

NOTICE OF AVAILABILITY

TO: Interested Parties
FROM: City of Lincoln
Community Development Department- Planning Division
DATE: August 18, 2022
SUBJECT: **AVAILABILITY OF DRAFT SUPPLEMENT TO THE
VILLAGE 1 SPECIFIC PLAN EIR** (SCH #2010102018)

COMMENT PERIOD: August 18, 2022, through October 3, 2022

The City of Lincoln has prepared a Draft Supplement to the Environmental Impact Report (Draft SEIR) for the Village 1 Specific Plan ((SCH #2010102018) to analyze proposed changes to the adopted Village 1 Specific Plan. The Draft SEIR is available from the City of Lincoln, Community Development Department, 600 Sixth Street, Lincoln, California, 95648; phone: (916) 434-2470, and online at <https://www.lincolncalifornia.gov/village1SPA/>.

Project Location

The 1,832-acre Specific Plan area (plan area) is located approximately one mile from downtown Lincoln (see Figure 1). The plan area is generally bounded by the Twelve Bridges Specific Plan on the south and southwest, Virginiatown Road on the north, and undeveloped land in unincorporated Placer County on the east. McBean Park Drive/State Route 193¹ bisects the plan area in an east-west direction. The proposed revisions to the Specific Plan would take place in the southeast quadrant of the plan area, generally south of SR 193 and east of Oak Tree Lane (see Figure 2).

In 2015, 1,712 acres of the Village 1 Specific Plan were annexed to the City. Approximately 120 acres of the adopted Specific Plan were not included in that annexation. The former Beale Titan Missile facility, which is currently subject to remediation of groundwater contamination, is located in the eastern portion of the plan area. None of the proposed revisions would affect the parcels containing the former Missile site.

Project Description

As adopted in 2013, the Specific Plan provided for up to 5,639 dwelling units, 167,000 square feet of mixed-use (commercial) space, 321 acres of parks, including the Turkey Creek Golf course, and 403 acres of open space and landscape corridors, along with public facilities and roadways (see Table 1). The residential land uses range from Village Country Estates (VCE) with a density of 1 to 2.9 dwelling units (du) per acre to Village High Density Residential (VHDR), with 13 to 25 du per acre. The majority of dwelling units, 2,883, would be Village Low Density Residential (VLDR, 3 to 5.9 du per acre). As shown in Figure 3, the VCE designation is generally located along the northern and eastern edges of the plan area, providing a buffer between the higher density residential uses and less dense rural lands in the county. The VHDR and Village Mixed Use (VMU) are concentrated in the west-central portion of the plan area, closer to existing residential development in the City and adjacent to McBean Park Drive and Oak Tree Lane.

In March 2020, the Specific Plan was revised, and rezoning was adopted for a portion of the plan area known as Turkey Creek Estates, which occupies 248 acres on the eastern side of the plan area, north of SR 193. The amendments reduced the amount of land designated Village Country Estates (VCE)

¹ McBean Park Drive is located in the City of Lincoln, and becomes State Route 193 when it enters the County, just east of Stardust Lane.

within the northern portion of the Turkey Creek Estates project, and increased the amount of Village Low Density Residential (VLDR) acreage, but did not change the total number of residential units. Parks acreage was also reduced slightly, and there was an increase in the amount of open space. The total amount of developable acreage with the Specific Plan was unchanged.

The proposed revisions to the adopted Specific Plan include realignment of Oak Tree Lane, revisions to land use designations in the southeast quadrant of the plan area, relocation of a school site and changes to the development standards. As proposed, Oak Tree Lane would no longer be connected to Sierra College Boulevard south of the plan area as planned in the adopted Specific Plan. Instead, Oak Tree Lane is proposed to create a loop with a second connection to McBean Park Drive/SR 193 (see Figure 4).

Under the proposed revisions, there would be a reduction in the total number of dwelling units from 5,639 to 5,610 units. The potential number of Village Country Estates (large lot) units would be reduced from 761 to 425 units, and the number of Village Medium Density Residential units from 910 to 744 units. The potential number of Village Low Density Residential would increase from 2,883 units to 3,113 units. In total, the number of single family units would be reduced from 4,554 to 4,399 units. The number of multi-family units, made up of the Village High Density Residential and Village Mixed Use designations, would be increase from 1,085 to 1,211 units. There would be no change in commercial square footage, although the commercial parcels would be reconfigured.

The proposed land use plan is shown in Figure 4. The proposed changes are summarized in Table 1.

Significant Environmental Effects

The City certified an Environmental Impact Report for the Village 1 Specific Plan EIR, and approved the Specific Plan on November 27, 2012. Revisions to the Specific Plan and an addendum to address changes to the Oak Tree Lane connection to Sierra College Boulevard and provision of an additional elementary school site were adopted on July 9, 2013. The EIR found that the adopted Specific Plan would result in significant impacts on certain environmental resources, but many of these significant impacts would be reduced to a less-than-significant level with mitigation identified in the original EIR. In some cases, impacts would remain significant even after mitigation, including changes in visual character, increases in light and glare, loss of agricultural resources, generation of air pollutants, loss of biological resources, generation of greenhouse gasses, traffic noise, traffic congestion, cumulative demand for water and wastewater requiring treatment; and damage to or destruction of historic and prehistoric resources.

The California Environmental Quality Act (CEQA) Guidelines Section 15163 state that a lead agency or responsible agency may prepare a Supplement to an EIR if any of the conditions described in Section 15162 for a Subsequent EIR are present, and if only minor additions or changes to the previous EIR are necessary to make the previous EIR adequately apply to the project in the changed situation. The following are conditions contained in the CEQA Guidelines Section 15162 that would apply to the preparation of a Subsequent EIR:

1. Substantial changes are proposed in the project which would require major revisions of the previous EIR or negative declaration due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which would require major revisions of the previous EIR or negative declaration due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, as complete or the negative declaration was adopted, shows any of the following:
 - a) The project would have new or more significant effects not discussed in the previous EIR or negative declaration;
 - b) Significant effects previously examined would be substantially more severe than shown in the previous EIR;
 - c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the proposed proponents decline to adopt the mitigation measures or alternative; or
 - d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adapt the mitigation measure or alternative.

The proposed revisions to the Village 1 Specific Plan would realign Oak Tree Lane and make changes to the land use designations and zoning. For the most part, these changes would not result in new significant impacts or substantially increase the severity of the significant impacts identified in the Village 1 Specific Plan EIR. However, the redistribution of traffic due to the realignment of Oak Tree Lane would result in greater traffic volumes, and therefore increased traffic noise, on segments of Oak Tree Lane and State Route 193. Increased traffic noise was determined to be a significant and unavoidable impact in the Village 1 EIR, and the proposed revisions would increase the severity of this impact. Because this is the only impact that would be made more severe under the proposed revisions, the City concluded that a Supplement to the Village 1 EIR is warranted.

Document Availability and Review

The DSEIR is available for a 45-day public review at the following address and on the City's website at <https://www.lincolncalifornia.gov/village1SPA/>. Written comments on the adequacy of the Draft EIR should be directed to the following address by **5:00 p.m. on October 3, 2022**. Email comments will be accepted.

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Email: Village1@lincolncalifornia.gov

**TABLE 1
COMPARISON OF ADOPTED AND PROPOSED LAND USES**

		2013 EIR Assumptions ¹			Proposed/Revised	
Land Use Designation	Density	Dwelling Units (du)	Square Footage	Acres	Dwelling Units (du)	Acres
Residential						
Village Country Estates (VCE)	1.0-2.9	761	--	346.0	425	192.3
Village Low Density Residential (VLDR)	3.0-5.9	2,883	--	524.3	3,113	681.4
Village Medium Density Residential (VMDR)	6.0-12.9	910	--	91.0	744	88.0
VMDR/School					117 ²	See Below
Village High Density Residential (VHDR)	13.0-25.0	576	--	28.8	421	17.9
Village Mixed Use (VMU)	13.0 – 25.0	509	167,000	39.3	790	39.0
Total Residential		5,639		1,029.4	5,610	1,018.6
Other Uses						
Parks and Recreation				98.6		98.7
Turkey Creek Golf Course				222.6		222.6
Open Space/Trails				354.3		382.4
Public Facilities				12.1		12.1
Roadways				66.0		60.4
Landscaped Corridor				49.1		37.3
Total	--	5,639	167,000	1,832.1	5,610	1,832.1

Notes:

No change proposed to non-residential square footage.

Reduction in unit count reflects proposed land use changes and approved tentative maps with fewer units than assumed in the Village 1 Specific Plan.

1. This table provides the land use assumptions used in the EIR prepared for the original Specific Plan adopted in 2013 in order to accurately compare the proposed revisions to the impacts identified in the 2013 EIR. As discussed in Chapter 1, the Specific Plan was amended in March 2020 for a portion of the plan area known as Turkey Creek Estates. The amendments reduced the amount of land designated Village Country Estates (VCE) and the VCE unit count, and increased the amount of Village Low Density Residential (VLDR) acreage and unit count by a corresponding amount. The total amount developable acreage with the Specific Plan was unchanged. The Proposed/Revised acreage and unit counts shown in this table incorporate the Turkey Creek amendments.
2. VLDR count include 117 units that would either developed on the 12.1 acre school site (if the school district decides to build elsewhere outside of the plan area), or that would be transferred elsewhere in the plan area as provided for on page 3-21 of the proposed revised Specific Plan.

Source: City of Lincoln, Village 1 Specific Plan July 2013, Frayji Design Group, July 2022.

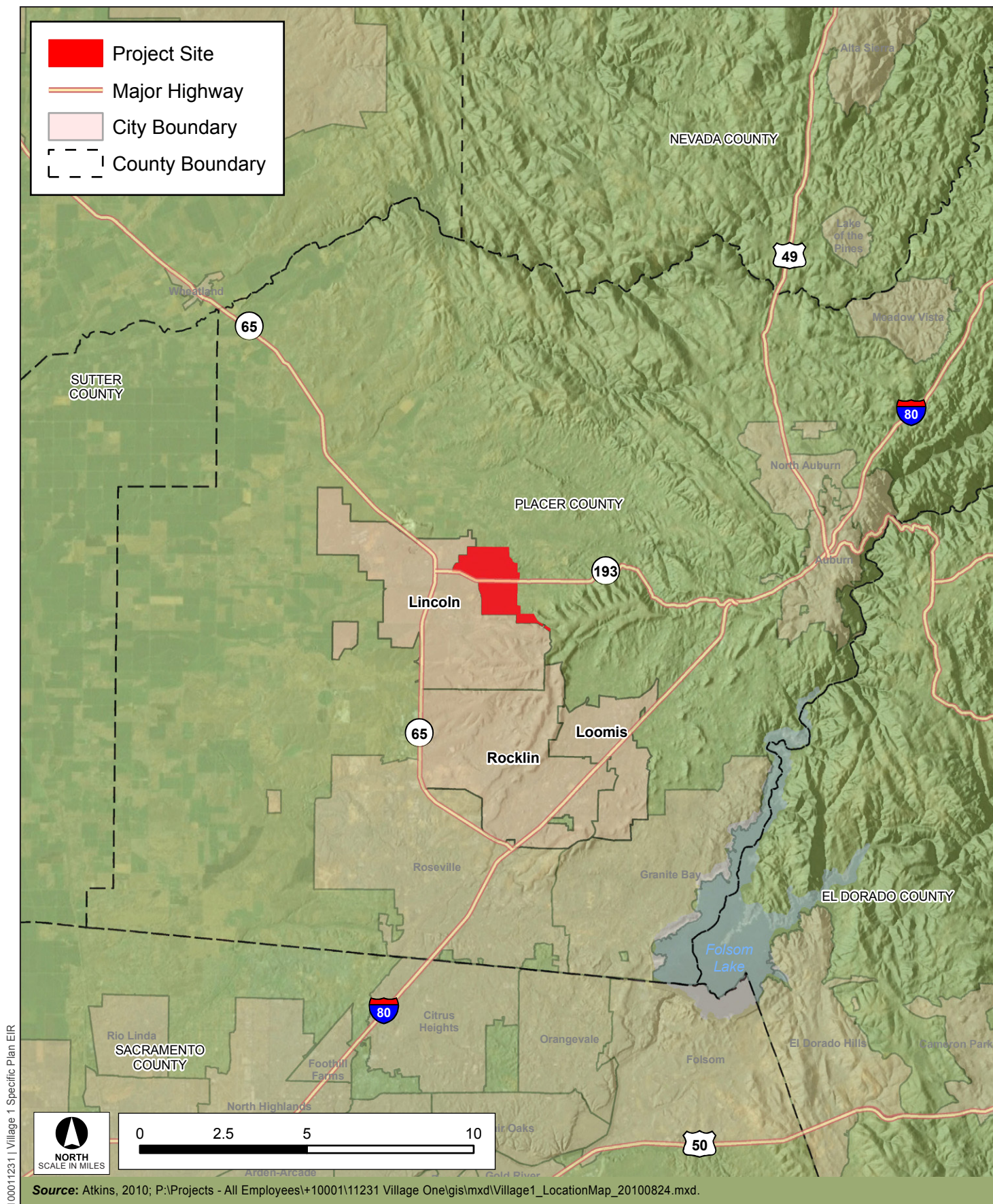


Figure 1
Regional Location

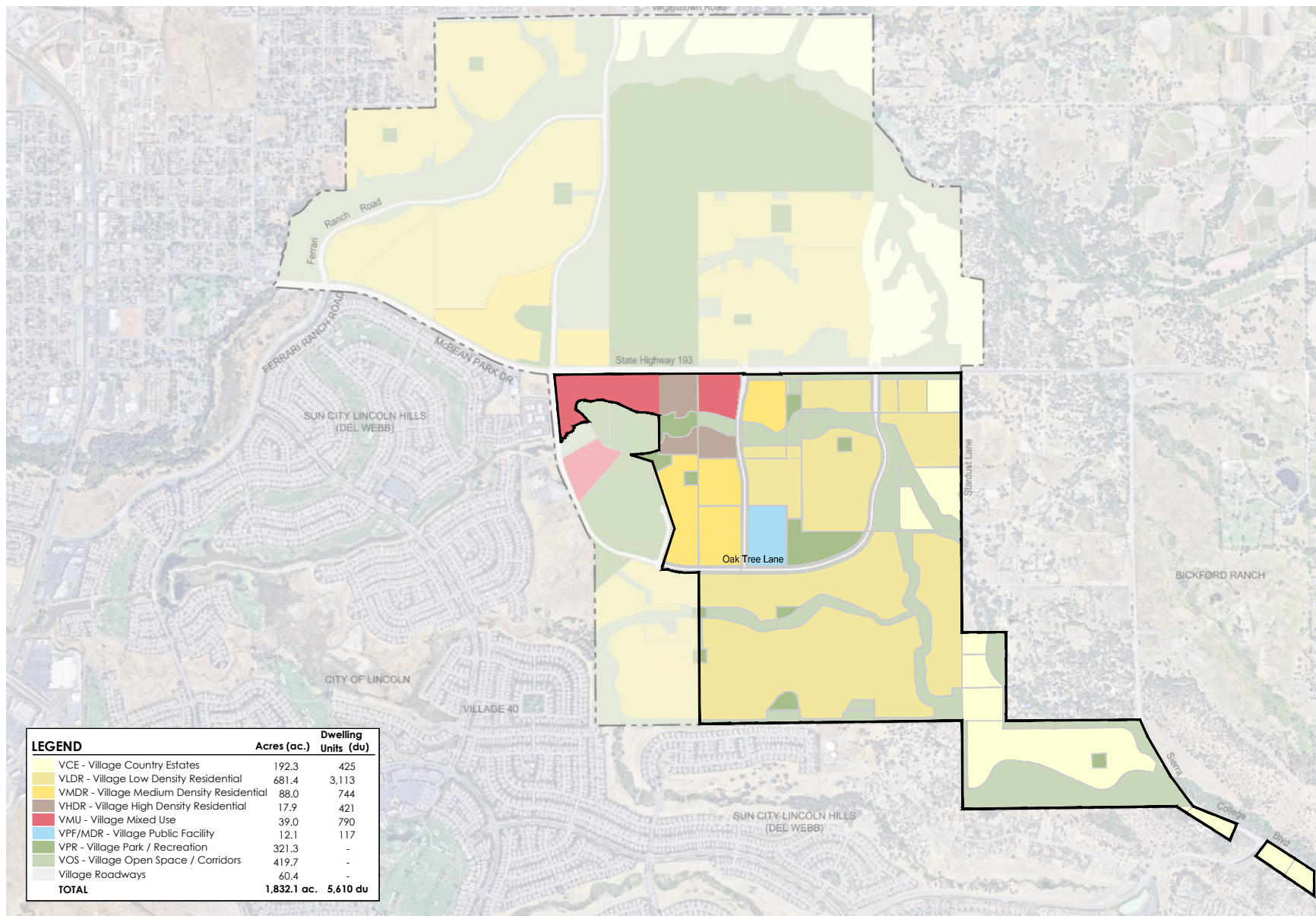


Figure 2: Proposed Revision Area

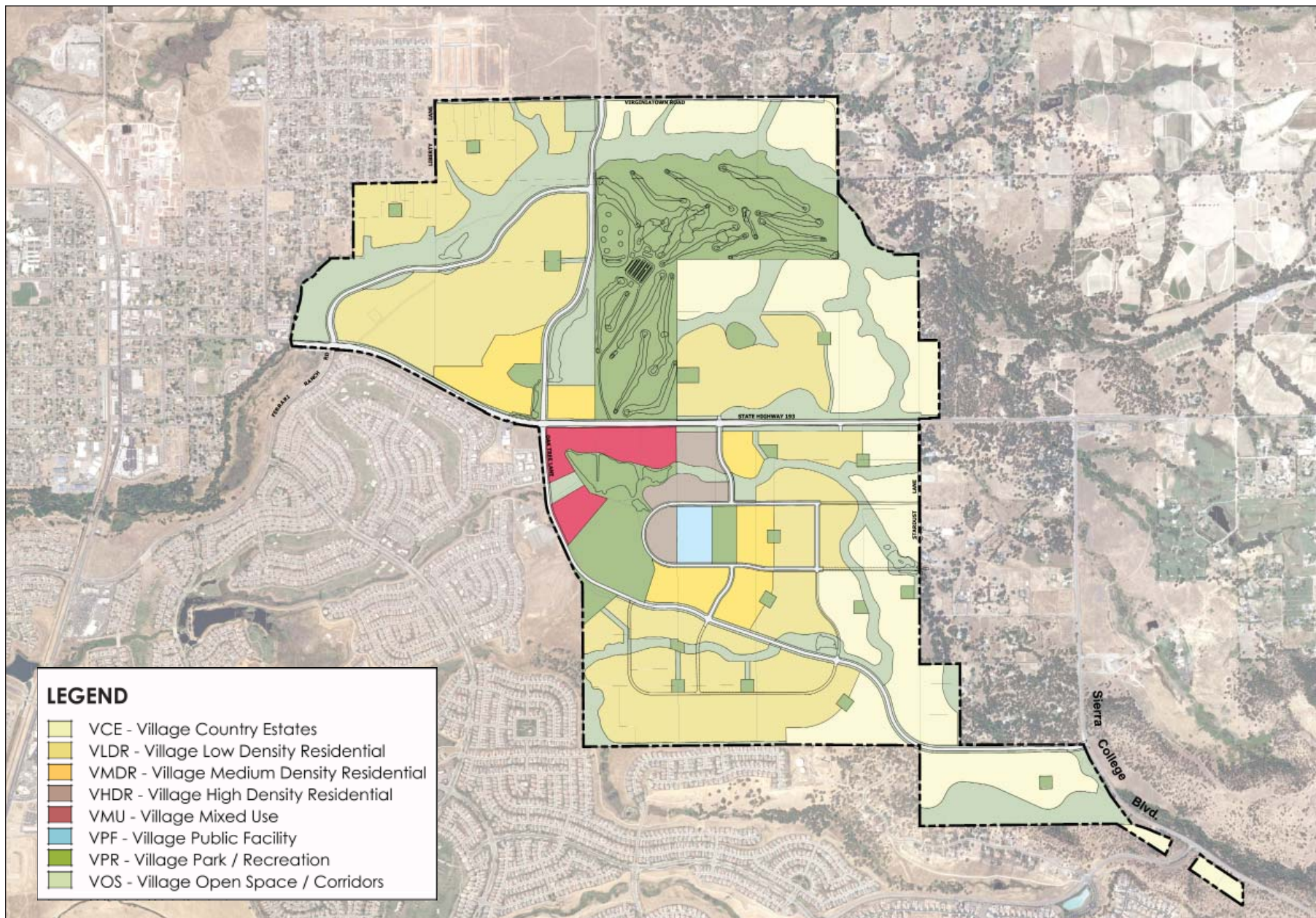


Figure 3: Adopted Land Use Plan



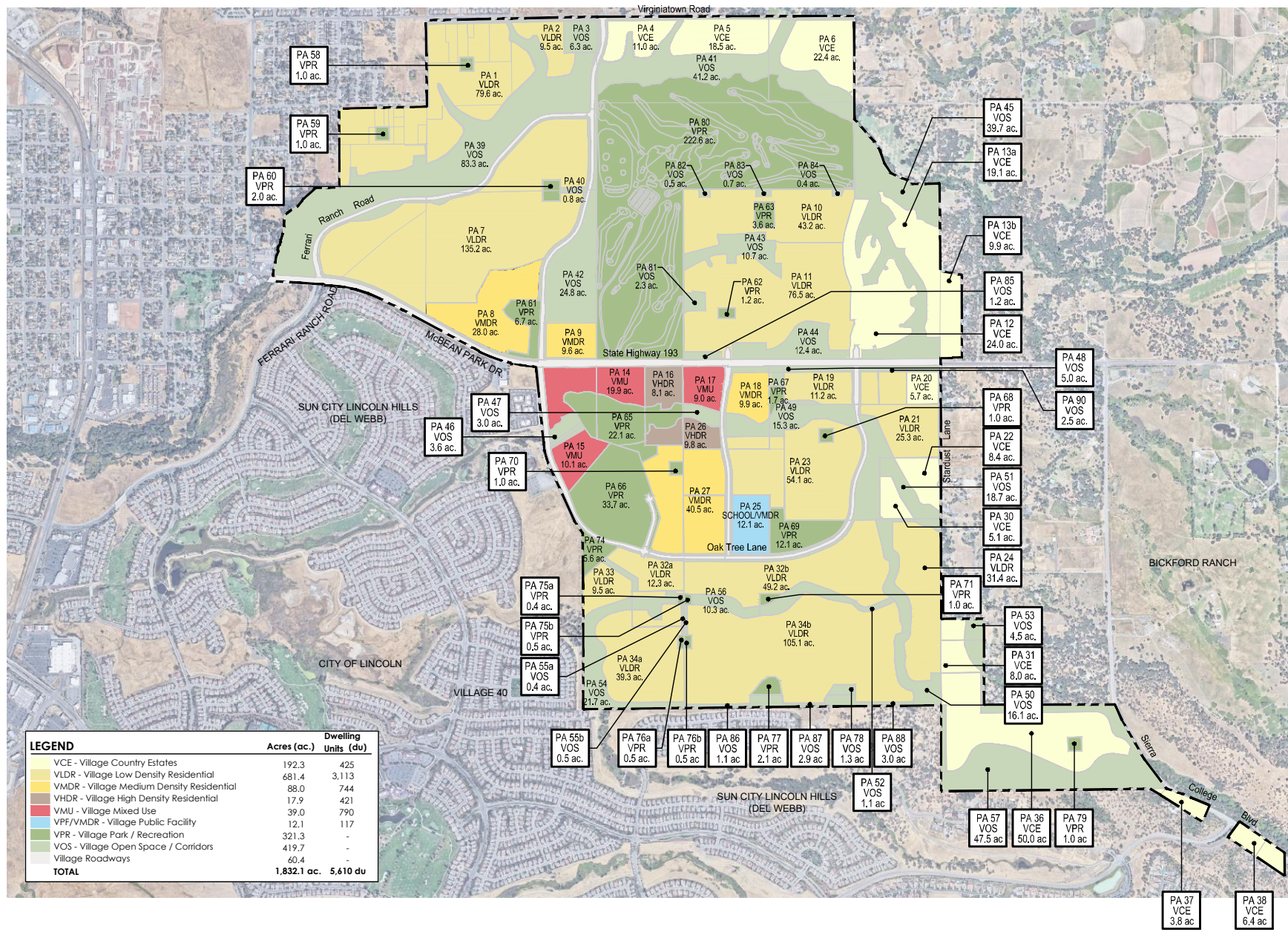


Figure 4: Proposed Land Use Plan