



**BOARD OF SUPERVISORS
COUNTY OF SUTTER, STATE OF CALIFORNIA
STUDY SESSION OF AUGUST 30, 2005**

The Board of Supervisors of the County of Sutter, State of California, met on the above date in special meeting/study session at 6:00 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

SPECIAL MEETING/STUDY SESSION

Chairman Whiteaker called the study session to order and asked the Clerk to call the roll of the Board noting that all were present. He then noted the purpose of the meeting was to discuss development in the area covered by Measure M in South Sutter County.

Doug Libby, Senior Planner, noted that at previous meetings, the Board indicated they would like the developer group to discuss land use of the area. He then introduced George Carpenter, attorney for the developers' group.

George Carpenter said he was the project manager of the developers group and spoke on

behalf of the landowners. He noted the Measure M developers are Lennar Renaissance, Inc., LNR California Investments, Inc., Tom Winn Communities, AKT Development Corporation, Alfred G. and Gail E. Montna Family Trust, Axel Karlshoej, Inge Karlshoej and Gerry Kamilos, Inc. of California.

Mr. Carpenter indicated the group was not looking for direction from the Board at this meeting, but to present ideas and to update the Board on the progress. He indicated a General Plan application will be forthcoming in the next month. The group plans to move forward with staff and funding agreements. He noted that staff has spent 165 hours with the group from January and July 2005. Mr. Carpenter then introduced consultants noting they are preparing a master plan and will ultimately be working on a master sewer and water plan, acoustical analysis, railroad tracks, future noise levels, endangered species, wetlands, compliance with Natomas Basin HCP, soil analysis, feasibility for film industry use, CEQA compliance, EIR compliance, and a plan for financing transportation systems. There are 20 Planners working on a plan application and concept plan that encompasses the entire 7,500 acres. Mr. Carpenter indicated the group will continue to work with each landowner as they try to reach out to them.

Van Stephens, Principal, FROMA, presented slides for Phase I of South Sutter. The first slide listed the formulation and analysis of alternatives that are driven by logical constraints and opportunities as follows:

1. Measure M jobs/housing balance
2. Measure M mix of acres committed to industrial/residential
3. Near term access – Highway 99
4. Near term infrastructure services from and to the south
5. Protect existing businesses
6. Need to maintain existing industrial access to the south, north, and east
7. Opportunity to benefit from airport enterprise opportunities
8. Important to have a prominent and successful Phase One

9. There needs to be a critical mass of business and mixed housing
10. A desire to define this place as Sutter County

Mr. Stephens then presented slides that indicated Industrial Buffers. He stated the vision for Phase I includes a business center, retail, community college, a traditional community and Phase I would include access for the future Placer Parkway. There must be the ability to balance the northern area because of the shape of the area. Creating Phase I in the northern area will be a challenge. The south area has a different set of constraints, challenges and opportunities.

Another slide presented, showed that there are three layers of drainage – regional, RD 1000 which is the canal system and onsite drainage responsibilities.

Mr. Stephens also talked about how to deliver jobs and commerce which is the most important piece. He said there must be a mix of industry, residential, training and education. He indicated they will adhere to all smart growth principles. Those principles include sustaining the environment, supporting technology, recreation and open space. Business and homes must exist together. There should be a large college and special village for lifestyle people and there will be a great or grand park that connects all pieces together. A conceptual land use plan will focus on delivering the critical mass within the northern area as the first business district and the southwest being the second business district.

Mr. Stephens indicated services in the area should include professional, retail and a hospital. The lifestyle villages should be amenity driven with young families, active adults and transit oriented including telecommuting. As the community grows, there will be an expansion of services and water features will be an important piece. The Master Plan will be a formula for success if all of the above-mentioned ingredients can be included in the plan.

Mr. Carpenter said he will file a General Plan amendment and will then begin to work with staff and consultants. The group will come back in February or March of 2006 with a specific plan and a detailed map with all the components, an infrastructure plan and a financing plan. The

project will cost hundreds of millions of dollars.

The Chairman asked for comments from the public.

Mr. Monroe, (address unintelligible), said he was concerned that he had not been asked to be involved in the process. He was also concerned about cement trucks in the residential area and asked what will be done for existing homeowners.

Robert Gillespie, 3403 Halsy Road, asked what will happen to local schools. He also expressed concern about water use and if ground water will drop. He then asked about assessments in the area.

Chairman Whiteaker indicated that this meeting is preliminary and is developer-driven.

Robert Mackensen, Sutter County Taxpayers Association, said he would like to have the opportunity to raise questions and to have questions responded to early in the phase.

Supervisor Silva said the process will be long with multiple meetings prior to the Board ever taking action. There will be a series of meetings that the public will have an opportunity to voice concerns for the project. Mr. Mackenson responded by saying the property owners did not want to be shortchanged.

Larry Miller, LJ Center, asked how communication from the developer to property owners will be enforced. Additionally, he said the Measure M area is predominately a flood zone and questioned why the area would be considered residential.

Shaun (last name unintelligible), 7521 Natomas Road, said that corresponding with landowners by letters is not the proper way to communicate.

Donita Prince (no address given), said she was struck by images of flooding on television and said that the Natomas Basin is "our New Orleans."

Supervisor Montna indicated that the meeting is only the first presentation and asked that the developers do all they can to communicate with the property owners.

Chairman Whiteaker said there was a lot of information to decipher and asked about

postponing submission of the application for one month.

Mr. Carpenter said that the best way to decipher the information is to actually file an application.

Chairman Whiteaker asked for a hard copy of the presentation.

Supervisor Nelson said he agreed with Mr. Carpenter that the application should be submitted so the information can be analyzed and reviewed. Since the conceptual plan has been presented, the Board may want to set up meetings to provide large scale maps for initial concerns people may have and to give the public the opportunity to review documents. Supervisor Nelson also said the meetings should be televised.

Richards Hall, Community Services Director, said the meetings will all be taped and broadcast.

Supervisor Silva said Measure M is in his district and assured that due diligence will be long and deliberate.

With no further business coming before the Board, the meeting was adjourned at 7:10 p.m.

ATTEST:
JOAN BECHTEL
CLERK OF THE BOARD

JIM WHITEAKER, CHAIRMAN

By:
Nancy McNamer
Deputy