

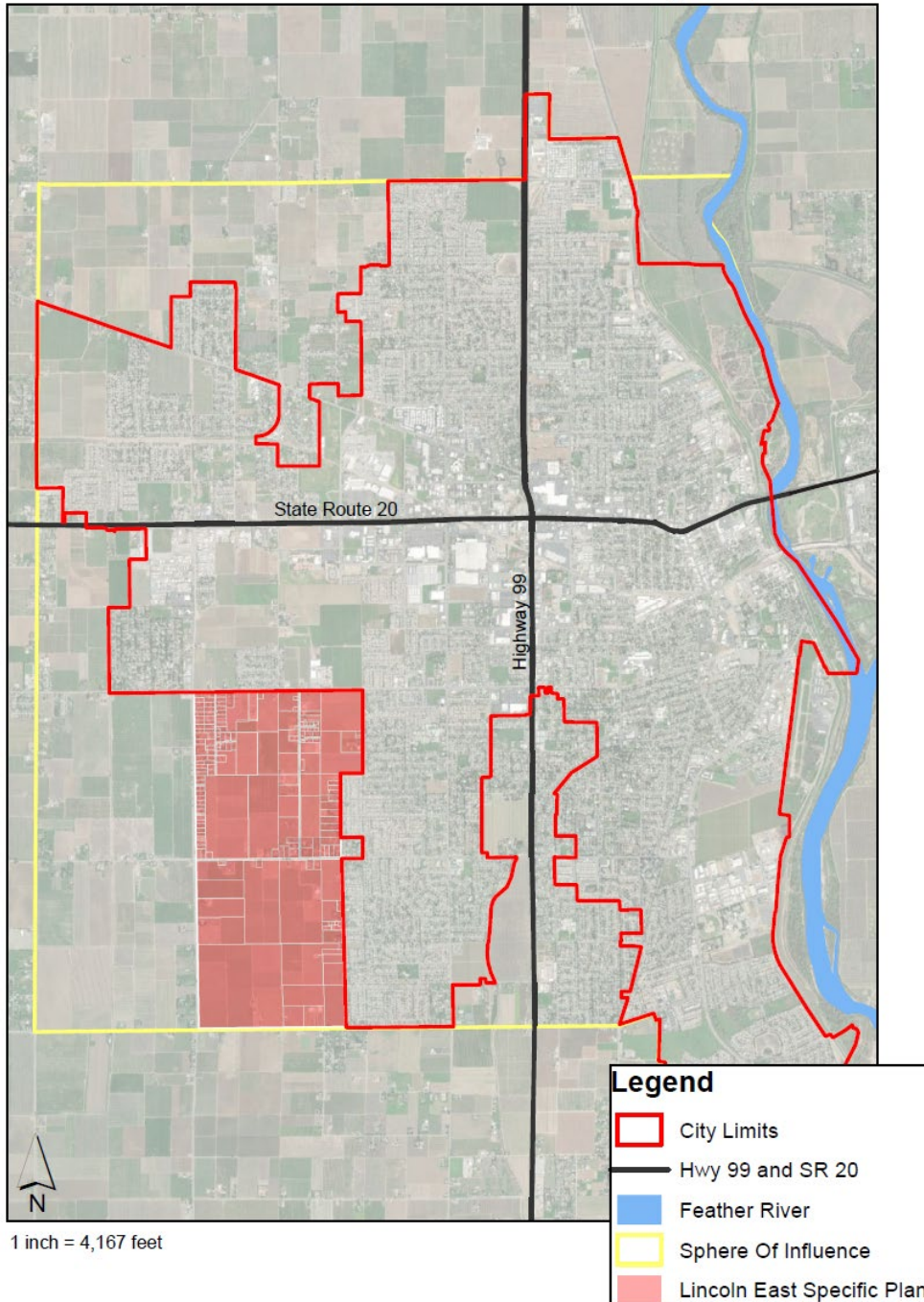


Lincoln East Specific Plan Rescission



Benjamin Moody, Development Services Director
October 5, 2021

Lincoln East Specific Plan Vicinity Map



The Lincoln East Specific Plan (LESP) area is located south of Franklin Road, generally west of Sanborn Road, north of Bogue Road, and east of S. George Washington Blvd.

Background



April 2004:

City Council adopted the Yuba City General Plan (Resolution 04-049).

March 2005:

City Council adopted 12 Growth Policies to guide future development (Resolution 05-049). The City entered into a contract with RRM Design Group for the preparation of the Lincoln East Specific Plan and EIR.

Mid 2008:

RRM Design Group pulled out of the project due to impacts from the recession. City Council decides to move forward with finalizing the Lincoln East Specific Plan.

August 2010

City Council approved the Lincoln East Specific Plan (Ordinance Number 006-10).

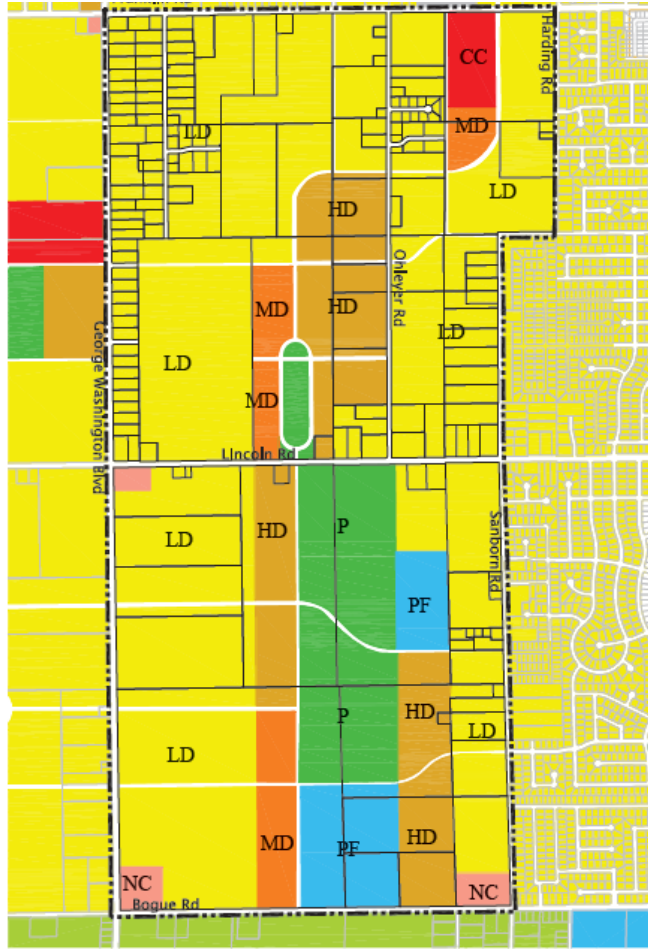
May 2021

City Council voted to rescind Resolution 05-049 including the 12 Growth Policies.

September 2021

Planning Commission conducted a Public Hearing and voted 4-0 to approve the recommendation (with three Commissioners recusing themselves due to geographical conflicts).

General Plan Land Use (2005)



- Plan Area Boundary
- LD Low Density Residential
- MD Low-Medium Density Residential
- HD Medium-High Density Residential
- NC Neighborhood Commercial
- CC Community Commercial
- P Parks & Recreation
- PF Public Facilities



FIGURE 2-2 EXISTING GENERAL PLAN LAND USE MAP

LESP Adopted Land Use (2010)



- LD-10K Low Density Residential-10,000 sf min.
- LD Low Density Residential
- MD Low-Medium Density Residential
- HD Medium-High Density Residential
- CC Community Commercial
- P Parks & Recreation
- PF Public Facilities
- QP Quasi-Public Facilities

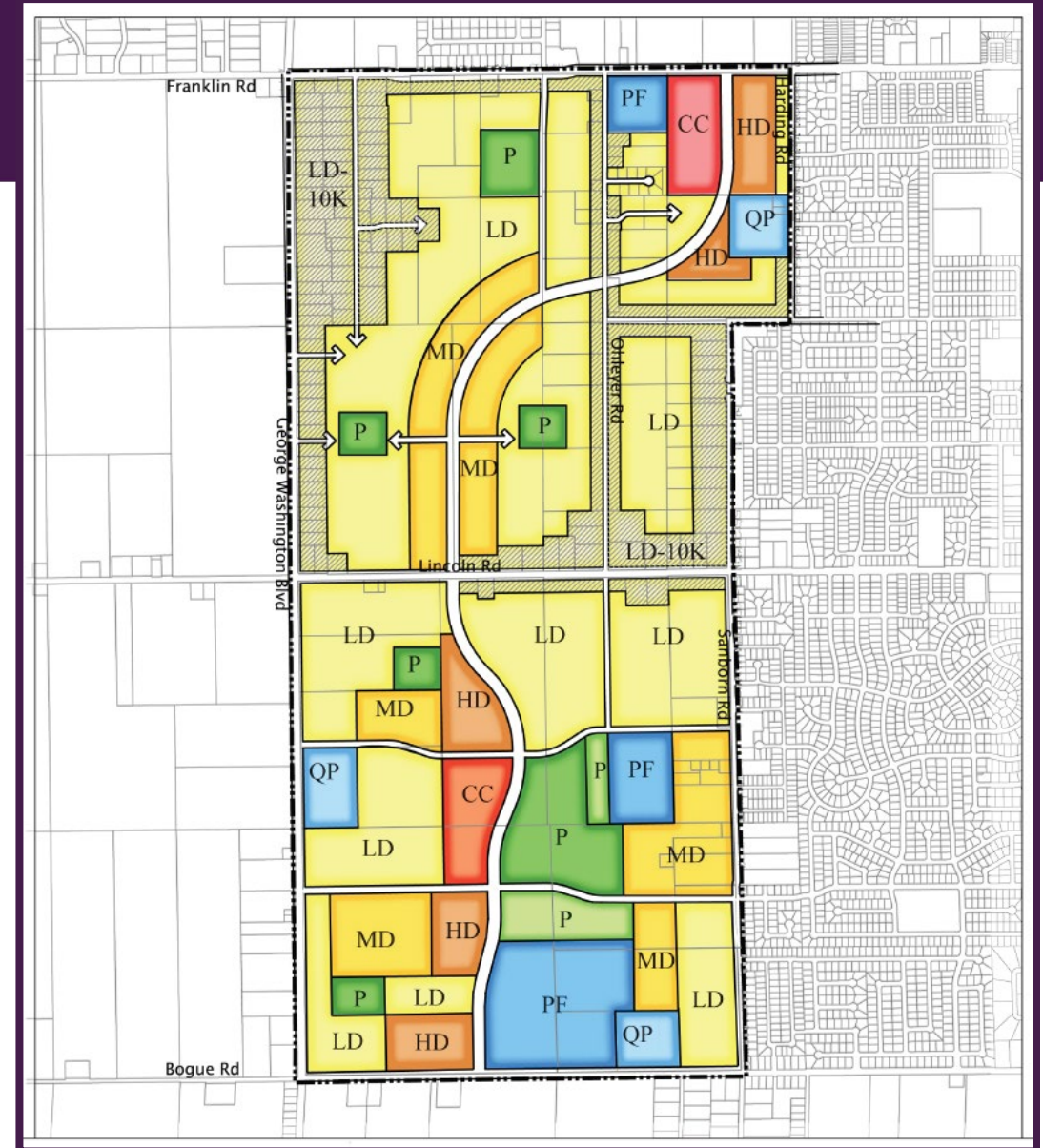


FIGURE 3-1 LAND USE DIAGRAM

Adoption

The original intent of the Lincoln East Specific Plan (LESP) was to:

- Facilitate growth in the Sphere of Influence
 - 1,160 acres of planned development with a mix of residential, commercial, recreation, parks, and public facilities (schools and fire stations)
 - Update land uses
 - Pre-annexation zoning
- Provide specific design guidelines (including roads, utility infrastructure, and residences)
- Complete an Environmental Impact Report (SCH# 2006082094)
- Establish a Public Facilities Finance Plan



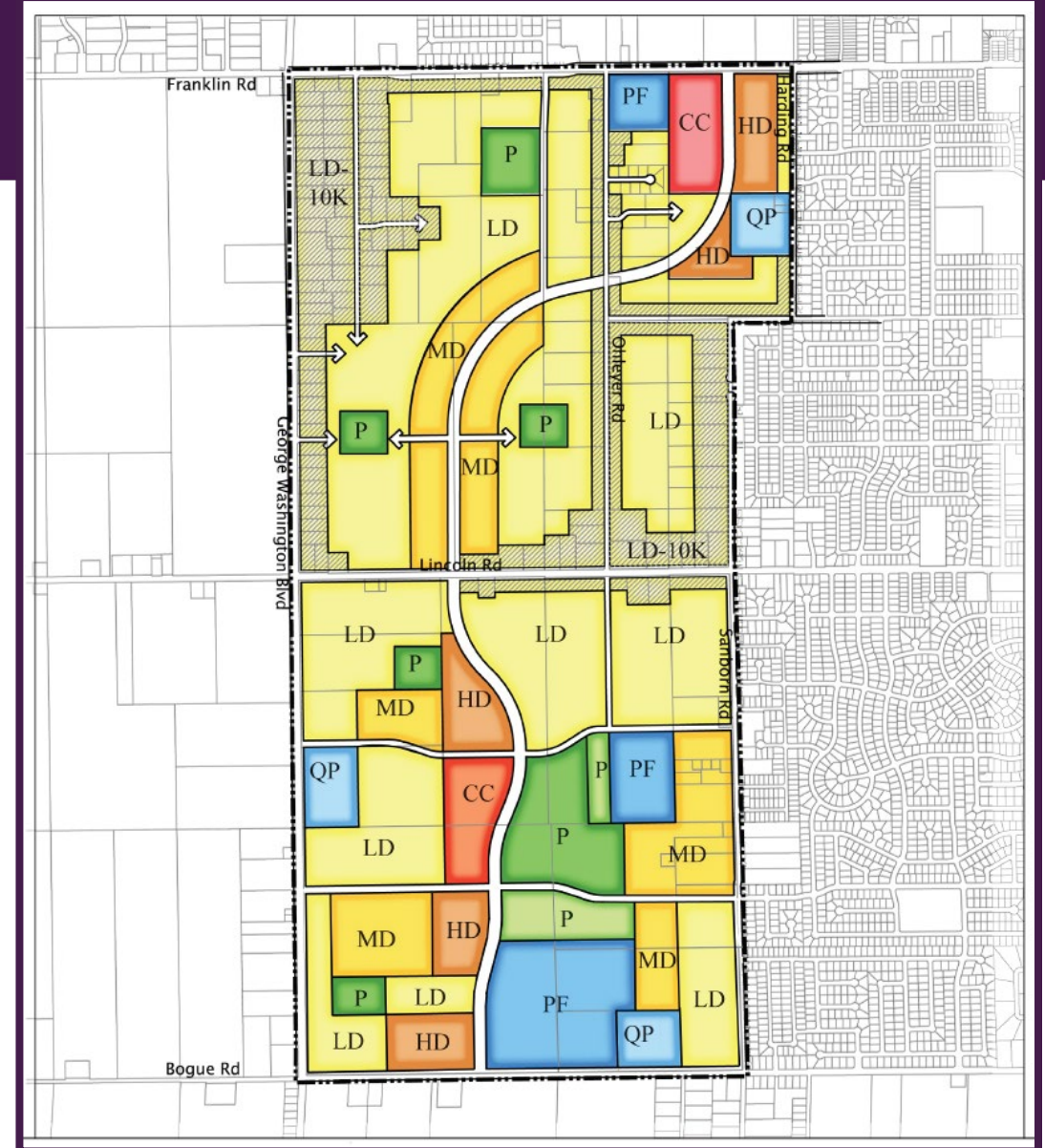
Analysis



- Since adoption, no lands within the LESP boundary have been annexed/developed in the City.
- Challenging implementation provisions, development agreements, finance plans, out dated mitigation measures, and infrastructure planning has resulted in the LESP functioning as a deterrent to new growth.

Changes

- No DA requirement
- Reduced Biological / Ag mitigation requirements
- Reduces affordable housing requirements / matching City wide requirements.
- Eliminates utility conflicts with current water/sewer masterplan requirements
- No development phasing conflicts.
- No financing plan requirements and associated costs
- No specific building design standards
- Independent CEQA review for each development project
 - This can build off of the adopted EIR, but a complete CEQA review is required



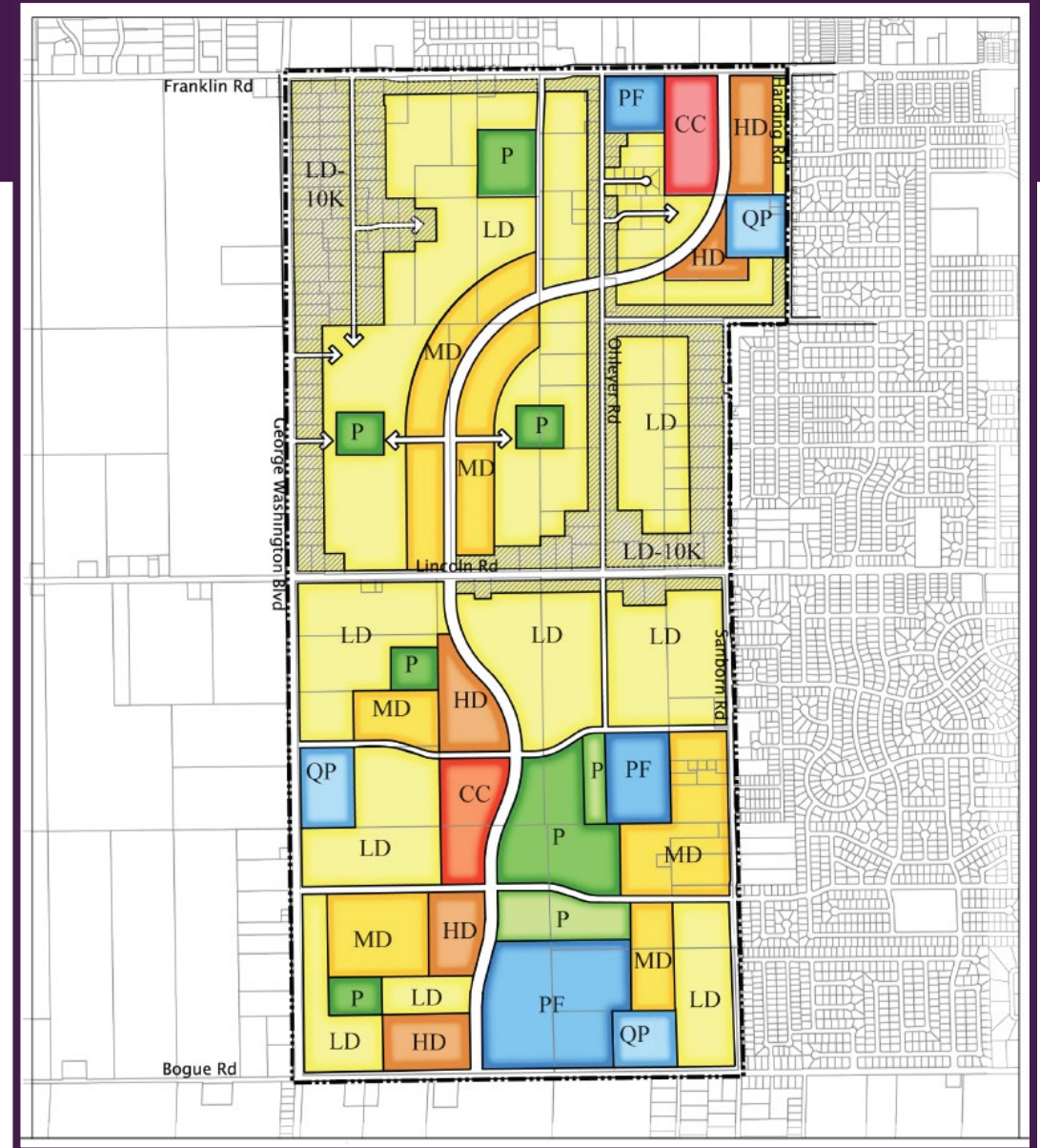
Analysis



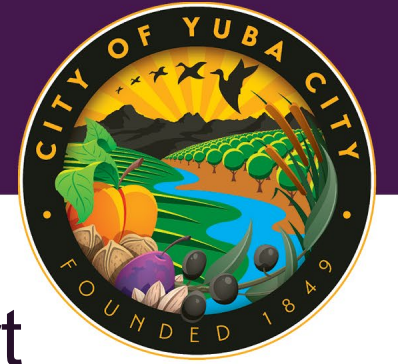
- The proposed rescission will facilitate planned development within the Sphere of Influence:
 - Allows for individual annexation and development
 - Without the difficult restraints included in the LESP
- Pre-annexation zoning and other items considered or approved in association with the original approval of the LESP are not proposed to be rescinded.

Stays the Same

- Land Use
 - Densities
- Zoning
- City Standards
 - Roadway / Circulation
 - Parks
 - General Plan requirements
 - Utility requirements
 - Impact Fees
- Project Review Processes
- Planning Documents will remain available for use:
 - Traffic Studies, Environmental Studies, Design Guidelines, etc.



Environmental



- In November 2009, the Environmental Impact Report (EIR) for the LESP was approved by City Council.
- Staff has performed a preliminary environmental assessment and has determined that the rescission of LESP-approving Ordinance is not a “project” for the purposes of the California Environmental Quality Act (CEQA) Guidelines Section 15378
 - there has been no development under the Lincoln East Specific Plan

Environmental



- Under these circumstances the mere rescission of the Ordinance and associated LESP is merely a transactional matter, the current practice and regulations regarding planned development are maintained, and as the rescission will not result in either direct or indirect physical changes in the environmental baseline.
- The action of rescinding is not considered a project under CEQA

Recommendation



- A. Conduct a Public Hearing, and
- B. Introduce an Ordinance to rescind Ordinance 006-10, thereby rescinding the City's Lincoln East Specific Plan.

Questions?

