



## Notice of Availability of a Final Environmental Impact Report (Final EIR) and Notice of Public Hearing on the Lincoln40 Project

The Final Environmental Impact Report (Final EIR) (SCH # 20160820173) for the LINCOLN40 PROJECT is now available for review. More information is provided below.

**PROJECT LOCATION:** The proposed 5.92-acre in-fill project site is located east of Richards Boulevard between Olive Drive and the Union Pacific Railroad tracks in the City of Davis. The site is bisected by Hickory Lane. The site is comprised of 11 separate parcels, identified by Assessor's Parcel Numbers (APNs) 070-280-010, -012, -013, -014, -015, -016, -017; 070-290-001, -002, -003, and -004.

**PROJECT DESCRIPTION:** The proposed project consists of a residential in-fill project that would include the demolition of the existing on-site structures and the construction of one multi-family residential building, totaling 130 units within 249,875 square feet (sf) of building space, for the purpose of providing student-oriented housing.

The proposed residential structure would range from three to five stories, and would include a mix of two-bedroom to five-bedroom fully-furnished units, each with a floor space ranging from 1,024 square feet (sf) to 1,797 sf. Of the 473 total bedrooms included in the proposed project, 235 bedrooms would be designed as double-occupancy rooms with attached bathrooms; thus, the estimated total beds for the proposed project is 708. The proposed project would also include the construction of a manager's facility, fitness center, bike-repair facility, indoor and outdoor lounge areas, and a resort-style pool with barbecues and fire pits. Parking would be provided for both vehicles and bicycles, with 240 proposed parking stalls and 725 bicycle parking spaces.

Approval of the following entitlements by the City of Davis is necessary for the project to proceed:

1. Gateway/Olive Drive Specific Plan Land Use and Zoning Plan map and text amendments
2. Project Individualized Program for Affordable Housing
3. Parcels Merger
4. Development Agreement
5. Vacation of Right of Way (Hickory Lane)
6. Design Review for Site Plan and Architectural Review.

**HAZARDOUS MATERIALS/WASTE ON SITE:** The proposed project site is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code.

**ADDRESS WHERE COPY OF FINAL EIR IS AVAILABLE:** The Final EIR and other project materials are now available for public review and download on the City of Davis website at <http://cityofdavis.org/city-hall/community-development-and-sustainability/test-development-projects/lincoln-40-apartments>. Printed copies of the document are available for public review at the following locations during normal business hours:

City of Davis Department of Community Development and Sustainability 23 Russell Boulevard, Suite 2 Davis, CA 95616	Yolo County Library Davis Branch 315 E. 14 <sup>th</sup> Street Davis, CA 95616
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Should a member of the public require a thumb drive containing a copy of the document one may be obtained at the Department of Community Development and Sustainability.

**PUBLIC HEARING:**

On December 13, 2017 at 7:00 PM, the Planning Commission will hold a public hearing for the Lincoln40 Final EIR and associated Project. **The meeting will be held at the City of Davis Community Chambers, located at 23 Russell Boulevard, Davis, CA 95616.**

**QUESTIONS:**

If you have any questions regarding this notice, please contact the Project Planner, Ike Njoku, at [injoku@cityofdavis.org](mailto:injoku@cityofdavis.org). Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk by calling 757-5648 (voice) or 757-5666 (TDD).

**NOTICE REGARDING CHALLENGES TO DECISIONS**

Pursuant to all applicable laws and regulations, including without limitation, California Government Sections 65009, 66020, and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the city at, or prior to, this public hearing.