

The Sutter County General Plan presents a vision for the County through 2030 and beyond, and a strategy to make that vision a reality. The General Plan is the result of the collective efforts of elected and appointed officials, citizens, business owners, and County staff who all contributed to defining a desired framework for growth and conservation in unincorporated Sutter County. It is the intent of the General Plan to ensure a future for Sutter County that is distinguished by its livable nature—a place that is sustained in the long term by striking a suitable balance between strong agricultural traditions, natural resource preservation, and economic growth opportunities.



## General Plan Overview

### What Is a General Plan?

California law requires each city and county to prepare and adopt a comprehensive, long-term general plan to guide its future. A general plan directs the physical growth and the conservation of resources within the local jurisdiction's boundaries. A general plan must contain an integrated and internally consistent set of goals, policies, and implementation programs that seek to achieve a community's shared vision, and address those issues of greatest importance to the jurisdiction.

A general plan provides a basis for judging whether specific land use and development proposals are consistent with the community’s physical, economic, social, and environmental goals. In addition, a general plan can provide guidance to decision-makers in establishing priorities for the allocation of resources, provision of public services, and initiation of public improvements. All development projects, subdivisions, zoning regulations, specific and community plans, capital improvements, and other related plans, regulations, and actions are required to be consistent with a community’s general plan.

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## General Plan Organization and Format

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California law requires that general plans address seven topics or “elements” consisting of land use, circulation, housing, open space, conservation, safety, and noise. A general plan may also include optional elements that address specific topics of local concern. Jurisdictions may adopt a general plan in the format that best fits their unique circumstances. Sutter County has chosen to consolidate information required in some of the mandatory elements and to include optional elements that address agricultural resources, economic development, infrastructure, and public services.

The Sutter County General Plan Policy document consists of the following chapters:

- Chapter 1: Introduction
- Chapter 2: Vision
- Chapter 3: Land Use
- Chapter 4: Agricultural Resources
- Chapter 5: Economic Development
- Chapter 6: Mobility
- Chapter 7: Infrastructure
- Chapter 8: Public Services
- Chapter 9: Environmental Resources
- Chapter 10: Public Health and Safety
- Chapter 11: Noise
- Chapter 12: Administration and Implementation
- Chapter 13: Glossary

The General Plan also includes a Housing Element provided under separate cover to accommodate its more frequent state-mandated update cycle.

Each General Plan chapter includes introductory information followed by goals, policies, and implementation programs. The definitions of

each, along with the numbering system used to facilitate use of the General Plan, are shown on the Readers' Guide (Figure 1-1).

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## Implementation and Administration

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The mechanisms to implement the Sutter County General Plan include Specific Implementation Programs, which are focused actions to implement individual policies or a series of related policies. Specific implementation programs are referenced after the policy they implement and described at the end of each element, along with responsibility for implementation and a priority/timeframe. Policies of the General Plan that do not reference a specific implementation program will be implemented by established and/or anticipated ongoing plans, regulations, and processes that the County commonly uses in its normal course of business. These ongoing mechanisms are discussed in more detail in Chapter 12 (Administration and Implementation) along with procedures to monitor, interpret, and amend the General Plan.



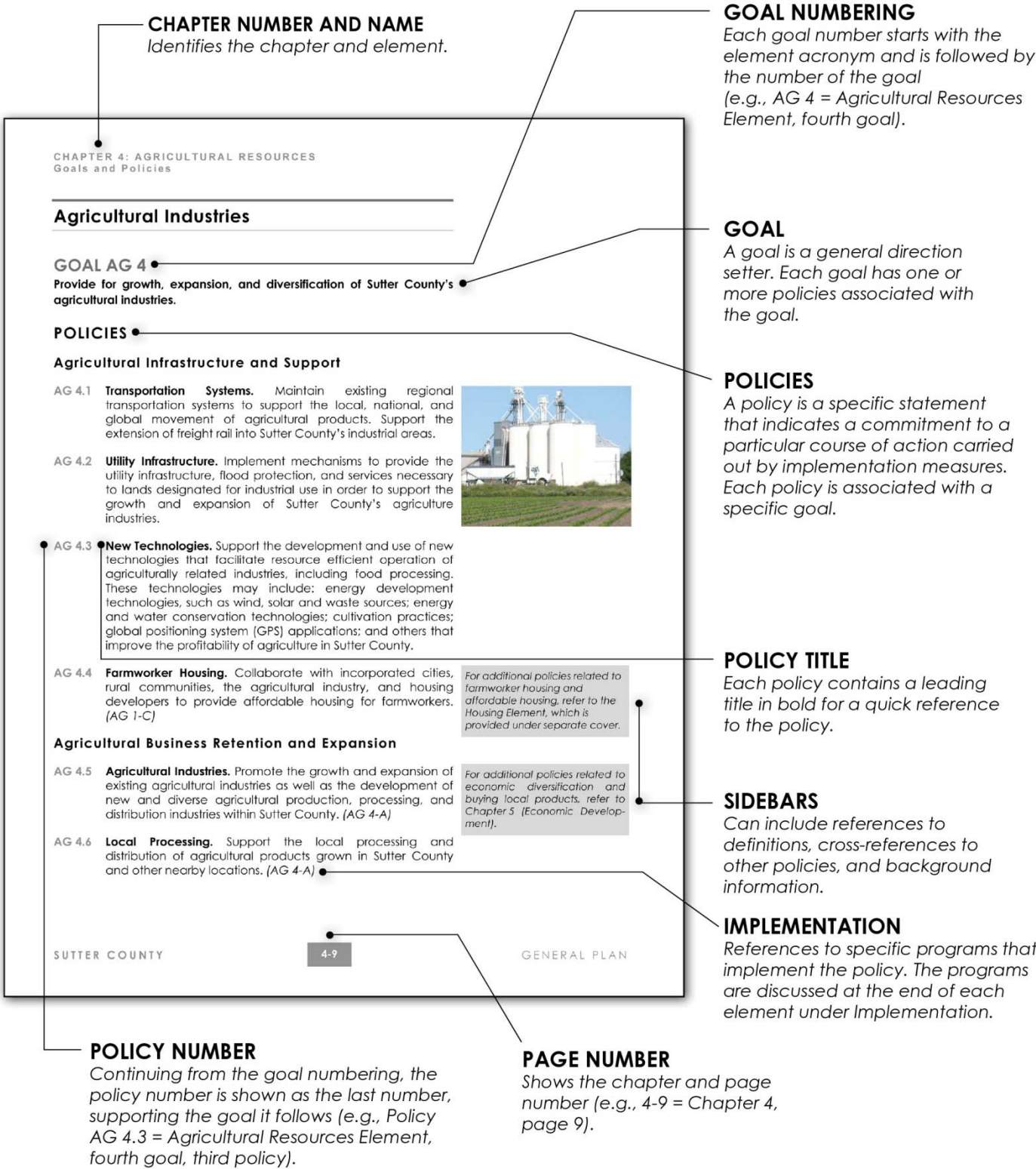


FIGURE 1-1 General Plan Readers' Guide

## The Planning Area

California law states that a general plan must cover the entire area within a jurisdiction's boundaries and any lands outside its boundaries that bear relationship to its planning. The policies in the Sutter County General Plan focus on the unincorporated portion of the County. In addition, some policies address activities outside the unincorporated area where in the County's judgment such activities have the potential to impact its planning efforts.

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## Regional Context

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Sutter County is located in north central California within the Sacramento Valley and is part of the six-county greater Sacramento region. The entire County, including incorporated cities, covers approximately 607 square miles with the unincorporated area totaling approximately 592 square miles. Sutter County's jurisdictional boundaries are generally defined by Yolo and Colusa counties to the west, Butte County to the north, Yuba and Placer counties to the east, and Sacramento County to the south (refer to Figure 1-2 [Regional Location]).

State Route 99 extends in a north/south direction through Sutter County and is the primary corridor connecting the County to the region. State Route 20 is the main east/west connection through the County between Highway 99 and Interstate 5. Other major transportation corridors within Sutter County include Highway 113, which generally runs north/south through the southwestern portion of the County, and Highway 70, which runs north/south in the southeastern portion of the County.

Acreage	
Yuba City	9,355
Live Oak	1,196
<i>Subtotal Incorporated</i>	<i>10,551</i>
Unincorporated Area	378,875
<b><i>Sutter County Total</i></b>	<b><i>389,426</i></b>

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## Sutter County Profile

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Sutter County and the surrounding region were initially inhabited by the native Maidu Indians. Sutter County derives its name from one of its first European settlers, John Augustus Sutter. Sutter received a grant from the Mexican government of approximately 50,000 acres and his Hock Farm, established in 1841 on the Feather River just south of present-day Yuba City, was the site of the valley's first large agricultural

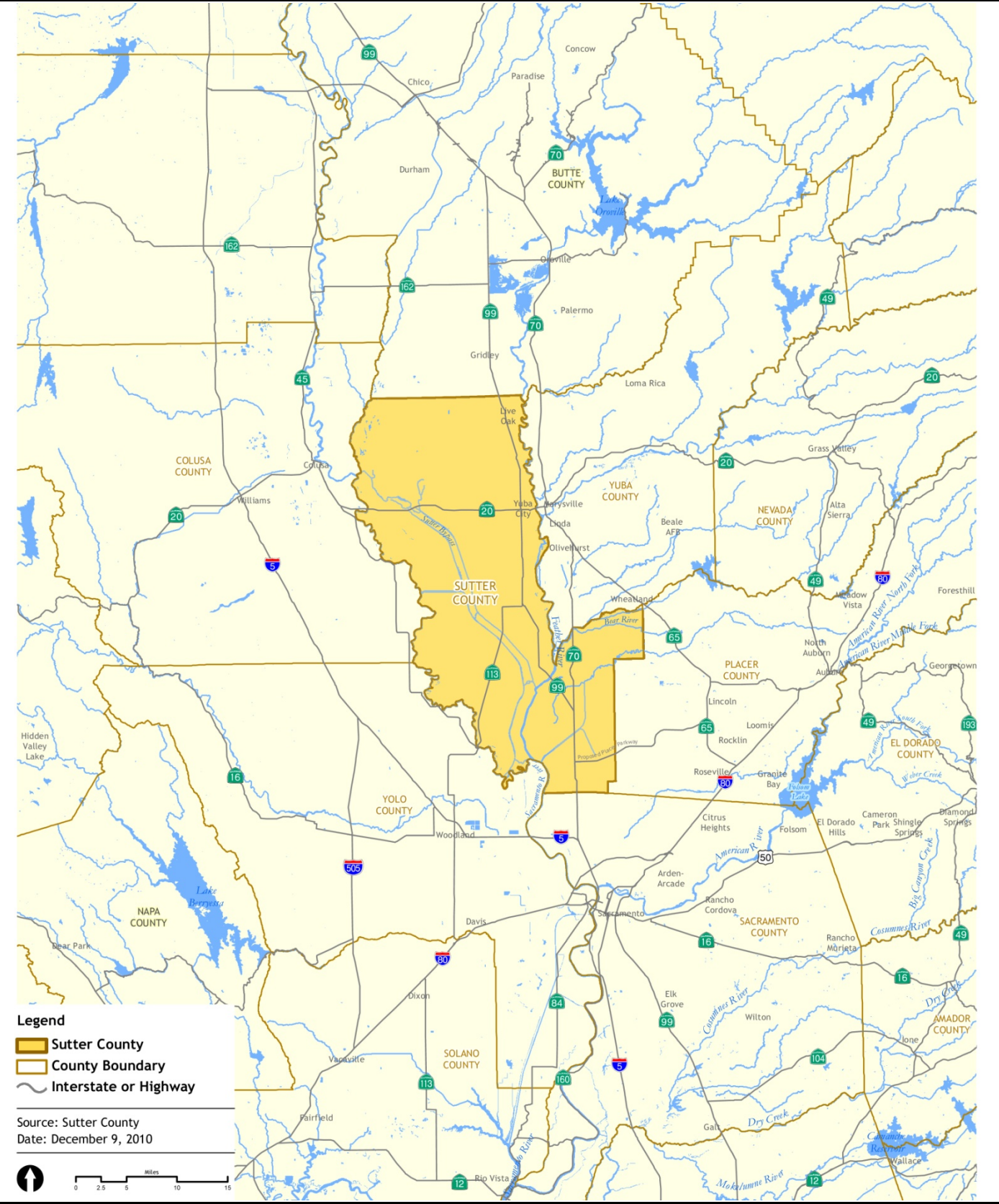


FIGURE 1-2 Regional Location

## CHAPTER 1: INTRODUCTION

### The Planning Area

enterprise. Sutter County was one of the original twenty-seven counties of California, created in 1850 at the time of statehood. Sutter County is a general law county.

Sutter County's landscape is dominated by extensive agricultural areas, significant natural and recreational resources, and relatively low population density. The County can generally be divided into two distinct geographic areas: the valley floor and the Sutter Buttes. The valley floor covers a majority of the County and is primarily flat, dominated by farming related operations and including the County's cities and rural communities. The Sutter Buttes, often referred to as the world's smallest mountain range, rise out of the valley floor in the northern portion of the County and are the symbolic focal point of the County.



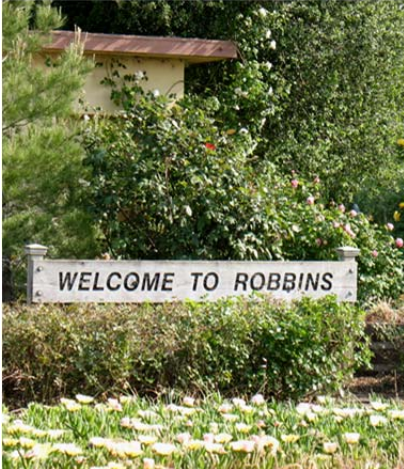
The County includes a number of waterways that define its boundaries and contribute to its character. These include the Sacramento, Feather, and Bear Rivers. The County also contains several major flood control canals including the Sutter Bypass, Tisdale Bypass, Cross Canal, Natomas East Main Drainage Canal, and Wadsworth Canal. The northwestern corner of the County encompasses a portion of the Butte Sink, a low-lying wetland complex that provides significant habitat for waterfowl and other wildlife.



Sutter County has experienced moderate growth over the last two decades, with its incorporated cities, Yuba City and Live Oak, receiving the majority of that growth. Similar to other areas in the region, Sutter County is encountering new growth pressures. These pressures are reflective of the County's quality of life, relative affordability, and attractiveness to people and businesses relocating from the Bay Area and Sacramento.

## INCORPORATED CITIES

Yuba City and Live Oak are the two incorporated cities in Sutter County. Both cities have independent land use authority and adopted general plans that guide development within their incorporated boundaries. Both cities also have adopted Spheres of Influence (SOI) that extend beyond their city limits defining their probable future incorporated boundaries. Until such time that the SOI areas are approved for annexation by the Sutter County Local Agency Formation Commission, they remain within the jurisdiction of Sutter County. The Sutter County General Plan includes policies that promote the cooperative and comprehensive planning of the SOI areas.



## UNINCORPORATED RURAL COMMUNITIES

Sutter County encompasses several small unincorporated communities consisting of lower intensity residential, commercial and/or employment uses with limited levels of public services. The recognized unincorporated rural communities include Meridian, Sutter, Robbins, Rio Oso, Trowbridge, Nicolaus, and East Nicolaus. Other, smaller unincorporated communities within Sutter County that do not have adopted community boundaries include Tudor and Pleasant Grove.

## SUTTER POINTE SPECIFIC PLAN

The Sutter Pointe Specific Plan was adopted in June of 2009 encompassing approximately 7,528 acres in the southern unincorporated County. Sutter Pointe 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 has been structured to 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.

Figure 1-3 (Sutter County) illustrates the location of the incorporated Cities and their Spheres of Influence, the unincorporated rural communities, and the Sutter Pointe Specific Plan.

# General Plan Update Process

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## Key Steps and Documents

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The Sutter County General Plan update was initiated in the fall of 2007 and included seven key steps and the generation of a number of documents as illustrated in Figure 1-4 (Key Steps and Documents).



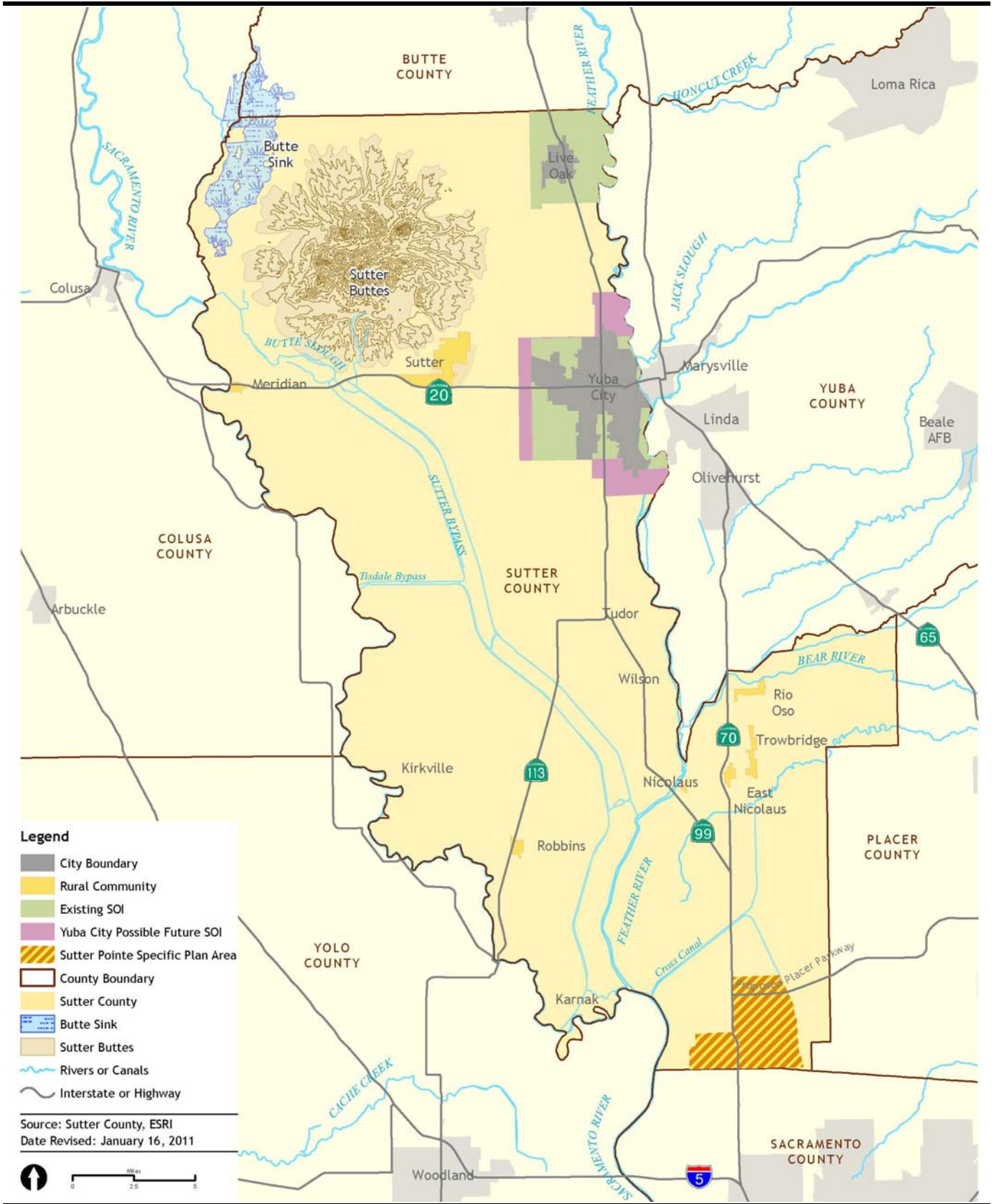


FIGURE 1-3 Sutter County



FIGURE 1-4 Key Steps and Documents

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## Public Outreach

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The General Plan update process involved a broad public outreach program to engage the community, receive input, and build community ownership. Components of the public outreach program included:

- **General Plan Advisory Committee**—The General Plan Advisory Committee (GPAC) was appointed by the Board of Supervisors to assist in the preparation of the General Plan. The GPAC consisted of twenty-five members and five alternates that included representatives of various interest groups in Sutter County as well as elected officials from Yuba City and Live Oak. The GPAC met ten times during the General Plan update process providing input on key issues, the General Plan vision, and land use alternatives.
- **Agricultural Focus Group**—The Agricultural Focus Group was appointed by the Board of Supervisors to provide specific input on agricultural issues in Sutter County and develop the Agricultural Resources Element. The Agricultural Focus Group consisted of ten representatives of Sutter County’s agricultural community and met six times during the update process.
- **Community Workshops**—The County conducted two rounds of General Plan update community workshops held at locations throughout the County. A total of seven individual workshops were held to provide information and solicit input on key issues, the General Plan vision, and land use alternatives.
- **Housing Roundtable**—The County held a Housing Roundtable meeting inviting key housing stakeholders to provide input on Sutter County’s housing needs, issues and opportunities for purposes of updating the Housing Element.
- **Stakeholder Interviews**—A series of interviews were held with several key stakeholders selected by County staff to engage local organizations and define their initial perspectives on the County’s key assets and issues. The stakeholders represented a range of community interests.
- **Public Meetings and Hearings**—The County noticed twenty-two public meetings with the Board of Supervisors and/or Planning Commission including joint meetings. The meetings provided opportunities for the decision makers and public to provide input on a variety of General Plan update topics, cumulating in certification of the Environmental Impact Report and adoption of the General Plan.
- **Newsletters**—General Plan newsletters were distributed in mailings to County residents prior to both rounds of community workshops to notice the events and to provide information on the progress of the General Plan update.



- **General Plan Update Website**—The County set up a website to provide the community easy access to information on the General Plan update. The website included a description of the update process, overall schedule, committee agendas, hearing notices, project documents, event information, subscription to the General Plan update mailing list, and useful links.

## Related Documents

The following documents are separately bound companion pieces to the Sutter County General Plan, and should be referenced in its implementation:

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### Technical Background Report

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The Technical Background Report (TBR) provides a profile and analysis of existing conditions and trends within Sutter County and the surrounding area at the time of the General Plan update process. The TBR establishes the foundation for policy and informs the setting of the General Plan Environmental Impact Report. While an integral component of the General Plan, the TBR is not adopted by the County and may be updated and modified over time without the need for a General Plan amendment.

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### Environmental Impact Report

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Consistent with the requirements of California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) has been prepared for the General Plan. The program-level EIR discloses and analyzes the potential environmental effects of implementing the General Plan and identifies potentially feasible mitigation measures which can reduce or avoid significant impacts. The EIR may support project-level environmental analysis for later projects determined consistent with the General Plan. The County and other public agencies will use information provided in the General Plan EIR to evaluate future development proposals and to focus subsequent CEQA review.

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### Climate Action Plan

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The Sutter County Climate Action Plan (CAP) establishes a strategy to reduce greenhouse gas (GHG) emissions associated with sources

under the County's jurisdiction. California's Global Warming Solutions Act (AB 32) requires jurisdictions to reduce GHG emissions to be at or below 1990 levels by 2020. Consistent with these requirements, the Sutter County CAP:

- Analyzes GHG emissions and sources attributable to the County
- Estimates how those emissions are expected to increase
- Recommends policies and actions that can reduce GHG emissions to meet state, federal, and international targets
- Establishes a timeline of implementation
- Defines tracking and reporting mechanisms to measure progress toward the goals

The intent is to achieve required emissions reductions in an efficient and cost effective manner. The Sutter County CAP is meant to be considered as part of the review process for future development projects, and it establishes a quantified reduction plan from which future development within the County can tier and thereby streamline future environmental analysis required under CEQA.

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The General Plan establishes a common vision for the future of Sutter County. This vision expresses the County's shared values, key aspirations, and desired future. The General Plan vision was developed through an extensive public involvement program that included input through community workshops, stakeholder interviews, the General Plan Advisory Committee, the Planning Commission, and the Board of Supervisors. It is this vision that has provided overall direction for the development of the General Plan's goals and policies, and will continue to guide decision making throughout the ongoing implementation of the General Plan.



## A Vision for Sutter County's Future

Sutter County's future will be distinguished by its livable nature – a place that is sustained in the long term by striking a suitable balance between strong agricultural traditions, natural resource preservation, and economic growth opportunities.

## *IT IS THE VISION OF THE GENERAL PLAN TO ...*



### **Maintain a High-Quality, Rural Lifestyle**

- Preserve the County's rural, small town character, high quality of life, and agricultural heritage including quality farmlands.
- Promote uses that support the economic, cultural, and scenic values of agriculture.
- Ensure opportunities for existing and future generations to live, work, and succeed in Sutter County.
- Value and respect the County's cultural diversity and traditions.

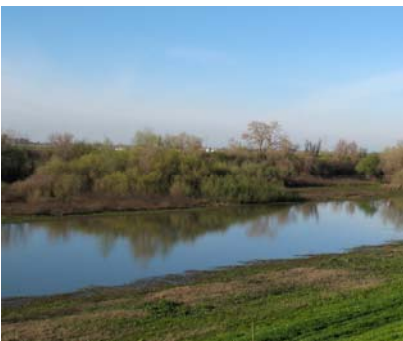


### **Support a Vibrant and Sustainable Economy**

- Create a healthy and diverse economy by providing a regulatory climate that attracts new industries and a broad range of jobs with livable wages and opportunities for advancement.
- Maintain a viable agricultural industry by sustaining existing agricultural operations, diversifying the agricultural economy, and promoting agricultural businesses that utilize "cutting-edge" technology.
- Enhance local shopping, services, and opportunities for small businesses.

### **Ensure Managed and Efficient Growth**

- Focus new urban growth to the County's cities and other clearly defined and comprehensively planned development areas.
- Promote efficient development patterns that promote orderly growth and discourage sprawl.
- Ensure new development is compatible with agricultural operations and open space preservation.



### **Protect and Enhance Natural Resources**

- Protect environmental resources including the Sutter Buttes, the Butte Sink, river corridors, fish and wildlife habitats, and other significant resources for future generations.
- Enhance public access to the rivers and maximize opportunities for residents and visitors to enjoy this resource.

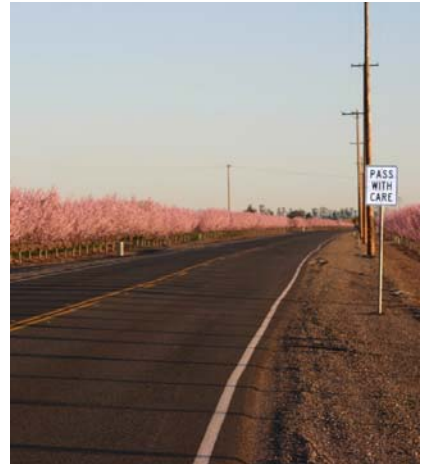


## Provide a Safe Place to Live

- Improve the levee system and provide sufficient and reliable flood protection for County residents and businesses.
- Increase law enforcement's presence to reduce crime, minimize youth delinquency, and improve the sense of security.

## Support a Variety of Mobility Options

- Provide a safe and efficient transportation system that links communities within Sutter County, and connects the County to the rest of the region.
- Ensure new development does not adversely impact traffic flows.
- Enhance transit and commuter rail service to encourage higher ridership and reduce automobile dependence.
- Provide additional interconnected bike lanes, pedestrian paths, and trails to promote alternative transportation choices and added recreational opportunities.
- Improve roadway maintenance and safety.



## Provide Adequate and Equitable Community Services and Infrastructure

- Promote quality education, libraries, fire protection, health, and other community services to adequately provide for existing and future residents and businesses.
- Work in partnership with the cities and other public and private entities to provide additional parks and enhance outdoor recreation opportunities for local residents and visitors, with priority in areas that are underserved.
- Explore opportunities to expand higher education in Sutter County.
- Enhance water and sewer services within the County, and preserve existing water rights.



## Promote Resource Conservation and Sustainability

- Promote alternative energy use, water conservation, solid waste reduction and recycling, and other strategies to ensure a more sustainable County.
- Support land use patterns, alternative mobility systems, "green" building and energy options, and other measures that reduce carbon emissions.

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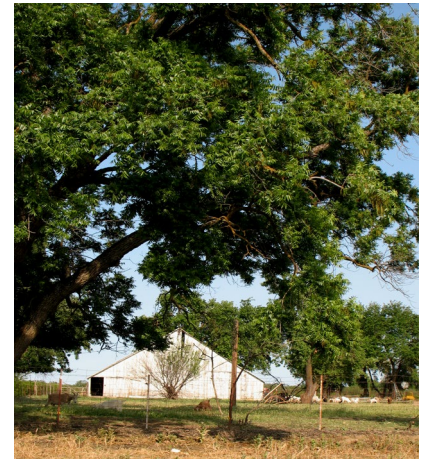
# CHAPTER 3 Land Use

*Land Use Plan  
Land Use Designations and Standards  
Countywide Land Use  
Agriculture and Open Space  
Rural Communities  
Growth Areas  
Governmental Uses and Coordination  
Implementation*

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 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 establishes guidance for the ultimate pattern of conservation and growth in unincorporated Sutter County. It provides direction regarding 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.

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### Conservation and Growth Areas

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#### 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 and 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 3-1 (Conservation and Growth Areas). 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.

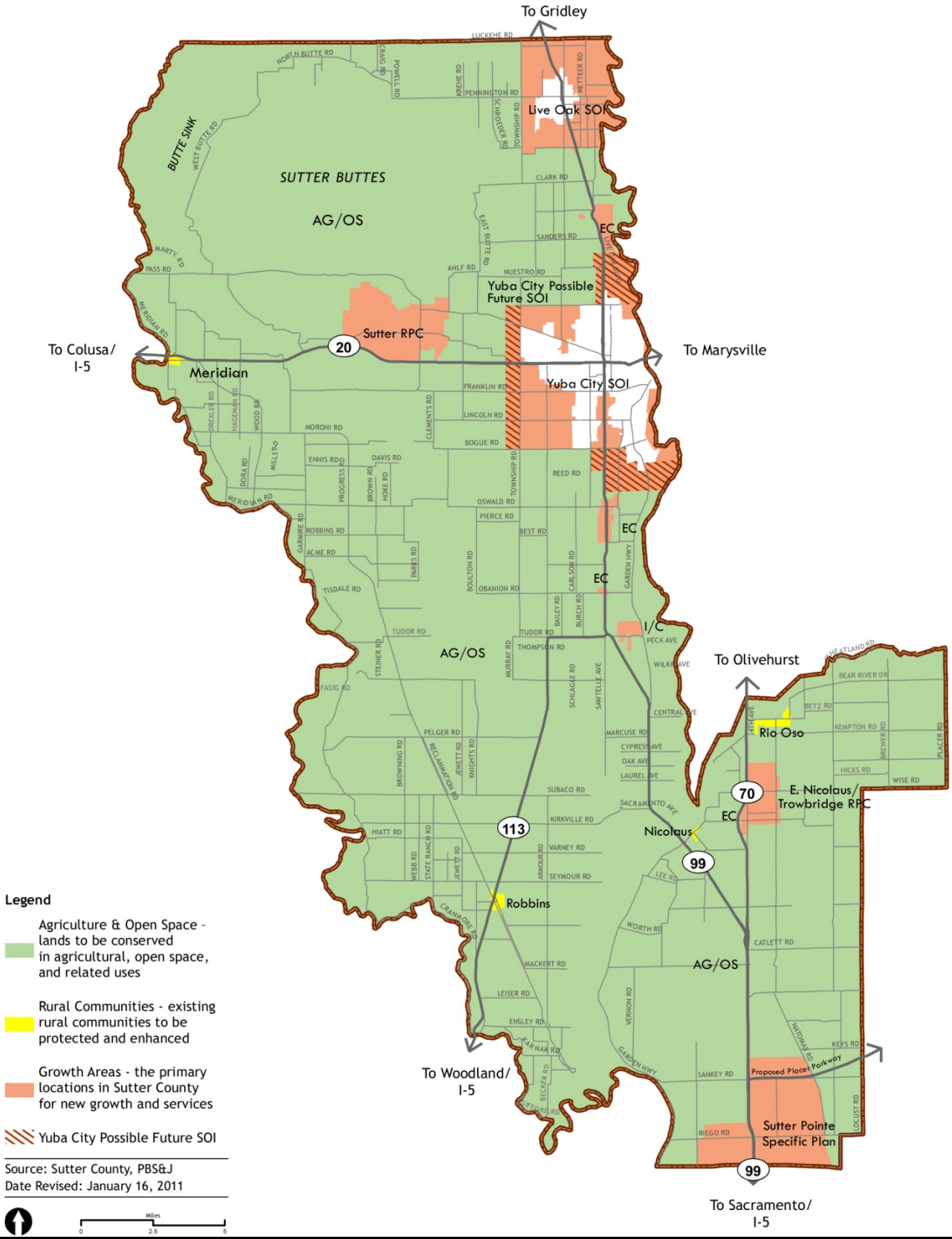


FIGURE 3-1 Conservation and Growth Areas

## 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 3-1. Acreages for each are summarized on Table 3-1 (Growth Areas).

- **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 overlapping 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.

<b>TABLE 3-1 Growth Areas</b>	
<b>Growth Area</b>	<b>Acreage<sup>a</sup></b>
<b>Spheres of Influence (SOI)</b>	
Live Oak SOI	6,511 acres
Yuba City SOI	5,886 acres
Possible Future Expanded Yuba City SOI <sup>b</sup>	5,079 acres
Subtotal—Spheres of Influence	17,476 acres
<b>Rural Planned Communities</b>	
Sutter	4,654 acres
East Nicolaus/Trowbridge <sup>c</sup>	1,647 acres
Subtotal—Rural Planned Communities	6,301 acres
<b>Employment Corridor<sup>d</sup></b>	
North of Yuba City	599 acres
South of Yuba City	548 acres
Subtotal—Employment Corridor	1,147 acres <sup>e</sup>
Industrial/Commercial <sup>f</sup>	367 acres
Sutter Pointe Specific Plan	7,528 acres
<b>Total</b>	<b>32,819 acres</b>

- a. Total gross acreage within the boundaries of each growth area. Does not net out existing development, roadways, etc.
- b. Subject to agreement between the County and City and approval by the Local Agency Formation Commission.
- c. Includes 20 acres of Employment Corridor uses within the East Nicolaus/Trowbridge Rural Planned Community.
- d. Includes lands designated for Commercial and Industrial uses.
- e. Includes 987 acres designated as Employment Corridor, and 160 acres currently designated for Industrial uses.
- f. Within the community of Tudor.

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## Land Use Designations and Standards

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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 and Employment, Public and Open Space, and Special Designations and Overlays.

### LAND USE DIAGRAMS

*The Land Use Diagram for the entire County and each growth area can be found in Appendix A1.*

A series of twelve land use diagrams covering all unincorporated lands in the County are included in Appendix A1, 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 3-2 (Land Use Composite) has been included to provide a generalized overview of land use designations as applied countywide.



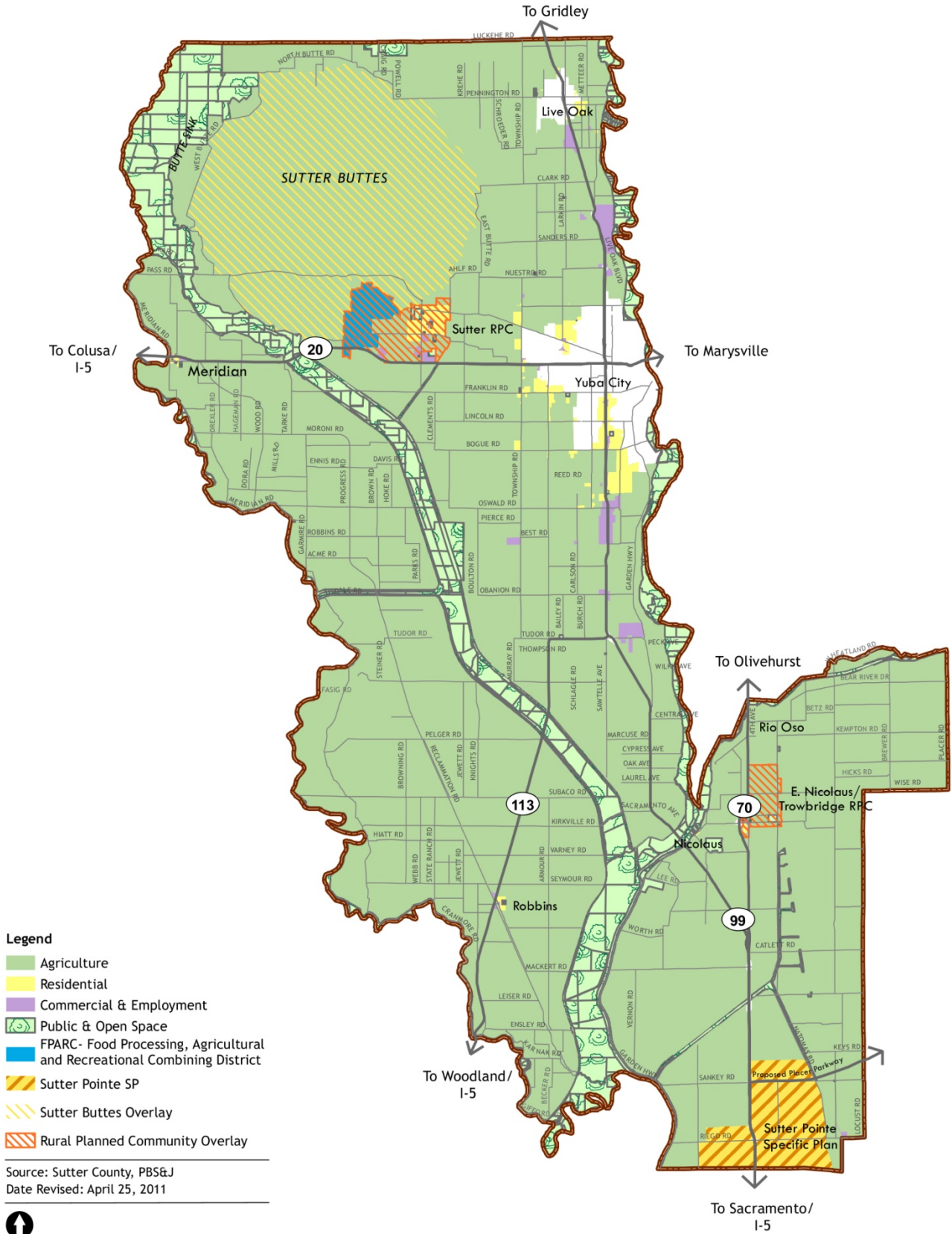


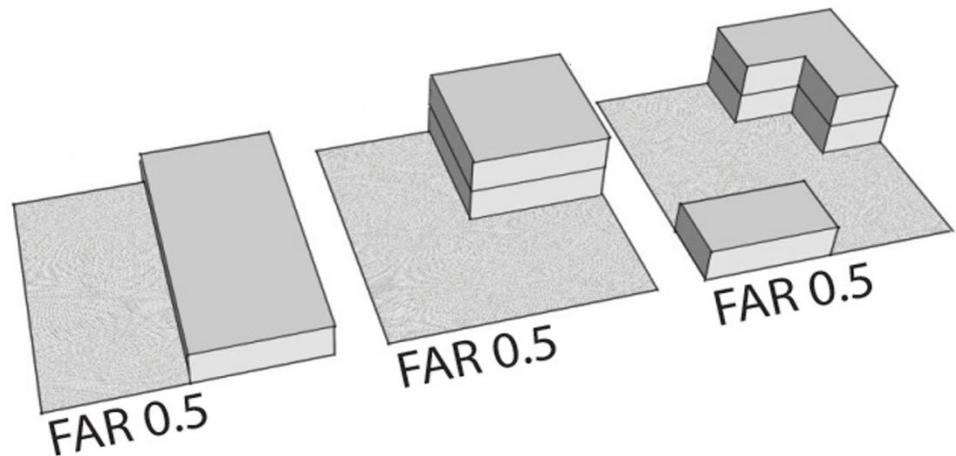
FIGURE 3-2 Land Use Composite

## 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 nonresidential floor area ratios. These standards are summarized on Table 3-2 (Land Use Development Standards).

Residential density is expressed as a minimum and maximum number of allowed dwelling units per gross acre. Nonresidential 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 0.50 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 (refer to 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 nonresidential incentives.



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

TABLE 3-2 Land Use Development Standards

Land Use Designations	Development Standards <sup>a</sup>	
	Density Range	Maximum FAR
<b>Agricultural</b>		
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 <sup>b</sup>	n/a
Ranchette (RAN)	0.1–0.3 du/acre <sup>c</sup>	n/a
<b>Residential</b>		
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
<b>Commercial and Employment</b>		
Commercial (COM)	n/a	0.35 FAR
Industrial (IND)	n/a	0.5 FAR
Industrial/Commercial (I/C)	n/a	0.5 FAR IND <sup>d</sup> , 0.35 FAR COM <sup>d</sup>
Employment Corridor (EC)	n/a	0.5 FAR IND <sup>d</sup> , 0.35 FAR COM <sup>d</sup>
<b>Public and Open Space</b>		
Public (P)	n/a	n/a
Airport (AP)	n/a	n/a
Park and Recreation (PR)	n/a	n/a
Open Space (OS)	n/a	n/a
<b>Special Designations and Overlays</b>		
FPARC	Refer to FPARC provisions <sup>e</sup>	
Sutter Pointe Specific Plan (SPSP)	Refer to Sutter Pointe Specific Plan	
Rural Planned Community Overlay (RPC)	TBD through future planning process <sup>f</sup>	
Sutter Buttes Overlay (SB)	n/a	n/a
Commercial/Recreation Overlay (C/R)	n/a	n/a

- a. 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.
- b. Limited AG-RC areas exist in some rural communities. The General Plan does not provide for further allocation of this land use designation.
- c. Scattered Ranchettes exist in the County. The General Plan does not provide for further allocation of this land use category.
- d. The General Plan assumes a split of 80% Industrial and 20% Commercial on I/C and EC lands.
- e. 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).
- f. 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, and 80 (AG-20, AG-40, and 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.

### ***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, guesthouses, apiaries, crops and tree farming, grazing, animal husbandry, nursery, and greenhouses. This designation allows for expanded agricultural uses beyond those permitted by the Estate 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**

### ***Estate Residential (ER)***

Density: 0.3 to 2 du/gross acre (0.5 to 3-acre parcel size)

The Estate 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 0.5 to 3 acres in size. The primary use is large lot single-family detached dwellings including guesthouses. 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 0.5 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. Buildings or developments containing a mix of uses are encouraged within this designation.

## **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.

*For a definition of "dry" uses, refer to Chapter 13 (Glossary).*

### **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 (refer to 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, riverbanks, 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: Refer to FPARC provisions (Appendix B).

The FPARC designation was approved by the residents of Sutter County as ballot Measure A in 1982, as shown in Appendix B. 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 that 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: Refer to 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 coterminous with and reinforces the Sutter Buttes Overlay Zone District. 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.

## **IMPLEMENTATION OF LAND USE DESIGNATIONS**

Land use designations used in this General Plan are intended to generally portray overall land use patterns throughout unincorporated Sutter County. The policies in this element are implemented through a variety of methods such as the use of existing adopted County plans, codes, and standards. Table 3-3 (General Plan Land Use Designations and Consistent Zoning Districts) shows the zone districts of the Sutter County Ordinance Code that can be used to consistently implement each of the land use designations.

**TABLE 3-3 General Plan Land Use Designations and Consistent Zoning Districts**

General Plan Land Use Designations	Consistent Zoning Districts
Agriculture 20, 40, and 80 (AG-20, AG-40, AG-80)	Agriculture (AG) Public (P) Ranchette* (RAN)
Agriculture Rural Community (AG RC)*	Agriculture (AG) Public (P)
Estate Residential (ER)	Estate Residential (ER) Single-Family Residential (R1) Public (P)
Low Density Residential (LDR)	Estate Residential (ER) Single-Family Residential (R1) Two-Family Residential (R2) Public (P)
Medium Density Residential (MDR)	Neighborhood Apartment (R3) Public (P)
High Density Residential (HDR)	General Apartment (R4) Public (P)
Commercial (COM)	General Commercial (GC) Commercial Industrial (CM) Public (P)
Industrial (IND)	Commercial Industrial (CM) Light Industrial (M1) General Industrial (M2) Public (P)
Industrial/Commercial (I/C)	General Commercial (GC) Commercial Industrial (CM) Light Industrial (M1) General Industrial (M2) Public (P)
Employment Corridor (EC)	Commercial Industrial (CM) Employment Corridor (EC) Light Industrial (M1) General Industrial (M2) Public (P)
Public (P)	Public (P)
Airport (AP)	Public (P)
Park and Recreation (PR)	Recreation (REC) Public (P)

**TABLE 3-3 General Plan Land Use Designations and Consistent Zoning Districts**

General Plan Land Use Designations	Consistent Zoning Districts
Open Space (OS)	Agriculture (AG) Recreation (REC)
Food Processing, Agricultural and Recreational Combining District (FPARC)	Food Processing, Agricultural and Recreational Combining District (FPARC)
Sutter Pointe Specific Plan (SPSP)	Refer to the Sutter Pointe Specific Plan for consistent zoning districts. The existing zoning of parcels not rezoned upon approval of the Sutter Pointe Specific Plan are deemed consistent with the Sutter Pointe Specific Plan General Plan Designation.

\* No additional allocation of Ranchette (RAN) Zoning or the Agriculture Rural Community (AG-RC) land use designation is permitted by the General Plan. Undeveloped existing RAN and AG-RC land uses may develop in accordance with established standards and criteria.

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## Development Capacity

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Table 3-4 (General Plan Development Capacity) 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 32,849 dwelling units resulting in a potential population of approximately 91,520 residents. The General Plan also provides for a total of 75,728,792 square feet of nonresidential uses resulting in a potential of 85,950 employees. When jobs and housing are compared, the General Plan provides for a ratio of 2.6 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 A2 (Land Use Tables).

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. This reflects 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 3-4 General Plan Development Capacity

Land Use Designation	Acres	Dwelling Units <sup>a</sup>	Nonresidential Square Footage <sup>a</sup>
<b>Unincorporated County<sup>b</sup></b>			
Agricultural 20 (AG-20)	39,902	1,117	n/a
Agriculture 40 (AG-40)	32,766	983	n/a
Agriculture 80 (AG-80)	242,399	2,424	n/a
Agriculture Rural Community (AG-RC)	705	282	n/a
Ranchette (RAN)	747	187	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)	339	n/a	2,215,026
Industrial (IND)	740	n/a	6,445,660
Industrial/Commercial (I/C) <sup>c</sup>	331	n/a	720,918 COM, 3,460,406 IND
Employment Corridor (EC) <sup>c</sup>	987	n/a	2,149,686 COM, 10,318,492 IND
Public (P)	319	n/a	n/a
Open Space (OS)	44,035	n/a	n/a
Park and Recreation (PR)	641	n/a	n/a
Airport (AP)	153	n/a	n/a
Highway Right-of-Way	1,858	n/a	n/a
FPARC <sup>d</sup>	1,817	n/a	712,604
Sutter Pointe Specific Plan (SPSP) <sup>e</sup>	7,528	17,500	49,706,000
<b>Total<sup>f</sup></b>	<b>378,875</b>	<b>32,849</b>	<b>75,728,792</b>

a. 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. Refer to Appendix A2 for details.

b. For unincorporated Sutter County only. Does not include the incorporated cities.

c. The General Plan assumes a split of 80% Industrial and 20% Commercial on I/C and EC lands.

d. 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 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).

e. At full build out, 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 (EIF), 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.

f. 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.

Because buildout of the General Plan would not occur for many years beyond the 2030 horizon year, it is anticipated that a lower amount of development would actually occur by 2030. The amount of additional development beyond what currently exists that is expected to occur by 2030 is 13,414 dwelling units with a resulting population of 38,565 residents, and 16,474,827 square feet of nonresidential use resulting in approximately 20,046 employees. Figure 6-2 (Future Functional Classification Diagram), found in the Mobility Element (Chapter 6), supports the development expected to occur by 2030. Appendix A2 provides additional information on 2030 and buildout growth estimates.

## Goals and Policies

### 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.**

#### 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 3-1. Avoid General Plan amendments that would conflict with these boundaries and intent.
- 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.
- 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.

*For additional policies related to fiscal management and economic development, refer to Chapter 5 (Economic Development).*

Floodplains in Sutter County are shown in Figure 10-1 (Flood Hazards) in Chapter 10 (Public Health and Safety).

- LU 1.4 Identification of Floodplains.** Identify the unincorporated areas of Sutter County that are subject to flooding, and evaluate and regulate development within these areas according to state and federal regulations to minimize the loss of life and damage to property caused by potential flood events. (LU 1-A)

### Compatibility

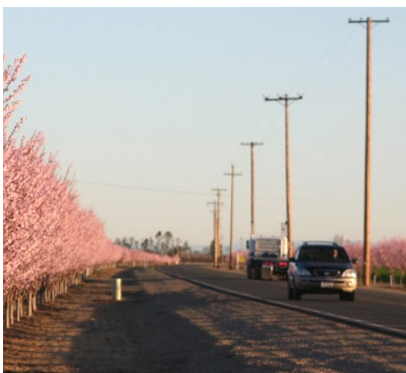
- LU 1.5 Minimize Land Use Conflicts.** Avoid/minimize conflicts between land uses and ensure that new development maintains the viability of adjacent agricultural, open space, and rural uses and minimizes impacts upon existing residents, businesses, and resources. (LU 1-B)

- LU 1.6 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. (LU 1-B)

For additional policies related to infrastructure requirements, refer to Chapter 7 (Infrastructure).

- LU 1.7 Growth Inducement.** Locate and size infrastructure to not induce growth within adjacent agricultural and open space areas.

- LU 1.8 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. (LU 1-B)



- LU 1.9 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.

### Form and Design—General

- LU 1.10 Separate and Distinct Communities.** Support land use patterns that result in separate and distinct communities within the County.

- LU 1.11 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.



- LU 1.12 Climate Action Plan.** Require new development to demonstrate consistency with the County's Climate Action Plan to reduce greenhouse gas emissions.
- LU 1.13 Landscape Design.** Implement reduction measures in the Climate Action Plan, where appropriate, to help reduce greenhouse gas emissions through landscape design. These reduction measures can include: expanding tree planting within the County; and strategically planting trees and other landscaping to create shade and to reduce the heat island effect. *(LU 1-B)*
- LU 1.14 Green Building Standards.** Promote project design that incorporates "smart growth" planning principles and cost effective "green" building standards applicable to the type and scale of development.

*For additional policies related to greenhouse gas reduction, refer to Chapter 6 (Mobility) and the Air Quality section of Chapter 9 (Environmental Resources).*

### Form and Design—Key Roadways and Highways

- LU 1.15 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. *(LU 1-B)*
- LU1.16 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. *(LU 1-B)*
- LU 1.17 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. *(LU 1-B)*
- LU 1.18 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. *(LU 1-B)*





For additional policies related to conservation of agriculture and open space, refer to Chapter 4 (Agricultural Resources) and Chapter 9 (Environmental Resources).

## Agriculture and Open Space

### GOAL LU 2

Preserve Sutter County's agricultural heritage and natural resources.

### 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. (LU 2-A)
- 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, unless such expansion is compatible with the existing use. (LU 2-A)
- 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. (LU 2-A)
- LU 2.4 Ranchette.** Prohibit the allocation of new Ranchette zoning in the County. Allow undeveloped existing Ranchette designated land to develop in accordance with previously established standards and criteria. (LU 2-A)
- 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. (LU 2-A/LU 2-B)

#### 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. (LU 1-B)

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## Rural Communities

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### GOAL LU 3

**Protect the character of the County’s unincorporated rural communities while allowing appropriate opportunities for new growth.**

### 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. (LU 3-A)
- 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. (LU 2-A)
- 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.
- 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. (LU 3-A)
- LU 3.5 Infill Development.** Encourage infill development within rural communities prior to expansion beyond current community boundaries. (LU 3-A)
- 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, the provision of public services and facilities, and flood control. (LU 3-A)



*Refer to 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. (LU 3-A)

### 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. (LU 1-B/ LU 3-A)
- 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. (LU 1-B/LU 3-A)
- LU 3.10 Community Centers.** Promote and preserve clearly defined community centers or “downtowns” in rural communities. (LU 2-A/LU 3-A)
- 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. (LU 1-B/LU 3-A)
- LU 3.12 Mixed Use.** Provide opportunities for mixed-use projects, such as second floor residential units above commercial businesses, within rural communities. (LU 2-A/LU 3-A)
- 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. (LU 1-B/LU 3-A)

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## Growth Areas—General Growth

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### GOAL LU 4

**Facilitate orderly, well-planned, sustainable, and efficient growth that balances aesthetic, functional, resource, and economic considerations.**

### POLICIES

#### Land Use

- LU 4.1 Growth Areas.** Direct future growth and development to the growth areas identified on Figure 3-1.

- 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. (LU 2-A)
- 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. (LU 2-A)
- 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. (LU 2-A)
- 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. (LU 2-A)
- LU 4.6 Discontiguous Development.** Prohibit the establishment of new growth areas that are separated from existing cities and/or rural communities. (LU 2-A)

*For additional policies related to serving higher-intensity developments, refer to Chapter 7 (Infrastructure) and Chapter 8 (Public Services).*

### Form and Design—General

- LU 4.7 Boundaries.** Reinforce the boundaries of growth areas through appropriate mechanisms such as buffers, greenbelts, and conservation easements. (LU 1-B)

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 (refer to Policy LU 3.13).

- LU 4.8 Quality New Development.** Require high-quality, efficient, and well-designed new development.
- Use significant natural, historic, and visual site features to guide site planning and design, and incorporate such features as focal points when feasible.
  - Enhance scenic views to the Sutter Buttes, rivers, agricultural lands, and other visual resources through project siting and design.
  - Provide for a mix of interconnected uses and a compact development form that makes efficient use of the land.
  - Facilitate non-automobile transportation modes.
  - Screen visually obtrusive activities and facilities from roadways and other public spaces through the use of landscaping, walls, building orientations, and other methods.
  - Design and locate lighting to avoid spillage and glare on adjacent properties and protect the rural night sky. (LU 1-B/LU 2-A)



### Form and Design—Residential

- LU 4.9 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. (LU 2-A)
- LU 4.10 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.
- LU 4.11 Diverse Housing.** Promote the development of innovative forms of housing that increase the diversity and affordability of housing options in the County.
- LU 4.12 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 (LU 2-A)
- LU 4.13 Medium- and High-Density Housing.** Locate medium- and high-density housing at strategic locations that maximize access to multi-modal transportation and services.
- LU 4.14 Mix of Uses.** Provide for the integration of residential, nonresidential, and mixed-use within Growth Areas to allow residents to easily walk or bike to shopping, services, employment, and leisure activities. (LU 2-A)

For additional policies related to housing diversity, refer to the Housing Element, provided under separate cover.

- LU 4.15 Residential Neighborhoods.** Provide for the development of new residential neighborhoods that are diverse, distinct, and highly livable.
- 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.
  - Promote diversity of architecture, materials, colors, and rooflines within neighborhoods.
- LU 4.16 Housing Design.** Promote well-designed and articulated new single-family detached and multi-family attached housing.

### Form and Design—Commercial and Industrial

- LU 4.17 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.
- LU 4.18 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.
- LU 4.19 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.
- LU 4.20 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.
- LU 4.21 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. (LU 2-A)
- LU 4.22 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. (LU 1-B)



**LU 4.23 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 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. (LU 1-B/LU 2-A)

*For additional policies related to transit, refer to Chapter 6 (Mobility).*



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## Growth Areas—Cities’ Spheres of Influence

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### GOAL LU 5

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

### 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.
- LU 5.2 Yuba City SOI.** Recognize the existing sphere of influence and the possible future sphere of influence (SOI) areas identified on the General Plan Land Use Diagrams as Yuba City’s boundary of future planned urban growth.
- LU 5.3 Yuba City Expanded SOI.** Prior to supporting the possible future sphere of influence areas described in Policy LU 5.2, Sutter County and Yuba City shall enter into a memorandum of understanding (MOU) for each area to be considered. (LU 5-A)
- 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 on the General Plan Land Use Diagrams until substantial build out has occurred within those spheres described in LU 5.1 and LU 5.2, and a clear market demand exists for new uses that cannot be more efficiently accommodated in other defined growth areas in the County.
- 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.



- 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.
- 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.
- 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.
- 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.
- 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.

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## Growth Areas—Rural Planned Communities

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### 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.**

## POLICIES

- LU 6.1 Comprehensive Planning.** Require the comprehensive planning and environmental review of each Rural Planned Community reflected on Figure 3-1.
- 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.
- 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.
- 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:
- General Plan Amendment and Consistency Analysis
  - Zoning Entitlements and Regulations
  - Appropriate environmental document
  - Infrastructure Master Plans
  - Fiscal Impact Analysis
  - Urban Services and Public Facilities Financing Plans
  - School Mitigation Agreements
  - Design Guidelines
  - Development Agreement(s) (*LU 6-A through LU 6-F*)
- 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).
- 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.

*Refer to FPARC provisions, adopted as Measure A in 1982, in Appendix B.*

**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.

**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.

**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.

**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.

*For additional policies related to the protection of the Sutter Buttes, refer to Chapter 9 (Environmental Resources).*

**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.

- LU 6.12 Funding of Services and 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.
- 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.
- 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.

*For additional policies related to funding of public services and infrastructure, refer to Chapter 5 (Economic Development).*

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## Growth Areas—Industrial/Commercial and Employment Corridor

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### 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.

### POLICIES

#### Industrial/Commercial and Employment Corridor Uses

- 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). (LU 2-A)
- 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. (LU 1-B/LU 7-A)
- LU 7.3 Reuse of Existing Structures.** Encourage the reuse/revitalization of existing and vacant structures as appropriate

*For additional policies related to providing infrastructure and public services to new developments, refer to Chapter 7 (Infrastructure) and Chapter 8 (Public Services).*

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. (LU 2-A)

**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. (LU 1-B)

For additional policies related to highway access, refer to Chapter 6 (Mobility).

**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. (LU 1-B)

### 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
- e. The proposed project, if proposed to be accessed from Highway 99, has or can obtain, approved access from Caltrans (LU 2-A)

- 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.
- 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.

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## Growth Areas—Sutter Pointe

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### 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.**

### 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.
- LU 8.2 Development Agreements.** Execute development agreements, and other agreements necessary, to ensure that Measure M standards are met.
- 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.
- LU 8.4 Funding of Services and Infrastructure.** Provide a self-sufficient community generating the revenue necessary to fully fund the urban services and infrastructure necessary to serve the new community.
- LU 8.5 Incorporation.** Support incorporation of the Sutter Pointe Specific Plan Area as a city as soon as reasonable and practicable.
- 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.

*Refer to the Sutter Pointe Specific Plan for additional policy and implementation direction.*

**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.
- d. Provide for activity centers throughout the Specific Plan Area that supply goods and services to surrounding residents and businesses.

**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.

**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 or 200-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.

- d. Prohibit residential development within the 200-year floodplain with depths greater than three feet when the Sutter Pointe Specific Plan area reaches 10,000 residents or is anticipated to reach 10,000 residents within 10 years.

**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 and 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.

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## Governmental Uses and Coordination

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### 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.**

### POLICIES

*For additional policies related to co-location of uses, refer to Chapter 8 (Public Services).*

**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.



- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

## Implementation

The following Implementation Programs apply specifically to policies in the Land Use Element.

- LU 1-A** Annually review the unincorporated areas of Sutter County that are subject to flooding as identified by floodplain

mapping prepared by FEMA or DWR, and amend the General Plan as appropriate to reflect any changes.

**Implements Policy(ies):** LU 1.4

**Responsibility:** Development Services Department

**Priority/Timeframe:** High (Annually)

**LU 1-B** Complete a comprehensive review of the Sutter County Design Guidelines and amend as appropriate to:

- Minimize land use conflicts between uses
- Define Agricultural buffers
- Define Industrial and Commercial buffers
- Incorporate Landscape Design measures from the Climate Action Plan
- Discourage strip development along key roadways and highways
- Enhance the design of development located along roadways and highways to protect quality views
- Ensure compatible new development in agricultural areas
- Preserve and protect local landmarks and significant natural resources within rural communities
- Define appropriate design standards to enhance rural communities
- Define gateways to rural communities
- Require high-quality, efficient, and well-designed new development
- Address street frontages, pedestrian access, compatibility with surrounding uses, architectural design, scale and massing, screening, sign design, transit facilities, visual impact of parking areas, and shared access and parking or new commercial and industrial uses
- Establish Industrial Commercial and Employment Corridor buffers

**Implements Policy(ies):** LU 1.5, LU 1.6, LU 1.8, LU 1.13, LU 1.15 through LU 1.18, LU 2.6, LU 3.8, LU 3.9, LU 3.11, LU 3.13, LU 4.7, LU 4.8, LU 4.22, LU 4.23, LU 7.2, LU 7.4, LU 7.5

**Responsibility:** Development Services Department

**Priority/Timeframe:** High (1 year from General Plan adoption)

**LU 2-A** Complete a comprehensive review of the Sutter County Zoning Code and amend as appropriate to:

- Prohibit new Agriculture Rural Community and Ranchette zoning and uses

- Allow for the Commercial Recreation Overlay
- Limit new Estate Residential development
- Allow mixed-use developments including employee-serving businesses within industrial areas
- Allow for the development of second residential units in appropriate zones
- Provide for consistent signage and flexible development standards for new commercial and industrial uses
- Provide for expedited Design Review processing within the Employment Corridor
- Make necessary changes to ensure consistency between the Sutter County Zoning Code and the General Plan

**Implements Policy(ies):** LU 2.1 through LU 2.5, LU 3.2, LU 3.10, LU 3.12, LU 4.2 through LU 4.6, LU 4.8, LU 4.9, LU 4.12, LU 4.14, LU 4.21, LU 4.23, LU 7.1, LU 7.3, LU 7.7

**Responsibility:** Development Services Department

**Priority/Timeframe:** High (1 year from General Plan adoption)

**LU 2-B** Require County discretionary approval and Design Review for all uses permitted by the Commercial Recreation Overlay 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).

**Implements Policy(ies):** LU 2.5

**Responsibility:** Development Services Department

**Priority/Timeframe:** High (included with Zoning Code update)

**LU 3-A** Consider preparing and adopting a Community Plan for each rural community to supplement the policies of General Plan. The Community Plan for each rural community may address: assignment of land uses and development patterns; land use compatibility; infill development and community expansion; infrastructure and services; economic development opportunities; community character and design; and other issues relevant to each community.

**Implements Policy(ies):** LU 3.1, LU 3.4 through 3.13

**Responsibility:** Development Services Department

**Priority/Timeframe:** Medium to Low

**CHAPTER 3: LAND USE**  
**Implementation**

**LU 5-A** 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.

**Implements Policy(ies):** LU 5.3

**Responsibility:** Development Services Department

**Priority/Timeframe:** Medium to Low

**LU 6-A** 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.

**Implements Policy(ies):** LU 6.4

**Responsibility:** Development Services Department;  
Public Works Division

**Priority/Timeframe:** With Rural Planned Community  
Submittal

**LU 6-B** 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.

**Implements Policy(ies):** LU 6.4

**Responsibility:** Development Services Department;  
Public Works Division

**Priority/Timeframe:** With Rural Planned Community  
Submittal

**LU 6-C** 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.

**Implements Policy(ies):** LU 6.4

**Responsibility:** Development Services Department;  
Public Works Division

**Priority/Timeframe:** With Rural Planned Community  
Submittal

**LU 6-D** 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.

**Implements Policy(ies):** LU 6.4

**Responsibility:** Development Services Department

**Priority/Timeframe:** With Rural Planned Community Submittal

**LU 6-E** 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.

**Implements Policy(ies):** LU 6.4

**Responsibility:** Development Services Department

**Priority/Timeframe:** With Rural Planned Community Submittal

**LU 6-F** 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.

**Implements Policy(ies):** LU 6.4

**Responsibility:** Development Services Department

**Priority/Timeframe:** Medium/Ongoing

**LU 7-A** 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.

**Implements Policy(ies):** LU 7.2

**Responsibility:** Development Services Department

**Priority/Timeframe:** High (1 year from General Plan adoption)

Specific Implementation Programs have not been developed for the following Land Use Element policies: LU 1.1 through LU 1.3, LU 1.7, LU 1.9 through LU 1.12, LU 1.14, LU 3.3, LU 4.1, LU 4.10, LU 4.11, LU 4.13, LU 4.14 through LU 4.20, LU 5.1, LU 5.2, LU 5.4 through LU 5.10, LU 6.1 through LU 6.3, LU 6.5 through LU 6.14, LU 7.6, LU 7.8, LU 7.9, LU 8.1 through LU 8.10, LU 9.1 through LU 9.7. These policies will be implemented through methods such as the use of existing adopted County plans, codes, and standards, or through the application of existing County processes such as project development review or coordination with

**CHAPTER 3: LAND USE  
Implementation**

other agencies. Refer to Chapter 12 (Administration and Implementation) for more information on these implementation methods.

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## CHAPTER 4 **Agricultural Resources**

*Agricultural Lands  
Use and Operational Conflicts  
Natural Resources for Agriculture  
Agricultural Industries  
Visitor Services  
Implementation*

Sutter County's character is reflective of its rural traditions with a landscape dominated by agricultural uses. Agriculture is a major industry in Sutter County and an integral part of the County's economic base and lifestyle.

Over 86 percent of the County's lands are classified as agriculture, with roughly 48 percent of those lands designated as Prime Farmland and another 31 percent as Farmland of Statewide Importance. Approximately 15 percent of the County's agricultural lands are protected under Williamson Act contracts (refer to Figure 4-1 [Important Farmlands and Williamson Act Lands]). Agricultural production in Sutter County includes rice and other field crops; dried plums, English walnuts, almonds and other fruits and nuts; seeds crops; tomatoes and other vegetable crops; nursery products; and apiary and livestock products. As of 2010, food and agricultural production made up approximately 20 percent of the total economic output of all industries in Sutter County.

Sutter County agriculture benefits from rich soils, water availability, climate favorable to a variety of crops, transportation infrastructure, proximity to centers of research, adjacency to other agricultural counties, and a history of generational family farming. At the same time, agriculture in the County faces growing pressures from urbanization, higher production costs, lower commodity prices, and increasing regulations. Careful land use decision-making and economic development strategies are essential to minimize the



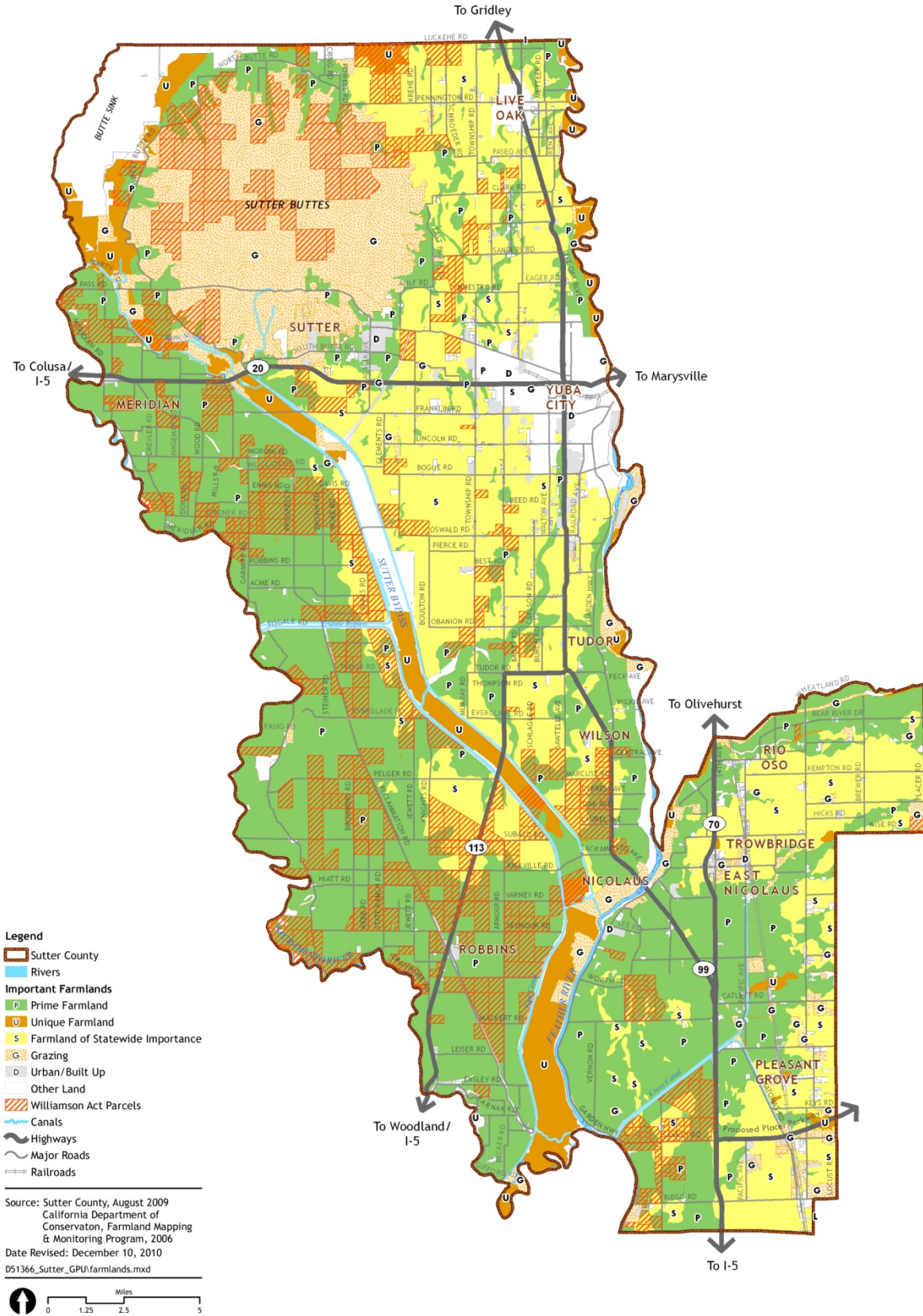


FIGURE 4-1 Important Farmlands and Williamson Act Lands

conversion of productive agricultural land, maximize new commodity and processing opportunities, and reinforce the agricultural economy.

The General Plan furthers Sutter County's commitment to the preservation of its long-standing agricultural heritage and quality farmlands. It acknowledges the importance of protecting and maintaining commercially viable agriculture in Sutter County and supports uses that promote the economic, cultural, environmental, and scenic values of agriculture. The General Plan includes goals and policies dedicated to maintaining a viable agricultural industry by sustaining existing agricultural operations, diversifying the agricultural economy, and promoting agricultural businesses.

This element of the General Plan provides direction regarding: the preservation of agricultural lands; minimizing conflicts between agricultural operations and other uses; preservation of natural resources for agriculture; expansion and diversification of agricultural industries; and promotion of agriculturally related visitor services and attractions.

## Goals and Policies

### Agricultural Lands

#### GOAL AG 1

**Preserve and protect high-quality agricultural lands for long-term agricultural production.**

#### POLICIES

**AG 1.1 Agricultural Land Preservation.** Preserve and maintain agriculturally designated lands for agricultural use and direct urban/suburban and other nonagricultural related development to the cities, unincorporated rural communities, and other clearly defined and comprehensively planned development areas.

**AG 1.2 Minimum Parcel Sizes.** Establish minimum parcel sizes of 20, 40, and 80 acres on agriculturally designated lands to promote their long-term use for agriculture. Minimum agricultural parcel sizes shall be applied as follows:

- a. Apply the 20-acre minimum to those areas where a majority of existing parcels are less than 20 acres in size and the remaining parcels generally do not exceed 40 acres in size



- b. Apply the 40-acre minimum to those areas where a majority of existing parcels are less than 40 acres in size and the remaining parcels generally do not exceed 80 acres in size
- c. Apply the 80-acre minimum to all other agriculturally designated lands in the County

Each agricultural land use category shall permit the full range of agricultural uses. (AG 1-A)

**AG 1.3 Land Use Boundaries.** Use parcel boundaries and sizes, roadways, natural barriers, soil types, and existing or historic agricultural uses and crop types to define logical boundaries between 20, 40, and 80 acre minimum agricultural land uses. (AG 1-A)

**AG 1.4 Multiple Land Use Designations.** Determine the minimum parcel size where multiple agricultural General Plan designations are shown on a single parcel of land based on such factors as soil characteristics contained in the USDA Soil Survey for Sutter County, existing and historic agricultural uses and crop types on the parcel, nearby parcel sizes, and the area of the parcel included within each land use designation. (AG 1-A)

**AG 1.5 Agricultural Land Conversion.** Discourage the conversion of agricultural land to other uses unless all of the following findings can be made:

- a. The net community benefit derived from conversion of the land outweighs the need to protect the land for long-term agricultural use
- b. There are no feasible alternative locations for the proposed use that would appreciably reduce impacts upon agricultural lands
- c. The use will not have significant adverse effects, or can mitigate such effects, upon existing and future adjacent agricultural lands and operations (AG 1-A)

*For additional policies related to habitat conservation, refer to the Biological and Open Space Resources section of Chapter 9 (Environmental Resources).*

**AG 1.6 Interrelationship with Habitat Conservation.** Permit agriculturally designated lands to be used for habitat conservation and/or mitigation with approval of a development agreement, provided such use does not interfere or adversely affect existing or planned agricultural uses or impact County flood control operations. (AG 1-A)

**AG 1.7 Residential Uses.** Limit residential uses on agriculturally designated land to residences needed to support agricultural farming operations, agricultural-related tourism, agricultural support services, and permitted residential homesites. Permanent residential densities shall be limited to those

permitted by the underlying agricultural land use designation (1 residence per 20, 40, or 80 acres). (AG 1-A)

**AG 1.8 Homesites.** Allow a landowner to create a homesite parcel on an agricultural parcel subject to the following:

- a. Only one homesite parcel may be created for each legal parcel that existed as of [date of GPU approval].
- b. Homesite parcels shall be the minimum size necessary to comply with Environmental Health and agricultural buffering requirements and shall not exceed 3 acres unless the County Environmental Health Division grants a waiver for sewage disposal, in which case a parcel of up to 5 acres may be allowed.
- c. The remaining agricultural parcel shall meet the minimum parcel size of the underlying agricultural land use designation (20, 40, or 80 acres).
- d. The landowner shall grant development rights for the remaining agricultural parcel or an eligible agricultural parcel having the same land use designation and an available development right to Sutter County or its designee. Residential densities shall be limited to those permitted by the underlying agricultural land use designation.
- e. Parcels that are nonconforming with the minimum parcel size required by the underlying agricultural land use designation may not apply for the creation of a homesite parcel.
- f. Homesite parcels may not be further subdivided but may be combined by lot line adjustment or parcel merger to establish a larger agricultural parcel consistent with residential densities permitted by the underlying agricultural land use designation. If a homesite parcel is merged with the parcel it was originally separated from, the established development rights agreement may be rescinded by action of the Board of Supervisors. (AG 1-A)



**AG 1.85 Agricultural Processing Parcel.** Allow a landowner to create an agricultural processing parcel, subject to the following:

- a. Only one agricultural processing parcel may be created for each legal parcel that existed as of March 29, 2011 (date of adoption of the 2030 General Plan).
- b. An agricultural processing parcel shall be the minimum size necessary to accommodate an existing or proposed agricultural processing facility, onsite circulation, support infrastructure, and comply with Environmental Health requirements. Sufficient detail shall be provided demonstrating this.

- c. The remainder parcel shall meet the minimum parcel size of the underlying agricultural land use designation (20, 40, or 80 acres).
- d. The landowner shall grant development rights to limit residential densities as permitted by the underlying agricultural land use designation; however, these densities shall not be applicable to the establishment of a temporary secondary agricultural caretaker unit.
- e. Prior to recording a map to establish an agricultural processing parcel, the landowner shall enter into a development agreement with the County restricting the use of the agricultural processing parcel to ensure the property is used for its intended purpose, and residential densities, as allowed by the General Plan are maintained.
- f. Existing parcels that do not meet the minimum parcel size requirement of the underlying agricultural land use designation do not qualify to apply for the creation of an agricultural processing parcel.
- g. Agricultural processing parcels may not be further subdivided but may be combined by lot line adjustment or parcel merger to establish a larger agricultural parcel consistent with residential densities permitted by the underlying agricultural land use designation. If an agricultural processing parcel is merged with the parcel it was originally separated from, the established development rights agreement may be rescinded by action of the Board of Supervisors. (AG 1-A)

**AG 1.9 Williamson Act.** Promote the use of the California Land Conservation Act (Williamson Act) on agricultural lands throughout the County provided the State continues to fund the subvention program to offset the loss of property taxes.

**AG 1.10 Transfer of Development Rights.** Explore, and if determined feasible, implement programs to permanently preserve agricultural lands through the use of voluntary transfer of development rights to guide development to more suitable areas. (AG 1-B)

**AG 1.11 Conservation Easements.** Explore, and if determined feasible, identify agricultural mitigation bank areas in which the County will encourage private landowners to voluntarily participate in agricultural conservation easements. (AG 1-B)

**AG 1.12 Land Mitigation Program.** Explore, and if determined feasible, create an Agricultural Land Mitigation Program. (AG 1-B)

**AG 1.13 Cooperation with Other Agencies.** Coordinate with the cities, the Local Agency Formation Commission (LAFCO), local

*For a definition of transfer of development rights, refer to Chapter 13 (Glossary).*

service providers, and other relevant agencies on joint mechanisms to preserve agricultural lands and limit urban encroachment and the extension of urban service and infrastructure into agricultural areas. (AG 1-C)

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## Use and Operational Conflicts

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### GOAL AG 2

**Minimize conflicts between agricultural uses and operations and adjacent non-agricultural uses.**

### POLICIES

**AG 2.1 Minimize Conflicts.** Require that new development adjacent to agricultural areas be designed to minimize conflicts with adjacent agricultural uses and operations. (AG 1-A/AG 1-C)

**AG 2.2 Right to Farm.** Affirm and protect the right of agricultural operators in agricultural areas to continue their agricultural practices ("right to farm"). The right to farm shall acknowledge through noticing that landowners and residents adjacent to agriculture should be prepared, accept, and not consider a nuisance the impacts inherent with lawful farming activities. At a minimum, the Right to Farm Notice shall be recorded with the Deed of Trust at the time of transfer of all applicable properties. (AG 1-C/AG 2-A)

**AG 2.3 Buffers.** Protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations:

- a. Buffers should be physically and biologically designed to avoid conflicts between agricultural and non-agricultural uses. The biological design should ensure that the buffer does not provide a host environment for pests or carriers of disease which could potentially impact adjacent farming operations.
- b. Buffers shall not be located on the agricultural parcel(s).
- c. Buffers should primarily consist of a physical separation (setback) between agricultural and non-agricultural uses. The appropriate width of the buffer shall be determined on a site-by-site basis taking into account the type of existing agricultural uses (i.e. crop type and associated operational requirements); the nature of the proposed non-agricultural development; the natural features of the site; landscaping, walls or other barriers planned by the proposed development; and any other factors that affect the specific situation.



- d. In addition to a physical separation, the following buffer options may be considered: greenbelts/open space, limited park and recreation areas, roads, PUE's, waterways, and vegetative screens. These buffering options may be used in any combination to most effectively reduce conflicts arising from adjacent incompatible uses.
- e. An ongoing maintenance program for the buffer shall be established and should include vector controls.
- f. Buffer restrictions may be removed if all adjacent parcels have been irreversibly converted to non-agricultural uses. (AG 1-A/AG 1-C)

**AG 2.4 Coordination with Cities.** Coordinate with the cities to encourage that new development in the cities mitigates impacts upon unincorporated agricultural uses and operations including the provision of right to farm notifications and buffering on city development projects. (AG 1-C)

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## Natural Resources for Agriculture (Sustainability)

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### GOAL AG 3

**Protect the natural resources needed to ensure that agriculture remains an essential and sustainable part of Sutter County's future.**

### POLICIES

*For additional policies related to water use reduction and water conservation, refer to the Water section of Chapter 7 (Infrastructure) and the Water Resources and Quality section of Chapter 9 (Environmental Resources).*

**AG 3.1 Efficient Water Management.** Support the efficient management and use of agricultural water resources where economically feasible to support agriculture.

**AG 3.2 Water Conservation and Recycling.** Support the efforts of the multiple water agencies operating in Sutter County to adopt water conservation practices and explore the feasibility of water recycling for agriculture.

**AG 3.3 Water Quality and Quantity.** Support efforts to maintain water resource quality and quantity for the irrigation of productive farmland.

**AG 3.4 Water Competition from Urban Uses.** Oppose the loss of agricultural water due to competition from urban water consumption both within and outside the County.

**AG 3.5 Water Use Reduction.** Encourage reduction measures in the Climate Action Plan targeted to manage agricultural water use. Such measures may include encouraging agricultural



**CHAPTER 4: AGRICULTURAL RESOURCES**  
**Goals and Policies**

water users to conserve water, and providing information on technologies that reduce agricultural water use.

**AG 3.6 Groundwater Resources.** Support the efforts of the local water agencies to promote groundwater recharge, conjunctive use, conservation of significant recharge areas, and other activities to protect and manage Sutter County's groundwater resources.

**AG 3.7 Alternative Energy.** Support the use of energy-saving technologies and alternative energy sources (solar, wind, biofuels) in all agricultural industries and operations such as the pumping of irrigation water, food processing, and water treatment. Support the use of alternative energy-powered farm vehicles and trucks.

*For additional policies related to energy efficiency, refer to the Energy Resources section of Chapter 7 (Infrastructure).*

**AG 3.8 Habitat Protection.** Promote wildlife friendly agricultural practices. Encourage habitat protection and management that is compatible with and does not preclude or restrict on-site agricultural production.

**AG 3.9 Chemical Use.** Support the efforts of growers to follow state and federal regulations concerning the use of pesticides, herbicides, and manufactured fertilizers.

*For additional policies related to use of hazardous materials such as chemicals, refer to the Hazardous Materials section of Chapter 10 (Public Health and Safety).*

**AG 3.10 Soil Management.** Implement, as appropriate, reduction measures in the Climate Action Plan targeted to promote soil management practices that reduce nitrogen dioxide emissions.

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## Agricultural Industries

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### GOAL AG 4

Provide for growth, expansion, and diversification of Sutter County's agricultural industries.

### POLICIES

#### Agricultural Infrastructure and Support



**AG 4.1 Transportation Systems.** Maintain existing regional transportation systems to support the local, national, and global movement of agricultural products. Support the extension of freight rail into Sutter County's industrial areas.

**AG 4.2 Utility Infrastructure.** Implement mechanisms to provide the utility infrastructure, flood protection, and services necessary to lands designated for industrial use in order to support the growth and expansion of Sutter County's agriculture industries.

**AG 4.3 New Technologies.** Support the development and use of new technologies that facilitate resource efficient operation of agriculturally related industries, including food processing. These technologies may include: energy development technologies, such as wind, solar and waste sources; energy and water conservation technologies; cultivation practices; global positioning system (GPS) applications; and others that improve the profitability of agriculture in Sutter County.

**AG 4.4 Farmworker Housing.** Collaborate with incorporated cities, rural communities, the agricultural industry, and housing developers to provide affordable housing for farmworkers. (AG 1-C)

*For additional policies related to farmworker housing and affordable housing, refer to the Housing Element, which is provided under separate cover.*

#### Agricultural Business Retention and Expansion

**AG 4.5 Agricultural Industries.** Promote the growth and expansion of existing agricultural industries as well as the development of new and diverse agricultural production, processing, and distribution industries within Sutter County. (AG 4-A)

**AG 4.6 Local Processing.** Support the local processing and distribution of agricultural products grown in Sutter County and other nearby locations. (AG 4-A)

**AG 4.7 Local Purchasing.** Promote Sutter County farmers' efforts to market their produce locally including the purchase and consumption of locally grown and processed foods by local households, institutions, and businesses. (AG 4-A)

*For additional policies related to economic diversification, refer to Chapter 5 (Economic Development).*

**CHAPTER 4: AGRICULTURAL RESOURCES**  
**Goals and Policies**

- AG 4.8 Market Expansion.** Support efforts to expand regional, national, and foreign markets for the export of local agricultural products. (AG 4-A)
- AG 4.9 Efficient Permit Processing.** Provide for commercial agricultural permit processing procedures that are expeditious and efficient. As appropriate, apply improvement standards and requirements, such as standards for parking and impermeable surfaces, which are reduced or minimized to reflect the nature of the agricultural operations. (AG 1-A)
- AG 4.10 Training and Support.** Support the efforts of the Agricultural Commissioner's Office, the UC Small Farm Center, UC Cooperative Extension, the Small Business Development Centers, the Natural Resource Conservation Service (NRCS), the Resource Conservation District (RCD), and other agencies to provide technical assistance, research, employee training, and capital for emerging agricultural businesses.
- AG 4.11 One-Stop Center.** Support the creation and operation of a "one-stop shop" agricultural resource business center housing multiple agricultural related agencies and businesses, including the Sutter County Agricultural Commissioner and County Farm Advisor/UC Cooperative Extension.

**Siting Agriculture Support Uses**

- AG 4.12 Support Uses.** Facilitate agricultural production by allowing agriculture related support uses, such as processing, storage, packaging, and soil preparation services, to be conveniently and accessibly located in agricultural production areas when related to the primary agricultural production in the area. Such uses shall be allowed by discretionary permit approval, subject to all of the following criteria:
- a. The use shall provide a service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operation characteristics.
  - b. The use should not be sited on productive agricultural land if less productive land is available in the immediate vicinity.
  - c. The operational or physical characteristics of the use shall not have a significant adverse impact on water resources or the use or management of surrounding agricultural properties. (AG 1-A)

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## Visitor Services (Agri-tourism)

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### GOAL AG 5

**Promote visitor services and attractions to enhance and support Sutter County's agricultural industries.**

### POLICIES

- AG 5.1 Promotional Activities.** Encourage a wide variety of promotional and marketing activities that support Sutter County's unique agricultural heritage. These may include agricultural related festivals and farmers' markets. (AG 4-A)
- AG 5.2 Visitor Serving Uses.** Allow visitor-serving uses in agricultural designated areas through discretionary permit approval, subject to all of the following criteria:
- The use shall promote and market agricultural related products the majority of which should be grown or processed in the local area.
  - The use is compatible with and secondary and incidental to agricultural production activities in the area.
  - The use will not require the extension of municipal sewer or water services.
  - The use is compatible with existing adjacent uses in the area.
  - The use is not a hotel, motel, resort, or similar scale lodging, which is not permitted. (AG 1-A)
- AG 5.3 Marketing Coordination.** Collaborate with economic development organizations to increase the marketing of Sutter County and coordinate with neighboring jurisdictions to support a regional approach to agri-tourism. (AG 4-A/AG 1-C)
- AG 5.4 Recreational Uses.** Support recreational uses on privately owned lands where such uses are compatible with on and off-site agriculture and with scenic and environmentally sensitive resources. (AG 1-A)
- AG 5.5 Special Events.** Allow for farm home-stays, bed and breakfasts, and special events such as weddings in agricultural areas, subject to discretionary permit approval. (AG 1-A)
- AG 5.6 Agricultural Organizations.** Promote events sponsored by organizations such as school districts, colleges, UC Cooperative Extension, UC Small Farm Center, the Agricultural Commissioner, 4-H, the Farm Bureau, or other programs which expose the public to agricultural activities and issues.

## Implementation

The following Implementation Programs apply specifically to policies in the Agricultural Resources Element.

### AGRICULTURAL LANDS

**AG 1-A** Complete a comprehensive review of the Sutter County Zoning Code and amend as appropriate to include provisions for: minimum agricultural parcel sizes; properties with multiple use designations; agricultural land conversion; interrelationship with habitat conservation; residential uses on agricultural land; homesites; conflicts with adjacent uses; buffers; efficient permit processing; agricultural support uses; visitor serving and recreational uses on agricultural lands; and special events.

**Implements Policy(ies):** AG 1.2 through AG 1.8, AG 2.1, AG 2.3, AG 4.9, AG 4.12, AG 5.2, AG 5.4, AG 5.5

**Responsibility:** Community Services Department

**Priority/Timeframe:** High (within 1 year of General Plan adoption)

**AG 1-B** Consider preparing a study to determine the feasibility of implementing agricultural land preservation programs such as transfer of development rights, conservation easements, and agricultural land mitigation.

**Implements Policy(ies):** AG 1.10, AG 1.11, AG 1.12

**Responsibility:** Agricultural Department, Community Services Department

**Priority/Timeframe:** Medium to Low

**AG 1-C** Work with the cities and other appropriate agencies and interests to establish a standing committee or other mechanism to coordinate on agricultural related issues in Sutter County. Issues that may be addressed by the committee include, but are not limited to, exploring the feasibility of joint mechanisms to preserve agricultural land including implementation of AG 1-B; limiting urban development in agricultural areas; mitigating impacts on agricultural land and uses; minimizing conflicts between new development and existing agricultural operations including right to farm ordinances and buffers between urban and agricultural uses; the provision of farmworker housing; and the promotion of food processing facilities and other agricultural related industries.

**Implements Policy(ies):** AG 1.13, AG 2.1 through AG 2.4, AG 4.4, AG 5.3

**Responsibility:** Agricultural Department, Community Services Department

**Priority/Timeframe:** Medium to Low

## USE AND OPERATIONAL CONFLICTS

**AG 2-A** Amend the County's existing Right to Farm Ordinance to require more effective disclosure of the rights of lawful farming activities.

**Implements Policy(ies):** AG 2.2

**Responsibility:** Agricultural Department, Community Services Department, County Assessor's Office

**Priority/Timeframe:** Medium

## AGRICULTURAL INDUSTRIES

**AG 4-A** Work with the cities and other appropriate agencies and interests to establish a marketing committee to promote Sutter County agriculture through the following and other means: agricultural industry promotional activities, including farmers' markets; agri-tourism marketing; marketing of locally grown food; and promotion of events that expose residents of urban places to agricultural activities and issues.

**Implements Policy(ies):** AG 4.5 through AG 4.8, AG 5.1, AG 5.3

**Responsibility:** Agricultural Department, Community Services Department

**Priority/Timeframe:** Medium

Specific Implementation Programs have not been developed for the following Agricultural Resource Element policies: AG 1.1, AG 1.9, AG 3.1 through AG 3.10, AG 4.1 through AG 4.3, AG 4.10, AG 4.11, and AG 5.6. These policies will be implemented through methods such as the use of existing adopted County plans, codes, and standards, or through the application of existing County processes such as project development review or coordination with other agencies. Refer to Chapter 12 (Administration and Implementation) for more information on these implementation methods.

# CHAPTER 5 Economic Development

*Economic Development  
Fiscal Management  
Business Outreach  
Work Force Development  
Economic Diversity  
Implementation*

Sutter County has experienced rapid changes in the employment levels of many industries since the early 1990s. Many of these changes are tied to increased residential growth, which has injected enough market support to open new service and retail establishments. Beyond the County's traditional agricultural base, jobs have expanded in the areas of education and healthcare, professional and business services, leisure and hospitality, and retail trade. At the same time, job counts fell in the County's wholesale trade, manufacturing, and forestry and mining sectors.



On the whole, changes in the composition of businesses in the County have increased average worker wages and retained a higher share of retail spending within the County. However, new employers to supplement the County's job base have been slow to materialize. Strong residential growth without similar levels of office or industrial development has increased the share of residents who must commute outside the County for employment.

While Sutter County's agriculture and quality farmlands have and will continue to form the foundation of the local economy, the County desires to diversify its economic base and provide a variety of quality jobs for its residents. The provision of properly located employment land uses and corresponding investment in key public infrastructure, such as that planned for in the Sutter Pointe Specific Plan, along with ongoing economic development activities, is required to attract interest in the County from large industrial and related users.

The General Plan supports the creation of a healthy and diverse economy by promoting a regulatory climate that attracts new industries and a broad range of jobs with opportunities for advancement. It also seeks to enhance local shopping, services, and opportunities for small businesses. The General Plan recognizes the critical role that local economic development organizations, in particular the Yuba-Sutter Economic Development Corporation, play in partnering with the County to establish new jobs, maintain existing jobs, and augment Sutter County's standard of living.

This element of the General Plan provides direction regarding: enhancement of the County's fiscal health; maintaining a business friendly environment; investment in the County's labor force; and diversifying the local economic base.

## Goals and Policies

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### Fiscal Management

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#### GOAL ED 1

**Maintain and enhance the County's long-term fiscal health.**

#### POLICIES

- ED 1.1 Services Funding.** Require new specific plans and other large-scale developments to generate the revenue and fiscal resources necessary to fully fund public services and to avoid a decline in current County service levels as development builds out.
- ED 1.2 Development Phasing.** Balance and phase residential and non-residential uses and associated cost burdens within specific plans and other large-scale developments that provide a mix of uses, such that the revenue- and job-generating components of the projects have a reasonable probability of timely completion and financial success.
- ED 1.3 Finance Districts.** Explore the formation of infrastructure financing districts (assessment districts, community facilities districts, etc.) where such mechanisms can provide financing to help pay for existing development's share of new public improvement costs. (*ED 1-A*)



ED 1.4 **Development Agreements.** Use development agreements as a tool to implement public facilities financing plans and to secure benefits from significant new development projects.

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## Business Outreach

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### GOAL ED 2

Maintain a business-friendly environment for both existing and new companies.

### POLICIES

- ED 2.1 **Infrastructure for New Business.** Ensure the provision of adequate infrastructure for business development, including flood control, road and rail networks, telecommunications backbone, sewer, drainage facilities, and water supply. *(ED 2-A)*
- ED 2.2 **Prudent Incentives.** Create reasonable and fiscally prudent local incentives to attract and support the growth of new and existing businesses. *(ED 2-B)*
- ED 2.3 **Joint Marketing.** Promote joint marketing efforts with non-profit business and merchant associations to develop a brand for the region for marketing purposes and create new economic development opportunities. *(ED 2-A)*
- ED 2.4 **Training.** Collaborate with workforce development partners to increase the local supply of trained workers. *(ED 2-A)*
- ED 2.5 **Assistance.** Coordinate with other organizations (e.g., Chamber of Commerce and Yuba-Sutter Economic Development Corporation) in securing local companies the technical and financial assistance they need, such as grants, loans and similar support from federal, State and private sources. *(ED 2-A)*
- ED 2.6 **Interjurisdiction Coordination.** Create alliances with local jurisdictions and agencies to promote economic growth within the county. *(ED 2-A)*
- ED 2.7 **Development Review.** Maintain an efficient, consistent, and equitable development review process.
- ED 2.8 **Business Attraction.** Utilize local and outside resources to attract, retain, and expand new and existing businesses in the County. *(ED 2-A)*

*For additional policies related to utilities, refer to Chapter 7 (Infrastructure).*



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## Work Force Development

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### GOAL ED 3

Enhance the desirability of the County for new business and business expansion by supporting investment in the professional skills of the work force.

### POLICIES



- ED 3.1 **Stable Jobs.** Encourage future growth that creates stable jobs. *(ED 2-A)*
- ED 3.2 **Financial Independence.** Support economic opportunities that promote the self-sufficiency of residents and reduce dependence on County programs and services. *(ED 2-A)*
- ED 3.3 **Professional Opportunities.** Attract and retain a balance of businesses so that individuals have the choice to both work and reside in the County. *(ED 2-A)*
- ED 3.4 **Jobs/Housing Balance.** Encourage a balance of jobs and housing in the County, and seek to match local wages with the local cost of housing. *(ED 2-A)*
- ED 3.5 **Joint Efforts.** Coordinate with work force development organizations to promote and expand private sector support for education, such as job shadowing, student internships, school partnerships with companies, and faculty internships. *(ED 2-A)*
- ED 3.6 **Education.** Work with local partners to promote the value of education across all social and income groups living in the County. *(ED 2-A)*

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## Economic Diversity

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### GOAL ED 4

Diversify the local economic base to encourage consistent, sustainable long-term growth that positively impacts businesses, residents and public agencies.

### POLICIES

- ED 4.1 **Export Sector Base.** Retain and encourage growth in defined economic export sectors, which are sectors that produce goods and services that are purchased and consumed outside of the County, based on periodic analysis of employment clusters by relevant economic development organizations. *(ED 2-A)*
- ED 4.2 **Economic Diversification.** Support efforts to market new products, services and businesses that provide new wealth and job opportunities for all social and income groups living in the County. *(ED 2-A)*
- ED 4.3 **Reduce Retail Leakage.** Support new retail development in Sutter County that reduces resident spending outside the County. *(ED 2-A)*
- ED 4.4 **Specialty Retail.** Promote the growth of existing and new specialty retail, restaurants, and services to create a full service retail base in the County. *(ED 2-A)*
- ED 4.5 **Buy Local.** Purchase products and services for County operations from Sutter County locally owned businesses, whenever possible and feasible. *(ED 2-A)*



## Implementation

The following Implementation Programs apply specifically to policies in the Economic Development Element.

### FISCAL MANAGEMENT

- ED 1-A Conduct studies, as appropriate, when considering new public improvements to determine if an infrastructure financing district(s) would be feasible in order to provide financing to help pay for existing development's share of the new public improvement costs.

**Implements Policy(ies):** ED 1.3

**Responsibility:** Community Services Department

**Priority/Timeframe:** Medium/Ongoing

## BUSINESS OUTREACH

**ED 2-A** Work with the Yuba-Sutter Economic Development Corporation to update the Yuba-Sutter Comprehensive Economic Development Strategy in order to provide a comprehensive plan and marketing campaign for businesses attraction and retention, workforce development, economic diversity, and other economic development related issues.

The Strategy should provide a comprehensive plan to:

- Ensure the provision of adequate infrastructure for business development
- Create stable jobs
- Support economic opportunities for residents
- Retain and encourage growth in defined economic export sectors
- Reduce retail leakage
- Result in a diverse economy with specialty retail, restaurants, and services

The Strategy should also provide an aggressive marketing campaign to:

- Develop a brand for the region and create new economic development opportunities
- Promote the County's assets and strengths to attract new and retain/expand existing targeted businesses
- Promote new products, services, and businesses that provide wealth and job opportunities for all residents
- Promote the advantages of buying products and using services from locally owned businesses

**Implements Policy(ies):** ED 2.1, ED 2.3 through ED 2.6, ED 2.8, ED 3.1 through ED 3.6, ED 4.1 through ED 4.5

**Responsibility:** Community Services Department

**Priority/Timeframe:** Medium/Ongoing

**ED 2-B** Amend the Zoning Code (Design Review section) to include incentives for targeted businesses that include flexible development standards, an expedited development review process, and reduced fees.

**Implements Policy(ies):** ED 2.2

**Responsibility:** Community Services Department

**Priority/Timeframe:** High/Within one year of General Plan adoption

Specific Implementation Programs have not been developed for the following Economic Development Element policies: ED 1.1, ED 1.2, ED 1.4, and ED 2.7. These policies will be implemented through

**CHAPTER 5: ECONOMIC DEVELOPMENT**  
**Implementation**

methods such as the use of existing adopted County plans, codes, and standards, or through the application of existing County processes such as project development review or coordination with other agencies. Refer to Chapter 12 (Administration and Implementation) for more information on these implementation methods.

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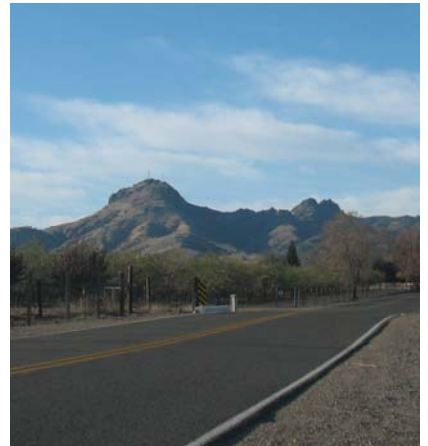
# CHAPTER 6 Mobility

*Multimodal Transportation Network*  
*Streets and Highways*  
*Transit*  
*Rail Transportation*  
*Bikeways and Pedestrians*  
*Air Travel and Airports*  
*Greenhouse Gas Reduction*  
*Implementation*

Sutter County recognizes that a balanced, multimodal transportation system is critical in ensuring the efficient movement of goods and people throughout the County, and essential to supporting economic vitality and reduced greenhouse gas emissions. Sutter County has a comprehensive transportation system to serve the diverse travel needs of its residents, businesses, and visitors. It includes state highways, local roads, urban arterials, rural highways and streets, bus transit services, freight rail and airports.

Sutter County's streets and highways are organized in a hierarchy according to their functional classification. The hierarchy recognizes the distinct stages which are involved in making a trip; primary movement on highways and arterials, collection/distribution on collectors, and access with termination on local streets. In addition, the streets are classified as rural or urban to reflect the areas and the type of traffic the streets serve. The different functional classifications of streets in the County are shown in Figure 6-1 (Existing Functional Classification Circulation Diagram) and described in Table 6-1 (Functional Classification Description).

Figure 6-2 (Future Functional Classification Circulation Diagram) shows a roadway system designed to support the Land Use Diagram for the General Plan horizon year of 2030. This figure depicts the locations of current and planned future roadway widenings (shown in Table 6-2 [Planned Roadway Improvements]), as well as proposed changes to the functional roadway classifications (shown in Table 6-3 [Proposed



Functional Roadway Classifications]) within the unincorporated County.

As shown in Figure 6-2 (Future Functional Classification Circulation Diagram), the westernmost segment of the proposed Placer Parkway is located in the southeast portion of Sutter County. When built, Placer Parkway will be an approximate 15-mile long, high-speed transportation facility that will connect State Route (SR) 70/99 in south Sutter County to SR 65 in western Placer County. It will link existing and planned development within the region, while improving access to major destination points and job centers.<sup>1</sup>

Bus service is provided by Yuba Sutter Transit, which operates local bus service, rural transit services from selected rural cities/communities to Marysville/Yuba City urban areas, and commuter trips to downtown Sacramento. Other services such as Dial-A-Ride and Paratransit Services provided by Yuba-Sutter Transit are available for seniors and persons with qualifying disabilities.

Freight rail service for Sutter County is provided by Union Pacific Railroad located in the northeastern and southeastern portions of the County. Air travel is available through the Sutter County Airport, a general aviation airport operated by the County, located west of the Feather River levee and bordered to the north, west, and south by the City of Yuba City.



Sutter County's vision is to provide an efficient and balanced multimodal transportation network that includes streets and highways, transit, rail transportation, bikeways and pedestrians, and an airport. Policies and implementation programs in this element require new development to fund and/or construct improvements to fully mitigate impacts to traffic, bicycle, and pedestrian facilities necessary to serve new growth. New development is also required to facilitate the provision of transit facilities. This element also guides future development to reduce the use of fossil fuels and greenhouse gas emissions, while improving air quality.

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<sup>1</sup> For more information regarding Placer Parkway, contact the South Placer Regional Transportation Authority.



TABLE 6-1 Functional Classification Description	
Classification	Description
<b>STATE ROADWAYS</b>	
Highways, Freeways, and Expressways	Highways, freeways and expressways serve both inter-regional and regional circulation needs. These facilities are typically accessed by collector or arterial roadways and have few or no at-grade crossings. These facilities have the highest carrying capacity with the maximum speed limits allowed by law.
<b>URBAN ROADWAYS</b>	
Urban Minor Arterial	The minor arterial street system should interconnect with and augment the urban principal arterial system and provide service to trips of moderate length at a somewhat lower level of travel mobility than principal arterials. This system also distributes travel to geographic areas smaller than those identified with the higher system. The minor arterial street system includes all arterials not classified as a principal and contains facilities that place more emphasis on land access than the higher system, and offer a lower level of traffic mobility. Such facilities may carry local bus routes and provide intra-community continuity, but ideally should not penetrate identifiable neighborhoods. This system should include urban connections to rural collector roads where such connections have not been classified as urban principal arterials. The spacing of minor arterial streets may vary from 1/8 to 1/2 mile in the central business district to 2 to 3 miles in the suburban fringes, but should normally be not more than 1 mile in fully developed areas.
Urban Major Collector	The collector street system provides both land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. It differs from the arterial system in that facilities on the collector system may penetrate residential neighborhoods, distributing trips from the arterials through the area to the ultimate destination. Conversely, the collector street also collects traffic from local streets in residential neighborhoods and channels it into the arterial system. In the central business district, and in other areas of like development and traffic density, the collector system may include the street grid which forms a logical entity for traffic circulation.
<b>RURAL ROADWAYS</b>	
Rural Minor Arterial Road System	The rural minor arterial road system should, in conjunction with the principal arterial system, form a rural network having the following characteristics: (1) link cities and larger towns (and other traffic generators, such as major resort areas, that are capable of attracting travel over similarly long distances) and form an integrated network providing interstate and intercounty service; (2) be spaced at such intervals, consistent with population density, so that all developed areas of the State are within a reasonable distance of an arterial highway; (3) provide (because of the two characteristics defined immediately above) service to corridors with trip lengths and travel density greater than those predominantly served by rural collector or local systems. Minor arterials therefore constitute routes whose design should be expected to provide for relatively high overall travel speeds, with minimum interference to-through movement.
Rural Collector Road System	The rural collector routes generally serve travel of primarily intracounty rather than statewide importance and constitute those routes on which (regardless of traffic volume) predominant travel distances are shorter than on arterial routes. Consequently, more moderate speeds may be typical, on the average.
Rural Major Collector Roads	These routes should (1) provide service to any county seat not on an arterial route, to the larger towns not directly served by the higher systems, and to other traffic generators of equivalent intracounty importance, such as consolidated schools, shipping points, county parks, important mining and agricultural areas, critical facilities, etc.; (2) link these places with nearby larger towns or cities, or with routes of higher classification; and (3) serve the more important intracounty travel corridors.
Rural Minor Collector Roads	These routes should (1) be spaced at intervals, consistent with population density, to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road; (2) provide service to the remaining smaller communities; and (3) link the locally important traffic generators with their rural hinterland.
Rural Local Road System	The rural local road system should have the following characteristics: (1) serve primarily to provide access to adjacent land; and (2) provide service to travel over relatively short distances as compared to collectors or other higher systems. Local roads will, of course, constitute the rural mileage not classified as part of the principal arterial, minor arterial, or collector systems.

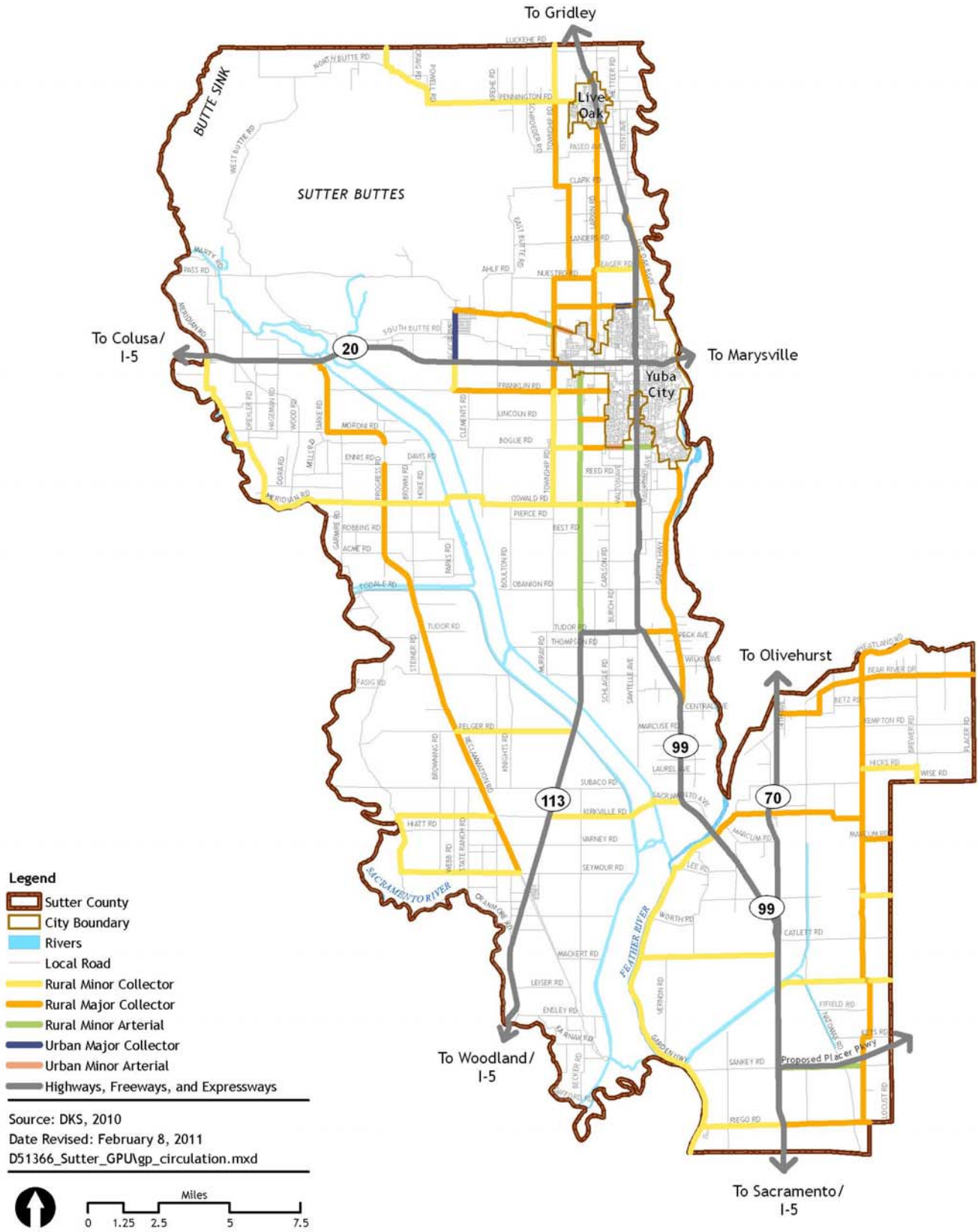


FIGURE 6-1 Existing Functional Classification Circulation Diagram

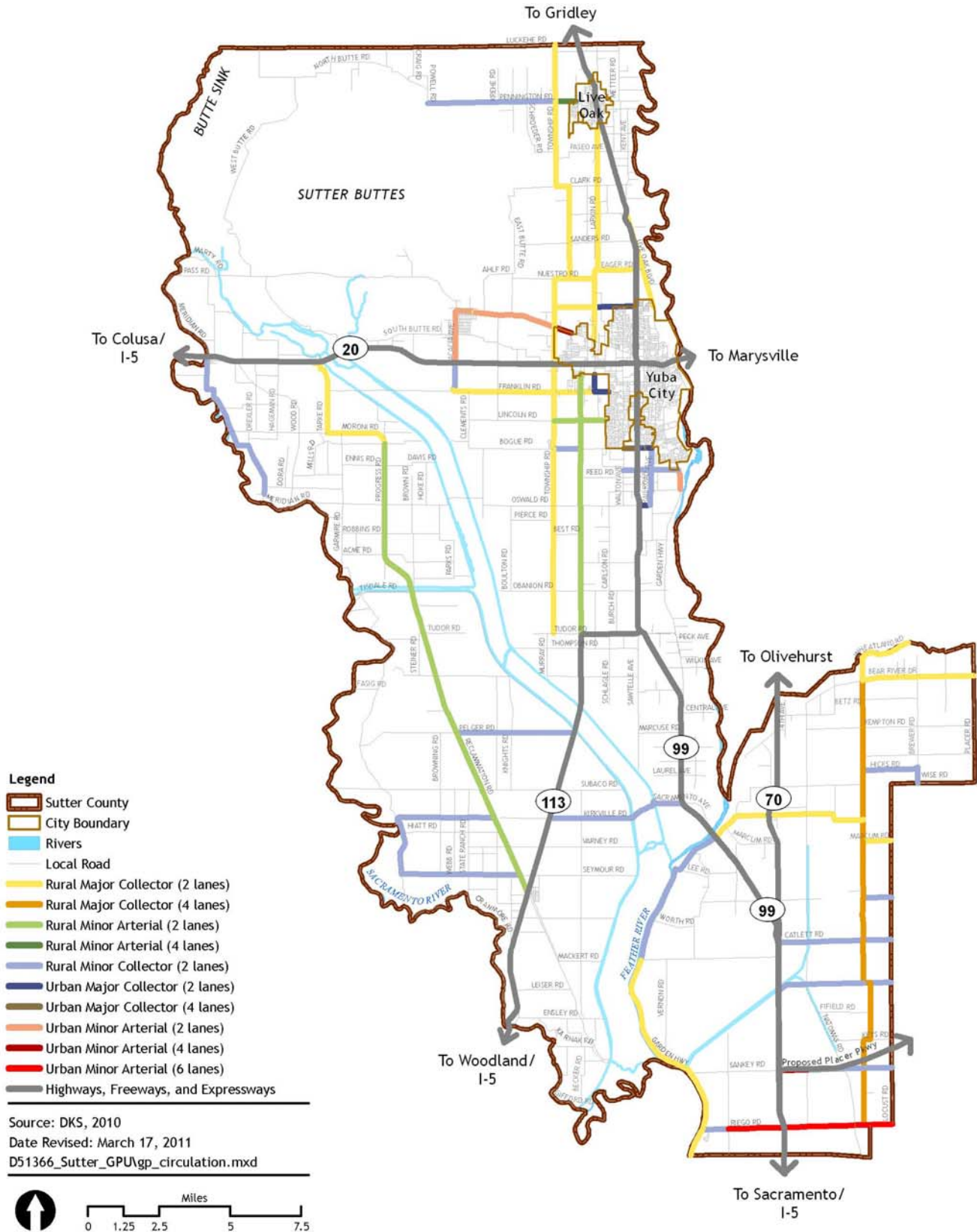


FIGURE 6-2 Future Functional Classification Circulation Diagram

TABLE 6-2 Planned Roadway Improvements				
Roadway Name	From	To	2009 Existing # of Lanes	2030 # of Lanes
SR-20	Sutter Bypass	Acacia Ave.	2	2
	Acacia Ave.	Humphrey Rd.	2	2
SR-70	Junction SR-99	Nicolaus Ave.	2	4
	Nicolaus Ave.	Yuba County Line	2	4
SR-99	Sacramento County Line	Riego Rd.	4	6
	Riego Rd.	Sankey Rd.	4	6
	Sankey Rd.	Howsley Rd.	4	6
	Howsley Rd.	SR-70	4	6
	Power Line Road	Sacramento Ave.	2	4
	Bogue Rd.	Lincoln Rd.	4	6
	Lincoln Rd.	Franklin Rd.	4	6
	Franklin Rd.	Bridge St.	4	6
	Bridge St.	Junction SR-20	4	6
	End Freeway	Encinal Rd.	2	4
	Encinal Rd.	Live Oak Blvd.	2	4
	Live Oak Blvd.	Paseo Ave.	2	4
	Paseo Ave.	Live Oak City Limits	2	4
	Live Oak City Limits	Pennington Rd.	2	4
	Pennington Rd.	Live Oak City Limits	2	4
	Live Oak City Limits	Butte County Line	2	4
SR-113	Yolo County Line	Knights Rd.	2	4
	Knights Rd.	Del Monte Ave.	2	4
	Del Monte Ave.	Sutter Bypass	2	4
	Sutter Bypass	George Washington Blvd.	2	4
	George Washington Blvd.	Junction SR-99	2	4
Pease Rd.	Township Rd.	Tierra Buena Rd.	2	4
	Tierra Buena Rd.	SR-99	2	4
Pennington Rd.	Township Rd.	Live Oak City Limits	2	4
Pleasant Grove Rd.	Howsley Rd.	Sankey Rd.	2	4
	Sankey Rd.	Riego Rd.	2	4
	Riego Rd.	Sacramento County Line	2	4

**TABLE 6-2 Planned Roadway Improvements**

Roadway Name	From	To	2009 Existing # of Lanes	2030 # of Lanes
Riego Rd.	Powerline Rd.	SR-70/SR-99	2	6
	SR-70/SR-99	Pacific Ave.	2	6
	Pacific Ave.	Placer County Line	2	6
Sankey Rd.	SR-70/SR-99	Pacific Ave.	2	4
	Pacific Ave.	Pleasant Grove Rd.	2	4

SOURCE: DKS Associates, 2010

**TABLE 6-3 Proposed Functional Roadway Classifications**

Functional Classification	Road	From	To
Highway	SR-99	Lomo Crossing	Butte County Line
	SR-113	Yolo County Line	SR-99
	SR-20	Colusa County Line	Humphrey Rd.
	SR-20	Harter Rd.	SR-99
Freeway	SR-99	Sacramento County Line	SR-70
	SR-99	SR-20	Lomo Crossing
Expressway	SR-20	Humphrey Rd.	Harter Rd.
	SR-70	SR-99	Yuba County Line
	SR-99	SR-70	SR-20
Urban Minor Arterial	Acacia Ave.	SR-20	Butte House Rd.
	Bogue Rd.	Garden Highway	SR-99
	Bogue Rd.	SR-99	Walton Ave.
	Butte House Rd.	Yuba City Limits	Township Rd.
	Butte House Rd.	Acacia Ave.	Township Rd.
	Franklin Rd.	SR-99	Garden Highway
	Garden Highway	Yuba City Limits	Barry Rd.
	Lincoln Rd.	Jones Rd.	Walton Ave.
	Live Oak Blvd.	Yuba City Limits	Pease Rd.
	Riego Rd.	Powerline Rd.	Placer County Line
	Sankey Rd.	Pacific Ave.	Pleasant Grove Rd.
Urban Collector	El Margarita Rd.	Franklin Rd.	Yuba City Limits
	Hooper Rd.	Colusa Frontage Rd.	Butte House Rd.
	Oswald Rd.	Railroad Ave.	SR-99
	Pease Rd.	Tierra Buena Rd.	Live Oak Blvd.

TABLE 6-3 Proposed Functional Roadway Classifications

Functional Classification	Road	From	To
	Richland Rd.	Clark Ave./Bunce Rd.	Walton Ave.
	Tierra Buena	Hooper Rd.	Butte House Rd.
Rural Minor Arterial	George Washington Blvd.	SR-113	SR-20
	Lincoln Rd.	Walton Ave.	West of Township Rd.
	Pennington Rd.	Live Oak City Limits	Township Rd.
	Progress Rd.	McClatchy Rd.	Acme Rd.
	Reclamation Rd.	SR-113	Acme Rd.
Rural Major Collector	Bear River Dr.	Placer County Line	Pleasant Grove Rd.
	Broadway	Nuestro Rd.	Clark Rd.
	Clark Rd.	Broadway	Township Rd.
	Eager Rd.	Tierra Buena Rd.	Live Oak Blvd.
	Franklin Rd.	El Margarita Rd.	Acacia Ave.
	Garden Highway	Riego Rd.	W. Catlett Rd.
	Larkin Rd.	Eager Rd.	Live Oak City Limits
	Live Oak Blvd.	Pease Rd.	SR-99
	Moroni Rd.	Tarke Rd.	Progress Rd.
	Nicolaus Ave.	Pleasant Grove Rd.	SR-99
	Nuestro Rd.	Broadway	Township Rd.
	Pease Rd.	Township Rd.	Tierra Buena Rd.
	Tierra Buena Rd.	Yuba City Limits	Eager Rd.
	Township Rd.	Clark Rd.	Butte County Line
	Township Rd.	SR-20	Nuestro Rd.
Township Rd.	Tudor Rd.	SR-20	
Rural Minor Collector	Catlett Rd.	Placer County Line	SR-99/SR-70
	Railroad Ave.	Oswald Rd.	Bogue Rd.
	Sankey Rd.	Pleasant Grove Blvd.	Placer County Line
	Stewart Rd.	Garden Highway	Walton Ave.

SOURCE: DKS Associates, 2010.

# Goals and Policies

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## Multimodal Transportation Network

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### GOAL M 1

Plan for a balanced, multimodal transportation network suitable to the rural nature of Sutter County.

### POLICIES

- M 1.1 **Multimodal Roadways.** Design County roads to support all users of multimodal transportation options serving automobiles, transit, trucks, bicycles, and pedestrians for safe and convenient travel that is suitable to the rural context of the County. (M 1-A)
- M 1.2 **Transportation Improvements.** Consider all transportation improvements as opportunities to enhance safety, access, and mobility for all travelers including people with special needs, recognizing bicycle, pedestrian, and transit modes as integral elements of the transportation system. (M 1-A)
- M 1.3 **Rights-of-Way.** Secure adequate right-of-way to allow for the planning, design, and operation of transportation systems that provide safe access for all users. (M 1-A)
- M 1.4 **New Development.** Plan for new development to provide “complete streets” that connect to existing and planned transportation systems. (M 1-A)

*For a definition of multimodal roadways, refer to Chapter 13 (Glossary).*

*For a definition of complete streets, refer to Chapter 13 (Glossary).*

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## Streets and Highways

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### GOAL M 2

Provide for the long-range planning and development of the County’s roadway system and the safe, efficient, and reliable movement of people and goods throughout Sutter County.

## POLICIES

Functional classifications are defined in Table 6-1 (Functional Classification Description), above.

- M 2.1 **Functional Classification.** Plan, design, and regulate roadways in general accordance with the circulation diagram contained within this element and the California Road System [CRS] Functional Classification System as updated and approved by the Federal Highway Administration, unless otherwise addressed in an adopted specific plan or community plan. *(M 2-A)*
- M 2.2 **Right-of-Way.** Require that road right-of-way dedications be wide enough to accommodate all necessary road improvements to handle forecasted travel volume[s] at or above adopted service level standards. *(M 2-B)*
- M 2.3 **Road Dedication and Improvement.** Dedicate and improve all roads consistent with this element and in accordance with the County's improvement/design standards. Exceptions shall only be permitted in accordance with the County's improvement standards. *(M 2-B)*
- M 2.4 **Intersection and Driveway Spacing.** Maximize intersection and driveway spacing on roadways. Driveway encroachments shall be minimized in accordance with the County's improvement standards. *(M 2-B)*
- M 2.5 **Level of Service on County Roads.** Develop and manage the County roadway segments and intersections to maintain LOS D or better during peak hour, and LOS C or better at all other times. Adjust for seasonality. These standards shall apply to all County roadway segments and intersections, unless otherwise addressed in an adopted specific plan or community plan. *(M 2-C/M 2-D)*
- M 2.6 **Mitigation by New Development.** Require new development projects to analyze their local traffic impacts and to construct and implement the improvements necessary to fully mitigate their local impacts to traffic capacity, structural sections, and intersection geometrics. *(M 2-E)*
- M 2.7 **Regional Improvements.** Require new development projects to analyze traffic impacts on the regional transportation system (i.e., facilities that provide regional connectivity to the new development) and require a fair share contribution to regional transportation improvements. *(M 2-F)*
- M 2.8 **City Coordination.** Coordinate with the cities of Yuba City and Live Oak to provide acceptable and compatible levels of service on roadways that cross County/City boundaries





and when establishing future road alignments within the cities' spheres of influence. (M 2-F)

- M 2.9 **External Development Mitigation.** Coordinate with the cities and neighboring counties to require new development within those jurisdictions to analyze and fully mitigate their impacts to Sutter County roadways through construction of improvements and/or fair share funding of improvements within Sutter County. (M 2-F)
- M 2.10 **Agency Coordination.** Maintain ongoing coordination with Caltrans, SACOG and other jurisdictions to address local and regional transportation issues. (M 2-F)
- M 2.11 **State Highways.** Support projects that will improve traffic flows and safety on State Highways. (M 2-F)
- M 2.12 **Major Highway Projects.** Continue participation in the planning and preserve adequate right-of-way for the Placer Parkway Project, and as appropriate, other major highway projects to improve traffic flows and safety within Sutter County. (M 2-F/M 2-G)
- M 2.13 **Main Arterials.** Encourage the City of Yuba City and Caltrans to explore the feasibility of synchronizing signalized intersections on Highway 20, Highway 99, and other main arterials to improve traffic flows. (M 2-F)
- M 2.14 **Parallel Roads.** Develop local roads parallel to State Highways, where feasible, to reduce congestion and increase traffic safety on state facilities.
- M 2.15 **Farm to Market Connectivity.** Improve and maintain County roadways to provide a network of agricultural truck transportation corridors and to facilitate farm-to market connectivity.



*For additional policies related to agriculture and buying local products, see Chapter 4 (Agricultural Resources).*

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## Transit

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### GOAL M 3

**Promote a safe and efficient transit system to reduce congestion and provide viable alternatives to automobile use.**

## POLICIES

- M 3.1 Transit Service for Residents.** Support development of transit facilities in strategic locations, including areas of concentrated activity, density, and intensity. *(M 3-A/M 3-B)*
- M 3.2 Transit in New Development.** Require new, large-scale developments to facilitate the provision of adequate transit service for all users and to coordinate with local transit agencies to situate transit service and stops at locations that are convenient, safe, and accessible to users. *(M 3-A/M 3-B/M 3-C)*
- M 3.3 Transit Integration.** Support multi-modal stations at appropriate locations to integrate transit with other transportation modes. *(M 3-A/M 3-B)*
- M 3.4 Reduce Vehicle Miles Traveled.** Implement, as appropriate, reduction measures in the Climate Action Plan targeted to facilitate the reduction in vehicle miles traveled and help to reduce greenhouse gas emissions. Such measures include implementing the conceptual transit plan for the Sutter Pointe Specific Plan area, which provides phased transit service.

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## Rail Transportation

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### GOAL M 4

Promote a safe and efficient rail system for the movement of passengers and freight.

## POLICIES

- M 4.1 Protect Rail Facilities.** Protect and enhance existing rail facilities to support the transportation of agricultural goods and other materials within and through Sutter County. *(M 4-A)*
- M 4.2 Rail Spurs.** Support opportunities to provide rail spurs within industrial areas. *(M 4-B)*
- M 4.3 Transit Stops.** Support opportunities to provide additional transit stops to provide passenger service along existing rail lines. *(M 4-B)*

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## Bikeways and Pedestrians

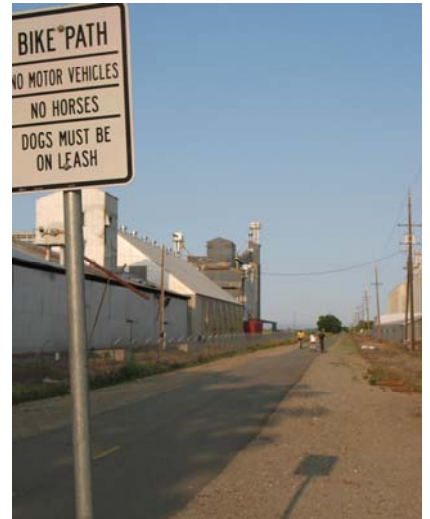
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### GOAL M 5

Provide a comprehensive system of facilities for non-motorized transportation.

### POLICIES

- M 5.1 Bicycle and Pedestrian Master Plan.** Prepare a Bicycle and Pedestrian Master Plan that supports implementation of a comprehensive, safe, and convenient system of commuter and recreational routes for pedestrians and cyclists. *(M 5-A/M 5-B)*
- M 5.2 Encourage Use of Bicycle and Pedestrian Facilities.** Implement, as appropriate, the reduction measures in the Climate Action Plan targeted to encourage the use of bicycle and pedestrian facilities. Such measures may include siting development in proximity to bicycle lanes, eliminating impediments to bicycle and pedestrian circulation, providing adequate bicycle parking, and implementing incentive programs for bicycle and pedestrian facility use within the Sutter Pointe Specific Plan area.
- M 5.3 New Development.** Require new development to construct and/or fund bicycle and pedestrian facilities that connect frequently visited destinations such as homes, jobs, and schools. *(M 5-C)*
- M 5.4 Abandoned Rail Lines.** Support the conversion of rail lines considered for abandonment into bike-pedestrian paths or other similar uses, where practical.
- M 5.5 Bridges.** Identify opportunities to add bicycle lanes and pedestrian facilities on existing or new bridges during restriping or major renovations.



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## Air Travel and Airports

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### GOAL M 6

Promote the continued use and improvement of general and agricultural aviation facilities within the parameters of compatible surrounding land use and public safety.

## POLICIES

- M 6.1 **Protection from Incompatible Uses.** Protect public and private airports from conflicting land use patterns to the extent practicable. (M 6-A/M 6-B)
- M 6.2 **New Development.** Restrict new development around airports to insure safe airport operations. (M 6-A/M 6-B)
- M 6.3 **Airport Safety Zones.** Limit land uses in airport safety zones to those listed in the applicable airport comprehensive land use plan (CLUP). (M 6-A/M 6-B)
- M 6.4 **Sutter County Airport.** Support Sutter County Airport's continued use as a general aviation facility. (M 6-C)

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## Greenhouse Gas Reduction

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### GOAL M 7

**Employ strategies that reduce the use of fossil fuels, reduce greenhouse gas emissions caused by transportation, and improve air quality.**

*For a definition of greenhouse gas, refer to Chapter 13 (Glossary).*

## POLICIES

- M 7.1 **New Development.** Implement, as appropriate, the reduction measures in the Climate Action Plan targeted to reduce greenhouse gas emissions caused by automobile use. Such measures may include the following: reducing employee based automobile trips; adopting a comprehensive parking program for public and private parking lots that facilitate carpooling and alternative transportation use; managing transportation flow; increasing the use of carpooling; and expanding the use of renewable fuels and low emission vehicles. (M 7-A)
- M 7.2 **New Development.** Require that new development projects avoid or mitigate environmental impacts to the transportation system.
- M 7.3 **Regional Objectives.** Support regional air quality and greenhouse gas reduction goals through effective management of the Sutter County's transportation system to reduce congestion and maintain a high level of service. (M 7-A)

*Additional policies that require or promote greenhouse gas reduction are located throughout this general plan.*

- M 7.4 **County Employees.** Promote carpooling, the use of public transit, and the use of alternative modes of transportation for County employees. (M 7-A/M 7-B)
- M 7.5 **Emission Reduction Programs for Employers.** Encourage employers to offer programs, facilities, and incentives to their employees that would reduce the use of fossil fuels and reduce greenhouse gas emissions. (M 7-B)

## Implementation

The following Implementation Programs apply specifically to policies in the Mobility Element.

### MULTIMODAL TRANSPORTATION NETWORK

- M 1-A Design County roads and condition development as necessary to implement “complete streets” concepts and legislation, as well as the Office of Planning and Research’s General Plan Guidelines on Complete Streets and the Circulation Element, to achieve an integrated transportation system appropriate to the rural context of the County.

**Implements Policy(ies):** M 1.1 through M 1.4  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** High (Ongoing)

### STREETS AND HIGHWAYS

- M 2-A Develop and update circulation plans, as necessary to support the General Plan Land Use Diagram and to address existing conditions. Follow approved Federal Highway Administration Functional Classification System guidelines to classify County road segments based on this element and supporting circulation plans.

**Implements Policy(ies):** M 2.1  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** High (annually)

- M 2-B Condition new development to provide rights-of-way and other dedications and easements consistent with circulation plans, and County improvement standards.

**Implements Policy(ies):** M 2.2, M 2.3, M 2.4  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** High (Ongoing)

**M 2-C** Prepare and adopt a capital improvement program [CIP] that includes transportation improvements to achieve the adopted level of service standards, improve safety, and satisfy improvement standards. The CIP will be based on adopted circulation plans and updated as necessary. The CIP will be used in the review and approval of development proposals.

**Implements Policy(ies):** M 2.5  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** High (2012)

**M 2-D** Prepare and adopt a traffic impact fee and allocation methodology to fund the improvements in the CIP.

**Implements Policy(ies):** M 2.5  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** High (2013)

**M 2-E** Condition new development to finance and construct appropriate circulation improvements necessary to mitigate a project's transportation impacts including pedestrian and bicycle mobility, safety, and level of service-related impacts. Collect the fair share cost of required circulation improvements through established fees, and/or construction estimates of needed improvements, as appropriate, where construction is not practical at the time of development.

**Implements Policy(ies):** M 2.6  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** High (Ongoing)

**M 2-F** Actively participate in regional transportation planning and funding efforts to improve the current and future streets and highways serving the County.

**Implements Policy(ies):** M 2.7, M 2.8, M 2.9 through M 2.12, M 2.13  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** High (Ongoing)

**M 2-G** Review all ministerial and discretionary permits to ensure future development does not conflict with the construction or operation of the Placer Parkway Project.

**Implements Policy(ies):** M 2.12  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** High (Ongoing)

## TRANSIT

**M 3-A** Coordinate with local transit agencies to ensure that residents have convenient transit service to workplaces, government services, shopping, and other destinations, as funding allows. Coordinate with Yuba-Sutter Transit in periodically reviewing and updating the transit plan for the County.

**Implements Policy(ies):** M 3.1 through M 3.3  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (Ongoing)

**M 3-B** Cooperate with Yuba-Sutter Transit as they identify potential locations for rideshare facilities.

**Implements Policy(ies):** M 3.1 through M 3.3  
**Responsibility:** Community Services Department  
**Priority/Timeframe:** Medium (Ongoing)

**M 3-C** Condition new development to construct or fund transit stops and hubs with upgraded amenities such as pullouts, sheltered stops, benches and lighting, where appropriate.

**Implements Policy(ies):** M 3.2  
**Responsibility:** Community Services Department  
**Priority/Timeframe:** Medium (Ongoing)

## RAIL TRANSPORTATION

**M 4-A** Require new development proposed adjacent to rail facilities to provide adequate setbacks, buffers, walls, landscaping, and other appropriate elements to mitigate impacts from and avoid conflicts with ongoing railroad operations.

**Implements Policy(ies):** M 4.1  
**Responsibility:** Community Services Department  
**Priority/Timeframe:** Medium (Ongoing)

**M 4-B** Coordinate with the railroads on opportunities to provide railroad spurs, add transit stops, and utilize abandoned right-of-way.

**Implements Policy(ies):** M 4.2, M 4.3  
**Responsibility:** Community Services Department  
**Priority/Timeframe:** Medium (Ongoing)

## BIKEWAYS AND PEDESTRIANS

- M 5-A** Identify and pursue available sources of funding for the planning, development and improvement of bikeways.
- Implements Policy(ies):** M 5.1  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (annually)
- M 5-B** Participate, as appropriate, in the development of multi-jurisdictional funding applications for regional bikeways.
- Implements Policy(ies):** M 5.1  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (Ongoing)
- M 5-C** Condition new development to construct bicycle and pedestrian lanes/trails and associated facilities in and supporting the development project in accordance with the County’s Bikeway and Pedestrian Master Plan and County improvement standards; and to the extent possible, connect these facilities to existing and planned bicycle lanes/trails.
- Implements Policy(ies):** M 5.3  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (Ongoing)

## AIR TRAVEL AND AIRPORTS

- M 6-A** Review new development and building permits within the County airport vicinity to insure compliance with County ordinances for the Airport Zoning. Coordinate with Yuba City to insure compliance within the City limits.
- Implements Policy(ies):** M 6.1 through M 6.3  
**Responsibility:** Community Services Department  
**Priority/Timeframe:** Medium (Ongoing)
- M 6-B** Review all new development projects within overflight zones affecting Sutter County for consistency with the applicable airport Comprehensive Land Use Plan [CLUP].
- Implements Policy(ies):** M 6.1 through M 6.3  
**Responsibility:** Community Services Department  
**Priority/Timeframe:** Medium (Ongoing)
- M 6-C** Manage the Sutter County Airport to insure its viable long-term operation.
- Implements Policy(ies):** M 6.4  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (Ongoing)



## GREENHOUSE GAS REDUCTION

**M 7-A** Identify key areas where opportunities exist to promote greenhouse gas emission reduction through the financing of subsidies and facilities to support the use of alternative modes of transportation.

**Implements Policy(ies):** M 7.1, M 7.3, M 7.4

**Responsibility:** Community Services Department

**Priority/Timeframe:** Medium (Ongoing)

**M 7-B** Encourage employers to provide telecommuting opportunities, alternative work schedules, incentives for use of public transit, and facilities to support alternative modes of transportation such as preferential parking for carpools and bicycle facilities.

**Implements Policy(ies):** M 7.4, M 7.5

**Responsibility:** Community Services Department

**Priority/Timeframe:** Medium (Ongoing)

Specific Implementation Programs have not been developed for the following Mobility Element policies: M 2.14, M 2.15, M 3.4, M 5.2, M 5.4, M 5.5, and M 7.2. These policies will be implemented through methods such as the use of existing adopted County plans, codes, and standards, or through the application of existing County processes such as project development review or coordination with other agencies. Refer to Chapter 12 (Administration and Implementation) for more information on these implementation methods.

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# CHAPTER 7 Infrastructure

*Infrastructure*  
*Water*  
*Wastewater*  
*Stormwater*  
*Solid Waste*  
*Energy*  
*Telecommunications*  
*Implementation*

The provision of adequate and efficient infrastructure including water, wastewater, stormwater, solid waste, energy, and telecommunication systems helps to ensure a high quality of life for residents and provide for the needs of businesses. In Sutter County, infrastructure services are supplied by a combination of County and other agencies. Infrastructure service providers for the unincorporated County include:



- **Water**—Potable water service is provided by various entities in the unincorporated County primarily through groundwater. The Sutter Community Service District provides potable water service in the Community of Sutter. In the Community of Robbins, the Sutter County Public Works Department operates Water Works District #1, which provides potable water service. The East Nicolaus Mutual Water Company provides potable water service to a small portion of the Community of East Nicolaus. In the remainder of the unincorporated County, the majority of potable water supplies are from privately owned wells.
- **Wastewater**—The Sutter County Public Works Department provides wastewater service to the communities of Robbins and Rio Ramaza, including sanitary sewer collection systems and wastewater treatment facilities. The remainder of the unincorporated County is served by privately owned septic systems (on-site wastewater treatment facilities systems [OWTS]) on individual parcels.
- **Stormwater**—Stormwater drainage throughout much of unincorporated Sutter County is collected in roadside ditches and agricultural drains, and ultimately flows to, or sometimes is pumped

into, the Feather River, Sacramento River, or the Sutter Bypass. Drainage facilities are owned and operated by a variety of agencies that include the County, reclamation districts, cities, and the State of California.

- **Solid Waste**—Yuba-Sutter Regional Waste Management Authority works in conjunction with Recology Yuba-Sutter to provide for the collection, recycling and disposal of municipal solid waste in Sutter County.
- **Energy**—Pacific Gas & Electric provides electricity to Sutter County, and natural gas to Nicolaus, and the cities of Yuba City and Live Oak.
- **Telecommunications**—Telephone, cable television, and other telecommunications services are provided by a variety of private companies.

It is Sutter County’s vision to ensure that quality infrastructure is provided equitably to all residents and businesses and to enhance water and wastewater services. Goals, policies, and implementation programs in this element support this vision by ensuring the adequate provision of infrastructure for residents and businesses. This element also requires new development to demonstrate the availability of water, wastewater, and storm drain services prior to approval, and to fully fund infrastructure to serve additional growth.

In addition to providing adequate infrastructure, it is the County’s vision to conserve renewable resources and reduce the impact on the environment. This element supports resource conservation and sustainability by requiring new buildings to be energy efficient, providing incentives for the retrofitting of existing buildings to include energy reduction components, requiring the reduction of the solid waste stream to the landfills, and increasing recycling efforts.

## Goals and Policies

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### Water

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#### GOAL I 1

**Ensure the availability of an adequate, reliable, and safe potable water supply for current and future County residents, businesses, and other water users.**

## POLICIES

- I 1.1 **Availability.** Require new development to study, coordinate and plan the provision of potable water services to support the new development and demonstrate the availability of a long-term, safe, and reliable potable water supply. (I 1-A/I 1-B)
- I 1.2 **Infrastructure Planning.** Require the establishment of potable water master plans for areas served, or to be served, by County-owned or County-operated water systems or private water companies. Ensure that the required infrastructure is successfully planned and designed. (I 1-C through I 1-E)
- I 1.3 **Capital Funding.** Require new development to construct or fully fund its needed potable water infrastructure. (I 1-F/I 1-G)
- I 1.4 **Efficient Infrastructure.** Require potable water infrastructure that is to be owned or operated by the County to be designed and constructed to minimize the long-term life cycle costs of the infrastructure. Require the plans and design of potable water infrastructure to be owned or operated by another public agency or private utility be approved by the servicing agency/utility. (I 1-D)
- I 1.5 **Dedications.** Require fee title dedication of land (or easements if determined appropriate by the Public Works Director) to the County to ensure adequate space for, access to, operation of, maintenance of, and repair of the potable water infrastructure. (I 1-F)
- I 1.6 **Operations and Maintenance Funding Plans.** Require new development to establish funding plans to cover the long-term operation, maintenance, and repair of the development's potable water infrastructure. (I 1-H)
- I 1.7 **Provision of Services.** Minimize County operated potable water systems serving urbanized areas. Transfer County operated potable water systems in urban areas to incorporated cities, public community service districts, or private utility companies where and when feasible and beneficial to the customers. (I 1-C)
- I 1.8 **New Development.** Require new development to provide water systems supporting the development based on the following guidelines for water supply:
- Urban development, and suburban development on parcels less than 1 acre in size, shall utilize community water systems. Demonstrate adequate and safe long-term water supply can be provided without negatively



*For definitions of urban, suburban, and rural development, refer to Chapter 13 (Glossary).*



impacting adjacent land uses or water supplies prior to development of new or expanded community water systems.

- b. Rural development, and suburban development on parcels 1 acre or larger in size, shall utilize community water systems where feasible and cost effective as determined by the County. If utilizing a community water system is not feasible, individual wells may be used where the water demand/intensity of new development is appropriately limited and where adequate and safe long-term water supply can be provided without negatively impacting adjacent land uses or water supplies.
- c. Agricultural areas may utilize individual water wells. (I 1-F/I 1-I/I 1-J)

**I 1.9 Connection to Community Water System.** Connect existing developed areas to community water systems where practical. (I 1-K)

**I 1.10 Individual Water Wells.** New individual wells shall meet County well construction and water quality standards. (I 1-L/I 1-M)

**I 1.11 Improve Water Availability.** Support the creation of new water projects in appropriate locations that improve water availability for urban, rural, and agricultural water uses in Sutter County, including recycled water projects.

**I 1.12 Water Conservation.** Support water conservation programs that increase water use efficiency, and provide incentives for adoption of water-efficiency measures. (I 1-N)

**I 1.13 Water-Efficient Landscaping.** Require the use of water-efficient landscaping in new development. (I 1-N)

*For additional policies related to water use reduction and water conservation efforts, refer to the Water Resources and Quality section of Chapter 9 (Environmental Resources).*

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## Wastewater

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### GOAL I 2

Ensure efficient and safe collection, treatment, and disposal of wastewater, biosolids, and septage.

### POLICIES

**I 2.1 Availability.** Require new development to study, coordinate, and plan the provision of wastewater services to support the

new development and demonstrate the availability of long-term, safe, and reliable wastewater collection, treatment, and disposal. (I 2-A)

- I 2.2 **Infrastructure Planning.** Establish wastewater collection and treatment master plans for areas served, or to be served, by County-owned or County-operated wastewater systems. Ensure that the required infrastructure is successfully planned and designed. (I 2-B through I 2-D)
- I 2.3 **Capital Funding.** Require new development to construct or fully fund its needed wastewater infrastructure. (I 2-E, I 2-F)
- I 2.4 **Efficient Infrastructure.** Require wastewater infrastructure that is to be owned or operated by the County to be designed and constructed to minimize the long-term life cycle costs of the infrastructure. Require the plans and design of wastewater infrastructure to be owned and/or operated by another public agency or private utility be approved by the servicing agency/utility. (I 2-C)
- I 2.5 **Dedications.** Require fee title dedication of land (or easements if determined appropriate by the Public Works Director) to the County to ensure adequate space for, access to, operation of, maintenance of, and repair of the wastewater infrastructure. (I 2-E)
- I 2.6 **Operations and Maintenance Funding Plans.** Require new development to establish funding plans to cover the long-term operation, maintenance, and repair of the development's wastewater infrastructure. (I 2-G)
- I 2.7 **Provision of Services.** Minimize County operated wastewater systems serving urbanized areas. Transfer County operated wastewater systems in urban areas to incorporated cities or public community service districts where and when feasible and beneficial to the customers. (I 2-B)
- I 2.8 **New Development.** Require new development to provide wastewater systems supporting the development based on the following guidelines for wastewater collection and disposal:
- a. Urban development shall utilize publicly owned treatment works (POTW).
  - b. Rural development and suburban development shall utilize POTW when feasible and cost effective as determined by the County. If utilizing a POTW is not feasible, individual wastewater treatment and disposal systems may be used where soil conditions are

*For definitions of urban, suburban, and rural development, refer to Chapter 13 (Glossary).*

acceptable; all County, state, and federal requirements can be met; the wastewater generation/intensity of new development is appropriately limited; and long-term disposal can be provided without negatively impacting adjacent land uses or groundwater supplies.

- c. Agricultural areas may utilize individual wastewater treatment and disposal systems where soil conditions are acceptable and all County, state, and federal requirements can be met. (I 2-E/I 2-H/I 2-I)

I 2.9 **Connection to Publicly Owned System.** Connect existing developed areas to publicly owned treatment works where practical. (I 2-J, I 2-K)

I 2.10 **Groundwater Protection.** Continue to regulate the siting, design, construction, and operation of wastewater disposal systems in accordance with County regulations to minimize contamination of groundwater supplies. (I 2-L)

*For additional policies related to groundwater protection and supply, refer to the Water Resources and Quality section of Chapter 9 (Environmental Resources).*

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## Stormwater

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### GOAL I 3

Ensure stormwater runoff is collected and conveyed safely and efficiently.

### POLICIES

I 3.1 **Availability.** Require new development to study, coordinate, and plan the provision of stormwater services to support the new development and demonstrate the availability of long-term, safe, and reliable stormwater collection, and conveyance. (I 3-A)

I 3.2 **Infrastructure Planning.** Establish stormwater collection master plans for areas served, or to be served, by County-owned or County-operated stormwater systems. Ensure that the required infrastructure is successfully planned and designed. (I 3-B through I 3-D)

I 3.3 **Capital Funding.** Require new development to construct or fully fund its needed stormwater infrastructure. (I 3-E/I 3-F)

I 3.4 **Efficient Infrastructure.** Require stormwater infrastructure that is to be owned or operated by the County to be designed and constructed to minimize the long-term life cycle costs of



the infrastructure. Require the plans and design of stormwater infrastructure to be owned and/or operated by another public agency or private utility be approved by the servicing agency/utility. (I 3-D)

I 3.5 **Dedications.** Require fee title dedication of land (or easements if determined appropriate by the Public Works Director) to the County to ensure adequate space for, access to, operation of, maintenance of, and repair of the stormwater infrastructure. (I 3-E)



I 3.6 **Operations and Maintenance Funding Plans.** Require new development to establish funding plans to cover the long-term operation, maintenance, and repair of the development's stormwater infrastructure. (I 3-G)

I 3.7 **Provision of Services.** Minimize County operated stormwater systems serving urbanized areas. Transfer County operated stormwater systems in urban areas to incorporated cities, water agencies, County drainage districts, or public community service districts where and when feasible and beneficial to the customers. (I 3-B)

I 3.8 **New Development.** Require new development to provide stormwater systems supporting the development based on the following guidelines for stormwater collection and conveyance:

*For definitions of urban, suburban, and rural development, refer to Chapter 13 (Glossary).*

- a. Urban development shall utilize underground storm drain systems sized to collect and convey peak flows from the 10-year storm; and may utilize overland flow systems and open channels sized to convey peak flows from the 100-year storm. Detention facilities shall be consolidated at publicly owned points in the system.
- b. Rural development and suburban development shall utilize underground storm drain systems where feasible and cost effective as determined by the County, sized to collect and convey peak flows from the 10-year storm; and may utilize overland flow systems and open channels sized to convey peak flows from the 100-year storm. If utilizing an underground system is not feasible, detention facilities and open channels for stormwater collection and conveyance may be utilized, provided these systems prevent property damage from a 100-year storm event.
- c. Agricultural areas may utilize detention facilities and open channels for stormwater collection and conveyance, provided these systems prevent property damage from a 100-year storm event. (I 3-E/I 3-H)

- I 3.9 **Connection to Publicly Owned System.** Connect existing developed areas to publicly owned stormwater drain or open channel systems where practical. (I 3-I)
- I 3.10 **Mitigation of Stormwater Flows.** Require new development to adequately mitigate increases in stormwater flow rates and volume. (I 3-J)
- I 3.11 **Stormwater Quality.** Ensure that new development protects water quality in runoff, streams, and rivers. (I 3-J)
- I 3.12 **Joint Use of Open Channels and Detention Basins.** Parks or sports fields may be located within stormwater detention basins where practical. Bicycle paths and walkways may be located within stormwater conveyance channels, or on service roads for channels, where practical. Open channels and stormwater detention basins shall normally not be used for habitat purposes. (I 3-K)

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## Solid Waste

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### GOAL I 4

Ensure safe and efficient disposal of solid waste generated in Sutter County, while reducing the County's waste stream.

### POLICIES

- I 4.1 **Reduced Waste Stream.** Implement, as appropriate, the reduction measures in the Climate Action Plan targeted to reduce the County's waste stream. Such measures may include reducing solid waste, diverting construction waste, and educating the public on solid waste reduction and recycling.
- I 4.2 **Alternative Energy.** Implement, as appropriate, the reduction measures in the Climate Action Plan targeted on increasing the efficiency of gas to energy systems at the Recology Ostrom Landfill.
- I 4.3 **Regional Waste Management Plan.** Work with the Regional Waste Management Authority to prepare and maintain a Regional Waste Management Plan for Sutter County.
- I 4.4 **Recycling and Disposal Programs.** Encourage Recology Yuba-Sutter and the Yuba-Sutter Regional Waste Management Authority in providing solid waste recycling and disposal programs to Sutter County residents.



- I 4.5 **Minimize Illegal Dumping.** Enforce County Ordinance Code requirements and all other applicable regulations to minimize illegal dumping of solid waste.

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## Energy

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### GOAL I 5

**Balance the provision of energy to meet the needs of the County with support for energy conservation, efficiency, and renewable resources.**

### POLICIES

- I 5.1 **Energy Efficient Buildings.** Implement, as appropriate, the reduction measures in the Climate Action Plan targeted to create energy efficient buildings. Such measures may include: facilitating energy efficient design and incorporating renewable energy components into new residential, commercial, and industrial developments; incorporating energy reduction measures for residential, commercial, and industrial buildings undergoing major renovations; initiating an incentive program for retrofit of residential buildings with renewable energy components; identifying and removing regulatory and procedural barriers to implementing energy efficient practices; providing public education and training of staff in energy efficiency; providing energy efficiency and solar energy financing; coordinating with other jurisdictions and groups to maximize energy efficiency and renewable resource development and usage; preparing an alternative energy development plan; and documenting energy compliance.
- I 5.2 **Energy Conservation.** Implement energy conserving land use practices that include compact development, provision of bikeways and pedestrian paths, and the incorporation of transit routes and facilities.
- I 5.3 **Adequate Energy Supplies.** Work with local utility providers to ensure adequate and affordable supplies of energy are available for existing and future development.
- I 5.4 **New Utility Lines.** Construct new utility lines along existing utility corridors, when feasible.
- I 5.5 **Proximity to Transmission Lines.** Prohibit 115 kV or greater transmission lines from being located within 100 feet of any residential use.



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## Telecommunications

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### GOAL I 6

Provide state-of-the-art telecommunication services for households, businesses, institutions, and public agencies throughout the county.

### POLICIES

- I 6.1 **Adequate Facilities and Services.** Work with telecommunication companies to provide services to areas that are not currently served or are underserved, and to provide for the long-range planning of telecommunication facilities for newly developing areas.
- I 6.2 **New Developments.** Require the installation of state-of-the-art telecommunication technologies in new large-scale developments, and in public buildings for public use.
- I 6.3 **Location.** Ensure that the location and design of telecommunication facilities is functionally and aesthetically compatible with adjacent uses.

## Implementation

The following Implementation Programs apply specifically to policies in the Infrastructure Element.

### WATER

- I 1-A Review new development applications in unincorporated areas to ensure that adequate water service will be available through the County, or other service providers, to serve the new development. Require evidence of service availability.  
**Implements Policy(ies):** I 1.1  
**Responsibility:** Community Services Department  
**Priority/Timeframe:** High (Ongoing)
- I 1-B Condition new development to perform a water supply assessment in accordance with the requirements of state law.

**Implements Policy(ies):** I 1.1  
**Responsibility:** Public Works Department,  
Community Services Department  
**Priority/Timeframe:** Medium (Ongoing)

I 1-C Develop potable water service guidelines and possible agreements with the cities of Live Oak and Yuba City for the provision of potable water within the cities' spheres of influence.

**Implements Policy(ies):** I 1.2, I 1.7  
**Responsibility:** Public Works Department,  
Community Services Department  
**Priority/Timeframe:** Medium (2015)

I 1-D Apply, and update as necessary, County improvement standards for potable water infrastructure planning, design, and construction.

**Implements Policy(ies):** I 1.2, I 1.4  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (Ongoing)

I 1-E Develop a Countywide potable water master plan consistent with this General Plan. The design and construction of potable water systems are to be consistent with the approved master plan.

**Implements Policy(ies):** I 1.2  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (2015)

I 1-F Condition new development to construct infrastructure and dedicate land to support development as identified in the Countywide potable water master plan or other development studies. Condition new development to construct necessary potable water infrastructure prior to the issuance of building permits for residential development or certificate of occupancy for non-residential development; or if appropriate, ensure the potable water infrastructure is adequately financed through development impact fees, by agreement, or other mechanisms.

**Implements Policy(ies):** I 1.3, I 1.5, I 1.8,  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (Ongoing)

I 1-G Where the development's contribution to the potable water infrastructure exceeds its fair share, require the development to fully fund, or finance, the infrastructure and be reimbursed

as the County receives impact fees/funding from other future development benefitting from the improvements.

**Implements Policy(ies):** I 1.3  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (Ongoing)

I 1-H Condition new development to develop and implement a financing mechanism to fund the long-term operations and maintenance needs of potable water infrastructure. Funding plans shall ensure the collection of sufficient funds to cover current and anticipated future expenditures, capital replacements, and cost increases.

**Implements Policy(ies):** I 1.6  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (Ongoing)

I 1-I Review new development to ensure that proposed water systems are adequate and appropriate for the type of development and are consistent with federal, state, and local codes and standards, and master plans.

**Implements Policy(ies):** I 1.8  
**Responsibility:** Community Services Department  
**Priority/Timeframe:** High (Ongoing)

I 1-J Require a groundwater study prior to development of new well systems serving urban/suburban and rural/suburban development to identify potential effects on aquifer volume and groundwater levels and the extent to which existing municipal and agricultural wells could be affected. The results of the study shall be used to develop the proper siting, design, and operation of new or expanded well systems, including a process for ongoing monitoring and contingency planning.

**Implements Policy(ies):** I 1.8  
**Responsibility:** Public Works Department,  
Community Services Department  
**Priority/Timeframe:** Medium (Ongoing)

I 1-K Require existing development currently utilizing private wells for potable water supply to connect to a community water system when the community system is within 200 feet of the development, the community system agrees to allow the connection, and the private well no longer complies with applicable regulations or requires significant repairs.

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**Implementation**

**Implements Policy(ies):** I 1.9  
**Responsibility:** Public Works Department,  
Community Services Department  
**Priority/Timeframe:** Medium (Ongoing)

I 1-L Support the California State Regional Water Quality Control Board's efforts to monitor known groundwater contamination areas and ensure that existing water sources are protected and contamination is as limited as is feasible.

**Implements Policy(ies):** I 1.10  
**Responsibility:** Community Services Department  
**Priority/Timeframe:** High (Ongoing)

I 1-M Apply the County's water well standards and applicable development standards to ensure safe and sanitary water supplies for development utilizing wells for potable water. Update the County's water well standards as needed.

**Implements Policy(ies):** I 1.10  
**Responsibility:** Community Services Department  
**Priority/Timeframe:** High (Ongoing)

I 1-N Develop water conservation standards for new development to increase water use efficiency.

**Implements Policy(ies):** I 1.12, I 1.13  
**Responsibility:** Community Services Department  
**Priority/Timeframe:** Medium

## **WASTEWATER**

I 2-A Review new development applications in unincorporated areas to ensure that adequate wastewater service will be available through the County, or other service providers, to serve the new development. Require evidence of service availability.

**Implements Policy(ies):** I 2.1  
**Responsibility:** Community Services Department  
**Priority/Timeframe:** Medium (Ongoing)

I 2-B Develop wastewater service guidelines and possible agreements with the cities of Live Oak and Yuba City for the provision of wastewater service within the cities' spheres of influence.

**Implements Policy(ies):** I 2.2, I 2.7  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (2015)

I 2-C Apply, and update as necessary, County improvement standards for wastewater infrastructure planning, design, and construction.

**Implements Policy(ies):** I 2.2, I 2.4  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (Ongoing)

I 2-D Develop a Countywide wastewater master plan consistent with this General Plan; require design of wastewater systems to be consistent with the approved master plan; and ensure wastewater systems are constructed consistent with the approved designs.

**Implements Policy(ies):** I 2.2  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (2015)

I 2-E Condition new development to construct infrastructure and dedicate land to support development as identified in the Countywide wastewater master plan or other development studies. Condition new development to construct necessary wastewater infrastructure prior to the issuance of building permits for residential development or certificate of occupancy for non-residential development; or if appropriate, ensure the wastewater infrastructure is adequately financed through development impact fees or by agreement.

**Implements Policy(ies):** I 2.3, I 2.5, I 2.8  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (Ongoing)

I 2-F Where the development's contribution to the wastewater infrastructure exceeds its fair share, require the development to fully fund the infrastructure and be reimbursed as the County receives impact fees/funding from other future development benefitting from the improvements.

**Implements Policy(ies):** I 2.3  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (Ongoing)

I 2-G Condition new development to establish and implement a financing mechanism to fund the long-term operations and maintenance needs of the wastewater infrastructure. Funding plans shall ensure the collection of sufficient funds to cover current and anticipated future expenditures, capital replacements, and cost increases. Funding should normally be collected through service fees and assessments.



**Implements Policy(ies):** I 2.6  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (Ongoing)

I 2-H Review new development to ensure that proposed wastewater systems are adequate and appropriate for the type of development and are consistent with federal, state, and local codes and standards, and master plans.

**Implements Policy(ies):** I 2.8  
**Responsibility:** Community Services Department,  
Public Works Department  
**Priority/Timeframe:** Medium (Ongoing)

I 2-I Apply, and update as necessary, County code and development standards regarding on-site wastewater disposal. Permit on-site wastewater treatment and disposal on existing lots only when appropriate for the type of development, where a publicly owned collection system is not reasonably available, and where such disposal will not constitute a hazard to health or water supplies.

**Implements Policy(ies):** I 2.8  
**Responsibility:** Community Services Department  
**Priority/Timeframe:** High (Ongoing)

I 2-J Condition new development, where authorized to utilize individual wastewater treatment and disposal systems as an interim measure, to connect to a publicly owned wastewater collection system and treatment works when the publicly owned collection system is within 200 feet of the development, and the system owner agrees to allow the connection.

**Implements Policy(ies):** I 2.9  
**Responsibility:** Community Services Department  
**Priority/Timeframe:** High (Ongoing)

I 2-K Require existing development using individual wastewater treatment and disposal systems to connect to a publicly owned wastewater collection system and treatment works when the publicly owned collection system is within 200 feet of the development, the system owner agrees to allow the connection, and the individual system no longer complies with applicable regulations or requires significant repairs.

**Implements Policy(ies):** I 2.9  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** High (Ongoing)

I 2-L Restrict new development use of septic systems in areas that are prone to flooding or that have a seasonal high water table and/or water seepage problems.

**Implements Policy(ies):** I 2.10  
**Responsibility:** Community Services Department  
**Priority/Timeframe:** High (Ongoing)

## STORM DRAIN

I 3-A Review new development applications in unincorporated areas to ensure that adequate stormwater service will be available through the County, or other service providers (including the State for any State-owned pump stations), to serve the new development. Require evidence of service availability. If the use of State-owned pump stations is proposed, sufficient capacity shall be demonstrated through completion of a drainage study that is incorporated into any countywide or master drainage study.

**Implements Policy(ies):** I 3.1  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** High (Ongoing)

I 3-B Develop stormwater service guidelines and possible agreements with the cities of Live Oak and Yuba City for the provision of stormwater service within the cities' spheres of influence.

**Implements Policy(ies):** I 3.2, I 3.7  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (2015)

I 3-C Develop a Countywide stormwater master plan consistent with this General Plan; require design of stormwater systems to be consistent with the approved master plan; and ensure stormwater systems are constructed consistent with the approved designs.

**Implements Policy(ies):** I 3.2  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (2015)

I 3-D Apply, and update as necessary, County improvement standards regarding stormwater drainage, infrastructure, planning, and design and construction disposal.

**Implements Policy(ies):** I 3.2, I 3.4  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (Ongoing)

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Implementation**

**I 3-E** Condition new development to construct infrastructure and dedicate land to support development as identified in the Countywide stormwater master plan or other development studies. Condition new development to construct necessary stormwater infrastructure prior to the issuance of building permits for residential development or certificate of occupancy for non-residential development; or if appropriate, ensure the stormwater infrastructure is adequately financed through development impact fees or by agreement.

**Implements Policy(ies):** I 3.3, I 3.5, I 3.8

**Responsibility:** Public Works Department

**Priority/Timeframe:** Medium (Ongoing)

**I 3-F** Where the development's contribution to the stormwater infrastructure exceeds its fair share, require the development to fully fund the infrastructure and be reimbursed as the County receives impact fees/funding from other future development benefitting from the improvements.

**Implements Policy(ies):** I 3.3

**Responsibility:** Public Works Department

**Priority/Timeframe:** Medium (Ongoing)

**I 3-G** Condition new development to develop and implement a financing mechanism to fund the long-term operations and maintenance needs of the stormwater infrastructure. Funding plans shall ensure the collection of sufficient funds to cover current and anticipated future expenditures, capital replacements, and cost increases. Funding should normally be collected through service fees and assessments.

**Implements Policy(ies):** I 3.6

**Responsibility:** Public Works Department

**Priority/Timeframe:** Medium (Ongoing)

**I 3-H** Review new development to ensure that proposed stormwater systems are adequate and appropriate for the type of development and are consistent with federal, state, and local codes and standards, and master plans.

**Implements Policy(ies):** I 3.8

**Responsibility:** Public Works Department

**Priority/Timeframe:** Medium (Ongoing)

**I 3-I** Require existing development using individual detention or retention facilities to connect to a publicly owned stormwater collection system when the publicly owned collection system is within 200 feet of the development and the system owner agrees to allow the connection.

**Implements Policy(ies):** I 3.9  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (Ongoing)

I 3-J Condition new development to adequately study and plan local drainage for the development. Require that new development conform to the relevant County, State, and Federal requirements and standards governing stormwater drainage and water quality.

**Implements Policy(ies):** I 3.10, I 3.11  
**Responsibility:** Public Works Department  
**Priority/Timeframe:** Medium (Ongoing)

I 3-K Consider opportunities for joint recreational use of new public detention basins and open channels.

**Implements Policy(ies):** I 3.12  
**Responsibility:** Public Works Department,  
Community Services Department  
**Priority/Timeframe:** Medium (Ongoing)

Specific Implementation Programs have not been developed for the following Infrastructure Element policies: I 1.11, I 4.1 through I 4.5, I 5.1 through I 5.5, and I 6.1 through I 6.3. These policies will be implemented through methods such as the use of existing adopted County plans, codes, and standards, or through the application of existing County processes such as project development review or coordination with other agencies. Refer to Chapter 12 (Administration and Implementation) for more information on these implementation methods.

# CHAPTER 8 Public Services

*Law Enforcement  
Fire Protection  
Schools  
Libraries  
Parks and Recreation  
Recreational Trails  
Civic and Cultural Facilities  
Implementation*

Quality public services contribute to livability and to the attraction of residents and businesses to Sutter County. While the County directly provides some services such as law enforcement and library, in general, the County does not have the resources and is not structured to provide the varied and high level of services needed to support more intensive urban development. As a result, many services in the unincorporated County, such as fire protection for certain areas, are provided by independent districts. For other services, such as parks and recreation, residents often utilize services provided by the cities. Specific public service providers for unincorporated Sutter County include:

Law enforcement services are provided by the Sutter County Sheriff's Department within the unincorporated County and within the City of Live Oak.

Fire protection and emergency services for unincorporated Sutter County are provided by four county service areas (CSAs) and two independent fire protection districts: the Meridian Fire Protection District and the Sutter Basin Fire Protection District

Schools and educational services are provided by thirteen different public school districts at the elementary, middle, and high school levels. Twelve of the school districts are under the direction of the Sutter County Superintendents Office, while the remaining district is the Woodland Unified School District. The County also has several private



educational institutions which serve school-age children, and private technical/vocational and community college institutions.

Library services are provided by the County, with library branches located in the cities of Yuba City and Live Oak, as well as in the unincorporated areas.

Parks and recreation services include several facilities located within Sutter County, owned and operated either by the County, State, or private parties. Outside of river recreation and State wildlife areas, active parkland is primarily located within, and operated and maintained by, the cities of Yuba City and Live Oak. Many of the County's residents live in proximity to the cities and have access to these active parks.

Civic and cultural facilities, located within the unincorporated County and in the cities of Yuba City and Live Oak, include facilities operated by the County.

It is Sutter County's vision to provide quality public services equitably to all residents and businesses, as well as to ensure a safe place to live. The goals, policies, and implementation programs in this element support this vision by ensuring the appropriate provision of law enforcement, fire protection, education, libraries, park and recreation, and civic services for residents and businesses. This element requires new development to fully fund public services to serve additional growth, and ensure the timing of those services keeps pace with new development. In addition, it supports Sutter County's vision to expand higher education and to enhance outdoor recreation opportunities.

## Goals and Policies

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### Law Enforcement

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#### GOAL PS 1

**Protect citizens and property from criminal activity and deter the incidence of crime.**

## POLICIES

- PS 1.1 **Law Enforcement Services and Facilities.** Ensure the provision of appropriate law enforcement services and facilities to protect existing and future citizens and businesses. *(PS 1-A)*
- PS 1.2 **Response Times.** Strive to achieve and maintain appropriate response times for all priority level calls to support high-quality law enforcement services. *(PS 1-A)*
- PS 1.3 **Funding for New Development.** Require new development to provide the revenue and fiscal resources necessary to fund sufficient law enforcement services and facilities with no adverse fiscal effects to the County or decline in current law enforcement service levels. *(PS 1-A)*
- PS 1.4 **Timing of Services.** Ensure that the construction of law enforcement facilities, staffing, and delivery of services keeps pace with new development and growth. *(PS 1-A)*
- PS 1.5 **Development Review.** Include the Sheriff's Department in the review of new private and public development projects to ensure that public safety and crime prevention concerns are addressed. *(PS 1-B)*
- PS 1.6 **Community-Based Efforts.** Encourage community-based crime prevention efforts and pursue regular communication with neighborhood, school, and civic organizations.



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## Fire Protection—Fire Services

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### GOAL PS 2

Protect life and property from the risk of fire, and provide for coordinated emergency medical services.

## POLICIES

- PS 2.1 **Coordinated Operations.** Coordinate operations between County Service Areas, independent Fire Protection Districts, and neighboring fire service agencies to ensure optimum fire protection and efficient use of all fire suppression resources. *(PS 2-A)*
- PS 2.2 **Standardization of Operations.** Promote standardization of operations among fire protection agencies. *(PS 2-A)*



- PS 2.3 **Agency Consolidation.** Encourage the consolidation of fire protection agencies when it enhances the efficient provision of fire protection services. *(PS 2-A)*
- PS 2.4 **Fire Services and Facilities.** Ensure the provision of high quality fire protection services and facilities to protect existing and future citizens and businesses. *(PS 2-A)*
- PS 2.5 **New Fire Stations.** Ensure that new fire stations are located strategically throughout the County to provide optimal response times to all areas. *(PS 2-A)*
- PS 2.6 **Funding for New Development.** Require new development to provide the revenue and fiscal resources necessary to fund sufficient fire protection services and facilities with no adverse fiscal effects to the County or decline in current fire protection service levels. *(PS 2-A)*
- PS 2.7 **Will-Serve Letters.** Require that a will-serve letter be secured from the appropriate fire agency confirming the ability to provide fire services to new development.
- PS 2.8 **Timing of Services.** Ensure that the construction of fire facilities, staffing, and delivery of services keeps pace with new development and growth.
- PS 2.9 **Development Review.** Include the appropriate fire agency in the review of new private and public development plans to ensure compliance with state and other adopted fire safety standards and that fire protection and prevention concerns are addressed.
- PS 2.10 **Adequate Fire Flows.** Incorporate fire flow requirements into new development design consistent with the California Fire Code and other applicable requirements based on County fire prevention standards.
- PS 2.11 **Community Based Efforts.** Encourage community participation and public education programs related to fire prevention and safety, and emergency response and preparedness.

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## Fire Protection—Wildland Fire Hazard

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### GOAL PS 3

Minimize risk to life and property resulting from wildland fire hazards.



## POLICIES

- PS 3.1 **Development Limitation.** Limit development in areas of extreme, very high, and high wildfire risk.
- PS 3.2 **Defensible Space.** Require new and/or existing development to establish adequate defensible space by providing clearance around structures, and using fire-resistant landscaping and roofing materials. *(PS 3-A/PS 3-B)*
- PS 3.3 **Private Properties.** Require private property owners to remove excessive/overgrown vegetation and rubbish to prevent and minimize fire risks. *(PS 3-B)*
- PS 3.4 **Wildfire Management Plan.** Require new large-scale development projects (i.e., Specific Plans, Rural Planned Communities) to prepare and implement a County-approved wildfire management plan incorporating fire protection measures for developing properties adjacent to undeveloped lands. The wildfire management plan shall be consistent with any adopted Countywide plan and/or regulations in effect at the time of the project's approval.



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## Schools

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### GOAL PS 4

Provide for the educational needs of current and future Sutter County residents.

## POLICIES

- PS 4.1 **Cooperative Effort.** Work cooperatively with local school districts and the Sutter County Superintendent of Schools to address ongoing issues, including school capacities, overcrowding, facility needs, funding, and raising the quality of public education.
- PS 4.2 **Funding for New Development.** Support local school district efforts to mitigate the impacts of new development on school services, consistent with state law.
- PS 4.3 **Timing of Services.** Require new development to coordinate with local school districts to ensure new facilities are available concurrent with the need for those services. Where feasible, new facilities should be located within the communities that they serve with safe and convenient access provided.





PS 4.4 **Joint-Use Development.** Work cooperatively with local school districts to plan for the joint-use of school, park, and other public use facilities.

PS 4.5 **Development Review.** Include the appropriate school districts in the review of new residential development projects in order to address potential school impacts and needs.

PS 4.6 **Higher Education.** Support the development and expansion of vocational, technical, and higher education facilities.

PS 4.7 **Educated Work Force.** Encourage schools and colleges to provide educational programs relevant to the needs of the local economy to support a technically sophisticated work force able to attract new industries and employment opportunities.

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## Libraries

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### GOAL PS 5

Provide public library services and facilities that enhance Sutter County’s quality of life and create a civic environment with opportunities for self-learning, educational, recreational, and cultural enrichment.

### POLICIES

PS 5.1 **Library Services and Facilities.** Ensure adequate public library services and facilities are maintained for all residents. Adequate services and facilities include full-service libraries with trained staff, and collections, programs, and computer access for residents of all ages. (PS 5-A)

PS 5.2 **Facility and Service Standards.** Maintain current performance levels for program attendance and visits per capita, and adopt target standards for new library facilities and services. (PS 5-B)

PS 5.3 **Facility Access.** Provide convenient public access for all residents to library services by locating libraries in areas easily accessible to pedestrians, public transit, and other modes of transportation and where adequate parking facilities are available. (PS 5-C)

PS 5.4 **Co-Location.** Consider locating libraries with other high-use facilities such as civic centers, parks, restaurants, coffee shops, schools, and business districts.



**CHAPTER 8: PUBLIC SERVICES**  
**Goals and Policies**

- PS 5.5 **Funding.** Target a level of library expenditure commensurate with statewide average expenditures for public libraries to maintain/improve existing facilities.
- PS 5.6 **Services to Cities.** Coordinate with the cities of Yuba City and Live Oak to support and enhance existing library services to those jurisdictions. *(PS 5-D)*
- PS 5.7 **Funding for New Development.** Require new development to provide the revenue and fiscal resources necessary to fund sufficient library services and facilities with no adverse fiscal effects to the County or decline in current library service levels.
- PS 5.8 **Timing of Services.** Ensure that the construction of library facilities and services keep pace with new development and growth.
- PS 5.9 **Development Review.** Include the County Library in the review of new residential development projects to ensure that library concerns are addressed.

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## **Parks and Recreation**

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### **GOAL PS 6**

**Ensure that adequate park, recreation, and open space lands and programs are provided to meet the diverse needs of Sutter County's residents.**

### **POLICIES**

- PS 6.1 **Park Facilities.** Support the development of new parks and recreational facilities, and the maintenance and enhancement of existing parks and recreational facilities, to provide for a variety of active and passive recreational needs.
- PS 6.2 **Countywide Parks and Open Space Standard.** Strive to achieve and maintain a standard of 10 acres per 1,000 residents of park and open space lands within the County. Development of parkland within the Sutter Pointe Specific Plan area shall comply with the standards set forth in the Sutter Pointe Specific Plan.
- PS 6.3 **Parks and Open Space Standard for New Large-Scale Development.** Require new large-scale development projects (i.e., Specific Plans, Rural Planned Communities) to

provide 10 acres per 1,000 residents of active and passive parks and open space lands. New large-scale development projects shall prepare and implement a County approved Parks and Open Space Master Plan. (PS 6-A)

**PS 6.4 Funding for New Development.** Require new development to provide the revenue and fiscal resources necessary to fund sufficient parks and recreation services and facilities with no adverse fiscal effects to the County or decline in current parks and recreation service levels.

**PS 6.5 Timing of Services.** Ensure that the construction of parks and recreational facilities keeps pace with new development and growth.

**PS 6.6 Access.** Locate new parks and recreation facilities within walking and bicycling distance of residential areas.

**PS 6.7 Conservation.** Incorporate energy efficiency and water conservation, including the potential use of recycled water, in park design, development, and operations.

**PS 6.8 Coordination with Cities.** Work cooperatively with the cities of Yuba City and Live Oak to provide funding for, and development of, additional parks and recreational facilities.

**PS 6.9 Sutter Buttes Recreation.** Collaborate with the Middle Mountain Foundation to provide information on the recreational and educational opportunities available to Sutter County residents within the Sutter Buttes.

**PS 6.10 River Recreation.** Support the development of public recreational amenities that enhance public access to and use of the Sacramento, Feather, and Bear River corridors including launch ramps, marinas, camping facilities, picnic areas, vista points, interpretive centers, and commercial recreation and services. (PS 6-B)



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## Recreational Trails

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### GOAL PS 7

Support creation of an interconnected multi-use trail system that enhances Sutter County's recreational opportunities.

## POLICIES

- PS 7.1 **Multi-Use Trails.** Support the development of a network of safe, interconnected multi-use trails that link activity and resource areas, and connect with regional trail systems. *(PS 7-A)*
- PS 7.2 **New Development.** Require new large-scale development projects (i.e., Specific Plans, Rural Planned Communities) to provide multi-use recreational paths and connections as appropriate. *(PS 7-A)*
- PS 7.3 **River Trails.** Support opportunities to create multi-use trails along the Sacramento, Feather, and Bear Rivers, including enhancement of the Feather River Parkway, through collaboration with the cities of Yuba City and Live Oak. *(PS 7-A)*
- PS 7.4 **Trail Opportunities.** Encourage the development of abandoned rights-of-way, levee tops, utility easements, and waterways for new multi-use trails. *(PS 7-A)*



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## Civic and Cultural Facilities

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### GOAL PS 8

Enhance and protect local customs and culture.

## POLICIES

- PS 8.1 **Celebrate Cultural Diversity.** Partner with arts and cultural organizations to celebrate the County's cultural diversity.
- PS 8.2 **Need for Civic Facilities.** Explore the need for, and support the future establishment of, community centers, meeting venues, and conference facilities within the County. *(PS 8-A)*

# Implementation

The following Implementation Programs apply specifically to policies in the Public Services Element.

## LAW ENFORCEMENT

**PS 1-A** Establish a funding mechanism(s) to ensure adequate law enforcement staffing, facilities and equipment as new growth occurs.

**Implements Policy(ies):** PS 1.1 through PS 1.4  
**Responsibility:** Sheriff's Department  
**Priority/Timeframe:** Medium

**PS 1-B** Incorporate design strategies into new development projects, as appropriate, to deter crime.

**Implements Policy(ies):** PS 1.5  
**Responsibility:** Community Services Department;  
Sheriff's Department  
**Priority/Timeframe:** Medium

## FIRE SERVICES

**PS 2-A** Work with fire protection districts and agencies to coordinate and standardize operations, and to implement fee programs and other funding mechanisms to fund adequate fire protection services

**Implements Policy(ies):** PS 2.1 through PS 2.6  
**Responsibility:** Sutter County Fire Department  
**Priority/Timeframe:** Medium

## WILDLAND FIRE HAZARDS

**PS 3-A** Update the Zoning Code to establish standards for developments in extreme, very high, and high wildfire risk to contain adequate defensible space, fire resistant building standards, and other appropriate measures.

**Implements Policy(ies):** PS 3.2  
**Responsibility:** Community Services Department,  
Sutter County Fire Department  
**Priority/Timeframe:** High/Within one year of General Plan adoption

**CHAPTER 8: PUBLIC SERVICES**  
**Implementation**

**PS 3-B** Educate residents on the risks and requirements of living in wildland fire hazard areas, which in Sutter County includes those locations surrounding the Sutter Buttes and adjacent to the County’s rivers and levees.

**Implements Policy(ies):** PS 3.2, PS 3.3

**Responsibility:** Sutter County Fire Department

**Priority/Timeframe:** High (Ongoing)

## **LIBRARIES**

**PS 5-A** Provide for the following in the design and operations of library facilities:

- Library collection materials in a variety of formats to address the needs and interests of all residents
- Library space and support programs (such as adult and family literacy programs) specifically designed to meet the needs of specific age groups, including pre-school and elementary school age children, pre-teens, teens, and adults
- Integrated technology such as public computers, Internet, and wireless access throughout library programming and staff areas to meet the needs of all library customers and to support efficient staff operations
- Variety of tables, seating and lighting arrangements, for the comfort and convenience of customers who come to the library to read and study, or use the library as “community place”
- Variety of shelving convenient for customers of all ages, and conducive to presenting and marketing resources for maximum use
- Library hours that are convenient to the public
- Ease of access by the general public
- Consideration of providing facilities on one level with one main entrance, whenever feasible
- Efficient and cost effective staffing and operations

**Implements Policy(ies):** PS 5.1

**Responsibility:** Sutter County Library

**Priority/Timeframe:** Medium

**PS 5-B** Apply the following target standards for full service libraries consistent with the state library statistics statewide mean for public library circulation. Work toward these standards for

existing libraries, and require them for new library development:

Square Feet Per Capita	0.50
Collection Items Per Capita	2.15
Reader Seats Per 1,000	4.00
Technology Stations Per 1,000	1.00
Circulation Per Capita	5.80
Program Attendance Per Capita	0.92
Visits Per Capita	10.43

**Implements Policy(ies):** PS 5.2  
**Responsibility:** Sutter County Library  
**Priority/Timeframe:** Medium

**PS 5-C** Revise the Zoning Code to require new library facilities to provide parking at a rate of 5 parking spaces per 1,000 feet of building space.

**Implements Policy(ies):** PS 5.3  
**Responsibility:** Community Services Department  
**Priority/Timeframe:** High/Within one year of General Plan adoption

**PS 5-D** Work with the cities of Yuba City and Live Oak to create a Memorandum of Understanding to adequately fund library services and facilities located in those incorporated areas. (New)

**Implements Policy(ies):** PS 5.6  
**Responsibility:** Sutter County Library  
**Priority/Timeframe:** Medium

**PARKS AND RECREATION**

**PS 6-A** Require that a Parks and Open Space Master Plan, at a minimum, provides guidance for compliance with the parks and open space land standard; specifies the appropriate mix of active and passive park facilities, open space lands, and recreation program needs; identifies and establishes a mechanism/entity to operate, construct, and maintain all parks, open space, recreation, and trail facilities; and defines sufficient funding programs.

**Implements Policy(ies):** PS 6.3  
**Responsibility:** Community Services Department  
**Priority/Timeframe:** Medium

**PS 6-B** Revise the Zoning Code to allow for and facilitate recreation, commercial recreation, service and related uses along the County’s river corridors.



**Implements Policy(ies):** PS 6.10  
**Responsibility:** Community Services Department  
**Priority/Timeframe:** High/Within one year of General Plan adoption

## **RECREATIONAL TRAILS**

**PS 7-A** Adopt and implement an updated Bikeway Master Plan.

**Implements Policy(ies):** PS 7.1 through PS 7.4  
**Responsibility:** Community Services Department,  
Public Works Department  
**Priority/Timeframe:** High/Within two years of General Plan adoption

## **CIVIC AND CULTURAL FACILITIES**

**PS 8-A** Promote public outreach efforts to establish a community center, meeting venue, and/or conference facility.

**Implements Policy(ies):** PS 8.2  
**Responsibility:** Community Services Department  
**Priority/Timeframe:** Medium

Specific Implementation Programs have not been developed for the following Public Services Element policies: PS 1.6, PS 2.7 through PS 2.11, PS 3.1, PS 3.4, PS 4.1 through PS 4.7, PS 5.4, PS 5.5, PS 5.7 through PS 5.9, PS 6.1, PS 6.2, PS 6.4 through PS 6.9, and PS 8.1. These policies will be implemented through methods such as the use of existing adopted County plans, codes, and standards, or through the application of existing County processes such as project development review or coordination with other agencies. Refer to Chapter 12 (Administration and Implementation) for more information on these implementation methods.

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# CHAPTER 9 Environmental Resources

*Biological Resources and Open Space*  
*Mineral Resources*  
*Water Resources and Quality*  
*Visual Resources*  
*Cultural Resources*  
*Air Quality*  
*Implementation*

Sutter County values its environmental resources and is committed to the protection of its wildlife and habitat, minerals, water, scenic amenities, cultural resources, and air quality. Preservation of these resources and their quality is not only beneficial to current residents but is crucial to the sustainability of future generations.

Approximately seven percent of unincorporated Sutter County is used for open space and remains in its natural state. The County's unique natural open space and water resources include the Sutter Buttes, the Sutter Bypass, the Butte Sink, and the Sacramento, Feather, and Bear River corridors, as shown in Figure 9-1 (Water Resources). Lands designated for habitat conservation purposes by federal, state, and local entities, as well as private properties, approved by the County are shown in Figure 9-2 (Habitat Conservation Preserves and Easements).<sup>1</sup> Important biological resources present include several special status species, as well as annual grasslands, oak woodlands, wetlands, and riparian habitat, with the largest expanse of relatively undisturbed habitat located in the Sutter Buttes. These natural open space areas and habitats are also considered the unique visual resources of Sutter County, and the views of these resources are to be preserved.



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<sup>1</sup> It should be noted that there are other habitat conservation lands located within Sutter County; however, these areas are not shown on Figure 9-2 (Habitat Conservation Preserves and Easements) because they have not been approved by the County.

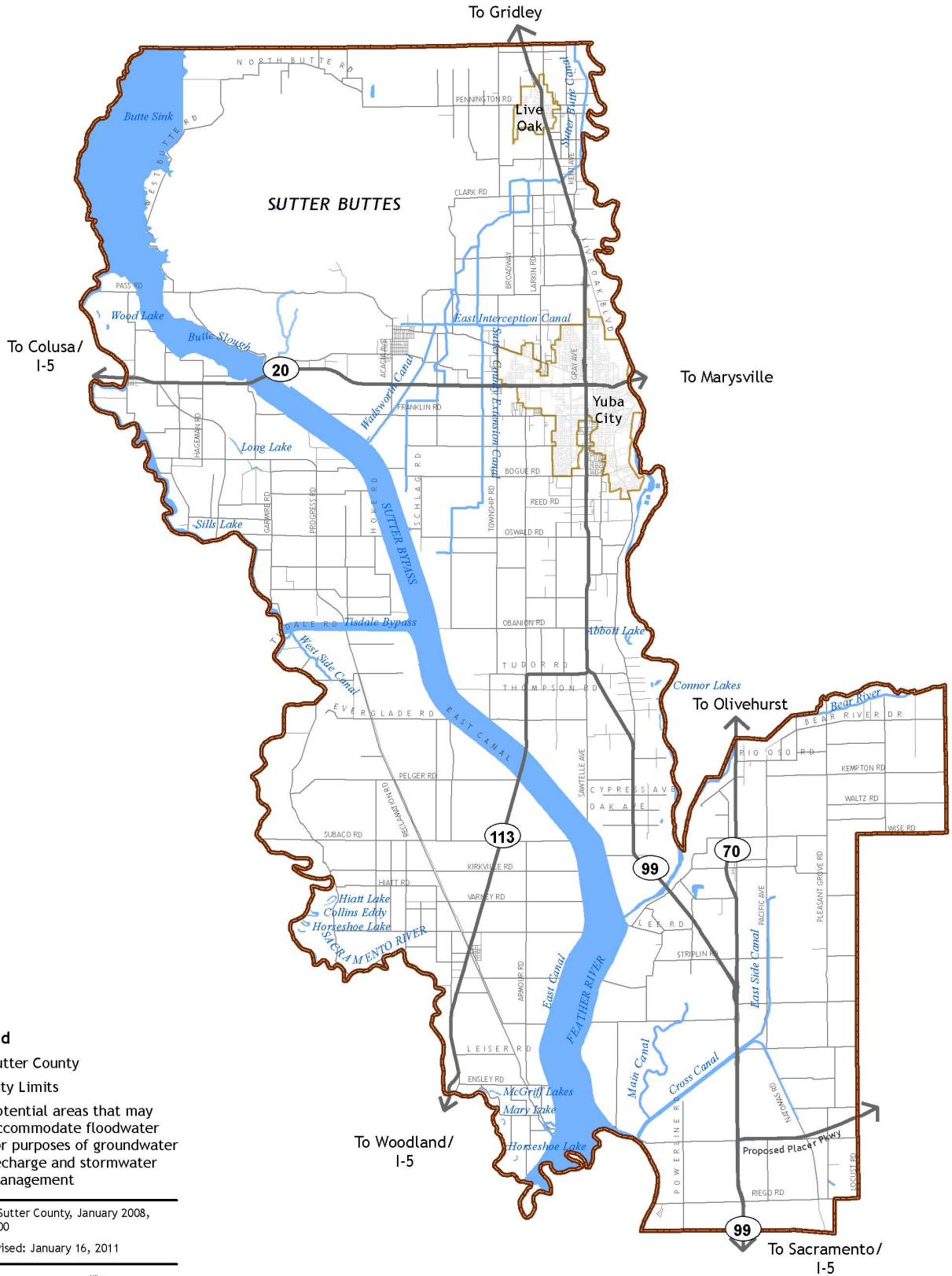
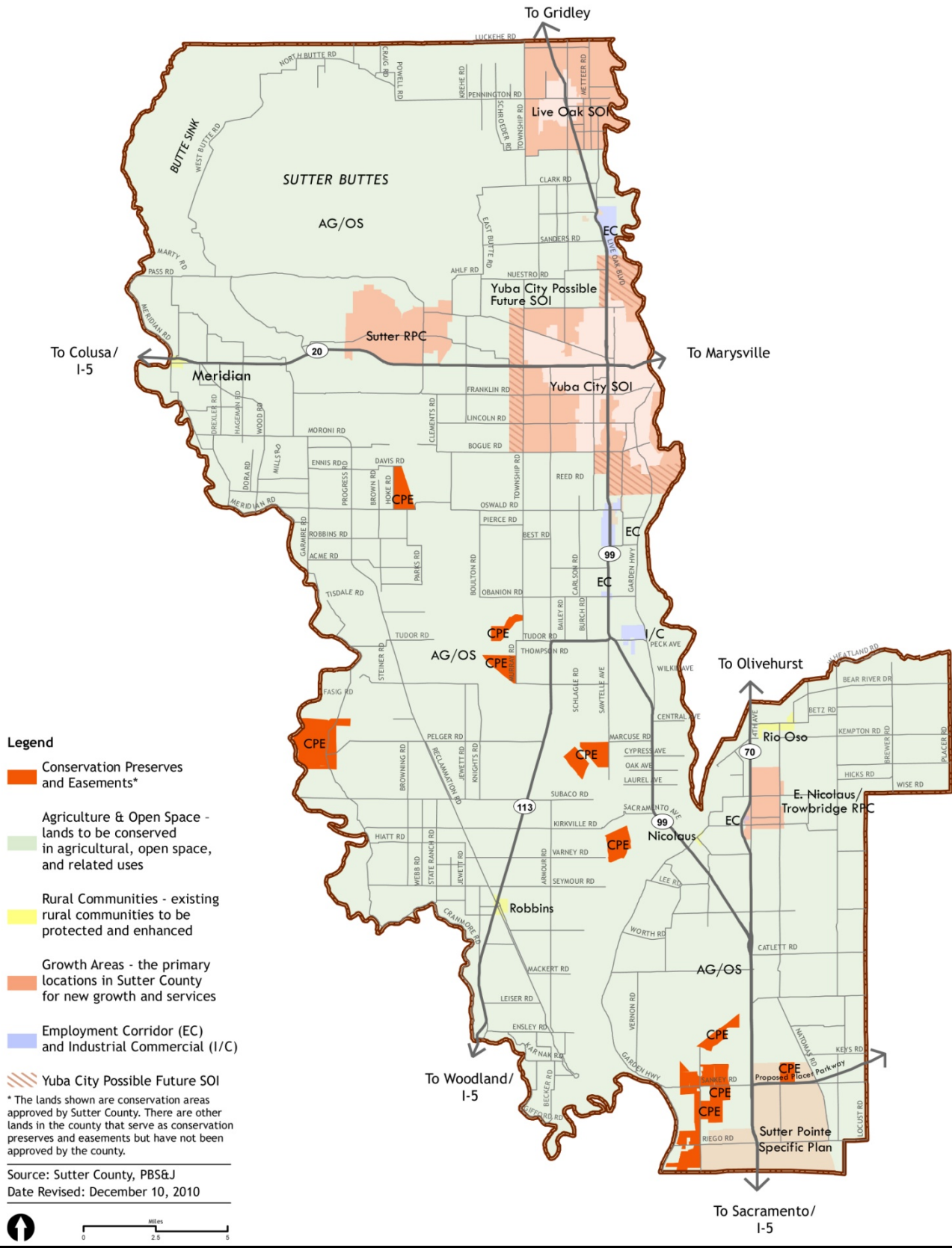


FIGURE 9-1 Water Resources

**CHAPTER 9: ENVIRONMENTAL RESOURCES**  
Goals and Policies



**FIGURE 9-2 Habitat Conservation Preserves and Easements**

Sutter County contains areas classified by the state Geologist as Mineral Resource Zone (MRZ)-1 and MRZ-3.<sup>2, 3</sup> MRZ-1 indicates an area where little likelihood exists for the presence of significant mineral deposits. MRZ-3 indicates areas containing mineral deposits, the significance of which requires further evaluation. There are no areas within Sutter County designated by the state Mining and Geology Board to have regional or statewide significance. However, mineral extraction does occur and is anticipated to continue and will be guided by the policies in this element.

Sutter County was one of the original twenty-seven counties in California, set up by the first legislature in 1850. Due to Sutter County's long history, the area is rich in cultural resources and contains Registered Historic Landmarks, Points of Historical Interest, historic-era resources, and pre-historic sites that could contain paleontological and archaeological resources. Many of the known cultural resources can be found along watercourses with a high concentration in the Sutter Buttes.

Located within the Northern Sacramento Valley Air Basin, air pollutants are primarily generated from automobile use and to a lesser extent, farming operations. The air quality in the Basin has improved over time, and it is the vision of the County to continue improving the air quality.

Sutter County's vision is to preserve its significant natural assets. Consistent with this vision, the goals, policies and implementation programs of this element guide new development and require the protection, preservation, and enhancement of: significant natural wetland and riparian habitats; wildlife and vegetation; unique natural open space lands and resources; significant mineral resources; surface water and groundwater; visual and scenic resources; prehistoric, historic, paleontological and archaeological resources; and air quality. To further the County's commitment to the preservation of its natural resources, this element also requires minimization of impacts from new development, and mitigation for the loss of resources. It is also the County's vision to conserve renewable resources and reduce the impact on the environment. Policies in this element support the vision by requiring water use reduction and exploring recycled water use.

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<sup>2</sup> California Department of Conservation, Division of Mines and Geology (now known as California Geological Survey), Special Report 132 "Mineral Land Classification Portland Cement Concrete-Grade Aggregate in the Yuba City-Marysville Production-Consumption Region (map plates 1, 2, and 6)," 1986.

<sup>3</sup> The mineral resources present are not sufficient to trigger the development of specific Mineral Resource Management Policies by the County per Public Resources Code Section 2762.

## Goals and Policies

### Biological Resources and Open Space

#### GOAL ER 1

Support a comprehensive approach for the conservation, enhancement, and regulation of Sutter County's significant habitat and natural open space resources.

#### POLICIES

- ER 1.1 Natomas Basin HCP.** Ensure compliance with the adopted Natomas Basin Habitat Conservation Plan to promote biological conservation within the Natomas Basin portion of Sutter County.
- ER 1.2 Conservation Efforts.** Focus conservation efforts on areas identified as having very high and high habitat value as well as Sutter County's unique natural open space resources, including the Sutter Buttes, Sutter Bypass, Butte Sink, and the Sacramento, Feather, and Bear River corridors.
- ER 1.3 Interconnected Habitat.** Emphasize the preservation, enhancement, and creation of sustainable, interconnected habitat and open space areas that highlight unique resources and integrate educational and recreational opportunities as appropriate.
- ER 1.4 Resources Assessment.** Require discretionary development proposals that could potentially impact biological resources to conduct a biological resources assessment to determine if any resources will be adversely affected by the proposal and, if so, to identify appropriate measures to avoid or mitigate such impacts.
- ER 1.5 Avoidance.** Ensure that new development projects avoid, to the extent feasible, significant biological resources (e.g. areas of rare, threatened or endangered species of plants, riparian areas, vernal pools), except where such projects are identified as "Authorized Development" within an adopted Habitat Conservation Plan.
- ER 1.6 Mitigation.** Mitigate biological and open space effects that cannot be avoided in accordance with an applicable Habitat Conservation Plan or federal, state, and local regulations.



- ER 1.7 Permits.** Require that new development secure all necessary state and federal resource permits/approvals prior to any development activity.
- ER 1.8 Buffers.** Ensure that new development incorporates buffers and other measures adequate to protect biological habitats that have been preserved, enhanced, and created.
- ER 1.9 Funding.** Identify and pursue economically viable methods and funding sources for the long-term maintenance and management of significant biological and open space resource areas, including state and federal programs.

## GOAL ER 2

**Conserve, protect, and enhance Sutter County's significant natural wetland and riparian habitats.**

### POLICIES

- ER 2.1 No Net Loss.** Require new development to ensure no net loss of state and federally regulated wetlands, other waters of the United States (including creeks, rivers, ponds, marshes, vernal pools, and other seasonal wetlands), and associated functions and values through a combination of avoidance, restoration, and compensation.
- ER 2.2 Resource Conservation District.** Encourage and support the Sutter County Resource Conservation District's programs that facilitate preservation and restoration of natural wetland environments as long as these programs do not significantly affect Sutter County agricultural lands and flood control operations.
- ER 2.3 Minimize Surface Runoff.** Minimize direct discharge of surface runoff into wetland areas and design new development in such a manner that pollutants and siltation will not significantly affect jurisdictional wetlands.
- ER 2.4 Wetland Mitigation Banks.** Encourage the creation and use of regional wetland mitigation banks to the extent that they do not conflict with Sutter County agricultural lands and flood control operations. *(ER 2-A)*

## GOAL ER 3

**Conserve, protect, and enhance Sutter County's varied wildlife and vegetation resources.**



## POLICIES

- ER 3.1 Special-Status Species.** Preserve special-status fish, wildlife, and plant species (e.g., rare, threatened, or endangered species) and habitats consistent with an applicable Habitat Conservation Plan or federal, state, and local regulations.
- ER 3.2 Agency Coordination.** Coordinate with federal, state, and local resource agencies (e.g., California Department of Fish and Game, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers) to protect special-status species.
- ER 3.3 Fisheries.** Support the preservation and re-establishment of fisheries in the rivers and streams within Sutter County.
- ER 3.4 Waterfowl Resources.** Preserve and protect waterfowl resources along the Pacific Flyway Migration Corridor.
- ER 3.5 Wildlife Corridors.** Preserve and enhance wildlife movement corridors between natural habitat areas to maintain biodiversity and prevent the creation of biological islands. Preserve contiguous habitat areas when possible.
- ER 3.6 Natural Vegetation.** Preserve important areas of natural vegetation and the ecological integrity of these habitats, where feasible, including but not limited to riparian, vernal pool, marshes, oak woodlands and annual grasslands. (ER 3-A)
- ER 3.7 Oak Trees.** Preserve native oak trees when possible through the review of discretionary development projects and activities. Reduce the loss of oak trees through consideration of tree mitigation/replanting programs. (ER 3-B/ER 3C)
- ER 3.8 Native Plant Use.** Encourage the use of native and drought tolerant plant materials, including native tree species, in all public and private landscaping and revegetation projects. (ER 3-D)



## GOAL ER 4

**Conserve, protect, and enhance Sutter County's unique natural open space lands, drainages, floodplains, and resources.**

## POLICIES

- ER 4.1 Preserve Natural Resources.** Preserve natural landforms, natural vegetation, and natural resources as open space to the extent feasible.
- ER 4.2 Sutter Buttes.** Preserve the Sutter Buttes as an important agricultural, cultural, historic, habitat, and open space resource. Promote and support efforts by willing landowners to

*For additional policies related to preservation of open space and natural resources, refer to Chapter 3 (Land Use) and Chapter 4 (Agricultural Resources).*

increase opportunities for public access to the Sutter Buttes and other open space areas. (ER 4-A)

- ER 4.3 River Corridors.** Preserve the Sacramento, Feather, and Bear River corridors as important habitat, recreation and open space resources. Support efforts to increase public access and recreational uses along the County's river corridors.
- ER 4.4 Acquisition of Additional Open Space Areas.** Support efforts to acquire additional open space adjoining protected natural resource areas to increase the size, connectivity, and buffering of existing habitat.
- ER 4.5 Minimize New Development Impacts.** Require new development to minimize encroachment onto open space areas and obtain an encroachment permit from the Central Valley Flood Protection Board (CVFPB) for development within CVFPB's designated floodplains and regulated streams in order to minimize flooding impacts. (ER 4-B)
- ER 4.6 Mitigation for Other Jurisdictions.** Prohibit land mitigation within Sutter County for projects within other jurisdictions unless there is a benefit to Sutter County. Benefits can include, but are not limited to, providing flood protection for Sutter County, providing opportunities for Sutter County projects' use of the area for mitigation, or making the natural resources available for the enjoyment of Sutter County residents.

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## Mineral Resources

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### GOAL ER 5

**Encourage commercial resource extraction activities in locations where environmental, aesthetic, and adjacent land use compatibility impacts can be adequately mitigated.**

### POLICIES



- ER 5.1 Significant Resources.** Conserve and protect mineral resources that may be identified by the state as a significant resource to allow for their continued use in the economy.
- ER 5.2 Compatible Operations.** Require that gas and mineral resource extraction activities be designed and operated to minimize incompatibilities with nearby land uses and incorporate features that buffer existing and planned adjacent uses. Extraction activities shall incorporate adequate measures to minimize impacts to local residents, county roadways, services, facilities, and the environment.

- ER 5.3 No New Operations in Sutter Buttes.** Prohibit the establishment of any new mining operations in the Sutter Buttes, which is defined as the area within the Sutter Buttes Overlay Zone.
- ER 5.4 Reclamation.** Encourage disturbed mined areas to be reclaimed concurrent with mining (i.e., phased reclamation), and require reclamation that is consistent with an adopted reclamation plan, as appropriate, and in conjunction with the Surface Mining and Reclamation Act, and County and state standards to a condition that is sensitive to the natural environment and where subsequent, beneficial uses can occur.

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## Water Resources and Quality

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### GOAL ER 6

**Preserve and protect the County's surface water and groundwater resources.**

### POLICIES

- ER 6.1 Integrated Water Management Programs.** Integrate water management programs that emphasize multiple benefits and balance the needs of agricultural, rural, and urban users. (ER 6-A)
- ER 6.2 Surface Water Resources.** Protect the surface water resources in the County including the Sacramento, Feather and Bear Rivers and their significant tributaries.
- ER 6.3 Groundwater Sustainability.** Protect the sustainability of groundwater resources. (ER 6-A)
- ER 6.4 Groundwater Recharge Areas.** Require new development to preserve and enhance areas that provide important groundwater recharge, stormwater management, and water quality benefits, such as undeveloped open spaces, natural habitat, river and riparian corridors, wetlands, and natural drainage areas. (ER 6-A)
- ER 6.5 Regional Coordination on Groundwater Use.** Coordinate with local and regional jurisdictions and water agencies on groundwater use to minimize overdraft conditions of aquifers. (ER 6-A)
- ER 6.6 Groundwater Protection.** Regulate stormwater collection and conveyance, as necessary, to protect groundwater supplies from contamination. (ER 6-A)



*For additional policies related to groundwater protection, refer to the Water section of Chapter 7 (Infrastructure).*



For additional policies related to water use reduction and water conservation efforts, refer to the Water section of Chapter 7 (Infrastructure).

- ER 6.7 Water Rights.** Support the protection of the existing water rights of water agencies and providers within Sutter County. Do not support out-of-area water transfers where they would adversely impact water supply within Sutter County. Support either out-of-area, or in-basin water transfers that would not negatively impact water supply within Sutter County.
- ER 6.8 Recycled Water.** Explore the feasibility of utilizing recycled water, where appropriate, cost effective, and safe. (ER 6-B)
- ER 6.9 Water Use Reduction.** Encourage the reduction measures in the Climate Action Plan targeted to reduce water use. Such measures may include: adopting a per capita water use reduction goal; implementing a water conservation and efficiency program; providing incentives for new development to reduce potable water use; installing water meters for uses not using wells; encouraging water suppliers to adopt a water conservation pricing schedule; encouraging upgrades in water efficiency; providing training and education on water efficiency; and increasing recycled water use.
- ER 6.10 Stormwater Quality.** Control pollutant sources from construction and operational activities, and improve stormwater runoff quality, through the use of stormwater protection measures in accordance with County, state, and federal regulations. (ER 6-C)
- ER 6.11 New Development.** Require new development to protect the quality of water resources and natural drainage systems through site design, and use of source controls, stormwater treatment, runoff reduction measures, best management practices, and Low Impact Development. (ER 6-C)
- ER 6.12 Natural Watercourses.** Require new development to integrate natural watercourses and provide buffers between waterways and urban development to minimize disturbance of watercourses and to protect water quality. (ER 6-D)
- ER 6.13 Education.** Educate the public about practices and programs to minimize water pollution.



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## Visual Resources

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### GOAL ER 7

**Preserve the visual and scenic resources that define Sutter County.**

## POLICIES

- ER 7.1 Scenic Resources.** Protect views of Sutter County's unique scenic resources including the Sutter Buttes, wildlife and habitat areas, the Sacramento, Feather, and Bear Rivers, and other significant resources. (ER 7-A)
- ER 7.2 Scenic Roadways.** Enhance the visual character along the County's key transportation corridors, in particular Highways 99 and 20, through application of consistent design and landscape standards. (ER 7-B)
- ER 7.3 Visually Complimentary Development.** Require new development adjacent to the County's scenic resources to be sited and designed to visually complement the natural environment, topography, and aesthetic viewsheds. (ER 7-A)
- ER 7.4 New Development.** Apply design, development, and landscaping standards to new industrial and commercial developments to ensure a quality visual appearance. Screening of parking, ancillary features, storage yards, and other similar elements shall be required.
- ER 7.5 Lighting.** Support practices that reduce light pollution and preserve views of the night sky including the design and siting of light fixtures to minimize glare and light on adjacent properties. (ER 7-A)



*For additional policies related to the design of new development, refer to Chapter 3 (Land Use).*

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## Cultural Resources

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### GOAL ER 8

**Identify, protect, and enhance Sutter County's important cultural and paleontological resources to increase awareness of the County's heritage.**

## POLICIES

- ER 8.1 Identification.** Identify cultural resources, which include prehistoric, historic, paleontological, and archeological resources, throughout the County to provide adequate protection of these resources.
- ER 8.2 Preservation.** Ensure the preservation of significant cultural and paleontological resources, including those recognized at the national, state, and local levels. (ER 8-A through ER 8-D)
- ER 8.3 Sutter Buttes.** Preserve the Sutter Buttes as an important cultural resource.

- ER 8.4 Inclusion on Historic Registers and District.** Promote the registration of historic resources under the national and state registers and within the County's Historic Preservation Combining District.
- ER 8.5 Consultation.** Consult with the appropriate organizations and individuals early in the development process (e.g., Information Centers of the California Historical Resources Information System, Native American Heritage Commission, and Native American groups and individuals) to minimize potential impacts to cultural resources.
- ER 8.6 Compatible New Development.** Review proposed new development, rehabilitation efforts, and remodels for compatibility with the surrounding historic context.
- ER 8.7 Adaptive Reuse.** Encourage the adaptive reuse of historic resources when the original use of the resource is no longer feasible. (ER 8-E)
- ER 8.8 Financial Incentives.** Consider providing financial incentives to private owners and development in order to maintain, rehabilitate, and preserve cultural resources. (ER 8-F/ER 8-G)
- ER 8.9 Public Awareness.** Educate the public on the County's important cultural resources to increase awareness for protection.



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## Air Quality

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### GOAL ER 9

**Protect, maintain, and improve the air quality in Sutter County.**

### POLICIES

- ER 9.1 Ambient Air Quality Standards.** Work with the California Air Resources Board and the Feather River Air Quality Management District (FRAQMD) to meet state and federal ambient air quality standards.
- ER 9.2 FRAQMD.** Support FRAQMD in its establishment of appropriate standards to address the air quality impacts of new development.
- ER 9.3 Emission Reduction.** Implement, as appropriate, the reduction measures in the Climate Action Plan targeted to reduce air quality emissions. Such measures may include: adopting a trip reduction ordinance; adopting a comprehensive parking program that facilitates the use of alternative modes and carpooling; providing incentives for carpooling at the



*For additional policies related to greenhouse gas emission reduction, refer to Chapter 3 (Land Use) and Chapter 6 (Mobility) of this document, and the Climate Action Plan, which is provided under separate cover.*

**CHAPTER 9: ENVIRONMENTAL RESOURCES**  
**Goals and Policies**

workplace; providing a comprehensive system of facilities for non-motorized transportation; developing transit infrastructure; and expanding the use of renewable fuels and low emission vehicles.

- ER 9.4 Automobile Dependence Reduction.** Implement land use patterns that reduce automobile dependence (e.g., compact development, mixed-use development), and encourage the use of alternative modes of transportation by incorporating public transit, bicycle, and pedestrian facilities in new developments.
- ER 9.5 FRAQMD Review.** Submit development proposals to FRAQMD for review and comment in accordance with CEQA prior to consideration by the County's decision-making body.
- ER 9.6 New Development.** Review and ensure new development projects incorporate feasible measures that reduce construction and operational emissions.
- ER 9.7 New Sensitive Uses.** Require development of new air quality sensitive uses to be located an adequate distance from existing and potential sources of air pollutant emissions consistent with California Air Resources Board recommendations. (ER 9-A)
- ER 9.8 Facilities Producing Toxic Air Pollutants.** Require new facilities or operations that may produce toxic or hazardous air pollutants to be located an adequate distance from sensitive air quality receptors consistent with California Air Resources Board recommendations. (ER 9-A)
- ER 9.9 Odors.** Require, for uses other than permitted agricultural operations, that adequate buffer distances be provided between odor sources and sensitive receptors.
- ER 9.10 Contractor Preference.** Give preference to contractors that use low-emission equipment and other practices with air quality benefits for County-sponsored construction projects, and to businesses that practice sustainable operations.
- ER 9.11 County Fleet.** Purchase low-emission vehicles for the County's fleet and use clean fuel sources for trucks and heavy equipment, when feasible.
- ER 9.12 Public Education.** Educate the public about air quality, its effects on health, and efforts the public can make to improve air quality and reduce greenhouse gas emissions.

## Implementation

The following Implementation Programs apply specifically to policies in the Environmental Resources Element.

### BIOLOGICAL RESOURCES AND OPEN SPACE

**ER 2-A** Work with federal, state, and local agencies/entities to establish a mitigation banking program.

**Implements Policy(ies):** ER 2.4

**Responsibility:** Development Services Department

**Priority/Timeframe:** Medium

**ER 3-A** Review landscape development plans to preserve native plants to the extent feasible and discourage planting of non-native plants.

**Implements Policy(ies):** ER 3.6

**Responsibility:** Development Services Department

**Priority/Timeframe:** Medium (Ongoing)

**ER 3-B** Require an arborist report when a project requiring discretionary approval has the potential to affect native oak trees.

**Implements Policy(ies):** ER 3.7

**Responsibility:** Development Services Department

**Priority/Timeframe:** High (Ongoing)

**ER 3-C** Develop a tree preservation ordinance that adequately protects, preserves, and mitigates any adverse effects to oak trees and any other trees determined by the County to be of significant value.

**Implements Policy(ies):** ER 3.7

**Responsibility:** Development Services Department

**Priority/Timeframe:** Medium

**ER 3-D** Incorporate the use of native and non-invasive drought tolerant plant materials at County buildings, facilities, and parks in the future.

**Implements Policy(ies):** ER 3.8

**Responsibility:** Development Services Department

**Priority/Timeframe:** High (Ongoing)

**ER 4-A** Study the feasibility of developing conservation and preservation programs for the Sutter Buttes that will provide for long-term protection of the resources and the basic property rights of the landowners. Continue to implement the existing requirements of the Sutter Buttes Overlay Zone.



**Implements Policy(ies):** ER 4.2  
**Responsibility:** Development Services Department  
**Priority/Timeframe:** Medium

**ER 4-B** Explore the feasibility of establishing a funding mechanism to impose mitigation fees for conversion of agricultural and open space lands.

**Implements Policy(ies):** ER 4.5  
**Responsibility:** Development Services Department  
**Priority/Timeframe:** Medium

## WATER RESOURCES AND QUALITY

**ER 6-A** Develop a Countywide Groundwater Sustainability Plan consistent with state regulations in order to protect groundwater quality and supply and participate in the development and implementation of an Integrated Regional Water Management Plan.

**Implements Policy(ies):** ER 6.1, ER 6.3, through ER 6.6  
**Responsibility:** Development Services Department;  
Public Works Division  
**Priority/Timeframe:** Medium (2011-2014)

**ER 6-B** Conduct a study to determine the feasibility of utilizing recycled water, where appropriate, cost effective, and safe.

**Implements Policy(ies):** ER 6.8  
**Responsibility:** Development Services Department;  
Public Works Division  
**Priority/Timeframe:** Medium

**ER 6-C** Update and revise the joint Yuba City–Sutter County Stormwater Management Plan to include the growth areas.

**Implements Policy(ies):** ER 6.10, ER 6.11  
**Responsibility:** Development Services Department;  
Public Works Division  
**Priority/Timeframe:** Medium (2012-2013)

**ER 6-D** Require new development that incorporates or is adjacent to natural watercourses to consult with the U.S. Army Corps of Engineers, California Department of Fish and Game, and/or the Regional Quality Control Board to determine the appropriate buffer width between waterways and urban development.

**Implements Policy(ies):** ER 6.12  
**Responsibility:** Development Services Department  
**Priority/Timeframe:** High (Ongoing)

## VISUAL RESOURCES

**ER 7-A** Review and amend the Sutter County Design Guidelines to include direction for all residential and non-residential uses to address: the protection of unique scenic resources; siting and design to visually compliment the natural environment, topography, and aesthetic viewsheds; and reduction of light pollution in the night sky.

**Implements Policy(ies):** ER 7.1, ER 7.3, ER 7.5

**Responsibility:** Development Services Department

**Priority/Timeframe:** Medium

**ER 7-B** Develop design standards and criteria for new development located along Highway 20 and 99, and Garden Highway to protect views of the County's scenic resources including the Sutter Buttes, wildlife and habitat areas, the Sacramento, Feather, and Bear Rivers, and other significant resources. The standards shall include a combination of landscaping use, screening of outdoor storage, building height limitations and setbacks.

**Implements Policy(ies):** ER 7.2

**Responsibility:** Development Services Department

**Priority/Timeframe:** Medium

## CULTURAL RESOURCES

**ER 8-A** For projects subject to discretionary approval involving the demolition, relocation, or alteration of a building or structure over 45 years old or that would result in a change to the building or structure's immediate setting, the County shall require an assessment by a professional historic resource consultant to determine if the action would cause a substantial adverse change in the significance of an historical resource pursuant to CEQA Guidelines Section 15064.5.

**Implements Policy(ies):** ER 8.2

**Responsibility:** Development Services Department

**Priority/Timeframe:** High (Ongoing)

**ER 8-B** If the historical resource assessment determines that the proposed action would cause a substantial adverse change in the significance of an historical resource, the County shall require as a condition of project approval the implementation of appropriate and feasible measures to reduce the potential impact, including the appropriate level of written and photographic documentation of significant historical resources that would be demolished.

**Implements Policy(ies):** ER 8.2

**Responsibility:** Development Services Department

**Priority/Timeframe:** High (Ongoing)

**ER 8-C** For projects subject to discretionary approval, which involve grading, excavation, or construction, require the applicant to hire a professional that meets the Secretary of Interior's professional qualifications standards for archaeology to conduct an archaeological resource investigation. As determined necessary by the archaeologist and the County, the investigation may include, but not be limited to, an updated records search, pre-construction field surveys, research, and testing, and/or other methods that identify whether a substantial adverse impact on significant archaeological resource would occur. If cultural resources are discovered, the resource shall be examined by a qualified archaeologist to determine its significance and develop appropriate protection and preservation measures.

**Implements Policy(ies):** ER 8.2

**Responsibility:** Development Services Department

**Priority/Timeframe:** High (Ongoing)

**ER 8-D** Require that when any subsurface cultural resources, paleontological resources, or human remains are encountered, all work within 100 feet of the discovery be stopped and the area protected from further disturbance until the discovery is evaluated. The appropriate County personnel shall be notified immediately. The resources shall be examined by qualified personnel to determine their significance and develop appropriate protection and preservation measures.

If human remains are discovered, they shall be treated in compliance with applicable state and federal laws, including notifying the County Coroner and consulting with the California Native American Heritage Commission, as appropriate.

**Implements Policy(ies):** ER 8.2

**Responsibility:** Development Services Department

**Priority/Timeframe:** High (Ongoing)

**ER 8-E** Update Zoning Code to allow for adaptive reuse of historic resources.

**Implements Policy(ies):** ER 8.7

**Responsibility:** Development Services Department

**Priority/Timeframe:** High (Ongoing)

**ER 8-F** Maintain, rehabilitate, and preserve cultural resources by implementing the County's Historic Preservation Combining District.

**Implements Policy(ies):** ER 8.8

**Responsibility:** Development Services Department

**Priority/Timeframe:** High (Ongoing)

**ER 8-G** Pursue local, state, and federal funding opportunities to rehabilitate, support, or provide incentives to maintain cultural resources.

**Implements Policy(ies):** ER 8.8

**Responsibility:** Development Services Department

**Priority/Timeframe:** Medium

## AIR QUALITY

**ER 9-A** Require adequate distances between facilities that may produce toxic or hazardous air pollutants and sensitive receptors in accordance with the recommendations in the California Air Resources Board Air Quality and Land Use Handbook: A Community Health Perspective. If it is determined that these minimum distances cannot be met, then coordinate with FRAQMD to require that a health risk assessment be prepared for the new development to determine appropriate mitigation.

**Implements Policy(ies):** ER 9.7, ER 9.8

**Responsibility:** Development Services Department,  
Feather River Air Quality  
Management District

**Priority/Timeframe:** High (Ongoing)

Specific Implementation Programs have not been developed for the following Environmental Resources Element policies: ER 1.1 through ER 1.10, ER 2.1 through ER 2.3, ER 3.1 through ER 3.5, ER 4.1, ER 4.3, ER 4.4, ER 4.6, ER 5.1 through ER 5.4, ER 6.2, ER 6.7, ER 6.9, ER 6.13, ER 7.4, ER 8.1, ER 8.3 through ER 8.6, ER 8.9, ER 9.1 through ER 9.6, and ER 9.9 through ER 9.12. These policies will be implemented through methods such as the use of existing adopted County plans, codes, and standards, or through the application of existing County processes such as project development review or coordination with other agencies. Refer to Chapter 12 (Administration and Implementation) for more information on these implementation methods.

# CHAPTER 10 Public Health and Safety

*Flood Protection  
Geologic and Seismic Hazards  
Hazardous Materials  
Emergency Response and Disaster Preparedness  
Implementation*

Sutter County is committed to sustaining the health and safety of its residents, employees, and visitors. Protection from the risks of natural and man-made hazards is essential in establishing a sense of well-being for residents and is an important consideration in attracting new businesses to the County. Potential hazards that could affect Sutter County include flooding, geologic and seismic risks, and exposure to hazardous materials:

**Flooding**—The primary component of flood protection in the County is a system of levees totaling 280 miles located primarily along the Sacramento and Feather Rivers. These levees were constructed by the U.S. Army Corps of Engineers (USACE) and are currently operated and maintained by local maintaining agencies (LMAs). The County does not maintain any of the levees that are located within or along the borders of Sutter County. None of the levees in the County are accredited by the Federal Emergency Management Agency (FEMA). As a result, a large portion of the existing and planned growth in the County is located within a 100- and 500-year flood hazard zone. However, improvements to the Feather River Levee near Yuba City are underway, and when complete, will provide 200 year flood protection to Yuba City, Live Oak, and the immediately surrounding area in the eastern portion of Sutter County. In addition, the Natomas Basin, located at the southern end of the County, is currently obtaining a 200-year level of flood protection, and improvements are ongoing along the western side of the Pleasant Grove Creek Canal. The Natomas Basin is bounded by the Sacramento River to the west, Natomas Cross Canal to the north, Pleasant Grove Canal to the east,



*For definitions of 100-, 200-, and 500-year floodplains, refer to Chapter 13 (Glossary).*

and the Sacramento County to the south. USACE and the Sacramento Area Flood Control Agency (SAFCA) are responsible for the levee improvements in the Natomas Basin.

FEMA flood zone designations as depicted on FEMA Flood Insurance Rate Maps (FIRMs) for the County are shown in Figure 10-1 (FEMA Flood Insurance Rate Map). Composite 100-year floodplain mapping, based on studies performed by FEMA and other entities, is presented in a composite map in Figure 10-2 (100-Year Floodplains – Best Available Maps). Figure 10-3 (200-Year Floodplains) shows 200-year composite floodplains for areas protected by or located outside state/federal project levees. Figure 10-4 shows Levee Flood Protection Zones, which estimate the maximum area that may be inundated if a project levee fails when water surface elevation is at the top of a project levee. It should be noted that Sutter County is actively working with other agencies to ensure all levees meet federal standards.

Several flood management bills were enacted in 2007 to improve floodplain management and to strengthen the linkage between local land use planning decisions and floodplain management practices. Together, Senate Bills (SB) 5 and 17 and Assembly Bills (AB) 5, 70, and 156 outline a comprehensive approach to improving floodplain management at the state and local levels. The SB 5 legislation requires that either an Urban Level of Flood Protection (ULOP) or the national FEMA standard for flood protection be provided in specific locations in the Sacramento-San Joaquin Valley as defined by California Government Code Section 65007(h). The ULOP is defined as the level of protection that is necessary to withstand flooding that has a 1-in-200 chance of occurring in any given year using criteria consistent with, or developed by, the California Department of Resources (DWR).

CHAPTER 10: PUBLIC HEALTH AND SAFETY  
Goals and Policies

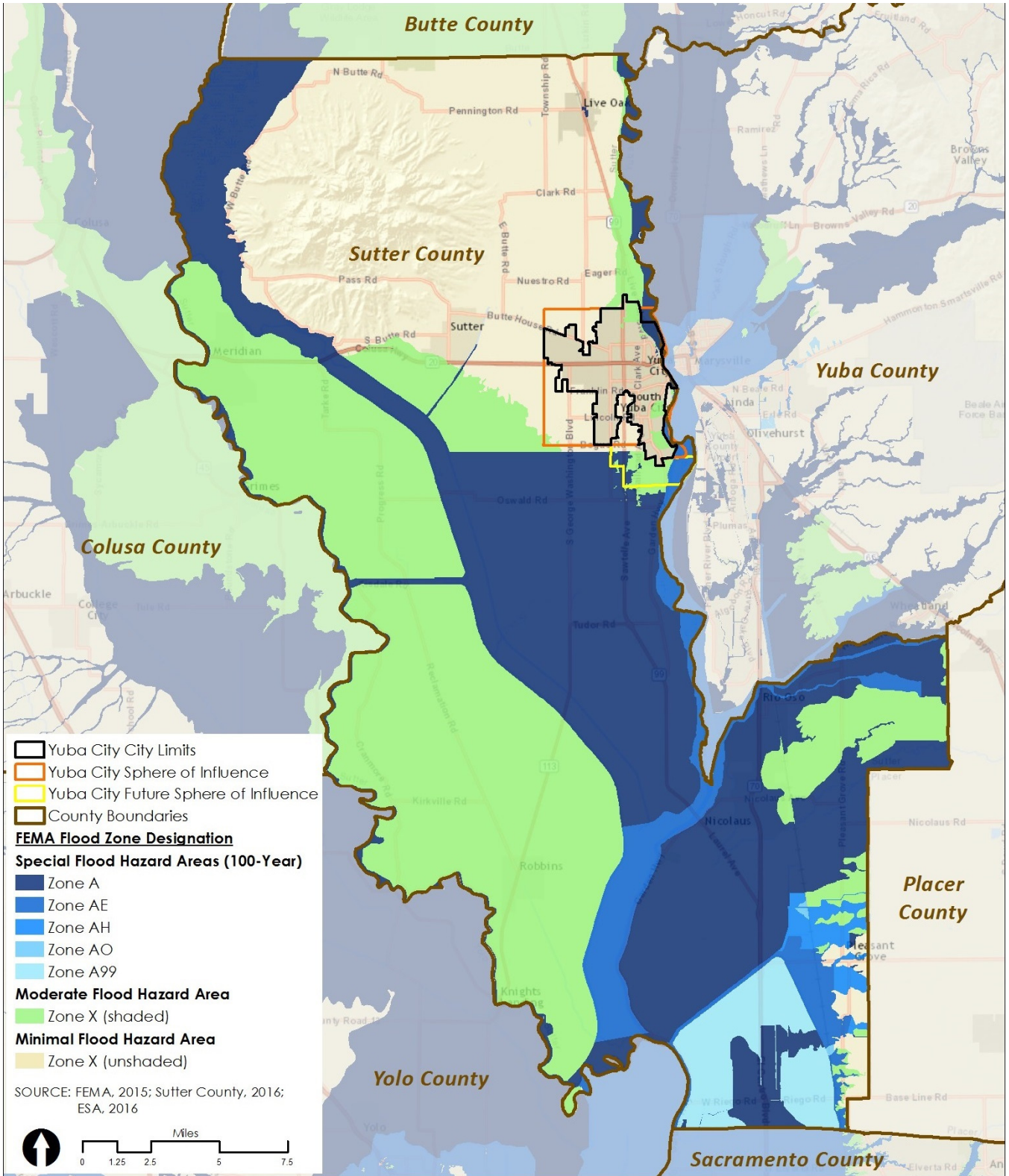
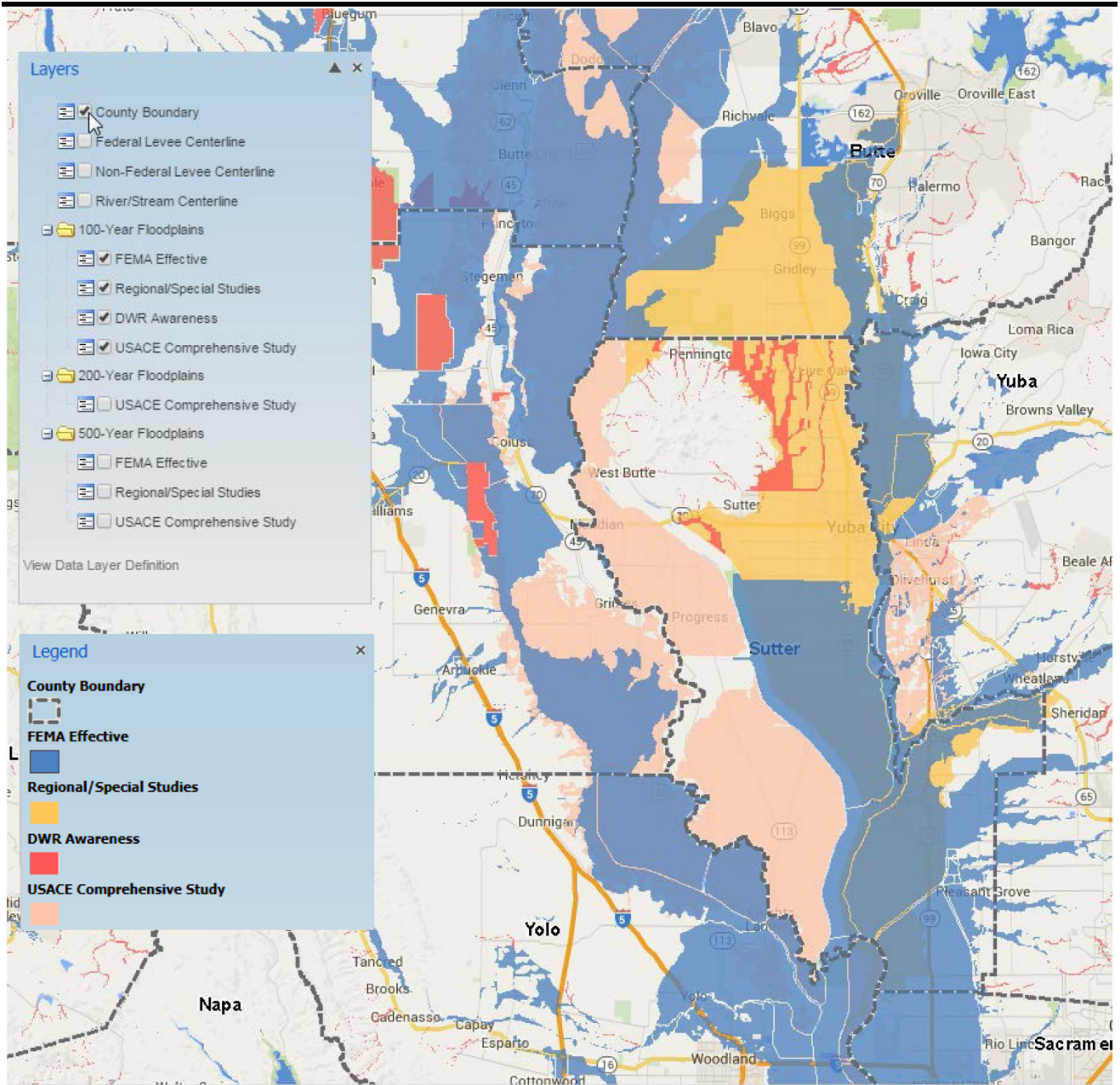


FIGURE 10-1 FEMA Flood Insurance Rate Map



SOURCE: FEMA, 2015; DWR, 2016; ESA, 2016      **FIGURE 10-2 100-year Floodplains – Best Available Maps**



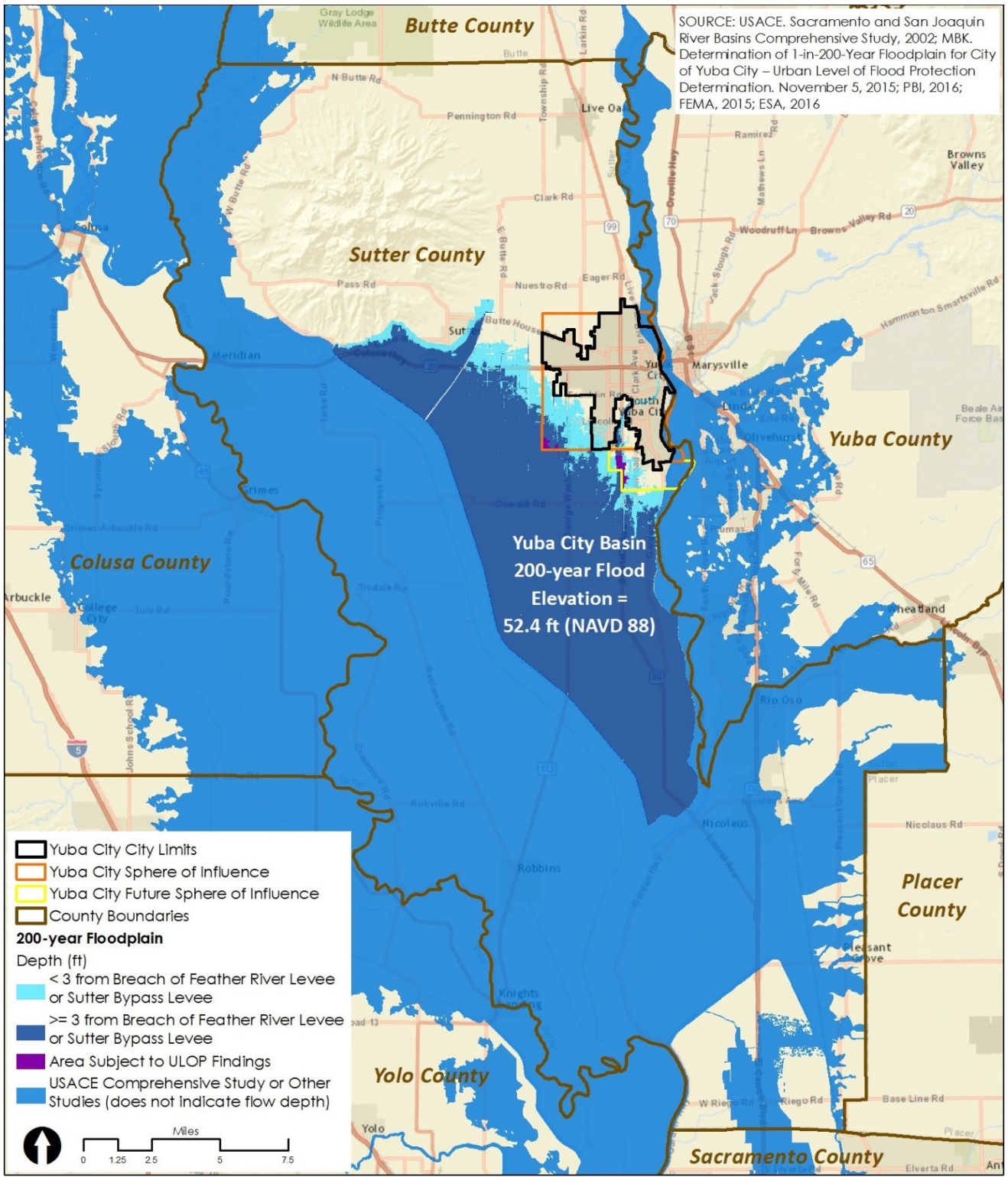
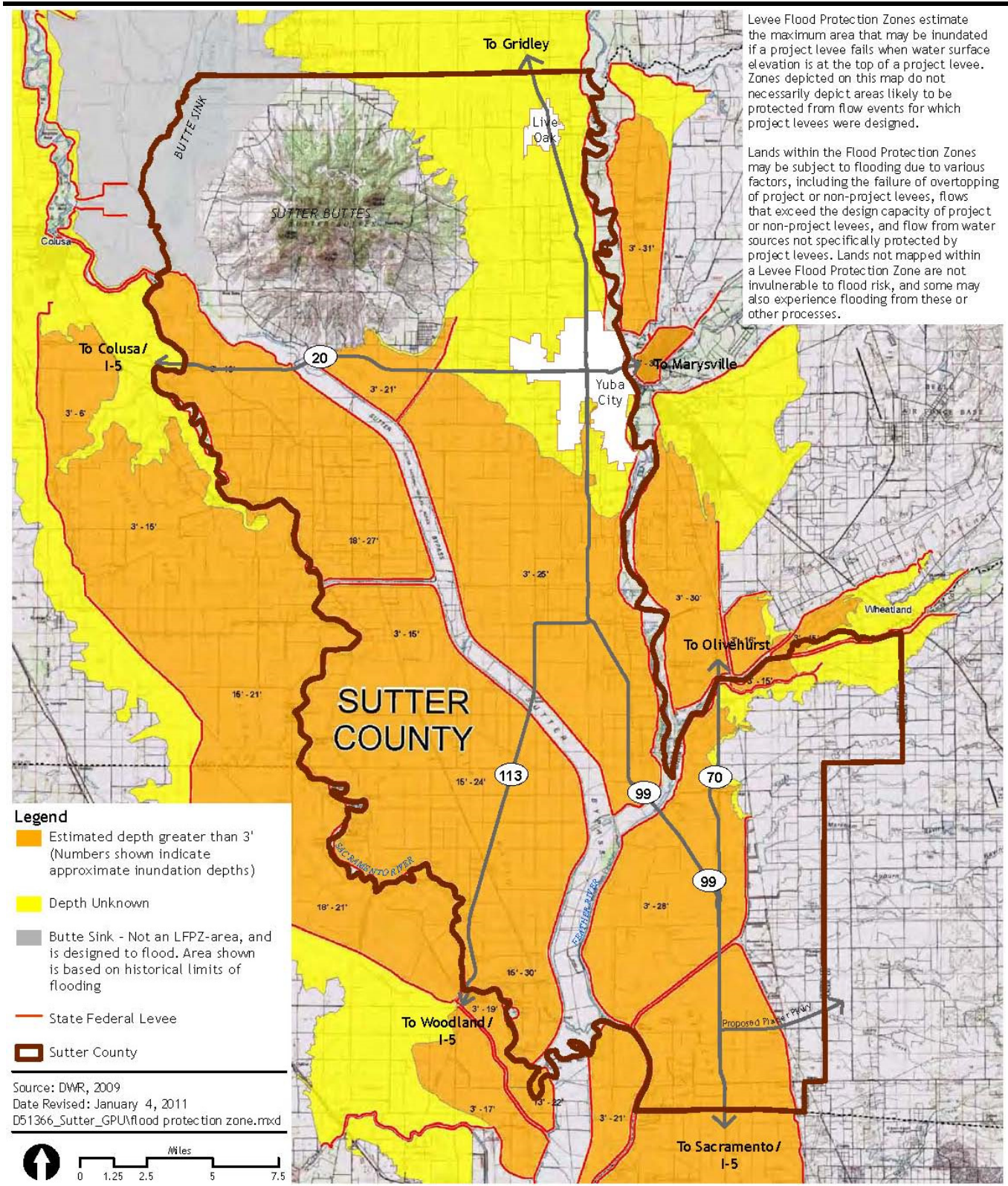


FIGURE 10-3 200-year Floodplain



Levee Flood Protection Zones estimate the maximum area that may be inundated if a project levee fails when water surface elevation is at the top of a project levee. Zones depicted on this map do not necessarily depict areas likely to be protected from flow events for which project levees were designed.

Lands within the Flood Protection Zones may be subject to flooding due to various factors, including the failure of overlapping of project or non-project levees, flows that exceed the design capacity of project or non-project levees, and flow from water sources not specifically protected by project levees. Lands not mapped within a Levee Flood Protection Zone are not invulnerable to flood risk, and some may also experience flooding from these or other processes.

FIGURE 10-4 Levee Flood Protection Zones

Figure 10-3 shows the only area in Sutter County that currently meets all of the identified location conditions for the ULOP. Sutter County is required to make a finding that certain land use decisions meet an urban level of flood protection in the area shown on Figure 10-3 in purple. One of the locational requirements is that this area is located within an urban or urbanizing area, defined as having 10,000 people or anticipated to have 10,000 people in ten years.

The Sutter Pointe Specific Plan is a development project proposed to include no more than 17,500 housing units in unincorporated south Sutter County. Although this Specific Plan

*The Sutter Pointe Specific Plan area would not be subject to the requirements of the ULOP standard at this time.*

area would be considered urban at buildout, buildout is expected to occur over the next 20 to 30 years and it is not anticipated that 10,000 residents would be living in the Specific Plan area within ten

years. Therefore, the Sutter Pointe Specific Plan area would not be subject to the requirements of the ULOP standard at this time. Only the 100-year requirements based on FEMA FIRM regulations would apply. However, the Sutter Pointe Specific Plan contains policies that require all development activities within the Plan area to provide 200-year protection. For the purposes of this General Plan, when development in the Sutter Pointe Specific Plan area reaches 10,000 residents or is anticipated to reach 10,000 residents within ten years, only then will development be subject to the ULOP standard.

Under California State law, no reclamation project of any kind may be started or carried out on or near the Sacramento and San Joaquin Rivers or their tributaries until plans have been approved by the Central Valley Flood Protection Board. The Board has jurisdiction over the levee cross-section, the waterward area between project levees, a 10-foot-wide strip adjacent to the landside levee toe, within 30 feet of the top of the banks of un-leveed project channels, and within designated floodways adopted by the Board. If any project, including the modification of an existing project, falls within the Board's jurisdiction, the applicant/landowner must apply for an encroachment permit from the Board.

Flooding as a result of a dam failure can also occur in Sutter County. As shown in Figure 10-5 (Dam Inundation Areas), the County is located within the dam inundation areas of the Oroville, Camp Far West, Englebright, New Bullards Bar, Thermalito Afterbay, Scott's Flat, Shasta, and Virginia Ranch dams. These dams are under the jurisdiction of the California Department of Water Resources (DWR), Yuba County Water Agency, Pacific Gas & Electric, and USACE.

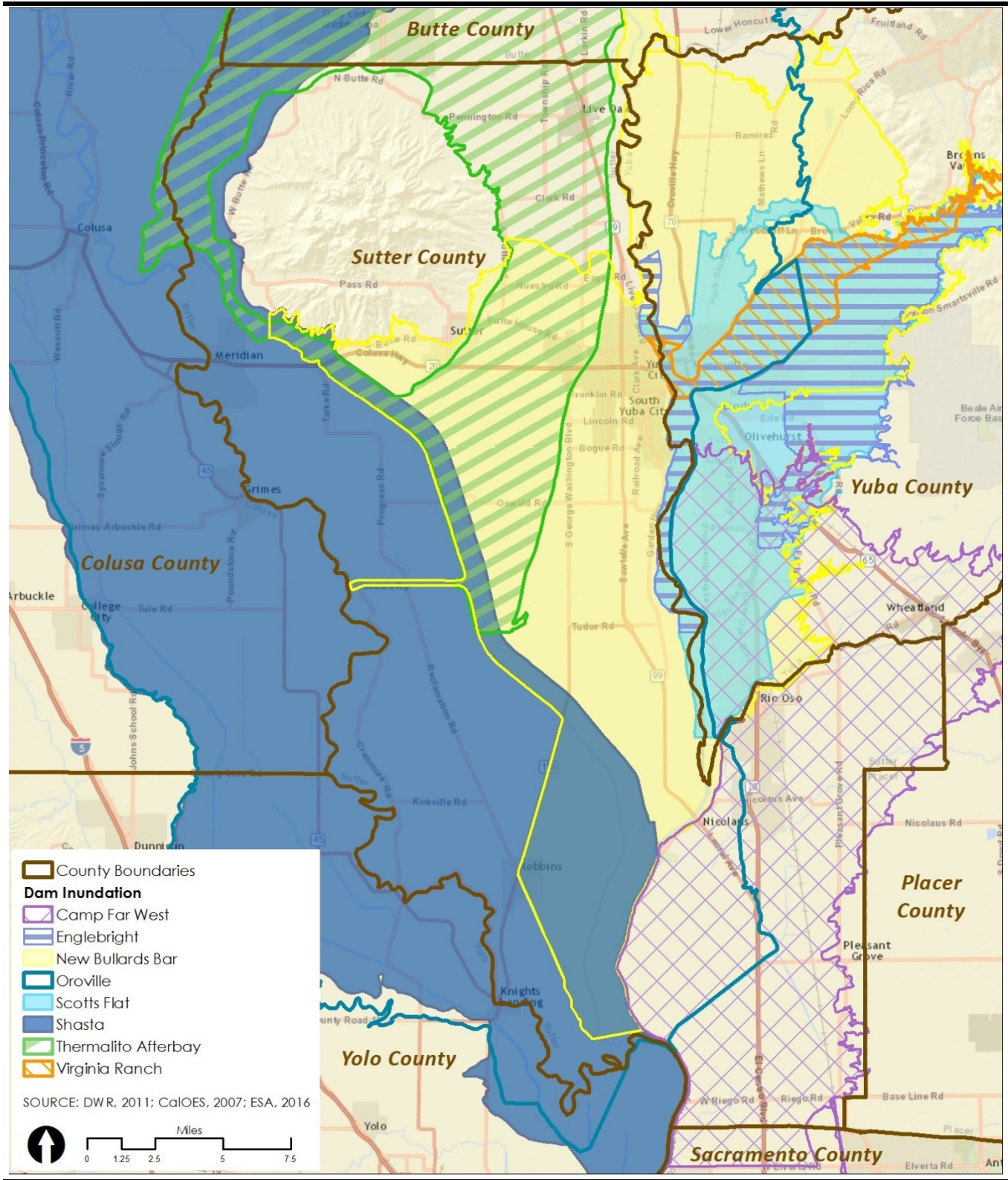


FIGURE 10-5 Dam Inundation

- **Geologic and Seismic Hazards**—Although Sutter County is subject to low levels of risk associated with geologic and seismic hazards, there is the potential for seismic activity and liquefaction, as well as the presence of soils that are subject to shrink-swell potential and expansive properties.
- **Hazardous Materials**—Hazardous materials are routinely used, stored, and transported in the County for a variety of uses such as industrial and commercial/retail businesses, educational facilities, medical facilities, and households. If hazardous materials are improperly used, stored, transported, or disposed, it can be dangerous to the public's health and safety.

In the event of an emergency or disaster, all of the major highways in Sutter County - State Route 99, 70, 113 and 20 - could be used for evacuation purposes. In the event of an actual evacuation, the Sheriff will determine which highway(s) to use.

It is Sutter County's vision to ensure a safe place for residents to live. The goals, policies, and implementation programs in this element support this vision by regulating development to avoid or minimize the risk of flood damage and to consider the risks from dam failure. Policies in this element also require geologic hazards exposure to be minimized, and all seismic and geologic standards to be enforced. The use, storage, transportation, and disposal of hazardous materials are heavily regulated by local, state, and federal requirements, and policies in this General Plan require compliance with these requirements. In addition, remediation of known hazardous materials contamination sites is required, and new development that uses or stores hazardous materials is to be compatible with surrounding uses.

If potential hazards affect Sutter County residents, employees, or visitors, policies in this element support appropriate and effective response to any emergency or disaster. This includes the implementation and update of countywide emergency operations plans, emergency access to and from all parts of the County, continued function of essential facilities, and emergency and disaster preparedness training.

Policies in this element also support the Multi-Jurisdiction, Multi-Hazard Mitigation Plan that was developed by the County in accordance with the federal Disaster Mitigation Act of 2000, and approved by the Board of Supervisors and the Federal Emergency Management Agency. The Plan provides guidance and information on hazards that exist in Sutter County, and suggests possible mitigation to reduce the effects of these hazards. The Plan should be consulted when addressing known hazards to ensure the general health and safety of Sutter County residents.

# Goals and Policies

## Flood Protection

### GOAL PHS 1

**Minimize the potential for loss of life, personal injury, and property damage associated with floods.**

### POLICIES

- PHS 1.1 Flood Data and Information.** Use the best available flood hazard information from local, regional, state and federal agencies when updating floodplain mapping, land use plans, and emergency response plans to inform land use and public facilities investment decisions. *(PHS 1-A)*
- PHS 1.2 NFIP.** Continue to participate in the National Flood Insurance Program and the Community Rating System.
- PHS 1.3 Minimum Standard of Flood Protection.** Require a minimum of 100-year flood protection for development, in accordance with local, state, and federal requirements to avoid or minimize the risk of flood damage. *(PHS 1-B through PHS 1-C; PHS 1-E through 1-G)*
- PHS 1.4 Urban Level of Flood Protection.** Require development in urban and urbanizing areas to provide 200-year flood protection in accordance with State requirements to avoid or minimize the risk of flood damage. *(PHS 1-B and PHS 1-D through PHS 1-G)*
- PHS 1.5 Findings.** Make a finding that certain land use decisions prior to approval meet the National FEMA Standard of Flood Protection or Urban Level of Flood Protection as required by State law. *(PHS 1-C through PHS 1-E)*
- PHS 1.6 Floodwater Diversion Prevention.** Require new flood management projects or developments within areas subject to 100- or 200-year floods to be done in a manner that will not cause floodwaters to be diverted onto adjacent property or increase flood hazards to properties located elsewhere unless secured through a flood easement or fee title buyout.
- PHS 1.7 Development in Dam Inundation Areas.** Require new development located in dam inundation areas to consider the risks from dam failure. *(PHS 1-H)*

- PHS 1.8 Siting of Essential Facilities.** Require that new essential public facilities (e.g., hospitals, health care facilities, emergency shelters, fire stations, etc.) be located in areas consistent with local, state, and federal regulations to maintain the structural and operational integrity of the facility during flooding events.
- PHS 1.9 Inter-Agency Coordination.** Coordinate efforts with local, regional, state, and federal agencies to maintain and improve the existing levee system to protect life and property. Ensure that dams, levees, and supporting facilities are properly operated and maintained to incorporate recreational opportunities, conserve natural habitat, and preserve scenic values, and provide adequate long-term flood protection. (PHS 1-F)
- PHS 1.10 Integrated Water Management.** Continue involvement with implementation of regional flood management facility improvements and an integrated water management approach to provide regional self-reliance and sustainability, contributing to the development and implementation of an integrated water management plan, in collaboration with the neighboring counties.
- PHS 1.11 Central Valley Flood Protection Board Collaboration.** Require projects that are located within the jurisdictional area regulated by the Central Valley Flood Protection Board to consult with, and obtain applicable permits from, the Board.

For the definition of an essential facility, refer to Chapter 13 (Glossary).

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## Geologic and Seismic Hazards

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### GOAL PHS 2

**Minimize the risk of personal injury and property damage due to geologic and seismic hazards and adverse soil conditions.**

### POLICIES

- PHS 2.1 Review Standards.** Review and enforce seismic and geologic safety standards and require the use of best management practices in site design and building construction methods. (PHS 2-A)
- PHS 2.2 Minimize Exposure to Geologic Hazards.** Minimize development in areas where geologic hazards exist from landslides and erosion.
- PHS 2.3 Site-Specific Geotechnical Analysis.** Require the preparation of a County approved site-specific geotechnical analysis prior to approval of development in areas where the



potential for geologic or seismic hazards exists (e.g., ground shaking, landslides, liquefaction, expansive soils, steep slopes, subsidence, and erosion) and incorporate recommended project features to avoid or minimize the identified hazards.

**PHS 2.4 Essential Facilities.** Promote the upgrade, retrofitting, and/or relocation of existing essential facilities (e.g., hospitals, schools, law enforcement and fire stations, etc.) that do not meet current building code standards and are within areas susceptible to seismic or geologic hazards.

*For a definition of hazardous materials, refer to Chapter 13 (Glossary).*

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## Hazardous Materials

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### GOAL PHS 3

**Protect health, safety, property, and the environment from the use, transport, disposal, and release/discharge of hazardous materials and waste.**

### POLICIES

**PHS 3.1 Use and Disposal.** Ensure that the use and disposal of hazardous materials and waste complies with appropriate federal, state, and local requirements.

**PHS 3.2 Hazardous Materials Area Plan.** Maintain and implement a Sutter County Hazardous Materials Area Plan consistent with the requirements of state law.

**PHS 3.3 Project Review.** Coordinate with appropriate state and federal agencies to review all proposed development projects that manufacture, use, or transport hazardous materials and waste.

**PHS 3.4 Hazardous Materials Business Plan (HMBP).** Require the owner or operator of a facility to complete a HMBP if the facility handles hazardous materials or a mixture containing hazardous materials that has a quantity equal to or greater than 55 gallons for liquid, 500 pounds for solids, or 200 cubic feet for compressed gas. Provide a copy of the HMBP to the Sutter County Environmental Health Division (as a Certified Unified Program Agency).

**PHS 3.5 Remediation of Known Sites.** Require that businesses and property owners of known hazardous materials contamination and waste sites coordinate with the County, state, and/or appropriate federal agencies to develop and implement a plan to investigate, facilitate, and manage the remediation of the known sites.



- PHS 3.6 New Development.** Ensure buildings and sites are investigated for the presence of hazardous materials and /or waste contamination before development for which County discretionary approval is required.
- PHS 3.7 Siting of New Development.** Ensure that the siting of facilities that transfer, treat, store, or dispose of hazardous materials is compatible with surrounding land uses.
- PHS 3.8 Education.** Educate residents and businesses on how to reduce or eliminate the use of hazardous materials and products, and encourage the use of safer, nontoxic, environmentally friendly equivalents.

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## Emergency Response and Disaster Preparedness

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### GOAL PHS 4

**Respond appropriately, effectively, and efficiently to natural and human-made emergencies and disasters.**

### POLICIES

- PHS 4.1 Emergency Operation Plans.** Continue to implement and regularly update countywide emergency operation plans to reduce or eliminate long-term risk to life and property from natural or human-made emergencies and disasters. *(PHS 4-A)*
- PHS 4.2 Evacuation Routes.** Regularly review established evacuation routes to ensure emergency access to and from all parts of the County. *(PHS 4-A and 4-B)*
- PHS 4.3 Post-Disaster Response.** Plan for the continued function of essential facilities following a major disaster to facilitate post-disaster response. *(PHS 4-B)*
- PHS 4.4 Emergency Access.** Require minimum road and driveway widths and clearances around structures consistent with established requirements in order to ensure emergency access.
- PHS 4.5 Emergency and Disaster Preparedness Training.** Coordinate with local and regional agencies to regularly conduct emergency and disaster preparedness training to test operational and emergency plans. *(PHS 4-C)*
- PHS 4.6 StormReady Program.** Continue to be a member of the StormReady Program ensuring a higher level of community



awareness to minimize the loss of life and property from severe weather.

**PHS 4.7 Coordination.** Continue to be responsible for planning, preparedness, emergency response, and recovery activities associated with natural and human-made disasters. Provide communication and coordination between local and federal agencies, medical facilities, schools, local radio stations, and special needs service providers.

For a definition of mutual aid agreement, refer to Chapter 13 (Glossary).

**PHS 4.8 Mutual Aid Agreements.** Continue to participate in mutual aid agreements to ensure adequate resources, facilities, and other support services necessary for emergency response.

**PHS 4.9 Public Education.** Support public education and awareness regarding potential hazards, evacuation plans, emergency response, disaster preparedness, and flood insurance availability within the 100- or 200-year floodplain. (PHS 4-D)

## Implementation

The following Implementation Programs apply specifically to policies in the Public Health and Safety Element.

### FLOOD PROTECTION

**PHS 1-A** Work with local, regional, state, and federal agencies to maintain an adequate flood management information base, identify strategies to mitigate flooding impacts, develop funding mechanisms to finance the local share of flood management responsibilities, and pursue funding to improve flood protection in Sutter County.

**Implements Policy(ies):** PHS 1.1

**Responsibility:** Development Services Department;  
Public Works Division

**Priority/Timeframe:** Medium (Ongoing)

**PHS 1-B** Evaluate whether new development should be located within flood hazard areas. If new development is located within a flood hazard area, the County's Floodplain Management Ordinance will dictate specific construction methods required, such as elevation and floodproofing, to minimize flood damage.

**Implements Policy(ies):** PHS 1.3 and PHS 1.4

**Responsibility:** Development Services Department;  
Public Works Division

**Priority/Timeframe:** High (Ongoing)

**PHS 1-C** Make a finding related to the national FEMA standard of flood protection (100-year) for the following five pending land-use decisions:

- Entering into a Development Agreement for all types of property development
- Approving a discretionary permit or other discretionary entitlement
- Approving a ministerial permit that would result in construction of a new residence
- Approving a tentative map consistent with the Subdivision Map Act for all subdivisions
- Approving a Parcel Map for which a tentative map is not required consistent with the Subdivision Map Act for all subdivisions

A national FEMA standard of flood protection (100-year) finding needs to be made when all of the following three location conditions are met:

1. It is located outside of an urban area or urbanizing area.
2. It is located within a flood hazard zone that is mapped as either a special hazard area or an area of moderate hazard on FEMA's official (i.e., effective) FIRM for the NFIP. (Special Flood Hazard Areas: A, AE, AH, AO, AR, A99, V, VE; Moderate Hazard Areas: B, X (Shaded))
3. It is located within the Sacramento-San Joaquin Valley.

If all three of the location conditions are met, the Approving Authority shall make one of the following findings related to the national FEMA standard of flood protection. The inability to make one or more of the findings is grounds for denial of an application:

- The facilities of the State Plan of Flood Control or other flood management facilities provide the national FEMA standard of flood protection to the property, development project or subdivision.
- The County has imposed conditions on the property, development project or subdivision that are sufficient to provide the national FEMA standard of flood protection.

- The local flood management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood protection system that will result in flood protection equal to or greater than the national FEMA standard of flood protection.

Figure 10-1 shows all the flood zones on the effective FEMA FIRMs in Sutter County. Sutter County is required to make a finding related to the national FEMA standard of flood protection for the above five land-use decisions in Sutter County except in those areas that are shown as Zone X (Unshaded) on the effective FEMA FIRMs or in those urban and urbanizing areas that require a ULOP.

**Implements Policy(ies):** PHS 1.3 and PHS 1.5

**Responsibility:** Development Services Department;  
Public Works Division

**Priority/Timeframe:** High (Ongoing)

**PHS 1-D** Make a finding related to a ULOP for any of the following five pending land use decisions:

- Entering into a Development Agreement for all types of property development
- Approving a discretionary permit or other discretionary entitlement
- Approving a ministerial permit that would result in construction of a new residence
- Approving a tentative map consistent with the Subdivision Map Act for all subdivisions
- Approving a Parcel Map for which a tentative map is not required consistent with the Subdivision Map Act for all subdivisions

An ULOP finding is required to be made when all of the following five location conditions are met:

1. It is located within an urban area that is a developed area, as defined by Code of Federal Regulations Title 44, Section 59.1, with 10,000 residents or more, or an urbanizing area that is a developed area or an area outside a developed area that is planned or anticipated to have 10,000 residents or more within the next 10 years.
2. It is located within a flood hazard zone that is mapped as either a special hazard area or an area of moderate

hazard on FEMA's official (i.e., effective) Flood Insurance Rate Map (FIRM) for the NFIP. (Special Flood Hazard Areas: A AE, AH, AO, AR, A99, V, VE; Moderate Hazard Areas: B, X (Shaded))

3. It is located within the Sacramento-San Joaquin Valley.
4. It is located within an area with a potential flood depth above 3.0 feet, from sources of flooding other than localized conditions that may occur anywhere in a community, such as localized rainfall, water from stormwater and drainage problems, and water from temporary water and wastewater distribution system failure.
5. It is located within a watershed with a contributing area of more than 10 square miles.

If all five of the location conditions are met, the Approving Authority shall make one of the following findings related to an urban level of flood protection. The inability to make one or more of the findings is grounds for denial of an application:

- The facilities of the State Plan of Flood Control or other flood management facilities provide the required urban level of flood protection to the property, development project or subdivision.
- The County has imposed conditions on the property, development project or subdivision that are sufficient to provide the required urban level of flood protection.
- The local flood management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood protection system that will result in flood protection equal to or greater than the urban level of flood protection in urban or urbanizing areas, to be achieved by 2025.
- The property in an undetermined risk area has met the urban level of flood protection.

Figure 10-3 shows the only locations in Sutter County that currently meet all five location conditions for the ULOP. Sutter County is required to make a finding related to an urban level of flood protection for the above five land-use decisions only in the area shown on the figure in purple.

**Implements Policy(ies):** PHS 1.4 and PHS 1.5  
**Responsibility:** Development Services Department;  
Public Works Division

**Priority/Timeframe:** High (Ongoing)

**PHS 1-E** Annually review and update Chapter 1780 of the Sutter County Ordinance Code (Floodplain Management Ordinance), as appropriate, to reflect state law.

**Implements Policy(ies):** PHS 1.3 through PHS 1.5

**Responsibility:** Development Services Department;  
Public Works Division

**Priority/Timeframe:** High (Ongoing)

**PHS 1-F** Require new development to be consistent with regional flood improvement efforts, and contribute its fair-share basis to regional solutions to improve flood protection to meet state and federal standards. Require projects that are located within the jurisdictional area regulated by the Central Valley Flood Protection Board to consult with and obtain applicable permits from the Board.

**Implements Policy(ies):** PHS 1.3, PHS 1.4, and PHS 1.9

**Responsibility:** Development Services Department,  
Public Works Division

**Priority/Timeframe:** High (Ongoing)

**PHS 1-G** Require new development that would be located in areas subject to flood hazards to provide risk notifications to the new residents.

**Implements Policy(ies):** PHS 1.3 and PHS 1.4

**Responsibility:** Development Services Department,  
Public Works Division

**Priority/Timeframe:** High (Ongoing)

**PHS 1-H** Continue to coordinate with the Cities of Live Oak and Yuba City to regularly update the Sutter County Local Hazard Mitigation Plan to address potential flooding in levee and dam inundation areas, and for the evacuation of people in areas at risk for flooding.

**Implements Policy(ies):** PHS 1.7

**Responsibility:** Office of Emergency Management;  
Development Services Department;  
Public Works Division

**Priority/Timeframe:** Medium (Ongoing)

## GEOLOGIC AND SEISMIC HAZARDS

**PHS 2-A** Review and update, when necessary, the Sutter County Ordinance Code when there are updates to the California Building Code to ensure consistency with these codes and best management practices.

**Implements Policy(ies):** PHS 2.1

**Responsibility:** Development Services Department

**Priority/Timeframe:** High (Annually)

## EMERGENCY RESPONSE AND HAZARD PREPAREDNESS

**PHS 4-A** Coordinate with applicable agencies to update the countywide emergency operations plan and evacuation routes every five (5) years.

**Implements Policy(ies):** PHS 4.1 and PHS 4.2

**Responsibility:** Office of Emergency Management

**Priority/Timeframe:** Medium (Every 5 years)

**PHS 4-B** Require the roadway system for areas protected by levees to be designed to provide multiple escape routes for residents and emergency services in the event of a levee failure.

**Implements Policy(ies):** PHS 4.2 and PHS 4.3

**Responsibility:** Office of Emergency Management;  
Development Services Department;  
Public Works Division

**Priority/Timeframe:** High (Ongoing)

**PHS 4-C** Coordinate with local and regional agencies to conduct annual training of staff and periodic emergency management exercises for agencies and the public.

**Implements Policy(ies):** PHS 4.5

**Responsibility:** Office of Emergency Management;  
Development Services Department;  
Public Works Division

**Priority/Timeframe:** High (Annually)

**PHS 4-D** Prepare educational outreach opportunities for the public, in consultation with local and regional agencies, regarding potential hazards, evacuation plans and emergency response preparedness.

**Implements Policy(ies):** PHS 4.9

**Responsibility:** Office of Emergency Management;  
Development Services Department;  
Public Works Division

**Priority/Timeframe:** High (Ongoing)

Specific Implementation Programs have not been developed for the following Public Health and Safety Element policies: PHS 1.2, PHS 1.6, PHS 1.8, PHS 1.10, PHS 1.11, PHS 2.2 through PHS 2.4, PHS 3.1 through 3.8, PHS 4.4, and PHS 4.6 through PHS 4.9. These policies will be implemented through methods such as the use of existing adopted County plans, codes, and standards, or through the application of existing County processes such as project development review or coordination with other agencies. Refer to Chapter 12 (Administration and Implementation) for more information on these implementation methods.

# CHAPTER 11 Noise

## *Minimize Exposure Implementation*

Sutter County contains extensive agricultural land uses along with a range of residential, industrial, commercial, recreational, and open space areas. Key noise sources in the County include motor vehicle traffic, agricultural activities, airplane traffic, railroads, and stationary sources such as food processing plants. Existing noise levels in the County for state highways, selected County roads, and airports are shown on Figure 11-1 (2009 Noise Levels). Exact locations of noise measurements are described in the Sutter County General Plan Update Technical Background Report, under separate cover.

It is Sutter County's vision to ensure the long-term operations of agricultural activities and provide opportunities for new growth and industries, while protecting existing and future uses sensitive to noise that might be generated from those activities and growth. For the purposes of this element, sensitive noise receptors include residences, schools, child-care centers, hospitals, long-term health care facilities, convalescent centers, and retirement homes.

The General Plan noise policies and implementation programs are intended to protect Sutter County residents, businesses, and visitors by establishing maximum allowable interior and exterior noise levels, as well as maximum noise standards from stationary sources and vibration activities. Requirements for the evaluation and mitigation of future noise impacts are specified. As shown on Figure 11-2 (2030 Noise Levels), future noise levels for state highways, selected County roads, and airports were modeled and estimated based on existing noise





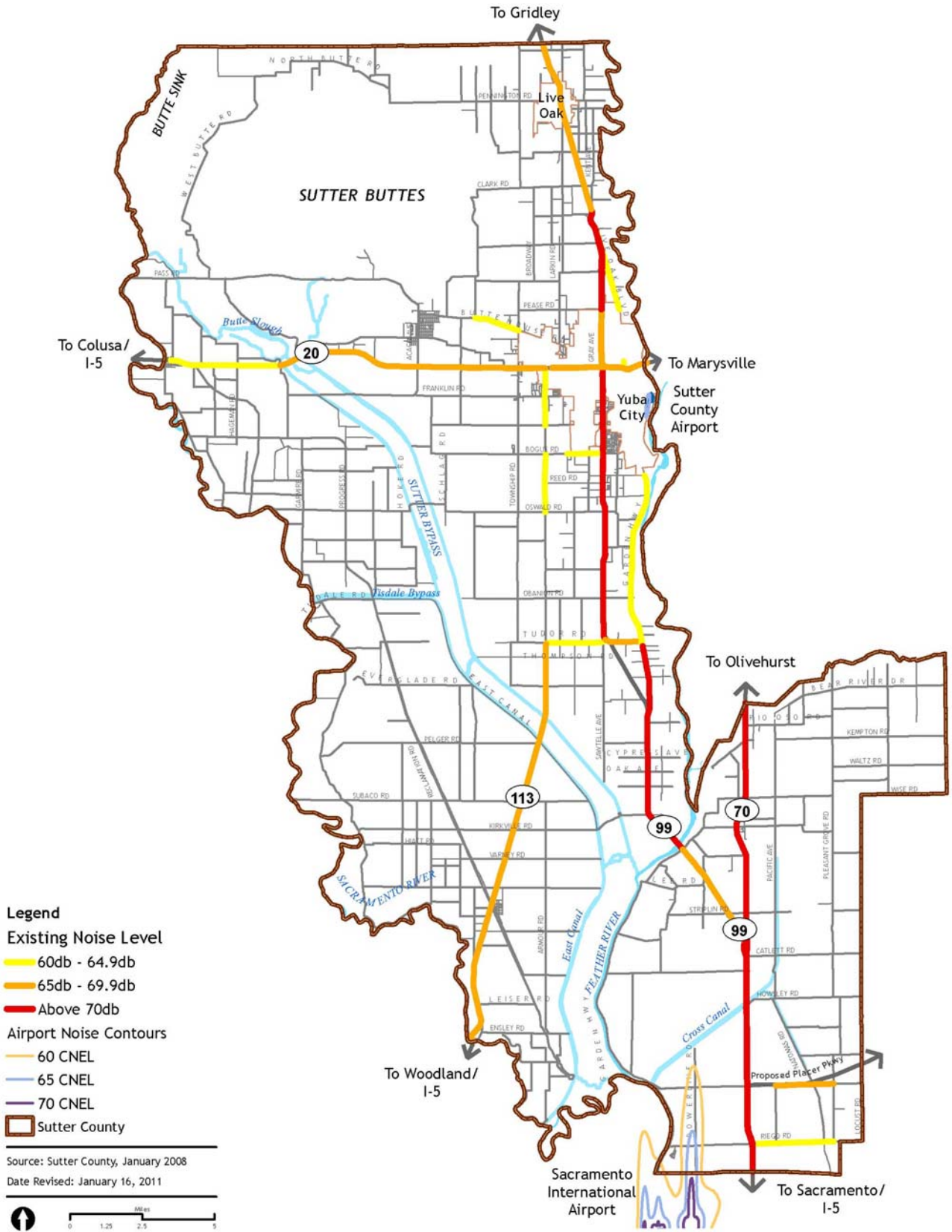


FIGURE 11-1 2009 Noise Levels

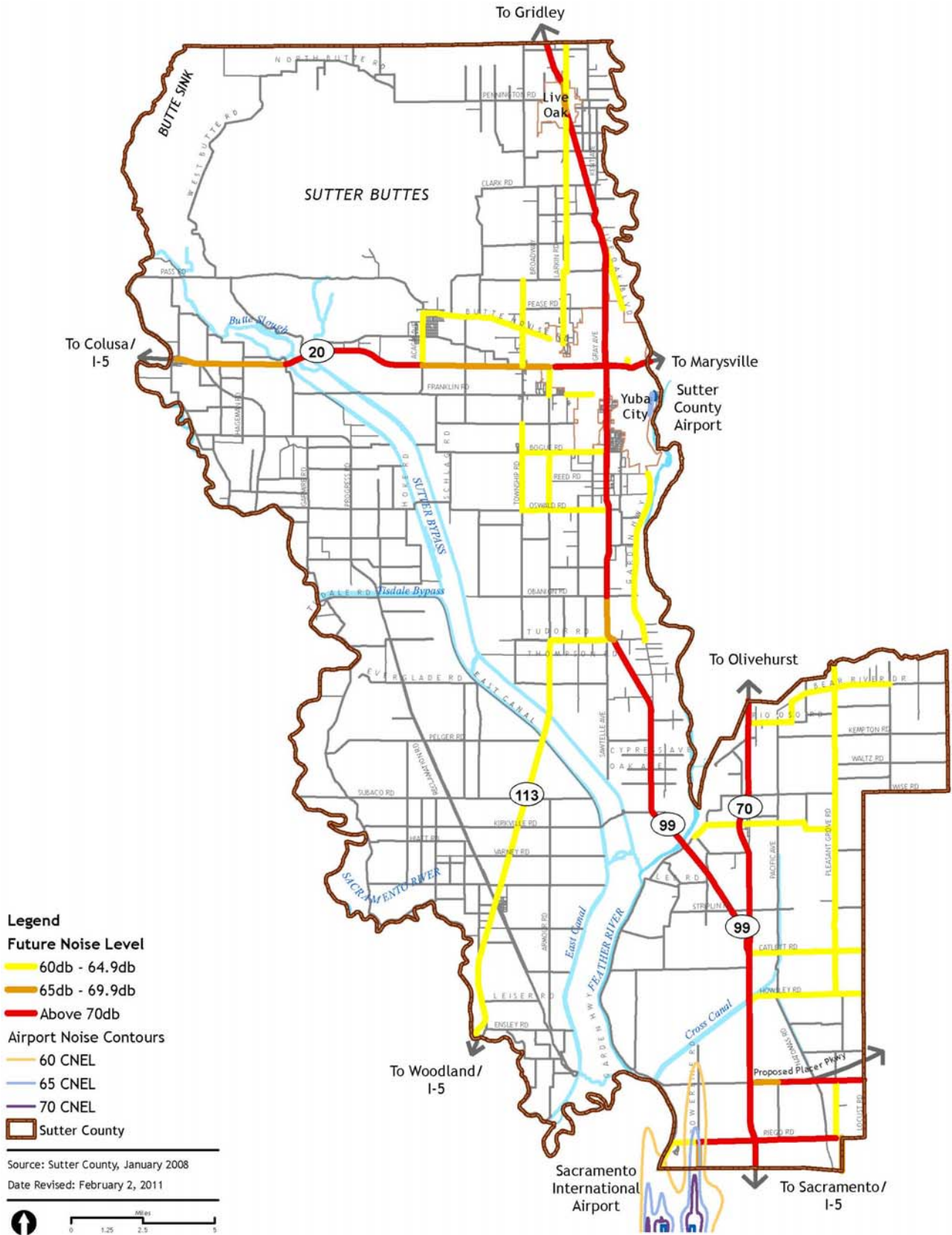


FIGURE 11-2 2030 Noise Levels

levels, as well as on projected development and associated transportation activity. Future noise levels were taken into consideration when developing the policies and implementation programs in this element.

## Goals and Policies

### Noise

#### GOAL N 1

Protect the health and safety of County residents from the harmful effects of exposure to excessive noise and vibration.

#### POLICIES

*For a definition of noise-sensitive land uses, refer to Chapter 13 (Glossary).*

- N 1.1 Exterior Environmental Noise Standards.** Require development of new noise-sensitive land uses to mitigate noise impacts where the projected exterior environmental noise levels exceed those shown in Table 11-1 (Maximum Allowable Environmental Noise Standards). *(N 1-A/N 1-C/N 1-D)*
- N 1.2 Exterior Incremental Environmental Noise Standards.** Require new development to mitigate noise impacts on noise-sensitive uses where the projected increases in exterior noise levels exceed those shown in Table 11-2 (Exterior Incremental Environmental Noise Impact Standards for Noise-Sensitive Uses [dBA]). *(N 1-B/N 1-C/N 1-D)*
- N 1.3 Interior Noise Standards.** Require new development to mitigate noise impacts to ensure acceptable interior noise levels appropriate to the land use type as shown in Table 11-1 (Maximum Allowable Environmental Noise Standards). *(N 1-A through N 1-D)*
- N 1.4 New Stationary Noise Sources.** Require new stationary noise sources to mitigate noise impacts on noise-sensitive uses wherever the noise from that source alone exceeds the exterior levels specified in Table 11-3 (Noise Level Standards from Stationary Sources). *(N 1-B through N 1-D)*

- N 1.5 Frequent, High-Noise Events.** Require development of noise-sensitive uses subject to a discretionary permit and proposed in areas subject to frequent, high-noise events (such as aircraft over flights, or train and truck passbys) to adequately evaluate and mitigate the potential for noise-related impacts to ensure that noise-related annoyance, sleep disruption, speech interference, and other similar effects are minimized using metrics and methodologies appropriate to the effect(s) to be assessed and avoided. *(N 1-A/N 1-C through N 1-D)*
- N 1.6 Construction Noise.** Require discretionary projects to limit noise-generating construction activities within 1,000 feet of noise-sensitive uses (i.e., residential uses, daycares, schools, convalescent homes, and medical care facilities) to daytime hours between 7:00 A.M. and 6:00 P.M. on weekdays, 8:00 A.M. and 5:00 P.M. on Saturdays, and prohibit construction on Sundays and holidays unless permission for the latter has been applied for and granted by the County. *(N 1-C/N 1-D)*
- N 1.7 Vibration Standards.** Require construction projects and new development anticipated to generate a significant amount of vibration to ensure acceptable interior vibration levels at nearby noise-sensitive uses based on Federal Transit Administration criteria as shown in Table 11-4 (Groundborne Vibration Impact Criteria for General Assessment). *(N 1-B through N 1-D)*
- N 1.8 Airport Noise Contour.** Limit noise sensitive uses within the 65 dBA CNEL airport noise contour, or in accordance with plans prepared by the Airport Land Use Commission. Only approve noise-compatible land uses within the 65 dBA CNEL airport noise contour. *(N 1-A through N 1-D)*



## Implementation

The following implementation programs apply specifically to policies in the Noise Element.

- N 1-A** Require new noise-sensitive uses to prepare an acoustical study if the new noise-sensitive use is any of the following:
- Within the existing or future 60 dBA  $L_{dn}$  contour of a roadway for which the noise contours have been mapped or tabulated in the Sutter County General Plan Noise Element

- Within 750 feet of a railroad line, 500 feet of a principal arterial roadway, or 100 feet of a minor arterial roadway for which noise contours have not been mapped or tabulated in the Sutter County General Plan Noise Element
- Within the existing or future 60 dBA CNEL aircraft noise contour of an airport/airstrip for which noise contours have been mapped under FAA mandate or in an area near an airport/airstrip that may be subject to frequent, high-noise events from aircraft operations
- Within an area around a stationary noise source that may be subject to noise levels higher than the standard appropriate to the new use as specified in the Sutter County General Plan Noise Element
- Determined to have the potential to exceed established noise standards specified in the Sutter County General Plan Noise Element by the Sutter County Community Services Director

**Implements Policy(ies):** N 1.1, N 1.3, N1.5, N 1.8

**Responsibility:** Community Services Department

**Priority/Timeframe:** High (Ongoing)

**N 1-B** Require new development that has the potential to generate noise that will exceed the levels contained in Table 11-1 through Table 11-4 that may affect a noise-sensitive use to prepare an acoustical study.

**Implements Policy(ies):** N 1.2 through N 1.4, N 1.7, N 1.8

**Responsibility:** Community Services Department

**Priority/Timeframe:** High (Ongoing)

**N 1-C** Where required as part of the environmental review process, a project applicant shall be required to have an acoustical study prepared. The acoustical study shall:

- Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics who is included on the County's approved consultant list; the person preparing the acoustical study shall consult with Planning Division staff to review specific issues or circumstances prior to commencing the study
- Provide a general description of the project and the noise sources of concern; appropriate maps shall be included
- Describe the methodology that will be used to assess noise impacts. If computer models are to be used for

noise predictions, they should be standard versions approved by the FHWA, FAA, Caltrans, or other government agencies

- Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and predominant noise sources
- Estimate existing and projected noise levels and compare those levels to the adopted policies and standards of the Noise Element
- Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element; where feasible, noise mitigation measures should focus on site planning and project design solutions rather than the creation of noise barriers; mitigation measures must be written with specific mitigation needed (e.g., solid masonry wall) and include any proposed follow-up noise monitoring if needed
- Estimate noise exposure after the prescribed mitigation measures have been implemented

**Implements Policy(ies):** N 1.1 through N 1.8

**Responsibility:** Community Services Department

**Priority/Timeframe:** High (Ongoing)

**N 1-D** Adopt a Noise Ordinance that includes the following:

- Exterior and interior noise standards consistent with Table 11-1 through Table 11-4
- Guidelines and technical requirements for taking noise measurements, evaluating noise impacts, and preparing acoustical studies to determine conformance with provisions of this ordinance
- Standards for construction equipment and noise-emitting construction activities

**Implements Policy(ies):** N 1.1 through N 1.8

**Responsibility:** Community Services Department

**Priority/Timeframe:** Medium

TABLE 11-1 Maximum Allowable Environmental Noise Standards

Land Use	Exterior Noise Level Standard for Outdoor Activity Areas <sup>a</sup>	Interior Noise Level Standard	
	L <sub>dn</sub> /CNEL, dB	L <sub>dn</sub> /CNEL, dB	L <sub>eq</sub> , dB <sup>b</sup>
Residential (Low Density Residential, Duplex, Mobile Homes)	60 <sup>c</sup>	45	N/A
Residential (Multi Family)	65 <sup>d</sup>	45	N/A
Transient Lodging (Motels/Hotels)	65 <sup>d</sup>	45	N/A
Schools, Libraries, Churches, Hospitals, Nursing Homes, Museums	70	45	N/A
Theaters, Auditoriums	70	N/A	35
Playgrounds, Neighborhood Parks	70	N/A	N/A
Golf Courses, Riding Stables, Water Recreation, Cemeteries	75	N/A	N/A
Office Buildings, Business Commercial and Professional	70	N/A	45
Industrial, Manufacturing, Utilities, and Agriculture	75	N/A	45

Where a proposed use is not specifically listed on this table, the use shall comply with the noise exposure standards for the nearest similar use as determined by the Community Services Department.

- a. Outdoor activity areas for residential developments are considered to be the back yard patios or decks of single-family residential units, and the patios or common areas where people generally congregate for multi-family development.  
Outdoor activity areas for nonresidential developments are considered to be those common areas where people generally congregate, including outdoor seating areas.  
Where the location of outdoor activity areas is unknown, the exterior noise standard shall be applied to the property line of the receiving land use.
- b. As determined for a typical worst-case hour during periods of use.
- c. Where it is not possible to reduce noise in outdoor activity areas to 60 dB, L<sub>dn</sub>/CNEL or less using a practical application of the best-available noise reduction measures, an exterior level of up to 65 dB, L<sub>dn</sub>/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.
- d. Where it is not possible to reduce noise in outdoor activity areas to 65 dB, L<sub>dn</sub>/CNEL or less using a practical application of the best-available noise reduction measures, an exterior level of up to 70 dB, L<sub>dn</sub>/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

**Equivalent Energy Noise Level (L<sub>eq</sub>).** Constant noise level that would deliver the same acoustic energy to the ear of a listener as the actual time-varying noise would deliver over the same exposure time. No “penalties” are added to any noise levels during the exposure time; L<sub>eq</sub> would be the same regardless of the time of day during which the noise occurs.

**Day-Night Average Noise Level (L<sub>dn</sub>).** A 24-hour average L<sub>eq</sub> with a 10 dBA “penalty” added to noise levels during the hours of 10:00 P.M. to 7:00 A.M. to account for increased sensitivity that people tend to have to nighttime noise. Because of this penalty, the L<sub>dn</sub> would always be higher than its corresponding 24-hour L<sub>eq</sub> (e.g., a constant 60 dBA noise over 24 hours would have a 60 dBA L<sub>eq</sub>, but a 66.4 dBA L<sub>dn</sub>).

**Community Noise Equivalent Level (CNEL).** An L<sub>dn</sub> with an additional 5 dBA “penalty” for the evening hours between 7:00 P.M. and 10:00 P.M.

**Decibel (dB).** A logarithmic unit of sound intensity where 0 dB is the threshold of normal hearing and 130 dB is the threshold of

**TABLE 11-2 Exterior Incremental Environmental Noise Impact Standards for Noise-Sensitive Uses (dBA)**

Residences and Buildings Where People Normally Sleep <sup>a</sup>		Institutional Land Uses with Primarily Daytime and Evening Uses <sup>b</sup>	
Existing $L_{dn}$	Allowable Noise Increment	Existing Peak Hour $L_{eq}$	Allowable Noise Increment
45	8	45	12
50	5	50	9
55	3	55	6
60	2	60	5
65	1	65	3
70	1	70	3
75	0	75	1
80	0	80	0

SOURCE: Federal Transit Administration, Transit Noise Impact and Vibration Assessment, May 2006.

Noise levels are measured at the property line of the noise-sensitive use.

- a. This category includes homes, hospitals, and hotels where a nighttime sensitivity to noise is assumed to be of utmost importance.
- b. This category includes schools, libraries, theaters, and churches where it is important to avoid interference with such activities as speech, meditation, and concentration on reading material.

**TABLE 11-3 Noise Level Standards from Stationary Sources**

Noise Level Descriptor	Daytime (7:00 A.M. to 10:00 P.M.)	Nighttime (10:00 P.M. to 7:00 A.M.)
Hourly $L_{eq}$ , dB	55	45
Maximum level, dB	70	65

Noise levels are measured at the property line of the noise-sensitive use.



TABLE 11-4 Groundborne Vibration Impact Criteria for General Assessment

Land Use Category	Impact Levels (VdB)		
	Frequent Events <sup>a</sup>	Occasional Events <sup>b</sup>	Infrequent Events <sup>c</sup>
Category 1: Buildings where vibration would interfere with interior operations	65 <sup>d</sup>	65 <sup>d</sup>	65 <sup>d</sup>
Category 2: Residences and buildings where people normally sleep	72	75	80
Category 3: Institutional land uses with primarily daytime uses	75	78	83

**Vibration.** Produced when moving objects in contact with the ground radiate mechanical energy through the ground. If the object is massive enough and/or close enough to an observer, the ground vibrations are perceptible. Vibration magnitude is measured in vibration decibels (VdB).

SOURCE: Federal Transit Administration, Transit Noise Impact and Vibration Assessment, May 2006.

Vibration levels are measured in or near the vibration-sensitive use.

- a. "Frequent Events" is defined as more than 70 vibration events of the same source per day.
- b. "Occasional Events" is defined as between 30 and 70 vibration events of the same source per day.
- c. "Infrequent Events" is defined as fewer than 30 vibration events of the same source per day.
- d. This criterion limit is based on levels that are acceptable for most moderately sensitive equipment such as optical microscopes. Vibration-sensitive manufacturing or research will require detailed evaluation to define the acceptable vibration levels.

# CHAPTER 12 Administration and Implementation

To serve its purpose effectively, the General Plan must be administered and implemented in a systematic and consistent manner. The General Plan is intended to be a dynamic document that evolves with the needs and priorities of the County. This section outlines the process for maintaining, interpreting, and amending the General Plan, as well as programs to implement its goals and policies.

## Administration

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### General Plan Maintenance and Monitoring

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To ensure that the General Plan continues to address County issues and needs over time, the County will conduct periodic General Plan reviews and updates.

### ANNUAL GENERAL PLAN IMPLEMENTATION REVIEW

As required by Government Code Section 65400, Sutter County will annually review and report on the status of the General Plan and progress of its implementation. The review should take into account

new implementation tools, changes in funding sources, and feedback from General Plan monitoring activities. Requirements also include annual reporting on the County's progress towards meeting its share of its Regional Housing Needs Allocation (RHNA). In addition, Sutter County shall annually review the land use element for those areas that are subject to flooding as identified by FEMA or DWR floodplain mapping.

## **FIVE-YEAR GENERAL PLAN REVIEW AND UPDATE**

At least once every five years, as recommended by the State General Plan Guidelines, the County should comprehensively review the General Plan and revise and update it as necessary. This review and update process will encompass the entire General Plan including the goals, policies, and implementation programs.

## **HOUSING ELEMENT UPDATE**

Timeframes for housing element updates can be different from the rest of the General Plan elements. Consistent with Government Code Section 65588, housing elements may be required to be updated as often as every four years or every eight years, depending on various conditions. Specific timeframes for housing element updates in each region are established by the California Department of Housing and Community Development.

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## **General Plan Interpretations**

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To remain relevant and effective in addressing changing conditions and trends, the General Plan must maintain some level of flexibility. The Community Services Director has the authority to make formal interpretations of the General Plan text, policies, programs, and diagrams. Such interpretations shall be determined to be in substantial conformance with, and result in no substantive changes to (1) the vision, goals, policies, and programs of the General Plan; and (2) the analysis, mitigation, and findings of the General Plan EIR. Any interpretation may, at the discretion of the Community Services Director, be forwarded to the Planning Commission and Board of Supervisors for determination. Interpretations of the Community Services Director may be appealed to the Planning Commission. Formal interpretations are to be documented in an "interpretations table" at the beginning of the General Plan document.

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## General Plan Amendments

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As conditions and priorities change, Sutter County may want to consider proposed amendments to the General Plan. Some of these amendments may be policy or program changes, while others will likely be changes to the land use or other diagrams. Each of the proposed amendments must be carefully evaluated not only for merit and potential impacts, but also for consistency with the remainder of the General Plan. State law requires that the general plan be an integrated and internally consistent set of goals, policies, standards, programs, and diagrams.

General Plan amendments may be initiated by the Board of Supervisors, County staff, or a property owner. Pursuant to Section 65358b of the Government Code, amendments are, with specified exceptions, limited to four times per calendar year. All General Plan amendments are approved by resolution and require public hearings before the Planning Commission and the Board of Supervisors. Approved amendments are to be documented in an “amendments table” at the beginning of the General Plan document.

## Implementation

To ensure the goals and policies of general plans are systematically implemented, State law requires that the actions and decisions of each local government concerning both its own projects and the private projects it approves are consistent with its adopted general plan. Sutter County will implement the goals and policies of this General Plan through a broad array of actions, strategies, and processes that will help to achieve the County’s vision for growth and conservation.

Specific Implementation Programs are actions intended to implement an individual policy or series of related policies in a given element. These programs are focused and are described in the Implementation Section at the end of each General Plan element. Included is a reference to which policy(ies) the program implements, which County department(s) is responsible for ensuring implementation, and a priority (low, medium, or high) for when the program will be carried out or completed. In some cases, a specific timeframe for implementation has also been identified. The priorities and estimated timeframes are targets and considered advisory. Modifications to identified priorities

and timeframes, as well as County department responsibilities, do not require amendment to the General Plan.

Policies of the General Plan that do not reference a specific implementation program will be implemented by established and/or anticipated ongoing plans, regulations, processes, and other mechanisms that the County commonly uses in its normal course of business. As these mechanisms are applied, General Plan policies will be considered and implemented as appropriate. Those policies that will be implemented through the ongoing mechanisms are listed at the very end of each element. Examples of the ongoing plans, regulations, processes, and other mechanisms include, but are not limited to the following:

- Implementation of plans that the County has adopted, plans to adopt, or recognizes such as the Climate Action Plan, Habitat Conservation Plans, Capital Improvement and Facilities Plans, Bikeway Master Plan, Utility Master Plans, Economic Development Strategy, Multi-Hazard and Hazardous Materials Plans, Reclamation Plans, and Airport Master Plans
- Implementation of adopted County codes, standards, and guidelines such as the Zoning Ordinance, Building Safety Code Ordinance, Design Guidelines, Subdivision Ordinance, Public Works Design Standards, and Floodplain Management Ordinance
- Review, conditioning, and approval of discretionary planning entitlements/permits such as Design Review, Use Permits, Variances, and Development Agreements
- Review, conditioning, and approval of various map related requests such as subdivision maps, parcel maps, lot line adjustments, and voluntary mergers
- Review and approval of Specific Plans and associated entitlements
- Participation in various flood management programs such as the National Flood Insurance Program, StormReady Program, and National Discharge Elimination System (NPDES) Program
- Identification of revenues, and allocation of resources, to programs and facilities through the County's annual budget process
- Coordination with community and interest groups, as well as other local, regional, state, and federal agencies

## Numbers

**100-Year Floodplain.** An area that has a 1 in 100 chance (1%) of flooding in any given year.

**200-Year Floodplain.** An area that has a 1 in 200 chance (0.5%) of flooding in any given year.

**500-Year Floodplain.** An area that has a 1 in 500 chance (0.2%) of flooding in any given year.

## A

**Agricultural Processing Parcel.** A parcel of land separated from its parent agricultural parcel consistent with Policy AG 1.85 of the Agricultural Resources Element of the General Plan for the purposes of maintaining or establishing an agricultural processing facility for the canning, drying, and dehydrating, handling, packaging, packing, sorting, processing, shipping and storing of agricultural commodities.

Does not include uses defined under “Animal Processing” in the Sutter County Zoning Code.

## B

**Backbone Infrastructure.** The larger components of the water, wastewater, drainage, roadway and other infrastructure systems that provide services to multiple properties and connect to smaller “in-tract” pipes, lines, and streets.

**Buffer.** Areas of land, or physical barriers that serve to separate and reduce conflicts between inherently or potentially incompatible land uses, such as residential areas and areas of intensive agriculture.

## C

**California Air Resources Board (California ARB).** California's Legislature established the California Air Resources Board in 1967 to attain and maintain healthy air quality, conduct research into the causes of and solutions to air pollution, and systematically attack the serious problem caused by motor vehicles, which are the major causes of air pollution in the state. The California ARB sets and enforces emission standards for motor vehicles, fuels, and consumer products; sets health-based air quality standards; conducts research; monitors air quality; identifies and sets control measures for toxic air contaminants; provides compliance assistance for businesses; produces education and outreach programs and materials; and oversees and assists local air quality districts, which regulate most nonvehicular sources of air pollution.

**California Register of Historical Resources.** A listing of archaeological and historic resources that meet the criteria for designation on the State Register. The program is administered by the state Office of Historic Preservation.

**Capital Improvement Program (CIP).** A plan, adopted by a city or county, that schedules public improvement projects to fit the projected fiscal capability of the jurisdiction. The program generally should be reviewed annually for consistency with the general plan.

**Certified Unified Program Agency (CUPA).** A local agency that implements Cal/EPA's Unified Hazardous Waste and Hazardous Materials Management Regulatory Program.

**Community Water System.** A public water system which serves at least fifteen service connections used by yearlong residents or regularly serves at least 25 yearlong residents, pursuant to Title 22 California Code of Regulations.

**Complete Streets.** Streets that include facilities and designs that enable safe access for all users (i.e., pedestrians, bicyclists, motorist, and transit riders) of all ages and abilities.

**Community Noise Equivalent Level (CNEL).** An  $L_{dn}$  with an additional 5 dBA "penalty" for the evening hours between 7:00 P.M. and 10:00 P.M.

## D

**Day-Night Average Noise Level ( $L_{dn}$ ).** A 24-hour average  $L_{eq}$  with a 10 dBA "penalty" added to noise levels during the hours of 10:00 P.M. to 7:00 A.M. to account for increased sensitivity that people tend to have to nighttime noise. Because of this penalty, the  $L_{dn}$  would always be higher than its corresponding 24-hour  $L_{eq}$  (e.g., a constant 60 dBA noise over 24 hours would have a 60 dBA  $L_{eq}$ , but a 66.4 dBA  $L_{dn}$ ).

**Decibel (dB).** A logarithmic unit of sound intensity where 0 dB is the threshold of normal hearing and 130 dB is the threshold of pain.

**Dry User.** A commercial or industrial land use that requires only on-site sewage disposal to serve the use, and shall not include facilities that require a public water system.

## E

**Economic Export Sector.** Export sectors produce goods and services that are purchased and consumed outside of the County. These sectors bring in money from outside of the County, fueling business and job growth. Export sectors have more jobs than would be needed just to supply the goods and services produced by that sector for use in the County.



**Essential Facilities.** Facilities serving or housing people in the event of an emergency or disaster, such as hospitals, fire, law enforcement, and emergency service facilities; and utility “lifeline” facilities such as water, electricity, and gas supply, sewage disposal, communications, and transportation facilities.

**Equivalent Energy Noise Level ( $L_{eq}$ ).** Constant noise level that would deliver the same acoustic energy to the ear of a listener as the actual time-varying noise would deliver over the same exposure time. No “penalties” are added to any noise levels during the exposure time;  $L_{eq}$  would be the same regardless of the time of day during which the noise occurs.

## F

**Farmland of Local Importance.** Farmland of Local Importance is land of importance to the local agricultural economy as determined by each county’s board of supervisors and a local advisory committee.

**Farmland of Prime Importance.** Land which has the best combination of physical and chemical characteristics for the production of crops. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods. Prime Farmland must have been used for the production of irrigated crops within the last four years.

**Farmland of Statewide Importance.** Farmland of Statewide Importance is similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the 4 years prior to the mapping date.

**Farmland of Unique Importance.** Land which does not meet the criteria for Prime Farmland or Farmland of Statewide Importance, which is currently used for the production of specific high economic value crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality or high yields of a specific crop when treated and managed according to current farming methods. Examples of such crops may include oranges, olives, avocados, rice, grapes, and cut flowers.

**Feather River Air Quality Management District (FRAQMD).** The Feather River Air Quality Management District is required by law to achieve and maintain healthful air quality for its residents. FRAQMD establishes and enforces air pollution control rules and regulations for Sutter and Yuba counties in order to attain all state and federal ambient air quality standards and minimize public exposure to airborne toxins and nuisance odors.

**Floor Area Ratio (FAR).** The ratio of the gross building area on a site, excluding structured parking, to the net developable area of the site. The net developable area is the total area of a site excluding portions that cannot be developed (e.g., right-of-way, public parks, etc.). A site includes all contiguous parcels that will share parking or access.

**Frequent, High-Noise Event.** Noise events of relatively brief duration, which occur frequently over the course of a day, are easily attributable to a specific source (e.g., a passing truck, an aircraft fly-over, etc.), and are clearly identifiable because of their loudness and/or distinctive tonal character.

## G

**Global Warming Solutions Act of 2006 (Assembly Bill 32).** The California State Legislature adopted Assembly Bill (AB) 32 in 2006, which focuses on reducing greenhouse gas (GHG) emissions in California. AB 32 requires the California Air Resources Board (California ARB), the state agency charged with regulating statewide air quality, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020.

**Grazing Land.** Grazing Land (as defined by the Department of Conservation) is land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. The minimum mapping unit is 40 acres.

**Greenhouse Gases (GHGs).** As defined under Assembly Bill 32, greenhouse gases include all of the following: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. These gasses occur naturally in the environment and act to trap solar energy and warm earth's lower atmosphere. This "greenhouse effect" is a natural phenomenon, without which the

planet would be significantly colder and unable to sustain life as we know it. A broad scientific consensus has been reached that concludes that addition of greenhouse gases to the atmosphere by human activities, predominantly the burning of fossil fuels but also land use changes, is increasing the potency of the greenhouse effect and leading to global climate change and increased temperatures on the planet.

**Groundwater.** Water within the earth that supplies wells and springs; water in the zone of saturation where all openings in rocks and soil are filled, the upper surface of which forms the water table.

## H

**Habitat Conservation Plan.** A plan that outlines ways of maintaining, enhancing, and protecting a given habitat type needed to protect species; usually includes measures to minimize impacts, and may include provisions for permanently protecting land, restoring habitat, and relocating plants or animals to another area. Required before an incidental take permit may be issued. (U.S. Fish and Wildlife Service)

**Hazardous Material.** As defined by the California Health and Safety Code, a material that, because of its quantity, concentration, or physical, chemical characteristics poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

**Hazardous Waste.** As defined by the California Health and Safety Code, a waste or combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may either (a) cause, or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating irreversible, illness, or (b) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported or disposed of, or otherwise managed.

**Health Risk Assessment.** The process to estimate the nature and probability of adverse health effects in humans who may be exposed

to chemicals in contaminated environmental media, now or in the future. This assessment is required to be prepared when there is a potential health risk to a person, such as a resident located in close proximity to a freeway or a stationary source that may use or emit potentially hazardous materials. The assessment should be prepared by a qualified professional familiar with the requirements necessary to analyze and address the potential risks to human health.

**Highway.** A general term denoting a public way for purposes of travel, including the entire area within the right-of-way.

**High Quality Agricultural Lands.** Includes lands that are designated as Prime Farmland, Unique Farmland, or Farmlands of Statewide Importance under the California Resources Agency Farmland Mapping and Monitoring Program.

**Homesite Parcel.** A parcel of land up to 3 acres in size (size waiver may be granted if necessary for sewage disposal, not to exceed 5 acres) separated from the parent agricultural parcel in accordance with the homesite provisions contained in the Agricultural Resources Element of the General Plan.

## I

**Infill.** Development or redevelopment of vacant or underutilized properties in established and predominantly developed areas.

## L

**Large-Scale Development.** Large and/or higher-intensity projects that typically involve multiple properties and uses, and require high levels of public services and infrastructure.

**Level of Service.** A quality measure describing transportation operating conditions, generally in terms of such service measures as speed and travel time, freedom to maneuver, and traffic interruptions. The transportation LOS system uses the letters A through F to designate different levels, with LOS A representing the best operating conditions and LOS F the worst.

## M

**Mineral Resource Zone.** Areas classified by the State on the basis of geologic factors, without regard to existing land use and land ownership. The areas are categorized into four mineral resource zones (MRZ).

**Multimodal Roadway.** A roadway that can be conveniently accessed by multiple modes of transportation, for example automobile, bicycle, walking, or transit.

**Mutual Aid Agreements.** An agreement between agencies and/or jurisdictions to assist each other in times of emergency or when the other agency's resources can more efficiently respond to calls for service than the agency that is the normal service provider.

## N

**National Federal Emergency Management Agency standard of flood protection.** The level of flood protection that is necessary to withstand flooding that has a 1-in-100 chance of occurring in any given year using criteria developed by the Federal Emergency Management Agency for application in the National Flood Insurance Program.

**National Register of Historic Places.** The nation's official list of districts, sites, buildings, structures, and objects significant in national, regional, or local American history, architecture, archaeology, and culture as maintained by the Keeper of the Register, within the Federal Department of the Interior.

**Noise-Sensitive Uses.** Land uses considered more sensitive to noise than others due to the amount of noise exposure and types of activities typically involved at the land use location such as, residences, schools, motels and hotels, libraries, religious institutions, hospitals, nursing homes, and certain types of parks are considered noise-sensitive land uses.

**Non-urban or not urbanizing area.** For floodplain management purposes, a developed area or an area outside a developed area in which there are fewer than 10,000 residents that is not an urbanizing area.

O

**Open Space.** Natural areas that are set aside for one or several of the following reasons: for preservation of natural resources (e.g., vegetation communities, fish wildlife, and associated habitats); for conservation of the managed production of resources (e.g., agriculture lands, rangelands, woodlands); for outdoor recreation; for public health and safety (e.g., water quality basins, flood easements, river levees); for public services (e.g., utility easements); and for urban form/scenic resources (e.g., community separation/gateways, greenways/highway corridors, and urban reserves).

P

**Prime Agricultural Land.** Land used actively in the production of food, fiber, or livestock. All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use compatibility classifications. Land which qualifies for rating 80 through 100 in the Storie Index Rating.

R

**Right-of-Way.** A general term denoting publicly owned land, property, or interest therein, usually in a strip, acquired for or devoted to transportation purposes.

**Roadway.** The paved portion of the highway for the operation of vehicular and pedestrian traffic.

**Rural Development.** Lower intensity development that is sparsely settled and contains a low ratio of inhabitants to open space or agricultural lands. Rural development typically has very limited public services.

## S

**Scenic Resources.** Can include natural open spaces, topographic formations, and landscapes. These are resources that can be maintained and enhanced to promote a positive image in the future.

**Scenic Roadways.** In 1963, the State Legislature established the California Scenic Highway Program through Senate Bill 1467, which establishes the state's responsibility for the protection and enhancement of California's natural scenic beauty.

**Suburban Development.** Low- to medium-intensity development congregated in towns and small cities, or along the edges of larger cities, traditionally with residential as a predominant use. Suburban development typically has varied levels of public services.

## T

**Transfer of Development Rights.** A land use regulatory tool under which development rights can be severed from a parcel of land and transferred to another parcel. The parcel from which the rights are transferred is then permanently restricted as to future development.

## U

**Urban Area.** For floodplain management purposes, a developed area in which there are 10,000 residents or more.

**Urban Development.** High-intensity development that typically includes a mix of functionally related residential and nonresidential uses. Urban development typically requires high levels of public services.

**Urban Level of Flood Protection (ULOP).** The level of protection needed to withstand flooding that has a 1-in-200 chance of happening during any given year using criteria consistent with, or developed by, the California Department of Water Resources (DWR). "Urban level of flood protection" shall not signify shallow flooding or flooding originating from local drainage that meets the criteria of the national Federal Emergency Management Agency standard of flood protection.

**Urban Sprawl.** Development that occurs in an unplanned, haphazard manner and typically results in a development pattern that does not occur within a Growth Area established by the General Plan. New independent methods of providing services are often utilized rather than relying on the orderly extension of established services and facilities.

**Urbanizing Area.** For floodplain management purposes, a developed area or an area outside a developed area that is planned or anticipated to have 10,000 residents or more within the next 10 years.

## V

**Vibration.** Produced when moving objects in contact with the ground radiate mechanical energy through the ground. If the object is massive enough and/or close enough to an observer, the ground vibrations are perceptible. Vibration magnitude is measured in vibration decibels (VdB).

## W

**Williamson Act.** Known formally as the California Land Conservation Act of 1965, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a 10-year contract between the city or county and an owner of land whereby the land is taxed on the basis of its agricultural use rather than the market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.



# APPENDIX A2 Land Use Tables

## General Plan Development Capacity

Table A2-1 (General Plan Development Capacity) summarizes the development capacity of the Sutter County General Plan (unincorporated lands only) based on adjusted density and FAR assumptions to reflect the average intensity of development that will likely occur. 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 development capacity is considered the likely “build-out” capacity of the General Plan.

Table A2-2 (General Plan Development Capacity—Population) shows the population projected under the General Plan development capacity and associated persons per household assumptions. Table A2-3 (General Plan Development Capacity—Jobs) shows the jobs projected under the General Plan development capacity and associated employee generation factors.

TABLE A2-1 General Plan Development Capacity

Land Use Designation	Acres	% of Total	Density/FAR Assumption <sup>a</sup>	Dwelling Units <sup>b</sup>	Square Footage <sup>b</sup>
<b>Agricultural</b>					
Agriculture 20 (AG-20)	39,902	10.5	0.028 du/ac	1,117	n/a
Agriculture 40 (AG-40)	32,766	8.6	0.03 du/ac	983	n/a
Agriculture 80 (AG-80)	242,399	64.0	0.01 du/ac	2,424	n/a
Agriculture Rural Community (AG-RC)	705	0.2	0.4 du/ac	282	n/a
Ranchette (RAN)	747	0.2	0.25 du/ac	187	n/a
<b>Residential</b>					
Estate Residential (ER)	1,466	0.4	1 du/ac	1,466	n/a
Low Density Residential (LDR)	2,086	0.6	4.0 du/ac	8,344	n/a
Medium Density Residential (MDR)	12	0.003	8.0 du/ac	96	n/a
High Density Residential (HDR)	18	0.005	25.0 du/ac	450	n/a
<b>Commercial &amp; Employment</b>					
Commercial (COM)	339	0.1	0.15	n/a	2,215,026
Industrial (IND)	740	0.2	0.2	n/a	6,445,660
Industrial/Commercial (I/C) <sup>c</sup>	331	0.1	0.25 FAR (COM)	n/a	720,918 (COM)
			0.3 FAR (IND)		3,460,406 (IND)
Employment Corridor (EC) <sup>c</sup>	987	0.3	0.25 FAR (COM)	n/a	2,149,686 (COM)
			0.3 FAR (IND)		10,318,492 (IND)
<b>Public &amp; Open Space</b>					
Public (P)	319	0.1	n/a	n/a	n/a
Open Space (OS)	44,035	11.6	n/a	n/a	n/a
Park & Recreation (PR)	641	0.2	n/a	n/a	n/a
Airport (AP)	153	0.04	n/a	n/a	n/a
Other	1,858	0.5	n/a	n/a	n/a
<b>FPARC</b>					
FPARC and Open Space Uses <sup>d</sup>	1,817	0.5	n/a	n/a	n/a
<b>Sutter Pointe Specific Plan</b>					
Low Density Residential (LDR)	513	0.1	2.85 du/ac	1,461	n/a
Medium Density Residential (MDR)	1,950	0.5	6.16 du/ac	12,014	n/a
High Density Residential (HDR)	188	0.05	18.26 du/ac	4,025	n/a
Industrial/Commercial (I/C)	580	0.2	0.35	n/a	7,085,600 (IND)
					1,771,400 (COM)

**APPENDIX A2: LAND USE TABLES**  
**General Plan Development Capacity**

**TABLE A2-1 General Plan Development Capacity**

Land Use Designation	Acres	% of Total	Density/FAR Assumption <sup>a</sup>	Dwelling Units <sup>b</sup>	Square Footage <sup>b</sup>
Commercial (COM)	178	0.05	0.25	n/a	1,940,000
Industrial (IND)	1,990	0.5	0.42	n/a	36,408,000
Mixed Use (MU)	164	0.04	0.35	n/a	2,501,000
Public (P)	175	0.05	n/a	n/a	n/a
Open Space (OS)	395	0.1	n/a	n/a	n/a
Park & Recreation (PR)	432	0.1	n/a	n/a	n/a
Other	963	0.3	n/a	n/a	n/a
<b><i>TOTAL Unincorporated County</i></b>	<b><i>378,875</i></b>	<b><i>100%</i></b>	<b><i>n/a</i></b>	<b><i>32,849</i></b>	<b><i>75,728,792</i></b>

This table is for unincorporated Sutter County; it does not include incorporated cities.

- a. 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.
- b. The unit/square foot does 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 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.
- c. The General Plan assumes a split of 80% Industrial and 20% Commercial on I/C and EC lands.
- d. It is assumed that the FPARC designation can accommodate up to 10 low density residential units, 20,000 sf of commercial uses, and 692,604 sf of Industrial uses. It also assumes 25% of IND land is built out at 0.2 FAR.

**TABLE A2-2 General Plan Development Capacity—Population**

Land Use	Residential Units	Persons/Household Assumption	Population
Low Density Residential <sup>a</sup>	16,274	2.93	47,683
Medium Density Residential	12,110	2.77	33,545
High Density Residential	4,475	2.3	10,292
<b><i>Total Population</i></b>	<b><i>—</i></b>	<b><i>—</i></b>	<b><i>91,520</i></b>

- a. Residential units associated with Agricultural Land Uses, Estate Residential, and Low Density Residential is classified under Low Density Residential.

**TABLE A2-3 General Plan Development Capacity—Jobs**

Existing	Sutter Pointe Specific Plan	2009–2030 Net New Growth	Total Jobs
7,632 <sup>a</sup>	55,000 <sup>b</sup>	23,318 <sup>c</sup>	<i>85,950</i>

a. Employment estimate from 2007. Source: Sacramento Area Council of Governments (SACOG), March 15, 2001 Projections.

b. Sutter County, Sutter Pointe Specific Plan Draft EIR, December 2008.

c. The number of jobs generated between 2009 and 2030 is based on the following assumptions: (1) 3,757,829 sf of Commercial uses will develop; (2) 16,997,151 sf of Industrial uses will develop; (3) Commercial uses have a split of 80% Retail at 1 employee/500 sf, and 20% Office at 1 employee/400 sf; and (4) Industrial uses have a split of 60% Heavy Industrial at 1 employee/1,000 sf, and 40% Light Industrial at 1 employee/1,300 sf.

## Projected General Plan Development Levels at 2030

Because buildout of the General Plan would not occur for many years beyond the 2030 horizon year, it is anticipated that an amount of development less than the General Plan development capacity would actually occur by 2030. This lower 2030 level of development is based upon market projections and other relevant factors, and is used for the basis of identifying future roadway improvements (refer to Figure 6-2 [Future Functional Classification Diagram, in the Mobility Element]), as well as associated air quality and noise impacts.

Table A2-4 (Projected General Plan Development Levels at 2030) summarizes the level of development anticipated under General Plan (unincorporated lands only) at 2030. Table A2-5 (Projected General Plan Population at 2030) shows the population projected under the General Plan at 2030 and associated persons per household assumptions. Table A2-6 (Projected General Plan Jobs at 2030) shows the jobs projected under the General Plan at 2030 and associated employee generation factors.

**APPENDIX A2: LAND USE TABLES**  
**Projected General Plan Development Levels at 2030**

<b>TABLE A2-4 Projected General Plan Development Levels at 2030</b>					
<b>Land Use Designation</b>	<b>Acres</b>	<b>% of Total</b>	<b>Density/FAR Assumption<sup>a</sup></b>	<b>Dwelling Units<sup>b</sup></b>	<b>Square Footage<sup>b</sup></b>
<b>Agricultural</b>					
Agriculture 20 (AG-20)	39,902	10.5	0.28 du/ac	1,117	n/a
Agriculture 40 (AG-40)	32,766	8.6	0.03 du/ac	983	n/a
Agriculture 80 (AG-80)	242,399	64.0	0.01 du/ac	2,424	n/a
Agriculture Rural Community (AG-RC)	705	0.2	0.4 du/ac	282	n/a
Ranchette (RAN)	747	0.2	0.25 du/ac	187	n/a
<b>Residential</b>					
Estate Residential (ER)	1,466	0.4	1 du/ac	1,466	n/a
Low Density Residential (LDR)	2,086	0.6	4.0 du/ac	8,344	n/a
Medium Density Residential (MDR)	12	0.003	12.0 du/ac	144	n/a
High Density Residential (HDR)	18	0.005	25.0 du/ac	450	n/a
<b>Commercial &amp; Employment</b>					
Commercial (COM)	339	0.1	0.24	n/a	2,215,026
Industrial (IND)	740	0.2	0.2	n/a	5,026,824
Industrial/Commercial (I/C) <sup>c</sup>	331	0.1	0.25 FAR (COM)	n/a	158,994 (COM)
			0.2 FAR (IND)		508,781 (IND)
Employment Corridor (EC) <sup>c</sup>	987	0.3	0.25 FAR (COM)	n/a	509,652 (COM)
			0.2 FAR (IND)		1,630,886 (IND)
<b>Public &amp; Open Space</b>					
Public (P)	319	0.1	n/a	n/a	n/a
Open Space (OS)	44,035	11.6	n/a	n/a	n/a
Park & Recreation (PR)	641	0.2	n/a	n/a	n/a
Airport (AP)	153	0.04	n/a	n/a	n/a
Other	1,858	0.5	n/a	n/a	n/a
<b>FPARC</b>					
FPARC and Open Space Uses <sup>d</sup>	1,817	0.5	n/a	n/a	n/a
<b>Sutter Pointe Specific Plan</b>					
Low Density Residential (LDR)	121	0.03	n/a	365	n/a
Medium Density Residential (MDR)	875	0.2	n/a	5,389	n/a
High Density Residential (HDR)	91	0.02	n/a	2,036	n/a
Industrial/Commercial (I/C)	38	0.01	n/a	n/a	468,000 (IND)
					117,000 (COM)
Commercial (COM)	130	0.03	n/a	n/a	1,458,600

APPENDIX A2: LAND USE TABLES  
Projected General Plan Development Levels at 2030

TABLE A2-4 Projected General Plan Development Levels at 2030					
Land Use Designation	Acres	% of Total	Density/FAR Assumption <sup>a</sup>	Dwelling Units <sup>b</sup>	Square Footage <sup>b</sup>
Industrial (IND)	38	0.01	n/a	n/a	7,190,600
Mixed Use (MU)	101	0.03	n/a	n/a	1,537,000
Public (P)	114	0.03	n/a	n/a	n/a
Open Space (OS)	116	0.03	n/a	n/a	n/a
Park & Recreation (PR)	99	0.03	n/a	n/a	n/a
Other	5,463	1.4	n/a	n/a	n/a
<b>Total Unincorporated County</b>	<b>378,875</b>	<b>100%</b>	<b>n/a</b>	<b>23,183</b>	<b>21,114,024</b>

This table is for unincorporated Sutter County; it does not include incorporated cities.

- a. The density/FAR assumptions have been adjusted below the maximum permitted densities and FAR's to reflect the intensity of development likely to occur by 2030 based on the market conditions.
- b. The unit/square foot does 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 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.
- c. The General Plan assumes a split of 80% Industrial and 20% Commercial on I/C and EC lands.
- d. It is assumed that the FPARC designation can accommodate up to 10 low density residential units, 20,000 sf of commercial uses, and 692,604 sf of Industrial uses. It also assumes 25% of IND land is built out at 0.2 FAR.

TABLE A2-5 Projected Population at 2030			
Land Use	Residential Units	Persons/Household Assumption	Population
Low Density Residential <sup>a</sup>	15,164	2.93	44,431
Medium Density Residential	5,533	2.77	15,326
High Density Residential	2,486	2.3	5,718
<b>Total Population</b>	<b>—</b>	<b>—</b>	<b>65,475</b>

- a. Residential units associated with Agricultural Land Uses, Estate Residential, and Low Density Residential is classified under Low Density Residential.

**APPENDIX A2: LAND USE TABLES**  
**Projected General Plan Development Levels at 2030**

<b>TABLE A2-6 Projected Jobs at 2030</b>			
<b>Existing</b>	<b>Sutter Pointe Specific Plan</b>	<b>2009–2030 Net New Growth</b>	<b>Total Jobs</b>
7,632 <sup>a</sup>	13,027 <sup>b</sup>	7,019 <sup>b</sup>	<b>27,678</b>

- a. Employment estimate from 2007. Source: Sacramento Area Council of Governments (SACOG), March 15, 2001 Projections.
- b. The number of jobs generated between 2009 and 2030 is based on the following assumptions: (1) 1,544,153 sf of Commercial uses will develop; (2) 4,159,473 sf of Industrial uses will develop; (3) Commercial uses have a split of 80% Retail at 1 employee/500 sf, and 20% Office at 1 employee/400 sf; and (4) Industrial uses have a split of 60% Heavy Industrial at 1 employee/1,000 sf, and 40% Light Industrial at 1 employee/1,300 sf.

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## Appendix C Historical Flood Information

### (Excerpt from the Yuba City-Sutter County, California Multi-Hazard Mitigation Plan)

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#### **Major Sources of Flooding/Problem Areas**

Floodwaters are a common occurrence for communities adjacent to and in the lowlands of rivers in Sutter County. Normally, wintertime storm floodwaters are kept within defined limits by levees, dykes, and open lowlands and cause no damage. Dams located outside Sutter County boundaries such as Oroville, Bullards Bar, and Shasta also help control floodwaters. But, occasionally, a combination of frequent storms, extended heavy rain, and melting snow results in floodwaters exceeding normal high-water boundaries and causing damage.

Given their location relative to the county, the Feather and Sacramento Rivers and associated tributaries present the greatest flood potential to the Sutter County Planning Area. The following table provides a record of peak water levels at several key monitoring stations on both the Feather and Sacramento Rivers.

### Sutter County River/Stream Historic Levels

River/Stream	Forecast Point	MONITORING STATION	Top of Levee Elevation	Peak Level of Record
Feather River	Yuba City	Feather River @ 5 <sup>th</sup> Street Bridge (YUB)	83.5'	<b>82.4'</b> 12/24/1955
Feather River	Nicolaus	Feather River @ Nicolaus (NIC)	60.3'	<b>51.6'</b> 12/23/1955
Sacramento River	Colusa Weir	Sacramento River @ Colusa Weir (CLW)	74.8'	<b>70.6'</b> 3/1/1940
Sacramento River	Colusa	Sacramento River @ Colusa Bridge (COL)	73.0'	<b>69.2'</b> 2/8/1942
Sacramento River	Tisdale Weir (Robbins Basin)	Sacramento River @ Tisdale Weir (TIS)	57.0'	<b>53.3'</b> 3/1/1940
Sacramento River	Kinght's Landing (Robbins Basin)	Sacramento River @ Knight's Landing (KNL)	47.5'	<b>41.8'</b> 2/8/1942
Sacramento River	Below Wilkins Slough (SE County Basin)	Sacramento River @ Wilkins Slough	56.1'	<b>52.8'</b> 3/1/1940
Sacramento River	Fremont Weir (SE County Basin)	Sacramento River @ Fremont Weir	45.4'	<b>39.7'</b> 12/23/1955
Sacramento River	Verona (SE County Basin)	Sacramento River @ Verona	46.0'	<b>41.2'</b> 3/1/1940
Sutter By-Pass	Meridian Basin	Sutter By-Pass @ Long Bridge (LNB)	61.8'	<b>57.7'</b> 3/1/1940
Yuba River	Englebright Dam		527.0'*	<b>546.1'</b> 12/22/1964

All elevations are United States Engineering Datum (USED)

\* Spillway crest elevation

(Source: Sutter County Operational Area Emergency Operations Plan, Annex 5 – Floods and Dam Failure)

Flooding during periods of excessive rainfall can occur anytime in the Planning Area during the rainy season from November through April. Prolonged heavy rainfall contributes to a large volume of runoff resulting in high peak flows of moderate duration. Flooding is more severe when previous rainfall has created saturated ground conditions. According to the 1998 FIS for the county, the severity of flooding is often intensified by backwater conditions between stream systems. This occurs when floodwater elevations are increased in lower portions of tributary streams due to the backwater effect from main streams reducing hydraulic gradients and flow-storage areas. The 1998 FIS identified several areas where the high flow of floodwaters cause backwater conditions on other channels:

- High flows on the Sacramento River generate backwater conditions on the lower reach of the American River and the Cross Canal.
- The American River peak 100-year flows induce backwater conditions in the lower reach of the Natomas East Main Drainage Canal.
- High flows on the Natomas East Main Drainage Canal cause backwater conditions on the lower reaches of Arcade and Dry Creeks.
- High flows on Cross Canal create backwater conditions on Pleasant Grove Creek Canal.

Localized flooding also occurs throughout the County with several areas of primary concern. According to the Sutter County Department of Public Works, numerous roads throughout the county are subject to flooding in heavy rains. In addition to flooding, damages to these areas during heavy storms include pavement deterioration, washouts, landslides/mudslides, debris areas, and downed trees. The amount and type of damage or flooding that occurs varies from year to year, depending on the quantity of runoff. These areas and the types of damages are presented in the following table. Photos and descriptions of these areas during flood conditions are included in Appendix F.

**Unincorporated Sutter County  
Localized Flooding Areas and Related Impacts**

No.	Road Name	Flooding	Pavement Deterioration	Washouts	Landslide Or Mudslides	Debris	Downed Trees
1	Pass Rd	x	x	x	x	x	
2	West Butte Rd	x	x	x		x	
3	North Butte Rd	x	x	x		x	x
4	East Butte Rd	x	x	x		x	x
5	South Butte Rd	x	x	x		x	x
6	Powell Rd	x	x	x		x	x
7	Pennington Rd	x	x	x		x	x
8	Butte House Rd	x				x	x
9	Kellogg Rd	x	x	x	x	x	x
10	Lower Pass Rd	x	x	x		x	x
11	Almond Orchard Rd.	x				x	
12	Hagaman Rd	x					
13	Metterr Rd	x	x				
14	Fifield Rd	x		x	x	x	
15	Keyes Rd	x	x	x			
16	Catlett Rd	x		x		x	
17	Howsley Rd	x	x			x	
18	Pleasant Grove Rd	x	x	x		x	
19	Brewer Rd		x	x		x	x
20	Sacramento Ave	x	x	x		x	x
21	Reclamation Rd		x		x		
22	Subaco Rd		x	x	x		
23	Hicks Rd	x	x			x	x
24	Hughes	x	x			x	x
25	Oswald	x	x			x	x

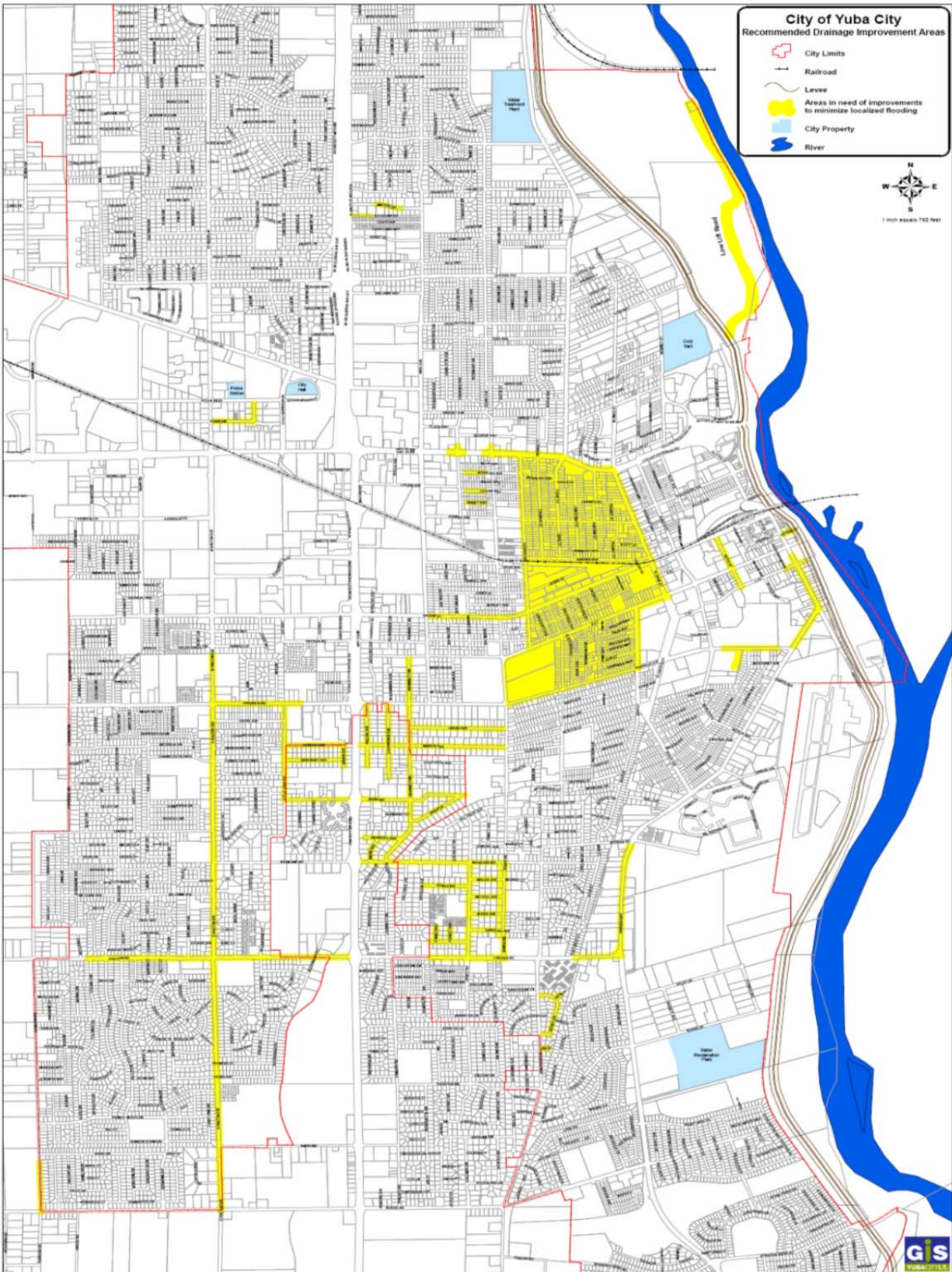
(Source: Sutter County Public Works)

Also of concern to the County is the Live Oak Canal area between Pease Road and Schlag Road. The Live Oak canal drains approximately 1/3 of the Yuba City Area and approximately 1/2 of the Yuba City rural area. Most of the problems are caused by heavy rains combined with inadequate pipe capacity due to increased development in the Yuba City rural area.

**Yuba City Urban Area** – The area of the county with the greatest potential to be impacted by drainage and flooding problems is the Yuba city Urban Area. The greatest potential threat to the Yuba City Urban Area is flooding resulting from failure of levees along the Feather River. In addition to a damaging flood resulting from a dam or levee failure, the urban area is highly susceptible to flooding from stormwater runoff. As development continues to occur in the urban area, the increase in impervious surfaces will result in increased overall run-off at an accelerated rate. Ongoing improvements to the drainage infrastructure are being designed and constructed to

accommodate this increase in run-off; however, removing run off and flood waters from the urban area does not in itself resolve drainage issues. Lack of downstream channel maintenance and limited flow capacity within the Sutter Bypass can backup flood waters and also contributes to localized flooding issues within the urban area. A map detailing recommended drainage improvement areas within the City of Yuba City is provided on the following page.

## City of Yuba City Recommended Drainage Improvement Areas



(Source: City of Yuba City, Departments of Public Works/GIS)

## Past Occurrences

Historically, flooding has been an ongoing problem throughout the Planning Area. The most notable major flood events occurred in 1955, 1986, 1995, and 1997 as described in detail below. Primary damages were to property and agricultural crops. These damaging floods were generally the result of failures of the levee systems rather than the levees being overtopped. Other lesser flooding events have also occurred in other years. A brief summary table is also included below that presents a timeline of past flooding events.

### Historic Timeline of Past Flooding Events in Sutter County and Surrounding Areas.

Date	Description
1805	Great flood. Information from early settlers indicated the entire valley was inundated. Many lives were lost and villages destroyed.
1846-47	More data from early settlers indicate the loss of life and villages.
1852-53	More data from early settlers indicate the loss of life and villages.
1861	Dec. 10 <sup>th</sup> . Marysville Appeal Newspaper described the entire town under water. All that was seen was the “roofs of houses and floating animals”
1862	Jan. 11 <sup>th</sup> . Water was 6” higher than 1861. Farmers lost ¾ of herds.
1867-68	Extensive property and levee damage. 1/5 <sup>th</sup> of levees were washed away.
1870	Large levee constructed in Colusa county panned in water in Sutter County. Meridian and Kirksville were submerged.
1875	Jan. 19. Levees in Yuba City and Marysville broke and flooded both cities. Volume and height of water unprecedented.
1907	Three weeks of heavy rain and March snowfall led to levees breaking in District 1 & 2 in mid-March. Flood wave sustained 200 miles. Damage amounted to \$1000.
1937	Levee break in E. Biggs. Water flowed over Hwy 20. Nicolaus bridge was damaged.
1940	Flood in Meridian from Sutter Bypass. After this flood the Shasta Dam was built to control the Sacramento River.
1942	Break in Sutter Bypass flooded Sutter/Robbins Basin.
1944	Break in the Bear river flooded Sutter County.
1948	Break in Bear River flooded Rio Oso/Nicolaus Basin.
1950	Nov. 19 <sup>th</sup> break in Yankee Slough flooded Sutter County.
1955	Dec. All time record flow. Worst flood in Northern California history.
1986	Linda levee broke. Flooded 30 square miles. Emergency declared by Governor.
1995	Flooding caused by two direct downpours which created major surface drainage back-ups at numerous locations throughout the county. More than \$850,000 in damages to county facilities.
1997	Flood in Yuba County, Plumas Lake area. 80,000 evacuated. Meridian basin floods from a break in the Sutter Bypass Levee.

Taken directly from the 2006, Draft Sutter County Operational Area EOP, Annex 5 – Flood and Dam Failure, the following paragraphs provide a short synopsis of the most significant past flooding disasters occurring in the Sutter County Operational Area:

## 1955 Flooding

This was the most devastating of all the floods to this area. A break in this levee south of Yuba City occurred at about midnight on December 23<sup>rd</sup>. The initial surge of water spread westerly through Gilsizer Slough to the Sutter bypass and northerly into Yuba City. Within less than 24 hours, the heart of Sutter County was flooded from the Feather River on the east and south to the Bypass on the west and southwest. To the north, the water spread north of Colusa Avenue (Highway 20) in several areas, including some west of Walton Avenue.

Nearly 100,000 acres were flooded and resulted in 38 deaths, injuries to 3,200 people, and nearly \$40 million in property damage. The bridge over the Feather River at 5<sup>th</sup> Street was washed out and telephone service was lost south of Colusa Avenue.



**Downtown Yuba City December 1955**

(Seepage Related Levee Break in Upper Center) View Southerly  
(Source: Yuba City Public Library)

## 1986 Flooding

While the most severe flooding occurred in neighboring Yuba County, Sutter County did experience flooding. The most serious problems were located in the southern area of the county which is sparsely populated. The county was fortunate not to have a break in the levee but did experience slumping in the Robbins area. In the southeast area of the county, surface flow from Placer County led to extensive ponding. This coupled with two failures of minor levees, flooded numerous rural residences and agricultural facilities.

## **1995 Flooding**

The 1995 floods were caused by two direct downpours which created major surface drainage back-ups at numerous locations throughout the county. Most of the water simply was on the wrong side of the levees. The storms were accompanied by high winds which also contributed significantly to the damage. The two separate events occurred in January and March and resulted in more than \$850,000 in damage to county facilities.

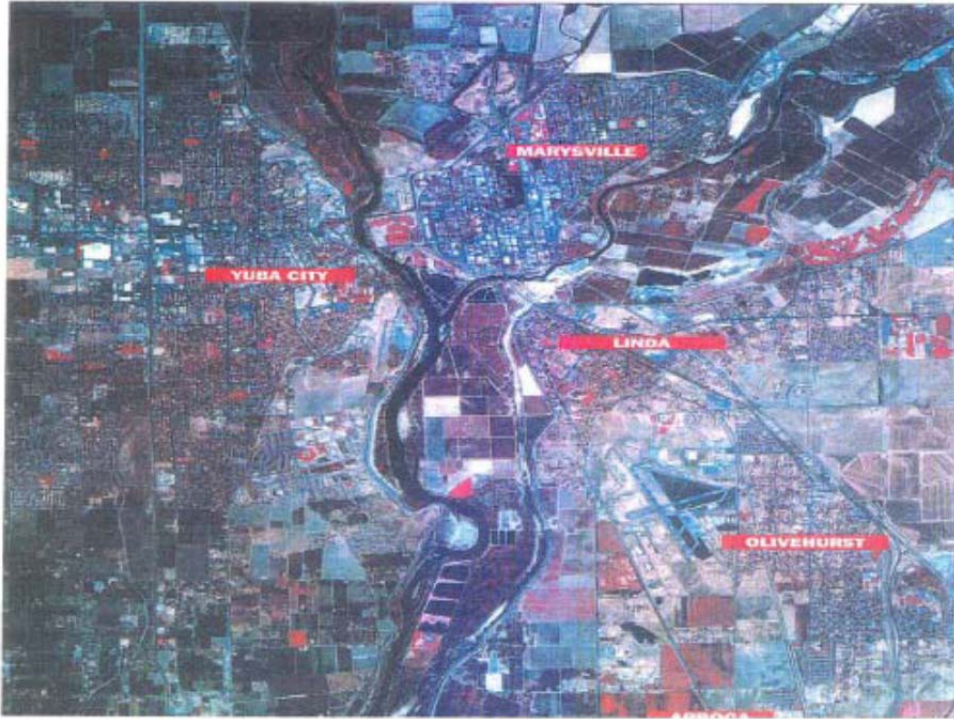
## **1997 Flooding**

A series of storms generated by the “Pineapple Express” dumped warm, heavy rains onto a nearly double than average snow pack in the Sierra Nevada Mountains in late December. Runoff was filling the Shasta, Oroville, and New Bullards Bar Dams. Sutter County was notified by Oroville Dam that uncontrolled releases of huge proportions within the next 24 hours were possible. Sutter County declared an emergency on New Year's Day at 11 a.m. and advised residents of a voluntary evacuation. As the river continued to rise, the Sutter County Board of Supervisors directed a mandatory evacuation of the Nicolaus area and of all areas east of the Sutter Bypass and south of Pease Road. A break in the levee occurred at Arboga in Yuba County and it brought inundation to southwestern Yuba County. The mandatory evacuation was extended to Pleasant Grove and Robbins was added to the list on January 4<sup>th</sup> due to dangerous levee conditions involving on the south side of Tisdale Weir. The mandatory evacuation was lifted when the conditions stabilized and residents were allowed to return to the Yuba City area but the levee experienced a massive break in the Sutter Bypass. The town of Meridian was under a mandatory evacuation order and over the next three days earthen berms were constructed on the east and south sides of town which successfully protected it from being flooded. Meridian was the hardest hit area of Sutter County with approximately 50 square miles under water. Virtually every facility in the basin was destroyed or damaged including nearly 100 homes and a school standing in 4 feet of water. A second break in the levee was made at the south end of the basin to allow the waters to return to the Bypass. The mandatory evacuation order was lifted on January 22<sup>nd</sup> and the basin was not dry until June. Even though Sutter County did not experience loss of lives with this flood, the estimated financial losses to individuals and businesses were about \$18 million and agricultural losses exceeded \$5 million, not including long term damage to orchard trees. Losses sustained by public agencies within the county amounted to about \$10 million.

Illustrating the extent of flooding, a before and after aerial photo of the flooding of 1997 is included on the following page.



**1997 Flood Event  
(Before)**



**1997 Flood Event  
(After)**



(Source: Sutter County Public Works)

## Localized Flooding

In addition to the major historic flood events described above, as previously described, the Sutter County Planning Area remains at risk to annual localized flooding. Flood Damage Assessment reports for the 2005-2006 winterstorms/heavy rains illustrates the impacts of some of these localized flooding issues as well as impacts associated with riverine flooding.

A listing of those areas impacted by the 2005-2006 winterstorms include the following sites provided by the Sutter County Department of Public Works:

- Site No. 1: Sacramento Avenue
- Site No. 2: Keys and Natomas Road
- Site No. 3: Fifield Road
- Site No. 4: Howsely Road
- Site No. 5: East Catlett Road
- Site No. 6: Pleasant Grove Road
- Site No. 7: Pleasant Grove Road
- Site No. 8: Nicolaus Avenue
- Site No. 9: Brewer Road
- Site No. 10: Sabaco Road
- Site No. 11: Pennington Road
- Site No. 12: North Butte Road
- Site No. 13: West Butte Road
- Site No. 14: Kellog Road
- Site No. 15: Pass Road (Segment 1)
- Site No. 16: Pass Road (Segment 2)
- Site No. 17: Pass Road (Segment 3)
- Site No. 18: West Butte Road
- Site No. 19: Robbins Wastewater Treatment Plant
- Site No. 20: Yuba City Boat Ramp
- Site No. 21: Yuba City Boar Ramp Debris Removal

Yuba City also incurred damage as a result of high water events occurring during the 2005-2006 winterstorms from December 17, 2005 through January 3, 2006. Of primary concern to the city was damage associated with two city-owned properties:

- Damage to six effluent percolation ponds on the east side of the Feather River, southeast of the City's Wastewater Treatment Facility. The ponds, composed of graded earthen fill, are an integral part of the wastewater treatment process. Heavy rains and severe storms caused the Feather River to flood its banks, overtopping the adjacent percolation ponds and causing damage to the structure of each of the six ponds. The damages sustained include silt debris deposits, scour along the pond levee slopes and pond bottoms, tearing/displacement of the fabric lining of the ponds, washout of rip rap and fill along the pond slopes, and erosion damage and washout of fill around the concrete spillways of each pond. Similar damages occurred in previous high water events in 1986, 1995, and 1997.
- Damage to the Low Lift Station Access Road which runs along the banks of the Feather River. The roadway, shoulders and embankments are composed of graded and compacted aggregate base and backfill. Severe storms caused the Feather River to flood

over its banks and resulted in major roadway flooding that washed out the roadway, roadway shoulders and integral ground of both long sections of the Low Lift Station Access Road.

### **Past Occurrences Affecting Other Nearby Communities**

Although primarily affecting adjacent Yuba County, the 1986 and 1997 floods were the most significant flooding to occur since the completion of the Oroville Dam in 1964. This historical flood data is important to the Sutter County Planning Area as extreme flood conditions resulted in the failure of a levee that is part of the overall levee system protecting the Planning Area. Under slightly different circumstances, these same flood conditions could have resulted in a levee failure with more of a direct impact to the Sutter County Planning Area. As it was, in addition to the flooding it received, the Planning Area was also impacted through its efforts in assisting with evacuations and in providing shelter to those most affected from neighboring Yuba County. The affects of these flood events on neighboring Yuba County are described briefly below:

#### **1986 Flooding**

The left levee of the Yuba River failed just upstream of the Feather River confluence (RD 784). The communities of Linda and Olivehurst were inundated, resulting in one death, 895 destroyed homes, and 150 destroyed businesses.

#### **1997 Flooding**

The left levee of the Feather River failed near Arboga (RD 784), killing one person, destroying 180 homes and businesses, and prompting evacuation of about 15,000 people from Linda and Olivehurst.

### **Flood Data: California Multi-Hazard Mitigation Plan, 2004**

According to the 2004 Draft California Multi-Hazard Mitigation Plan, Sutter County has experienced 10-11 California proclaimed states of emergency for flood events between 1950 and 1997 as evidenced in the map on the following page. Also, according to the state plan, between 1955 and 2002, Sutter County has experienced 5 federally declared flood disasters.



State of California  
 Office of Emergency Services  
 California Proclaimed  
 States of Emergency  
 by County  
 1950 - 1997  
 Category: Flood Events



(Source: Draft California Multi-Hazard Mitigation Plan, 2004)

The state plan also summarized past flood damage to Sutter County by program or claim type. Taken from the state plan, this information is detailed below.

**Hazard Mitigation Grant Program.** Based on data included in the state plan, in response to flood disaster #SW404, Sutter County and Gilsizer County Drainage District, applied for Hazard Mitigation Grant Funds for elevation and flood control projects. In total, three grants were submitted for a total of \$8,050,500; no monies were obligated in response to these grants. A breakdown of the grants is provided below:

- Sutter County – 2 grants
  - \$6,000,000 (Elevation Project)
  - \$1,312,500 (Flood Control Project)
- Gilsizer County Drainage District – 1 grant
  - \$738,000 (Flood Control Project)

**Individual Assistance Claims.** Individual Assistance (IA) flood damage claims include both residential and small business flood damage sites where either state or federal assistance was requested. The state plan indicates that Sutter County has an estimated 758 IA damage location properties (with 64 of these falling within the 100-year floodplain). This equates to only 8.44% of all IA flood damage occurring in the 100-year floodplain within Sutter County over the last 10 years.

**Public Assistance Claims.** Under the Public Assistance (PA) Program, FEMA reimburses, on a 75-25 cost share, state and local governments and certain non-profit agencies for disaster response and recovery activities. The state plan identifies 540 Sutter County PA applicants associated with historic floods, with PA eligible funds totaling \$11,974,730.

**Repetitive Loss Properties.** Repetitive Loss (RL) refers to those properties insured by the NFIP incurring damages resulting in two or more claims greater than \$1,000 each in a ten year period. The state plan indicates that Sutter County has nine NFIP RL properties; of these eight RL properties are located within the incorporated portions of the county.

## Likelihood of Future Occurrences

**100-year flood – Occasional:** the 100-year flood is the flood that has a one percent chance in any given year of being equaled or exceeded.

**<100-year flood/Outside the 100-year floodplain – highly Likely:** Based on historic data, flooding events less than a 100-year flood and those outside of the 100-year floodplain occur frequently during periods of heavy rains.

Historically, the current levee system has provided the Sutter County Planning Area with a certain degree of protection from major flood events (i.e., these levees were initially designed to provide protection from the 100-year flood). However, with the recent evaluations and review of levee certifications being conducted as part of the new floodplain mapping, new data is bringing into question the structural integrity and certification of these levees. Until the new DFIRMs have been developed and finalized for the entire Sutter County Planning Area and additional

evaluation and repairs to both the levees and local drainage systems have been completed, it is difficult to exactly predict the nature and extent of future flooding within the Planning Area. Although, one thing is for certain, seasons of prolonged heavy rainfall will continue to occur throughout the Planning Area creating a wide range of flooding conditions.