

## NOTICE OF PUBLIC HEARING

Notice is given that at **7:00 p.m. on Wednesday, June 17, 2009**, in the **Sutter County Supervisors Chambers, Hall of Records Building, 466 Second Street, Yuba City, CA**, the Sutter County Planning Commission will hold a public hearing on the following:

**Project #06-002** – The Planning Commission will consider rescinding its prior action and reconsider its action on a General Plan amendment for an approximately 9,500-acre Industrial/Commercial Reserve area (see map included with this notice and Figure 8 of the Sutter County General Plan Policy Document), and adoption of a Specific Plan for an approximately 7,528-acre portion of the Industrial/Commercial Reserve. The Specific Plan area is generally bounded by Natomas Road on the east, and Powerline Road on the west. The northern boundary is approximately 4 miles north of the County line. State Route 99/70 divides the southern portion of the site and serves as the western boundary of the northern portion of the Specific Plan area. The Specific Plan area would be redesignated for a variety of uses as defined by the Specific Plan. The balance of the 9,500-acre Industrial/Commercial Reserve area would be redesignated for Agriculture-80 Acre Minimum Parcel Size.

The Specific Plan would guide development of a mixed-used community over an approximately 20- to 30-year period. The project proposes approximately 49.7 million square feet of industrial, commercial, and business/professional development; and 17,500 low-, medium-, and high-density residential units. The project would also include a new high school and six new K–8 schools, and 272 acres of public parks and 395 acres of open spaces. Project development would also include off-site infrastructure improvements, including sewer, drainage, potable water, and dry utilities improvements. A county service area or community services district would be established to manage this infrastructure.

Entitlements being sought by the project applicant include approval of the Sutter Pointe General Plan Amendment, Sutter Pointe Specific Plan, rezoning of property within the plan area, Sutter Pointe Land Use Development Code, design guidelines, sewer, water, and drainage master plans together with a Water Supply Assessment and adoption of an urban services plan, adoption of a public facilities/infrastructure financing plan, and adoption of a public facilities/infrastructure phasing plan, among others. The Planning Commission will also reconsider making a recommendation to the Board of Supervisors to adopt the following ordinances approving the County entering into development agreements:

1. **An Ordinance of the County of Sutter Adopting the Tier-1 Development Agreement By and Between the County of Sutter and South Sutter 6000, LLC Regarding the Sutter Pointe Specific Plan Project, for Assessor's Parcels 35-271-016 and 35-271-026.**
2. **An Ordinance of the County of Sutter Adopting the Tier-1 Development Agreement By and Between the County of Sutter and South Sutter, LLC Regarding the Sutter Pointe Specific Plan Project, for Assessor's Parcels 35-260-016, 35-260-020, 35-260-021.**
3. **An Ordinance of the County of Sutter Adopting the Tier-1 Development Agreement By and Between the County of Sutter and Odysseus Farms and/or South Sutter, LLC Regarding the Sutter Pointe Specific Plan Project, for Assessor's Parcels 35-170-081, 35-280-006, 35-280-016, 35-320-008, 35-220-007, 35-280-007, 35-310-004, 35-220-025, 35-280-008, 35-310-008, 35-220-026, 35-280-009, 35-310-011, 35-280-001, 35-280-010, 35-310-012.**
4. **An Ordinance of the County of Sutter Adopting the Tier-1 Development Agreement By and Between the County of Sutter and Angelo K. Tsakopoulos, Valley View South Sutter, LLC Regarding the Sutter Pointe Specific Plan Project, for Assessor's Parcel 35-150-010.**
5. **An Ordinance of the County of Sutter Adopting the Tier-1 Development Agreement By and Between the County of Sutter and Daryl Lauppe 2008, LLC, and/or South Sutter Investors, LLC Regarding the Sutter Pointe Specific Plan Project, for Assessor's Parcels 35-220-012, 35-240-032, 35-250-003, 35-220-016, 35-250-001, 35-250-018, 35-240-020, 35-250-002, 35-250-019.**
6. **An Ordinance of the County of Sutter Adopting the Tier-1 Development Agreement By and Between the County of Sutter and Family Real Property Limited Partnership Regarding the Sutter Pointe Specific Plan Project, for Assessor's Parcel 35-170-003.**
7. **An Ordinance of the County of Sutter Adopting the Tier-1 Development Agreement By and Between the County of Sutter and McKenzie Farms and/or Riego Holdings, LLC Regarding the Sutter Pointe Specific Plan Project, for Assessor's Parcels 35-250-006, 35-250-007, 35-250-008, 35-250-009.**
8. **An Ordinance of the County of Sutter Adopting the Tier-1 Development Agreement By and Between the County of Sutter and McKenzie Revocable Living Trust, et. al and/or Riego Holdings, LLC Regarding the Sutter Pointe Specific Plan Project, for Assessor's Parcel 35-250-014.**

9. **An Ordinance of the County of Sutter Adopting the Tier-1 Development Agreement By and Between the County of Sutter and Sills Family, LLC and/or Riego Holdings, LLC Regarding the Sutter Pointe Specific Plan Project, for Assessor's Parcel 35-310-010.**
10. **An Ordinance of the County of Sutter Adopting the Tier-1 Development Agreement By and Between the County of Sutter and Plumeria 2,000 Trust, et. al. and/or Riego Holdings, LLC Regarding the Sutter Pointe Specific Plan Project, for Assessor's Parcel 35-320-014.**
11. **An Ordinance of the County of Sutter Adopting the Tier-1 Development Agreement By and Between the County of Sutter and Riego Holdings, LLC Regarding the Sutter Pointe Specific Plan Project, for Assessor's Parcel 35-320-013.**

**In addition, the Planning Commission will consider making a recommendation regarding certification of a program level Environmental Impact Report for the project.**

**Applicant – Measure M Group.**

**Pursuant to the California Environmental Quality Act (CEQA), Sutter County has prepared an Environmental Impact Report (EIR) for the project, and must certify that document and adopt Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program addressing the significant environmental impacts of the Project prior to, or as part of, its approval of the General Plan Amendment, Specific Plan, and other entitlements.**

Copies of the application, staff report and supporting materials will be available for public review or purchase at the Community Services Department, 1130 Civic Center Boulevard, Yuba City, CA, beginning at 12:00 Noon on the Friday before the meeting. All interested parties are invited to attend and express their opinions or provide written comments before the hearing.

If you challenge in court the General Plan amendment, Specific Plan, any of the related approvals and entitlements, or the EIR and associated findings prepared under CEQA, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Sutter County at, or prior to, the public hearing.

Lisa Wilson, Planning Division Chief  
Sutter County Planning Commission