

NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

Sutter County (County) has directed the preparation of a program environmental impact report (EIR) for the project identified below in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.). The County is the lead agency for the proposed project under CEQA.

Project Location: The proposed project site is located on approximately 7,528 acres of agricultural land in south Sutter County, California. The site is generally bounded by Natomas Road on the east and Powerline Road on the west. The northern boundary is approximately 4 miles north of the county line. State Route (SR) 99/70 divides the southern portion of the site and serves as the western boundary of the northern portion of the project site. Current uses consist of agriculture and industrial facilities, characterized primarily by rice fields and also approximately 100 acres of industrial/manufacturing land uses.

Description of the Proposed Project: The applicant, the Measure M Group, is seeking approval of the Sutter Pointe Specific Plan, which would guide development of a mixed-used community over an approximately 20- to 30-year period. The project proposes approximately 49.7 million square feet of industrial, commercial, and business/professional development; and 17,500 low-, medium-, and high-density residential units. The project would also include a new high school and six new K–8 schools, and 272 acres of public parks and 395 acres of open spaces. Project development would also include off-site infrastructure improvements, such as a sewer interceptor connection to Sacramento Regional County Sanitation District's Upper Northwest Interceptor in Rio Linda, and drainage, potable water, and dry utilities improvements. A county service area or community services district would be established to manage this infrastructure.

Entitlements being sought by the project applicant include approval of the specific plan, approval of a general plan amendment, approval of zoning code and map amendments, adoption of an urban services plan, adoption of a public facilities/infrastructure financing plan, adoption of a public facilities/infrastructure phasing plan, and adoption of a development agreement, among others.

Significant environmental effects of the project are anticipated to include:

- Land Use;
- Population, Employment and Housing;
- Transportation and Circulation;
- Air Quality;
- Noise;
- Geology, Soils, and Mineral Resources;
- Hydrology and Water Quality;
- Public Services;
- Water Supply;
- Public Utilities;
- Agricultural Resources;
- Public Health and Hazards;

- Biological Resources;
- Parks and Open Space;
- Cultural Resources;
- Visual Resources; and
- Climate Change.

Public Review Period: The draft EIR is available for review during a 45-day comment period that begins on December 19, 2008 and ends on February 3, 2009. EIR materials are available for download from the County's website at www.suttercounty.org. Copies of the draft EIR can be reviewed at the following three locations:

Sutter County Community Services Department
1130 Civic Center Boulevard
Yuba City, CA 95993
(530) 822-7400

Sutter County Library, Main Branch
750 Forbes Avenue
Yuba City, CA 95991
(530) 822-7137

Sutter County Library, Pleasant Grove Branch
3093 Howsley Road
Pleasant Grove, CA 95668
(530) 655-3484

In addition to a copy of the Draft EIR, copies of all documents referenced in the DEIR (other than those for which the DEIR bibliography provides websites where documents can be found) are available at the following location:

Sutter County Community Services Department
1130 Civic Center Boulevard
Yuba City, CA 95993
(530) 822-7400

Written comments must be emailed or postmarked no later than February 3, 2009 and should be sent to the following address:

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1130 Civic Center Boulevard
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