

Table of Contents



TABLE OF CONTENTS

INTRODUCTION

- 1.1 Overview. 1-1
- 1.2 Project Location and Context. 1-3
- 1.3 Project History and Planning Context. 1-6
 - 1.3.1 Measure M 1-7
- 1.4 Purpose and Intent of the Specific Plan. 1-7
- 1.5 Legal Authority 1-8
- 1.6 Relationship to Other Documents 1-9
 - 1.6.1 Sutter County General Plan. 1-9
 - 1.6.2 Zoning. 1-9
 - 1.6.3 Sacramento Area Council of Governments (SACOG) Blueprint Plan 1-10
 - 1.6.4 Airport Land Use Plan 1-11
 - 1.6.5 Environmental Impact Report (EIR) 1-12
 - 1.6.6 Financing Plan. 1-13
 - 1.6.7 Urban Services Plan 1-13
 - 1.6.8 Implementing Master Plans 1-14
- 1.7 Specific Plan Organization. 1-16
 - 1.7.1 Specific Plan Chapters 1-17

COMMUNITY VISION

- 2.1 Sutter Pointe: A New Community within the Region 2-2
- 2.2 Sutter Pointe Vision 2-3
- 2.3 Planning and Design Principles 2-5

LAND USE

- 3.1 Community Form and Structure. 3-2
 - 3.1.1 Employment Villages 3-4
 - 3.1.2 Residential Villages 3-7
 - 3.1.3 Activity Centers 3-11

- 3.2 Land Use Designations 3-21
 - 3.2.1 Residential Land Uses 3-29
 - 3.2.2 Employment Land Uses 3-34
 - 3.2.3 Community Facilities. 3-41
 - 3.2.4 Other Community Facilities 3-45
- 3.3 Urban/Agricultural Interface 3-47

PARKS AND OPEN SPACE

- 4.1 Parks and Open Space Requirements 4-2
 - 4.1.1 Quimby Act. 4-2
 - 4.1.2 Sutter County Park and Recreation Requirements 4-2
 - 4.1.3 Parks and Open Space Master Plan 4-10
- 4.2 Parks. 4-11
 - 4.2.1 Regional Parks 4-12
 - 4.2.2 Community Parks and Lakeshore Community Parks 4-13
 - 4.2.3 Neighborhood Parks. 4-14
- 4.3 Open Space 4-15
 - 4.3.1 Community Greenway. 4-16
 - 4.3.2 Trails Network and Greenbelts. 4-18
 - 4.3.3 Stormwater Detention Basins and Channels 4-19
 - 4.3.4 Lakes. 4-22

RESOURCES AND CONSERVATION

- 5.1 Biological Resources. 5-2
 - 5.1.1 Natomas Basin Habitat Conservation Plan (HCP) 5-2
 - 5.1.2 Special Status Species 5-3
- 5.2 Wetland Resources 5-4
 - 5.2.1 Wetland Types 5-4
 - 5.2.2 Wetland Avoidance and Preservation 5-6

TABLE OF CONTENTS

5.3	Climate Change	5-7
5.3.1	Reducing Greenhouse Gases.	5-8

TRANSPORTATION AND CIRCULATION

6.1	Regional Roadway Access	6-2
6.2	Roadway Circulation System	6-5
6.2.1	Residential Minor Streets	6-7
6.2.2	Residential Collector Streets	6-11
6.2.3	Industrial Minor Street.	6-15
6.2.4	Industrial Collector Streets	6-16
6.2.5	Arterial Roadways.	6-19
6.3	Roundabouts.	6-24
6.4	Traffic Control	6-26
6.5	Truck Traffic	6-28
6.5.1	Truck Routing	6-28
6.6	Pedestrian and Bicycle Circulation System	6-29
6.6.1	Bicycle and Pedestrian Routes	6-30
6.6.2	Pedestrian Enhanced Intersections.	6-33
6.6.3	Pedestrian District	6-33
6.7	Public Transit	6-35
6.7.1	Comprehensive Transit System	6-36
6.7.2	Commuter Express Bus Service	6-38
6.7.3	Local Transit Service	6-39
6.7.4	Regional Transit	6-40
6.7.5	Specialized Transit Service	6-40
6.8	Transit Supporting Infrastructure	6-41
6.8.1	Transit Shelters/Benches	6-41
6.8.2	Transit Centers.	6-42
6.8.3	Park-And-Rides	6-42

AFFORDABLE HOUSING

7.1	Affordable Housing Requirements	7-1
7.2	Definition of Housing Affordability.	7-2
7.3	Affordable Housing Program.	7-3
7.4	Flexibility in Implementation.	7-8

COMMUNITY FACILITIES AND SERVICES

8.1	Urban Service Providers	8-2
8.2	Civic/Government Center	8-4
8.3	Corporation Yard	8-5
8.4	Fire Protection	8-6
8.5	Law Enforcement	8-9
8.6	Schools	8-10
8.7	Library.	8-17
8.8	Solid Waste	8-18

INFRASTRUCTURE

9.1	Utilities and Service Providers	9-2
9.2	Drainage and Hydrology.	9-3
9.3	Wastewater	9-9
9.4	Potable Water	9-13
9.5	Dry Utilities	9-18
9.5.1	Electricity	9-22
9.5.2	Natural Gas	9-22
9.5.3	Telephone	9-22
9.5.4	Cable Television	9-23
9.5.5	Siting of Energy and Communications Facilities.	9-23

IMPLEMENTATION

10.1	Overview.	10-1
------	-------------------	------

10.2	Governance and Fiscal Structure	10-2	10.7	Financing and Maintenance of Public Improvements . . .	10-24
10.3	Development Intent and Phasing Plan	10-4	10.7.1	Financing Methods	10-24
10.3.1	Large-Lot Tentative Map	10-4	10.7.2	Financing Strategy	10-26
10.3.2	Tentative Subdivision Map	10-4	10.7.3	Urban Services Plan	10-27
10.3.3	Phasing Plan	10-5	10.8	Amendments and Minor Revisions	10-28
10.3.4	Development Sequencing	10-11	10.8.1	Specific Plan Amendments	10-28
10.4	Specific Plan Process and Subsequent Reviews	10-13	10.8.2	Minor Revisions	10-28
10.4.1	Granting of Entitlements	10-13	10.9	Development Monitoring of the Sutter Pointe Specific Plan	10-29
10.4.2	Development Agreements	10-14	10.9.1	Lakeside at Sutter Pointe Development Monitoring	10-29
10.5	Project Approval Procedures	10-15			
10.5.1	Specific Plan and Concurrent Approvals	10-15			
10.5.2	Subsequent Approvals	10-17			
10.5.3	Subsequent Entitlements	10-18			
10.6	Administrative Procedures	10-19			
10.6.1	Consistency with Adopted Plans/Codes	10-19			
10.6.2	Existing Uses	10-19			
10.6.3	Use Permits	10-19			
10.6.4	Variances	10-19			
10.6.5	Design Review	10-19			
10.6.6	Future Land Use Adjustments and Vesting of Development Rights	10-20			
10.6.7	Transfer of Vested Dwelling Units Between Parcels Subject to Development Agreements	10-21			
10.6.8	Transfer of Vested Non-Residential Building Square Footage Between Parcels Subject to Development Agreements	10-22			
10.6.9	Conversion of Employment Land Use Designation to Residential	10-22			
10.6.10	Conversion of Residential to Employment Land Use Designation	10-23			
10.6.11	Environmental Review	10-23			

TABLE OF CONTENTS

Exhibit 1.1:	Vicinity Map	1-3	Exhibit 6.9:	Two Lane Industrial Collectors	6-17
Exhibit 1.2:	Existing Industrial Uses	1-4	Exhibit 6.10:	Three and Four Lane Industrial Collectors	6-18
Exhibit 1.3:	Regional Location Map	1-5	Exhibit 6.11:	Four Lane Divided Arterials	6-20
Exhibit 1.4:	Specific Plan and Master Plan Sequence	1-15	Exhibit 6.12:	Four Lane Town Center Arterials	6-21
Exhibit 2.1:	Illustrative Concept Plan	2-4	Exhibit 6.13:	Six Lane Town Center Arterial	6-22
Exhibit 3.1:	Villages and Activity Centers	3-3	Exhibit 6.14:	Six and Eight Lane Divided Arterials.	6-23
Exhibit 3.2:	Town Center and West Activity Center	3-15	Exhibit 6.15:	Roundabouts	6-25
Exhibit 3.3:	East Activity Center Conceptual Illustration	3-18	Exhibit 6.16:	Traffic Control.	6-27
Exhibit 3.4:	Land Use Plan.	3-23	Exhibit 6.17:	Alternative Circulation System	6-31
Exhibit 3.5:	Residential Use Designations	3-30	Exhibit 6.18:	Bicycle and Pedestrian Routes	6-32
Exhibit 3.6:	Employment Use Designations.	3-36	Exhibit 8.1:	Proposed Fire Station Locations	8-8
Exhibit 3.7:	Community Facilities Designations	3-42	Exhibit 8.2:	School Locations	8-12
Exhibit 4.1:	Parks and Open Space Designations	4-4	Exhibit 8.3:	Conceptual K-8 School Site	8-14
Exhibit 4.2:	Developed Parks	4-5	Exhibit 8.4:	Conceptual High School Site	8-16
Exhibit 4.3:	Open Space and Lakes	4-9	Exhibit 9.1:	Backbone Drainage Plan (On-site)	9-5
Exhibit 4.4:	Stormwater Detention Basin	4-20	Exhibit 9.2:	Backbone Drainage Plan (Off-site)	9-7
Exhibit 4.5:	Stormwater Conveyance Lateral	4-21	Exhibit 9.3:	Backbone Sewer Plan (On-site)	9-11
Exhibit 5.1:	Natomas Basin Habitat Conservation Plan Area	5-3	Exhibit 9.4:	Backbone Sewer Plan (Off-site)	9-12
Exhibit 5.2:	Wetland Features	5-5	Exhibit 9.5:	Backbone Water Plan (On-site)	9-14
Exhibit 6.1:	Regional Access Map	6-4	Exhibit 9.6:	Backbone Water Plan (Off-site)	9-15
Exhibit 6.2:	Master Roadway Plan	6-6	Exhibit 9.7:	Dry Utilities (On-site)	9-20
Exhibit 6.3:	Residential Minor Street Alternatives	6-9	Exhibit 9.8:	Dry Utilities (Off-site)	9-21
Exhibit 6.4:	Residential Minor Street Alternatives Diagram	6-10	Exhibit 10.1:	Phasing Map	10-8
Exhibit 6.5:	Two Lane Residential Collectors	6-12	Exhibit 10.2:	Development Sequencing.	10-12
Exhibit 6.6:	Two and Four Lane Residential Collectors with Bike Lanes	6-13	Exhibit 10.3:	Conversion of Employment Land Use Designation to Residential.	10-23
Exhibit 6.7:	Driveway Access on Collector Streets	6-14	Exhibit 10.4:	Lakeside at Sutter Pointe Land Use Plan	10-30
Exhibit 6.8:	Industrial Minor Collector	6-15			

LIST OF TABLES

Table 1.1: Implementing Master Plans 1-14

Table 3.1: Sutter Pointe Employment Villages 3-6

Table 3.2: Sutter Pointe Residential Villages 3-10

Table 3.3: Sutter Pointe Activity Centers. 3-19

Table 3.4: Land Use Summary Table 3-22

Table 3.5: Land Use Plan by Category and Land Parcel 3-24

Table 3.6: Projected Population and Employment at Full
Buildout 3-28

Table 4.1: Parks and Open Space Summary. 4-6

Table 4.2: Parks and Open Space Parcels 4-7

Table 6.1: Proposed Roadway Types Summary. 6-8

Table 7.1: Definition of Household Income Categories 7-2

Table 7.2: Sutter Pointe Specific Plan Affordable Housing
Goal. 7-3

Table 7.3: Affordable and Senior Housing Allocation 7-5

Table 8.1: Responsibility for Urban Services 8-3

Table 8.2: Student Generation Statistics. 8-11

Table 9.1: Responsibility for Infrastructure Services 9-2

Table 10.1: Land Use Summary by Phase 10-9

Table 10.2: Primary Entitlements 10-13

Table 10.3: Lakeside at Sutter Pointe
Land Use Summary Table 10-31

Table 10.4: Residential Units 10-33

Table 10.5: Park and Open Space Required Acres. 10-33

Table 10.6: Required Affordable Housing Units 10-34

Table 10.7: Senior Housing Units 10-35

PAGE INTENTIONALLY LEFT BLANK