STAFF REPORT

Item Number 9.C

SUBJECT:	Stardust 12 Project - Village 1 Specific Plan and General Development Plan Amendments, and Tentative Subdivision Map (Mikaela Noble)
SUBMITTED BY:	Mikaela Noble
DEPARTMENT:	Community Development
DATE:	March 18, 2026

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission conduct a public hearing, consider the information contained in the staff report as well as the testimony of the public and take the following actions:

1. Adopt a Resolution recommending City Council adopt the proposed addendum to the certified 2012 Village 1 Specific Plan Environmental Impact Report (EIR) (State Clearinghouse (SCH) # 2010102018), certifying that the proposed Project will not result in any new significant information of substantial importance, new impacts, new mitigation measures, new or revised alternatives, or an increase in the severity of previously identified significant impacts that would require major revisions to the EIR, and therefore, pursuant California Environmental Quality Act (CEQA) Guidelines Section 15162, the preparation of an additional supplemental or subsequent EIR is not required.
2. Adopt a Resolution recommending City Council approval of amending the Village 1 Specific Plan to reflect changes to land use and zoning designations of the Stardust 12 Project site.
3. Adopt a Resolution recommending City Council approval of amending the Village 1 General Development Plan to reflect changes to land use and zoning designations of the Stardust 12 Project site.
4. Adopt a Resolution recommending City Council approval of a Small Lot Tentative Subdivision Map for the proposed Stardust 12 Project.

BACKGROUND/INTRODUCTION:

The Stardust 12 Project (project) is located within the Village 1 Specific Plan (see Attachments 1 and 2). The Village 1 Specific Plan (Specific Plan) provides direction for development of 1,832 acres of land within the City of Lincoln (City). The Specific Plan identifies land use and zoning designations for the plan area, the circulation system, utilities systems, parks and open space, and other planning considerations. In addition, the Specific Plan includes a wide range of goals and policies, design guidelines and development standards that will guide development within Village 1.

The following is a brief timeline for the Village 1 Specific Plan and associated documents:

- November 27, 2012: City certifies EIR (SCH No. 2010102018), adopts Mitigation Monitoring Plan, approves Specific Plan.
- July 9, 2013: Council adopts revisions to Specific Plan and EIR addendum to address changes to Oak Tree Lane connection to Sierra College Boulevard, as well as the provision of an additional school site.
- 2015: 1,712 acres of the Village 1 Specific Plan were annexed into the City. Approximately 120 acres of the adopted Specific Plan were not included in that annexation due to opposition of the property owners.
- March 2020: Specific Plan was revised, and rezoning adopted for area known as Turkey Creek Estates (248 acres on east side, north of McBean Park Drive). Amendments reduce amount of Village Country Estates (VCE) land in north part of Turkey Creek Estates project and increase Village Low Density Residential (VLDR) acreage. This results in reduction of 128 VCE units and increase of 128 VLDR units. Parks acreage also slightly reduced with an increase in open space. Specific Plan's total amount of developable acreage unchanged.
- September 2023: Council approves amendment to realign Oak Tree Lane and make minor modifications to land use plan. Total number of residential units reduced to 5,610 from 5,639.
- Since 2023, Council has approved several small lot tentative maps for several Village 1 projects, most recently the Parkwood Project which is located south and west of the Stardust 12 Project site.

Project Location and Description

The project site is located on approximately 12.8 acres in the City of Lincoln south of McBean Park Drive and west of Stardust Lane within the Village 1 Specific Plan (see Attachments 1 and 2). The Assessor's Parcel Numbers are 021-274-038-000 and 021-274-039-000. The project site is bounded by McBean Park Drive and Turkey Creek Estates to the north, Stardust Lane and Placer County to the east, the recently-approved Stardust subdivision to the south, and a vacant Village 1 parcel to west that is zoned VLDR.

Primary access to the project site would be provided by a connection to Leavell Ranch Road (formerly called the Oak Tree Lane extension). An emergency vehicle access (EVA) would connect to Stardust Lane.

The project site is undeveloped. The project site slopes range from 5% to 10% gradient. The project site consists primarily of oak woodland, with a grassland understory and some scattered rock outcroppings.

Land Use Designations and Zoning

The project would develop Village 1 Planning Areas (PA) 20, 21-B and 90-B, which are currently zoned Village Low Density Residential (VLDR, 5.3 acres), Village Country Estates (VCE, 5.7 acres) and Village Open Space (VOS, 1.8 acres). The proposed project would rezone the VLDR and VCE areas to Village Medium Density Residential (VMDR). The VOS zoning would be unchanged. Attachment 3 compares the existing and proposed land use/zoning designations for the project site.

Project Components

The applicant has submitted a Small Lot Tentative Subdivision Map to allow for the creation of

the specific lots within the project site (Attachment 8, Exhibit B). The map would create 84 residential lots, two open space/water quality treatment lots, a utility corridor and an emergency vehicle access.

A total of 84 VMDR units are proposed for 10.4 acres, resulting in a density of approximately 8.1 units per acre. The current zoning allows for a maximum of 2.9 units per acre for VCE and 5.9 units per acre VLDR. Because the proposed project density is greater than allowed under the current land use designation and zoning, the applicant is requesting that the entire project site, with the exception of the 1.8 acres of VOS, be redesignated and rezoned VMDR. As such, the applicant has submitted an application to amend the Village 1 Specific Plan and General Development Plan to redesignate and rezone portions of the project site from VCE and VLDR to VMDR. Table 1 and Attachment 3 compare the existing and proposed land use/zoning designation for the project site.

Under the current zoning, the total number of units that could be developed on the project site is 48. The project proposed to develop 84 units, an increase in 36 units. The applicant also developed the recently-approved Parkwood project, which was approved for 42 fewer units than the zoning allowed and assumed in the Specific Plan and EIR. The applicant is proposing to apply 36 of the 42 units from the Parkwood project to the proposed Stardust 12 project. Consequently, there would not be a change in the total number of units allowed within the Village 1 plan area.

The layout of the proposed project is shown in Attachment 4. Lot sizes would range from 3,200 to 8,864 square feet. With one exception, the largest lots would be located along the eastern boundary of the project site.

Table 1: Land Use Comparison

Land Use/Zone	Adopted Specific Plan Acreage	Proposed Acreage	Difference
Village Country Estates (VCE)	5.7	0.0	-5.7
Village Low Density Residential (VLDR)	5.3	0.0	-5.3
Village Medium Density Residential (VMDR)	0.0	11.0	+11.0
Village Open Space (VOS)	1.8	1.8	0
Total	12.8	12.8	0

The 84 single-family residences would be single or two story. Lots would range from 30 to 65 feet in width (most lots would be 40 feet wide) and 80 to 125 feet in depth. Residential parcels would range in size from 3,200 to 8,864 square feet, with an average lot size of 4,029 square feet.

Circulation

Primary access to the project site would be provided by a connection to Leavell Ranch Road, which connects north to McBean Park Drive. If the proposed project commences prior to

completion of the portion of Leavell Ranch Road required to obtain access to the project site, the project would be responsible for constructing that portion to McBean Park Drive. This section of Leavell Ranch Road is planned to have single travel lanes in each direction, with bike/NEV lanes and separated sidewalks on each side.

The proposed project would also construct improvements along McBean Park Drive to conform with the ultimate layout of the southern half of the road along the project boundary. This portion of McBean Park Drive is planned to have a 14-foot median, two travel lanes, a bike lane/shoulder, drainage ditch and multiuse trail.

An emergency vehicle access (EVA) would connect to Stardust Lane, adjacent to the eastern project boundary, for emergency personnel use only. It would be gated with an override for emergency vehicles to access the site, or knock-down bollards would be installed.

Utilities

New onsite and offsite infrastructure are proposed to be constructed as part of the project consistent with the Village 1 Specific Plan. Water, sewer and drainage services will be provided by the City of Lincoln. Under the Village 1 Specific Plan, major water, sewer and dry utility lines will be placed within the Leavell Ranch Road right-of-way, connecting to lines in McBean Park Drive. The proposed project would connect to water lines in Leavell Ranch Road via the project access road. A sewer line would connect directly to McBean Park Drive through a utility corridor (see Attachment 4). The City's sewer and water systems are capable of accommodating the proposed project.

A water quality basin would be constructed within the southwestern corner of the project site (Lot B) to collect and treat project stormwater runoff. A bioretention basin would also be constructed in the western half of the VOS parcel.

Offsite Improvements

The proposed project includes two offsite components. First, the two-lane connection to Leavell Ranch Road would be constructed offsite, immediately west of the project site (see Attachment 8, Exhibit B). Second, the proposed project would construct frontage improvements along McBean Park Drive to conform to the ultimate design of this roadway segment (see Attachment 8, Exhibit B), including an additional vehicle lane, bike lane, drainage ditch and separated, multiuse trail.

Development Agreement

The Village 1 Specific Plan requires adoption of a Development Agreement, which delineates the obligation of the project proponent and the City with respect to the project. Typically, the Development Agreement vests the right of the developer to develop the project as approved and sets out obligations of both the City and the developer. The provisions of the Development Agreement run with the property, so they continue to be in force even if the property ownership is transferred. The term of the Development Agreement is 20 years after the effective date. The Final Development Agreement must be adopted by Ordinance by the City Council. The Stardust 12 Project Development Agreement is undergoing a separate negotiation process between the applicant and City staff, and will be considered separate from this application at a later date.

FINDINGS/ANALYSIS:

General Plan

The 2050 City of Lincoln General Plan serves as the guiding land use document for the City of Lincoln. The proposed Stardust 12 Project application is consistent with the applicable policies of the 2050 General Plan as follows:

A. The proposed Stardust 12 Project will increase the housing stock and diversity in the City by developing 84 medium-density residential units at an overall density of 8.1 units per acre (Housing Element Policy 2 and Policy LU-1.7).
B. The proposed Stardust 12 Project, as conditioned, includes the provision of 1.8 acres of open space, and will pay fees to provide parks and recreation opportunities for the enjoyment and well-being of local residents (Land Use Element Policies LU-1.11, LU-12.7, LU-15.17 and LU-15.18).
C. Future residents would have the option of walking and bicycling by connecting to Leavell Ranch Road which will connect to the City's existing trail network along McBean Park Drive. Therefore, the proposed Stardust 12 Project is consistent with General Plan policies LU-1.6, Goal T-5 and related policies that address bicycle and trail circulation (Transportation Element Policies T-5.6, T-5.7, T-5.9, and OSC-7.20)
D. The proposed Stardust 12 Project preserves and protects existing biological resources including both wildlife and vegetative habitat (Open Space Element Policies OSC-1 and OSC-5 and LU-1.11) by preserving 1.8 acres, approximately 14 percent, of the project site as open space. In addition, the project shall comply with Chapter 18.69 of the City's Zoning Code and the City of Lincoln Guidelines for Development around Oak Trees, as well as mitigation measures contained in the Village 1 EIR (Policy OSC-5.1).
E. The plan will incorporate appropriate design measures and mitigation measures provided in the EIR to minimize drainage concentrations and impervious coverage (Policy PFS-4.2).
F. An archaeological study has been conducted within the project site consistent with the EIR mitigation measures and Policies OSC 6.3, 6.7, and 6.8.
G. The project will mitigate potential land use conflicts by providing larger parcels and building setbacks for lots adjacent to the rural residential uses in the County, consistent with Policy LU-1.14.

Village 1 Specific Plan

The Village 1 Specific Plan is intended to direct the location and nature of development within the Specific Plan area, including the Stardust 12 Project site. The proposed Stardust 12 Project is consistent with the Village 1 Specific Plan as follows:

A. The Stardust 12 Project would develop residential uses in a VMDR zone, consistent with Chapter 3, Land Use Plan.
B. The Stardust 12 Project would provide frontage improvements to McBean Park Drive as specified in Chapter 4, Circulation Plan, of the Village 1 Specific Plan including a bike lane and multiuse trail.
C. The Stardust 12 Project would connect to water, sewer and dry utilities systems and provide drainage facilities as required by Chapter 5, Infrastructure and Public Facilities plan.
D. The Stardust 12 Project would provide open space acreage and pay fees toward development of parks consistent Chapter 5 and Chapter 6, Resource Management Plan.
E. The project site supports special-status species habitat, but surveys did not identify any significant cultural resources. Consistent with Chapter 6, Resource Management Plan, the proposed Stardust 12 Project would mitigate potential impacts on special-status species.

Land Use Designation Changes
The project proposes to amend the Village 1 Specific Plan as shown in Table 1, with 5.3 acres currently designated and zoned VCE and 5.7 acres currently designated VLDR being re-designated and rezoned as 11 acres of VMDR. Under the current zoning, a total of 48 units could be constructed on the project site. The proposed Stardust 12 Project provides for 84 units, an increase of 36 units. However, the total number of units allowed within the Village 1 plan area would not be increased due to unit reductions for the previously-approved Parkwood Project, which is being developed by the same applicant. The Parkwood Project with the Village 1 Specific Plan area developed at a lower density than assumed in the Specific Plan and EIR, resulting in 42 fewer units being approved for the Parkwood site than the anticipated unit allowance. The applicant is proposing to apply 36 of the 42 units from the Parkwood project to the proposed Stardust 12 project. Consequently, there would not be a change in the total number of units allowed within the Village 1 plan area.

Parks and Open Space
New development within Lincoln is required to provide both preserved open space and traditional parks. The Village 1 Specific Plan includes a total of 741 acres of open space and parks (including a golf course). In reviewing the appropriate amount of parkland within a development project located in Village 1, the City considers the amount of parkland anticipated in the Village 1 Specific Plan, the General Plan park standards, and the unique characteristics of the individual project.

The City of Lincoln General Plan establishes a standard of 3 acres of Neighborhood Park, 3 acres of open space and 3 acres of citywide parks per 1,000 residents within any project that is approved subject to a Development Agreement, which is required for this project. The Village 1 Specific Plan and Infrastructure Financing Plan adjusted the requirement for neighborhood parks to be 2.43 acres per 1,000 residents due to the large amount of open space provided within Village 1.

The Village 1 Specific Plan establishes the household population (number of persons expected per household) for various residential densities. The assumed household population of medium density residential development is 2.8 persons per household. Given the project proposes to construct a maximum of 84 homes, it is assumed that the Stardust 12 project will have approximately 235 residents at build out. Therefore, the Stardust 12 project would be required to provide for acres 0.70 of open space, 0.70 acres of regional park and 0.57 acres of neighborhood park.

The project's obligation for 0.70 acres of open space would be fully met through the preservation of approximately 1.8 acres of open space on site. The proposed project does not provide any neighborhood or community parks or related facilities, and the Specific Plan does not identify any of these facilities within the project site. Therefore, the project's obligation for neighborhood and community parks would be met through the payment of park in-lieu (Quimby) fees. As required by Mitigation Measure 4.12-7, these fees would off-set the cost of constructing the neighborhood and community parks planned within the Village 1 plan area, which could include developing the remainder of the lake front in the western portion of the Specific Plan area, other recreational amenities, or other park sites.

Departmental Review and Conditions of Approval

The project has been reviewed by various affected city departments, including the Engineering Division, Police Department and Fire Department. Based on this review, conditions of approval (COA) are being recommended for the project including requirements for submittal of required studies and plans, including a water study, storm water quality maintenance and operation plan, sanitary sewer report, soils report, erosion control program, a storm water quality plan, a storm water pollution prevention plan (SWPPP), landscaping plan, street lighting plan, utility line sizing study, and Wildland Fire Management Program. Requirements are provided for the design of ADA-compliant ramps from sidewalks to streets, timing of roadway improvements, street lighting, and landscaping blasting, construction, building and occupancy permits. The conditions of approval also include the requirement of compliance to the applicable mitigation measures from the adopted Mitigation Monitoring Program for the certified EIR.

ENVIRONMENTAL REVIEW:

In accordance with Government Code Section 65457(a) and the CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan), any residential project meeting the development density or undertaken pursuant to and in conformity with a specific plan (e.g., Village 1 Specific Plan) adopted pursuant to Title 17, Division 1, Chapter 3, Article 8 of the Government Code is exempt from further environmental review. In addition, CEQA Guidelines Section 15168(b)(2) states that if a project falls within the scope of the project described in a Program EIR, and no subsequent environmental review would be required under CEQA Guidelines Section 15162, then no new environmental document is required. As discussed in more detail in the Addendum prepared for the project (see Attachment 5, Exhibit A), the proposed Stardust 12 Project is in conformance with the previously certified Final EIR (SCH #2010102018) prepared for the Village 1 Specific Plan. Therefore, no further environmental review is required. Original applicable mitigation measures from the certified EIR shall be applied and are attached as part of Attachment 5, Exhibit B (Mitigation Monitoring Program).

Tribal Consultation

As required by Village 1 EIR Mitigation Measure 4.5-2, the City contacted the United Auburn Indian Community of the Auburn Rancheria (UAIC) to inquire whether they would like to consult with the City regarding the protection of traditional tribal and cultural places that might be present in the area. The UAIC did request consultation, and was provided with information regarding the conceptual project layout and known archaeological resources. Representatives of the UAIC and the applicant, along with City staff, conducted one site visit during consultation. Negotiation with the tribe resulted in agreement with respect to onsite monitoring and construction activities, and consultation was closed on March 3, 2026.

ATTACHMENTS:

Attachment 1 Project Location.pdf

Attachment 2 Village 1 Land Use Plan.pdf

Attachment 3 Land Use Comparison.pdf

Attachment 4 Project Layout.pdf

Attachment 5 Addendum Resolution with exhibits.pdf

Attachment 6 SPA Resolution with exhibits.pdf

Attachment 7 GDPA Resolution with exhibits.pdf

Attachment 8 SLTSM Resolution with exhibits.pdf