbor Lane and Rockwell Lane. The third Remainder Area is 682 acres located south of Highway 65 in the vicinity of Nelson Road and west of the existing city limits and Village 7A. The second and third Remainder Area will result in Unincorporated County Islands.

2. PLAN FOR SERVICE BEFORE AND AFTER ANNEXATION OF PROJECT: the sections below will describe the delivery of services to properties contained within the proposed annexation area currently and after the annexation. In addition, this document outlines the effect of the annexation on the remainder areas

The list of municipal services necessary to serve the Project are the following:

- Police Protection
- Fire Protection
- Water Services
- Wastewater Services
- Parks and Recreation
- Solid Waste Collection
- Street Maintenance
- Lighting/Landscaping/Street Sweeping
- Animal Control and Shelter
- Financial Information

Table 1: Service Providers for Proposed Project Area

Services	Current Provider	Future Provider After Annexation
Police Protection	Placer County Sheriff's Office	Lincoln Police Department
Fire Protection	Placer County Fire Department	Lincoln Fire Department
Water Services	None (all current users have wells)	City of Lincoln
Wastewater Services	None (all current users have septic)	The Wastewater Division of the City of Lincoln Public Services

		Department
Parks and Recreation	None	City of Lincoln Parks Department
Solid Waste Collection	Placer County Environmental Utilities Division/Recology	The City of Lincoln
Street Maintenance	Placer County Public Works – Road Maintenance	City of Lincoln road pavement program
Lighting/Landscaping/Street Sweeping	Placer County Public Works	City of Lincoln and Pacific Gas & Electric
Animal Control and Shelter	Placer County Animal Services	Placer County Animal Services

3. POLICE PROTECTION

3.1 Provider Before Annexation

The Placer County Sheriff's Office (PCSO) currently provides police protection services for the annexation area as well as several other unincorporated areas of Placer County, also including the City of Colfax and the Township of Loomis.[1] However, upon annexation, law enforcement responsibilities would transfer to the City of Lincoln Police Department (LPD).

As the current service provider, PCSO employs 583 full-time employees, including 274 sworn officers.[2] The PCSO jurisdiction has a population of 123,593, and thus the PCSO maintains a ratio of 2.2 officers per 1,000 residents. In 2021, the PCSO responded to 55,582 calls for service. The nearest County sheriff station is the Placer County Sheriff's Office Dry Creek Service Center, located a 2955 PFE Road in Roseville, approximately 10 miles south of the annexation area.

The PCSO includes a dive team, hostage negotiation team, marine patrol, and special enforcement team.

3.2 Provider After Annexation

LPD manages a variety of roles and responsibilities related to law enforcement, including patrols, criminal investigations, crime analysis, managing evidence, managing the contract for animal control services, traffic enforcement, youth services, and community programs such as Citizens on Patrol.[3]

The Village 5 EIR analyzed impacts of the annexation area on public services, including police protection. The EIR determined that less than significant impact would occur because the annexation area includes a new police station. The need for a new police station had previously been identified in the City of Lincoln General Plan.

The LPD currently has 27.5 sworn officers, for an officer ratio of 0.55 officers per 1,000 residents (assuming a population of 50,000). The LPD's long term goal is a ratio of 0.85 officers per 1,000 residents. Currently, LPD does not have sufficient staffing and facilities to provide service to Village 5. However, the annexation area includes a new police station that would provide the necessary staffing and improve the current officer to population ratio. The introduction of new staffing and facilities in the annexation area will allow LPD to make progress toward the City's long-term goal of 0.85 officers per 1,000 residents.

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1 City of Lincoln. *Divisions and Units.* Available at: https://www.lincolnca.gov/en/living-here/divisions-and-units.aspx. Accessed March 2023.

2 Placer County Sheriff's Office. *2021 Annual Report.* 2022.

3 Placer County Sheriff's Office. *Units & Divisions.* Available at: https://www.placer.ca.gov/2015/Units-Divisions. Accessed March 2023.

LPD has nine service areas. Service Area 4 is closest to the annexation area and is served by part of Beat 2, which covers Area 4 and Area 9. There is one police station in Lincoln, which is located at 770 7th Street, two miles northeast of the annexation area. The LPD generally responds to all emergency calls within seven minutes. The response times of LPD are not comparable to Lincoln Fire Department because the LPD and the Lincoln Fire Department have different response areas and they cannot be gauged in the same manner. Responses are entirely subject to availability and priority.

3.3 Remainder Areas

The proposed project would not change the current service provider within the remainder areas for police protection services. The Placer County Sheriff would still provide services to these areas. In the event of an emergency the City of Lincon Police Department could provide assistance pursuant to the existing mutual aid agreement. The City of Lincoln would be able to provide police protection services if, in the future, these remainder areas are annexed into the City of Lincoln.

3.4 MSR Recommendation related to Police Protection

MSR Recommendation 1
The City conduct a financial analysis to determine if the anticipated fees associated with the project will be adequate to cover the development of an interim station and the equipment necessary to provide police services to the Village 5A annexation area as well as available City funds to reimburse the developer for land costs associated with the dedication of the land for the new police and safety center prior to annexation.

City Response:
This level of analysis will be done with the formation of any public safety Community Facilities District (CFD). Therefore, a financial analysis prior to annexation is not necessary. Regarding anticipated fees, Development Impact Fees (DIF) are not typically used to finance public safety infrastructure or equipment.

MSR Recommendation 2
The City shall enter into an agreement with County Sherriff for the provision of police protection services to Village 5A prior to annexation. This requirement is also specified in the Development Agreement between the City and the developer for Village 5A.

City Response:
City Staff will consider making this a condition of approval of any subsequent entitlements of any property in the annexation area.

4. FIRE PROTECTION

4.1 Provider Before Annexation

The Placer County Fire Department (PCFD) currently provides fire protection services to the annexation area, under the jurisdiction of the California Department of Forestry and Fire Protection (CALFIRE). PCFD Fire Station No. 75 is the closest fire station to the annexation area, located at 5390 Nicolaus Road, across the street from the northern boundary of the annexation area.

4.2 Provider After Annexation

The Lincoln Fire Department will provide fire protection services to the annexation area after its annexation. The annexation area will be primarily served by a new fire station, included as part of the Village 5 Specific Plan. The closest existing Lincoln Fire Department station is located at 126 Joiner Parkway, approximately 1.4 mile east of the annexation area. Based on the project's inclusion of a new fire station, the annexation area is anticipated to be adequately served by fire protection services.

4.3 Remainder Areas

The proposed project would not change the current service provider within the remainder areas for fire protection services. The Placer County Fire Department would still provide services to these areas. In the event of an emergency the City of Lincon Fire Department could provide assistance pursuant to the existing mutual aid agreement. The City of Lincoln would be able to provide fire protection services if, in the future, these remainder areas are annexed into the City of Lincoln.

4.4 MSR Recommendation related to Fire Protection

MSR Recommendation 1
The City will work with the developer for additional funding strategies to cover the approximately $10.5 million gap in funding needed to develop two fire stations to cover the buildout of Village 5A in addition to apparatus and equipment funds needed for both stations prior to annexation and that LAFCO be provided a copy of any additional funding strategies/agreements. Additionally, should the Standards of Cover Study identify the need the for more fire stations, additional funding will need to be secured.

City Response:
This level of identification of additional funds will be done during the creation of a public service CFD and/or additional development impact fees during the pre-development implementation phase of Village 5A by the City of Lincoln and Richland Communities. In addition, the number of fire stations needed to serve the annexation area will also be determined during the pre-development implementation phase of Village 5A.

MSR Recommendation 2
The Nexus Fee Study as it relates to fire facilities and services for Area No.2 will be updated to include analysis from the Standards of Coverage Study prior to annexation.

City Response:
The overall Nexus study will be updated as part of the Village 5A implementation by the City on Lincoln prior to any physical development of the property.

5. WATER SERVICES

5.1 Provider and Water Demand Before Annexation

The annexation area is within the service area of Placer County Water Agency (PCWA). Existing water services are primarily private groundwater wells serving agricultural users and rural residential properties. Although several public water infrastructure components are in place within

the annexation area, this infrastructure does not currently convey water to annexation area properties.

Water Facilities Before Annexation
Several public water infrastructure components are in place within the Village 5A annexation boundaries to serve the existing area. The Village 5 water facilities include three municipal wells located at Moore Rd./Fiddyment Rd. (Well #8), Moore Rd./Nelson Ln. (Well #9) and Nicolaus Rd. Nelson Ln. (Well #2). An existing 18-inch transmission main at Moore Road and Nelson Lane and an existing 12-inch main at Nicolaus Road and Nelson Lane serve as points of connection for the Village 5 Specific Plan/Annexation Area looped water system.

5.2 Provider and Water Demand After Annexation

The City of Lincoln will provide municipal (potable) water service to the annexation area. Historically, the City of Lincoln has primarily been supplied by water treated and delivered by the Placer County Water Agency (PCWA). These supplies consist of PCWA surface water rights and entitlements as well as Nevada Irrigation District (NID) water rights and entitlements. The City of Lincoln also supplements surface water deliveries with groundwater during periods when treated surface water through PCWA's system is reduced, as well as to manage summer maximum day and peak hour water demands.

Although the City's contract with PCWA does not guarantee that water to meet City buildout demand will be available, PCWA's 2015 Urban Water Management Plan (UWMP) indicates that the quantity of potable water desired by the City will be available on a first-come, first-served basis, sufficient to meet the maximum day demands for buildout within the City limits (i.e., consistent with the 2050 General Plan).[4] Based on PCWA's representation of what will be available to the City at build-out and PCWA's water rights and contract entitlements, it is likely that sufficient supply will be available to meet City buildout demand for PCWA water.

Water Supply After Annexation
The information regarding the water supply for the Village 5A annexation come from the SB 610 Water Supply Assessments, the 2017 City of Lincoln Water Master Plan prepared by Tully and Young, the Water Supply Technical Appendices of the Village 5 Specific Plan and the March 2023 Municipal Service Review study.

The primary source of water for the annexation area will be municipal water from the City of Lincoln. Potable water for the annexation area will include surface water supply from Placer County Water Agency (PCWA) and backup groundwater from city wells. The City of Lincoln receives water from three sources: 1.) Placer County Water Agency (PCWA), Nevada irrigation District (NID) and municipal well sites. In 2015 the City of Lincoln adopted an SB 610 Water supply Assessment. In addition to a 2017 the city adopted a Water Master Plan by Tully and Young. The 2015 water supply assessment supports the city's current general plan build out including the annexation area and the above-mentioned water sources.

In addition to the water supply sources identified in the Water Supply Assessment recent decisions by the PCWA and The City of Lincoln will increase the potential water supply to the city including the proposed annexation area. As of 2022 the City of Lincoln has negotiated the acquisition of a portion of the 3.707 million gallons per day (MGD) available to service providers in the PCWA Jurisdiction. In addition, PCWA is also underway with the construction of the Ophir

[4] Placer County Water Agency, *2016. Placer County Water Agency 2015 Urban Water Management Plan*, Prepared by Tully & Young. Adopted June 2, 2016.

Water Treatment facility, located southwest of then City of Auburn. Upon completion this facility will provide an initial capacity of 30 MGD with an expansion potential of 120 MGD.

In conclusion, the recently adopted MSR in Chapter 6 states that the 2021 City of Lincoln and PCWA Urban Water Master Plan, which has been submitted to the CA Department of Water Resources, shows that the City's raw water demands are reliably supplied by PCWA.

Water Facilities After Annexation

The Village 5 Specific Plan includes a Preliminary Water System Plan that depicts the backbone infrastructure needed to distribute domestic water to the annexation area. These water systems are discussed separately below, however both water systems are interconnected as part of the overall City water distribution system.

Village 5:

The water system plan for the Village 5 Specific Plan and the Village 5A annexation area is based on a city-wide model to ensure that adequate pressures and delivery are provided without adversely impacting the existing system. The Village 5A annexation area is designed to connect to the existing transmission mains and complete a loop through the area. Preliminary locations for groundwater wells have been identified, however these locations are subject to change pending a groundwater study and completion of the city-wide water master plan. Upon completion of the city-wide master plan update, the number of locations of wells should be reevaluated to confirm any effects to the city transmission main network and future wells planned outside of the Village 5 plan area.

Approximately 9.81 million gallons of storage is required to supply potable water for emergency supply purposes. The preliminary location of the tank(s) is shown in Exhibit 7.1of the Village 5 specific plan document. The triggers for the wells and tanks will be identified in the final Village 5 Water Master Plan. Detailed technical information is located within Appendix C of the Water Master Plan.

5.3 Reclaimed Water

Provider Before Annexation

Reclaimed water is not available to the annexation area, however some infrastructure is already in place. An existing 42-inch low pressure reclaimed water main is located in Fiddyment Road, south of Moore Road, which takes excess reclaimed water from the adjacent City of Lincoln Wastewater Treatment and Reclamation Facility (WWTRF) and discharges it into Auburn Ravine. This low-pressure main is planned to serve as the point of connection for the annexation area reclaimed water systems.

Provider After Annexation

Reclaimed water is available for the annexation area from the City of Lincoln Wastewater Treatment and Reclamation Facility (WWTRF). Consistent with the City's Urban Water Management Plan, the City of Lincoln will provide reclaimed water for the annexation area irrigation needs, including, but not limited to, landscape medians, separated sidewalk parkway strips for arterials, linear parkways, and parks. This use of reclaimed water is intended to help the City of Lincoln meet its treated effluent discharge requirements and to reduce the potable water demand of the annexation area.

The backbone water system for Village 5A includes dedicated reclaimed water lines located within major internal roadways, backflow prevention devices and cross-connection controls. Reclaimed

water demands associated with build out of the annexation area does not require significant improvements to the existing City system. The reclaimed water infrastructure will be sized to provide connections for future adjacent Villages pending completion of the City-wide reclaimed water master plan.

5.4 Remainder Areas

The proposed project would not change the current service provider within the remainder areas for water services. Any existing private water wells would remain in use. The City of Lincoln would be able to provide water services if, in the future, these remainder areas are annexed into the City of Lincoln.

5.5 MSR Recommendation related to Potable and Reclaimed Water

MSR Recommendation 1
After PCWA updates its 2017 Connection Charge Cost Study, the City of Lincoln should update its Nexus Study and make appropriate adjustments to the impact fees charged to developers.

City Response:
This MSR recommendation is outside of the scope of LAFCO's Annexation review, however, the City will update its Nexus Study and make appropriate adjustments to the impact fees charged to developers after the PCWA updates its 2017 Connection Charge Cost Study, as this is a standard procedure.

MSR Recommendation 2
The City's Nexus study undergo a peer review before approving an annexation to ensure the accuracy of infrastructure cost estimates and address the risks related to the water connection charge and other risks.

City Response:
The overall Nexus study will be updated as part of the Village 5A implementation by the City on Lincoln prior to any physical development of the annexation area.

MSR Recommendation 3
The City's financial estimates for the Mello-Roos community facilities district undergo a peer review prior to approval of an annexation to ensure the accuracy of water service cost estimates. It is recommended that this peer review of monthly water service charges and the associated Mello-Roos community facilities district be completed prior to annexation of Village 5A.

City Response:
MSR Recommendation 3 exceeds the intent and purpose of the MSR for the Placer LAFCO approval process. This recommendation (i.e., condition) is for an item that is under the jurisdiction of the City of Lincoln and is addressed by a series of documents that analyze the adequate provision of water services and the correct timing of these items. These documents include the Mitigation Measures in the Certified EIRs, adopted Development Agreements, and the adopted Infrastructure Financing Plans for Village 5A.

MSR Recommendation 4
Before annexation, the City of Lincoiln and its project partners should provide LAFCO with additional information about groundwater as a water source for Village 5A Specific Plans, including the following:

- A brief status update on the 27 recommendations listed in the 2017 Water Master Plan Groundwater Strategy
- A letter from a hydrologist or water resources engineer that summarizes the reliability of the city's groundwater supply for the specific project needs and demands.
- Query results from the California Dry Well Database to determine reports of dry wells near the City.
- A brief Review/Summary of the Drinking Water Source Assessments the City submitted to the California Department of Health Services, Drinking Water Field Branch in Sacramento in 2001 for each well.
- A letter from the West Placer Groundwater Sustainability Agency, which the City is a member of, stating the impacts of this proposal to groundwater sustainability and compliance with the Sustainable Groundwater Management Act (SGMA) of 2014.

City Response:
MSR Recommendation 4 exceeds the intent and purpose of the MSR for the Placer LAFCO approval authority. This recommendation is for an item that is under the jurisdiction of the City of Lincoln and are covered by a series of documents that cover the adequate provision of municipal water services and the correct timing of these items (i.e., The SB 610 Water Supply Assessment(s) for Village 5A, the 2017 City of Lincoln Water Master Plan prepared by Tully and Young, as well the respective specific plan documents for Village 5). These documents provide sufficient detail and explanation of the use of groundwater in the overall City of Lincoln Municipal Water System. The timing of such are detailed in the mitigation measures, certified EIR, adopted development agreement and infrastructure financing plan for Village 5.

MSR Recommendation 5
Before annexation, the City of Lincoln and its project partners should provide LAFCO with additional information about recycled water as a water source for Village 5, including the following:

- A map showing the conceptual physical layout of recycled water infrastructure to serve Village 5A.
- A brief list of the types of infrastructure to be installed to connect Village 5A to the recycled water (i.e., pipes with x diameter, pump stations, etc.)
- A cost estimate based on an engineer's opinion for the recycled water improvements.
- A brief financial analysis that shows how the costs of improvements would be funded.

City Response:
A cost estimate based on an engineer's opinion will not be provided. The costs for improvements will be funded through developer contribution and/or Public or Private CFD and reimbursed through Development Impact Fee programs.

6. WASTEWATER SERVICES

6.1 Provider Before Annexation

Many of the parcels contained in the annexation area proposal are served by private septic systems serving agricultural users and rural residential properties. The City of Lincoln Regional Wastewater Treatment and Reclamation Facility (WWTRF) became operational in July 2004. Existing Sewer infrastructure consists of a 54-inch diameter sewer line stubbed to the north of the WWTRF will serve as a connection point for the Village 5A annexation area.

6.2 Provider After Annexation

The Wastewater Division of the City of Lincoln Public Services Department will provide wastewater services to the annexation area. The Wastewater Treatment and Reclamation Facility (WWTRF) is located at 1245 Fiddyment Road, south of the Plan Area. According to the Wastewater Master Plan for the annexation area, the WWTRF currently has approximately 1.4 mgd of remaining unallocated capacity but was designed to have the capacity to expand for future development to accommodate up to 24 mgd.

The annexation area's wastewater demand at full buildout would be within the total wastewater treatment capacity volume that was analyzed and approved under the Village 5 Specific Plan EIR. The EIR anticipates that the City would expand WWTRF's capacity concurrently with development of the annexation area, and that the City will continue its existing practice of carefully monitoring, and planning for, near-term expansions based on observed and anticipated growth rates. Thus, adequate wastewater infrastructure would be available to serve the annexation area.

The annexation area will be served by gravity collector systems connected to the regional interceptor. The planned backbone sewer system has been located within the existing and proposed road rights-of-way.

6.3 Remainder Areas

The proposed project would not change the current service provider within either of the remainder island areas for wastewater services. Any existing private septic systems would remain in use. The City of Lincoln would be able to provide wastewater services if, in the future, these remainder islands annexed into the City of Lincoln.

7. PARKS AND RECREATION

7.1 Before Annexation

The Plan Area is currently vacant and undeveloped land. There is no level of park services currently being provided to the Plan Area and no interagency agreements.

The City of Lincoln owns and operates a total of 19 public parks within the City. The nearest two parks that would be visited by the annexation area are Scheiber Park and Aitken Ranch Park. In addition, there are a few major private facilities that offer recreational opportunities for Lincoln and the region. These private facilities include two golf courses, a large private park, a hunting preserve, two ranches, and a shooting club.

7.2 After Annexation

The annexation area would be served by the City of Lincoln Parks Department, and would include one regional park and seven neighborhood parks, and numerous open spaces and linear parks. Specifically, the annexation area would provide approximately 117 net acres of recognized active park areas and approximately 718 acres of open space.

The 2050 General Plan requires nine acres of parkland per 1,000 residents (Policy OSC-7.1), consisting of a minimum combination of three acres per 1,000 residents for city-wide parks, three acres per 1,000 residents for neighborhood/community parks, and three acres per 1,000 residents for open space. Partial credit (toward the 2050 General Plan park requirement) 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.

7.3 Remainder Areas

The proposed project would not change the current service provider within the remainder areas for parks and recreation. The Placer County Department of Public Works level of service standard would continue to apply to these areas. The City of Lincoln would be able to provide parks and recreation services if, in the future, these remainder areas are annexed into the City of Lincoln.

8. SOLID WASTE COLLECTION

8.1 Provider Before Annexation

The Placer County Environmental Utilities Division administers and manages the county-wide solid waste and recycling programs in unincorporated Placer County. The Division also provides administrative support and management to the Western Placer Waste Management Authority which owns and operates the Western Regional Sanitary Landfill and Materials Recovery Facility in unincorporated Lincoln. Recology Auburn Placer is the franchised collector/hauler of solid waste in the annexation area.

8.2 Provider After Annexation

The City of Lincoln will provide solid waste collection, disposal, and recycling services to the annexation area. The annexation area would include approximately 5,702 residential units and 3,241,400 square feet of commercial and industrial uses. Utilizing the City's solid waste generation rates, provided in the City General Plan, the annexation area would generate a total of approximately 110,000 pounds (lbs) per day of solid waste, or 52.6 tons per day, equivalent to approximately 20,000 tons of solid waste per year. The annexation area would not require the expansion the WRSL or construction of any new solid waste facilities.

8.3 Remainder Areas

The proposed project would not change the current service provider within the remainder areas for solid waste collection. Placer County would continue to provide services to these areas. The City of Lincoln would be able to provide solid waste collection services if, in the future, these remainder areas are annexed into the City of Lincoln.

9. STREET MAINTENANCE

9.1 Provider Before Annexation

Placer County Public Works, Roads Maintenance Division, is the entity for maintenance of the existing roads within the annexation area.

9.2 Provider After Annexation

The City of Lincoln will provide road maintenance services to the annexation area. Through the City's road pavement program, the maintenance cycle is monthly, depending on condition needs and location. Road maintenance will be funded through gas tax and grant funding. The road condition inventory system is managed through the city's road pavement program. Roads within

the annexation area would consist of a mixture of larger, four- to six- lane arterials, four- and two-lane collector roads and two lane local residential streets.

9.3 Remainder Areas

The proposed project would not change the current service provider within the remainder areas for street maintenance. Placer County would continue to provide services to these areas. The City of Lincoln would be able to provide street maintenance services if, in the future, these remainder areas are annexed into the City of Lincoln.

10. LIGHTING/LANDSCAPING/STREET SWEEPING

10.1 Provider Before Annexation

Placer County Public Works provides limited road maintenance services to the existing Village 5A Area. The Village 5A area does not currently contain street lighting or landscaping.

10.2 Provider After Annexation

Upon annexation, the City of Lincoln will be responsible for providing lighting, landscaping, and street sweeping. Pacific Gas and Electric (PG&E) would provide electricity service for lighting to the annexation area. Through CFD sources, these services will be conducted on a weekly service.

10.3 Remainder Areas

The proposed project would not change the current service provider within either of the remainder island areas for lighting/landscaping/street sweeping. Placer County would continue to provide any necessary services to these areas. The City of Lincoln would be able to provide lighting/landscaping/street sweeping services if, in the future, these remainder islands annexed into the City of Lincoln.

11. ANIMAL CONTROL AND SHELTER

11.1 Provider Before Annexation

Placer County Animal Services currently provides services that include: Responding to loose, injured, or dead animals on public and county roads; Animal abuse and neglect investigations; Emergency assistance to law enforcement agencies; County-wide rabies control; Education on humane treatment of animals; Responding to reports of barking dogs and stray animals; Enforcing state law and county ordinances regulating animal care and welfare; Inspection of commercial kennels; and Investigating animal bites and rabies exposure.

11.2 Provider After Annexation

Placer County Animal Services will continue to provide animal control and shelter services to the annexation area after its annexation.

11.3 Remainder Areas

The proposed project would not change the current service provider within the remainder areas for animal shelter/control services. Placer County Animal Services would continue to provide any necessary services to these areas.

12. FINANCIAL INFORMATION

12.1 Before Annexation

General Taxes
The City of Lincoln does not have any special or add on taxes beyond the current Transit Occupancy Tax. The Transit Occupancy Tax rate is 10 percent and has been in place for a number of years. If a hotel or similar qualifying lodging establishment builds within Village 5A, the Transit Occupancy Tax would apply to those uses. Beyond Transit Occupancy Tax, there are no other general taxes in place at this time.

Special Taxes
Lincoln does not have any special taxes that would apply to the Village 5A area, furthermore Lincoln does not currently have any special taxes City wide at this time.

Assessments
There are no current assessments levied by the City of Lincoln that would currently exist within the annexation area. At time of annexation/development, certain Community Facility Districts and other Lighting and Landscaping assessments would apply.

Bonded Indebtedness
To the City's knowledge, there is no general bonded indebtedness that would be removed as a result of the change of organization. Placer County or various special districts may have bonded indebtedness that apply to this area pre-annexation but the City of Lincoln is not aware of any that would be removed as a result of annexation.

12.2 After Annexation

General Taxes
Transit Occupancy Tax is the only specific tax that currently exists that would be passed on to the annexation area. The City of Lincoln would receive its share of standard sales tax (assuming that is not negotiated otherwise with the County), but there are no other general taxes the City of Lincoln is aware of that would be passed on.

Special Taxes
There are no special taxes that apply to the annexation area at this time.

Assessments
As properties within the annexation proceed to development, they will be required to annex into CFD 2018-01 and CFD 2018-02 (Public Safety CFD and Citywide Landscaping/Facilities Maintenance CFD). These CFD's have been established to offset new developments impact to various City services. Various projects within the annexation area may also participate in other area of benefit CFD's relating to infrastructure, however this is fully dependent on whether the

individual projects intend to finance the infrastructure in the area through commonly used programs currently available (SCIP or BOLD financing).

Bonded Indebtedness
Currently, there are no City bonds that would directly extend to the annexation area. However, it is likely that bonded indebtedness will be used as a mechanism to finance major infrastructure that benefits the annexation area or individual developments within Village 5A. At this time, it is unknown whether or not financing will be used and whether bonded indebtedness will be paid for by the Village 5A area. Separately, the City of Lincoln periodically bonds for large-scale City-wide infrastructure projects related to water and sewer. It is conceivable that bonds will be acquired for a Wastewater Treatment Plant Expansion in the near future in which case the rate payers (and developers) would have responsibility for that debt, however any payments toward that indebtedness would be paid for via utility fees and/or development impact fees charged to developers (PFE fees and connection charges).

12.3 Remainder Areas

The proposed project would not include any new tax, assessment, and or debt within the remainder areas.

12.4 MSR Recommendation related to Financial Management

MSR Recommendation 1
There is a complex combination of funding which the city and its development partners will utilize, and the primary funding sources are described within this chapter. The City has provided several financial reports that demonstrate the City has plans and fiscal processes in place to potentially allow it to pay for some public services and infrastructure for Village 5A. One financial risk is an inconsistency in the property tax split (50/50) assumed by the EPS fiscal tables and other related financial documents. If the property tax sharing agreement results in less property tax given to the City, then the assumptions in these reports will be invalid and should be updated to reflect the new information.

City Response:
The City has provided LAFCO staff and MSR Consultant a detailed list of typical public services financing tools, included but not limited to, Mello Roos CFD's, Development Impact Fees, Assessments, Bonds and portions of City General fund Dollars. In addition, on April 4 2023, the Placer County Board of Supervisors approved a 62/38 County Property Tax Split (Resolution number #2023-063).

The tax sharing agreement is in relation to the future property tax split for the proposed annexation area between Placer County and the City of Lincoln. Property taxes are associated as a general fund revenue source. General fund revenues are not typically utilized to finance public infrastructure. In addition, property taxes are but one general fund revenue source to finance public services. The City of Lincoln, like many other Cities in California, is heavily dependent on other revenue sources, such as Utility User Taxes, Transit Occupancy Taxes and Sales Taxes to adequately finance public services. The annexation of Village 5A, regardless of the property tax split with Placer County, will provide other significant revenue streams to the City.

MSR Recommendation 2
Based on this information it is recommended that the City and its partners collaborate to provide LAFCO with an Annexation Financial Impact Assessment to verify the financial impacts

associated with the growth and development of Village.

City Response:
The County/City Tax Sharing Agreement is 62/38 and detailed infrastructure financing plans has been prepared for the Village 5A annexation area.

13. CONCLUSION

Annexation of the Village 5A area to the City of Lincoln is expected to result in superior level of municipal services and faster response times for law enforcement, fire protection and public works road related issues, increased access to parks and recreation facilities/programs and to library services. Police protection, fire protection, water services, wastewater services, solid waste collection, street lighting, landscaping and maintenance, will be modified from the current service providers to the City of Lincoln upon annexation.

As an incorporated city, the City Council will make final decisions concerning fee structures and provisions of service. The City of Lincoln reviews its fee structures for fire protection, law enforcement, water, sewer and stormwater drainage on a regular basis. The City of Lincoln General Plan (General Plan) also includes numerous goals, objectives, policies and actions to ensure that adequate services are provided in a cost-effective manner in order to accommodate new growth.

Efforts to ensure effective government structure for the provision of fire and law enforcement personnel, water, wastewater treatment and stormwater drainage facilities demonstrates the City's foresight to plan for future services needed for potential growth within the annexation area as well as for the planned development and population increases anticipated elsewhere within the City.

In conclusion, the City of Lincoln has grown 331 percent since 2000 and is growing faster than 95 percent of similarly sized cities in California. The current annual growth rate in Lincoln is 11 percent. Throughout this rapid growth, the City of Lincoln has maintained an excellent track record of providing services for new development and with this deep experience is well-prepared to provide Village 5A with adequate services.

Lastly, the proposed project was considered in the City's General Plan and Housing Element, as well as, Placer County's General Plan. As such, the development of the site with the proposed uses and the overall growth of the City of Lincoln has been extensively analyzed by both the City and County. Furthermore, the project is consistent with the State of California's housing goals and policies that explicitly seek to encourage and expedite the development of more housing to address the State's housing crisis.

COUNTY OF Placer
HEALTH & HUMAN SERVICES
ENVIRONMENTAL HEALTH

MEMORANDUM

DATE: October 8, 2024

TO: Placer LAFCO

FROM: Danielle Pohlman, R.E.H.S.

SUBJECT: Project No 2024-02 Village 5A Annexation to the City of Lincoln

Environmental Health has reviewed the above-referenced project and has the following comments:

1. Upon connection to City of Lincoln sewer system, any property with an existing septic tank shall have the tank properly abandoned under permit with Environmental Health.

2. Upon connection to Placer County Water Agency's, treated water supply system, any property with an existing drilled domestic well shall have the well properly abandoned under permit with Environmental Health or otherwise utilize the well for irrigation or auxiliary uses if such use is acceptable with the City of Lincoln and Placer County Water Agency.