

**Notice of Availability of a Draft Environmental Impact Report
for the
Lincoln East Specific Plan**

TO: Agencies, Organizations, and Interested Parties
SUBJECT: Notice of Availability of a Draft Environmental Impact Report (California Code of Regulations, Title 14, sections 15085, 15372)

The City of Yuba City (the City) is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed project identified below. The City has prepared a Draft Environmental Impact Report (EIR) for the proposed project.

Agencies: The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, section 15086(a).

Organizations and Interested Parties: The City requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

PROJECT TITLE: Lincoln East Specific Plan

PROJECT DESCRIPTION: The proposed project is a 1,160-acre mixed-use community that includes residential, retail/office, public facilities, schools, parks, and new infrastructure and roadways. Primary elements within the proposed project would include residential neighborhoods, retail/office facilities, and public facilities/parks. A maximum of 4,865 residential units are proposed with a residential population estimated at 12,990.

PROJECT LOCATION: The project area is located immediately west of the City of Yuba City in unincorporated Sutter County. The project area is bounded by Franklin Road to the north, Sanborn Road and Harding Road to the east, Bogue Road to the south, and George Washington Boulevard to the west.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The proposed project would result in significant unavoidable adverse environmental effects to aesthetics/visual resources, agricultural resources, air quality, noise, population/employment/housing, transportation/traffic, and climate change that cannot be mitigated to less than significant levels. The EIR provides further discussion of the environmental effects resulting from implementation of the proposed project.

PUBLIC REVIEW PERIOD: The EIR is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15073. The comment period for the EIR begins April 6, 2009, and ends on May 20, 2009.

RESPONSES AND COMMENTS: The Agency will accept responses and comments for 45 days, from the date of this notice through and including May 20, 2009. Please indicate a contact person for your agency or organization and send your responses and comments to:

Ms. Katie Ertmer, Senior Planner
City of Yuba City Community Development Department
1201 Civic Center Boulevard
Yuba City, CA 95993
(530) 822- 4700

DOCUMENT AVAILABILITY: The Draft EIR and associated materials are available for review during regular business hours at the City of Yuba City Community Development Department address listed above and at the Sutter County Library at 750 Forbes Avenue, Yuba City. In addition, the EIR can be viewed or downloaded from the City of Yuba City website, which can be found at <http://www.yubacity.net/>.