

NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

Sutter County (County) has directed the preparation of a program level 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 project site is located on approximately 7,528 acres of agricultural and industrial 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 space and extensive infrastructure improvements and services. 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 fund, construct and/or manage and maintain this infrastructure.

The applicant is seeking County approval of the following entitlements: 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 other approvals.

Availability of the Final Environmental Impact Report: The Final EIR is available for review starting on Saturday, May 16, 2009. EIR materials are available for download from the County's website at www.suttercounty.org. Copies of the Final EIR, including responses to comments received on the Draft EIR, the Draft EIR, and copies of all documents referenced in the Draft EIR (other than those for which the Draft EIR 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

Public Hearing: A public hearing on this project will be held before the Sutter County Planning Commission at 7:00 p.m. on Wednesday, May 27, 2009, in the Sutter County Supervisors Chambers, Hall of Records Building, 466 Second Street, Yuba City, CA. All interested parties are invited to attend and provide oral or written comments at the hearing.