

CHAPTER 3:
Land Use



Sutter Pointe's land use plan offers over 3,600 acres of commercial and industrial employment uses, 2,900 acres for new homes (17,500 units), and 1,000 acres of parks, recreation, open space, and community facilities. This chapter describes the overall framework for planned urban uses, objectives, and policies addressing community form and structure, outlines the land use categories guiding future development of the Sutter Pointe community, and describes the desired design, configurations, and relationships between the planned villages and centers. The objectives and policies presented within this chapter are to be used in conjunction with other objectives, policies, service levels, development standards, and design guidelines found in the Specific Plan and its appendices.



3.1 COMMUNITY FORM AND STRUCTURE

Sutter Pointe is organized as a system of five villages and five activity centers, geographically dispersed with complementary land uses in a setting that integrates natural drainage features, existing uses, and future development. Villages are broad areas generally designated by either residential or employment use. Activity Centers feature a mix of uses, and serve as focal points for the villages and community at large. Sutter Pointe's villages and activity centers are shown in Exhibit 3.1. This section identifies the proposed villages and centers, presents objectives and policies pertaining to each type of center, and establishes their development capacity.

Land use designations identified in Section 3.2 are used to implement the overall vision, use mix, and established development capacity for each village and center. The design intent for each type of village and center is implemented by the Sutter Pointe Design Guidelines, included as Appendix A to the Specific Plan. Development standards applicable within each village and center are set forth within the Sutter Pointe Land Use and Development Code (LUDC), included as Appendix B to the Specific Plan.



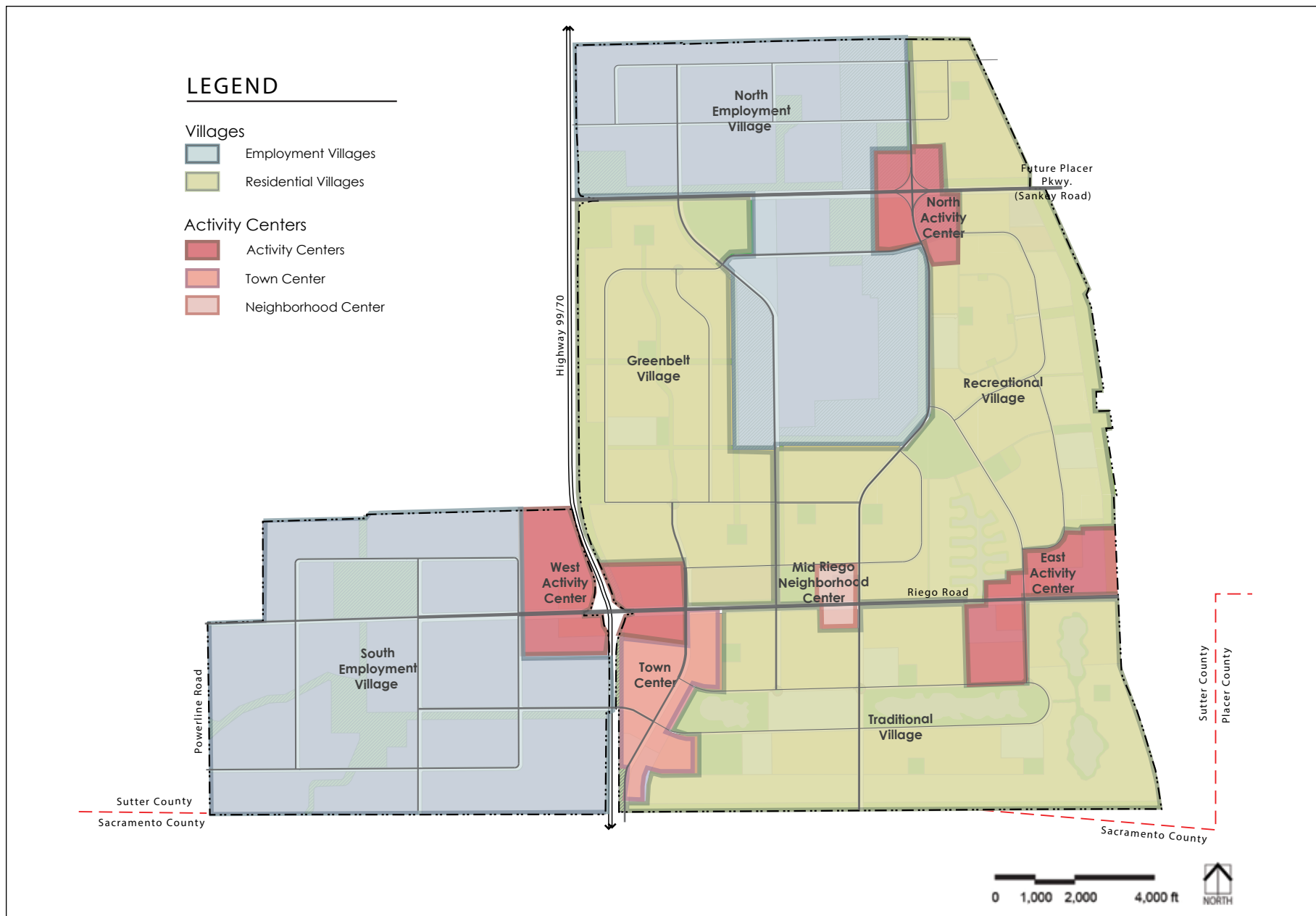


Exhibit 3.1: Villages and Activity Centers

Source: Wood Rodgers, 2014

3.1.1 EMPLOYMENT VILLAGES

Two major employment villages will be located adjacent to SR 99/70: the South Employment Village, located at a proposed Riego Road freeway interchange; and the North Employment Village, located at Sankey Road, along the future alignment of Placer Parkway, a planned limited access highway. These locations are opportune for a variety of businesses, providing larger “ready to go” sites for high-tech industrial, distribution, technology and service employers, and supporting commercial areas.

Objective 3.1-1: Provide for regional employment growth, increased tax revenues, and economic development.



Policy 3.1-1: Two employment villages shall be established to provide locations for light industrial and business park uses, as identified in Exhibit 3.1.

Policy 3.1-2: The employment villages shall be geographically dispersed to allow for better vehicular traffic flow through the Specific Plan area.

Policy 3.1-3: Promote flexible uses and designs within employment villages that accommodate complimentary mixes of light industrial, manufacturing, warehousing, office, and retail uses.

Policy 3.1-4: The North Employment Village shall be designed to provide a buffer between existing industrial uses and surrounding residential areas and interim flood control to contain the flood waters associated with the Sankey Gap.

Policy 3.1-5: Employment land uses located within the South Employment Village shall comply with land use compatibility standards established in the Sacramento International Airport Comprehensive Land Use Plan.

A small area of the South Employment Village lies within the overflight zone, the approach-departure zone, and/or the 60 dBA community noise equivalent level (CNEL) noise contour of the Sacramento International Airport. Certain uses are compatible with the overflight zone only if they do not result in a large concentration of people. Among the land uses prohibited within the overflight zone are regional shopping centers, elementary and secondary schools, hospitals, communitywide and regional parks, theaters, and stadiums and arenas. In approach-departure zones, permitted land use types include parking lots, roads, train tracks, cemeteries, and agricultural and natural open space uses. In addition, a number of uses are specifically identified as incompatible, including uses that direct steady or flashing lights of particular colors that would be visible to aircraft, uses that cause sunlight to be reflected toward an aircraft, uses that would generate smoke or attract large concentrations of birds, uses that would cause electrical interference, and hazardous installations.

SOUTH EMPLOYMENT VILLAGE

The South Employment Village is designed to be a main employment center located west of SR 99/70, accessed via Riego Road and Powerline Road. Proximity to the Sacramento International Airport, interstate freeways and the planned Sacramento Metro Airpark make this an ideal location for a regional employment hub.

This village will provide a regional enterprise district to attract a wide variety of industrial, technological, service, and retail opportunities. Planned uses focus upon large-scale manufacturing, warehouse, distribution, and light industrial, supported by complimentary commercial services.

This village will also include a fire station and water treatment plant, both located along Riego Road.

NORTH EMPLOYMENT VILLAGE

The North Employment Village is strategically located along Sankey Road (future Placer Parkway), east of SR 99/70 to take advantage of future connections to south Placer County. The 50-acre Sysco Corporation warehousing and distribution center and a Holt Tractor Manufacturing facility are two prominent industrial uses that currently exist in this village.

This village promotes a variety of industrial and office uses, such as research and development flex space, warehousing, and business parks. Industrial drainage basins will serve the drainage needs of these land uses. Planned uses also include supporting commercial facilities such as restaurants, printing establishments, office supplies, retail, and supply goods to serve adjacent and neighboring residential land uses.

The North Employment Village, located near I-5 and in close proximity to Sacramento/Bay Area population centers, accommodates food processing and related industries and thereby contributes towards the County's goal of promoting a long-term viable agricultural economy.

The village will also include a fire station south of Sankey Road (future Placer Parkway). The North Employment Village will likely be developed after the South Employment Village.

Table 3.1 identifies the planned development capacity, land use designations, anticipated mix of uses, and design intent for each employment village.



TABLE 3.1: SUTTER POINTE EMPLOYMENT VILLAGES

	North Employment Village	South Employment Village
Acres	1,346.5	1,428.0
Non-Residential Square Feet	19,735,000 ¹	22,591,000 ¹
Land Use Designations (see Section 3.2)	E1 - Employment 1 E2 - Employment 2 IDB - Industrial Drainage Basins	E2 - Employment 2 IDB - Industrial Drainage Basins
Anticipated Mix of Uses	Large-scale manufacturing, warehouse, distribution, and light industrial, with commercial support services; water treatment plant; industrial drainage basins; fire station	Industrial and office uses, such as research and development flex space, warehousing, and business parks with commercial support services; industrial drainage basins; fire station
Design Intent	Create a separate and distinct identity for individual projects, as long as each project compliments the overall village and community image.	

1. See Table 3.4 for development assumptions.

3.1.2 RESIDENTIAL VILLAGES

Sutter Pointe includes three residential villages, providing a range of housing choices organized around a central network of roadways, trails, bicycle paths, open spaces, and parks. Benefits offered by such a design include an established sense of place, increased safety, and high levels of social interaction. The villages help residents relate to a smaller, more manageable and defined area, and promote a greater sense of place and belonging, strengthening the village and its supporting activities and services.

Dividing the residential portion of this community into villages allows for the creation of convenient village focal points, and supports the function of activity centers, giving future residents, employees, and visitors direct access to commercial, technological, and recreational amenities. Although the size and boundaries of each village are unique, the villages share some common planning principles and characteristics. The circulation, open space, housing, and commercial facilities within each village all function as parts of an integrated system, with facilities sized and planned according to the service population.

Objective 3.1-2: Support residential development within distinct villages and mixed-use areas.

Policy 3.1-6: Three residential villages shall be established to provide for residential uses within the Specific Plan area, as identified in Exhibit 3.1.

Policy 3.1-7: Use creative and flexible approaches to design the residential villages to create high-quality, high-amenity neighborhoods.

Policy 3.1-8: Design residential villages to accommodate a variety of housing types and styles located in proximity to major road corridors, transit stops, and community facilities.

Policy 3.1-9: Support development of a transitional area between the southern Plan area and the Natomas Basin Conservancy lands to buffer preserved lands from residential and employment land uses.



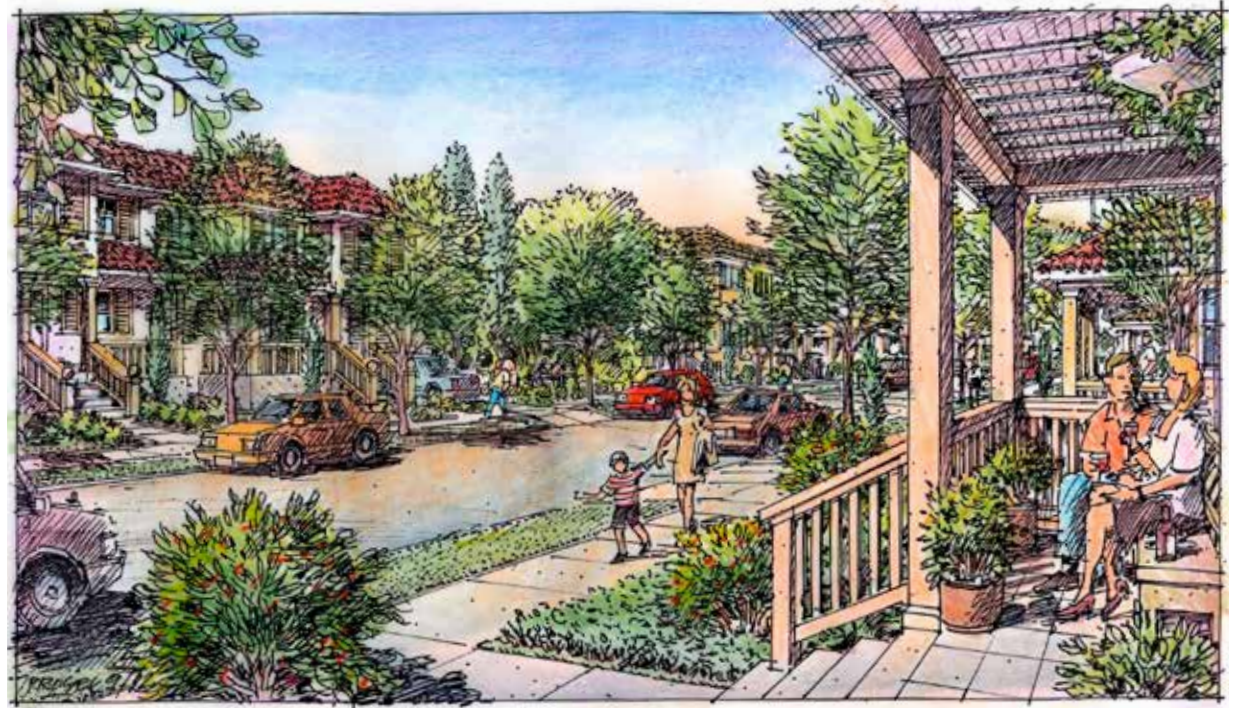
TRADITIONAL VILLAGE

The Traditional Village is located east of Sutter Pointe's Town Center in the southeast quadrant of the Plan area. This village provides a range of housing options including larger estate units, detached and attached single-family homes, and townhouses and apartments. The village also may include active adult neighborhoods and a community center. Residents of the Traditional Village will have easy access to multi-modal transportation options and educational, recreational, and retail amenities within a short walk or ride from home. The village also features two lakeshore community parks that extend eastward from the Town Center, forming a Great Park surrounding a series of lakes, with a third lakeshore community park connected by walking trails. This Great Park is a central feature of the Traditional Village, and provides a vibrant and diverse mix of recreational uses appropriate for all ages.

Riego Road provides primary access to the Traditional Village, and includes space reserved for a future transit line within the right-of-way. A new north/south collector street provides connection to the East Activity Center, while a new north/south arterial provides access to the Mid Riego Neighborhood Center. Both centers can be

accessed by Riego Road as well. Sutter Pointe's proposed high school is located within the Great Park, encouraging joint-use of school and park space and recreational facilities. In addition, the Traditional Village features three K-8 schools, five neighborhood parks, one community park, and a fire station. The southern boundary of the village features an open space buffer to provide a transition from residential use in the Plan area to agricultural use in the adjacent preserve lands.

This village emphasizes traditional neighborhood designs built around grid street patterns with walkable, tree-lined neighborhoods, porches, and street front amenities. The design of the Traditional Village is planned to extend into the Town Center, through common landscape and streetscape improvements. The architectural style of the Traditional Village will reflect the diverse lifestyles of the residents.



GREENBELT VILLAGE

The Greenbelt Village, located in the central western portion of the Plan area, is centered around an extensive greenbelt system of landscaped trails and open spaces. This village will provide a range of housing options including detached and attached single-family homes, townhouses, and apartments. Regional and local commercial centers within the West Activity Center border the village at its southern edge.

The Greenbelt Village is accessed on the south by Riego Road, and on the east by a planned north-south arterial roadway generally aligned with the current Pacific Avenue. Open space and interim flood zone areas buffer residential uses from SR 99/70, Sankey Road (future Placer Parkway), and the North Employment Village. This village includes a regional park designed for active sport use, including multiple baseball and soccer fields and nighttime lighting. The village also includes four neighborhood parks and a K-8 school, and may include active adult neighborhoods and a community center. This village emphasizes designs that orient residential neighborhoods to the greenbelt spine connecting them to one another. Architectural styles and recreational amenities within the village will reflect the needs of its residents.

RECREATIONAL VILLAGE

The Recreational Village is situated within the central eastern portion of the Plan area, east of the North Employment Village and north of the Traditional Village. It is configured around a regional park, a lake, and a large community greenway located along the eastern edge of the Plan area. Detached and attached single-family homes, townhouses, and apartments are planned to support a variety of living options including active adult lifestyles. The village is supported by the adjacent North and East Activity Centers and the Mid Riego Neighborhood Center. The village extends north of Sankey Road to include the residential area located east of the North Employment Village. Parcels designated as Open Space and E1 Interim Flood Zone will provide a buffer between residential uses in this village and the adjacent North Employment Area.

The Recreational Village is accessed primarily by a new north-south arterial roadway connecting a future interchange at Sankey Road (Placer Parkway) with Riego Road. Interim flood zones will buffer this interchange from the adjacent residential uses. In addition to the regional park, lake and community greenway a series of neighborhood parks, recreation centers (clubhouses), greenbelts and two K-8 schools serve the village. This village

emphasizes designs that maximize connectivity to and orientations toward its many park and open space features.

Within the Recreational Village are two unique neighborhoods, the Club Neighborhood and the Lake Neighborhood. The Club Neighborhood is modeled after traditional neighborhood design principles that were particularly popular in the Sacramento Region during the 20s and 30s. These neighborhoods were built around a centralized private recreation center (clubhouse) that was the social heart, and in many cases, the neighborhood's namesake. This approach fosters a strong sense of community, as every homeowner is a registered member of the clubhouse.

The Lake Neighborhood is intended to be an exclusive enclave within the Sutter Pointe Specific Plan area. This gated neighborhood features a lake as the focal point and organizing feature. The lake is a considerable asset to the neighborhood, establishing it as an attractive site for move-up and executive housing. Along the lake is a clubhouse and recreational facilities that are solely for the use of Lake Neighborhood residents.

TABLE 3.2: SUTTER POINTE RESIDENTIAL VILLAGES

	Traditional Village	Greenbelt Village	Recreational Village
Acres	1,247.7	946.4	1,342.6
Dwelling Units	3761 ¹	4863 ¹	5889 ¹
Land Use Designations (see Section 3.2)	LDR - Low Density Residential MDR - Medium Density Residential P - Park K-8 and High Schools OS - Open Space	MDR - Medium Density Residential HDR - High Density Residential P - Park K-8 Schools OS - Open Space	LDR - Low Density Residential MDR - Medium Density Residential HDR - High Density Residential P - Park K-8 Schools OS - Open Space
Anticipated Mix of Uses	Estate homes, detached and attached single-family homes, townhouses, and apartments; fire station	Detached and attached single-family homes, townhouses, and apartments; community center	Estate homes, detached and attached single-family homes, townhouses, and apartments; active adult community; recreation center
Central Open Space Feature	Community parks configured around a series of lakes forming a Great Park	A regional sports park and extensive greenbelt system of landscaped trails and open spaces	A regional park, a lake, and an extensive greenbelt system of landscaped trails and open space, including a linear open space along the levee toe
Design Intent	Traditional neighborhoods built around grid street patterns with walkable, treelined neighborhoods, porches, and street front amenities	Neighborhoods oriented to the greenbelt and reflecting the needs of an active community	Maximize connectivity to and orientations toward park and open space features

1. See Table 3.4 for development assumptions.

This neighborhood is connected by a network of pathways, including one alongside the lake. A small commercial center is located in the southern part of the neighborhood, where shops and restaurants will front the lake. This unique setting will be a destination for the residents of the Lake Neighborhood, as well as from the surrounding community.

Table 3.2 identifies the planned development capacity, land use designations, anticipated mix of uses, and design intent for each residential village.

3.1.3 ACTIVITY CENTERS

The land use plan establishes a hierarchy of activity centers based on location and intensity of planned uses, including a mixed-use town center, geographically dispersed activity centers, and a neighborhood retail center.

Consistent with the Specific Plan, the vision for each Activity Center is to provide hubs within Sutter Pointe that contain a mix of higher-intensity commercial, employment, and residential uses. The Specific Plan defines the geographic boundaries of distinct Activity Centers, each containing several parcels with differing mixes of residential and non-residential land uses. Each parcel has an assigned development density and/or dwelling unit

allocation, which in aggregate, creates a holding capacity for the intensity of development that is permitted to occur within each Activity Center as a whole.

Buildout of each Activity Center is intended to evolve with flexibility, both in how uses are mixed as well as how the pattern of development occurs. While each Activity Center’s parcels may develop individually consistent with the land use and zoning designations provided by the Specific Plan and LUDC (Appendix B), the Specific Plan encourages the comprehensive planning of each. This is intended to promote a high level of connectivity between uses and a development pattern that fosters walkability and use of alternative transportation modes.

Through a comprehensive plan approach, the aggregate of all parcels’ development intensity within an Activity Center may be combined and redistributed within its geographic boundary. This is intended to facilitate a creative and innovative development pattern, allowing commercial, employment, and residential uses to be mixed in a different manner than is provided for on the land use plan. In order to ‘redefine’ the land uses and development pattern within any Activity Center, it must be planned comprehensively by applying the

Planned Development Combining District zoning designation, pursuant to the regulations established in Division 11 of the LUDC (Appendix B).



Objective 3.1-3: Provide focal activity centers throughout the Plan area that provide goods and services to surrounding residents and businesses in a walkable, accessible environment supported by public transit.

Policy 3.1-10: Five activity centers shall be established to provide for mixed commercial, residential, and civic uses within the Specific Plan area, as identified in Exhibit 3.1.

Policy 3.1-11: Establish the Town Center as Sutter Pointe's civic, commercial, and social center.

Policy 3.1-12: Structure the West, North, and East Activity Centers to compliment retail and residential areas and to support the central role of the Town Center.

Policy 3.1-13: Establish the Mid Riego Neighborhood Center to provide basic goods and services to surrounding residential villages.

Policy 3.1-14: Create walkable activity centers by integrating pedestrian traffic, outdoor eating spaces, public art projects, and visual vistas into public spaces.

Policy 3.1-15: Implement the Town Center and mixed-use portion of the West Activity Center through a Planned Development process, as described in the Sutter Pointe LUDC (Appendix B), to ensure coordination and connectivity between the two centers.

Policy 3.1-16: Allow variations from planned land uses and intensities that encourage further mixing of commercial, office, and residential use within the boundaries of the West, North, and East Activity Centers and Mid-Riego Neighborhood Center identified in Exhibit 3.1. Variations from planned uses within these centers shall be implemented through a Planned Development process, as described in the Sutter Pointe LUDC (Appendix B).

TOWN CENTER

The mixed-use Town Center is designed to be the heart of the Sutter Pointe community, allowing for a variety and mix of residential, commercial, recreational, and civic uses. Located immediately southeast of a planned freeway interchange at Riego Road and SR 99/70, the Town Center is anchored to the north by regional-serving retail uses surrounding the interchange, to the east by parks and residential neighborhoods, and to the west by office and industrial uses across the freeway.

The Town Center is intended to be Sutter Pointe's central activity node, providing an accessible pedestrian- and transit-oriented mixed-use retail core, surrounded and supported by high-density residential and employment uses. A planned multi-modal transit center offers potential for buses, bus rapid transit (BRT), or future light rail extensions south to Sacramento International Airport, North Natomas, and downtown Sacramento. Retail uses will include movie theaters, groceries, cafes, boutiques, and specialty shops. The Town Center will include a government center serving the Sutter Pointe community and ultimately a new city. A police substation completes the Town Center's civic functions.

Mixed-use development in the Town Center consists of both vertical mixed-use (ground floor commercial uses with residences or offices above) and horizontal mixed-use (commercial and residential development occurring on the same site). Commercial uses will be encouraged to be built adjoining wide public sidewalks (with build-to lines at the edge of the right-of-way). Specialty retail uses, including restaurants, are intended to front the adjacent lake and parks to the east. The intent of this commercial use is to provide a catalyst that generates high intensity pedestrian use in the area. Examples of specialty stores appropriate for the Town Center include grocers, cafes, boutiques, banks, and similar uses, which generally are less than 25,000 square feet in size.

Distinct streetscapes, roadway configurations, and gateway signage will announce arrival within the Town Center, and will support and encourage pedestrian, bicycle, and transit use. These design themes will continue into the West Activity Center, providing a strong linkage between the two centers. The streetscape environment is envisioned to be pedestrian-friendly, with buildings located behind wide sidewalks allowing for outdoor dining, display areas, and public art exhibits, as well as on-street parking in front of local shops and stores.



Shaded parking areas will be located within the middle of each block with buildings oriented toward the street.

A pedestrian scale Main Street will support local shops, plazas, a movie theater, or similar uses that shape and activate the streets and public spaces surrounding them. Open spaces, streets, and community facilities within the Town Center will provide social and design focal points for surrounding developments. The communal activities are centrally located to encourage social interaction.

The Town Center will be implemented through a planned development (PD) process to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. The intent of using a PD process for the Town Center is to ensure that all of the desired uses are accommodated and the overall Town Center design objectives achieved as individual projects are approved and constructed. Components of the Town Center will be developed in phases as described in Chapter 10, Implementation.

Exhibit 3.2 provides a conceptual illustration showing how the Town Center and adjacent West Activity Center work together to accommodate a variety of mixed commercial, residential, office, and civic uses. Coordination throughout the PD process will enable these two centers to reach these joint objectives.



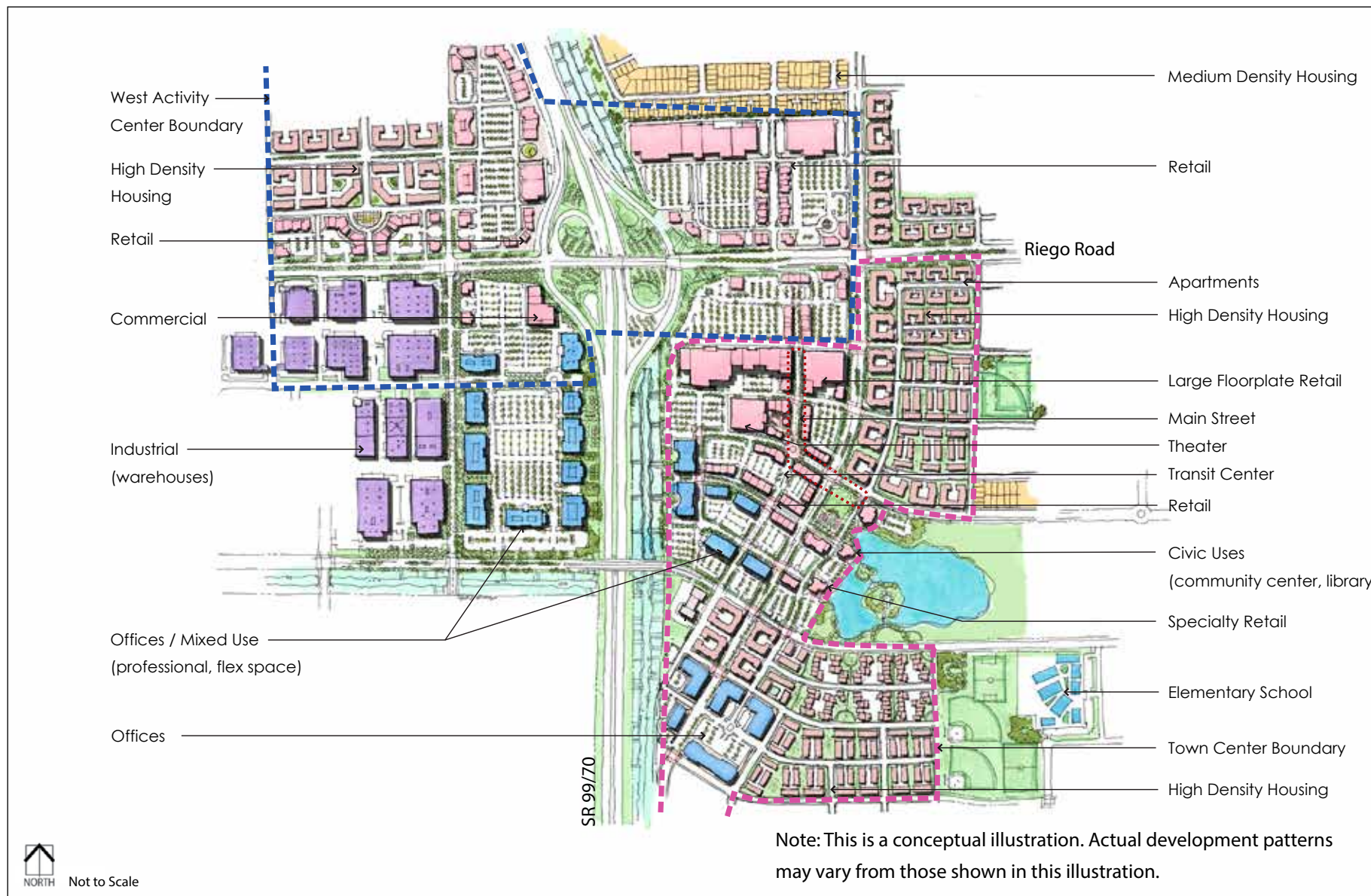


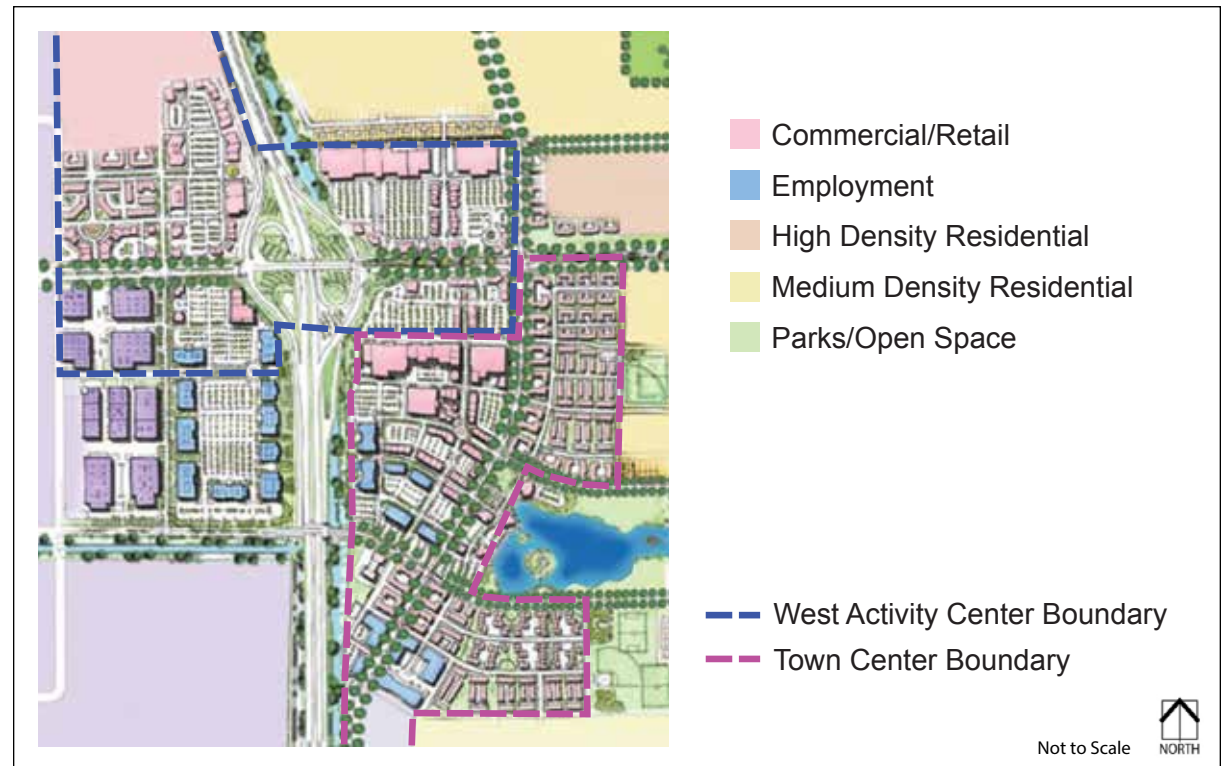
Exhibit 3.2: Town Center and West Activity Center

WEST ACTIVITY CENTER

A mixed-use commercial center and residential community will be located around the proposed SR 99/70-Riego Road interchange, providing jobs, tax revenues, and shopping and residential opportunities for the region (see inset). The West Activity Center will be linked to surrounding communities by multiple transportation modes. Exhibit 3.2 provides a conceptual illustration showing how the West Activity Center can be integrated with and support the Town Center.

This center is ideally located at a major access point to SR 99/70 along Riego Road, allowing for easy access and visibility; and serves as a buffer between industrial uses west of the freeway and the residential communities to the east. The commercial and employment portions of this center are envisioned as large-scale retail stores and office parks providing goods, services, and employment for a regional market. Uses will typically include, but not be limited to, home improvement and large-scale gardening centers, large-scale discount centers, household goods and groceries, auto sales and services, and food and drink establishments. The mixed-use portion of this center is envisioned to establish a residential community of townhouses, condominiums, and apartments. To achieve this objective, mixed-

use areas of the West Activity Center will be developed through a planned development (PD) process to ensure that all of the desired uses are accommodated and the overall design objectives fulfilled as individual projects are approved and constructed. This center emphasizes designs that tie the residential community and retail areas together into a unified community supporting the Town Center.



NORTH ACTIVITY CENTER

Strategically located along the future Placer Parkway alignment and a future planned north-south arterial on the eastern side of the Plan area, the North Activity Center provides for both community- and neighborhood-serving retail goods and services. It is surrounded by medium density residential areas to the east and employment areas to the west that provide for future development of commercial, office, or mixed commercial and office uses in the future depending on market demand. This center emphasizes designs that provide places to meet, shop, eat, recreate, and obtain services.



EAST ACTIVITY CENTER

The East Activity Center establishes an excellent opportunity for a regional service or institutional use, such as a campus-oriented community college, vocational school, hospital, medical

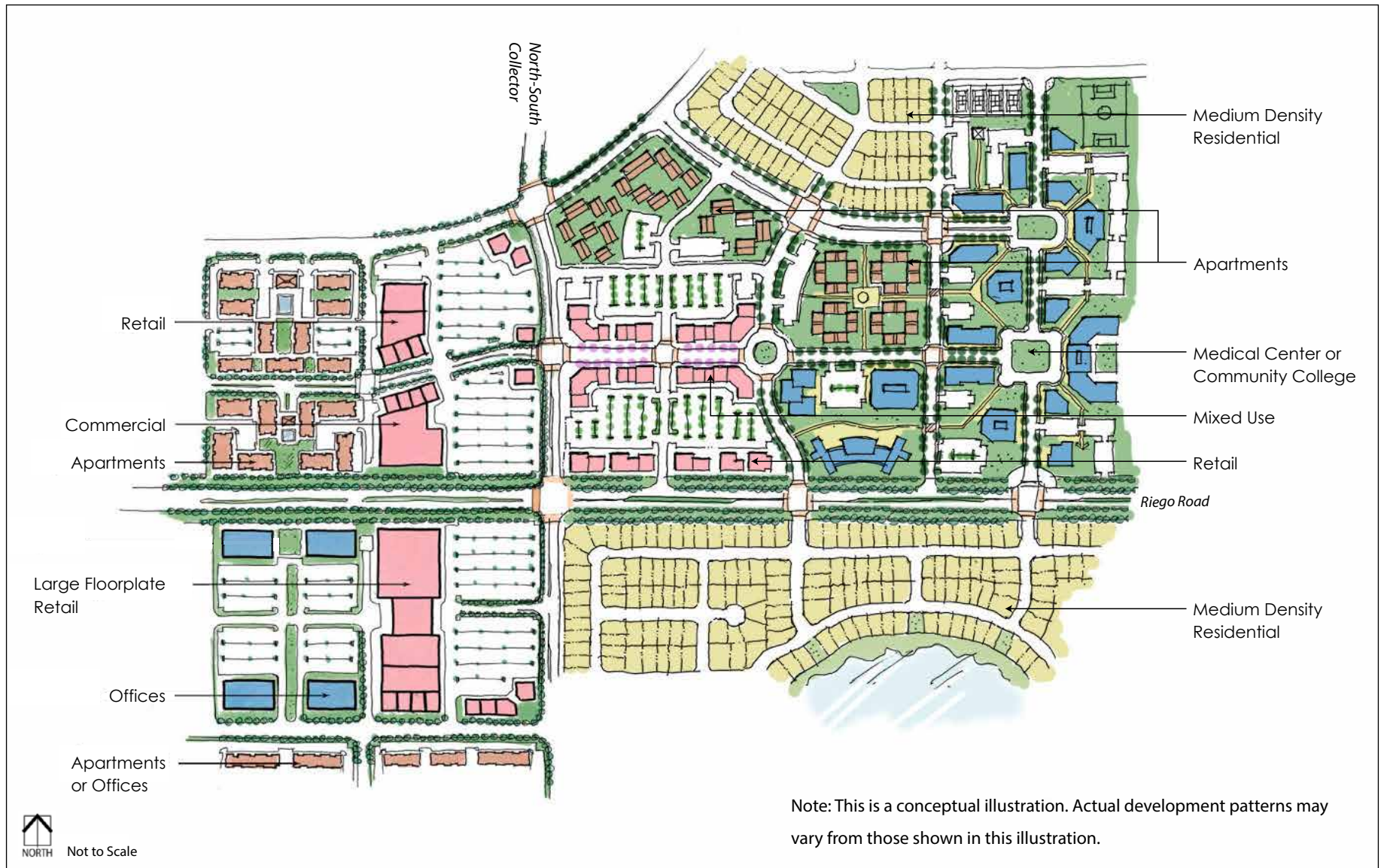
center, or office park. Neighborhood-serving commercial uses also located within this center support the adjacent residential villages. Included are commercial uses that front the adjacent lake, providing the opportunity for restaurants and other uses that can take advantage of the lake views. Higher density residential areas surround and support the commercial and employment functions of the center. A transit center to be located along Riego Road provides public transit service. The East Activity Center is purposefully designed to be flexible in nature to accommodate future campus oriented land uses that may be compatible with the location as new planning trends and market conditions evolve.

This center is accessed by Riego Road and a new north-south collector street on the eastern side of the Plan area. Exhibit 3.3 provides a conceptual illustration of the East Activity Center, showing how the proposed commercial, residential, and campus-oriented uses may be integrated. Further flexibility of uses and intensities may be allowed through use of a Planned Development Combining District, provided that unit counts and non-residential square footages do not exceed those identified in the specific plan for the East Activity Center.

MID RIEGO NEIGHBORHOOD CENTER

The Mid Riego Neighborhood Center is located at the intersection of the three residential villages, roughly half-way between SR 99/70 and the eastern Plan area boundary along Riego Road. This center provides for the retail and service needs of neighborhoods within a ½- to 1-mile radius. This shopping center accommodates neighborhood-serving retail uses, such as convenience stores, gas stations, professional offices, cafes, and restaurants. The center emphasizes designs that maximize visibility and accessibility from Riego Road as well as the surrounding neighborhoods. This center includes a fire station site and a high-density residential area.

Table 3.3 identifies the planned development capacity, land use designations, anticipated mix of uses, and design intent for each residential village. Like other activity centers, the Planned Development Combining District maybe be used to allow flexibility in uses and intensity provided unit counts and non-residential square footages do not exceed those identified in the Specific Plan for the Mid Riego Neighborhood Center.



Note: This is a conceptual illustration. Actual development patterns may vary from those shown in this illustration.

Exhibit 3.3: East Activity Center Conceptual Illustration

TABLE 3.3: SUTTER POINTE ACTIVITY CENTERS

	Town Center	West Activity Center	North Activity Center	East Activity Center	Mid Riego Neighborhood Center
Acres	163.7	217.1	98.1	145.7	32.7
Dwelling Units	1,421 ¹	308 ¹	— ¹	1,053 ¹	274 ¹
Non-Residential Square Feet	1,551,000 ¹	2,898,000 ¹	1,383,000 ¹	1,200,000 ¹	191,000 ¹
Land Use Designations (see Section 3.2)	HDR - High Density Residential MU - Mixed-Use E1 - Employment 1	MU - Mixed-Use CR - Commercial Retail E1 - Employment 1	CR - Commercial Retail E1 - Employment 1 E1F - Interim Flood Zone	HDR - High Density Residential CR - Commercial Retail E1 - Employment 1	CR - Commercial Retail HDR - High Density Residential
Anticipated Mix of Uses	Residential, commercial, recreational, and civic uses; transit center	Townhouses and apartments, large-format retail stores, auto sales/ service, and food and drink establishments	Community- and neighborhood-serving retail goods and services; transit center	Campus-oriented regional service or institutional use, supporting commercial retail and higher density housing; transit center	Neighborhood-serving retail stores, gas stations, professional offices, cafes and restaurants, and higher density housing
Design Intent	Create an accessible, pedestrian- and transit-oriented central district. Use public and civic spaces to promote social interaction	Tie the residential community and retail areas together into a unifies community supporting the Town Center	Provide places to meet, shop, eat, recreate, and obtain services	Maintain flexibility to accommodate and support future campus-oriented land uses	Maximize visibility and accessibility

1. See Table 3.4 for development assumptions.

VARIATIONS FROM PLANNED LAND USES

The Specific Plan provides for variation from planned land uses and intensities to encourage mixed commercial, office, and residential use within the boundaries of the West, North, and East Activity Centers and Mid Riego Neighborhood Center, identified in Exhibit 3.1. As an alternative to developing each land parcel according to its planned use and intensity, an applicant may propose to develop the entire activity center as an integrated mixed-use project, provided that the proposed mixed-use project does not exceed the planned number of units or non-residential square footage identified in the Specific Plan for the subject activity center, as described in Table 3.4.

Variations from the planned uses and intensities described within the Specific Plan on individual land parcels at these locations would require the applicant to complete and submit a Development Plan for the activity center, as described in the Sutter Pointe LUDC (Appendix B). Uses consistent with the planned uses and intensities described within the Specific Plan on individual land use parcels within the West, North, and East Activity Centers would not require completion of a Development Plan.

3.2 LAND USE DESIGNATIONS

The Sutter Pointe Specific Plan land use plan includes a combination of residential, employment, service, open space, and public uses. The Plan area will feature 17,500 dwelling units and approximately 50 million square feet of employment uses. Planning level land uses are identified in the Land Use Plan (Exhibit 3.4) and summarized in Table 3.4. The planning level assignment of land uses and densities for each land parcel is summarized in Table 3.5. These uses will support a build out population of approximately 47,000 residents and provide jobs for approximately 67,000 employees (Table 3.6). This allocation is for planning purposes only and does not vest individual parcels with development rights to specific land uses or number of dwelling units.

The County retains its authority to evaluate development applications for individual projects and phases as such are submitted. Actual allocation of land uses and dwelling units will be vested through Development Agreements and other entitlement approvals and may vary from the planning level assumptions shown in Table 3.5, taking into account the specific characteristics of each individual development application in the context of previously approved development phases as well as potential future opportunities and constraints within the Specific Plan Area.

Any such refinements to the Specific Plan will be made subject to this chapter, as well as Chapter 10, Implementation.

Objective 3.2-1: Provide land uses which enable development of a community featuring job centers, homes, shopping, employment, schools, recreation, cultural and worship facilities, and public services.

Policy 3.2-1: Arrange land uses to reduce vehicle miles traveled and energy consumption.

Policy 3.2-2: Provide development and transitional land use patterns that minimize conflicts with existing businesses and land uses.

Policy 3.2-3: Properties shall conform to the permitted density or intensity range for the land use designation assigned to the property in Table 3.4.

The acreages shown in Tables 3.4 and 3.5 are calculated as gross acres, with subtractions for backbone roadways. These acreages include necessary development components, including, but not limited to, local roads, rights of way, utilities, and buffers between agricultural and residential uses.

Individual parcel sizes were multiplied by the assumed dwelling units per acre and the average FAR factors in Table 3.4 to determine the proposed dwelling units and non-residential square footage allocations in Table 3.5.

To provide development flexibility, density transfers between residential land use parcels and square footage transfers between non-residential parcels are permitted without the need for a Specific Plan amendment, provided that they meet the criteria set forth in "Transfer of Development Rights", described in Chapter 10, Implementation.

The Sutter Pointe Specific Plan is proposed to be built in four phases of residential/mixed-use development and four separate phases of employment village development. The phasing plan for Sutter Pointe is presented in Chapter 10, Implementation.

TABLE 3.4: LAND USE SUMMARY TABLE

	Acreage		Dwelling Units (DUs)			Non-Residential Square Feet		
	Acres (Gross)	Percentage of Total	DUs/Acre Range	Assumed DUs/Acre	DUs	FAR Range	Average FAR	Square Feet
RESIDENTIAL USES								
Low Density Residential (LDR)	512.8	6.8%	2.0-5.0	2.85	1,461			
Medium Density Residential (MDR)	1,950.3	25.9%	5.1-12.0	6.16	12,014			
High Density Residential (HDR)	187.8	2.5%	12.1-24.0	18.26	3,426			
Backbone Residential Roads	246.8	3.3%						
Subtotal	2,897.0	38.5%			16,901			
EMPLOYMENT USES								
Employment 1 (E1)	181.1	2.3%				0.2-0.5	0.35	2,759,000
E1 Interim Flood Zone (E1F)	406.3	5.4%				0.2-0.5	0.35	6,200,000
Employment 2 (E2)	1,990.5	26.4%				0.4-0.6	0.42	36,408,000
Commercial Retail (CR)	171.2	2.4%				0.2-0.35	0.25	1,865,000
Industrial Drainage Basin (IDB)	414.3	5.5%						
Mixed Use (MU)	164.1	2.2%	12.1-45.0	18.26	599	0.2-1.5	0.35	2,501,000
Backbone Employment Roads	299.0	4.0%						
Subtotal	3,626.5	48.2%			599			49,733,000
COMMUNITY FACILITIES								
Parks (P)	437.6	5.8%						
Open Space (OS)	391.8	5.2%						
Elementary/Middle Schools (K-8)	121.7	1.6%						
High School (HS)	52.9	0.7%						
Subtotal	1,004.0	13.3%						
GRAND TOTAL	7,528.2	100.00%			17,500			49,733,000

Note: Discrepancies between Table 3.4, "Land Use Summary Table" and Table 10.1, "Land Use Summary by Phase" are due to rounding.

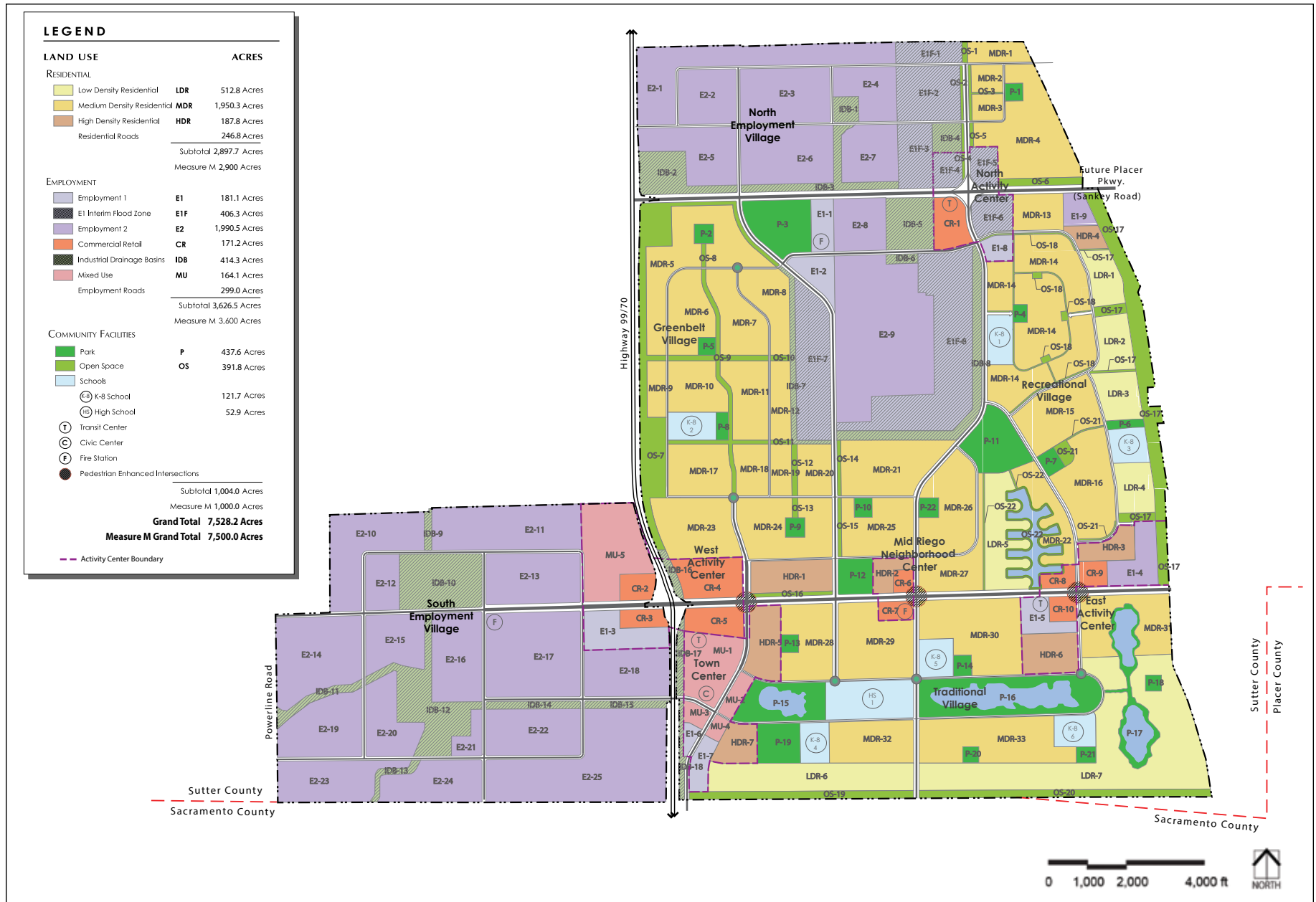


Exhibit 3.4: Land Use Plan

Source: Wood Rodgers, 2014

TABLE 3.5: LAND USE PLAN BY CATEGORY AND LAND PARCEL

Land Use Parcel	Acres (Gross) ¹	Dwelling Units ¹	Square Feet ¹
LOW DENSITY RESIDENTIAL (LDR)			
LDR-1	27.7	79	
LDR-2	29.7	85	
LDR-3	30.9	87	
LDR-4	29.0	83	
LDR-5	60.9	174	
LDR-6	91.0	259	
LDR-7	243.6	694	
Subtotal	512.8	1,461	
MEDIUM DENSITY RESIDENTIAL (MDR)			
MDR-1	20.0	123	
MDR-2	13.9	86	
MDR-3	13.2	81	
MDR-4	109.3	673	
MDR-5	103.9	640	
MDR-6	51.7	318	
MDR-7	53.7	331	
MDR-8	43.7	269	
MDR-9	17.1	105	
MDR-10	44.0	271	
MDR-11	49.3	304	
MDR-12	25.5	157	
MDR-13	29.0	180	
MDR-14	200.5	1,236	
MDR-15	66.6	410	

Land Use Parcel	Acres (Gross) ¹	Dwelling Units ¹	Square Feet ¹
MDR-16	76.5	471	
MDR-17	51.1	315	
MDR-18	27.5	169	
MDR-19	17.4	107	
MDR-20	28.1	173	
MDR-21	80.4	495	
MDR-22	43.0	265	
MDR-23	73.7	454	
MDR-24	80.2	494	
MDR-25	60.2	371	
MDR-26	71.8	442	
MDR-27	43.2	266	
MDR-28	57.6	355	
MDR-29	80.9	498	
MDR-30	97.9	603	
MDR-31	65.2	402	
MDR-32	56.1	346	
MDR-33	98.1	604	
Subtotal	1,950.3	12,014	
HIGH DENSITY RESIDENTIAL (HDR)			
HRD-1	41.5	756	
HRD-2	15.0	274	
HRD-3	21.9	399	
HRD-4	11.7	213	
HRD-5	37.9	692	
HRD-6	35.8	654	

TABLE 3.5: LAND USE PLAN BY CATEGORY AND LAND PARCEL (CONTINUED)

Land Use Parcel	Acres (Gross) ¹	Dwelling Units ¹	Square Feet ¹
HRD-7	24.0	438	
Subtotal	187.8	3,426	
RESIDENTIAL BACKBONE ROADS			
	246.8		
Subtotal Residential Uses	2,897.7	16,901	
COMMERCIAL RETAIL (CR)			
CR-1	26.5		289,000
CR-2	14.7		160,000
CR-3	13.3		145,000
CR-4	40.8		444,000
CR-5	25.6		279,000
CR-6	7.2		77,000
CR-7	10.5		114,000
CR-8	10.1		111,000
CR-9	11.6		127,000
CR-10	10.9		119,000
Subtotal	171.2		1,865,000
EMPLOYMENT 1 (E1)			
E1-1	18.9		289,000
E1-2	21.0		320,000
E1-3	38.4		585,000
E1-4	34.0		517,000
E1-5	21.4		326,000
E1-6	6.0		91,000
E1-7	16.0		244,000

Land Use Parcel	Acres (Gross) ¹	Dwelling Units ¹	Square Feet ¹
E1-8	11.7		178,000
E1-9	13.7		209,000
Subtotal	181.1		2,759,000
E1 INTERIM FLOOD ZONE (E1F)			
E1F-1	22.5		344,000
E1F-2	55.3		844,000
E1F-3	34.5		527,000
E1F-4	16.2		248,000
E1F-5	16.8		257,000
E1F-6	25.4		386,000
E1F-7	79.9		1,219,000
E1F-8	155.7		2,375,000
Subtotal	406.3		6,200,000
EMPLOYMENT 2 (E2)			
E2-1	119.6		2,189,000
E2-2	50.1		916,000
E2-3	78.1		1,428,000
E2-4	44.7		817,000
E2-5	64.9		1,187,000
E2-6	85.1		1,556,000
E2-7	50.1		916,000
E2-8	43.4		794,000
E2-9	219.4		4,014,000
E2-10	86.7		1,586,000
E2-11	104.3		1,910,000
E2-12	29.9		547,000

TABLE 3.5: LAND USE PLAN BY CATEGORY AND LAND PARCEL (CONTINUED)

Land Use Parcel	Acres (Gross) ¹	Dwelling Units ¹	Square Feet ¹
E2-13	75.1		1,373,000
E2-14	104.1		1,904,000
E2-15	49.9		912,000
E2-16	71.1		1,300,000
E2-17	126.9		2,322,000
E2-18	64.0		1,170,000
E2-19	72.9		1,333,000
E2-20	51.4		940,000
E2-21	14.3		261,000
E2-22	69.9		1,278,000
E2-23	67.9		1,242,000
E2-24	59.5		1,088,000
E2-25	187.2		3,425,000
Subtotal	1,990.5		36,408,000
MIXED USE (MU)			
MU-1	53.8	196	820,000
MU-2	11.8	43	180,000
MU-3	8.2	30	125,000
MU-4	6.0	22	91,000
MU-5	84.3	308	1,285,000
Subtotal	164.1	599	2,501,000
INDUSTRIAL DRAINAGE BASIN (IDB)			
IDB-1	10.2		
IDB-2	37.9		
IDB-3	27.1		

Land Use Parcel	Acres (Gross) ¹	Dwelling Units ¹	Square Feet ¹
IDB-4	14.0		
IDB-5	39.6		
IDB-6	4.9		
IDB-7	18.1		
IDB-8	46.8		
IDB-9	4.8		
IDB-10	71.2		
IDB-11	12.4		
IDB-12	75.9		
IDB-13	7.2		
IDB-14	11.4		
IDB-15	10.0		
IDB-16	6.2		
IDB-17	8.7		
IDB-18	7.9		
Subtotal	414.3		
EMPLOYMENT BACKBONE ROADS			
	299.0		
Subtotal			
Employment Uses	3,626.9	599	49,706,000
PARKS (P)			
P-1	5.0		
P-2	6.0		
P-3	50.0		
P-4	4.1		

TABLE 3.5: LAND USE PLAN BY CATEGORY AND LAND PARCEL (CONTINUED)

Land Use Parcel	Acres (Gross) ¹	Dwelling Units ¹	Square Feet ¹
P-5	5.0		
P-6	5.0		
P-7	7.0		
P-8	5.5		
P-9	6.0		
P-10	5.5		
P-11	46.2		
P-12	19.6		
P-13	5.0		
P-14	6.0		
P-15	51.6		
P-16	107.8		
P-17	56.0		
P-18	4.0		
P-19	27.1		
P-20	4.0		
P-21	5.0		
P-22	6.2		
Subtotal	437.6		
OPEN SPACE (OS)			
OS-1	1.8		
OS-2	2.3		
OS-3	3.3		
OS-4	2.4		
OS-5	1.5		

Land Use Parcel	Acres (Gross) ¹	Dwelling Units ¹	Square Feet ¹
OS-6	10.0		
OS-7	92.3		
OS-8	1.5		
OS-9	30.0		
OS-10	1.7		
OS-11	1.3		
OS-12	4.7		
OS-13	1.8		
OS-14	3.3		
OS-15	3.5		
OS-16	4.9		
OS-17	99.4		
OS-18	14.5		
OS-19	27.1		
OS-20	34.0		
OS-21	7.1		
OS-22	43.4		
Subtotal	391.8		
K-8 SCHOOLS (K-8)			
K-8 School-1	20.0		
K-8 School-2	21.2		
K-8 School-3	20.3		
K-8 School-4	18.7		
K-8 School-5	20.6		
K-8 School-6	20.9		
Subtotal	121.7		

LAND USE

TABLE 3.5: LAND USE PLAN BY CATEGORY AND LAND PARCEL (CONTINUED)

Land Use Parcel	Acres (Gross) ¹	Dwelling Units ¹	Square Feet ¹
HIGH SCHOOL (HS)			
High School-1	52.9		
Subtotal			
Community Facilities	1,004.0		
BACKBONE ROADWAYS			
	545.8		
TOTAL	7,528.2	17,500	49,733,000

1. See Table 3.4 for development assumptions.

TABLE 3.6: PROJECTED POPULATION AND EMPLOYMENT AT FULL BUILDOUT

Residential Development	Dwelling Units	Persons/ Dwelling Unit	Residents	Non-Residential Development	Non-Residential Square Feet	Square Feet/ Employee	Employees
Low Density	1,461	2.93	4,281	Commercial Retail	4,017,000	442	9,090
Medium Density	12,014	2.77	33,279	Office	4,316,000	256	16,860
Mixed Use	599	2.30	1,378	Industrial	41,407,000	1,000	41,410
High Density	3,426	2.30	7,880				
TOTAL	17,500		46,818	TOTAL	49,740,000		67,360

3.2.1 RESIDENTIAL LAND USES

Objective 3.2-2: Establish land uses and development regulations that provide for a wide range of housing densities, types, styles, prices, and tenancy (for-sale and rental housing).

Policy 3.2-4: The total of all residential units within the Plan area shall not exceed 17,500 units. Residential uses shall be located in designated mixed-use and residential areas identified on the land use plan and within the density ranges provided in Table 3.4, "Land Use Summary Table." These may be modified per density transfer provisions established within Chapter 10, Implementation.

Policy 3.2-5: Deleted by Board of Supervisors' adoption of Resolution No. 20-058 on November 17, 2020.

Policy 3.2-6: Innovative housing types are strongly encouraged to provide for a variety of housing configurations and prototypes.

Policy 3.2-7: Promote health and wellness of Sutter Pointe residents by establishing neighborhoods that integrate housing with open space and recreational uses.

Policy 3.2-8: Deleted by Board of Supervisors' adoption of Resolution No. 20-058 on November 17, 2020.

For planning purposes, each residential land use designation has a density range as well as a unit assumption, which is based upon the range and the individual parcel's acreage (see Table 3.5). Ultimate parcel specific allocation of the 17,500 dwelling units will be determined by the County over time, as applications are submitted and evaluated. Parcel-specific allocation of dwelling units will be vested through Development Agreements and other entitlement approvals. Once vested, dwelling units can be transferred between other vested residential parcels within the Plan area or individual project provided that neither parcel exceeds or falls below the defined density range for the vested land use in compliance with the transfer provisions identified in Chapter 10, Implementation.

To preserve the urban character around the activity centers and Town Center, certain limitations are established restricting dwelling unit transfers involving HDR parcels. Transfers of units from one HDR parcel to another are permitted, as are unit transfers from non-HDR parcels onto HDR parcels.

Residential neighborhoods feature appropriate buffers from agricultural uses, habitat areas, and employment uses, and are described further in Chapter 5, Resources and Conservation. They also provide access to major arterial and collector streets.

The three residential land use designations provide for active adult, community living, and senior housing, provided the overall density range is maintained. In addition to housing, they also permit similar and compatible uses. Permitted uses and development standards for each residential land use designation are established in Appendix B, Land Use and Development Code.

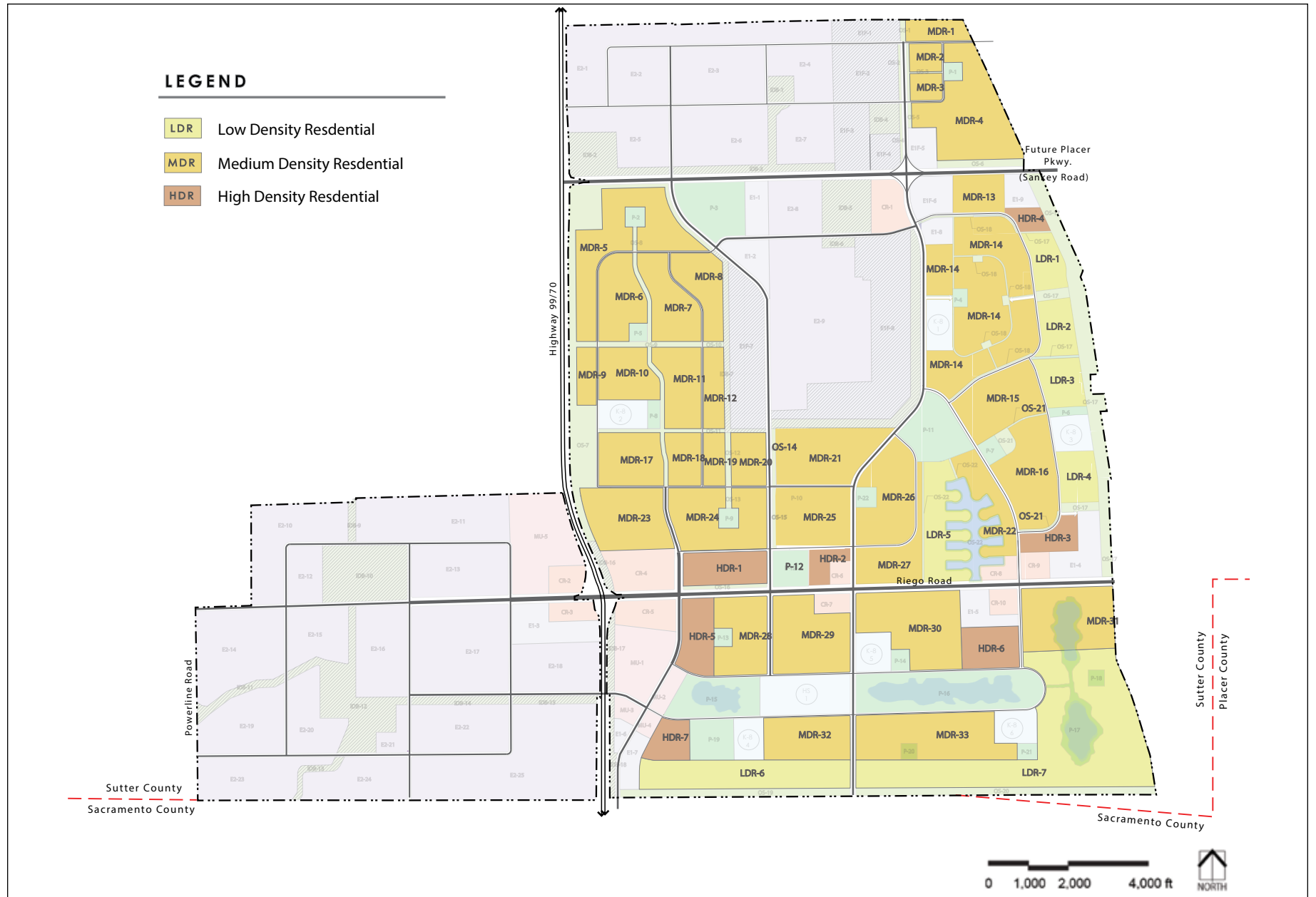


Exhibit 3.5: Residential Use Designations

Source: Wood Rodgers, 2014

LOW DENSITY RESIDENTIAL (LDR)

2-5 Dwelling Units per Acre

The Low Density Residential (LDR) land use designation is contained within approximately 513 acres, and comprises 6.8 percent of the Plan area. This designation allows a density range of two to five dwelling units per acre (du/ac). LDR units account for 8.3 percent of total dwelling units in the Plan area. LDR uses are located primarily at the southern and eastern end of the Traditional Village and adjacent to the lake and community greenway corridor within the Recreational Village. Refer to Table 3.5 for the proposed distribution of LDR units to various land parcels.

The LDR designation provides for primarily single-family detached residential development.

MEDIUM DENSITY RESIDENTIAL (MDR)

5.1-12 Dwelling Units per Acre

The Medium Density Residential (MDR) land use designation is contained within approximately 1,950 acres, and comprises 25.9 percent of the Plan area. This designation allows a density range of 5.1 to 12 dwelling units per acre (du/ac). MDR units account for 68.6 percent of total dwelling units in the Plan area, and are found throughout each of the residential neighborhoods in Sutter Pointe. Refer to Table 3.5 for the proposed distribution of MDR units to various land parcels.

The MDR designation provides opportunities for single-family detached, single-family attached, clustered single-family attached, clustered single-family detached, zero-lot homes, and multi-family residential (including townhomes) development options. Small-lot, single-family units may include both clustered attached and detached homes.



HIGH DENSITY RESIDENTIAL (HDR)

12.1 – 24 Dwelling Units per Acre

The High Density Residential (HDR) land use designation is contained within approximately 187 acres, and comprises 2.5 percent of the Plan area. Though HDR uses cover a small proportion of Sutter Pointe's total acreage, they account for approximately 20 percent of the dwelling units in the Plan area. This designation allows a density range of 12.1 to 24 dwelling units per acre (du/ac).

HDR uses are located primarily in the southern Plan area, generally clustered near planned commercial and mixed-use activity centers to promote walkability, and to provide a nearby nighttime population. HDR areas are also located along major transportation corridors to facilitate accessibility and promote transit use. Refer to Table 3.5 for the proposed distribution of HDR units to various land parcels.

The mixed-use designation described within the employment uses of the Sutter Pointe Specific Plan allows for the construction of 599 high-density units, in addition to those proposed in the HDR designation.

The HDR designation provides for primarily multi-family residential development, but single-family small lot residential development is also permitted, as long as density does not fall below the minimum density range for HDR parcels. Typical housing within HDR areas will be primarily multiple-story and may include condominiums, townhomes, stacked flats, and apartments. The HDR land use designation provides opportunities for both rental and for-sale housing and is a critical component in ensuring affordable housing opportunities.

Similar to the other residential designations, innovative housing designs are encouraged within the HDR land use district. The use of innovative site designs, such as zero-lot homes, cluster home designs, auto courts, and duplex units is encouraged. As HDR areas are located close to proposed transit stops, the number of units available within these areas should be maximized to the extent possible, to achieve a transit-oriented development pattern in the activity centers.



SENIOR HOUSING

The 3,000 senior housing units will be located throughout the Plan area, which provide additional affordable housing opportunities and smaller living accommodations for seniors. These may be built in blocks of units of age-restricted housing, such as small subdivisions, age-restricted communities, assisted living, and continuing care. The specific locations of senior housing units will be determined upon filing of tentative subdivision maps for each land use parcel. Each residential land use parcel shall have a pro rata share of the obligation to provide senior housing, and such obligation may be transferred to other residential parcels within the same or subsequent development phases.

AFFORDABLE HOUSING

The Sutter Pointe Specific Plan proposes an affordable housing strategy within its low density, medium density, high density, and mixed-use residential neighborhoods. Sutter Pointe has been structured to be consistent with and implement Sutter County's Affordable Housing Program Ordinance. Additional details on the affordable housing strategy and program are provided in Chapter 7, Affordable Housing.



3.2.2 EMPLOYMENT LAND USES

Objective 3.2-3: Provide larger sites of suitable land to accommodate projected regional job growth in locations adjacent to existing and planned infrastructure, urban services, and transportation corridors.

Policy 3.2-9: Focus large commercial services in close proximity to future freeway interchange access points.

Policy 3.2-10: Respond to identified market demand for employment centers and demand for public facilities along the SR 99/70 corridor.

Policy 3.2-11: Develop employment and business park land uses near the Riego Road / SR 99/70 intersection, the Sankey Road (future Placer Parkway) / SR 99/70 intersection, and in the East Activity Center.

Policy 3.2-12: Create a physically safe environment by constructing both interim and permanent flood control improvements to protect urban areas.

Policy 3.2-13: Establish a hierarchy of regional and local commercial areas to provide a range of products and services to the Plan area.

Policy 3.2-14: Concentrate higher intensity employment uses in the North and South Employment Villages, and secondarily along Riego Road.

Policy 3.2-15: Provide a range of adequate sites to accommodate food processing and related uses that support the County's agricultural economy.

Policy 3.2-16: An application to proceed with any phase of development that includes E1F land use may only be approved if one of the following requirements has been met:

(i) A County endorsed plan and associated funding mechanism(s) are in place providing alternate measures to address the Sankey Gap overflow and eliminating the interim flood control requirement on E1F designated lands within that phase; or

(ii) The land use plan for that phase is revised to provide for new E1 land use in an amount equivalent to the acres of E1F lands still encumbered for flood control use within that phase.

Any revision to the land use plan shall ensure compliance with all of the provisions of Measure M, and may not result in the reduction of school, park, or other public lands. Such revisions to the land use plan shall be subject to the discretionary approval of the County and may require amendments to the Specific Plan, infrastructure and service master plans, Public Facilities Financing Plan, development agreements, and additional environmental review.

Planned service and employment uses at Sutter Pointe consist of commercial, office, general industrial, and light industrial activities. These uses are generally grouped within four land use designations: Employment 1 (E1), Employment 2 (E2), Commercial Retail (CR), and Mixed Use (MU) (see Exhibit 3.6). On-site storm water management for these uses is provided within the Interim Flood Zone (E1-F) and the Industrial Drainage Basin (IDB) designations. The primary distinction between the E1 and E2 designations is their permitted uses. The E1 designation is intended to provide for a variety of uses, including light industrial, office, and supporting commercial activities. The E2 designation is intended to provide space for heavy industrial activities, including research and development flexible space, warehousing, and auto-related services.

The floor area ratios (FARs) for employment land uses provided in Table 3.4 are based on the developers' past experience with similar projects. The gross acreage of each parcel was multiplied by the corresponding average FAR to determine the square footage allocations. Building square footage allocations can be transferred between employment uses, provided the FAR for both the transferring and receiving parcels remains within the ranges shown in Table 3.4 and meets the criteria set forth in "Transfer of Development Rights" described in Chapter 10, Implementation.

Permitted uses and development standards applicable within the employment land use designations are provided in the Land Use and Development Code (Appendix B).



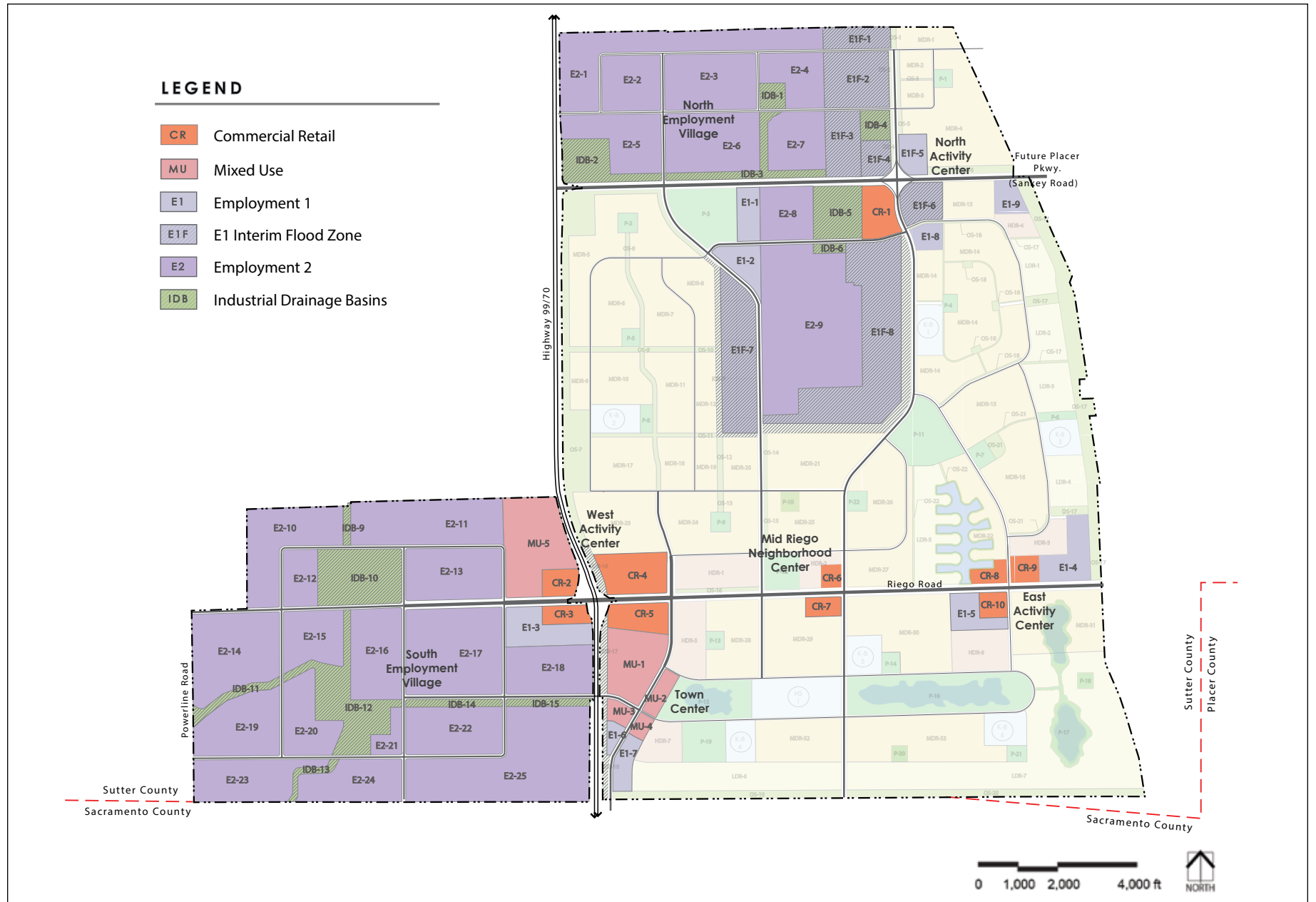


Exhibit 3.6: Employment Use Designations

Source: Wood Rodgers, 2014

COMMERCIAL RETAIL (CR)

0.2:1 to 0.35:1 Floor Area Ratio (FAR)

The Commercial Retail (CR) designation is contained within approximately 171 acres, representing 2.3 percent of the Plan area. The FAR range applicable within this designation is between 0.2:1 and 0.35:1. The CR land use designation is concentrated in four major centers distributed throughout the Plan area (West Activity Center, East Activity Center, North Activity Center, and Mid Riego Neighborhood Center) as described in Section 3.1. The CR designation accommodates a mix of commercial retail and service uses to meet the needs of the surrounding community. Locating CR uses along major circulation routes is intended to make these designations both pedestrian- and auto-oriented, and easily accessible to adjacent residential neighborhoods.

Differences in permitted use types and development standards are encouraged between each type of center to encourage development of appropriate types and scales of retail, entertainment, and service uses for each center's target market. Permitted uses and development standards for CR areas are provided in the Land Use and Development Code (Appendix B).



EMPLOYMENT 1 (E1)

0.2:1 to 0.5:1 Floor Area Ratio (FAR)

The Employment 1 (E1) land use designation is contained within approximately 181 acres, and comprises 2.4 percent of the total Plan area. This designation provides for a FAR range between 0.2:1 and 0.5:1.

Four E1 use areas are proposed throughout Sutter Pointe, predominantly located along Riego Road and Sankey Road (future Placer Parkway). These uses occur within the North Employment Village, East Activity Center, West Activity Center, and the Town Center. E1 areas are intended for office and light industrial uses, and typically buffer more intense Employment 2 (E2) or Commercial Retail (CR) uses from residential uses throughout the Plan area. E1 land uses comprise the broadest range of office and light industrial employment uses, providing much needed flexibility to meet changing market conditions over time.

This land use category also permits a variety of retail uses, medical facilities, office parks (including research and development uses), office-support uses (including copy centers, office supplies, cafes, and retail sales and services), light industrial uses (including high-tech manufacturing and assembly uses, distribution centers, and warehousing), and regional commercial uses. The E1 category is designed to provide jobs in close proximity to residential uses. Community facilities such as transit stops, government buildings, civic centers, and fire stations are also allowed within this designation.

E1 INTERIM FLOOD ZONE (E1F)

Interim use as Flood Zone

Buildout as E1: 0.2:1 to 0.5:1 Floor Area Ratio (FAR)

The E1 Interim Flood Zone (E1F) designation comprises 5.4 percent of the total Plan area, accounting for over 400 acres. This land use designation provides a buffer between industrial and residential uses and permits drainage, recreational, agricultural, and grazing uses.

The E1F Zone is intended to be an interim land use designation. It has been applied to approximately 408 acres that can provide for interim flood control to contain the flood waters associated with the Sankey Gap. Lands designated as E1F are counted towards meeting the Measure M requirement that future development of the Sutter Pointe area provide a minimum of 3,600 acres of commercial and industrial uses.

In the future, should alternate flood control measures become feasible, areas designated as E1F may be developed with uses consistent with the Employment 1 (E1) land use designation and the permitted uses and development standards described in the Land Use and Development Code (Appendix B).

EMPLOYMENT 2 (E2)

0.4:1 to 0.6:1 Floor Area Ratio (FAR)

The Employment 2 (E2) land use designation is dispersed over an area of 1,990 acres, representing approximately 26.4 percent of the Plan area.

The FAR range permitted within the E2 land use designation is between 0.4:1 and 0.6:1. The E2 land use designation provides for the development of both light and heavy industrial uses and supportive commercial uses to serve industrial/commercial needs. This designation also provides workplaces for future residents of Sutter Pointe, and other residents throughout Sutter County and the Sacramento region. The designation provides large sites for employers with a variety of needs. These uses include sites for large scale industrial campuses, technological parks, distribution centers and warehousing, food processing and related industries, and higher intensity industrial manufacturing uses. The E2 areas provide sites for businesses that require large acreages of land.



MIXED-USE (MU)

12.1 to 45 Dwelling Units per Acre

0.2:1 to 1.5:1 Floor Area Ratio (FAR)

The Mixed-use (MU) land use designation encompasses an area of 164.0 acres, representing 2.2 percent of the total Plan area. This land use designation provides for residential development at densities ranging from 12.1 to 45 dwelling units per acre (du/ac), as well as non-residential development within a FAR range of 0.2:1 to 1.5:1. MU parcels account for 599 multi-family dwelling units in the Plan area (see Table 3.4).

The MU land use designation is applied to portions of Sutter Pointe's Town Center, located adjacent to SR 99/70 and Riego Road. It requires both vertical and horizontal mixing of commercial, residential, office, and civic uses within the Town Center to support a pedestrian-oriented urban core. The MU

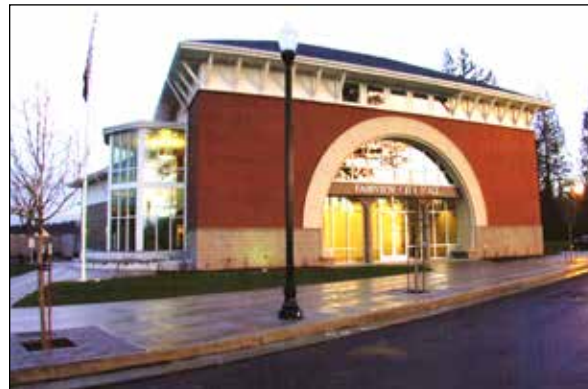
designation will also provide for a future civic center as the Town Center's primary anchor. When the Plan area is incorporated as a city in the future, this strategic location will serve as the seat of the future government.

The MU designation is also proposed for a portion of the West Activity Center located west of SR 99/70. A PD Plan must be completed for this area prior to submission of TSMs, identifying a comprehensive development strategy for the mixed-uses, and providing standards for buffering from adjacent industrial uses, provision of community services, and setbacks from SR 99/70 to minimize noise and improve air quality.

Refer to Table 3.5 for the proposed distribution of MU units to various land parcels. Additional description of the mixed-use Town Center is provided in Section 3.1.

INDUSTRIAL DRAINAGE BASINS (IDB)

The Industrial Drainage Basin (IDB) land use designation encompasses an area of approximately 415 acres, representing 5.5 percent of the Plan area. IDB designations will primarily serve the drainage needs of neighboring E1 and E2 land uses.



3.2.3 COMMUNITY FACILITIES

The Sutter Pointe Specific Plan incorporates approximately 1,004 acres of community facilities, including parks, open space, schools, transit, and other quasi-public uses. These uses are geographically dispersed to support residents, employees, and visitors. Exhibit 3.7 illustrates the locations of these uses. Additional information regarding parks and open space is provided in Chapter 4, Parks and Open Space. Information regarding proposed community facilities is provided in Chapter 8, Community Facilities and Services.

Objective 3.2-4: Provide for the development of community services and amenities by the public and private sectors to serve the community.

Policy 3.2-17: Designate sites for public and community facilities, such as parks, schools, fire stations, civic center, transit centers, gymnasiums, libraries, and performing arts centers.

Policy 3.2-18: Designate sites for parks and schools to be located adjacent to each other and within residential areas to allow for joint use of park facilities accessible to local residents.

Policy 3.2-19: Ensure that community facilities are located in conjunction with school sites, such as gymnasiums, performing arts centers, and aquatic centers, and developed as joint-use facilities to further encourage community involvement and participation, and serve as a central and unifying core of the residential villages.

Policy 3.2-20: Development standards for parks and open spaces will be established within a Parks and Open Space Master Plan, to be completed prior to filing of the first tentative subdivision map.

Policy 3.2-21: An interconnected system of parks and open space will be created and developed with a variety of park uses and sizes to meet the recreation needs of different users.



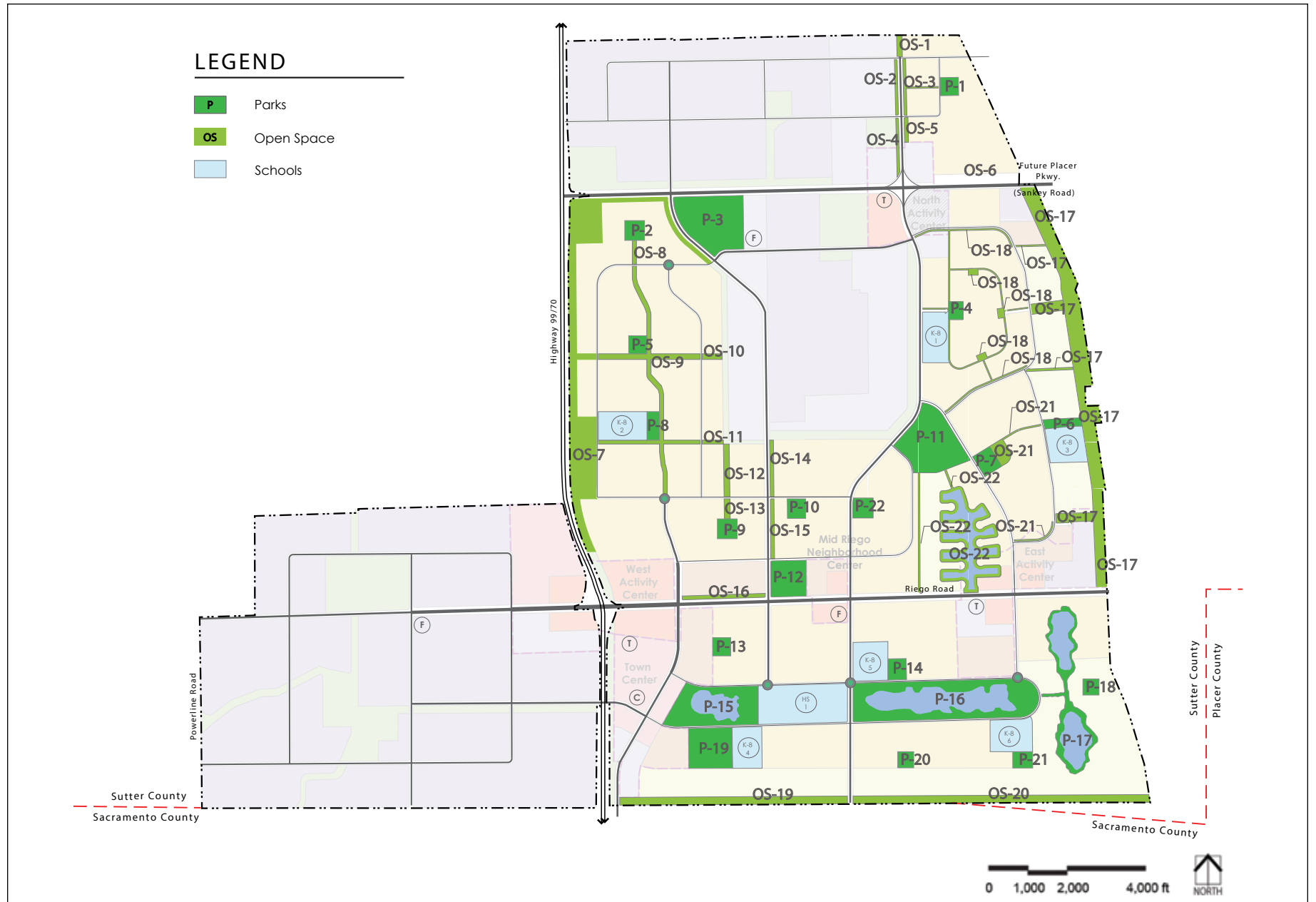


Exhibit 3.7: Community Facilities Designations

Source: Wood Rodgers, 2014

PARKS (P)

The Parks (P) land use designation encompasses approximately 438 acres (including lakes), representing 5.8 percent of the Plan area. This designation provides for active and passive recreation uses in regional, community and lakeshore, and neighborhood parks located in all three residential villages. Uses include sports fields and recreational facilities as well as community buildings. Also incorporated are two private recreation centers within the Recreational Village. No density or intensity standard is established for the Parks land use.

Regional Parks

Sutter Pointe includes two regional parks totaling approximately 97 acres. One regional park is located south of Sankey Road (future Placer Parkway) within the Greenbelt Village and will be designed to feature active sports, including multiple baseball and soccer fields with nighttime lighting, providing regional recreation facility needs. The second regional park is located centrally within the Recreational Village. A portion of this park will feature active sports facilities with lighting, parking, and restrooms. The remainder of the park will

support regional needs other than for organized sports, including facilities as multi-purpose practice fields, additional soccer fields, dog parks, and room for unstructured play and hobbies.

Community and Lakeshore Community Parks

The Plan area has two community parks and three lakeshore community parks that range from approximately 14 to 27 acres and serve several neighborhoods for formal organized sports and recreation facilities of a more permanent nature than might be found in a neighborhood park, but may be at a smaller scale than what would be developed in a regional park. In addition to facilities for organized sports, these parks would also be designed to accommodate facilities such as picnic areas, shade structures, barbecue grills, and play structures. Parking and restrooms would be provided in these parks, and they may have lighted fields.

Neighborhood Parks

Thirteen neighborhood parks are distributed throughout the Plan area, ranging in size from 4 to 6 acres. Four neighborhood parks adjoin school sites as a shared or joint-use facility to provide day-to-day recreational amenities to residents. Neighborhood park facility improvements typically include tot lots, playground equipment, informal

turf play and family areas, multi-purpose courts, picnic areas, and other structured and unstructured recreation areas. In addition, two private recreation centers (clubhouses) are located within the Recreational Village to meet the needs of local residents.



OPEN SPACE (OS)

The Open Space (OS) land use designation encompasses approximately 392 acres, and comprises 5.2 percent of the Plan area. The OS designation provides for recreation uses within corridors, buffer areas, greenbelts, a community greenway, lakes, drainage basins and channels, pocket parks, and a network of trails and pathways. Specific siting of trail facilities will be set forth in the Parks and Open Space Master Plan and before each tentative subdivision map approval.

SCHOOLS

The two school land use designations encompass approximately 175 acres, or 2.3 percent of the Plan area. Sutter Pointe provides for six K-8 schools and one high school. No density or intensity requirements have been specified for schools.

K-8 Schools (K-8)

Six K-8 School sites have been designated on the land use plan, located within the residential villages to support the concept of neighborhood schools. The K-8 school sites are estimated to be approximately twenty acres each, representing 1.6 percent of the Plan area. Most schools are located adjacent to a public park to provide for joint use of appropriate facilities, such as gymnasiums and performing arts centers.

High School (HS)

One High School (HS) campus site has been designated in the southern portion of the Plan area, within the Traditional Village. The HS site is approximately 53 acres in size, representing 0.7 percent of the Plan area. It is located adjacent to recreational amenities offered within community parks bordering it to the east and west. The approximately 2,000 student campus will take advantage of its location between these parks by offering a multitude of community-use facilities. The high school's ball fields, gymnasiums, aquatic center, and performing arts center are intended to be joint-use facilities.



3.2.4 OTHER COMMUNITY FACILITIES

In addition to facilities such as schools and parks, which have identified locations on the land use map, additional community facilities will be required to support urban development in the Plan area. The following additional community facilities are proposed. Actual sites, sizes, or orientation of these facilities will be identified within a County Facilities Master Plan to be completed prior to or concurrent with filing of the first tentative subdivision map for Sutter Pointe. Proposed locations for the transit centers, civic center, and fire stations are identified on the land use plan (see Figure 3.4). Policies and service levels for these additional community facilities are provided in Chapter 8, Community Facilities and Services. Policies and service levels for the transit centers are provided in Chapter 6, Transportation and Circulation, and in the Conceptual Transit Plan (Appendix H).

LIBRARY

Approximately 24,000 square feet of library space are proposed within a new Community Library. The proposed high school will provide a 12,000 square foot library/media facility with the Community Library co-located at the site to provide an additional 12,000 square feet of space to the joint-use library facility. As an alternative, the Community Library may be located within the mixed-use Town Center, or within the West or East Activity Centers, or the Mid Riego Neighborhood Center.

CIVIC CENTER

A new government center for operations will also support Sutter Pointe. A civic center facility of approximately 79,000 square feet of building is planned to be located within the Town Center to accommodate City government offices.

TRANSIT CENTER

The Sutter Pointe Specific Plan provides sites for transit centers supporting future transit service. Transit centers with park-and-ride facilities are proposed within the Town Center, North Activity Center, and East Activity Center. Additional information is provided in the Conceptual Transit Plan (Appendix H).

FIRE STATION

Three fire stations are planned to serve Sutter Pointe. One will be located adjacent to the Mid Riego Neighborhood Center, one within the North Employment Village, and one within the South Employment Village. A total of approximately 32,050 square feet of facility space is planned between these three stations, including 8,000 square feet of support facilities. An additional 5.0 acres of land dedicated to training facilities will be provided.



LAW ENFORCEMENT

Approximately 24,000 square feet of law enforcement facilities are proposed within the civic center, including space to support at least 52 uniformed personnel, 29 support staff members, and 45 marked vehicles.

CORPORATION YARD

A Corporation Yard of approximately 4.7 acres is planned to be located within an E1 or E2 area west of SR 99/70 near the proposed water treatment plant facilities.

WATER TREATMENT PLANTS

To provide drinking water for Sutter Pointe's future residents, two groundwater treatment plants and a surface water treatment plant will be constructed on-site. Construction of these plants will be phased with the development of the Plan area.

ELECTRICITY SUBSTATION

Pacific Gas and Electric Company (PG&E) is the local electricity provider for the site and surrounding areas. An electricity substation is proposed on-site to serve the Sutter Pointe community.

NATURAL GAS

PG&E is also the local natural gas provider and will extend service west from Roseville to the Plan area.

COMMUNICATIONS

AT&T is the local telephone service provider. It currently does not have the capability to support urban development on-site. A nearby existing facility will be upgraded to extend fiber optics, wire telephone, and other digital services to the Plan area.

CABLE TELEVISION

Comcast is the local cable television provider, and does not have any facilities within the Plan area. Cable services for Sutter Pointe will be extended from a nearby facility and a hub station will be constructed on-site.

3.3 URBAN/AGRICULTURAL INTERFACE

As the Plan area is built out, urban uses, including residential, commercial, and industrial uses, will be placed in close proximity to existing and future agricultural uses. Agricultural-urban interfaces generally result in the potential for conflicts between agricultural practices and adjacent landowners. Agricultural operations may create risks and nuisances for urban residences and businesses. Conversely, urban land uses and the associated population create operational difficulties for agriculture.

Efforts by future urban residents to reduce potential risks and nuisances posed by the nearby agricultural operations could result in increased operational costs, moving specific operations, and even potential conversion of nearby lands into non-agricultural uses. The Specific Plan includes policies and objectives to ensure continued productive agricultural operations are possible even in close proximity to the Plan area.

Objective 3.3-1: Ensure that urban land uses and construction activities in the Plan area do not prevent productive agricultural use of adjacent and nearby properties.

Policy 3.3.1: Provide a buffer zone of at least 150 feet between the edge of residential development and adjacent agricultural lands. Provide a buffer zone consistent with Sutter County standards between the edge of commercial or industrial development and adjacent agricultural lands. Buffers shall be provided on the Sutter Pointe side of the interface. Sutter County considers industrial and some commercial uses to be compatible with adjacent agricultural operations. Roads, greenbelts, and similar facilities can function as these buffers.

Policy 3.3.2: Provide an Agricultural Operations Disclosure to all prospective residents and tenants of parcels which adjoin the agricultural buffer or agricultural operations. This disclosure is mandated by the County's Right-to-Farm ordinance.

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