



# SUTTER COUNTY

## General Plan Update Draft Issues Report

April, 2008



## **1. INTRODUCTION**

### **BACKGROUND**

In the fall of 2007, Sutter County initiated a work program to comprehensively update its General Plan. The General Plan is the County's "constitution" that guides future decisions regarding land use, conservation, housing, transportation, infrastructure, community services, economic development, and other relevant issues. The updated General Plan will create a policy framework to guide growth and conservation through the year 2030.

The first steps in the General Plan Update process are to develop a detailed description of Sutter County's existing conditions, and to begin identifying key issues to be covered in the General Plan. This information will be used to help shape the vision and guiding strategies, and direct future policy options to address the topics relevant to the County. Input from the public will be a vital and on-going component of this process.

### **PURPOSE OF THE PLANNING ISSUES REPORT**

The Planning Issues Report identifies and describes the key physical, environmental, economic, cultural, and social issues to be addressed in the General Plan Update. It provides a tool to help focus community attention and stimulate discussion on those issues that have major policy implications as Sutter County defines its future. The Issues Report purposely does not reach conclusions or suggest how the County should address the issues and develop the General Plan. Instead, it acts as a tool to compile and catalogue those issues in a single place to help facilitate and document community input.

The Issues Report is not static. It is anticipated that the identification of issues will continue throughout the General Plan Update process as additional information is generated and public input received.

### **HOW THE ISSUES WERE IDENTIFIED**

Key issues have been defined through the development of the Technical Background Report and the initial General Plan Update public involvement effort. The primary sources of information and input include:

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## **Technical Background Report (TBR)**

The TBR details existing conditions and trends in Sutter County and is one of several supporting documents to the General Plan Update. The TBR provides information on a broad range of topics including land use, demographics and economics, infrastructure, mobility, community services and facilities, environmental and cultural resources, hazards, and noise. Each section of the TBR includes a short list of key findings, providing a quick overview of the conclusions associated with each topic. These findings have been used as a starting point in the issue identification process.

### **County Staff Input**

County staff has provided input in the identification of issues through review of the TBR and of this Issues Report. In addition, County staff has actively participated in the stakeholder interviews, General Plan Advisory Committee meetings, and community workshops. Staff's input has been invaluable in identifying issues that have arisen through the implementation of the current General Plan, as well as issues not addressed by existing policy.

### **Stakeholder Interviews**

A series of interviews were held in September and October of 2007 with several key stakeholders selected by County staff. These stakeholders represented a range of community interests (e.g., business, environment, agriculture and affordable housing). The stakeholder groups interviewed included representatives from:

- Yuba-Sutter Chamber of Commerce
- Middle Mountain Foundation
- Sutter-Yuba Association of Realtors
- Yuba-Sutter Economic Development Corporation
- Yuba-Sutter Farm Bureau
- Consolidated Housing Authority of Sutter County and Sutter Community Affordable Housing Corporation

A series of questions were asked of the stakeholder group representatives focused on determining the role and interests of the organizations, and defining their initial perspectives on the County's key assets and issues.

### **General Plan Advisory Committee**

The General Plan Advisory Committee (GPAC) consists of 25 Sutter County residents and five alternates appointed by the Board of Supervisors to assist in preparation of the General Plan. In February and March of 2008, the GPAC held two meetings to discuss General Plan issues. As part of this effort, the GPAC was divided into groups and asked to identify Sutter County's primary assets and the most significant issues facing the County both now and into the future. At the end of the exercise, each group shared their findings with the full GPAC.

### **Community Workshops**

In April of 2008, a series of community workshops were held throughout Sutter County to solicit public input and help define issues and develop a vision and principles to guide

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the update of the General Plan. Workshops were held at the following locations and dates:

- Yuba City/Live Oak - Veterans Memorial Community Building, Yuba City on April 7, 2008
- Nicolaus/E. Nicolaus Area - E. Nicolaus High School on April 10, 2008
- Robbins Area - Robbins Community Hall on April 14, 2008
- Sutter/Meridian Area - Sutter Union High School on April 17, 2008

Over 200 individuals participated in the community workshops. The community workshops were structured to encourage a high level of interaction amongst participants. Similar to the exercise completed by the GPAC, participants were asked to define the County's key assets and issues. Issues and assets that were mentioned more than once at the community workshops are included in Section 2 County Assets and Section 3 Key Issues, below. A more detailed summary of comments made at the community workshops is included in Appendix A of this document.

### **Planning Commission and Board of Supervisors Direction (TO COME)**

The "Final" Planning Issues Report was prepared incorporating key issues defined through the TBR, staff input, stakeholder interviews, GPAC meetings and community workshops. The Planning Commission and Board of Supervisors reviewed and provided their perspectives on the report and identified issues at a joint hearing on [REDACTED], 2008. A summary of the comments from this joint hearing are included in Appendix B of this report.

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## 2. COUNTY ASSETS

Input was sought from the community to help identify Sutter County's primary assets. For the purposes of this effort, an asset was defined as a positive feature or quality that helps to characterize Sutter County; its environment, its culture, and its people. The identification of assets offers insights into those elements that the community places a high value upon.

The most common assets cited include:

- Rural environment/lifestyle – small town feel
- Good place to raise a family
- Large agricultural base and quality farmlands
- Sutter Buttes
- Expansive open space and natural resources (rivers, woodlands, wetlands)
- Outdoor recreational opportunities
- Easy access from major roadways/highways
- Proximity to amenities (Bay Area, Wine Country, Sierras/Foothills)
- Good regulatory climate for small businesses
- Relative housing affordability
- Availability of fairly inexpensive land
- Untapped economic opportunities
- High quality education
- Sutter Library
- Good weather
- Good air quality
- People that live in the County
- Cultural diversity

As would be expected, the preservation and/or enhancement of many of the above assets have also been identified as key issues to be addressed in the updated General Plan.

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### 3. KEY ISSUES

The following is a comprehensive summary of the identified issues that require attention in the updated General Plan. The issues are grouped by broad topic areas that generally correspond to the potential structure of the General Plan. The broad topic areas include: Community Development; Infrastructure and Community Services; Environmental Resources; and, Community Health and Safety.

References are identified in parenthesis after each issue noting the primary source(s) that defined the issue, including:

- **TBR/CS** – Technical Background Report/County Staff Input
- **SI** – Stakeholder Interviews
- **GPAC** – General Plan Advisory Committee
- **CW** – Community Workshops

In many cases an issue was acknowledged by more than one source. This summary is not intended to be a verbatim recitation of each issue identified, but rather a compilation of the input received.

#### COMMUNITY DEVELOPMENT

Community development encompasses those issues that address how existing uses are to be maintained and enhanced and how new development may occur. Typical sub-topics include land use, housing, economic development, and the agricultural economy. Based upon community input received, the long-term viability of the agricultural economy, diversification of the economic base and job growth, sustaining the County's unique rural quality of life, and addressing increasing growth pressures are common concerns. This begins to form a key underlying challenge for the General Plan Update to balance agricultural, rural, and growth interests in a way that maximizes the quality of life and economic vitality of Sutter County over the next 20 to 25 years.

Specific community development issues identified include:

- Protection of the County's rural quality of life. (TBR/CS, SI, GPAC, CW)
- Conversion/loss of agricultural lands. (TBR/CS, SI, GPAC, CW)
- Viability of and desire to support the long-term agricultural economy, including agricultural production and manufacturing. (TBR/CS, SI, GPAC, CW)
- Regulation of and impacts associated with "ranchette" development. (TBR/CS, SI, GPAC, CW)
- Addressing/directing increasing growth pressures. (TBR/CS, SI, GPAC, CW)
- Timing of infrastructure with growth. (CW)
- Disposition of the Spheres of Influence for Yuba City and Live Oak – incorporated versus unincorporated growth. (TBR/CS, CW)

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- Impacts and opportunities associated with the proposed Sutter Pointe (Measure M) project in South Sutter County. (SI, GPAC, CW)
  - Opportunities for new and diverse economic development and job growth including higher paying year around employment. (TBR/CS, SI)
  - Education of job force to diversify skill sets. (GPAC, CW)
  - Opportunities to attract new services, such as retail and restaurants. (SI, CW)
  - Opportunities to expand tourism including hunting, fishing, and agri-tourism. (SI, GPAC, CW)
  - Commuting of residents out of Sutter County to jobs in other counties. (TBR/CS, SI, CW)
  - Balance of new business growth with the vitality of existing businesses. (SI)
  - Use issues associated with the Food Processing, Agricultural, and Recreational Combining (FPARC) Area Plan. (TBR/CS, GPAC)
  - Addressing zoning needs in the County and the lack of industrial-zoned land. (GPAC, CW)
  - Lack of jobs within the County. (GPAC, CW)
  - Need to support job creation and promote County assets
  - High County annual average unemployment rates. (TBR/CS, SI, CW)
  - Generation of tax revenues to ensure the County's long-term fiscal well being and ability to fund services. (SI, CW)
  - Pressure/potential for residential development given the County's relatively affordable market position in the region. (TBR/CS)
  - Over abundance of available housing units. (CW)
  - Need for more rural housing types. (CW)
  - Limit of executive housing options. (SI)
  - Under serving of affordable housing needs – lack of multi-family/small lot housing stock for renters and first time buyers. (SI)

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## **Infrastructure and Community Services**

Adequate infrastructure and community services are critical in providing a high quality of life for existing and future residents, businesses, and visitors of Sutter County. Specific infrastructure topics include water systems and supply, wastewater systems, stormwater drainage and flood control, solid waste management, energy resources, and telecommunications. Mobility includes streets and highways, transit and rail, bikeways, and air travel and airports. Topics for community services and facilities include law enforcement, fire protection and emergency services, schools, parks and recreation, and general government, civic, and cultural facilities. Common issues identified include the potential for flooding due to levee failure, increased traffic congestion, and deficiencies in park facilities. Maintaining a high level of infrastructure and community services for existing and future populations of the county will be a challenge for the General Plan Update.

Specific infrastructure and community service issues identified include:

### **Infrastructure**

#### **Water Systems and Supply**

- Need for additional surface water supplies to meet future demand. (TBR/CS, SI)
- Preservation of water use for farmers. (CW)
- Risk of groundwater contamination from nitrates and arsenic. (TBR/CS, CW)
- Lack of water system service in Robbins, and unstable water dues. (CW)

#### **Wastewater Systems**

- Addressing wastewater infrastructure system limitations. (GPAC)
- Septic tanks and disposal systems contributing to the contamination of groundwater. (TBR/CS)
- Inadequate sewer fees to cover operation and maintenance of the wastewater facilities in Robbins. (TBR/CS)
- Lack of sewer system in the Community of Sutter. (CW)
- Limitation of future growth in Yuba City's Sphere of Influence until expansion of the sanitary sewer system. (TBR/CS)
- High contamination levels in wastewater effluent in Live Oak's wastewater treatment plant, and inadequate funding to construct needed improvements. (TBR/CS)

#### **Stormwater Drainage & Flood Control**

- Increased flooding from local runoff due to development primarily in Yuba City and Live Oak. (TBR/CS)

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- Risk of flooding from stormwater runoff in the Pleasant Grove area. (TBR/CS)
  - Condition of major levees and risk of catastrophic flooding from levee or dam failure. (TBR/CS, SI, GPAC, CW)

#### **Solid Waste Management**

- Increased issues associated with illegal dumping in residential areas. (CW)

#### **Energy Resources**

- Production of natural gas and regulating/permitting of wells. (TBR/CS, CW)
- The distribution of generation and cogeneration facilities. (TBR/CS)
- Opportunities to minimize energy use through land use planning. (TBR/CS, CW)
- Opportunities to increase use of alternative energy. (TBR/CS, CW)

#### **Telecommunications**

No issues associated with telecommunications have been identified.

#### **Mobility**

- Increasing traffic and congestion along county roadways and highways including SR20, 70 and 99. (SI, GPAC, CW)
- Safety and road maintenance concerns associated with truck traffic along rural roadways. (TBR/CS)
- Insufficient funding for required roadway maintenance. (TBR/CS)
- Unpermitted truck parking along roadways. (TBR/CS)
- Enhancing safety at high accident locations on roadways intersections with state highway access. (TBR/CS)
- Fragmented/discontinuous bicycle routes. (TBR/CS, CW)
- Limited transit facilities/opportunities. (TBR/CS, SI, GPAC, CW)

#### **Community Services and Facilities.**

##### **Law Enforcement**

- Need for additional law enforcement including along rivers to ensure water safety. (CW)

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- Ability to maintain response time goals. (TBR/CS)
  - Need for Sutter County jail facility expansion. (TBR/CS)
  - Addressing crime issues related to drugs and gangs. (CW)

#### **Fire Protection and Emergency Services**

- Need for full-time, paid fire protection personnel. (CW)
- Recruiting and retaining volunteer fire personnel in CSA-F. (TBR/CS)

#### **Schools**

- Increasing enrollment and overcrowding of schools in the southern part of the County. (TBR/CS, SI)
- Concerns/perceptions about the quality of public education. (SI, CW)
- Deteriorating school facilities, and use of portable classrooms. (SI)

#### **Parks and Recreation**

- Deficiencies in the provision of neighborhood and community parks. (TBR/CS, GPAC, CW)
- Opportunities to create recreational amenities along the rivers. (SI, GPAC, CW)
- Ability to maintain existing park facilities. (SI)
- Need for additional walking/biking trails. (SI, GPAC, CW)
- Opportunities for public access to the Buttes. (SI, CW)

#### **General Government, Civic and Cultural Facilities**

- Lack of per capita standards to define adequate levels of library space and holdings. (TBR/CS)
- Need for community centers/meeting/conference facilities. (SI)
- Need for open, fair, and fiscally-responsible local leadership. (CW)

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## **Environmental Resources**

Environmental resource issues address the protection of the natural environment, as well as visual and cultural resources. Subtopics include: biological resources; agriculture, soils, and mineral resources; hydrology and water quality; air quality; visual resources; and prehistoric and historic resources. Preservation of the Buttes, rivers, wildlife, open space, agricultural land, and cultural resources are common concerns identified, as well as opportunities to develop environmental tourism. Balancing the protection of these environmental resources with future growth will be an important consideration of this General Plan Update.

Specific environmental resource issues identified include:

### **Biological Resources**

- Protection of biological resources including the Buttes, rivers, grasslands, riparian woodlands, oak woodlands, wetlands, and special-status plant and wildlife species/habitats. (TBR/CS, SI, GPAC, CW)
- Protection of open space/undeveloped lands. (SI, GPAC, CW)
- Opportunities to develop environmental tourism. (SI, GPAC, CW)

### **Agriculture, Soils, and Mineral Resources**

- Protection of important farmlands, agricultural lands under the Williamson Act, and existing agricultural operations. (TBR/CS, SI, GPAC, CW)

### **Hydrology and Water Quality**

- Compliance with Phase 2 of the National Pollutant Discharge Elimination System (NPDES). (TBR/CS)
- Impaired surface water quality in local drainages and the Sacramento and Feather Rivers from agricultural runoff. (TBR/CS)
- Degradation of groundwater quality from application of fertilizers and other farm chemicals and septic systems. (TBR/CS, CW)
- Reduced groundwater aquifer levels from use by surrounding jurisdictions. (CW)

### **Air Quality**

- Attainment of State and federal air quality standards. (TBR/CS)
- Contribution of agricultural operations on emissions of air criteria pollutants. (TBR/CS)
- The effects of global climate change. (TBR/CS)

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## Visual Resources

- Protection of visual resources such as the Sutter Buttes and rivers. (TBR/CS)

## Prehistoric and Historic Resources

- Unknown status of many cultural resources - limited portions of the County have been surveyed for prehistoric, historic, cultural or archeological resources. (TBR/CS)
- Protection of prehistoric and historic resources. (TBR/CS, CW)

## Community Health and Safety

Community health and safety issues address the potential hazards that can affect the residents, businesses, and visitors of Sutter County. Specific topics include geologic and seismic hazards, fire hazards, hazardous materials management, noise, and flood hazards. Common issues that were identified include potential noise conflicts between existing agricultural operations with adjacent uses, and increased noise levels from motor vehicles. Being aware of the potential community health and safety hazards is an important part of planning for the future to ensure the health and safety of those that live, work, and visit the County.

Specific community health and safety issues identified include:

### Geologic and Seismic Hazards

- Occurrence of erosion along the banks of rivers and drainages during winter storm events. (TBR/CS, CW)
- Presence of soils exhibiting shrink-swell potential. (TBR/CS)
- Risk of liquefaction along the rivers. (TBR/CS)

### Fire Hazards

- Potential for wildland fire hazard primarily in the Sutter Buttes and “river bottoms”. (TBR/CS)

### Hazardous Materials Management

- Presence of contaminated sites. (TBR/CS)

### Noise

- Exposure to motor vehicle noise levels that exceed Federal and State recommendations in the communities of Rio Oso, East Nicolaus, Sutter, and the unincorporated area outside of the City of Yuba City. (TBR/CS)
- Exposure to aircraft noise in the Sacramento International Airport’s 65 dBA Community Noise Equivalent Level (CNEL) contour. (TBR/CS)
- Exposure to noise-generating industrial uses and railways. (TBR/CS)

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- Noise conflicts between existing agricultural operations and adjacent uses. (TBR/CS, SI)

**Flood Hazards**

- Condition of major levees and risk of catastrophic flooding from levee or dam failure. (TBR/CS, SI, GPAC, CW)
- Addressing state mandates for flood control (GPAC)
- Provision of affordable flood control. (CW)

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## 4. APPENDIX

**Appendix A:** Provides a compilation of comments collected at the four community workshops held in April 2008.

**Appendix B:** Provides a summary of the comments from the joint Planning Commission/Board of Supervisors hearing on the Issues Report held [redacted] (to be included at a later date).

# APPENDIX A

## Community Workshop held in Yuba City/Live Oak area on 4/07/08

Number of times comment was made	What are Sutter County's Greatest Assets?
2	Small community focus on agriculture
1	Quiet and peaceful
2	Agriculture to provide our food
1	Lots of land with low population
3	The air quality is relatively good
4	Rural activities such as fishing and hunting
11	Open Space
4	The people in Sutter County (listen to them!!)
8	Sutter Buttes
9	Small town feel
4	Rural atmosphere
2	Sutter Library
9	Rivers
6	Blooming orchards (almond and peach)
5	Location
6	Outdoor recreation opportunities
1	Beautiful
3	Some of the best agricultural land
5	Agriculture
<b>What are Sutter County's Greatest Issues?</b>	
1	Ranchettes in the County
1	20 acre Ranchettes
3	Lack of leadership, of focus, and of identity
4	Leapfrog development
7	Lack of educational opportunities that are appropriate for the cost
1	Low to no cost activities for families and youth
14	Drugs and gangs
4	We need jobs attracting people with higher education levels
3	Measure M-new city whose residents will spend their paychecks in Sacramento
1	More youth centers or support those in existence
2	Financial issues with top heavy administration
1	The current predominant high density housing and concurrent restriction of upscale (Ranchette moratorium) upsets our financial basis
3	The availability of good water is mandatory
4	Need more high paying non-service jobs
1	Ranchettes can be zoned in a way to attract money, high-teck executives, and improve the socioeconomics of county.
4	The housing glut
7	Inconsistent planning of infrastructure
1	Lack of mental health facilities
	Help rehabilitate incarcerated people
2	Attitudes need to be more open minded and accepting of peoples views, sexual orientation, and political stance
5	More high paying government jobs
1	Lack of focus on prevention, need public health services to work on child abuse prevention, and youth development services
1	Homeless
6	Traffic
3	Keep housing in cities, no sprawl
2	Design rural housing, not everyone wants to live in the city
1	Could just be a bedroom community
1	Poor development planning
7	The "good old boys" relationships of city and county leadership
2	Tax businesses fairly, but give short term incentives to increase tax base
3	Limited river access and open space by the river

5	More designated industrial land
5	Balancing growth with maintaining agricultural land and open space
1	Urbanizing the farm land and the flood plain
7	Fragile levees threaten our safety
3	Treat of flooding and flood evacuation
1	Noise
<b>What would you like to see in Sutter County's future as it relates to Growth/Economic Development?</b>	
2	Agricultural tourism
1	Consider availability of high speed internet when considering adequacy of infrastructure to attract new businesses
2	Not everybody farms, how about some real jobs
1	Manufacturing and Light Industrial growth with transit oriented development is needed
1	Entice more locally owned businesses and give them the benefits that other non local businesses seem to be given
1	Divert more locally produced food to hospitals, schools and farmers markets instead of shipping it off to far away placed
1	More events to attract visitors and nice motels for them to stay in
1	Bring industry to Sutter County
1	Become more business friendly
2	Keep city contained to county boundary/hold the city (Yuba City) accountable
1	Better decisions regarding Power Plants
2	Encourage higher education jobs and build a community college
3	Light industry jobs to support our community
3	Quality of life is direct proportion to a good job base. Need more industry in Sutter County.
1	Vocational training
1	Need to establish industrial/commercial land use in and around Yuba City, and plan for infrastructure support. Perhaps south Yuba City
1	Growth should be from the cities out, not leap-frogged through the county
2	Less development and retain agriculture as the primary business
2	Need more agricultural activities
1	Attract high tech by catering more to upscale interests, magnify genteel rural in ag estate parcels and public areas
1	Stop throwing up strip malls and consider planned growth that make sense for the community
3	Growth outside city should be with like zoning. Not apartments in areas where existing estate size homes are already there. No express way (Harter) through existing neighborhood. No development in the Buttes
2	More jobs
3	Develop small business opportunities, " Incubators" concept
2	A retirement community like Del Webb would be wonderful
10	Can we attract a college University
1	Develop planned growth more in line with Yolo County
1	Hire a Tourism Director to bring economic driver to Sutter County that compliant the major local industry
3	Development has far outpaced infrastructure
3	Local shopping keep tax base here
3	More industrial and commercial zones
1	Do research on what industry provides the biggest economic driver!
4	Attract industry reflective of white collar workers, raise the socio-economic base
1	Less development and lower taxes
1	Whether we want it or not, we are going to grow, let's do it with some foresight. It would be nice if we were a "green" community.
2	Less "big city" economic growth, unique ideas for small area
1	More jobs less commuting, keep tax dollars in Sutter Co.
1	Attract bigger business that employ larger groups. We have a lot of small business that has small impact on the regions economics
1	Preserve, without stepping on private property rights (the Sutter Buttes)
2	Limit growth
1	Get rid of housing tracts
5	Stop the development over agricultural land/Keep business and development in certain areas and protect agriculture
1	Need more jobs industry and housing
2	Facilitate development of a small theme park or water park or similar for of outdoor entertainment to draw visitors from Sacramento and Chico
10	Please do not do any developing on the Buttes

1	New hospital
1	Industrial growth areas for agri-business, for jobs
1	Growth south Yuba City to Tudor and preserve smaller communities. The 99 access makes the best since for development
<b>What would you like to see in Sutter County's future as it relates to Agriculture?</b>	
11	Agricultural preservation
3	Limit Ranchettes to 20 acre minimum not 5
4	Limit Ranchettes to 5 acres
2	80 acre Ranchettes
	Allow Ranchettes or smaller "Residential Estates"
2	Promote organic farming, commands higher prices to cover higher waste and may decrease cancer rates
2	Eliminate all outdoor burning
1	Why are you allowing lot divisions in Live Oak area farms but not in outskirts of Yuba City
2	County is known for its agriculture lets not lose that. Allowing what happened with the 800 acres around South Ridge Golf Course is a no-no
2	Encourage more kids to farm by promoting agriculture in schools
2	Stop the burning of the rice fields
1	Make the Meridian and Robbins Basin agriculture preserves
1	Lets go back to being the peach capital of the world
1	Encourage keeping all remaining trees in farming areas. More trees equals more raptors and owls that are good for keeping the natural balance.
1	Encourage ranches to set aside small areas to allow native trees, plants and shrubs to come back. Lots of grazing has cost a lot of shade.
1	The Ranchette is the SUV of land use. If they can afford to by their privacy and open space then an equal, if not greater portion of land should be set aside for public
3	Ranchettes are an asset to an agricultural community when well planned. A community should not only have low cost and low budget housing, but should also provide some estate-like areas in order to attract money to the area
	Encourage agriculture opportunities to enable farmers success
2	I would like to see agriculture land preserved. Developers should not be allowed to buy land , split it and resell it
1	Keep and protect farmers but encourage them to grow food for the local community.
1	Encourage water efficiency
1	We are losing farming soil and I would like to see the amount of acres for Ranchettes go from 20 acres to 10 acres
1	Cease and desist ranchette approvals
1	If we don't produce our own food the cost of food could end up like oil
<b>What would you like to see in Sutter County's future as it relates to County Identity/Quality of Life?</b>	
4	Appreciation for the rich history and its historic buildings with a historic preservation ordinance
6	Maintain the agriculture integrity by supporting farmers needs
1	Have more mixed-use development where people can walk to shopping, recreation, and relaxation
1	One of our greatest assets is outdoor life (hunting, fishing, etc.) capitalize on it!
2	Catalog all old building and old trees. Encourage their preservation and hire an arborist to plant lots of oaks natives and keep up buildings
1	We need to decide what we are and will be when we grow up. It's been a hodge-podge.
1	More architectural restrictions on residence and commercial
1	Our few historic assets should be enhanced. The area around the Historic Dahling House on Lincoln Road (and the cover of "Worth Kiipein: the Architectural Heritage of Sutter County" book) should be planned in a way to enhance and preserve it's rural/architectural heritage.
2	Please see areas like Rancho Bernardo in San Diego County and see how well groomed their streets are kept. We can do the same!
<b>What would you like to see in Sutter County's future as it relates to Environmental Resources/Open Space?</b>	
	Make gas well drilling environmentally friendly
	The Feather River seems to get more and more shallow each year. It needs to be dredged
4	We need a park, camping and recreation areas in the county
	Move Pass Road into Sutter city limits
3	Stop any more gas wells
	Strengthen the levee system before more development
5	Natural History Nature Center on River
1	Keep open areas open from residential sprawl
1	Open space is not just agricultural land. There are economic and intrinsic value in open space with public access

1	Hiking trails through public open space
1	Open space should be sprinkled throughout even in developed areas, so that vies of the Buttes are possible. Consider Boulder, Co., its semi-rural, upscale atmosphere has attracted much higher tech industry
4	More wildlife habitat on river and public access on river
1	Protect rivers and fish
1	Some attractive access to river for safe recreation, i.e. walkways, nice upscale commercial restraint, and shops
1	Dredging of the Feather River could help with flooding
1	When considering development keep a thought on mixed usage of areas - housing/ retail/ etc.
4	We need access points on river for kayaks and public use
1	Mitigation for loss of prime agricultural land
2	The full potential of the river realized
3	Protect riparian forests
4	Bike paths near the river
1	Moorhead Gravel Pit is a huge eye sore and is eating away the mountain
1	A comprehensive long term community supported open space commitment. Lets be a model for the Central Valley in preservation and rehabbed open space (see River Partners)
<b>What would you like to see in Sutter County's future as it relates to Mobility?</b>	
3	Mass transit support all over county
13	Bike trails through the county / path and hiking trails for healthy communities
1	Widen Township
7	When are we going to see that infamous bridge between Yuba-Sutter County? Highway 99 is starting to look like a main artery through the county. Lets finish it!
1	Coordinate with adjoining counties to evaluate a community rail service (perhaps through SACOG)
1	Toll bridge over river
1	No toll bridge over river
1	Slower speed limit on Lincoln road should extend out to George Washington currently it increases around Walton)
1	Do not widen Highway 113
1	We need a good emergency plan for our roadways and evacuation. We need more and better options as we grow
5	More access to river
1	Widen Highway 113
1	By-Pass for Yuba-City to reduce truck traffic
1	Lower speed limit on 113 between bypass and Knights Landing to 55 and step up traffic enforcement by Sutter Sheriff and CHP
4	The roads are over crowded. The rural roads are being over used at dangerous speeds by residents of new development
1	Limit the busy roadways around historic structures (Dahling House) to prevent damage from vibration
2	Repair county roadways i.e. Highway 113 has sections that are a hazard and it also needs more shoulder room for emergencies
3	Finish Highway 99 to 4 lanes
1	Stop light at Highway 113 and 99
1	Fix road and Highway's not like Highway 99 what a joke, over pass now they stay stuck in Yuba City not Lodi, 6 stop lights why!
1	Have to do something with Butte House Road, add lanes/lights
1	Change all Highway 99 traffic lights in south county to interchanges
2	Safer roads
<b>What would you like to see in Sutter County's future as it relates to Utilities/Infrastructure?</b>	
1	Rural recycling
1	Drainage along Highway 20 Frontage and township
1	Need to protect our well water system from abusive usage
4	Nuclear Power Plant
2	No Nuclear Power Plant
6	Solar Power
1	Using less water in all areas and getting the word out that water is precious and limited
1	Artificial Lakes, created to store surplus water during fall and winter months. These lakes could be used as recreation areas.
2	Invest in wind power
3	Clean water no contaminated well water
1	What's the plan for Western Parkway?
6	Expand services and improve streets before houses

1	Need many more places to recycle cans, bottles and recyclables
1	Show folds how to retrofit their homes and businesses to use less energy. Let's be a model for long range sustainable planning
2	No more development in high risk flood areas, rather than build higher levees and further channeling use open space as floodable space. See River Partners!
	More underground electrical
4	Flood control and safe levees
1	Plant way more trees along streets, roads and replant trees that have to be heavily trimmed by power lines. Trees will bring summer temps down and offering shade. (i.e. Chico) more streets should look like this civic center area
2	Contact River Partners: Floodable zones planted with native trees and shrubs will absorb much more water during floods than levees will ever be able to keep back, the Central Valley naturally is a huge wetland area and were fighting against that reality, lets make it easy.
1	Collect rainwater off buildings, encourage smart efficient water use, preserve habitat, wildlife birds and predators and they will take care of our more out of control species such as crows and mosquitoes
3	Sutter County needs share of gas well and water well income
4	Lower permit fees to make solar, wind etc. economically feasible for everyone. Now fees cost too much
1	Over development in the County has contaminated the well water
1	North Township drainage is non existent
3	Traffic is awful in north Township
5	Plan for a 3rd bridge to be included in General Plan i.e. setting aside the corridor
1	Replenish Aquifer
1	Consider availability of high speed internet when considering adequacy of infrastructure to attract new businesses
1	Dredge Rivers for levee improvement
<b>What would you like to see in Sutter County's future as it relates to Community Services?</b>	
2	Expand Senior Resource Center
3	Law enforcement presence in rural areas
6	Law enforcement protection- gang problems
1	More task force
1	Drug Prevention services for meth and heroin
4	New Library
1	Dump bins are so expensive they dump in the county
1	More mental health services
2	Community gardens, garden projects in all areas
1	A vibrant economic center in Yuba City, with infrastructure to support it, and a comprehensive plan that will support our agriculture heritage, provide flood protection, and needed economic development
5	Public Health services being more involved in the community and more available
1	Agricultural education
1	Parks
1	Services for domestic violence in rural areas
1	Impact fees from growth need to cover all community service fees
1	Better park opportunities for recreation
1	Recycling
3	Better enforcement of social service benefits
1	Improve our schools and have some vocational training (why cant we have a school like Shasta County, a paperless school)
1	A place for children to grow up in, they can ride their bikes to school
5	Please lets clean up Sutter County and put a stop to dumping trash everywhere and in front of home and residential areas.
1	Get public a free dump, so they quit dumping on our roads and canals!
<b>Other visions for Sutter County's future.</b>	
1	Illegal dumping by Sacramento County in south Sutter County is out of control
1	Getting unwanted animals dropped off and there's no animal control
2	Improve levees
1	Clean rivers
1	Alternative low income housing options that are environmentally friendly
3	Development of a healthy community involving clean, un-polluted air, clean water, built communities and the ability to enjoy nature
2	Remove all houses and grow crops
1	Thriving neighborhoods, not foreclosures with renters
1	Better Roads
1	Focus on speeders for safety

2	Be a leader in green alternatives
2	Recreation
3	Recreation for youth and teens
1	Recreation without damaging natural resources
1	Regional Park

## Community Workshop held in Nicolaus/E. Nicolaus area on 4/10/08

Number of times comment was made	What are Sutter County's Greatest Assets?
3	High quality K-12 education
3	Lack of overpopulation
6	Farming and farmland
2	Rivers and Buttes
1	History
1	Clean air
1	Safety
1	The night sky
1	No traffic
5	Rural community lifestyle
2	Natural environment/birds/fly way
1	Sunshine
1	Good water
What are Sutter County's Greatest Issues?	
1	Sutter County needs to be more agriculture friendly, if they require agricultural land
5	Get control of ranchette zoning, too haphazard presently
5	Development allowed by County
1	Casino
3	Flooding
1	Poor transportation
2	Measure M
1	Funding, need to increase tax base
2	Levees, runoff from east
1	Leap frog development
1	Outdated County plan
1	Crime
1	Roads
What would you like to see in Sutter County's future as it relates to Growth/Economic Development?	
7	Don't adopt a South Sutter City (Measure M) until the General Plan is done!
1	Approve the South Sutter City before the General Plan
3	Keep development near Yuba City
5	Stop Measure M
1	Low cost housing for immigrant workers spread throughout the County
1	Upgrade the housing in low-income areas
1	Development in areas that are not flood areas
2	Don't crowd out agriculture
1	Improved tax base and jobs
1	Rural housing for workers
3	Agricultural related businesses
3	No more houses
1	Infill and redevelopment
1	Most importance to utilize expert (perhaps outside services) to address economic development that best serves Sutter County-continual process
1	Cities without sprawl
What would you like to see in Sutter County's future as it relates to Agriculture?	
10	Stop ranchettes, waste of land and significant impacts on adjoining farmland
1	Increase minimum acreage to 40 acres
5	Farmers are the greatest stewards of the land and water
2	Increase minimum parcel size, 20 acres is not viable for agriculture
2	Don't turn agricultural land into flood basins or subdivisions
2	Agriculture is Sutter County's prime resource
3	Direct Yuba City and Live Oak growth away from prime farmland
1	American Farmland Trust has identified ranchettes as the worst use of land. Read it!
4	Protect Agriculture from encroachment, provide wide buffer areas
2	Stop development save the prime farmland
4	More ag-20, agricultural preserve

1	Stop Measure M, preserve farmland
1	Increase split able acreage to 80 acres or more
2	Stop outside jurisdictions from draining down aquifers by river water diversions in more populated areas
<b>What would you like to see in Sutter County's future as it relates to County Identity/Quality of Life?</b>	
3	Preserve farmland
2	No sprawl
2	Maintain roads
1	Very limited subdivision
1	Very limited building
1	Protect the current way and quality of life
1	No casinos
1	Encourage open space
1	Research all educational opportunities and continuing education
1	Provide opportunities for physical education
1	Stop the night pollution
1	Agricultural identity
2	Keep development next to city
1	Safe community
2	No more building
3	Rural lifestyle and strong ties to community defines our County
<b>What would you like to see in Sutter County's future as it relates to Environmental Resources/Open Space?</b>	
3	Protect private property rights
1	Habitat areas in and near levee/river area is nice, but we need to consider drainage
2	Promotion of wildlife/fishing/river/increase agricultural tourism
1	Agriculture is not open space, no more government owned land
2	Preserve land adjacent to the Buttes and rivers
1	Environmental provision for science to outweigh public opinion, provide payment to County landowners for carbon tradeoffs
6	Protect the Sutter Buttes
<b>What would you like to see in Sutter County's future as it relates to Mobility?</b>	
1	Why did they remove train tracks that ran from Sacramento to Marysville? (Old Northern Electric)
3	Transit from Rio Oso to Sacramento and Chico
12	Better repair of roads we have
1	We need the old Northern Electric Train with small town stops
1	Private multi level parking for Nicolaus for bus transit
1	Good mass transit system between Sacramento and Yuba City along Highway
1	Bike lane
1	Encourage Placer and Sacramento Counties to develop north south routes as Dowd Road to Watt Avenue
1	Feather River trail
2	Express way around Yuba City
1	Mass transit
<b>What would you like to see in Sutter County's future as it relates to Utilities/Infrastructure?</b>	
3	Levee upgrades
4	Flood control (on the lower part of the County and north of the cross canal)
1	Can we develop alternative generation fuel sources
1	Better drainage to help with flooding
1	Planned infrastructure development to bring industry to County
1	Better infrastructure planning in conjunction with other County building (Plumas Lake traffic problems)
2	Do not sell our water to others, keep the water for agriculture use
1	Flood protection for Reclamation 1001 don't make agriculture a flood zone basin
1	No flood relief for Sacramento County in Sutter County
1	We need public water, sewer service
2	Hold Measure M until levees improve
1	Give us the same consideration concerning flood levees that larger communities (Sacramento) get
<b>What would you like to see in Sutter County's future as it relates to Community Services?</b>	
1	I feel that our rural schools are much better than the ones offered in the city
4	Definitely need more funding for parks and recs in south Sutter County, only 1 County park exists
5	More Law enforcement to help with all the burglaries
4	More sheriffs/police and Highway. patrol, maybe a resident sheriff
2	In considering any proposed development first consider the impacts on roads and schools
1	Improve 4-H program

1	Community services, i.e. fire, public safety, etc. commensurate with build out of Measure M
1	Planned emphasis on maintaining high quality schools and buildings
<b>Other visions for Sutter County's future</b>	
1	Don't violate CEQA by not addressing cumulative impacts of zoning changes (ranchettes)
1	A slow growth policy so that Sutter's valued agricultural interests will continue to be more valuable in the future
1	Update hi-tech emergency services
1	Have an agriculture element in the future for Sutter County General Plan
1	Flooding protection and vision to the future (evacuation facilitation)

## Community Workshop held in Robbins on 4/14/08

Number of times comment was made	What are Sutter County's Greatest Assets?
1	Ethnic culture activities
1	The people
3	Outdoor recreation
5	The Sutter Buttes
12	The farmland
6	Small communities
3	Location
3	Water
1	Open space
4	Weather
1	Close to Yuba City
	<b>What are Sutter County's Greatest Issues?</b>
4	Firehouse-currently all volunteer, we need a full time paid department
2	Need better roads, Highway 113 has large amounts of commuter traffic and vehicle accidents
4	Law Presence-haven't seen any deputies in area for many years
1	Failure to maintain the water system in Robbins
1	Need to diversify economic opportunities, organic farms, small businesses
4	Levee erosion
4	Preserving water usage for farmers
14	Flood control implanted at a cost we can afford and maintain our quality of life
3	No growth, sustain agriculture
1	Population expansion, too many folks to quickly
2	Traffic planning in Yuba City
3	Lack of reasonable water system and current instability of water dues with Robbins Water District
3	Economic Growth
	<b>What would you like to see in Sutter County's future as it relates to Growth/Economic Development?</b>
2	Fair development
2	Have a good industrial area for jobs
10	No building in the Sutter Buttes
2	Confine development to the cities sphere of influence
1	We must plan well for growth
1	Small farmers could split small farms to ranchettes
2	No growth, keep it small
4	Create a flood control solution that doesn't involve Sutter Basin as a flood plain
2	Get Sutter County off the worst unemployment list
2	We need a big business park to bring in better jobs
1	Stay small town feel, do not promote traffic congestion
3	No 5-10 acre ranchettes that will impede farming operations
7	No additional development in Sutter Basin that would interfere with agriculture
1	Have some homes around the lower Buttes, around Southridge
1	Sutter Point, jobs
1	Controlled growth with jobs to sustain a reasonable quality of life with white collar and blue collar work
1	There is enough room for more people to live the good life!
1	We need more jobs in Southern Sutter County, Sutter Pointe
3	Keep it rural so we won't have houses complaining about agricultural operations
1	Let the cities expand to keep the rural areas rural
1	Take advantage of the through traffic coming from Chico, Oroville and Redding to promote Sutter
	<b>What would you like to see in Sutter County's future as it relates to Agriculture?</b>
1	Promote and develop areas like Placer County has promoted "Apple Hill"
1	Promote agricultural tourism within the County
1	Keep agriculture and housing separate, so there wont be agricultural operations complaints
6	Preserve agriculture
5	No 10-20 acre ranchettes it impede agricultural operations
3	More focus on local farmers, locally grown products, and farmers markets
12	Do not take agriculture out of Sutter Basin preserve it
4	Diversify agricultural uses
4	Expand agriculture not just preserve it

<b>What would you like to see in Sutter County's future as it relates to County Identity/Quality of Life?</b>	
4	More water safety
4	Better law enforcement in Sutter Basin
4	Send our tax money for roads back her to Sutter Basin
4	Keep the Buttes private
4	Let the cities expand logically
2	A safe place to live and raise a family
<b>What would you like to see in Sutter County's future as it relates to Environmental Resources/Open Space?</b>	
1	Recognize sports and recreation, hunting, fishing and public access to our waterways
3	Adopt measures to protect and increase our fish and wildlife habitats "green space"
2	We have good water and air qualities now. Keep it this way
1	Promote green belt areas
1	Utilize the natural waterways for recreation
4	Keep Sutter Buttes in private ownership
3	Make rivers accessible for recreation and public use
1	More public access to river in South Sutter County
<b>What would you like to see in Sutter County's future as it relates to Mobility?</b>	
5	Have better roads and traffic control
2	Pave more roads in Sutter Basin
2	More mass transit in the Sutter Basin
3	Slow the traffic and make the Highway safer over the 113 bridge going into Knights Landing
1	Work with Placer and Sacramento Counties on improving Diego Road
1	Need a more direct rout from Highway 99 to east Highway 20, around Yuba City traffic
5	Take into consideration the 3rd bridge
3	More widening of roads
3	General hiking trail on Sacramento rive in Sutter Basin
1	Better transit between Sutter County and other Counties
<b>What would you like to see in Sutter County's future as it relates to Utilities/Infrastructure?</b>	
1	Adopt "new" technologies for "green" waste water treatments for private landowners
1	Look at the safety and structure of the levees not only for flood but for "people" friendly use
10	No setback Levees in the Sutter Basin area. Keep in agriculture. Dredge the levees down by Sacramento
5	Better water and sewers
3	Preserve our water rights
7	Preserve Prewate Property
10	Flood control feather river
2	Have adequate utilities
3	Improve Bypass levee
5	Lower water rates in Robbins, we should get what we pay for
3	Address solar and wind energy
6	Keep the water rights here for the farmers and public
2	Dredge high spots in river to increase flow
2	Improve overall infrastructure
1	Infrastructure for industry
1	Fight back to repair the unbearable water quality regulations that will eventually cripple Robbins!
3	Keep the agricultural land and create a flood control solution that doesn't involve Sutter County as a flood plain
<b>What would you like to see in Sutter County's future as it relates to Community Services?</b>	
2	The County should help the park in Robbins, no other park in Robbins
18	More law enforcement in Sutter basin
16	Get rid of gangs
4	Safe environment
1	Discourage vagrancy along the rivers
4	More and better police (sheriff) protection in South rural areas of Sutter County
1	Keep control of illegal aliens
1	Faster emergency response
6	Any support of ball park and community areas!
2	Stability of school enrollment numbers
1	Paid fire department
3	More river patrol and protection, water safety issues are big
1	Clean up trash
<b>Other visions for Sutter County's future.</b>	
1	Stopping Sutter County from being the North States Doormat

## Community Workshop held in Sutter/Meridian area on 4/17/08

Number of times comment was made	What are Sutter County's Greatest Assets?
4	Sutter Buttes
1	Weather
1	Little traffic
4	Small town atmosphere
6	Open space
3	Small businesses aren't regulated to death. Continue to use common sense when enforcing rules
2	Agriculture
2	We can still farm, less people in our area makes a good way of life, leaving some green around for the younger generations.
2	Minimal flooding since 1955
2	Peaceful life style
2	Wildlife
2	Rural living
1	Quiet
What are Sutter County's Greatest Issues?	
1	Too much input from those who produce little or nothing for the County
2	Sutter county should be farmer friendly like Butte and Colusa Counties, because it's our way of life
1	People from outside areas
1	Farms being threatened by growth and pushed out of business by Sutter County
1	Sutter County supervisors not following the General Plan fundamentals and planning recommendations
1	Natural gas has always been a high tax income for Sutter County and it will run out!
3	Bring jobs to the area to reduce commuting costs
1	Weak levees could be a big problem very suddenly
What would you like to see in Sutter County's future as it relates to Growth/Economic Development?	
6	Agriculture is the County's main economic base so don't convert agricultural land to houses
1	There is no water around Buttes, and homes should not be added. Keep agriculture and preserve the Buttes as natural.
2	Leave residential growth up to the cities. There are only so many dollars and they could be put to better use with better roads, more sheriffs, and fire protection.
1	Keep housing within the sphere of influence and no more leap-frog development. This foes for industrial also
1	Gift shops and antique sores in the Sutter community makes this a destination site
1	No more growth please, we are still primarily and agricultural County.
1	Keep the community small
1	We need more full time work with infrastructure
1	I would like to see long term jobs for younger people in manufacturing and industry
1	Attract agricultural processing companies for local employment and use of local products grown.
2	Sutter can be a Yuba City or Linda
1	A designated area to support community businesses that doesn't conflict with residential uses
1	We need businesses such as gas stations, hospitals, and other stores
1	Growth costs money for services; with less growth comes less taxes
1	Drill more gas wells, because the County needs the tax money and there is no extra demand on services
1	Identify commercial zones in Sutter and let them do business (Acacia Road)
1	Let SWECO move to Morehead Road
1	Develop an industrial preserve in the County. Agriculture is not to the sphere of influence on Boque and West of Highway 99. Develop a master tax agreement with Yuba City. Leave in County until development occurs.
1	Housing should be clustered to access water and sewer
2	Develop commercial along major roads and group housing around sewer infrastructure
1	Sutter needs to become a City
1	We need to charge bicyclists to ride around Sutter
1	Preserve the Buttes they are our prized asset
1	Build on the poor soil not the agricultural soil
1	Keep housing away from Highway 20
1	No more 100 plus parcel subdivisions
1	Develop lower land under 300 feet elevation, don't need levees, but protect ridgelines and everything above 360 feet elevations

3	More industry, not everybody farms
1	Allow light industry along Colusa Highway but only if the environmental impacts show no adversity to existing homes and businesses
1	Subdivide entire County into 40 acres parcels
<b>What would you like to see in Sutter County's future as it relates to Agriculture?</b>	
2	Keep agriculture viable
2	Agriculture needs and ranchettes are not comparable; people don't realize the work and expense that goes into growing an orchard, so many of them don't get taken care of and become breeding grounds for pests
1	Don't let subdivision complain about the farm next door
1	We can hardly move our equipment around cars and people who are unfamiliar with farm life.
5	Agriculture has always been #1 in Sutter County, so what has happened? Soon it will be a thing of the past and then what will eat.
1	Attract technical schools to enhance agricultural trades and knowledge including welding, large engine repair, and ag-economics skills
1	Make the Meridian and Robbins Basin agricultural preserves
1	Raise minimum parcel size to 40 acres
1	Designate acres close to town as estate residential
1	Provide a green belt to separate agriculture from residents
1	Encourage diverse types of agriculture and agricultural related businesses
1	Beautiful, quiet and restful, keep it that way
2	We wouldn't be here if the current General Plan were respected! This is primarily an agricultural County in spite of ranchettes, so keep it that way please.
1	1 acre estates on Pass Road will bring money into the Sutter community for growth
1	Economics will make the agricultural benefit decrease
1	No more construction outside of sphere of influence. Eliminate ranchettes they can not be economically viable
1	Aggressively work to stop the oppressive action of state agencies. The margin of profit keeps getting less every year and regulations on water and environmental are driving the cost of farming up.
2	Agriculture influences the economics
3	Better consideration for agriculture
1	Beautiful 1 acre estates with a great view of mountains
2	Respect agriculture like the current General Plan dictates
1	Almost impossible to spray orchards with houses and cars around
<b>What would you like to see in Sutter County's future as it relates to County Identity/Quality of Life?</b>	
2	Need more entertainment and things to do such as shows, bowling, and children's activities
5	Let's keep what we have and not price the small farmers out of business
1	A different attitude about agriculture; we need to preserve it and stop allowing ranchettes
1	Rural County with agriculture and open space
1	Preserve the small town feel
1	A rural town with more schools and churches
2	New town equals more money for better quality
1	New people in town don't respect the agriculture and they trespass with four wheeler tearing up the farmland
1	We don't need any entertainment because we are a rural community and we don't want to become Sacramento
<b>What would you like to see in Sutter County's future as it relates to Environmental Resources/Open Space?</b>	
7	Although the Buttes are a significant landmark they are privately owned. Respect their private property owners rights until your willing to pay for the land and the taxes
3	Public associability to open space and rivers
1	Sutter County zoned for more open space
1	Plants and animals are slowly being pushed out
1	Rivers and water ways are suffering
1	Air quality is poor
1	Houses in the Buttes are ok only if water is available
1	Allow ranchette development but only subject to existing agricultural practices
1	Outdoor recreation is a way of life in Sutter and if you build over those resources we can't pass it on to our kids
2	Stop the residential invasion of the Buttes
1	State park in the Buttes
1	There is more wildlife in a 20 acre ranchette than a 1000 acre commercial farm-see Reclamation Road !

<b>What would you like to see in Sutter County's future as it relates to Mobility?</b>	
1	Green belt should not be next too major Highways 20 and 99
2	Better planned roads
2	Trails into the Buttes are a bad idea
1	Small community parks are a great idea
1	Less people equals better well traveled roads and less congestion like the cities.
1	Eliminate the parkway plan on the set side of Yuba City. It is a waste of money and there isn't sufficient population forecasted to use it
2	Moving forward on park access on the Buttes with trails is good
1	Need major through way, not 2 lane roads in Franklin
2	Rail or light rail to Chico, Sacramento or Davis
1	Improve lights at Butte House Road at Tierra
1	Green belts around the city
1	Plan for 4 lane roads crossing town
3	Bike path around the Buttes or to other communities
2	Hiking trails
4	Bus to Yuba City and Sacramento
6	Bike lanes
1	They are not keeping pace with population
1	Need a byway around Yuba City for Highway 99 to deal with congestion
1	Out side the urban area of the cities maintain the roads to a level above present. Any changes should be limited to public safety
1	Neighborhood paths
<b>What would you like to see in Sutter County's future as it relates to Utilities/Infrastructure?</b>	
35	We need sewer system in Sutter
1	We do not need sewer in Sutter
4	Strengthen our levees to meet the surrounding counties level of infrastructure
1	Nuclear or alternative power plant
2	Dredge the rivers and bypass before spending all that money on the levees again
2	Is Meridian and Robbins to become a flood relief for Sacramento?
1	Bury the power lines in Sutter
3	With an adequate sewer system and water than we can expand for business
1	Sewer system should be put in with the stipulation that it doesn't increase growth
1	Encourage the use of solar and wind power
<b>What would you like to see in Sutter County's future as it relates to Community Services?</b>	
1	We need more law enforcement to combat crime, especially gangs and drugs
1	Keep people out who don't belong they end up trespassing and use our agricultural land for recreation. Then we get in trouble if they get hurt.
1	Bring Yuba College extension to Yuba City to relive commuting. Classes should focus on agriculture and information technology
4	We need a four year or community college
4	Need more parks
1	Develop a strong technical school for the 80% that are not going on to college
1	More fire and law enforcement
1	Leave parks up to the urban areas
1	Libraries can be supplied by the cities no that internet has filled the notch
1	Eliminate gang influence before we grow and have even more problems
<b>Other visions for Sutter County's future.</b>	
1	Well planned development
1	Zoning density regulations changed for parcels existing within Sutter
2	Less people running our way of life; no more houses and recreating on our Buttes
2	Orderly, sound, well laid out growth that is balanced with industry and homes