

internal streets would connect with existing streets to the west, south, and east to provide connectivity between neighborhoods. Water and sewer lines would connect to existing lines in surrounding streets.

The Proposed Project would rezone the project site from Residential Estates (RE) to Planned Development (PD) and Park.

Project Schedule

The Proposed Project, if adopted, would be constructed in 2007 and 2008.

CEQA Actions

Prior to approving the Proposed Project, or any alternative project, the City is required to undertake CEQA review including:

- **Certification of the EIR** - Certification that the EIR adequately identifies any significant environmental effects of the Proposed Project, pursuant to CEQA and the CEQA Guidelines; and
- **Mitigation Monitoring** – Adoption of a Mitigation Monitoring Plan to reflect the measures required to mitigate significant impacts, if any, of the project.

Other Required Approvals

City of Lincoln

The Lincoln City Council would have to approve following entitlements in order to implement the Proposed Project:

- Rezone,
- General Development Plan,
- Specific Development Plan/Development Permit, and
- Tentative Subdivision Map.

Prior to construction, the following approvals would be required:

- Design Review Approval, and
- Improvement Plans.

Other Agencies

Responsible Agencies and Trustee Agencies may have some approval authority of the Proposed Project. The project applicant would obtain all permits, as required by law. The following agencies, which may be considered Responsible Agencies, have discretionary authority over approval of certain project elements, or alternatively, may serve in a ministerial capacity:

- Central Valley Regional Water Quality Control Board, for permits related to the control of non-point source runoff, pursuant to the National Pollutant Discharge Elimination System requirements, and 401 Certification under the US Clean Water Act;