

**THE CITIZENS ADVISORY ON
SOUTH SUTTER PLANNING AND ECONOMIC DEVELOPMENT
ADVISORY MEASURE M**

Do you approve of planning for commercial, industrial, and residential development in the current South Sutter Industrial/Commercial Reserve if the following planning standards are met?

Private developers would submit a proposal for a specific plan, general plan amendment and rezone on land within the South Sutter Industrial/Commercial reserve to accommodate a mix of commercial, industrial, and residential uses. The proposal would be subject to the full planning and environmental review process, including several public hearings and workshops. The Board of Supervisors would make the final decisions on all aspects of the plan and final approval would be at the sole discretion of the Board.

■ **At least 3600 acres would be provided for commercial and industrial parks to create new jobs in Sutter County as a condition of having residential units approved.**

Large commercial and industrial parks would be developed and marketed in the initial phases of the community to attract new employers to the County. Programs would be developed to maximize employment opportunities for County residents. The plan would include at least 3600 acres of industrial/commercial property, enough to support an estimated 70,000 jobs.

■ **At least 1000 acres would be provided for schools, parks, open space, libraries, retail areas and other community facilities paid for by the development.**

The planned development would be required to include the full range of uses necessary to create a complete community in one coordinated plan, including schools, parks, open space, libraries, retail areas, and a variety of other community and civic uses. These facilities would be privately financed and/or funded by fees on development. All necessary schools would be paid for by a combination of State funding and fees on development. Development fees or similar measures would make up for any shortfall in available State funding for school construction.

■ **No more than 2900 acres would be available for residential construction on land protected, at a minimum, from a 100-year flood event, resulting in an estimated population of 39,000.**

Residential construction would be protected, at a minimum, from a 100-year flood event. No more than 2900 net acres would be allowed for housing, including a maximum of 17,500 residential units supporting an estimated population of 39,000 at full build-out. The exact mix of housing types, number of units, and location of the residential development would be determined by the Board of Supervisors through the planning process.

■ **All necessary road, bridge, water, drainage, sewer and other improvements would be paid for by the development.**

The Board would adopt a detailed infrastructure, public services and finance plan that would require specific improvements to be provided as a condition of having residential development approved. The finance plan would implement development fees and other similar measures to ensure that the required improvements are paid for by the development without cost to existing residents. In addition to fees, developers may be required to advance funds to build initial infrastructure in advance of development.

■ **On-going law enforcement, fire, library and other public services would be paid for by the development, without reducing current service levels.**

The Board would adopt a detailed infrastructure, public services and finance plan that would require the development to fully fund all necessary public facilities and services on an on-going basis. This would include all "municipal services" provided by the County, such as fire protection, law enforcement, library, animal control, street maintenance and the provision of utilities (i.e., water, sewer, drainage). This also would include services provided solely by the County, such as judicial, health, mental health, and social services.

■ **Developers would sign binding contracts to assure these planning requirements are met.**

The Board of Supervisors would require all developers to sign development agreements enforcing the planning standards shown in the ballot measure.