



**BOARD OF SUPERVISORS
COUNTY OF SUTTER, STATE OF CALIFORNIA
STUDY SESSION OF FEBRUARY 10, 2005**

The Board of Supervisors of the County of Sutter, State of California, met on the above date in study session at 7:00 p.m. in the Board of Supervisors Chambers located in the Hall of Records Building at 466 Second Street, Yuba City, California.

MEMBERS PRESENT: Supervisors Larry Montna, Dennis Nelson, Larry Munger, Jim Whiteaker and Dan Silva

MEMBERS ABSENT: None

STAFF PRESENT: Larry T. Combs, County Administrator; Ronald S. Erickson, County Counsel; Nancy McNamer, Deputy Clerk of the Board

STUDY SESSION

Chairman Whiteaker called the study session to order noting that the purpose of the meeting was a presentation of options for proceeding with implementation of Measure M. Richards Hall, Community Services Director, noted that pursuant to the study session staff report, no decisions have been made regarding implementation of Measure M. The previous study sessions were to get direction from the Board and how to proceed. Staff believes that that the Board has provided clear direction regarding the issues that are most important to them as outlined in The Citizens Advisory on South Sutter Planning and Economic Development Advisory Measure M (Exhibit B). When funding agreements have been reached, projects can be moved forward with what needs to be tackled.

Mr. Hall noted that on Exhibit A – Modification, Letter A had been modified to read, “The application shall show the development of a plan for a total of 7,500 acres in accordance with the language contained in Measure M, an advisory measure on the

November 2004 ballot, and approved by the voters (see Exhibit B).

Mr. Hall then Letter B. on Exhibit A – Modification,” was modified to read, “The specific plan will include policies ensuring the actual siting of new companies, and the construction of office, commercial, and industrial “spec” buildings (meaning that industrial and commercial development is actually realized) early in the development timeframe, and precluding the development of only residential properties in the plan area.”

Mr. Hall then read C., D., E., F. of Exhibit A. Supervisor Montna said that the Board needs to do whatever they can to protect existing businesses.

Supervisor Silva asked when more staff will be brought in after the project begins. Mr. Hall replied that until there is an actual application from a developer, it is difficult to determine. Most of what needs to be done will require consultants. In terms of processing applications in an effective manner, there is sufficient staff in place that are engaged in processing applications.

Supervisor Silva asked if there will be step phasing for the project. George Carpenter said there is a phasing process for funding and equipment.

Mr. Hall noted that the County needs to enter into a funding agreement so the County will not bear the costs so a 7th item was added to Exhibit A as letter G that reads, “Prior to submitting an application to the County, interested developers will (1) enter into a funding agreement with the County, and (2) present to the Board the options they considered for the land uses included in the plan, along with their analysis of each option. Upon receipt of an application, staff will place the application on the Board’s agenda for consideration and possible action to approve the processing of the application.”

The Chairman asked if anyone in the Planning Commission wished to speak on the matter and there was no response.

The Chairman asked if anyone in the audience wished to speak to these matters. The following people spoke regarding the issue:

Larry Miller, 16009 First Street, Scottsdale, AZ

Don Hansen, no address given

Terry Evans, Senior Director, Cushman & Wakefield of California, Inc.

Paul Winterhalter, President, Sysco

After discussion and questions, the meeting was adjourned.

ATTEST:
JOAN BECHTEL
CLERK OF THE BOARD

JIM WHITEAKER, CHAIRMAN

By:
Nancy McNamer
Deputy