

STUDY SESSION
BOARD OF SUPERVISORS
May 12, 2009

To: Sutter County Board of Supervisors
From: General Plan Update Team
Subject: General Plan Update Land Use Alternatives

Requested Action

Provide direction on the potential Industrial/Commercial Reserve areas to be included in the General Plan update land use alternatives analysis.

Background

At study sessions on February 5th, March 17th, and March 24th 2009, the Board of Supervisors provided direction on the General Plan update land use alternatives. Included was the identification of several potential new growth areas in the County as well as input on a number of individual landowner requests. The Board's previous direction is summarized on Attachment 1.

Three of the identified new growth areas were designated for Industrial/Commercial (I/C) Reserve land use. These areas include the Highway 99 corridor south of Live Oak and north of Yuba City (Area A), the Highway 99 corridor south of Yuba City to O'Banion Road (Area B), and the area east of the Sutter Pointe Specific Plan to the Placer County line (Area C). The general boundaries of these areas are illustrated on Attachment 2.

The three I/C Reserve areas alone total over 5,300 acres and provide for a significant amount of potential new industrial and commercial development. When combined with the forthcoming Sutter Pointe Specific Plan, the potential amount of industrial and commercial lands in Sutter County totals approximately 8,960 acres with the capacity to accommodate over 119 million square feet of development. This total does not include industrial and commercial land uses planned in the cities or elsewhere within the unincorporated County.

Growth projections from multiple sources were compiled for Sutter County and included in the Board's February 5th study session packet. These projections identify a range of potential industrial and commercial growth that could occur in the County between 2007 and 2030 based upon two key assumptions: (1) the rate of growth, and (2) the share of regional growth that Sutter County captures. Sutter County has historically captured approximately 3 percent of the region's total industrial and commercial jobs. Under the most aggressive scenarios that assume high levels of regional growth and that Sutter County significantly expands its capture of that regional growth to 10 percent, the County could potentially gain up to 1,873 acres of commercial and industrial growth between 2007 and 2030. The amount of potential development provided for by the identified I/C Reserve areas and Sutter Pointe (8,960 acres) significantly exceeds even the most aggressive growth projections (1,873 acres) by almost five fold.

A summary of potential I/C Reserve development capacity and County growth projections are included on Attachment 3.

Purpose of May 12th Study Session

The focus of the May 12th study session is to revisit the three I/C reserve areas and the overall levels of potential development provided for by these areas. It is important to confirm, prior to initiating the alternatives analysis, that the levels of development to be analyzed are within the expectations of the Board and calibrated to reasonable market opportunities to ensure that the resulting analysis is a meaningful and effective decision making tool for the County.

To assist in this discussion, worksheets for Areas A, B and C have been included as Attachments 4, 5, and 6. Each worksheet identifies generalized "screening considerations" relating to water service, sewer service, flooding/storm drainage, and other key factors. The worksheets illustrate that all three areas have significant challenges in providing for the scale and configuration of industrial and commercial uses designated. In general, the most feasible and cost effective approach to provide the urban levels of infrastructure and services required to support development to all or a portion of the I/C Reserve areas is through the extension of public services from the adjacent cities via a comprehensive master planning (specific plan or community plan) process.

Each worksheet also identifies a range of options for Board direction on how to proceed.

Attachments:

1. Summary of Previous Board of Supervisors Land Use Alternatives Direction
2. Location Map: Potential I/C Reserve Areas
3. Summary of I/C Reserve Development Capacity and County Growth Projections
4. Worksheet Area A: South of Live Oak/North of Yuba City
5. Worksheet Area B: South of Yuba City to O'Banion Road
6. Worksheet Area C: East of Sutter Pointe