

CHAPTER 1:
Introduction



1.1 OVERVIEW

The Sutter Pointe Specific Plan provides the development framework for a master-planned mixed-use community located in south Sutter County. The Plan establishes objectives, policies, and implementation tools to guide land use planning to create a new, mixed-use residential, commercial, and employment center, while conserving valuable environmental resources found within the area.

Emphasis has been placed on creating a vibrant new community that offers a distinct “sense of place”, connected to the greater Sacramento and Yuba-Sutter communities by a system of multi-modal transportation options.



Sutter Pointe is guided by the following objectives:

- Create a major employment center in south Sutter County that serves both Sutter County and the greater Sacramento region.
- Accommodate projected regional growth in a location near planned infrastructure, urban services, transportation corridors, and major employment centers.
- Provide a complementary and supportive array of land uses that enables development of a community featuring employment centers, homes, shopping, schools, recreation, cultural and worship facilities, and public services.
- Provide a range of housing choices for all family types.
- Promote a mixed-use community composed of neighborhoods and activity centers.
- Provide for development of needed regional service facilities, such as a hospital/medical center or community college.
- Establish a system of multimodal transportation facilities that connects to the regional transportation system, including pedestrian and bicycle trails and future bus rapid transit.
- Create an efficient internal street system that connects residents to employment, commercial and civic centers, schools, and recreational and community facilities.
- Locate neighborhood parks adjacent to schools, and establish joint use of park and school sites.
- Provide usable recreation facilities that also act as transition zones between employment areas and adjacent residential neighborhoods, including dual-use recreation and drainage facilities.
- Comply with the Natomas Basin Habitat Conservation Plan (NBHCP), Sacramento Area Flood Control Agency (SAFCA) flood control plans, and other regional resource conservation and safety plans.
- Promote a balance in the type and phasing of land uses that supports a strong tax base and generates financial resources to pay for public services and infrastructure without financial burden to existing Sutter County residents.
- Maintain flexibility to adapt and adjust to changing economic and market conditions.
- Support incorporation of the Specific Plan area as a city at the optimal time in the future.

Sutter Pointe is also envisioned to be a transit and pedestrian-friendly community. The Specific Plan is designed to accommodate future bus rapid transit (BRT) service along key regional transportation routes serving central points within planned activity centers. A key component of the Specific Plan is the ability to provide peak-period express transit services for commuters to Sutter, Sacramento, and Placer Counties, as well as internal specialized transit services to schools, commercial centers, and industrial job centers.

While the Sutter Pointe planned community is located within the unincorporated portion of Sutter County, it is the intent of the County that Sutter Pointe becomes an incorporated city at the earliest feasible opportunity, thereby providing residents and businesses with urban services offered by a local city government and affording residents local control over future land use planning activities.

The Specific Plan and subsequent entitlement process are consistent with the goals and policies of the Sutter County General Plan (as amended). Together, they allow for a sequence of community input and government review to ensure that development occurs in a logical, consistent, and timely manner.

1.2 PROJECT LOCATION AND CONTEXT

Sutter Pointe includes approximately 7,500 acres of land located in the southeast portion of Sutter County, within the 9,500-acre Industrial-Commercial Reserve designated in Sutter County's General Plan (see Exhibit 1.1). The Plan area is located primarily on agricultural land. Existing land uses are agricultural, composed mostly of rice fields, and industrial, including a 50-acre Sysco Corporation warehousing and distribution center and a Holt Tractor Manufacturing facility (see Exhibit 1.2). Surrounding existing and planned developments include Sacramento International Airport, Metro Airpark, and the Greenbriar Specific Plan to the southwest, the Placer Vineyards Specific Plan and Rio Linda/Elverta Specific Plan to the east, and the Natomas Joint Vision development area to the south (see Exhibit 1.3).

The Specific Plan area is generally bounded by Natomas Road on the east, the Sacramento-Sutter County line on the south, and, at its westernmost point, Power Line Road; the northern boundary is approximately 4 miles north of the Sacramento-Sutter County line. State Route (SR) 99/70 divides the southern portion of the Specific Plan area. Pleasant Grove Creek Canal and the Natomas East Main Drainage Canal form the eastern boundary of the project site (see Exhibit 1.2).

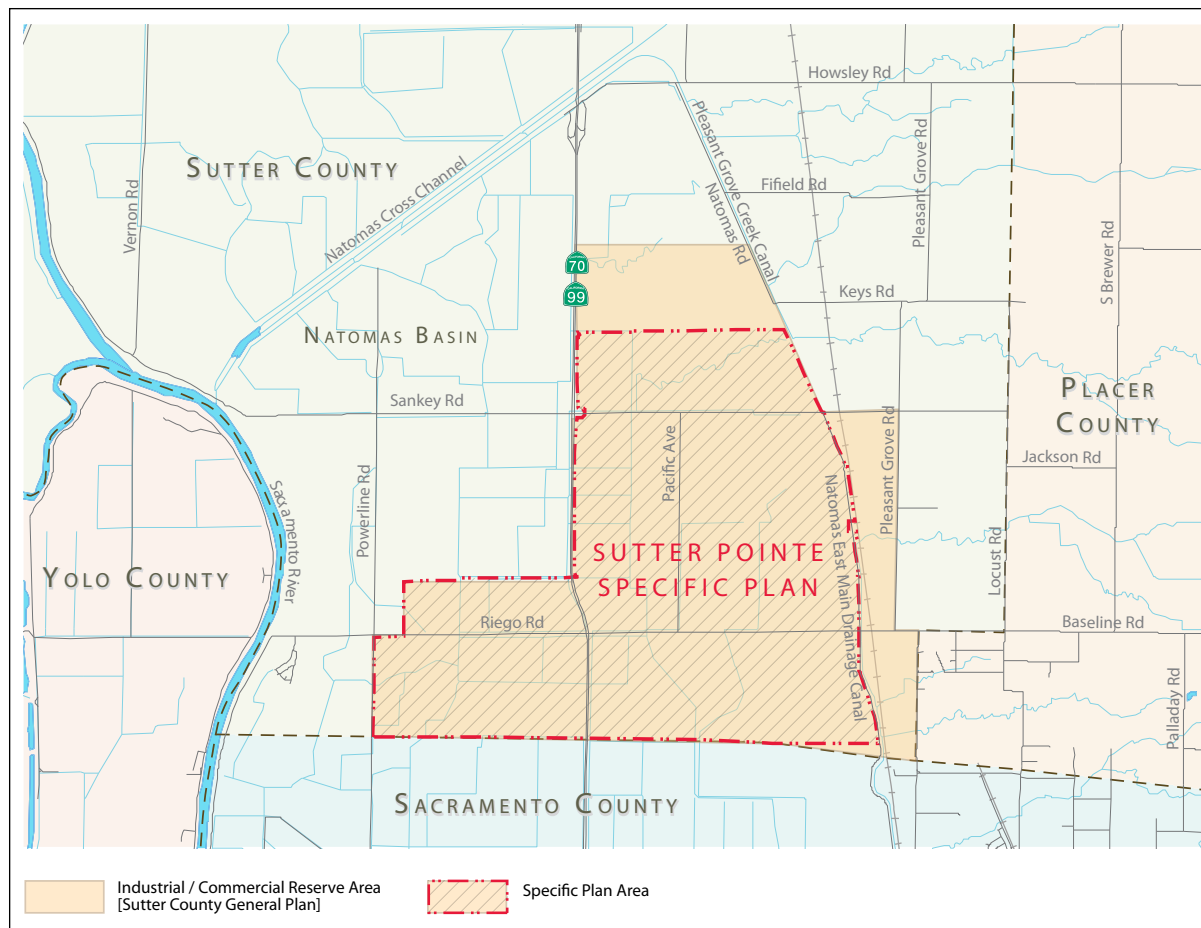


Exhibit 1.1: Vicinity Map

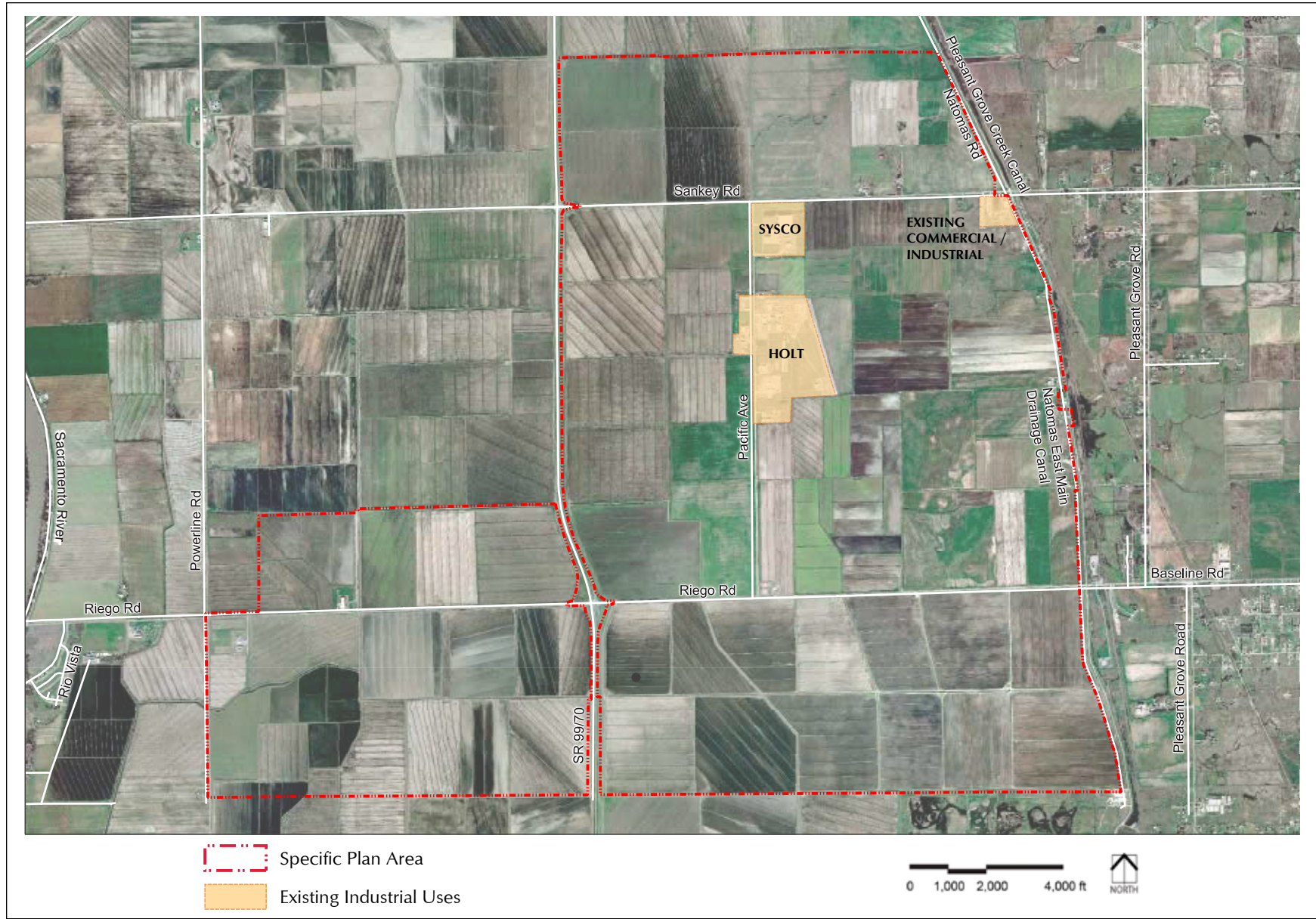


Exhibit 1.2: Existing Industrial Uses

Sutter Pointe is located in the northern part of the Natomas Basin, which is bound by the Natomas Cross Channel on the north, Pleasant Grove Creek Canal and Natomas East Main Drainage Canal (NEMDC)/Steelhead Creek on the east, the American River on the south, and the Sacramento River on the west.

Primary access through the Specific Plan area is provided by SR 99/70, which is the main north-south transportation route between Yuba City/Marysville and Sacramento. Riego Road is a primary east-west corridor providing access from the Placer County/Roseville area, through Sutter Pointe, to SR 99/70. Placer Parkway, a planned alignment parallel to Sankey Road, is a second future east-west corridor that will provide access to the southwest Placer County area.

The Riego Road/ SR 99/70 intersection is a major near-term access point offering an advantaged regional location for a variety of businesses. Construction of the Riego Road/ SR 99/70 interchange is planned to occur in the initial phases of Sutter Pointe development, and the completion of the future Placer Parkway is scheduled for the year 2020 or beyond, ensuring efficient access and visibility for Sutter Pointe's employment centers.

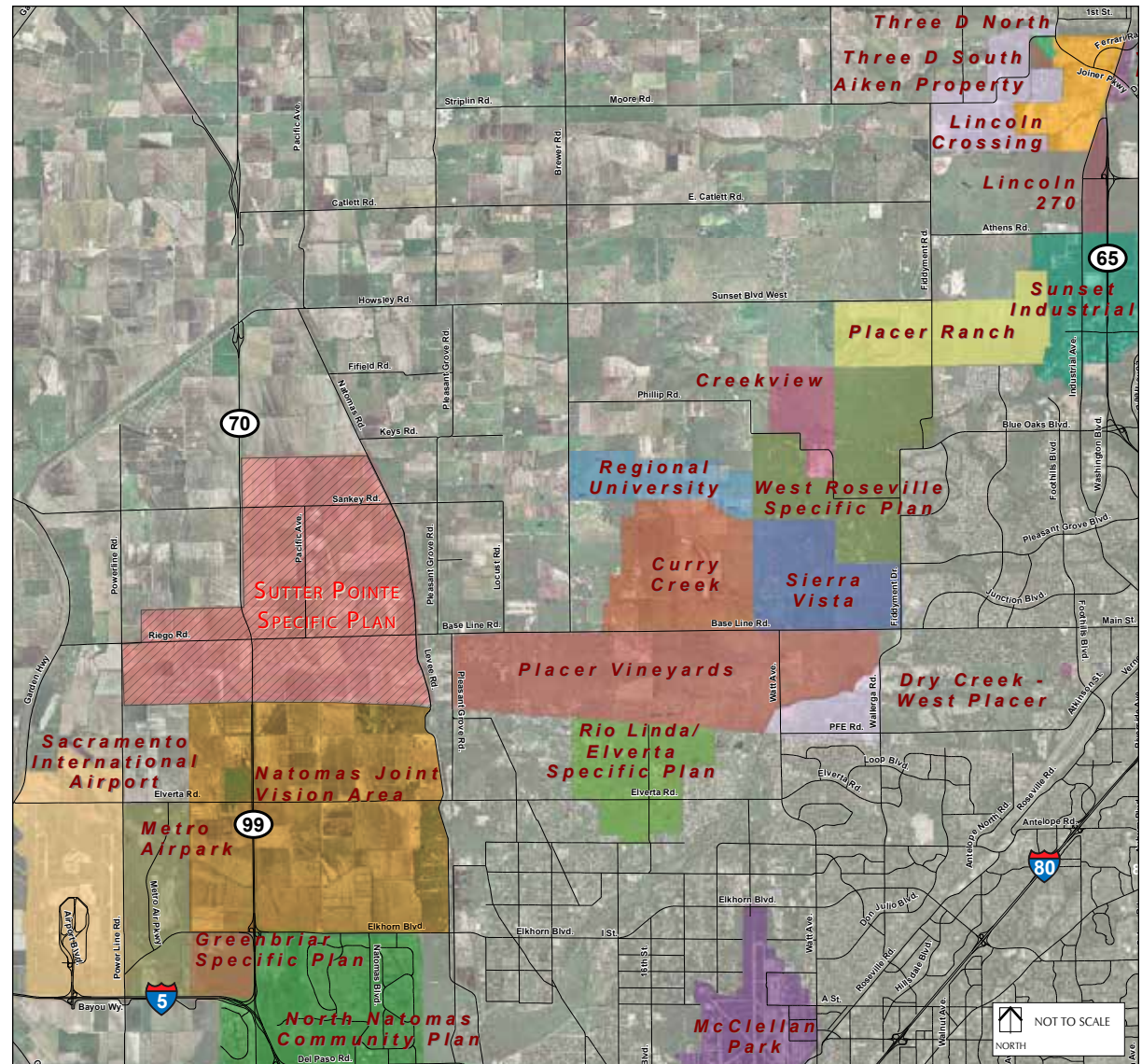


Exhibit 1.3: Regional Location Map

Source: Fehr & Peers, 2007

1.3 PROJECT HISTORY AND PLANNING CONTEXT

Sutter County initiated a comprehensive update of its general plan in July 1993. The plan update focused on developing a 20-year plan with a 100-year vision. A major component of this process was an extensive public participation program.

A 25-member Citizens Advisory Committee was appointed by the County Board of Supervisors both to provide input to the County Planning Commission and the Board of Supervisors on the issues that committee members determined should be included in the general plan and to provide recommendations identifying how those issues should be addressed. A series of study sessions and public meetings were conducted between March 13 and November 20, 1995. The Planning Commission reviewed the issues and the committee's recommendations during a separate series of public meetings and forwarded both sets of recommendations to the Board of Supervisors for consideration and direction.

A major component of the general plan update process consisted of developing a preferred land use alternative for the County. The committee provided preliminary input regarding new areas for industrial and commercial development. In subsequent meetings, the Planning Commission and the Board of Supervisors considered three land use alternatives. Following substantial public

input, including requests for land use designation changes from individual property owners, the Board of Supervisors selected a preferred alternative. This alternative served as the basis for developing the 1996 Sutter County General Plan and corresponding EIR. It was in these documents that the County first applied an urban development designation to the Sutter Pointe Specific Plan area. A 10,500-acre area was designated as Industrial/Commercial Reserve to accommodate employment-related uses. (In 2005, the County reduced the size of the area to 9,500 acres.) With the exception of Sysco and limited industrial buildings, no substantial employment-generating industry has located in south Sutter County to date, because of the lack of necessary infrastructure. There has been no coordinated infrastructure planning and no ability to finance the substantial infrastructure that would be required to serve development in the area.

1.3.1 MEASURE M

In 2004, a group of concerned citizens, political leaders, landowners, and developers crafted a strategy to deliver jobs to Sutter County. They proposed that the only way to bring employers and deliver required infrastructure and public services to south Sutter County was to finance new development with a mix of land uses, including industry, commerce, education, housing, recreation, and open space. This mix was best contained on 7,500 acres of the Industrial-Commercial Reserve area and integrated with the Natomas Basin Habitat Conservation Plan.

In November 2004, Measure M, an advisory measure regarding a proposed strategic plan for the region, was put before County voters and was overwhelmingly approved. The text of Measure M contained the following requirements for any future development of the Sutter Pointe area:

- At least 3,600 acres would be provided for commercial and industrial uses to create new jobs in Sutter County.
- At least 1,000 acres would be provided for schools, parks, open space, libraries, retail areas, and other community facilities paid for by the development.

- No more than 2,900 acres would be available for residential construction on land protected from a 100-year flood event.
- All necessary road, bridge, water, drainage, sewer, and other improvements would be paid for by the development.
- Ongoing law enforcement, fire, library, and other public services would be paid for by the development, without reducing current county service levels.

1.4 PURPOSE AND INTENT OF THE SPECIFIC PLAN

The Sutter Pointe Specific Plan and associated entitlements are the planning tools that respond to the requirements set forth by Measure M. It will be used to guide future development in this portion of the Industrial-Commercial Reserve area.

The Specific Plan establishes a development framework for land use, parks and recreation, resource protection, circulation, affordable housing, utilities and services, implementation, and design. The intent is to promote the systematic and orderly development of the Plan area.

This version of the Specific Plan supercedes all previous versions.

1.5 LEGAL AUTHORITY

Sutter County is authorized to adopt this Specific Plan pursuant to the provisions of California Government Code, Title 7, Chapter 3, Article 8 [Sections 65450-65457], which grants local planning agencies the authority to prepare and/or adopt a Specific Plan for an area covered by a General Plan for the purpose of establishing systematic methods to implement the General Plan.

California Government Code Section 65451 sets forth the requirements for Specific Plans as follows:

A Specific Plan shall include a text and a diagram or diagrams, which specify all of the following detail:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;
2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;
3. Standards and criteria by which improvements will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable; and
4. A program of implementation measures including regulations, programs, public works projects, and the financing measures necessary to carry out paragraphs 1, 2, and 3 above.

The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

All subsequent development projects and related activities must be consistent with both this Specific Plan and the Sutter County General Plan. Where a standard is not provided in the Specific Plan or Sutter Pointe Land Use and Development Code (LUDC), the standards contained in the Sutter County Zoning Ordinance and/or Sutter County Code shall apply. Refer to Appendix B for additional details regarding the LUDC, requesting changes or amendments to permitted uses or development standards, and enforcement provisions of the Development Code.

1.6 RELATIONSHIP TO OTHER DOCUMENTS

1.6.1 SUTTER COUNTY GENERAL PLAN

Pursuant to California Government Code Section 65454, a Specific Plan must be consistent with the local government's General Plan. The project site is currently designated as Commercial/Industrial Reserve in the County General Plan. A General Plan amendment, which amends the General Plan to be consistent with this Specific Plan was approved concurrently with the Specific Plan. The Sutter Pointe Specific Plan provides regulations, guidelines, and standards that are consistent with and implement the Sutter County General Plan, as amended.

1.6.2 ZONING

The majority of the undeveloped land in the project site and vicinity is zoned General Agricultural (AG) with 80-acre minimum lot sizes. Currently developed properties in the project site are zoned General Industrial (M-2).

The Sutter Pointe Land Use and Development Code (Appendix B) provides the zoning text and map for the Specific Plan area. Rezoning in the Plan area is described in more detail in Chapter 10, Implementation.

1.6.3 SACRAMENTO AREA COUNCIL OF GOVERNMENTS (SACOG) BLUEPRINT PLAN

The SACOG Blueprint Plan is a regional vision to accommodate the longer term growth needs of the Sacramento region, as the region's current population of 2 million is forecasted to grow to more than 3.8 million people over the next 50 years. It was adopted by SACOG in 2004, and has been prepared as an example of how land use and transportation choices might be integrated within the region. It is built on the principles of smart growth, promoting a wide range of housing products, reinvesting in already developed areas, protecting natural resource areas from urbanization, and providing transportation choices. In the Blueprint Plan, Sutter Pointe is the only large area targeted for new urban growth in south Sutter County.

The Sutter Pointe Specific Plan exceeds both the job and housing projections associated with the Preferred Blueprint Scenario for South Sutter. The Blueprint Plan identifies approximately 20,000 jobs and 8,500 residential units in South Sutter, resulting in a jobs-housing ratio of 2.4 by 2050. The Specific Plan accommodates approximately 67,000 jobs and 17,500 dwelling units, resulting in a buildout jobs-housing ratio of 3.8. The additional employment and higher jobs-housing ratio proposed by the Specific Plan are part of an overall

economic development strategy to bring additional jobs to this area, consistent with the intent and outcomes of Measure M.

Although the employment and residential capacities of the Sutter Pointe Specific Plan exceed those of the Blueprint Plan, the plan for Sutter Pointe includes numerous features that address the smart growth principles established by the Blueprint Plan, including the following:

- **Transportation Choices:** Public transportation, regional transit right-of-way and stations along Riego Road and Sankey Road (future Placer Parkway), and a comprehensive network of pedestrian and bicycle trails are proposed.
- **Housing Choice and Diversity:** A variety of housing types are offered to better serve the economic diversity of local homebuyers including: apartments, condominiums, townhouses, single-family detached and attached products, and senior/active adult housing products.
- **Compact Development:** Activity centers comprised of higher density residential and mixed-use development are proposed near transportation nodes (regional transit stations) and commercial/employment centers.
- **Utilizing Existing Assets:** Land uses are linked to existing transportation patterns, and Phase 1 development is centered around a proposed interchange at Riego Road and SR 99/70.
- **Mixed Land Uses:** A mixed-use Town Center is proposed that will accommodate civic, residential, and commercial functions. Four additional multi-use activity centers are proposed. Provisions to allow mixed uses within three of these centers are incorporated within the Specific Plan.
- **Natural Resource Conservation:** Sutter Pointe is located on land previously identified in the Sutter County General Plan for industrial/commercial development, and planned as Authorized Development within the Natomas Basin Habitat Conservation Plan.
- **Quality Design:** Sutter Pointe promotes a variety of high-quality neighborhood and town center designs, appropriate to the scale and use of residential areas, employment districts, and activity centers. Recreational uses and parks are provided throughout the community and integrated within its design.

1.6.4 AIRPORT LAND USE PLAN

In each California county with an airport, an Airport Land Use Commission (ALUC) prepares an Airport Comprehensive Land Use Plan (CLUP) or airport land use plan (ALUP). Government Code Section 65302.3 requires that General Plans and any applicable specific plans be consistent with the CLUP/ALUP. Further, a General Plan and Specific Plan must be amended within 180 days to be consistent with any amendment to a CLUP/ALUP. The consistency requirement may, however, be overridden by a two-thirds vote of the local legislative body when findings are adopted pursuant to Public Utility Code section 21676.

Sacramento Area Council of Governments (SACOG) is the governing ALUC for Sacramento, Sutter, Yolo, and Yuba counties. The current Sacramento International Airport Comprehensive Land Use Plan was last amended by the ALUC in January 1994. SACOG is required to update the CLUP to be consistent with the recently adopted Sacramento International Airport Master Plan (August 2007).

The current Sacramento International Airport CLUP provides land use compatibility guidelines for properties surrounding the airport. Certain projects, including Specific Plans within a CLUP area, must be referred to the ALUC for a review of a project's consistency with CLUP standards. ALUC staff then determines the land use compatibility standards which apply to the project, and whether the project is compatible, compatible subject to specific conditions, or incompatible with the CLUP. As Sutter Pointe lies partially within the airport's noise contours, the Specific Plan is subject to ALUC review.

1.6.5 ENVIRONMENTAL IMPACT REPORT (EIR)

An Environmental Impact Report (EIR) informs public agency decision makers and the general public of environmental effects of a proposed project, identifies possible ways to avoid or substantially minimize impacts, and presents a discussion of reasonable alternatives to the project that would avoid or reduce impacts while feasibly attaining the basic objectives of the project. According to the California Environmental Quality Act (CEQA), an EIR is required when implementation of a proposed project would result in a potentially significant environmental impact. Public agencies are required to consider the information presented in the EIR when determining project approval.

Concurrent with approval of the Sutter Pointe Specific Plan, an EIR was certified in accordance with the requirements of CEQA (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.). As specified in section 15168 of the State CEQA Guidelines, a program EIR was prepared for the entire Specific Plan area and the off-site infrastructure improvements required to service the area. This program-level analysis considered the broad environmental effects of the overall proposed Specific Plan and related off-site infrastructure. In addition to the program-level analysis described above, the Specific Plan EIR

included a more detailed analysis of the project or specific components of the project where sufficient data were available to permit this analysis.

A Program EIR is often the first tier in the environmental evaluation for large-scale projects and is followed by more specific environmental analyses as elements of the Specific Plan are implemented. Subsequent project-specific environmental documents will be prepared to accompany subsequent County approvals, including tentative subdivision map submittals. These later environmental documents (EIRs, mitigated negative declarations, or negative declarations) can incorporate by reference materials from the program EIR regarding regional influences, secondary impacts, cumulative impacts, broad alternatives, and other factors. By incorporating these reference materials, these later documents need only focus on new impacts that have not been considered before.

Future approvals may also be narrowed according to the rules for tiering set forth in Section 15152 of the State CEQA Guidelines. Before deciding to rely in part on a first-tier EIR in connection with a site-specific project, the lead agency must prepare an initial study or other analysis to assist it in determining whether the project may cause any significant impacts that were not

adequately addressed in a prior EIR. A negative declaration or mitigated negative declaration may be required where there is no substantial evidence that the project may have significant impacts not adequately addressed in the prior EIR or where project revisions accepted by the proponent avoid any such new significant impacts or mitigate them to a point where clearly they are not significant.

1.6.6 FINANCING PLAN

Concurrent with approval of the Specific Plan, the County Board of Supervisors adopted the Sutter Pointe Public Facilities Financing Plan. The Financing Plan identifies the funding mechanisms required for the capital costs of all public facilities infrastructure necessary to accomplish Specific Plan buildout.

1.6.7 URBAN SERVICES PLAN

An Urban Services Plan has been prepared that identifies the desired level of community services to be provided within the Sutter Pointe community and how and when those services will be funded. Policies and service standards established in the Specific Plan are implemented within the Urban Services Plan for the following community services:

- Public Transit
- Telephone
- Cable Television
- Law Enforcement
- Fire Protection
- Schools
- Parks, Recreation, and Open Space
- Cemetery
- Social Services
- Courts
- Library

The Urban Services Plan also describes the desired governance structure for Sutter Pointe, whereby most urban services will be provided initially by a County Service Area (CSA) or Community Facilities District (CFD), and ultimately by a new city government. The Urban Services Plan is included as Appendix F to the Specific Plan.

1.6.8 IMPLEMENTING MASTER PLANS

A series of master plans implements many of the policies and programs recommended throughout this Specific Plan.

Some of the master plans are attached to the Specific Plan as appendices. Others must be prepared prior to or concurrently with submission of the first Tentative Subdivision Maps (TSMs) for development within the Plan area. Table 1.1 identifies the various master plans required to implement the Sutter Pointe Specific Plan.

Exhibit 1.4 identifies the various master plans that will be approved concurrent with the Specific Plan and those that will follow adoption of the Plan.

Refer to Section 10.4.2 in Chapter 10, Implementation for information regarding development agreements.

Those master plans included as appendices to the Specific Plan are required to be updated prior to approval of the first Phasing Study, tier 2 development agreement, or tentative subdivision map within the Plan Area, whichever occurs first, See Chapter 10, Implementation, for additional detail.

TABLE 1.1: IMPLEMENTING MASTER PLANS

Master Plan	Required Upon
Design Guidelines	Adoption of Specific Plan (Included as Appendix A)
Land Use and Development Code	Adoption of Specific Plan (Included as Appendix B)
Water Supply Master Plan	Adoption of Specific Plan (Included as Appendix C)
Sewer Master Plan	Adoption of Specific Plan (Included as Appendix D)
Drainage Master Plan	Adoption of Specific Plan (Included as Appendix E)
Urban Services Plan and Fiscal Impact Analysis	Adoption of Specific Plan (Included as Appendix F)
Public Facilities Financing Plan	Adoption of Specific Plan (Included as Appendix G)
Conceptual Transit Plan	Adoption of Specific Plan (Included as Appendix H)
Master Air Quality Mitigation Plan	Adoption of Specific Plan (Included as Appendix I)
Dry Utilities Master Plan	Adoption of Specific Plan (Included as Appendix J)
School Facilities Master Plan	Prior to or concurrently with first TSMs
Public Area Landscape Plan	Prior to or concurrently with first TSMs
Parks and Open Space Master Plan	Prior to or concurrently with first TSMs
County Facilities Master Plan	Prior to or concurrently with first TSMs










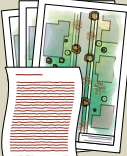
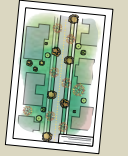
Specific Plan	Concurrent with Specific Plan			After Specific Plan and Prior to Development
	Specific Plan Appendices	Environmental Impact Report	Development Agreement	Implementation
 <p>Presents vision, broad planning objectives and policies</p> <p>Sets governance framework</p> <p>Establishes a land use plan</p> <p>Sets park and recreation service levels</p> <p>Identifies environmental resources</p> <p>Identifies roadway system and level of service standards</p> <p>Establishes trail and bikeway system</p> <p>Sets transit service objectives</p> <p>Establishes affordable housing strategy</p> <p>Establishes service levels for community and government facilities</p> <p>Identifies backbone infrastructure systems to support development</p> <p>Sets forth phasing strategy for mixed-use residential community and employment villages</p>	<p>A Design Guidelines Design guidelines for the appearance of residential, commercial, mixed-use, employment, public uses, parks and open spaces.</p> <p>B Land Use and Development Code Zoning regulations governing development, permitted uses, improvements and construction within the Specific Plan area.</p> <p>C Water Supply Master Plan Size, location and phasing of water service facilities, mapping of water systems, and cost estimates.</p> <p>D Sewer Master Plan Size, location and phasing of sewer service facilities, mapping of sewer systems, and cost estimates.</p> <p>E Drainage Master Plan Size, location and phasing of drainage facilities, mapping of drainage systems and cost estimates.</p> <p>F Urban Services Plan and Fiscal Impact Analysis Identifies the level and phasing of public services and governance and funding mechanisms to provide services. Estimates if development will generate adequate revenues to offset costs of General Fund operation and maintenance for both countywide and municipal services.</p> <p>G Public Facilities Financing Plan Identifies estimated costs of public facilities and infrastructure by phase and describes infrastructure funding mechanisms.</p> <p>H Conceptual Transit Plan Identifies transit routes, amenities, service times, phasing, fares, vehicle requirements, staffing and financing.</p> <p>I Master Air Quality Mitigation Plan Presents required strategies to reduce vehicle trips and improve air quality.</p> <p>J Dry Utilities Master Plan Presents information regarding cable, telephone, natural gas, and electrical service utilities.</p>	 <p>Documents environmental impacts and establishes mitigation measures for:</p> <p>Land Use Consistency Population, Employment, Housing Transportation/Circulation Air Quality Noise Geology and Soils Hydrology/Water Quality Public Services Public Utilities Agricultural Resources Public Health & Hazards Biological Resources Parks and Open Space Cultural Resources Visual Resources Global Climate Change</p> <p>Considers alternatives and cumulative environmental impacts</p>	 <p>Sets forth owners' obligations related to development and financing, constructing, and maintaining infrastructure.</p> <p>Includes obligations that may be imposed by the County as conditions of development, including affordable housing agreements.</p> <p>Provides owners with vested development rights.</p> <p>Exhibits include an Infrastructure Phasing Plan which describes phasing of sewer, water, drainage, streets, transit and other capital facilities.</p>	 <p>Detailed site design and amenities for each K-8 school and the high school.</p> <p>School Facilities Master Plan</p>  <p>Detailed designs for streetscapes, landscape corridors and buffer areas, community entries, and open spaces.</p> <p>Public Area Landscape Plan</p>  <p>Design themes, detailed development plans and cost estimates for each park site or recreation facility.</p> <p>Parks and Open Space Master Plan</p>  <p>Siting, design, construction, and equipment for corporation yard, fire stations, sheriff's substation, government center, library, and transit centers.</p> <p>County Facilities Master Plan</p>  <p>Funds capital costs of public infrastructure to support plan buildout.</p> <p>Establish CFD and Fee Program</p>  <p>Provides public services to the plan area until incorporation.</p> <p>Establish County Service Area</p>  <p>First Tentative Subdivision Maps</p>  <p>Town Center PD Plan</p>

Exhibit 1.4: Specific Plan and Master Plan Sequence

1.7 SPECIFIC PLAN ORGANIZATION

Each of the Sutter Pointe Specific Plan chapters begins with a chapter overview or concept discussion, followed by project background information and references to other related documents pertinent to the chapter. The Specific Plan includes objectives, policies, and service levels. The following definitions describe the nature of each and the format in which they are used in this Specific Plan.

Objectives: Objectives are statements of purpose that are general or qualitative in nature. Objectives are identified by chapter number, followed by the objective number, as follows:

Objective 1.6-1: Provide efficient regional mobility options for residents and employees of Sutter Pointe.

Policies: Policies are specific statements in text and/or diagrams guiding and implying a commitment to action. Policy statements are action-oriented requirements, and are identified by the chapter number and policy number, as follows:

Policy 1.6-1: Provide connections to the existing regional transportation network, emphasizing connections south to Sacramento, east to Roseville, and north to Yuba City and Marysville.

Policy 1.6-2: Development and phasing of the Specific Plan shall strive to provide regional roadway connections to the south and east, adequate to maintain established Level of Service standards on the proposed SR 99/70 / Riego Road interchange.

Service Levels: For certain urban services to be provided, desired service levels are identified within the Specific Plan. Service levels follow applicable policies and are identified as follows:

SERVICE LEVELS:

- Service during peak periods of travel shall be provided at a minimum 30 minute frequency. Non-peak service shall have a minimum frequency of 60 minutes.

Exhibits and Tables: The Specific Plan also includes exhibits and tables. The exhibits and tables are intended to be conceptual. They provide guidance on how the objectives and policies can be met. Exhibit 3.4 is the adopted land use plan for Sutter Pointe subject to amendment. In Chapter 10- Implementation, as each development phase or project is approved or amended, a new section specific to that phase or project will be added. Each new section will include a land use plan, a land use summary table, compliance with various plan policies (e.g., park acreage, affordable housing, etc.) and other project specific information. Each new section added to Chapter 10 will be used by County staff and the public to monitor development as the Sutter Pointe Specific Plan is implemented.

1.7.1 SPECIFIC PLAN CHAPTERS

The Sutter Pointe Specific Plan consists of 10 primary chapters, described below, and supporting appendices:

CHAPTER 1: INTRODUCTION

Defines the Specific Plan project area and provides a regional context and site history. The introduction also sets forth the regulatory context for the Specific Plan, including requirements of Measure M, the Sutter County General Plan, and other regional plans.

CHAPTER 2: COMMUNITY VISION

Describes the desired characteristics of the Sutter Pointe planned community in the future and establishes the overarching objectives of the Specific Plan. This chapter communicates planning concepts that are amplified in subsequent sections of the plan.

CHAPTER 3: LAND USE

Presents objectives and policies for the future distribution and intensity of land use throughout the Plan area. This chapter designates the type, intensity, and general distribution of uses of land among the residential, industrial, and public facility uses specified in Measure M and provides additional descriptions of the types of housing, business, industry, open space, education, civic uses, and other categories of both public and private land use desired and permitted in the plan.

CHAPTER 4: PARKS, RECREATION, AND OPEN SPACE

Presents objectives, policies, and plans addressing provision of open space, regional, community, and neighborhood parks for both structured and informal recreation in the Plan area.

CHAPTER 5: RESOURCES AND CONSERVATION

Presents objectives, policies, and plans addressing a variety of resources found in and adjacent to the Plan area, including compliance with the Natomas Basin Habitat Conservation Plan, wetland resources, special status species, energy conservation, air quality, climate change, and noise.

CHAPTER 6: TRANSPORTATION AND CIRCULATION

Presents objectives, policies, and plans addressing connections to regional transportation routes, and provision of roadways, pedestrian and bicycle facilities, public transit, park-and-ride facilities, and transportation system management in the Plan area.

CHAPTER 7. AFFORDABLE HOUSING

Presents objectives, policies, and a strategy to provide affordable housing in the Plan area.

CHAPTER 8: COMMUNITY FACILITIES AND SERVICES

Presents objectives, policies, and plans responding to the need for fire protection, police protection, schools, libraries, and solid waste facilities in the Plan area. This chapter also contains provisions for civic/government facilities to be located in the Plan area.

CHAPTER 9: INFRASTRUCTURE

Presents objectives, policies, and backbone service plans for provision of roadways, sanitary sewers, distribution of water and recycled water, storm drainage and flood control, dry utilities (gas and electric), and communications services.

CHAPTER 10: IMPLEMENTATION

Provides information regarding phasing of the Specific Plan, financing of public improvements, and subsequent entitlements. Additionally, this chapter sets forth procedural requirements for adjusting or amending the Specific Plan, and transferring development rights between land use parcels in the Plan area. This chapter also includes discussion regarding the desired future governance structure of Sutter Pointe.

APPENDICES

The Appendices contain references that support and supplement information in the Specific Plan, as described in Table 1.1.

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