

DRAFT Land Use Element

Sutter County's land use pattern is characterized by extensive agricultural areas, significant natural and recreational resources, and relatively low population and employment intensities. A majority of the County has historically been set aside for agriculture and other resource uses, with rural development focused within the County's unincorporated communities. Urban growth has largely been directed to the incorporated cities, Yuba City and Live Oak.

The 2030 General Plan supports a broad continuation of the current land use pattern, while affording new opportunities for growth and change. It balances the County's vision to maintain and enhance its high quality rural lifestyle, agricultural heritage, and natural resources, with a commitment to promoting a vibrant and sustainable economy that attracts diverse jobs and services. It does so by advocating managed growth that is comprehensively planned, efficient, and compatible with adjacent uses and valued resources.

The Land Use Element of the General Plan provides guidance for the ultimate pattern of conservation and growth in unincorporated Sutter County. It specifies how lands are to be used, what areas will be conserved, where growth will occur, the density/intensity and physical form of that growth, and key design considerations.

The Land Use Plan

The General Plan describes land uses in unincorporated Sutter County at two levels: (1) broad countywide conservation and growth areas; and (2) detailed land use designations and standards.

Conservation and Growth Areas

Land Use Framework

The establishment of clearly defined conservation and growth areas reinforces the County's overall land use vision, and creates a framework to guide the allocation and management of more detailed land use designations. Lands in the unincorporated County fall within one of the three following broad areas, each distinguished by the differing levels of conservation and growth envisioned by the General Plan:

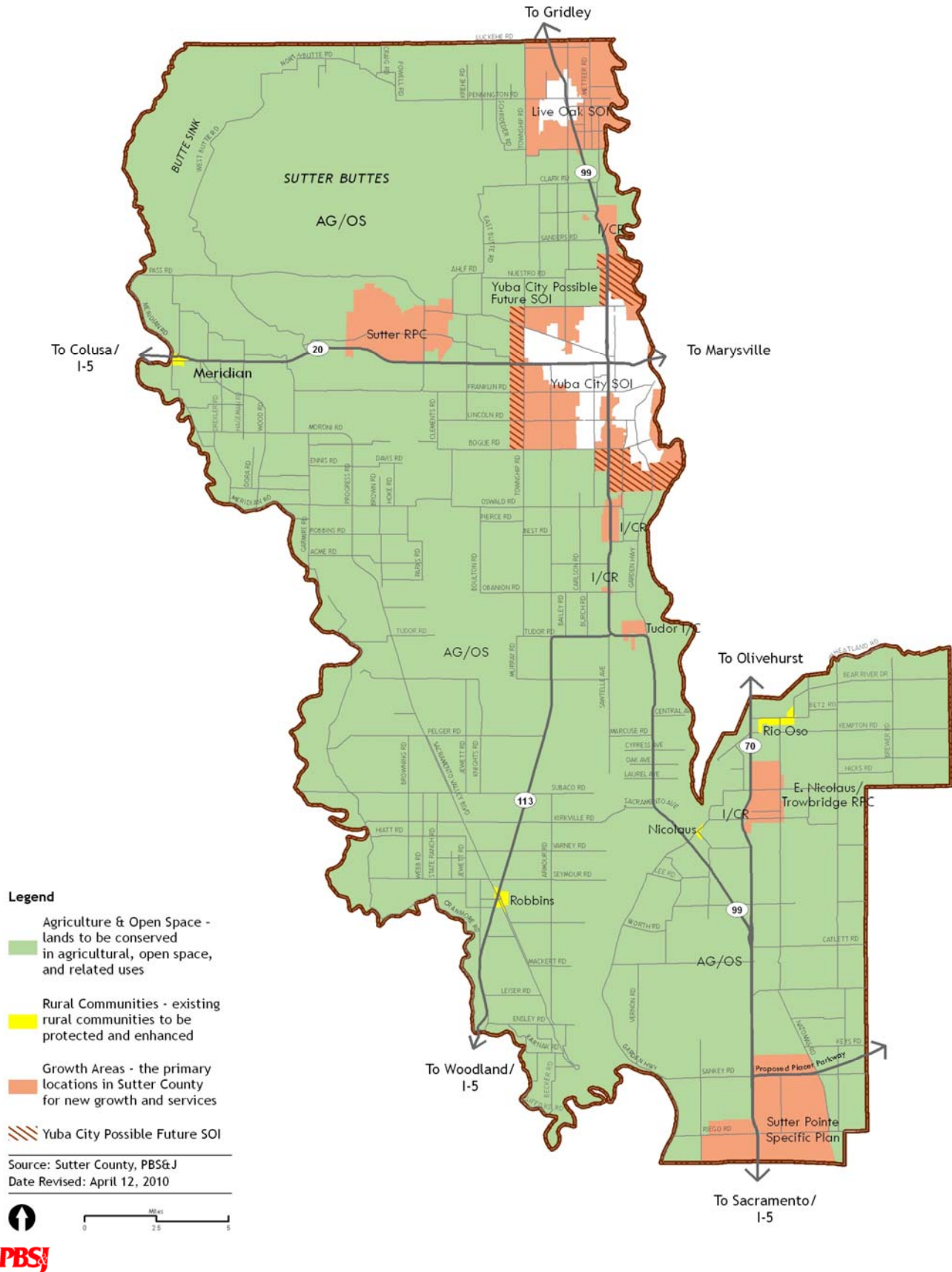
Agriculture & Open Space - These areas are to be set aside for the long-term conservation of agriculture, natural resources, and related uses. Agricultural and open space lands play a key role in defining the character and scenic quality of Sutter County, are a primary contributor to the local economy, and are highly valued by the County's residents.

Rural Communities - These areas encompass the County's small unincorporated communities consisting of lower intensity residential, commercial and/or employment uses with varied levels of public services. Rural communities are to be protected and enhanced with the nature and intensity of new uses reflective of existing community character and the availability of services and infrastructure.

Growth Areas - These areas are where new growth and development should be directed within the County. Growth areas are strategically located to provide for the most intense and broadest range of residential, commercial, employment, and related uses, and typically offer the highest levels of public services and infrastructure.

The general distribution of the conservation and growth areas is illustrated on Figure LU-1. Approximately 91 percent of the unincorporated County's acreage is identified as Agriculture and Open Space, less than 1 percent as Rural Communities, and slightly over 8 percent as Growth Areas. Individual growth areas are described in the following section of this element.

Figure LU-1: Conservation & Growth Areas



Growth Areas

Sutter County has historically not had the facilities or resources to provide or maintain a full range of services for new urban development. For that reason, the General Plan identifies growth areas that are either in close proximity to and may connect with existing public infrastructure and services, can financially support the cost of independently providing such public services, or can rely on individual services with the intensity of uses correspondingly limited.

The specific growth areas are generally described below and reflected on Figure LU-1. Acreages for each are summarized on Table LU-1.

Spheres of Influence - The spheres of influence for the County's incorporated cities, Yuba City and Live Oak, along with the possible future expansion of Yuba City's sphere of Influence which was discussed during joint City Council/Board of Supervisors meetings held during the General Plan Update process. It is intended that future growth in the spheres of influence would occur subject to a comprehensive and coordinated City-County planning effort likely followed by annexation to and provision of urban services from the cities.

Rural Planned Communities - Two potential Rural Planned Communities, one in the community of Sutter and the other overlaps the communities of East Nicolaus and Trowbridge. These areas are subject to future comprehensive planning processes to establish new mixed-use communities, provide a full level of public services, and consider possible incorporation as new cities.

Employment Corridor - Employment Corridors, along the Highway 99 corridor north and south of Yuba City, and adjacent to the east side of Highway 70 in East Nicolaus, providing for a variety of employment and revenue generating land uses. While the potential exists that public services and infrastructure may be extended to these uses, the type and intensity of development may be limited by the County based upon the availability of such services.

Industrial/Commercial - Industrial/Commercial use along Highway 99 within Tudor. The type and intensity of development allowed in this area may be limited by the County based upon the availability of public infrastructure and services.

Sutter Pointe - The Sutter Pointe Specific Plan approved in June 2009 and located in the southern unincorporated portion of the County. Sutter Pointe is planned in accordance with the provisions of advisory Measure M (voter approved November 2004) as a mixed-use urban community and has been structured to fully fund required urban services and facilitate future incorporation as an independent new city.

The Land Use Element provides goals, policies, and implementation programs to guide the planning and development of each growth area.

Table LU-1: Growth Areas

Growth Area	Acreage ¹
Spheres of Influence (SOI)	
Live Oak SOI	6,511 acres
Yuba City SOI	5,886 acres
Possible Future Expanded Yuba City SOI ²	5,079 acres
<i>Subtotal – Spheres of Influence</i>	17,476 acres
Rural Planned Communities	
Sutter	4,654 acres
East Nicolaus/Trowbridge ³	1,647 acres
<i>Subtotal – Rural Planned Communities</i>	6,301 acres
Employment Corridor⁴	
North of Yuba City	599 acres
South of Yuba City	626 acres
<i>Subtotal – Employment Corridor</i>	1,225 ⁵ acres
Industrial/Commercial⁶	
	331 acres
Sutter Pointe Specific Plan	
	7,528 acres
TOTAL	32,852 acres

1. Total gross acreage within the boundaries of each growth area. Does not net out existing development, roadways, etc.

2. Subject to agreement between the County and City and approval by the Local Agency Formation Commission.

3. Includes Industrial/Commercial within East Nicolaus/Trowbridge Rural Planned Community.

4. Includes lands designated for Commercial and Industrial uses.

5. Includes 1,065 acres designated as Employment Corridor, and 160 acres currently designated for Industrial uses.

6. Within the community of Tudor.

Land Use Designations & Standards

While the conservation and growth areas present a broad organizing framework, the land use designations are property specific and identify the allowable types and intensity of development. The land use designations are organized by general land use type – Agricultural, Residential, Commercial & Employment, Public & Open Space, and Special Designations and Overlays.

Land Use Diagrams

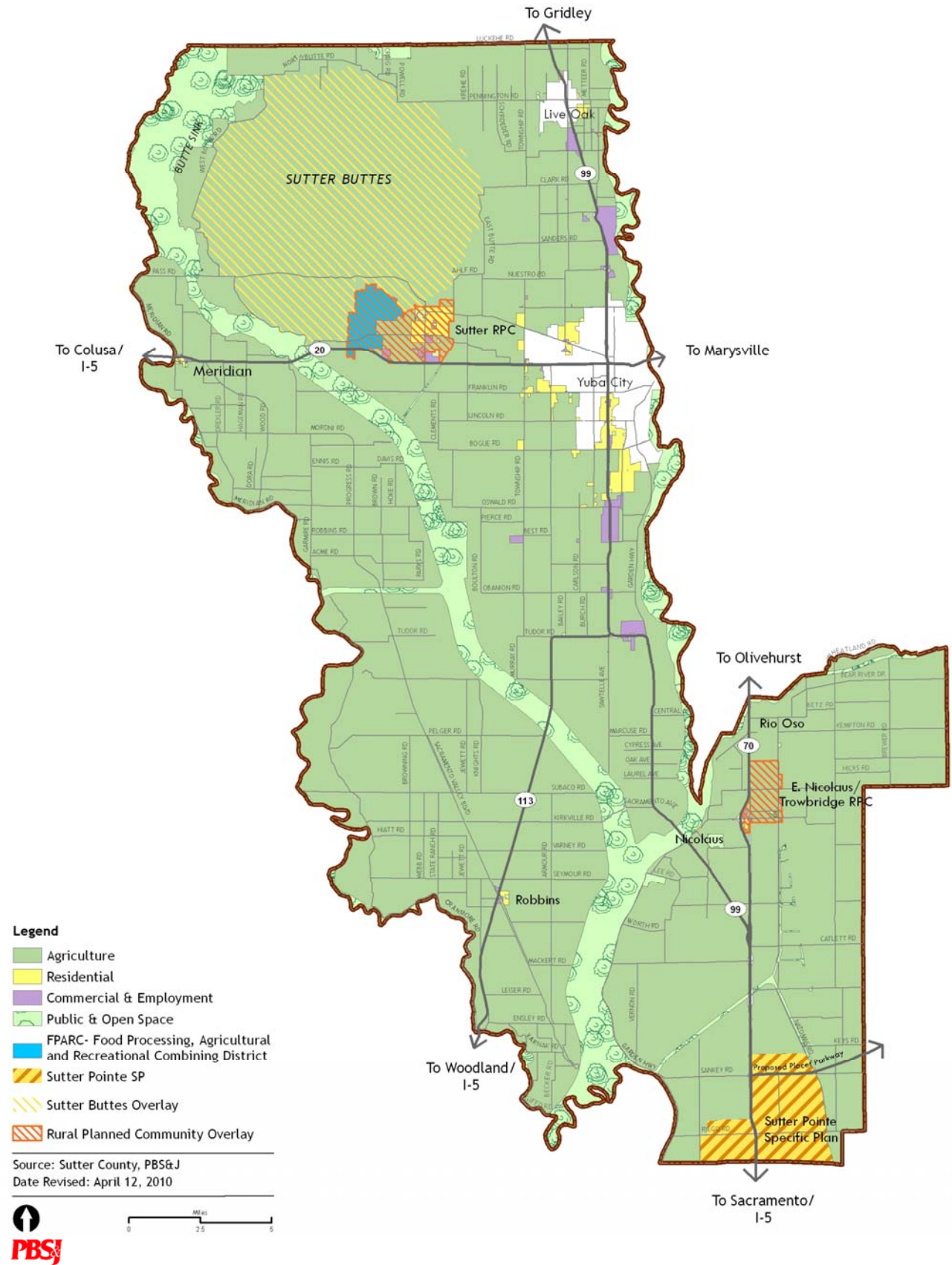
A series of **X** land use diagrams covering all unincorporated lands in the County are included in Appendix **X**, and serve as the official County land use diagrams. The geographic distribution of the land use designations is graphically illustrated on the land use diagrams, with each land use designation shown as a color or graphic pattern. The land use diagrams identify the Sutter Pointe Specific Plan as a single-land use category. Detailed land use designations, densities and intensities, and associated development requirements for Sutter Pointe are defined within the adopted Sutter Pointe Specific Plan.

The land use diagrams are to be used and interpreted in conjunction with the text, policies, and other figures included in the General Plan. The boundary lines between land use designations are generally shown at a parcel level. However, the scale of the diagrams does not always allow the delineation of individual property lines. The County's zoning maps will implement the General Plan land use designations at a more detailed level.

In areas where zoning has not been brought into conformity with the General Plan and a discretionary permit is required for development, the County shall allow property owners to either (1) develop consistent with existing zoning provided the County makes a finding that approval of the project would not interfere with the long-term development of the area consistent with the General Plan, or (2) develop under the General Plan designation, in which case the County will facilitate a rezoning consistent with the General Plan.

Figure LU-2, Land Use Composite, has been included to provide a generalized overview of land use designations as applied countywide.

Figure LU-2: Land Use Composite



Land Use Densities and Intensities

The General Plan establishes standards of population density and building intensity through the identification of allowable residential density ranges and maximum non-residential floor area ratios. These standards are summarized on Table LU-2.

Residential density is expressed as a minimum and maximum number of allowed dwelling units per gross acre. Non-residential building intensity standards are expressed as maximum allowable floor area ratios (FARs). A FAR is a ratio of the gross square footage of all buildings on a lot to the gross square footage of the lot. For instance, on a lot with 10,000 square feet of gross land area, an FAR of .50 would allow 5,000 gross square feet of building area. This building area could be accommodated by 5,000 square feet on one floor, 2,500 square feet on two floors, or in other multiple story or multiple building configurations (see illustration below).

Residential density ranges and FARs for nonresidential development are intended to be applied with flexibility and may be adjusted below or above identified standards based upon an assessment of project factors such as traffic generation, the availability of public services and infrastructure, zoning regulations, site constraints, compatibility with adjacent uses, and applied density bonuses or non-residential incentives.

The illustration below shows how an FAR of 0.5 can be achieved on a parcel through different building configurations.

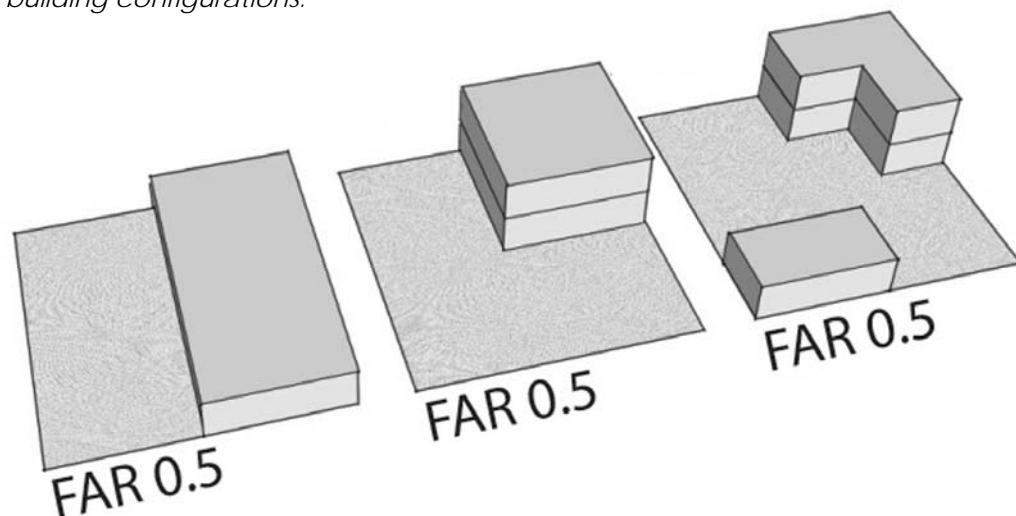


Table LU-2: Land Use Development Standards

Land Use Designations	Development Standards	
	Density Range ¹	Maximum FAR ¹
Agricultural		
Agriculture 20 (AG-20 acre minimum)	0.05 du/acre	n/a
Agriculture 40 (AG-40 acre minimum)	0.03 du/acre	n/a
Agriculture 80 (AG-80 acre minimum)	0.01 du/acre	n/a
Agriculture Rural Community (AG-RC)	0.40 du/acre ²	n/a
Ranchette (RAN)	0.1-0.3 du/acre ³	n/a
Residential		
Estate Residential (ER)	0.3-2 du/acre	n/a
Low Density Residential (LDR)	2-8 du/acres	n/a
Medium Density Residential (MDR)	8.1-20 du/acre	n/a
High Density Residential (HDR)	20.1+ du/acre	n/a
Commercial & Employment		
Commercial (COM)	n/a	0.35 FAR
Industrial (IND)	n/a	0.5 FAR
Industrial/Commercial (I/C)	n/a	0.5 FAR IND ⁴ 0.35 FAR COM ⁴
Employment Corridor (EC)	n/a	0.5 FAR IND ⁴ 0.35 FAR COM ⁴
Public & Open Space		
Public (P)	n/a	n/a
Airport (AP)	n/a	n/a
Park & Recreation (PR)	n/a	n/a
Open Space (OS)	n/a	n/a
Special Designations and Overlays		
FPARC	See FPARC provisions ⁵	
Sutter Pointe Specific Plan (SPSP)	See Sutter Pointe Specific Plan	
Rural Planned Community Overlay (RPC)	TBD through future planning process ⁶	
Sutter Buttes Overlay (SB)	n/a	n/a
Commercial/Recreation Overlay (C/R)	n/a	n/a

Notes:

- Density ranges and FARs are applied to gross acreage which consists of all land (including streets and right-of-ways) designated for a particular use.
- Limited AG-RC areas exist in some rural communities. The General Plan does not provide for further allocation of this land use designation.
- Scattered Ranchettes exist in the County. The General Plan does not provide for further allocation of this land use category.
- The General Plan assumes a split of 80% Industrial and 20% Commercial on I/C and EC lands.
- In the event that the Food Processing Agricultural Recreation Combining District (FPARC) is repealed by a vote of the people, the General Plan proposes the area be redesignated to AG-80 or AG-20 and that the FPARC area be subject to consideration of new land uses through a future comprehensive planning process as part of the Sutter Rural Planned Community (RPC Overlay).
- RPC areas will be subject to future comprehensive planning processes to consider establishment of new full service mixed-use communities.

Land Use Designations

The following describes each General Plan land use designation and identifies typical uses. These designations have been written to be broad enough to provide the County flexibility in implementation. Normally only one land use designation will be applied to a given area. However, to allow for a wider variety of complementary and mixed uses, it is possible that two or more designations may be combined and applied to a single area subject to the establishment of subsequent restrictions (e.g. zoning, specific plan, community plan, use permit, etc.) relating to the specific mix of uses.

In addition to the land uses listed below, unique mixed use, town center, and other specialized land uses may be established and applied through an adopted specific or community plan.

AGRICULTURAL

Agriculture 20, 40 & 80 (AG-20, AG-40, & AG-80)

AG-20: 0.05 du/gross acre (20 acre minimum parcel size)

AG-40: 0.03 du/gross acre (40 acre minimum parcel size)

AG-80: 0.01 du/gross acre (80 acre minimum parcel size)

The Agriculture designation provides for the long-term production, processing, distribution, and sale of food and fiber on prime agricultural soils and other productive and potentially productive lands. This designation is applied in locations that have minimal intrusion and conflict from non-agricultural uses, or where such conflicts can be mitigated. Typical permitted uses include crop production, orchards, grazing, pasture and rangeland, and associated residences and agricultural support uses.

Agriculture Rural Community (AG-RC)

Density: 0.40 du/gross acre (2.5 acre minimum parcel size)

The Agriculture Rural Community designation is applied to lands in rural communities that can be utilized for small-scale ranching and farming operations with 2.5 acre minimum parcel sizes. Typical permitted uses include: one single-family detached dwelling and one temporary secondary unit per existing lot, if they comply with Environmental Health requirements, agricultural uses, equestrian facilities, and public utility and safety facilities. While limited AG-RC areas exist in some rural communities, the General Plan does not identify a future need for, or provide for further allocation of, this land use designation. Undeveloped existing Agriculture Rural Community land use may develop in accordance with established standards and criteria.

Agriculture Preserve (AP)

The Agriculture Preserve designation was included in the previous General Plan. This designation allowed a subdivider of a large agricultural parcel to cluster the permitted residential density onto small residential parcels and to retain a large agricultural parcel, instead of subdividing the parcel to its minimum underlying agricultural parcel size (i.e. 20, 40, or 80 acres). Similar to the AG-RC and RAN designations, this General Plan does not identify a future need for, or provide for further allocation of, this land use designation. Unlike the AG-RC and RAN designations, existing Agriculture Preserve parcels will be reverted back to an AG-20, AG-40 or AG-80 designation and will no longer be shown on the General Plan land use map.

Ranchette (RAN)

Density: 0.10 to 0.30 du/gross acre (3 to 10 acre parcel size)

The Ranchette designation accommodates small farms and large lot residential areas in rural portions of the County outside of Yuba City's and Live Oak's spheres of influence. Parcel sizes range from 3 to 10 acres in size. Typical permitted uses include one single-family detached dwelling per existing lot, guest houses, apiaries, crops and tree farming, grazing, animal husbandry, nursery, and greenhouses. This designation allows for expanded agricultural uses beyond those permitted by the Estates Residential (ER) land use designation below. While scattered Ranchette uses exist in the County, the General Plan does not provide for further allocation of this land use designation. Undeveloped existing Ranchette land use may develop in accordance with established standards and criteria.

RESIDENTIAL

Estates Residential (ER)

Density: 0.3 to 2 du/gross acre (1/2 to 3 acre parcel size)

The Estates Residential designation is applied to areas located within existing rural communities, new Rural Planned Communities, and unincorporated areas within the Live Oak sphere of influence and both the existing or possible future Yuba City sphere of influence. This designation is comprised of residential development on larger parcels ranging from 1/2 to 3 acres in size. The primary use is large lot single-family detached dwellings including guest houses. To avoid the premature conversion of agricultural lands and inefficient land use patterns, the amount of Estate Residential land use allocated within the County is limited. Prior to designating new Estate Residential land use, the Board of Supervisors shall find that there is a market demand for the use, existing Estate Residential land uses have been substantially built out, the use can be adequately served by services and infrastructure available at the time of project approval (either community

or individual water and wastewater systems), and the use is compatible with adjacent and nearby uses.

Low Density Residential (LDR)

Density: 2 to 8 du/gross acre

The Low Density Residential designation is applied to suburban and urban areas suitable for single-family residential neighborhoods, with individual homes on lots ranging in area from 5,000 square feet to one-half acre. Typical permitted uses include: detached single-family dwellings, day care, churches, and necessary public utility and safety facilities. Secondary dwelling units may be permitted subject to County standards.

Medium Density Residential (MDR)

Density: 8.1 to 20 du/gross acre

The Medium Density Residential designation is applied to suburban and urban areas suitable for small-lot and multi-family residential neighborhoods. Typical permitted uses include: attached and detached single-family dwellings, secondary dwellings, a wide range of multi-family dwellings, day care, churches, bed and breakfasts, offices, and necessary public utility and safety facilities.

High Density Residential (HDR)

Density: 20.1+ du/gross acre

The High Density Residential designation provides for multi-family residential neighborhoods with apartment, townhome, and/or condominium units. This designation is applied to urban areas in the County where residential development will be near multi-modal transportation corridors, other major commercial and employment centers, schools and community services. Typical permitted uses include: attached single-family dwellings, a wide range of multi-family dwellings, day care, churches, bed and breakfasts, offices, care facilities, and necessary public utility and safety facilities.

COMMERCIAL and EMPLOYMENT

Commercial (COM)

Intensity: FAR .35

The Commercial designation provides for a mix of neighborhood, community, highway, and regional retail, office, service, and related uses. This designation is applied primarily within existing rural communities and new Growth Areas.

Industrial (IND)

Intensity: FAR .50

The Industrial designation provides for light industrial, general industrial and manufacturing uses. This designation is applied primarily within existing rural communities and new Growth Areas. Typical permitted uses are those that provide manufacturing, assembling, processing, fabricating, bulk handling of products, storage, warehousing, and heavy trucking. Light and heavy industries are required to conduct their operations in designated areas and minimize external visual and operational impacts on adjoining uses.

Industrial/Commercial (I/C)

Intensity: FAR .35 Commercial/.50 Industrial Uses

The Industrial/Commercial designation provides for a broad mix of industrial and commercial uses. This designation is applied primarily within new Growth Areas. Typical permitted uses include all uses provided for under the Commercial and Industrial land use categories. The type and intensity of Industrial/Commercial uses may be limited based upon the infrastructure and services available at the time of project approval (either community or individual water and wastewater systems). If public services are not available, uses may be limited to "dry" or other uses that do not require urban services. All Industrial/Commercial uses are to be designed and mitigated to be compatible with adjacent uses.

Employment Corridor (EC)

Intensity: FAR .35 Commercial/.50 Industrial Uses

The Employment Corridor designation provides for the same broad mix of industrial and commercial uses as the Industrial/Commercial designation. The Employment Corridor designation is also applied within new Growth Areas, along the Highway 99 corridor north and south of Yuba City, and on the east side of Highway 70 in East Nicolaus. It is subject to the same restrictions on the type and intensity of uses based upon infrastructure and service availability (either community or individual water and wastewater systems), and provisions relating to compatibility with adjacent uses, as the Industrial/Commercial designation. The primary difference is that the Employment Corridor designation provides the opportunity for streamlined development review for employment and revenue generating land use that meet specified criteria (see Policy LU 7.6).

PUBLIC and OPEN SPACE

Public (P)

The Public designation is applied to lands and facilities located throughout the County that are owned and operated by public agencies. Typical permitted uses include schools, libraries, fire stations and other emergency service facilities, and public/government offices and property. Additional public uses and facilities may be provided within other land use designations.

Airport (AP)

The Airport designation is applied to the Sutter County Airport, a Class A-II airport established in 1947 and operated by the County. Typical permitted uses include runways, hangars, tie down spaces, maintenance facilities, vehicle parking, and airport related businesses.

Park and Recreation (PR)

The Parks and Recreation designation is applied to active and passive park and open space lands and recreational facilities located throughout the County. Beyond traditional neighborhood, community, and regional parks, this designation protects mountains, river banks, or other areas identified by the County as having particular natural beauty, historical value, or other importance for use as public or private parks or outdoor recreational facilities. Typical permitted uses include outdoor recreational activities such as campgrounds, marinas, natural and undeveloped recreation areas, golf courses, active parks, sports fields, riding clubs, stables and related recreational uses.

Open Space (OS)

The Open Space designation identifies and permanently protects important open space lands within Sutter County due to their value as habitat, topography, scenic quality, public safety, or comparable purpose. Typical Open Space lands include: non-agricultural areas which contain significant vegetation, wildlife, and/or habitat resources; and areas which present conditions hazardous to rural and urban development. Typical permitted uses include resource preservation, agriculture, passive public recreation, buffers and greenbelts.

SPECIAL DESIGNATIONS and OVERLAYS

Food Processing, Agricultural and Recreational Combining District (FPARC)

*Density/Intensity: See FPARC provisions (Appendix **J**).*

The FPARC designation was approved by the residents of Sutter County as ballot Measure A in 1982. FPARC provides an area where food processing and associated industries, together with appurtenant functions thereof, may locate outside the urban centers and in close proximity to recreation and open space areas in a manner which minimizes adverse environmental impacts and protects and enhances agricultural productivity. In the event that the Food Processing Agricultural Recreation Combining District (FPARC) is repealed by a vote of the people, the General Plan proposes the area be redesignated to AG-80 or AG-20 and that the FPARC area be subject to consideration of new land uses through a future comprehensive planning process as part of the Sutter Rural Planned Community.

Sutter Pointe Specific Plan (SPSP)

Density/Intensity: See Sutter Pointe Specific Plan.

The Sutter Pointe Specific Plan designation is applied to the Sutter Pointe Specific Plan area. The Sutter Pointe Specific Plan was adopted in June of 2009 and is intended to accommodate a mixed-use master planned community guided by the principles of advisory Measure M approved by the residents of Sutter County in 2004. Sutter Pointe is planned as a mixed-use urban community and has been structured to fully fund required urban services and facilitate future incorporation as an independent new city. Detailed land use designations, densities and intensities, and associated development requirements for Sutter Pointe are defined within the adopted Sutter Pointe Specific Plan.

Rural Planned Community Overlay (RPC)

The Rural Planned Community Overlay identifies areas subject to future comprehensive planning (Specific Plan) processes to establish new mixed-use communities, provide a full level of public services, and consider possible incorporation as new cities. Two potential Rural Planned Communities are identified: one in the community of Sutter and the other overlapping the communities of East Nicolaus and Trowbridge. Board of Supervisor's approval is required prior to initiating planning of each Rural Planned Community. Ultimate land uses must be consistent with the adopted specific plans.

Sutter Buttes Overlay (SB)

The Sutter Buttes Overlay is co-terminous with and reinforces the Sutter Buttes Overlay Zone. The intent is to preserve the cultural, historic, geologic, and visual values of the Sutter Buttes which contribute to the overall image of Sutter County. Structures within the Overlay that are visible from public roads or adjacent residences are subject to development standards that address site planning, landscaping, screening, grading, tree removal, roof areas and materials, building colors, roads and driveways, lighting, and other factors, and require approval of a zoning clearance.

Commercial Recreation Overlay (CR)

The Commercial Recreation Overlay is applied along and adjacent to the Sacramento, Feather, and Bear River corridors. It provides opportunities for limited intensity river focused commercial and recreational uses. Typical uses permitted include river oriented and/or tourist serving eating and drinking establishments, food and beverage sales, general stores, lodging facilities, resorts, campgrounds, bait and tackle shops, boat ramps, marinas, picnic areas, public and private recreational facilities, interpretive centers, trails, wedding or special event facilities, and other complimentary uses. All uses permitted under this designation are subject to County discretionary

approval and Design Review to ensure high quality design, visual and operational compatibility with the surrounding uses and character of the area, including an analysis of potential impacts to agricultural operations in the project's vicinity, mitigation of environmental impacts, and availability of adequate infrastructure and services to support the proposed uses (either community or individual water and wastewater systems). Areas within, or "inside", the river levees are the primary areas for consideration of this overlay, however, adjacent areas "outside" the levee may also be considered when determined to be necessary for the proposed use and if the use will not have an adverse impact on adjacent agricultural operations or natural resources.

Development Capacity

Table LU-3 summarizes the gross land use acreages and corresponding development capacity allocated by the General Plan to unincorporated lands. As is common, the historic intensity of development in Sutter County has averaged below maximum permitted densities and FARs. In order to avoid overstating future development levels, adjusted density and FAR assumptions are applied for the purposes of calculating development capacity. The resulting adjusted development capacity is considered the likely “buildout” capacity of the General Plan.

Based upon the calculated development capacity for unincorporated Sutter County, the General Plan provides for a total of 32,845 dwelling units resulting in a potential population of approximately 91,479 residents. The General Plan also provides for a total of 77,120,613 square feet of non-residential uses resulting in a potential of 87,595 employees. When jobs and housing are compared, the General Plan provides for a ratio of 0.96 jobs for each housing unit.

For the purposes of this General Plan, the average persons per dwelling unit and average employee per square foot factors differ by residential density and nonresidential land use. These assumptions may be adjusted by the County over time in accordance with new and/or updated information. More detailed capacity, population employment, and density/intensity assumptions are included in Appendix X.

Growth projections for Sutter County and the adjacent region have been generated by numerous sources including the Sacramento Area Council of Governments, the California Department of Finance, the California Employment Development Department, and the California Department of Transportation. The projected rate of regional growth, and the share of that growth assumed to be captured by Sutter County, varies between the sources ranging from conservative to aggressive. Even under the most aggressive scenarios, the General Plan accommodates a substantially higher residential and nonresidential development capacity than the 2030 projections. It is the County’s intent to retain adequate land use supply in order to maximize opportunities, in particular prospects for new job and revenue generating uses.

Table LU-3: General Plan Development Capacity

Land Use Designation	Acres	Dwelling Units ¹	Nonresidential Square Footage ¹
Unincorporated County²			
Agricultural 20 (AG-20)	39,921	1,118	n/a
Agriculture 40 (AG-40)	32,766	983	n/a
Agriculture 80 (AG-80)	242,476	2,425	n/a
Agriculture Rural Community (AG-RC)	705	282	n/a
Ranchette (RAN)	684	171	n/a
Estate Residential (ER)	1,466	1,466	n/a
Low Density Residential (LDR)	2,086	8,344	n/a
Medium Density Residential (MDR)	12	96	n/a
High Density Residential (HDR)	18	450	n/a
Commercial (COM)	333	n/a	2,881,659
Industrial (IND)	710	n/a	6,185,520
Industrial/Commercial (I/C) ³	331	n/a	720,918 COM
			3,460,406 IND
Employment Corridor (EC) ³	1,065	n/a	2,319,570 COM
			11,133,936 IND
Public (P)	319	n/a	n/a
Open Space (OS)	44,035	n/a	n/a
Park & Recreation (PR)	641	n/a	n/a
Airport (AP)	153	n/a	n/a
Highway Right-of-Way	1,809	n/a	n/a
FPARC ⁴	1,817	10	712,604
Sutter Pointe Specific Plan (SPSP) ⁵	7,528	17,500	49,706,000
TOTAL⁶	378,875	32,845	77,120,613

Notes:

1. The density/FAR assumptions have been adjusted below the maximum permitted densities and FAR's to reflect the likely average intensity of development. These adjustments are for purposes of calculating development capacity only. See Appendix **B** for details.
2. For unincorporated Sutter County only. Does not include the incorporated cities.
3. The General Plan assumes a split of 80% Industrial and 20% Commercial on I/C and EC lands.
4. At full buildout, the Food Processing, Agricultural and Recreation Combining District (FPARC) could contain up to 10 LDR units, 20,000 square feet of COM use, 692,604 square feet of IND use, an 18-hole golf course, as well as agriculture, open space, and recreation uses. In the event that the Food Processing Agricultural Recreation Combining District (FPARC) is repealed by a vote of the people, the General Plan proposes the area be redesignated to AG-80 or AG-20 and that the FPARC area be subject to consideration of new land uses through a future comprehensive planning process as part of the Sutter Rural Planned Community (RPC Overlay).
5. At full buildout, the Sutter Pointe Specific Plan area is planned to contain up to 1,461 LDR units, 12,014 MDR units, 3,426 HDR units, 2,632,000 square feet of Employment 1 (E1), 6,225,000 square feet of Employment 1 Interim Flood Zone (E1F), 36,408,000 of Employment 2 (E2), 1,940,000 square feet of Commercial Retail (CR), and 2,501,000 square of Mixed Use (MU), along with 414.3 acres of Industrial Drainage Basin (IDB), 431.9 acres of Parks (P), 394.8 acres of Open Space (OS), and 174.6 acres of Schools.
6. The unit/square footage totals do not include the Rural Planned Community (RPC) areas in the communities of Sutter and East Nicolaus/Trowbridge that will be subject to future comprehensive planning processes to consider establishment of new full service mixed-use communities. It is anticipated that the proposed elimination of FPARC, combined with the comprehensive planning of the RPC areas, could ultimately result in a substantial net increase to the identified General Plan development capacity.

Goals and Policies

The Land Use policies are organized under the following primary headings:

- Countywide Land Use (LU-1)
- Agriculture and Open Space (LU-2)
- Rural Communities (LU-3)
- Growth Areas (LU-4 through LU-8)
 - General Growth (LU-4)
 - Cities' Spheres of Influence (LU-5)
 - Rural Planned Communities (LU-6)
 - Industrial/Commercial and Employment Corridor (LU-7)
 - Sutter Pointe (LU-8)
- Governmental Uses and Coordination (LU-9)

Countywide Land Use

Goal LU-1

Promote the efficient and sensitive use of lands to protect and enhance Sutter County's quality of life and meet the needs of existing and future residents and businesses. (Modified 1.A)

Policies:

LAND USE

- LU 1.1 Conservation and Growth Areas.** Assign land use designations consistent with the boundaries and intent of the Agriculture and Open Space, Rural Community, and Growth Areas reflected on Figure LU-1. Avoid General Plan amendments that would conflict with these boundaries and intent. (New)
- LU 1.2 Balanced Land Use Pattern.** Maintain a balance of land uses that allows residents the opportunity to live, work, and shop in the County. (New)
- LU 1.3 Adequate Land Use Supply.** Retain an adequate supply of Commercial and Employment designated land to promote a wide range of employment and revenue generating land uses, provide a choice of sites, and enhance the County's jobs to housing ratio and fiscal vitality. (New)

*See the
Economic
Development
Element for
additional policy
direction.*

COMPATIBILITY

- LU 1.4** **Minimize Land Use Conflicts.** Avoid/minimize conflicts between land uses and ensure that new development maintains the viability of adjacent agricultural, open space, and rural uses and minimizes impacts upon existing residents, businesses, and resources. (New)

- LU 1.5** **Buffers.** Require new development adjacent to agricultural and open space lands to provide buffers and incorporate mitigation to minimize impacts as appropriate. Agricultural buffers shall be in accordance with the Sutter County Design Guidelines and project environmental review. (Existing Sutter County Design Guidelines - Agricultural Buffering Guidelines)

- LU 1.6** **Growth Inducement.** Locate and size infrastructure to not induce growth within adjacent agricultural and open space areas. (New)

- LU 1.7** **Commercial and Industrial Buffers.** Require new commercial and industrial development to incorporate, as appropriate, buffers, landscape setbacks, masonry screening walls, berms, building setbacks and placement, performance standards, and other measures that mitigate visual and operational impacts to adjacent uses in compliance with the Sutter County Design Guidelines and project environmental review. (Modified 1.E and 1.E-1)

- LU 1.8** **Truck Traffic.** Require that heavy truck and vehicle access in new commercial and industrial areas be managed to ensure that it minimizes noise, odor, vibration, and safety impacts to adjacent uses. (New)

See the Infrastructure Element for additional policy direction.

FORM and DESIGN - GENERAL

- LU 1.9** **Separate and Distinct Communities.** Support land use patterns that result in separate and distinct communities within the County. (New)

- LU 1.10** **Efficient Land Use Patterns.** Encourage land use patterns that support the efficient use of resources, enhance the timely provision of services and infrastructure, promote a variety of transportation modes, facilitate pedestrian mobility, and support health and wellness. (New)

- LU 1.11** **Climate Action Plan.** Require new development to demonstrate consistency with the County's Climate Action Plan to reduce greenhouse gas emissions. (New)

- LU 1.12** **Green Building Standards.** Promote project design that incorporates "smart growth" planning principles and cost

See the Environmental Resources Element – Air Quality Section - for additional policy direction.

effective “green” building standards applicable to the type and scale of development. (New)

FORM and DESIGN – KEY ROADWAYS & HIGHWAYS

- LU 1.13 Discourage Strip Development.** Discourage strip commercial and/or industrial development, particularly along the Highway 20 corridor between Yuba City and the Community of Sutter, and along the Highway 99 corridor between the sphere of influence for Live Oak and the sphere of Influence for Yuba City. Support retention of an agricultural atmosphere along these corridors. (Modified 1.D-2)
- LU1.14 Views from Rural Roadways and Highways.** Prohibit new projects and activities that would obscure, detract from, or negatively impact the quality of views from the County’s rural roadways and highways. Limit off-site advertising along County roadways and highways. (New)
- LU 1.15 Sutter Butte Views.** Require that new development along Highway 20, North Butte Road, West Butte Road, East Butte Road, South Butte Road, and Pass Road incorporate design and development standards that protect views of the Sutter Buttes. (Modified 1.H-2)
- LU 1.16 Garden Highway.** Require that new development along Garden Highway not distract from the quality of views to adjacent agricultural and open space areas and retain a rural character. For the corridor extending north from Highway 99, acknowledge its visual importance as an entry to Yuba City including consideration of design guidelines and standards as appropriate. (New)

Agriculture and Open Space

Goal LU 2

Preserve Sutter County's agricultural heritage and natural resources. (New)

Policies:

LAND USE

- LU 2.1 Long-term Conservation.** Promote the long-term conservation of agricultural and open space lands in accordance with the goals and policies of the Agricultural Resources and Environmental Resources elements. (New)
- LU 2.2 Isolated Urban and Rural Uses.** Prohibit the designation of new, and the expansion of existing, isolated rural or urban land uses within agricultural or other resource lands. (Modified 1.A-6).
- LU 2.3 Agriculture Rural Community.** Prohibit the allocation of new Agriculture Rural Community land use designations in the County. Allow undeveloped existing Agriculture Rural Community designated land to develop in accordance with previously established standards and criteria. (Modified 1.C-3)
- LU 2.4 Ranchette.** Prohibit the allocation of new Ranchette land use designations in the County. Allow undeveloped existing Ranchette designated land to develop in accordance with previously established standards and criteria. (Modified 1.C-3)
- LU 2.5 Commercial Recreation Overlay.** Allow for the allocation of the Commercial Recreation Overlay land use designation within, or "inside" the levees along the Sacramento, Feather, and Bear River corridors. Consider allocation of this land use designation to adjacent areas "outside" the levees when determined to be necessary for the proposed use and if the use will not have an adverse impact on adjacent agricultural operations or natural resources. Require County discretionary approval and Design Review for all uses permitted by this land use designation to ensure high quality design, visual and operational compatibility with the surrounding uses and character of the area, including an analysis of potential impacts to agricultural operations in the project's vicinity, mitigation of environmental impacts, and availability of adequate infrastructure and services to support the proposed uses (either community or individual water and wastewater systems). (New)

FORM and DESIGN

- LU 2.6 Rural Character.** Ensure the density, intensity, and design of new development within agricultural areas is consistent with and maintains the County's rural/agricultural character. (New)



Rural Communities

Goal LU 3

Protect the character of the County's unincorporated rural communities while allowing appropriate opportunities for new growth. (New)

Policies:

LAND USE

- LU 3.1** **Assignment of Land Uses.** Assign new residential, commercial, and industrial land uses, densities, and intensities to rural communities in a manner compatible with the character of each community, existing development patterns, the availability of infrastructure and services, and environmental constraints. (New)
- LU 3.2** **Estate Residential.** Limit new Estate Residential development to existing Rural Communities, new Rural Planned Communities, and unincorporated areas within the Live Oak sphere of influence and both the existing and possible future Yuba City sphere of influence. Prior to designating new Estate Residential land use, the Board of Supervisors shall find that there is a market demand for the use, existing Estate Residential land uses have been substantially built out, the use can be adequately served by services and infrastructure available at the time of project approval (either community or individual water and wastewater systems), and the use is compatible with adjacent and nearby uses. (Modified 1.C-2)
- LU 3.3** **Sutter and East Nicolaus/Trowbridge.** Direct development within the rural communities of Sutter and East Nicolaus/Trowbridge to be consistent with the Rural Planned Community policies. (New)
- LU 3.4** **Robbins.** Limit the development of new uses, and expansion or intensification of existing uses, within the community of Robbins to correspond with the provision of required services, infrastructure, and flood control. (New)
- LU 3.5** **Infill Development.** Encourage infill development within rural communities prior to expansion beyond current community boundaries. (New)
- LU 3.6** **Community Expansion.** Permit expansion of rural communities beyond current community boundaries only upon approval of a comprehensive plan addressing land use, community design and character, and the provision of public services and facilities. (Modified 9.B-1)

See the Rural Planned Community Section of this Element for additional policy direction.

- LU 3.7 Community Plans.** Use Community Plans or other similar tools when appropriate to comprehensively plan expansions to, or revise existing land uses within, rural communities. (New)

FORM and DESIGN

The Form and Design policies in the Growth Areas Section of this Element may also be applied to new suburban and urban development proposed within rural communities as appropriate.

- LU 3.8 Landmarks and Resources.** Preserve and protect local landmarks and significant natural resources within rural communities. (New)
- LU 3.9 Rural Hubs.** Promote opportunities to enhance rural communities as retail, service, and employment hubs for local residents as well as the residents in surrounding agricultural areas. (New)
- LU 3.10 Community Centers.** Promote and preserve clearly defined community centers or “downtowns” in rural communities. (New)
- LU 3.11 Gateways.** Require new development at entries to rural communities to be designed to include elements such as signage, landscaping, and appropriate architectural detail to help create gateways and enhance identity for the communities. (New)
- LU 3.12 Mixed Use.** Provide opportunities for mixed-use projects, such as second floor residential units above commercial businesses, within rural communities. (New)
- LU 3.13 Applicability of Growth Area Form and Design Policies.** Apply the Form and Design policies in the Growth Areas Section of this Element to new suburban and urban development within the rural communities as determined appropriate. (New)

Growth Areas

General Growth

Goal LU 4

Facilitate orderly, well planned, sustainable, and efficient growth that balances aesthetic, functional, resource, and economic considerations. (Modified 1.B)

Policies:

LAND USE

- LU 4.1 Growth Areas.** Direct future growth and development to the growth areas identified on Figure LU-1. (New)
- LU 4.2 Urban and Suburban Residential.** Direct new urban and suburban residential development to defined Growth Areas where adequate public facilities and services are available. For Estate Residential uses, public facilities may be provided by either community or individual water and wastewater systems. (Modified 1.C-1)
- LU 4.3 New Commercial and Industrial Development.** Direct new urban and suburban commercial and industrial development to defined Growth Areas suitable for such development. Reserve lands in a range of parcel sizes to accommodate a variety of retail, office, manufacturing, business and other commercial and industrial uses. (Modified 1.D-1).
- LU 4.4 Estate Residential.** Limit new Estate Residential development to existing Rural Communities, new Rural Planned Communities, and unincorporated areas within the Live Oak sphere of influence and both the existing and possible future Yuba City sphere of influence. Prior to designating new Estate Residential land use, the Board of Supervisors shall find that there is a market demand for the use, existing Estate Residential land uses have been substantially built out, the use can be adequately served by services and infrastructure available at the time of project approval (either community or individual water and wastewater systems), and the use is compatible with adjacent and nearby uses. (Modified 1.C-2)
- LU 4.5 Incorporation.** Allocate higher intensity residential, commercial, and industrial land uses within areas that can be annexed by existing cities, or where potential incorporation of a new city can be facilitated. (New)

See the Infrastructure and Public Services Elements for additional policy direction.

- LU 4.6 Discontiguous Development.** Prohibit the establishment of new growth areas that are separated from existing cities and/or rural communities. (Modified 1.A-3)

FORM and DESIGN - GENERAL

- LU 4.7 Boundaries.** Reinforce the boundaries of growth areas through appropriate mechanisms such as buffers, greenbelts, and conservation easements. (New)

- LU 4.8 Quality New Development.** Require high quality, efficient, and well designed new development.

- a. Use significant natural, historic, and visual site features to guide site planning and design, and incorporate such features as focal points when feasible.
- b. Enhance scenic views to the Sutter Buttes, rivers, agricultural lands, and other visual resources through project siting and design.
- c. Provide for a mix of interconnected uses and a compact development form that makes efficient use of the land.
- d. Facilitate non-automobile transportation modes.
- e. Screen visually obtrusive activities and facilities from roadways and other public spaces through the use of landscaping, walls, building orientations, and other methods. (Modified 1.H-1)
- f. Design and locate lighting to avoid spillage and glare on adjacent properties and protect the rural night sky. (New)

The Growth Area Form and Design policies may also be applied to new suburban and urban development proposed within rural communities as appropriate (See Policy LU 3.13).

FORM and DESIGN - RESIDENTIAL

- LU 4.10 Existing Neighborhoods.** Promote the conservation of existing neighborhoods by permitting infill housing development that is compatible with the density, scale, setbacks, and character of existing homes. (New)

- LU 4.11 New Neighborhoods.** Promote well defined new residential neighborhoods that provide a wide range of housing types, densities, and affordability and are served by parks, schools, trails, and open space. (New)

- LU 4.12 Diverse Housing.** Promote the development of innovative forms of housing that increase the diversity and affordability of housing options in the County. (New)

See the Housing Element for additional policy direction.

- LU 4.13 Second Units.** Allow for the development of second residential units in appropriate residential zones provided that parking, design, and other neighborhood impacts are fully addressed in accordance with State statutory requirements (New)
- LU 4.14 Medium and High Density Housing.** Locate medium and high density housing at strategic locations that maximize access to multi-modal transportation and services. (New)
- LU 4.15 Mix of Uses.** Provide for the integration of residential, non-residential, and mixed-use within Growth Areas to allow residents to easily walk or bike to shopping, services, employment, and leisure activities. (New)
- LU 4.16 Residential Neighborhoods.** Provide for the development of new residential neighborhoods that are diverse, distinct, and highly livable.
- a. Establish a network of attractive streets, sidewalks, paths and other routes that promote neighborhood connectivity, a pedestrian friendly environment, and safe and convenient access to parks, schools, and adjacent uses.
 - b. Promote diversity of architecture, materials, colors, and rooflines within neighborhoods. (New)
- LU 4.17 Housing Design.** Promote well designed and articulated new single-family detached and multi-family attached housing. (New)

FORM and DESIGN – COMMERCIAL & INDUSTRIAL

- LU 4.18 Higher Intensity Commercial and Industrial Uses.** Concentrate higher intensity commercial and industrial uses along highways and other strategic locations that maximize access to multi-modal transportation options. (New)
- LU 4.19 Consolidate Uses.** Combine commercial, service, public, higher density residential, transit, and similar uses within new large scale mixed-use communities when feasible. Evenly distribute these uses within new development for the convenience of surrounding residents. (New)
- LU 4.20 Contiguous Industrial Development.** Encourage new industrial uses to be developed in contiguous or generally consolidated areas to reduce the potential for conflicts with surrounding uses, and to facilitate the opportunity to create integrated and attractive business and industrial parks. (Modified 1.E-3)

- LU 4.21 Industrial Expansion.** Maintain areas for expansion around existing industrial development where feasible, and generally discourage the redesignation of industrial lands to uses not compatible with industrial development. (Modified 1.E-2)
- LU 4.22 Employee Serving Businesses.** Allow businesses such as childcare, restaurants, banks, family medical offices, convenience retail, and other similar services within industrial areas to provide services to employees near their workplace. (New)
- LU 4.23 Aesthetic Appearance.** Require that the Sutter County Design Guidelines be applied to all industrial and commercial areas to improve the aesthetic appearance of those developments. (Modified 1.H-3)
- LU 4.24 Commercial and Industrial Development.** Promote well designed and articulated new commercial and industrial development.
- a. Consider the relationship and orientation of commercial and industrial buildings to arterials and other major roadways to enhance street frontages.
 - b. Ensure commercial and industrial development provides pedestrian access to surrounding neighborhoods where feasible and within the development itself.
 - c. Ensure the scale, massing, and architectural detail of commercial and industrial buildings compliments adjacent residential uses.
 - d. Create visually interesting and consistent commercial and industrial projects by utilizing consistent design elements and materials throughout individual centers/complexes. Consider variations of wall planes, rooflines, and building forms, and articulating all building elevations visible from streets and other public spaces.
 - e. Reduce the perceived scale of large scale commercial and industrial uses through modulating building mass, façade articulation, well defined entries, use of different colors and materials, landscaping, and other similar techniques.
 - f. Screen utilities, HVAC units, waste collection and other similar areas from public view.
 - g. Provide for consistent sign types, materials and graphics within commercial and industrial

See the Mobility Element for additional policy direction.

centers/complexes that compliment project design and are appropriately scaled to the buildings.

- h. Incorporate transit facilities such as turnouts, drop-offs, and shelters within and/or adjacent to commercial and industrial development when supported by transit services.
- i. Minimize the visual impact of parking areas from roadways and other public spaces.
- j. Encourage shared access and reciprocal parking between adjacent commercial and industrial parcels to reduce curb cuts along streets.
- k. Provide flexibility in commercial and industrial development standards to allow opportunities for mixed-use development and unique uses. (New)

Cities' Spheres of Influence

Goal LU 5

Promote a collaborative process for the planning and annexation of the area within the cities spheres of influence. (New)

Policies:

- LU 5.1 Live Oak SOI.** Recognize the sphere of influence identified on the General Plan Land Use Diagrams as Live Oak's boundary of future planned urban growth. (Modified 1.B-3)
- LU 5.2 Yuba City Existing SOI.** Recognize the existing sphere of influence identified on the General Plan Land Use Diagrams as Yuba City's boundary of future planned urban growth. (Modified 1.B-2)
- LU 5.3 Yuba City Possible Future SOI.** Consider the possible future expanded sphere of influence identified on the General Plan Land Use Diagrams as Yuba City's possible boundary of future planned urban growth. Enter into a memorandum of understanding (MOU) with Yuba City prior to supporting the City's possible future expanded sphere of influence. The MOU should address, at a minimum, the timing of annexation, planning of land uses and infrastructure, and mitigation of fiscal and environmental impacts associated with potential future development within the expanded sphere of influence. (New)
- LU 5.4 Sphere Expansion.** Discourage the modification or expansion of Yuba City's and Live Oak's spheres of influence beyond the boundaries identified (including the possible future expanded

Yuba City sphere of influence) on the General Plan Land Use Diagrams until substantial build out has occurred within the existing spheres, and a clear market demand exists for new uses that cannot be more efficiently accommodated in other defined growth areas in the County. (Modified 1.B-5)

- LU 5.5** **Planning Coordination.** Work with Yuba City and Live Oak to establish formal agreements for the comprehensive planning and environmental review of lands within each city's respective sphere of influence. In general, the cities will lead and be responsible for land use planning in their spheres of influence. Such plans shall be prepared in coordination and cooperation with the County. (Modified 1.A-1)
- LU 5.6** **County approvals within Spheres of Influence.** Discourage County processing and approval of requests for changes to General Plan land use designations within the cities spheres of Influence prior to their annexation. Processing of a request by the County should only occur when, after consultation with the City, it is determined that annexation of the subject property is not feasible and the proposed land use change will not conflict with the City's ultimate plans for the area.(New/Modified 1.A-2)
- LU 5.7** **Impacts and Outcomes.** Ensure that fiscal and environmental impacts to the County from proposed development within the cities and their spheres of influence are mitigated to less than significant levels, support the County's General Plan policies, and achieve mutually beneficial outcomes relating to affordable housing, protection of agricultural lands and natural resources, public services, flood protection, water resources, transportation, and other issues. (New)
- LU 5.8** **Employment and Revenue Generating Uses.** Coordinate with the cities to encourage projects that result in employment and revenue generating land uses resulting in benefits to both the County and cities. (New)
- LU 5.9** **Revenue Sharing Agreements.** Update as necessary revenue sharing agreements with Live Oak and Yuba City to ensure that sufficient revenue is provided with each annexation to fully cover projected County revenue losses and costs. (New)
- LU 5.10** **Orderly Progression.** Support annexation proposals that include land areas of adequate size to be planned and developed in a comprehensive fashion, extend in an orderly progression outward from the incorporated cities, and do not result in the creation of unincorporated islands. (New)

Rural Planned Communities

Goal LU 6

Provide for the consideration of new Rural Planned Communities within/ adjacent to the existing Rural Communities of Sutter and East Nicolaus/Trowbridge. (New)

Policies:

- LU 6.1 Comprehensive Planning.** Require the comprehensive planning and environmental review of each Rural Planned Community reflected on Figure LU-1. (New)
- LU 6.2 Initiation of Planning Process and Boundaries.** Secure Board of Supervisor's authorization to proceed prior to initiating planning of each Rural Planned Community. As part of such authorization, the Board may review and adjust the boundaries of the Rural Planned Community. Authorization to initiate planning and the review of boundaries shall consider the market demand for the proposed land uses, potential benefits to the County, ability to facilitate comprehensive planning and provide a full range of public infrastructure and services, and consistency with General Plan policies. (New)
- LU 6.3 Specific Plans.** Require the preparation and approval of a specific plan to ensure the comprehensive and logical planning of each Rural Planned Community and to implement the goals and policies of the General Plan. (New)
- LU 6.4 Concurrent Approvals.** Require the preparation and approval of the following concurrent with the approval of a specific plan for each Rural Planned Community:
- a. General Plan Amendment and Consistency Analysis
 - b. Zoning Entitlements and Regulations
 - c. Appropriate environmental document
 - d. Infrastructure Master Plans
 - e. Fiscal Impact Analysis
 - f. Urban Services and Public Facilities Financing Plans
 - g. School Mitigation Agreements
 - h. Design Guidelines
 - i. Development Agreement(s) (New)

Implementation Program for Policy LU 6.4: Infrastructure Master Plans. Require the infrastructure master plans for each Rural Planned Community to define the size, location, phasing, and cost estimates for all public infrastructure required to serve the community. (New)

Implementation Program for Policy 6.4: Public Facilities Financing Plans. Require the Public Facilities Financing Plan for each Rural Planned Community to identify the funding mechanisms required for the capital costs of all public infrastructure needed to support buildout of the community, and how such infrastructure will be fully funded by new development in the community with no added costs, and no decline in service levels, to existing residents and employees within the County. (New)

Implementation Program for Policy 6.4: Urban Services Plans. Require the Urban Services Plan for each Rural Community to identify the level of community services to be provided and how these services will be fully funded by new development in the community with no added costs to existing residents. (New)

Implementation Program for Policy 6.4: School Mitigation Agreements. Require the School Mitigation Agreements between the landowners within the Rural Planned Communities and the local school districts to identify the timing and funding of school facilities to mitigate school impacts. (New)

Implementation Program for Policy 6.4: Design Guidelines. Require the Design Guidelines for each Rural Planned Community to comprehensively address design elements and character unique to the project, promote high quality development, build upon the Sutter County Design Guidelines, and implement General Plan policy. (New)

Implementation Program for Policy 6.4: Development Agreement (s). Require the Development Agreement(s) between the property owners and the County to set forth the property owner's improvement, financing, dedication, maintenance, and other obligations and to be approved prior to or concurrent with the approval of zoning on the subject properties. (New)

LU 6.5 Pre-Specific Plan Development Projects. Allow for the processing and approval of development projects within the boundaries of a defined Rural Planned Community prior to the comprehensive planning of that area for properties where the

General Plan Land Use Diagram identifies existing residential, commercial, or industrial land use. The type and intensity of permitted development may be limited by the County based upon the level of public infrastructure and services available at the time of project consideration (either community or individual water and wastewater systems). (New)

LU 6.6 Pre-Specific Plan Land Use Amendments. Discourage land use amendments, including the conversion of agricultural land, within the boundaries of a defined Rural Planned Community prior to the comprehensive planning of that area. Exceptions may be granted by the Board of Supervisors if the proposed amendment is accompanied by a development project (is not speculative) and the Board finds that the project provides significant benefit to the County, furthers the County's interest in the planning of new employment and revenue generating uses, can provide the required level of public services and infrastructure, and does not jeopardize the future comprehensive planning of the Rural Planned Community. (New)

LU 6.7 FPARC. Include the Food Processing, Agricultural and Recreational Combining District in any proposed Specific Plan for the Sutter Rural Planned Community, if it is repealed (note it can only be repealed by the voters). If it is not repealed, or a Specific Plan is proposed prior to a successful repeal, a Specific Plan may proceed without the FPARC lands. (New)



See FPARC
provisions in
Appendix I

LU 6.8 Relationship to Existing Rural Communities. Ensure that the comprehensive planning for each new Rural Planned Community respects the form, character and development patterns of the existing rural communities (Sutter and East Nicolaus/ Trowbridge) and promotes opportunities to enhance these communities. (New)

LU 6.9 Mix of Uses. Ensure each rural planned community provides for a balanced mix of uses, particularly for phased development.

- a. Residential neighborhoods that provide a diversity of quality housing choices.
- b. Commercial activity centers that supply goods and services to residents and businesses.
- c. Employment uses with infrastructure and road access within the initial phases of development.
- d. Public and open space uses adequate to serve the needs of the community. (New)

See the Environmental Resources Element for additional policy direction.

LU 6.10 Community Identity. Promote the incorporation of a mixed-use town center/focal point, and visually attractive gateways, to help define a distinct identity for each Rural Planned Community. (New)

LU 6.11 Sutter Buttes. Ensure that the Specific Plan for the Sutter Rural Planned Community incorporates land use and design measures to protect the Sutter Butte’s natural, historic, cultural, and visual resources and implements/expands upon the Sutter Buttes overlay zone. (New)

See the Economic Development Element for additional policy direction.

LU 6.12 Funding of Services & Infrastructure. Ensure that each Rural Planned Community is self-sufficient generating the revenue necessary to fully fund the urban services and infrastructure necessary to serve the new community with no added costs, or decline in service levels to existing residents within the County. (New)

LU 6.13 Incorporation. Explore incorporation of each Rural Planned Community as a potential city. If it is determined that incorporation would be beneficial to the County and community, the timing of incorporation, and establishment of a civic center and other facilities to support the civic functions of the community, shall be addressed in the corresponding Specific Plan and accompanying documents. (New)

LU 6.14 Community Involvement. Provide for the meaningful engagement and participation of the residents and businesses within the existing Rural Communities in the planning process for each new Rural Planned Community. (New)

Industrial/Commercial and Employment Corridor

Goal LU 7

Provide for the consideration of appropriately planned and designed new Industrial/Commercial and Employment Corridor uses along the Highway 99 and Highway 70 corridor. (New)

Industrial/Commercial and Employment Corridor Uses

Policies:

See the Infrastructure and Public Services Elements for additional policy direction.

LU 7.1 Type and Intensity of Development. Limit the type and intensity of development in Industrial/Commercial and Employment Corridor areas based upon the infrastructure and services available at the time of project approval (either community or individual water and wastewater systems). (New)

- LU 7.2 Quality Design.** Ensure that projects within Industrial/Commercial and Employment Corridor areas provide high quality site design, architecture, screening, buffering, landscaping, signage, lighting, and other design elements, in particular along the Highway 99 corridor, in accordance with the Sutter County Design Guidelines and applicable General Plan policies. (New)

Implementation Program for Policy 7.2: Quality Design.

Supplement the Sutter County Design Guidelines to ensure cohesive and unified design for Industrial/Commercial and Employment Corridor projects along the Highway 99 and Highway 70 corridor. Design requirements shall reflect the scenic and functional importance of Highways 99 and 70 in Sutter County. Design Guidelines for Employment Corridor uses north and south of Yuba City shall acknowledge the visual importance of this corridor as an entry to Yuba City, and shall consider consistency with the City's design guidelines and standards. Design elements to be addressed include, but are not limited to, grading, streetscapes, landscaping, site design, vehicular and pedestrian access, screening, building architecture and design, lighting, and signage. (New)

- LU 7.3 Reuse of Existing Structures.** Encourage the reuse/revitalization of existing and vacant structures as appropriate within the Industrial/Commercial and Employment Corridor. Require such structures and site improvements (i.e. parking areas, landscaping, etc.) to be improved to current design standards to the extent feasible. (New)
- LU7.4 Industrial Buffers.** Require new development in Industrial/Commercial and Employment Corridor to incorporate, as appropriate, buffers, landscape setbacks, masonry screening walls, berms, building setbacks and placement, performance standards, and other measures that mitigate visual and operational impacts to adjacent uses in compliance with the Sutter County Design Guidelines and project environmental review. (Modified 1.E and 1.E-1)
- LU 7.5 Access.** Coordinate access from Industrial/Commercial and Employment Corridor projects to Highway 99 with Caltrans. Encourage shared access opportunities and appropriate internal access between projects and to County roadways. (New)

See the Mobility Element for additional policy direction.

Employment Corridor

- LU 7.6 Design Review Required.** Require a Design Review application for specific project development plans (not speculative) for all projects proposing to locate within the Employment Corridor area. The Design Review shall be reviewed by the Planning Commission, who shall forward a recommendation to the Board of Supervisors, who shall either approve or deny the project.
- LU 7.7 Expedited Processing.** Expedite the processing of Design Review applications within the Employment Corridor that adequately demonstrate upon submittal that they meet the following criteria:
- a. The proposed project furthers the County's interest in planning and providing new employment and revenue generating land uses;
 - b. The proposed project is a "dry" user and can be adequately served by services and infrastructure available at the time of project approval (either community or individual water and wastewater systems);
 - c. The proposed project demonstrates compliance with flood protection requirements;
 - d. The proposed project is compatible with adjacent and nearby uses; and
 - e. The proposed project, if proposed to be accessed from Highway 99, has or can obtain, approved access from Caltrans. (New)
- LU 7.8 Coordination with Yuba City.** Explore opportunities to coordinate the planning and provision of services to Employment Corridor areas near Yuba City along Highway 99 with the City. (New)
- LU 7.9 Comprehensive Planning.** Encourage the comprehensive planning of contiguous parcels within Employment Corridor areas. Require a specific plan or other comprehensive planning tool for Employment Corridor areas where the extension of public services and infrastructure are proposed. (New)

Sutter Pointe

Goal LU 8

Facilitate well planned large scale mixed-use residential, industrial and commercial development, bringing housing and jobs to South Sutter County consistent with the terms of advisory Measure M. (Modified 9.C)

Policies:

- LU 8.1 Specific Plan.** Implement the Sutter Pointe Specific Plan, zoning and other associated entitlements for all lands within the Sutter Pointe Specific Plan Area. (Modified 9.C-1)
- LU 8.2 Development Agreements.** Execute development agreements, and other agreements necessary, to ensure that Measure M standards are met. (Existing 9.C-2)
- LU 8.3 Natomas HCP.** Ensure that the Sutter Pointe Specific Plan and future land development proposals within the Specific Plan Area are consistent with the Natomas Basin Habitat Conservation Plan. (Existing 9.C-3)
- LU 8.4 Funding of Services & Infrastructure.** Provide a self-sufficient community generating the revenue necessary to fully fund the urban services and infrastructure necessary to serve the new community. (Existing 9.C-4)
- LU 8.5 Incorporation.** Support incorporation of the Sutter Pointe Specific Plan Area as a city as soon as reasonable and practicable. (Existing 9.C-5)
- LU 8.6 Phasing.** Phase development within the Sutter Pointe Specific Plan Area to allow for efficient infrastructure and facilities planning to ensure that each phase of development will include the necessary public improvements required to meet defined service standards, and to maximize cost sharing opportunities with planned development in surrounding counties. (Existing 9.C-6)
- LU 8.7 Employment and Commercial Uses:** Identify a minimum of 3,600 acres for industrial and commercial uses within the Specific Plan Area to promote regional employment growth, increased tax revenues, and economic development.
- a. Provide for large and contiguous employment sites and locations adjacent to existing and planned infrastructure and future freeway access points.
 - b. Provide zoned employment land, and the backbone infrastructure and services required to support development of that land, with the initial phases of Specific Plan development.
 - c. Protect existing industrial development along Pacific Avenue from encroachment from incompatible uses.

See the Sutter Pointe Specific Plan for additional policy and implementation direction.

- d. Provide for activity centers throughout the Specific Plan Area that supply goods and services to surrounding residents and businesses. (Existing 9.C-7)

LU 8.8 Public Facilities: Provide for a minimum of 1,000 acres for community facilities to meet the needs of residents and employees. Such facilities include, but are not limited to: parks, open space, schools, library, general governmental services, corporation yard, fire protection, law enforcement, and public transit.

- a. Provide sites for public facilities that enhance access by local residents and facilitate opportunities for joint use.
- b. Require an Urban Services Plan identifying the level of community services to be provided and how these services will be fully funded by Plan Area development with no added costs to existing residents.
- c. Require School Mitigation Agreements between the landowners and the local school districts that identify the timing and funding of school facilities to mitigate school impacts.
- d. Establish a civic center facility to support the administrative and civic functions of the community. (Existing 9.C-8)

LU 8.9 Residential Uses: Provide for a maximum of 2,900 acres of residential construction, and a maximum of 17,500 units, on land protected from the 100-year flood event.

- a. Assist in meeting the needs of very low-, low-, and moderate-income groups through compliance with the County's Affordable Housing Ordinance.
- b. Identify the mix of housing types, number of each type of unit, and distribution of the various types of residential units.
- c. Prohibit residential development within the 100-year floodplain, with the exception of those lands that will be removed from the 100-year floodplain through drainage and flood control improvements required as a condition of such development. (Existing 9.C-9)

LU 8.10 Infrastructure: Provide the infrastructure and improvements necessary to support the Sutter Pointe Specific Plan and ensure that this infrastructure is paid for by Plan Area development. Such infrastructure includes, but is not limited to: roadways, trails, bridges, drainage & flood control, wastewater, potable water, electricity, natural gas, and telephone.

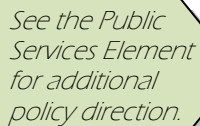
- a. Provide for efficient regional and local mobility systems that support multi-modal transportation including automobiles, trucks, transit, bicycles and pedestrians.
- b. Require that the Specific Plan include infrastructure master plans that define the size, location, phasing, and cost estimates for all public infrastructure required to serve the Plan Area.
- c. Ensure the timely provision of public utilities and infrastructure consistent with adopted master plans.
- d. Require that the Specific Plan include a Public Facilities Financing Plan identifying the funding mechanisms required for the capital costs of all public infrastructure required to support buildout of Sutter Pointe, and how such infrastructure will be fully funded by Plan Area development with no added costs, and no decline in service level to existing residents within the County. (Existing Policy 9.C-10)

Governmental Uses and Coordination

Goal LU-9

Designate adequate and compatible sites for governmental/public uses, and take a lead role when feasible on regional issues of importance to Sutter County, its residents, and businesses. (New)

Policies:



See the Public Services Element for additional policy direction.

- LU 9.1 Co-Location.** Promote the co-location of parks, schools, police, fire, libraries, community centers and other community facilities to support community interaction, enhance neighborhood identity, support joint use, and leverage resources. (New)
- LU 9.2 County Facilities.** Ensure that the County's structures, sites, and improvements are designed at a high level of visual, architectural, and landscape quality that compliments adjacent neighborhoods and uses. (New)
- LU 9.3 Non-County Public Facilities.** Encourage school, utility and other non-County public agencies to plan and design their structures and improvements at a high level of visual, architectural, and landscape quality that compliments adjacent neighborhoods and uses. (New)
- LU 9.4 Impacts to Nearby Uses.** Require public facilities such as wells, pumps, tanks, and yards to be located and designed to ensure that noise, light, odors, and appearance do not adversely affect nearby land uses. (New)
- LU 9.5 Regional Planning Efforts.** Support and participate as appropriate in countywide, regional, and other multi-agency planning efforts related to land use, housing, revenue, economic development, tourism, agriculture, natural resources, air quality, habitat conservation, transportation, transit, infrastructure, water supply, flood control, solid waste disposal, emergency preparedness, and other issues relevant to the County. (New)
- LU 9.6 LAFCO.** Work closely with the Local Agency Formation Commission (LAFCO) to ensure that the County's General Plan and concerns are considered in the review of all boundary changes. (New)
- LU 9.7 Project Consultation.** Encourage early consultation with adjacent jurisdictions on development proposals in Sutter County that may have an impact to them. Respond to and comment on development proposals in other jurisdictions that may have an impact to Sutter County to ensure consistency with the County's General Plan and that appropriate mitigation is incorporated. (New)