

**Sutter Pointe
General Plan Amendment**

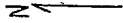
Project No. 06-004

December 2008

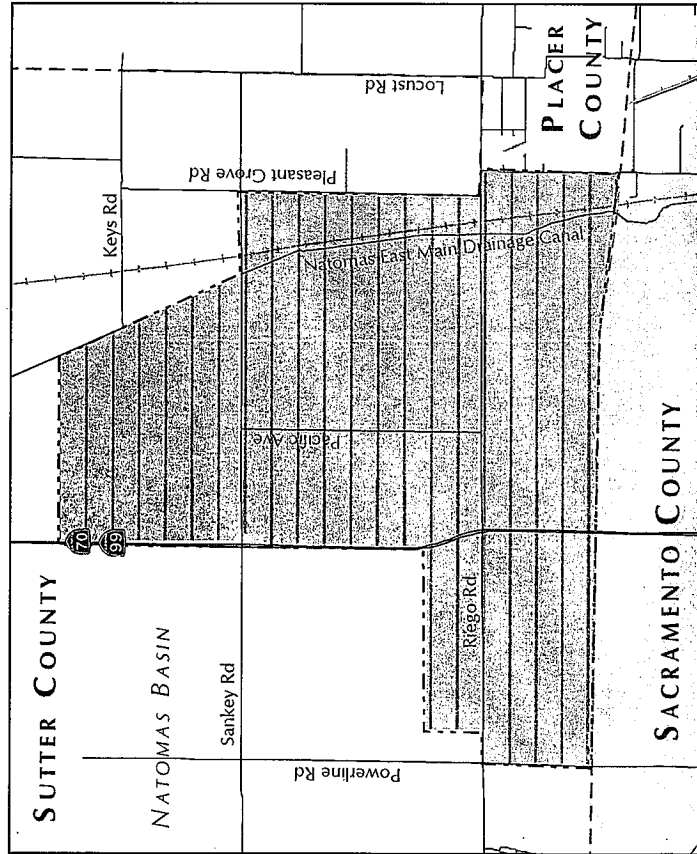
Attachment 1

Sutter Pointe General Plan Amendment Land Use Exhibit

Project No. 06-004



Existing



Land Use Designation

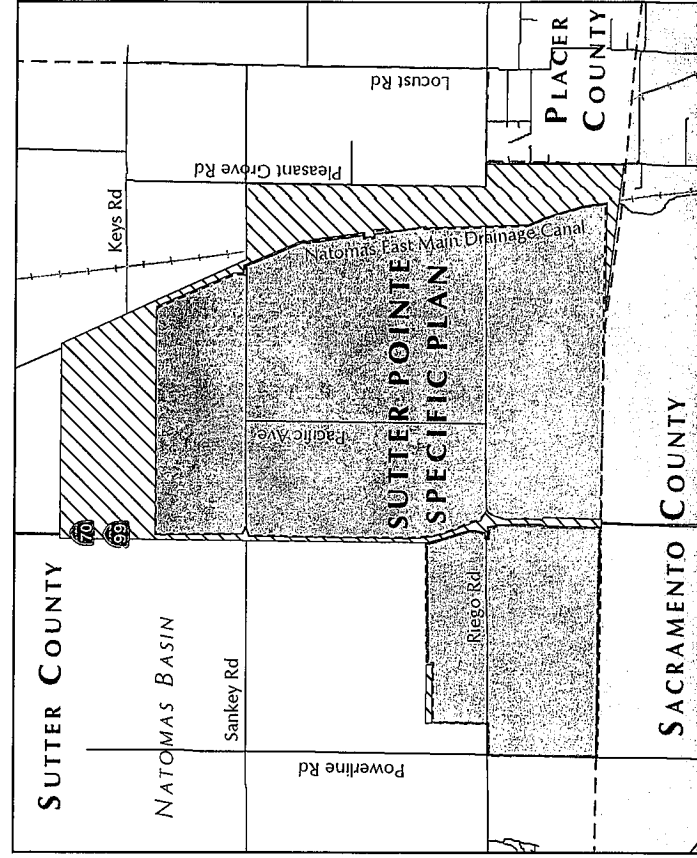


Industrial Commercial Reserve

Area

9,500 acres

Proposed



Land Use Designation



Sutter Pointe Specific Plan



AG-80

Area

7,528 acres

1,972 acres

General Plan Designation Changes

APN	Existing General Plan Designation	Proposed General Plan Designation
35-120-003	I-C Reserve	AG-80
35-120-006	I-C Reserve	AG-80
35-120-007	Portion I-C Reserve Portion AG-80	AG-80
35-120-012	Portion I-C Reserve Portion AG-80	AG-80
35-150-003	I-C Reserve	SPSP
35-150-004	I-C Reserve	SPSP
35-150-005	I-C Reserve	SPSP
35-150-006	I-C Reserve	SPSP
35-150-007	I-C Reserve	SPSP
35-150-008	I-C Reserve	AG-80
35-150-010	I-C Reserve	SPSP
35-150-011	I-C Reserve	AG-80
35-160-006	I-C Reserve	SPSP
35-160-038	I-C Reserve	AG-80
35-170-003	I-C Reserve	SPSP
35-170-004	I-C Reserve	AG-80
35-170-008	I-C Reserve	AG-80
35-170-010	I-C Reserve	AG-80
35-170-011	I-C Reserve	AG-80
35-170-029	I-C Reserve	SPSP
35-170-031	I-C Reserve	AG-80
35-170-041	I-C Reserve	AG-80
35-170-044	I-C Reserve	SPSP
35-170-046	I-C Reserve	AG-80
35-170-047	I-C Reserve	AG-80
35-170-056	I-C Reserve	AG-80
35-170-058	I-C Reserve	AG-80
35-170-060	I-C Reserve	AG-80
35-170-063	I-C Reserve	AG-80
35-170-065	I-C Reserve	AG-80
35-170-066	I-C Reserve	AG-80
35-170-071	I-C Reserve	AG-80
35-170-075	I-C Reserve	AG-80
35-170-076	I-C Reserve	AG-80
35-170-079	I-C Reserve	AG-80
35-170-079	I-C Reserve	SPSP
35-170-080	I-C Reserve	SPSP
35-170-081	I-C Reserve	SPSP
35-170-082	I-C Reserve	AG-80
35-170-083	I-C Reserve	AG-80
35-170-084	I-C Reserve	AG-80
35-170-085	I-C Reserve	AG-80
35-170-086	I-C Reserve	AG-80
35-170-087	I-C Reserve	AG-80
35-170-088	I-C Reserve	AG-80

APN	Existing General Plan Designation	Proposed General Plan Designation
35-170-089	I-C Reserve	SPSP
35-170-090	I-C Reserve	SPSP
35-170-091	I-C Reserve	SPSP
35-180-003	I-C Reserve	AG-80
35-180-004	I-C Reserve	AG-80
35-180-005	I-C Reserve	AG-80
35-180-006	I-C Reserve	AG-80
35-180-007	I-C Reserve	AG-80
35-180-008	I-C Reserve	AG-80
35-180-009	I-C Reserve	AG-80
35-180-010	I-C Reserve	AG-80
35-180-011	I-C Reserve	AG-80
35-180-012	I-C Reserve	AG-80
35-180-013	I-C Reserve	AG-80
35-180-014	I-C Reserve	AG-80
35-191-001	I-C Reserve	AG-80
35-192-001	I-C Reserve	AG-80
35-192-002	I-C Reserve	AG-80
35-201-001	I-C Reserve	AG-80
35-201-002	I-C Reserve	AG-80
35-201-003	I-C Reserve	AG-80
35-201-004	I-C Reserve	AG-80
35-201-005	I-C Reserve	AG-80
35-201-006	I-C Reserve	AG-80
35-202-001	I-C Reserve	AG-80
35-203-001	I-C Reserve	AG-80
35-203-002	I-C Reserve	AG-80
35-204-001	I-C Reserve	AG-80
35-211-001	I-C Reserve	AG-80
35-211-002	I-C Reserve	AG-80
35-211-003	I-C Reserve	AG-80
35-211-004	I-C Reserve	AG-80
35-212-001	I-C Reserve	AG-80
35-212-002	I-C Reserve	AG-80
35-212-003	I-C Reserve	AG-80
35-213-001	I-C Reserve	AG-80
35-213-002	I-C Reserve	AG-80
35-214-001	I-C Reserve	AG-80
35-214-002	I-C Reserve	AG-80
35-220-007	I-C Reserve	SPSP
35-220-008	I-C Reserve	SPSP
35-220-012	I-C Reserve	SPSP
35-220-013	I-C Reserve	SPSP
35-220-016	I-C Reserve	SPSP
35-220-017	I-C Reserve	SPSP
35-220-018	I-C Reserve	SPSP
35-220-019	I-C Reserve	SPSP
35-220-020	I-C Reserve	SPSP
35-220-022	I-C Reserve	SPSP
35-220-023	I-C Reserve	SPSP

APN	Existing General Plan Designation	Proposed General Plan Designation
35-220-024	I-C Reserve	SPSP
35-220-025	I-C Reserve	SPSP
35-220-026	I-C Reserve	SPSP
35-240-007	Portion I-C Reserve Portion AG-80	AG-80
35-240-008	Portion I-C Reserve Portion AG-80	AG-80
35-240-013	I-C Reserve	SPSP
35-240-014	I-C Reserve	SPSP
35-240-020	I-C Reserve	SPSP
35-240-023	I-C Reserve	SPSP
35-240-025	I-C Reserve	SPSP
35-240-026	I-C Reserve	SPSP
35-240-027	I-C Reserve	SPSP
35-240-028	I-C Reserve	SPSP
35-240-032	I-C Reserve	SPSP
35-250-001	I-C Reserve	SPSP
35-250-002	I-C Reserve	SPSP
35-250-003	I-C Reserve	SPSP
35-250-006	I-C Reserve	SPSP
35-250-007	I-C Reserve	SPSP
35-250-008	I-C Reserve	SPSP
35-250-009	I-C Reserve	SPSP
35-250-014	I-C Reserve	SPSP
35-250-017	I-C Reserve	SPSP
35-250-018	I-C Reserve	SPSP
35-250-019	I-C Reserve	SPSP
35-250-020	I-C Reserve	SPSP
35-250-021	I-C Reserve	SPSP
35-260-002	I-C Reserve	SPSP
35-260-003	I-C Reserve	AG-80
35-260-011	I-C Reserve	AG-80
35-260-012	I-C Reserve	AG-80
35-260-016	I-C Reserve	SPSP
35-260-020	I-C Reserve	SPSP
35-260-021	I-C Reserve	SPSP
35-271-006	I-C Reserve	AG-80
35-271-013	I-C Reserve	SPSP
35-271-014	I-C Reserve	SPSP
35-271-015	I-C Reserve	SPSP
35-271-016	I-C Reserve	SPSP
35-271-021	I-C Reserve	SPSP
35-271-024	I-C Reserve	SPSP
35-271-025	I-C Reserve	SPSP
35-271-026	I-C Reserve	SPSP
35-271-027	I-C Reserve	SPSP
35-272-001	I-C Reserve	AG-80
35-272-002	I-C Reserve	AG-80
35-272-003	I-C Reserve	AG-80
35-272-004	I-C Reserve	AG-80

APN	Existing General Plan Designation	Proposed General Plan Designation
35-272-005	I-C Reserve	AG-80
35-272-006	I-C Reserve	AG-80
35-273-001	I-C Reserve	AG-80
35-273-003	I-C Reserve	AG-80
35-273-004	I-C Reserve	AG-80
35-273-006	I-C Reserve	AG-80
35-273-010	I-C Reserve	AG-80
35-273-011	I-C Reserve	AG-80
35-273-012	I-C Reserve	AG-80
35-273-013	I-C Reserve	AG-80
35-280-001	I-C Reserve	SPSP
35-280-002	I-C Reserve	AG-80
35-280-005	I-C Reserve	AG-80
35-280-006	I-C Reserve	SPSP
35-280-007	I-C Reserve	SPSP
35-280-008	I-C Reserve	SPSP
35-280-009	I-C Reserve	SPSP
35-280-010	I-C Reserve	SPSP
35-280-011	I-C Reserve	AG-80
35-280-012	I-C Reserve	AG-80
35-280-013	I-C Reserve	AG-80
35-280-014	I-C Reserve	AG-80
35-280-016	I-C Reserve	SPSP
35-280-017	I-C Reserve	AG-80
35-280-018	I-C Reserve	AG-80
35-280-021	I-C Reserve	AG-80
35-280-023	I-C Reserve	AG-80
35-280-025	I-C Reserve	AG-80
35-280-026	I-C Reserve	AG-80
35-310-004	I-C Reserve	SPSP
35-310-008	I-C Reserve	SPSP
35-310-010	I-C Reserve	SPSP
35-310-011	I-C Reserve	SPSP
35-310-012	I-C Reserve	SPSP
35-310-013	I-C Reserve	SPSP
35-320-007	I-C Reserve	SPSP
35-320-008	I-C Reserve	SPSP
35-320-009	I-C Reserve	SPSP
35-320-013	I-C Reserve	SPSP
35-320-014	I-C Reserve	SPSP
35-340-014	I-C Reserve	AG-80
35-340-014	I-C Reserve	AG-80
35-340-015	I-C Reserve	AG-80
35-340-016	I-C Reserve	AG-80
35-340-020	I-C Reserve	AG-80
35-340-021	I-C Reserve	AG-80
35-340-024	I-C Reserve	AG-80

Source: Sutter County Community Services Department

Attachment 2

The following amendments apply to Section 9 of the Policy Document:

New Title for Section 9 (p. 76) as follows:

SECTION 9

Rural Communities, Area Plans, and Specific Plans

Revise "Overview" section (p. 76) to read as follows:

This section of the Policy Document is considered a subsection of the land use element. However, it is physically separated from Section 1 because the policies and guidelines it contains only pertain to very specific portions of the County. These areas include both the rural communities and locations where Area, Community, or Specific Plans have been adopted.

Within the unincorporated area of the County there are seven rural community areas that could provide rural and suburban development. These areas include:

Meridian
Nicolaus
East Nicolaus
Rio Oso
Robbins
Sutter
Trowbridge

Due to the unique characteristics of each rural community, additional land use planning for these areas will be carried out on an individual basis.

The present rural community boundaries and land uses for these communities are identified on the Sutter County Land Use Diagrams. The current theoretical build out or holding capacity for each of the rural communities follows on Tables 10 through 16. Policies which relate to one or more specific communities have also been identified.

In addition to the rural communities, this section of the Policy Document identifies amendments to the General Plan resulting from approval of the Food Processing, Agricultural and Recreation Combining District (FPARC) Area Plan, and establishes findings, goals and policies for the Sutter Pointe Specific Plan.

Replace Entire "South Sutter County Industrial/Commercial Reserve" section (pp. 95-97) to read as follows:

Sutter Pointe Specific Plan Area

General Description

This section of the Policy Document pertains to that portion of south Sutter County described in the Sutter Pointe Specific Plan adopted by the Board of Supervisors on _____, 2009. The Specific Plan document, and associated plans and entitlements, establish 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.

The Sutter Pointe Specific Plan encumbers approximately 7,528 acres located within the Natomas Basin at the southern edge of Sutter County. The Plan Area includes a majority of those lands previously identified by the General Plan as the South Sutter County Industrial/Commercial Reserve. The boundary of the Specific Plan Area is designated SP – Specific Plan on the Sutter County Land Use Diagrams. Detailed land use designations, densities and intensities, and associated development requirements are defined in the Specific Plan.

The Sutter Pointe Specific Plan provides for a master planned community with a mix of residential, employment, commercial, open space and public uses. Pursuant to advisory Measure M approved by Sutter County voters in 2004, the Specific Plan complies with the following requirements:

- A minimum of 3,600 acres are provided for commercial and industrial uses to create new jobs in Sutter County;
- A minimum of 1,000 acres are provided for schools, parks, open space, libraries, retail areas and other community facilities paid for by the development;
- A maximum of 2,900 acres are available for residential construction on land protected from the 100-year flood event;
- All necessary road, bridge, water, drainage, sewer and other improvements are paid for by the development.
- Ongoing law enforcement, fire, library and other public services are paid for by the development, without reducing current county service levels.

In addition, the Sutter Pointe Specific Plan encourages incorporation of the Plan Area as a City as soon as reasonable and practicable.

Findings

- 9.a Sutter County has one of the highest unemployment rates in the state. In order to provide for more employment opportunities, development of employment

centers supported by residential and retail uses in south Sutter County is in the best interest of the County.

- 9.b The development of large-scale employment centers supported by a mixture of land uses in a master planned community will provide added financial stability to the Sutter County tax base.
- 9.c Mixed-use development is appropriate in south Sutter County because it is located in the path of new planned development in Placer County and Sacramento County.
- 9.d Large scale industrial, commercial and residential development is appropriate in south Sutter County because of the area's proximity to major transportation corridors, metropolitan areas, and the Sacramento International Airport.
- 9.e On November 2, 2004, Sutter County citizens approved advisory Measure M, which supported comprehensive planning for commercial, industrial and residential development in south Sutter County, subject to a number of planning standards.

Goal

- 9 Facilitate well planned large scale mixed-use residential, industrial and commercial development bringing housing and jobs to South Sutter County, consistent with the terms of Measure M.

Policies

Planning Policies

- 9-1 Process a single comprehensive specific plan, zoning and other associated entitlements for all lands within the Sutter Pointe Specific Plan Area.
- 9-2 Execute a development agreement, and other agreements necessary, to ensure that Measure M standards are met.
- 9-3 Ensure that the Sutter Pointe Specific Plan and future land development proposals within the Specific Plan Area are consistent with the Natomas Basin Habitat Conservation Plan.
- 9-4 Provide a self-sufficient community generating the revenue necessary to fully fund urban services and infrastructure necessary to serve the new community.
- 9-5 Support incorporation of the Sutter Pointe Specific Plan Area as a city as soon as reasonable and practicable.

- 9-6 Phase development within the Sutter Pointe Specific Plan Area to allow for efficient infrastructure and facilities planning to ensure that each phase of development will include the necessary public improvements required to meet defined service standards, and to maximize cost sharing opportunities with planned development in surrounding counties.

Land Use Plan Policies

- 9-7 **Employment and Commercial Uses:** Identify a minimum of 3,600 acres for industrial and commercial uses within the Specific Plan Area to promote regional employment growth, increased tax revenues, and economic development.
- a. Provide for large and contiguous employment sites and locations adjacent to existing and planned infrastructure and future freeway access points.
 - b. Provide zoned employment land, and the backbone infrastructure and services required to support development of that land, with the initial phases of Specific Plan development.
 - c. Protect existing industrial development along Pacific Avenue from encroachment from incompatible uses.
 - d. Provide for activity centers throughout the Specific Plan Area that supply goods and services to surrounding residents and businesses.
- 9-8 **Public Facilities:** Provide for a minimum of 1,000 acres for community facilities to meet the needs of residents and employees. Such facilities include, but are not limited to:
- Parks
 - Open Space
 - Schools
 - Library
 - General Governmental Services
 - Corporation Yard
 - Fire Protection
 - Law Enforcement
 - Public Transit
- a. Provide sites for public facilities that enhance access by local residents and facilitate opportunities for joint use.
 - b. Require an Urban Services Plan identifying the level of community services to be provided and how these services will be fully funded by Plan Area development with no added costs to existing residents.

- c. Require School Mitigation Agreements between the landowners and the local school districts that identify the timing and funding of school facilities to mitigate school impacts.
- d. Establish a civic center facility to support the administrative and civic functions of the community.

9-9 **Residential Uses:** Provide for a maximum of 2,900 acres of residential construction, and a maximum of 17,500 units, on land protected from the 100-year flood event.

- a. Assist in meeting the needs of very low-, low-, and moderate-income groups through compliance with the County's Affordable Housing Ordinance.
- b. The Specific Plan shall identify the mix of housing types, number of each type of unit, and distribution of the various types of residential units.
- c. Prohibit residential development within the 100-year floodplain, with the exception of those lands that will be removed from the 100-year floodplain through drainage and flood control improvements required as a condition of such development.

9-10 **Infrastructure:** Provide the infrastructure and improvements necessary to support the Sutter Pointe Specific Plan and ensure that this infrastructure is paid for by Plan Area development. Such infrastructure includes, but is not limited to:

- Roadways
 - Trails
 - Bridges
 - Drainage & Flood Control
 - Wastewater
 - Potable Water
 - Electricity
 - Natural Gas
 - Telephone
- a. Provide for efficient regional and local mobility systems that support multi-modal transportation including automobiles, trucks, transit, bicycles and pedestrians.
 - b. Require that the Specific Plan include infrastructure master plans that define the size, location, phasing, and cost estimates for all public infrastructure required to serve the Plan Area.

- c. Ensure the timely provision of public utilities and infrastructure consistent with adopted master plans.
- d. Require that the Specific Plan include a Public Facilities Financing Plan identifying the funding mechanisms required for the capital costs of all public infrastructure required to support buildout of Sutter Pointe, and how such infrastructure will be fully funded by Plan Area development with no added costs, and no decline in service levels, to existing residents and employees within the County,

Attachment 3

TABLE 1

DEVELOPMENT STANDARDS

Land Use Designation	Development Standards			
	Minimum Lot Size	Maximum Lot Size	Density Range Minimum/Maximum Dwelling Units per Net Acre	Maximum Nonresidential FAR
Agriculture	20 acres	N/A	x	.8 ^{xxx}
	80 acres	N/A	x	.8 ^{xxx}
Agriculture Rural Community	2.5 acres	N/A	x	.8 ^{xxx}
Agriculture Preserve (top row – residential parcels; Bottom row – preserve parcel)	***	2 acres ***	1 dwelling unit per lot	0.15
	20 or 80 acres	N/A	No dwelling units permitted	.8 ^{xxx}
Ranchette	3.0 acres	10 acres	.1-1/3 dwelling units	.xxx
Estate Residential	14,520 sq. ft.	2 acres	.5-3 dwelling units	.xxx
Low Density Residential	5,445 sq. ft.	0.5 acre	2-8 dwelling units	.xxx
Medium Density Residential	5,000 sq. ft.	N/A	8-25 dwelling units	.xxx
High Density Residential	5,000 sq. ft.	N/A	25-45 dwelling units	.xxx
Commercial	5,000 sq. ft.	N/A	0	0.5
Industrial	*	N/A	0	0.8
Park & Recreation	N/A	N/A	xx	0.35
Open Space	320 acres **	N/A	xx	0.35
Area Plans	See Area Plans for Specific Standards			
Sutter Pointe Specific Plan (SPSP)	See Sutter Pointe Specific Plan for Specific Standards			

* Minimum lot size determined by Zoning Code

** Land dedicated for open space as part of a development proposal may be less than 320 acres.

*** Minimum lot size based upon Environmental Health requirements. A maximum lot size up to 5 acres may be permitted if Environmental Health grants waiver for sewage disposal.

x Only one principle dwelling allowed per lot

xx Only one accessory dwelling allowed per lot

xxx Agriculture related uses

xxxx Maximum building coverage determined by zoning

Note: Approval of a Planned Development (PD) Rezone may allow variations to the minimum/maximum parcel sizes in non-agricultural districts as long as the overall General Plan density is maintained.

TABLE 1

DEVELOPMENT STANDARDS

Land Use Designation	Development Standards			
	Minimum Lot Size	Maximum Lot Size	Density Range Minimum/Maximum Dwelling Units per Net Acre	Maximum Nonresidential FAR
Agriculture	20 acres	N/A	x	.8 ^{xxxx}
	80 acres	N/A	x	.8 ^{xxxx}
Agriculture Rural Community	2.5 acres	N/A	x	.8 ^{xxxx}
Agriculture Preserve (top row – residential parcels; Bottom row – preserve parcel)	***	2 acres ***	1 dwelling unit per lot	0.15
	20 or 80 acres	N/A	No dwelling units permitted	8 ^{xxx}
Ranchette	3.0 acres	10 acres	.1-1/3 dwelling units	xxx
Estate Residential	14,520 sq. ft.	2 acres	.5-3 dwelling units	xxx
Low Density Residential	5,445 sq. ft.	0.5 acre	2-8 dwelling units	xxx
Medium Density Residential	5,000 sq. ft.	N/A	8-25 dwelling units	xxx
High Density Residential	5,000 sq. ft.	N/A	25-45 dwelling units	xxx
Commercial	5,000 sq. ft.	N/A	0	0.5
Industrial	*	N/A	0	0.8
Park & Recreation	N/A	N/A	xx	0.35
Open Space	320 acres **	N/A	xx	0.35
Area Plans	See Area Plans for Specific Standards			
Sutter Ponte Specific Plan (SPSP)	See Sutter Pointe Specific Plan for Specific Standards			

Deleted: ¶

- * Minimum lot size determined by Zoning Code
 - ** Land dedicated for open space as part of a development proposal may be less than 320 acres.
 - *** Minimum lot size based upon Environmental Health requirements. A maximum lot size up to 5 acres may be permitted if Environmental Health grants waiver for sewage disposal.
 - x Only one principle dwelling allowed per lot
 - xx Only one accessory dwelling allowed per lot
 - xxx Agriculture related uses
 - xxxx Maximum building coverage determined by zoning
- Note: Approval of a Planned Development (PD) Rezone may allow variations to the minimum/maximum parcel sizes in non-agricultural districts as long as the overall General Plan density is maintained.

Attachment 4

TABLE 2 – HOLDING CAPACITY OF THE GENERAL PLAN

Land Use Designation	Acres	Min Lot Area		Dwelling Units Per Acre		Max FAR	Potential Lots	Total Potential Dwelling Units		Potential Sq. Ft. @ Max FAR
		Acres		Min	Max			@ Min DU/AC	@ Max DU/AC	
AG-20	113,309	20		One principal dwelling unit per parcel		.8 ¹	5,665		5,665	N/A
AG-80	205,624	80				.8 ¹	2,570		2,570	N/A
AP/APR (Ag Preserve/Residential)	103			Cannot exceed General Plan density		.8 ¹	4	4	4	N/A
Ranchette Parcels	455	3		N/A	1	.15	95	95	95	N/A
Subtotal Agriculture	319,491						8,334		8,334	
Estate Density	384	.333		.5	3	.2	1,009 ³	192	1,152	N/A
Low Density	3,550	.115		2	8	.8	24,696 ²	7,100	28,400	N/A
Medium Density	173	.115		8	25	.8	1,203 ²	1,384	4,325	N/A
High Density	119	.115		25	45	.8	828 ²	2,975	5,355	N/A
Subtotal Residential	4,226						27,736	11,651	39,232	N/A
Commercial	241			0	0	.5 ²		0	0	4,199,184
Industrial	957			0	0	.8 ²		0	0	26,679,628
Subtotal Commercial/Industrial	1,198							0	0	30,878,812
Park and Recreation	443	.115		0	0	.5	3,852	0	0	9,648,540
Open Space	44,214	320		One principal dwelling unit per lot		.35	138		138	674,086,644
Subtotal Park & Recreation and Open Space	44,657						3,990			683,735,184
SUBTOTAL	369,572									714,613,996
Community/Area Plans	4,433			See the Rural Community & Area Plans for applicable standards & holding capacity.						
Sutter Pointe Specific Plan	7,528			See the Sutter Pointe Specific Plan for applicable standards and holding capacity.						
Total Unincorporated Cities	381,533									
Total County	388,358									

- 1) Non-residential uses;
- 2) Maximum lot yield with a 20% infrastructure factor
- 3) Maximum lot yield with a 12.5% infrastructure factor

TABLE 2 – HOLDING CAPACITY OF THE GENERAL PLAN

Land Use Designation	Acres	Min Lot Area Acres	Dwelling Units Per Acre		Max FAR	Potential Lots	Total Potential Dwelling Units		Potential Sq. Ft. @ Max FAR
			Min	Max			@ Min DU/AC	@ Max DU/AC	
AG-20	113,309	20			.8 ¹	5,665	5,665	N/A	
AG-80	205,624	80			.8 ¹	2,570	2,570	N/A	
AP/APR (Ag Preserve/Residential)	103	Cannot exceed General Plan density			.8 ¹	4	4	N/A	
Ranchette Parcels	455	3	N/A	1	.15	95	95	N/A	
Subtotal Agriculture	319,491					8,334	8,334		
Estate Density	384	.333	.5	3	.2	1,009 ³	1,152	N/A	
Low Density	3,550	.115	2	8	.8	24,696 ²	28,400	N/A	
Medium Density	173	.115	8	25	.8	1,203 ²	4,325	N/A	
High Density	119	.115	25	45	.8	828 ²	5,355	N/A	
Subtotal Residential	4,226					27,736	11,651	N/A	
Commercial	244		0	0	.5 ²		0	1,195,184	
Industrial	957		0	0	.8 ²		0	26,679,628	
Subtotal Commercial/Industrial	1,198						0	26,878,812	
Park and Recreation	443	.115	0	0	.5	3,852	0	9,648,540 ²	
Open Space	44,214	320			.35	138	138	674,086,644	
Subtotal Park & Recreation and Open Space	44,657					3,990		683,735,184	
SUBTOTAL	3,69,572							714,613,996	
Community/Area Plans	4,433								
Sutter Pointe Specific Plan	7,528								
Total Unincorporated Cities	381,533								
Total County	388,358								

Deleted: 209,638
Deleted: 620
Deleted: 620
Deleted: 323,505
Deleted: 286
Deleted: 286

Deleted: 766⁴
Deleted: 13,346,784
Deleted: 3,932¹
Deleted: 109,617,869
Deleted: 4,698
Deleted: 122,964,653

Deleted: 377,086
Deleted: 806,699,837
Formatted: Right

Deleted: 4) These figures include the 3,500 acres of Industrial and Commercial development that will initially be located within the 10,500 acre Industrial/Commercial Reserve in South Sutter County. The 3,500 acres has been divided between Industrial and Commercial land use designations using a ratio of 85% and 15% respectively. ¶

1) Non-residential uses;
2) Maximum lot yield with a 20% infrastructure factor
3) Maximum lot yield with a 12.5% infrastructure factor

Attachment 5

**TABLE 3
GENERAL PLAN LAND USE DESIGNATIONS AND
CONSISTENT ZONING DISTRICTS**

General Plan Land Use Designation	Consistent Zoning Districts
Agriculture (AG) (20, 80)	General Agriculture (AG) Exclusive Agriculture (A2) Restrictive Agriculture (A3) Upland Agriculture (UA) Public (P) Ranchette (RAN)
Agriculture Rural Community (AG-RC)	General Agriculture (AG) Public (P)
Agriculture Preserve (AP)	Agriculture Preserve Residential (APR) Agriculture Preserve (AP)
Estates Residential (ER)	Residential Estate (RE) One Family Residence (R1) Public (P)
Low Density Residential (LDR)	Residential Estate (RE) One Family Residence (R1) Two Family Residence (R2) Mobile Home Subdivision (MHS) Public (P)
Medium Density Residential (MDR)	Neighborhood Apartments (R3) Public (P)
High Density Residential (HDR)	General Apartment (R4) Public (P)
Commercial (COM)	Neighborhood Commercial (C1) Highway Service Commercial (CH) General Commercial (C2) Commercial Industrial (CM) Public (P)
Industrial (IND)	Airport Districts (AV) Commercial Industrial (CM) Light Industrial (M1) Heavy Industrial (M2) Limited Manufacturing (ML) Public (P)
Park and Recreation (PR)	Park – Recreation (PR-PD) Public (P)
Open Space (OS)	General Agriculture (AG) Exclusive Agriculture (A2) Restrictive Agriculture (A3) Upland Agriculture (UA) Park – Recreation (PR-PD) Public (P)
Sutter Pointe Specific Plan (SPSP)	See the Sutter Pointe Specific Plan for consistent zoning districts. The existing zoning of parcels not rezoned upon approval of the Sutter Pointe Specific Plan are deemed consistent with the Sutter Pointe Specific Plan General Plan Designation.

**TABLE 3
GENERAL PLAN LAND USE DESIGNATIONS AND
CONSISTENT ZONING DISTRICTS**

General Plan Land Use Designation	Consistent Zoning Districts
Agriculture (AG) (20, 80)	General Agriculture (AG) Exclusive Agriculture (A2) Restrictive Agriculture (A3) Upland Agriculture (UA) Public (P) Ranchette (RAN)
Agriculture Rural Community (AG-RC)	General Agriculture (AG) Public (P)
Agriculture Preserve (AP)	Agriculture Preserve Residential (APR) Agriculture Preserve (AP)
Estates Residential (ER)	Residential Estate (RE) One Family Residence (R1) Public (P)
Low Density Residential (LDR)	Residential Estate (RE) One Family Residence (R1) Two Family Residence (R2) Mobile Home Subdivision (MHS) Public (P)
Medium Density Residential (MDR)	Neighborhood Apartments (R3) Public (P)
High Density Residential (HDR)	General Apartment (R4) Public (P)
Commercial (COM)	Neighborhood Commercial (C1) Highway Service Commercial (CH) General Commercial (C2) Commercial Industrial (CM) Public (P)
Industrial (IND)	Airport Districts (AV) Commercial Industrial (CM) Light Industrial (M1) Heavy Industrial (M2) Limited Manufacturing (ML) Public (P)
Park and Recreation (PR)	Park – Recreation (PR-PD) Public (P)
Open Space (OS)	General Agriculture (AG) Exclusive Agriculture (A2) Restrictive Agriculture (A3) Upland Agriculture (UA) Park – Recreation (PR-PD) Public (P)
Sutter Pointe Specific Plan (SPSP)	<u>See the Sutter Pointe Specific Plan for consistent zoning districts. The existing zoning of parcels not rezoned upon approval of the Sutter Pointe Specific Plan are deemed consistent with the Sutter Pointe Specific Plan General Plan Designation.</u>

Deleted: South Sutter Industrial /Commercial¶ Reserve (SSCI/C)

Deleted: South Sutter County Industrial/Commercial (SSCI/C)¶ Public (P)¶ General Agriculture (AG)

Attachment 6

**TABLE 4
SUTTER COUNTY ROADWAY IMPROVEMENTS**

Facility	Improvement *
SR 20 Sutter Bypass - Humphrey Road	Widen to four-lane expressway
SR 99 Sacramento County Line - SR 70 SR 70 - Bogue Road Bogue Road - SR 20 North of Eager Road - Butte County Line	Widen to six-lane freeway Widen to four-lane expressway Widen to six lanes Widen to four lanes
SR 70 SR 99 - Yuba County Line	Widen to four-lane expressway
Third Feather River Bridge SR 99 - Yuba County Line	Construct a two-lane, limited access facility
SR 113 Yolo County Line - SR 99	Widen to a four lane
Garden Highway Sankey Road - West Catlett Road Yuba City Limits - SR 99	Upgrade travel lanes and shoulders Upgrade to two lane urban roadway standards
Howsley Road SR 99 - Pleasant Grove Road	Upgrade/widen to four or six lanes
Lincoln Road Jones Road - Walton Avenue	Widen to two lanes plus a center turn lane
Pleasant Grove Road Sacramento County Line - Riego Road Riego Road - Howsley Road Howsley Road - Yuba County	Realign to the west and provide four lanes Widen to four lanes, realign south of Howsley Road Widen to four lanes
Riego Road Garden Highway - Placer County Line	Widen to four or six lanes depending on access
Sankey Road Garden Highway - SR 99/70 SR 99/70 - Placer County Line	Widen to four or six lanes depending on access Widen to four or six lanes depending on access
Walton Avenue Franklin Road - Bridge Street (Yuba City)	Widen to four lanes plus a center turn lane

Note: * Improvements are based upon proposed land uses and 1995 SACOG regional population and employment forecasts for 2015. Future roadway improvements may vary as new land uses and transportation facilities are developed.

**TABLE 4
SUTTER COUNTY ROADWAY IMPROVEMENTS**

Facility	Improvement *
SR 20 Sutter Bypass - Humphrey Road	Widen to four-lane expressway
SR 99 Sacramento County Line - SR 70 SR 70 - Bogue Road Bogue Road - SR 20 North of Eager Road - Butte County Line	See the Sutter Pointe Specific Plan Widen to four-lane expressway Widen to six lanes Widen to four lanes
SR 70 SR 99 - Yuba County Line	Widen to four-lane expressway
Third Feather River Bridge SR 99 - Yuba County Line	Construct a two-lane, limited access facility
SR 113 Yolo County Line - SR 99	Widen to a four lane
Garden Highway Sankey Road - West Catlett Road Yuba City Limits - SR 99	Upgrade travel lanes and shoulders Upgrade to two lane urban roadway standards
Howsley Road SR 99 - Pleasant Grove Road	Upgrade/widen to four or six lanes
Lincoln Road Jones Road - Walton Avenue	Widen to two lanes plus a center turn lane
Pleasant Grove Road Sacramento County Line - Riego Road Riego Road - Howsley Road Howsley Road - Yuba County	See the Sutter Pointe Specific Plan See the Sutter Pointe Specific Plan Widen to four lanes
Riego Road Garden Highway - Placer County Line	See the Sutter Pointe Specific Plan
Sankey Road Garden Highway - SR 99/70 SR 99/70 - Placer County Line	See the Sutter Pointe Specific Plan Widen to four or six lanes depending on access
Walton Avenue Franklin Road - Bridge Street (Yuba City)	Widen to four lanes plus a center turn lane

Deleted: Widen to six-lane freeway

Deleted: Realign to the west and provide four lanes

Deleted: Widen to four lanes, realign south of Howsley Road

Deleted: Widen to four or six lanes depending on access

Deleted: Widen to four or six lanes depending on access

Note: * Improvements are based upon proposed land uses and 1995 SACOG regional population and employment forecasts for 2015. Future roadway improvements may vary as new land uses and transportation facilities are developed.

Attachment 7

**TABLE 5
FUTURE FUNCTIONAL CLASSIFICATIONS**

Classification	Name	Segment
State Freeway	State Route 99	Sacramento County Line to SR 70* SR 20 to north of Eager Road
Expressway	State Route 20 State Route 70 State Route 99 State Route 113	Sutter Bypass to Yuba City SR 99 to Yuba County Line SR 70 to SR 20 North of Eager Road to Butte County Line Yolo County Line to SR 99
Rural Arterial	State Route 20	Sutter Bypass to Colusa County Line
Urban Arterials	Butte House Road Franklin Road Garden Highway Howsley Road Lincoln Road Live Oak Boulevard Pleasant Grove Road Riego Road Sankey Road Walton Avenue	Yuba City to Acacia Avenue SR 99 to El Margarita Road SR 99 to Yuba City SR 99 to Pleasant Grove Road Jones Road to Walton Avenue Yuba City Limit to Pease Road Sacramento County Line to Yuba County Line* Garden Highway to Placer County Line* Garden Highway to Pleasant Grove Road* Bogue Road to Bridge Street
Collector	Bogue Road Harter Road Hooper Road Pease Road Richland Road Tierra Buena Road	Garden Highway to SR 99 SR 20 to Butte House Road Colusa Frontage Road to Butte House Road Tierra Buena Road to Live Oak Boulevard Clark Avenue/Bunce Road to Walton Avenue Hooper Road to Pease Road
Rural Arterial	Franklin Road Garden Highway George Washington Boulevard Larkin Road Lincoln Road Live Oak Boulevard Pennington Road Progress Road Reclamation Road Township Road Walton Avenue	El Margarita Road to Acacia Avenue Sankey Road to West Catlett Road SR 113 to SR 20 Eager Road to Live Oak City Limits Walton Avenue to west of Township Road Pease Road to SR 99 Pennington to Live Oak City Limits McClatchy Road to Acme Road SR 113 to Acme Road Tudor Road to Butte County Line Oswald Road to Bogue Road
Collector	Acacia Avenue Bear River Drive Bogue Road Broadway Catlett Road El Margarita Road Howsley Road Nicolaus Avenue Oswald Road	SR 20 to Butte House Road Placer County to Pleasant Grove Road SR 99 to Walton Avenue Nuestro Road to Clark Road Placer County Line to SR 99/70 Franklin Road to SR 20 Pleasant Grove Road to Placer County Line Pleasant Grove Road to SR 99 Railroad Avenue to Township Road

	Pease Road Railroad Avenue Sankey Road Stewart Road Tierra Buena Road West Catlett Road	Township Road to Tierra Buena Road Oswald Road to Bogue Road Pleasant Grove Road to Placer County Line* Garden Highway to Walton Avenue Pease Road to Eager Road SR 70/99 to Garden Highway
--	--	--

See the Sutter Pointe Specific Plan and associated EIR for future functional classifications.

**TABLE 5
FUTURE FUNCTIONAL CLASSIFICATIONS**

Classification	Name	Segment
State Freeway	State Route 99	Sacramento County Line to SR 70* SR 20 to north of Eager Road
Expressway	State Route 20 State Route 70 State Route 99 State Route 113	Sutter Bypass to Yuba City SR 99 to Yuba County Line SR 70 to SR 20 North of Eager Road to Butte County Line Yolo County Line to SR 99
Rural Arterial	State Route 20	Sutter Bypass to Colusa County Line
Urban Arterials	Butte House Road Franklin Road Garden Highway Howsley Road Lincoln Road Live Oak Boulevard Pleasant Grove Road Riego Road Sankey Road Walton Avenue	Yuba City to Acacia Avenue SR 99 to El Margarita Road SR 99 to Yuba City SR 99 to Pleasant Grove Road Jones Road to Walton Avenue Yuba City Limit to Pease Road Sacramento County Line to Yuba County Line* Garden Highway to Placer County Line* Garden Highway to Pleasant Grove Road* Bogue Road to Bridge Street
Collector	Bogue Road Harter Road Hooper Road Pease Road Richland Road Tierra Buena Road	Garden Highway to SR 99 SR 20 to Butte House Road Colusa Frontage Road to Butte House Road Tierra Buena Road to Live Oak Boulevard Clark Avenue/Bunce Road to Walton Avenue Hooper Road to Pease Road
Rural Arterial	Franklin Road Garden Highway George Washington Boulevard Larkin Road Lincoln Road Live Oak Boulevard Pennington Road Progress Road Reclamation Road Township Road Walton Avenue	El Margarita Road to Acacia Avenue Sankey Road to West Catlett Road SR 113 to SR 20 Eager Road to Live Oak City Limits Walton Avenue to west of Township Road Pease Road to SR 99 Pennington to Live Oak City Limits McClatchy Road to Acme Road SR 113 to Acme Road Tudor Road to Butte County Line Oswald Road to Bogue Road
Collector	Acacia Avenue Bear River Drive Bogue Road Broadway Catlett Road El Margarita Road Howsley Road Nicolaus Avenue Oswald Road	SR 20 to Butte House Road Placer County to Pleasant Grove Road SR 99 to Walton Avenue Nuestro Road to Clark Road Placer County Line to SR 99/70 Franklin Road to SR 20 Pleasant Grove Road to Placer County Line Pleasant Grove Road to SR 99 Railroad Avenue to Township Road

Deleted: d

	Pease Road Railroad Avenue Sankey Road Stewart Road Tierra Buena Road West Catlett Road	Township Road to Tierra Buena Road Oswald Road to Bogue Road Pleasant Grove Road to Placer County Line* Garden Highway to Walton Avenue Pease Road to Eager Road SR 70/99 to Garden Highway
--	--	--

See the Sutter Pointe Specific Plan and associated EIR for future functional classifications.

Formatted: Font: Not Bold,
Underline

Attachment 8

**TABLE 6
GENERAL ROADWAY STANDARDS BY FUNCTIONAL CLASS**

Functional Classification	Access Control		LOS	Lanes	ROW
	Minimum Interchange/ Intersection Spacing	Driveways Allowed			
State Highways					
Freeways	1-2 miles	none	per CMP*	4-8	180' - 240'
Expressways	1-2 miles	none		2-6	100' - 210'
Arterials		limited		2-4	100' - 140'
Urban					
Arterial	¼ mile	limited/non-res	D	2-6	72' - 120'
Collector		non-res.	D	2	60' - 72'
Local		All uses	D	2	40' - 60'
Rural					
Arterial		Limited	D	2-4	60' - 72'
Collector		All Uses	D	2	40' - 60'
Local		All Uses	D	2	40' - 50'

* CMP - Congestion Management Plan

Note: See Sutter Pointe Specific Plan and associated EIR for roadway standards and access restrictions by functional classification

**TABLE 6
GENERAL ROADWAY STANDARDS BY FUNCTIONAL CLASS**

Functional Classification	Access Control		LOS	Lanes	ROW
	Minimum Interchange/ Intersection Spacing	Driveways Allowed			
State Highways					
Freeways	1-2 miles	none	per CMP*	4-8	180' - 240'
Expressways	1-2 miles	none		2-6	100' - 210'
Arterials		limited		2-4	100' - 140'
Urban					
Arterial	¼ mile	limited/non-res	D	2-6	72' - 120'
Collector		non-res.	D	2	60' - 72'
Local		All uses	D	2	40' - 60'
Rural					
Arterial		Limited	D	2-4	60' - 72'
Collector		All Uses	D	2	40' - 60'
Local		All Uses	D	2	40' - 50'

Deleted: Limited

* CMP - Congestion Management Plan

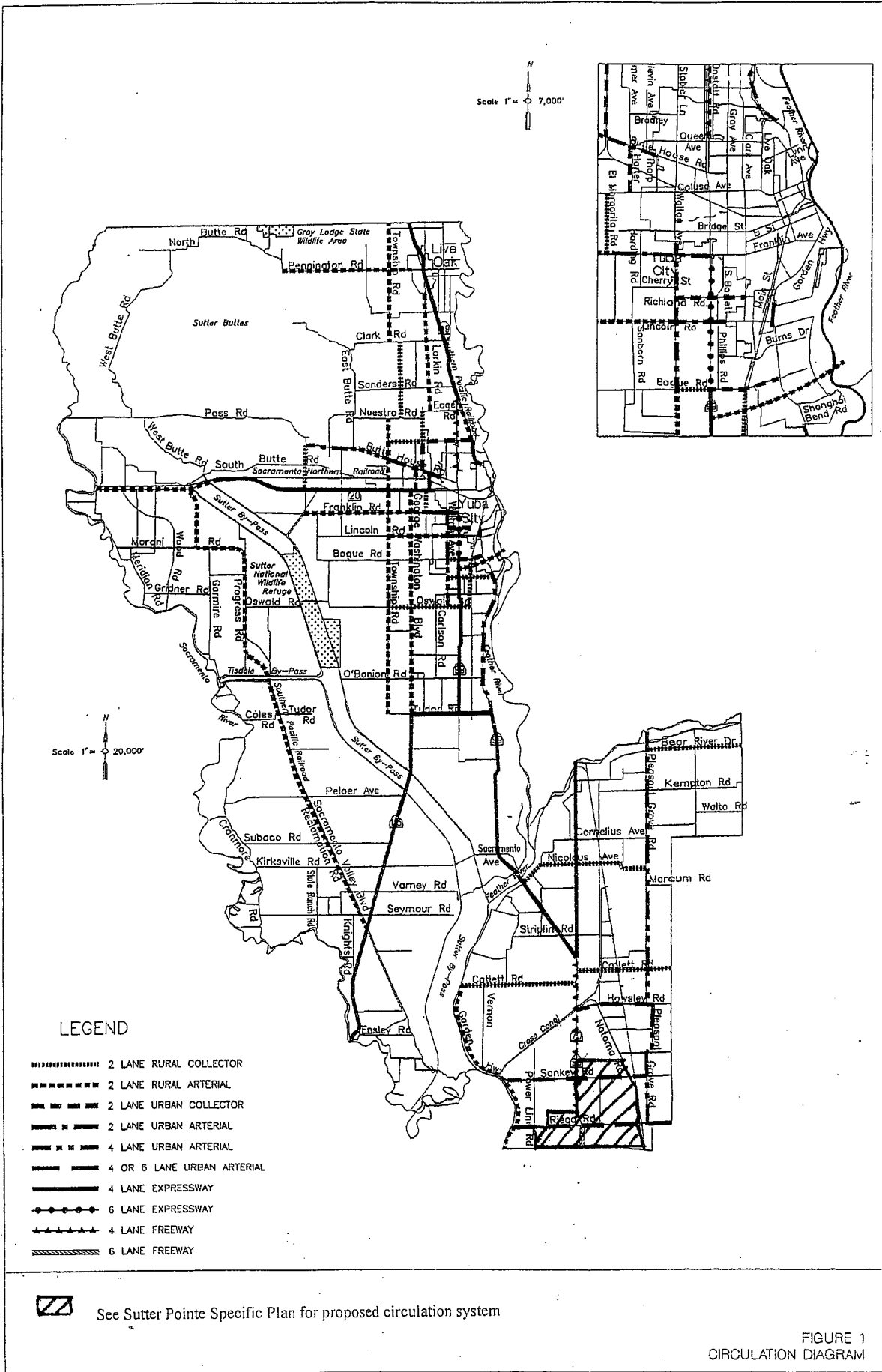
Note: See Sutter Pointe Specific Plan and associated EIR for roadway standards and access restrictions by functional classification

Attachment 9

To be inserted in page 5 of the General Plan Policy Document after description of Open Space land use designation.

Sutter Pointe Specific Plan (SPSP)

This designation is intended to accommodate a mixed-use master planned community guided by the principles of advisory Measure M approved by the residents of Sutter County in 2004. Further discussion regarding the intent of this land use designation can be found in "Section 9 – Rural Communities, Area Plans, and Specific Plans" of this policy document, with typical uses and associated density and intensity standards contained in the Sutter Pointe Specific Plan.



Attachment 11

Sutter Pointe General Plan Consistency Analysis

General Plan Goals & Policies		Project Consistency Analysis
<p>Land Use</p>		
<p>Goal 1.A To promote the efficient use of lands within the County to preserve and enhance the quality of life for existing and future residents of Sutter County</p>		
<p>Policy 1.A-1 Land use planning within the Yuba City and Live Oak spheres of influence will be conducted by each respective city. Plans which affect unincorporated lands shall be prepared in cooperation with Sutter County and shall be subject to County approval. Sutter County shall work with Yuba City to establish a formal agreement for planning the unincorporated land within the sphere of influence within a reasonable time frame as determined by the Board of Supervisors. This agreement will include the date by which the City will begin the planning and comply fully with the items in Implementation Program 1.2.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan is not within the SOI of Yuba City or Live Oak.</p>	
<p>Policy 1.A-2 The County will review all development proposals within the spheres of influence for the cities of Yuba City and Live Oak for consistency with the design and development standards of each respective jurisdiction.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan is not within the SOI of Yuba City or Live Oak.</p>	
<p>Policy 1.A-3 The County does not support the establishment of new self-contained communities of urban/suburban density residential or mixed-use developments that are separated from existing cities and/or rural communities.</p>	<p>Consistent as Amended – In November 2004, the voters approved Measure M directing the Board of Supervisors to plan a new mixed-use master planned community in south Sutter County.</p> <p>The Sutter Pointe Specific Plan is consistent with the General Plan with addition of the following text at the end of policy 1.A-3:</p> <p>“... unless such communities are master planned, support economic development and are approved by voter initiative.”</p>	

Sutter Pointe General Plan Consistency Analysis

General Plan Goals & Policies	Project Consistency Analysis
<p>Policy 1.A-4 The County shall ensure that the Zoning Code and Zoning Map for the County remain consistent with the General Plan.</p>	<p>Consistent as Amended – Amendments to the General Plan and Zoning Code approved concurrently with the Sutter Pointe Specific Plan will ensure consistency. The County General Plan map will be updated to designate the SP area as “SP-Specific Plan”. The LUDC will provide the zoning text and map for the SP area.</p>
<p>Policy 1.A-5 The County will allow expansion of existing non-conforming uses as provided for by the Zoning Code.</p>	<p>Consistent as Amended – The Sutter Pointe Specific Plan includes a stand-alone comprehensive set of zoning and development regulations which address the expansion of existing non-conforming uses.</p> <p>The Sutter Pointe Specific Plan is consistent with the General Plan with addition of the following text at the end of policy 1.A-5: <i>“... or other applicable zoning or land use regulation adopted by the Board of Supervisors.”</i></p>
<p>Policy 1.A-6 Once the County achieves general plan and zoning consistency on isolated parcels surrounded by agricultural land uses, it shall prohibit the redesignation of adjacent agricultural parcels until such time that urbanization/suburbanization become predominant in the immediate area.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan does not include any lands designated for agricultural land use.</p>
<p>Goal 1.B To facilitate orderly growth patterns</p>	
<p>Policy 1.B-1 The County shall encourage development in the cities of Yuba City and Live Oak and annexation of existing County islands within the cities.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan is not within Yuba City or Live Oak.</p>
<p>Policy 1.B-2 In the Yuba City area, the sphere of influence adopted as of April 25, 1990 shall serve as the boundary for urban development, particularly residential urban development.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan is not within the Yuba City area.</p>
<p>Policy 1.B-3 In the Live Oak area, the sphere of influence adopted as of November 28, 1984 shall serve as the boundary for urban development, particularly residential urban</p>	<p>Not Applicable – The Sutter Pointe Specific Plan is not within the Live Oak area.</p>

General Plan Goals & Policies	Project Consistency Analysis
<p>development.</p> <p>Policy 1.B-4 The County shall not support expansion of the Yuba City sphere of influence to the north and south, except to facilitate the provision of services to school sites located contiguous to the current sphere boundary, to facilitate the provision of services to the Village Green and Dell-Wayne Estates mobile home parks, and to incorporate the proposed right-of-way alignment for the third bridge just south of Bogue Road. Development should be directed to the west, away from the Feather River and the prime agricultural lands that run parallel to it.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan is not within the Yuba City SOI.</p>
<p>Policy 1.B-5 The County will discourage the modification or expansion of Yuba City's and Live Oak's current spheres of influence until substantial build out (e.g. 75%) has occurred within the existing spheres as adopted by LAFCO on April 25, 1990 and November 28, 1984, respectively.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan is not within the SOI of Yuba City or Live Oak.</p>
<p>Goal 1.C To eliminate the random location of new residential development</p>	
<p>Policy 1.C-1 The County shall direct new urban and suburban residential development to existing rural communities and within the spheres of influence of Yuba City and Live Oak where adequate public facilities and services are available.</p>	<p>Consistent as Amended - In November 2004, the voters approved Measure M directing the Board of Supervisors to plan a new mixed-use master planned community in south Sutter County.</p> <p>The Sutter Pointe Specific Plan is consistent with the General Plan with addition of the following text at the end of the policy:</p> <p><i>"... unless such residential development (i) is part of a comprehensively planned mixed use community, (ii) supports economic development, and (iii) is approved by voter initiative."</i></p>
<p>Policy 1.C-2 The County shall limit new Estate Residential development to rural communities and unincorporated areas within the Yuba City sphere of influence.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan does not propose Estate Residential development.</p>

General Plan Goals & Policies	Project Consistency Analysis
<p>Policy 1.C-3 The County shall consider Ranchette development outside of the Yuba City and Live Oak sphere's of influence if such development complies with established standards and criteria, subject to the approval of a General Plan Amendment.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan does not propose Ranchette development.</p>
<p>Policy 1.C-4 All new residential development shall conform to density ranges of the applicable land use designation(s).</p>	<p>Consistent – The Land Use Section (Chapter 3) of the Sutter Pointe Specific Plan contains policies, tables and general discussion addressing the need for residential development to conform to the density ranges of the applicable land use designation. Specific Plan land use density ranges conform to those of the Sutter County General Plan</p>
<p>Policy 1.C-5 Any Ranchette proposal shall not result in the creation of more than four (4) total lots (including any designated remainder). Once a Ranchette designation is approved and the maximum four lots have been created on a specific piece of land, no further division of the subject land will be permitted until the County's next Comprehensive General Plan Revision. In rare circumstances, an existing ranchette lot may be altered by lot line adjustment with adjacent properties to allow such adjacent properties to be divided as ranchette lots. "Rare Circumstances" refers to a situation where a variance would otherwise be required, access needs to be obtained, or such other similar situation as determined by the Board of Supervisors.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan does not propose Ranchette development.</p>
<p>Policy 1.C-6 Low Density Residential and Residential Estate designated parcels which do not meet the minimum acreage requirement, or exceed the maximum acreage requirement, as specified by the land use policies of the General Plan, may be adjusted by lot line adjustment pursuant to §66412(d) of the Government Code under the following conditions:</p> <ol style="list-style-type: none"> a. For any adjustment involving parcels that do not meet the minimum parcel size as identified on the General Plan land use diagram, the size of the smallest resultant parcel shall not be smaller than the size of smallest 	<p>Not Applicable – The Sutter Pointe Specific Plan does not propose development that would not meet the minimum area requirements specified in the Specific Plan.</p>

Project Consistency Analysis

General Plan Goals & Policies

parcel prior to the lot line adjustment; and
 b. No parcel meeting the minimum parcel size as identified on the General Plan land use diagram shall be diminished to a size less than the minimum parcel size as identified on the land use diagram.

Goal 1.D To designate adequate commercial and industrial land to provide convenient and valuable business areas and employment opportunities within Sutter County

Policy 1.D-1 The County shall designate specific areas suitable for commercial and industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of commercial and industrial uses.

Consistent – The Sutter Pointe Specific Plan area is located within the County's Industrial-Commercial Reserve and includes specific areas designated for a variety of commercial and industrial (employment) uses. Commercial and Industrial uses are generally permitted on the west side of Highway 99, on the east side of Highway 99 both north and south of Sankey Road, and on the east side of Highway 99 north and south of Riego Road. Other areas within the Sutter Pointe Specific Plan area allow for commercial and industrial uses, as depicted on the Sutter Pointe Land Use Plan, and as further shown and described in the exhibits and permitted use tables of the Sutter Pointe Land Use Development Code.

Policy 1.D-2 The County will discourage strip development, particularly along the Highway 20 corridor between the City of Yuba City and the east side of the Industrial area located southwest of the Community of Sutter. County actions will support retention of an agricultural atmosphere between Township Road and the Industrial area southwest of the Community of Sutter.

Consistent – The Sutter Pointe Specific Plan does not propose strip development and is not near the locations noted.

Goal 1.E To reduce the potential for conflicts between industrial land uses and surrounding uses which are sensitive to the impacts of industrial development

Sutter Pointe General Plan Consistency Analysis

<p>General Plan Goals & Policies</p>	<p>Project Consistency Analysis</p>
<p>Policy 1.E-1 New development that may be incompatible with adjacent uses shall be required to provide buffer zones consistent with County standards to reduce anticipated conflicts with existing and future land uses.</p>	<p>Consistent – The Sutter Pointe Specific Plan includes the Land Use Development Code and the Design Guidelines. These documents together reduce potential conflicts. They require buffers, setbacks, transition areas and landscaping between potentially incompatible uses.</p>
<p>Policy 1.E-2 The County shall maintain, where feasible, areas for expansion around existing industrial development and shall generally discourage the redesignation of industrial lands to uses not compatible with industrial development unless it is demonstrated that such changes will not impact existing or planned future development.</p>	<p>Consistent – The Sutter Pointe Specific Plan is intended to replace the lands currently designated as Industrial-Commercial Reserve, to uses consistent with the language outlined in Measure M. Sutter Pointe contains at least 3,600 acres for employment uses and it is the intent of the County to replace the Industrial – Commercial Reserve designation currently in place with the multiple uses proposed in the Sutter Pointe Specific Plan. Existing Industrial uses located along Pacific Avenue are separated from potentially non-compatible uses with compatible uses, such as, employment uses, drainage basins, and roadways, and other non-residential uses. Any potential issues related to compatibility between industrial development and new development will be mitigated through compliance with the Sutter Pointe Design Guidelines.</p>
<p>Policy 1.E-3 The County encourages industrial uses to be developed in contiguous or generally consolidated areas to reduce the potential for conflicts with surrounding uses.</p>	<p>Consistent – The Sutter Pointe Specific Plan includes two primary employment areas that permit industrial uses and a few contiguous smaller employment areas that permit industrial uses. Chapter 3 of the Sutter Pointe Specific Plan contains the Specific Plan's Land Use Plan which shows the location of the industrial zoned lands. They are for the most part contiguous and have been located so as to minimize potential conflicts with surrounding uses.</p>
<p>Goal 1.F To minimize conflicts between agricultural and non-agricultural uses</p>	
<p>Policy 1.F-1 The County shall require that new development adjacent to agricultural areas be designed to minimize conflicts with adjacent agricultural uses.</p>	<p>Consistent – Compliance with the Sutter Pointe Land Use and Development Code and Design Guidelines will ensure that potential conflicts with adjacent agricultural uses will be minimized.</p>
<p>Policy 1.F-2 The County shall require that all lands set aside</p>	<p>Consistent – Specific Plan mitigation lands have not been identified</p>

Sutter Pointe General Plan Consistency Analysis

Project Consistency Analysis

<p>General Plan Goals & Policies</p>	<p>or utilized for mitigation of development in Sutter County or the Natomas Basin demonstrates that its creation and existence will not adversely impact existing and/or future planned agriculture or urban development.</p> <p>Policy 1.F-3 The County shall continue to implement its Right to Farm Ordinance. (Agricultural Operations Disclosure, Ordinance Code 1013, Chapter 1330 or its successor.)</p> <p>Policy 1.F-4 The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.</p> <p>Goal 1.G To preserve and protect open space and natural resources and reduce pollution</p> <p>Policy 1.G-1 The County shall encourage development projects to minimize their impacts to open space areas and wildlife habitats.</p> <p>Goal 1.H To preserve and protect the visual and scenic resources of the area</p>	<p>at this time, but will be located in areas approved by Sutter County and the Natomas Basin Conservancy as consistent with the Natomas Basin Habitat Conservation Plan. Sutter County requires approval of a development agreement for use of land within the County for permanent mitigation. Through that approval process, Sutter County will insure that such mitigation lands will not adversely impact existing or planned agriculture or urban development.</p> <p>Consistent – The Sutter Pointe Specific Plan Area will be subject to the County’s Right to Farm Ordinance. See Specific Plan policy 5.8.2.</p> <p>Consistent – Section 3.8 of the Sutter Pointe Design Guidelines contains provisions that address the use of buffers between various land uses, including between the new urban community and existing agricultural land uses. Additionally, the EIR contains mitigation measures that will address potential incompatible uses adjacent to agriculture. The Specific Plan and EIR propose a 150-foot separation between residential areas and adjacent agricultural areas; and buffers consistent with Sutter County standards for commercial and industrial areas adjacent to agricultural areas.</p> <p>Consistent – The Natomas Basin Habitat Conservation Plan (NBHCP) provides the regulatory framework to address impacts to wildlife habitat and certain species. The Sutter Pointe Specific Plan will be required to comply with the NBHCP. Additionally, compliance with the regulations set forth in the Sutter Pointe Land Use and Development Code, Design Guidelines, and EIR mitigation measures will ensure that potential impacts to open space areas will be minimized.</p>
---	---	---

Sutter Pointe General Plan Consistency Analysis

General Plan Goals & Policies	Project Consistency Analysis
<p>Policy 1.H-1 The County shall require that new development be designed to utilize vegetation for screening structures and parking areas.</p>	<p>Consistent – The Sutter Pointe Land Use and Development Code contains a section on Parking Lot Landscaping requirements to ensure that parking areas are adequately landscaped. Additionally, the Sutter Pointe Design Guidelines contain provisions for vegetative screening structures and parking areas.</p>
<p>Policy 1.H-2 The County shall require that new development along Highway 20 incorporate design and development standards that protect views of the Sutter Buttes.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan is not located along Highway 20.</p>
<p>Policy 1.H-3 The County shall require that design and development standards be applied to all industrial and commercial areas to improve the aesthetic appearance of those developments.</p>	<p>Consistent – The Sutter Pointe Land Use and Development Code requires that new industrial and commercial development be subject to a design review process modeled after the County's current procedures. That process includes a review for consistency with the Sutter Pointe Design Guidelines, which are intended to ensure quality aesthetic appearance of those developments.</p>
<p>Goal 1.1 To preserve and promote a healthy and diverse economy to serve the needs of Sutter County residents</p>	
<p>Policy 1.I-1 The County shall work to preserve and expand business and employment opportunities within Sutter County.</p>	<p>Consistent – The Sutter Pointe Specific Plan provides for a variety of employment, residential, and recreational uses. The County has had an existing Industrial – Commercial (I-C) Reserve designation over the majority of the Specific Plan area for over ten years, however, very few businesses have been able to locate within the I-C Reserve area for various reasons, including the lack of infrastructure or the ability to pay for infrastructure to service the areas. The mix of uses proposed at Sutter Pointe will allow development to pay for needed infrastructure while also providing the nearby workforce to assist in preserving and expanding employment opportunities to this area.</p>
<p>Policy 1.I-2 The County shall support and facilitate, to the extent possible, implementation of the strategies identified within the Yuba-Sutter Overall Economic Development Plan (OEDP) and any other economic development plans</p>	<p>Consistent – The Overall Economic Development Plan, prepared by the Yuba-Sutter Economic Development Corporation (EDC), was never adopted by the EDC Board and has never been implemented. However, some of the important guiding goals of the</p>

General Plan Goals & Policies

Project Consistency Analysis

accepted by the County.

EDC are to retain and expand existing businesses, attract new businesses, advocate for improved infrastructure and transportation needs, and promote the areas strengths. The Sutter Pointe Specific Plan provides employment designations throughout the plan area and a variety of employment uses within these designations. This will provide an opportunity for new businesses to locate within the project area. Much needed infrastructure will be provided to the Specific Plan area to attract employers and a workforce with associated residential development. Additionally, the Specific Plan has provided compatible land uses around existing business to allow them to continue to operate and/or expand operations if desired.

Policy 1.1-3 Recruitment efforts should attempt to focus on businesses and industries capable of creating a majority of positions that provide salaries above minimum wage.

Consistent – The Sutter Pointe Land Use Plan provides for a variety of employment designations and the Sutter Pointe Land Use Development Code provides for a myriad of employment uses that will provide opportunities for positions that provide salaries above minimum wage.

Policy 1.1-4 Economic development efforts should attempt to diversify the County's economic base while encouraging retention and expansion of existing businesses and industries.

Consistent – The Sutter Pointe Specific Plan contains multiple land use designations that will allow for a diversity of employment opportunities. Existing businesses located within the plan area have compatible designations that surround them should they continue their operations or desire to expand them.

Transportation and Circulation

Goal 2.A To provide for the long-range planning and development of the County's roadway system and the safe and efficient movement of people and goods throughout Sutter County

Policy 2.A-1 The County shall plan, design and regulate roadways in accordance with the functional classification system and circulation diagram contained within this section. The County shall require that road rights-of-way be wide enough to accommodate all necessary road improvements identified in Table 4 to handle forecasted travel volume(s) at or

Consistent as Amended – The Sutter Pointe Specific Plan establishes a comprehensive roadway classification and circulation diagram. The Sutter Pointe Specific Plan EIR identifies all necessary major road improvements required to support build-out of the Specific Plan.

Sutter Pointe General Plan Consistency Analysis

General Plan Goals & Policies	Project Consistency Analysis
<p>above adopted service level standards.</p>	<p>The Sutter Pointe Specific Plan is consistent with the General Plan with addition of the following text at the end of policy 2.A-1: <i>"Roadways within the Sutter Pointe Specific Plan area shall comply with the standards set forth in the Sutter Pointe Specific Plan and Sutter Pointe Specific Plan EIR."</i> Furthermore, Table 4 has been amended to add or modify improvements to roadway segments required for development of the Specific Plan Area</p>
<p>Policy 2.A-2 All streets and roadways shall be dedicated and improved to the roadway design standards as generally defined in this section and the roadway design standards maintained by the Public Works Department. Exceptions may be necessary but should be kept to a minimum and shall be permitted only upon determination by the Public Works Director and Community Services Director that safe and adequate public access and circulation are preserved by such exceptions.</p>	<p>Consistent – The Sutter Pointe Specific Plan establishes a detailed set of roadway cross-sections. The County currently does not have urban roadway design standards. The County is in the process of updating its roadway standards to support urban transportation needs. The Sutter Pointe Specific Plan will comply with the updated design standards, or non-conforming designs will be approved by the Public Works Director and Community Services Director. Such non-conforming designs will demonstrate that safe and adequate public access and circulation are maintained.</p>
<p>Policy 2.A-3 Intersection spacing on roadways should be maximized. Driveway encroachment should be minimized. Access control restrictions for each class of roadway are specified on Table 6 above.</p>	<p>Consistent – Table 6 of the Sutter County General Plan Policy Document has been amended to add a note that reads as follows: <i>"See the Sutter Pointe Specific Plan for roadway standards and access restrictions by functional classification."</i></p>
<p>Policy 2.A-4 The County shall strive to develop and manage its roadway system to maintain a minimum Level of Service D (LOS D).</p>	<p>Consistent as Amended – The Sutter Pointe Specific Plan is consistent with the General Plan with addition of the following text at the end of the policy: <i>"Within the Sutter Pointe Specific Plan area, roadways and intersections Levels of Service shall be established by the Specific Plan"</i></p>
<p>Policy 2.A-5 The County's level of service standards for the</p>	<p>Not Applicable – According to County staff, the Bi-County</p>

Sutter Pointe General Plan Consistency Analysis

General Plan Goals & Policies	Project Consistency Analysis
<p>state highway system shall be those standards adopted in the Bi-County Congestion Management Plan.</p>	<p>Congestion Management Plan is no longer a valid document and has not been relied upon since 1997.</p>
<p>Policy 2.A-6 The County shall require all new development projects to analyze their contribution to increased traffic and to implement improvements necessary to address the increase.</p>	<p>Consistent – The Sutter Pointe Specific Plan traffic analysis identifies the increased traffic generated by the project and contains mitigation measures to address traffic related impacts. These impacts and mitigation measures are described in the EIR.</p>
<p>Policy 2.A-7 The County shall assess fees on new development sufficient to cover the costs of the project's impact on the local and regional transportation system. (See Implementation Program 3.4)</p>	<p>Consistent – The Finance Plan prepared for the Sutter Pointe Specific Plan identifies the projected costs of the project's impacts on the transportation system and provides for a mechanism to assess fees to ensure that new development within the Plan Area will be required to pay sufficient fees to cover the costs for new transportation facilities.</p>
<p>Policy 2.A-8 The cities and the County shall attempt to coordinate the establishment of future road alignments within the cities' sphere of influence which would reserve the maximum right-of-way as shown in Table 6, General Roadway Standards by Functional Class or as determined jointly by the cities and County. Future road alignments and extensions should consider build out of the sphere of influence, logical east-west and north-south roadway extensions and ultimate desired circulation patterns.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan does not include roadway improvements within the SOI of any City.</p>
<p>Policy 2.A-9 The County shall maintain ongoing coordination with the Bi-County Transportation Commission, Caltrans, SACOG and other jurisdictions to address local and regional transportation issues.</p>	<p>Consistent – The policy requires the County to maintain said coordination. The applicant has met and sought feedback from transportation agencies and local jurisdictions and has proposed a transportation plan to address both local and regional issues. The County has provided information regarding the proposed project and has sought comments in an effort to address local and regional transportation issues. Continued coordination is anticipated.</p>
<p>Policy 2.A-10 The County shall encourage and support projects that will improve traffic flows and safety on Highway 99.</p>	<p>Consistent – The project includes the construction of an interchange at Riego Road and Highway 99. Currently this intersection is controlled by a traffic light. The EIR includes a</p>

Sutter Pointe General Plan Consistency Analysis

General Plan Goals & Policies	Project Consistency Analysis
	<p>mitigation measure requiring a second interchange at Highway 99 and Sankey Road/future Placer Parkway. Currently, this intersection is two-way stop controlled. The construction of an interchange will improve both traffic flow and safety along this stretch of Highway 99.</p>
<p>Policy 2.A-11 The County shall support, as appropriate, major highway projects including Route 102 that will improve traffic flows and safety within Sutter County.</p>	<p>Consistent – Route 102 was an east-west connector between Placer County on the east and Yolo County on the west. Route 102 has been replaced by Placer Parkway. The Sutter Pointe Specific Plan has been designed to accommodate the Sankey Road Alignment of Placer Parkway. The Sutter Pointe Specific Plan EIR evaluates build-out of the Specific Plan with the Placer Parkway constructed and without it.</p>
<p>Policy 2.A-12 The County shall encourage the City of Yuba City and Caltrans to explore the feasibility of synchronizing signalized intersections on Highway 20, Highway 99 and other main arterials to improve traffic flows.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan is not under the jurisdiction of Yuba City.</p>
<p>Policy 2.A-13 The County shall encourage, where feasible, the development of local roads parallel to State Highways to reduce congestion and increase traffic safety on state facilities.</p>	<p>Consistent – The Sutter Pointe Specific Plan includes two 4-lane arterial roadways parallel and east of Highway 99. These roads will allow internal traffic to get to/from the north and south sides of the plan area without using Highway 99, thereby reducing traffic that could otherwise use Highway 99. Additionally, Powerline Road, located west of Highway 99 will be improved to allow improved north/south movement on the west side of the Plan Area.</p>
<p>Goal 2.B To promote a safe and efficient public transportation system, to reduce congestion, improve the environment, and provide viable non-automobile modes of transportation in and through Sutter County</p>	
<p>Policy 2.B-1 The County shall work with Yuba-Sutter Transit to plan and implement appropriate transit services within the County.</p>	<p>Consistent – The Sutter Pointe Specific Plan establishes a comprehensive transit system that includes commuter, fixed-route, and dial-a-ride services. These services will be implemented</p>

Sutter Pointe General Plan Consistency Analysis

General Plan Goals & Policies	Project Consistency Analysis
<p>Policy 2.B-2 The County shall encourage Yuba-Sutter Transit to comment on development proposals to ensure that appropriate transit facilities are addressed.</p>	<p>through a Master Transit Plan which is an appendix to the Sutter Pointe Specific Plan. The Specific Plan policies and the Master Transit Plan have been developed in coordination with Yuba-Sutter Transit.</p>
<p>Policy 2.B-3 Where feasible, the County shall encourage the development of rideshare facilities within underutilized parking lots or new proposed parking areas.</p>	<p>Consistent – The County has sought comments from Yuba-Sutter Transit on the Sutter Pointe Specific Plan proposal and the Notice of Preparation. The applicant has met with Yuba-Sutter Transit staff and has prepared a Transit Master Plan and numerous policies to ensure that appropriate transit facilities are provided within the Specific Plan area.</p>
<p>Policy 2.B-4 The County shall strongly encourage expansion of freight and passenger rail service and facilities within Sutter County.</p>	<p>Consistent – Three Transit Centers are proposed within the Specific Plan area. These Transit Centers will provide for rideshare facilities. Additionally, the Sutter Pointe Specific Plan (Chapter 6) in tandem with the Transit Master Plan encourages the development of rideshare facilities.</p>
<p>Policy 2.B-5 Protection and enhancement of existing rail facilities shall be encouraged. In instances where rail lines are considered for abandonment, efforts should be made to convert these corridors into bike-pedestrian paths or other similar uses.</p>	<p>Consistent – A Union Pacific rail facility is located east of the Sutter Pointe Specific Plan area. Development of the Specific Plan area does not preclude the ability to expand rail service along this corridor.</p>
<p>Goal 2.C To provide a comprehensive system of facilities for non-motorized transportation</p>	<p>Consistent – A Union Pacific rail facility is located east of the Sutter Pointe Specific Plan area. Development of the Specific Plan area does not preclude the ability to expand/enhance the rail facilities along this corridor. With respect to potential conflicts between the rail line and adjacent new development, the Specific Plan EIR identifies and proposes mitigation to address potential impacts.</p>
<p>Policy 2.C-1 The County shall work toward developing a comprehensive and safe system of bicycle routes that will serve both commuter and recreational cyclists through ongoing implementation of the Yuba-Sutter Bikeway Master Plan to the extent feasible and where funding is available.</p>	<p>Consistent – The Yuba-Sutter Bikeway Master Plan does not establish specific bike lane requirements within the Sutter Pointe Specific Plan. The Sutter Pointe Specific Plan contains a comprehensive bikeway system that provides for Class I and Class II bike lanes as well as a trail system that provides for and promotes</p>

General Plan Goals & Policies		Project Consistency Analysis	
Policy 2.C-2	The County shall continually attempt to identify and pursue available sources of funding for the planning, development and improvement of bikeways.		bicycle use by commuters and recreational cyclists. The Sutter Pointe Finance Plan establishes a mechanism to fund construction of bike lines and trails.
Goal 2.D	To promote the maintenance and improvement of general and agricultural aviation facilities within the parameters of compatible surrounding land use		Consistent – The Sutter Pointe Financing Plan identifies the proposed infrastructure requirements for the project, including the anticipated costs of and financing for bicycle facilities.
Policy 2.D-1	The County shall protect public and private airports from conflicting land use patterns to the extent practicable.		Consistent – The Sutter Pointe Specific Plan EIR contains an analysis regarding adjacent airport facilities and has concluded that there are no significant impacts anticipated by development of the project.
Policy 2.D-2	The County shall support the continued use of the Sutter County Airport as a general aviation facility.		Not Applicable – The Sutter Pointe Specific Plan does not conflict with the Sutter County Airport.
Public Facilities and Services			
Goal 3.A	To properly serve the residents and developments with efficient public facilities, utilities and services		
Policy 3.A-1	The County shall require easements and/or dedication of land within newly developing areas to accommodate the necessary public facilities to support that development. Where new development requires the construction of upgraded or new public facilities, new development shall provide said facilities and shall fund the construction of its proportional share of said facilities. Where the cost of said facilities exceeds the development's proportional share, the developer will be reimbursed as determined by the County.		Consistent - The Sutter Pointe Specific Plan includes Master Infrastructure Plans for all of the utilities necessary to serve build out of the Specific Plan area. The Master Plans describe the size, locations and alignments of proposed facilities, as well as their anticipated costs. The Sutter Pointe Infrastructure Financing Plan also identifies the estimated costs for new infrastructure and shows how new development will fund the costs of new infrastructure and facilities.

General Plan Goals & Policies	Project Consistency Analysis
<p>Policy 3.A-2 The County shall require that adequate public facilities and services be available to serve new development. The County shall not approve new development where existing facilities are inadequate unless both of the following conditions are met:</p> <ul style="list-style-type: none"> a. The applicant can demonstrate that all necessary public facilities will be installed prior to the issuance of a certificate of occupancy or adequately financed through fees or other means. b. Proposed facility improvements are consistent with applicable facility plans approved by the County or have been reviewed and approved by the County. 	<p>Consistent – The Sutter Pointe Specific Plan, the Infrastructure and Financing Plan, the Urban Services Plan, and the Phasing Map combined describe the needed infrastructure to allow for development of the Plan area and describe a process that will ensure that adequate public facilities and services will be provided and adequately funded to serve new development.</p>
<p>Policy 3.A-3 Public facilities and services for new urban and suburban residential development shall be provided by an entity other than Sutter County.</p>	<p>Consistent as Amended –The Sutter Pointe Specific Plan area will incorporate at the earliest possible time. The County will temporarily provide urban services to the Specific Plan area through a separate County Service Area.</p> <p>The Sutter Pointe Specific Plan is consistent with the General Plan with addition of the following text at the end of the policy:</p> <p><i>"The County may provide public facilities and services to new urban and suburban development on an interim basis through a County Service Area, provided the Board of Supervisors finds the provision of such services promotes the health and general welfare of the County."</i></p>
<p>Policy 3.A-4 Where the County provides services, it should seek the most efficient and cost effective means of doing so. Such opportunities should be evaluated and pursued by individual County departments and may include the use of volunteers, student interns, contract employees and private sector companies.</p>	<p>Consistent – The Master Infrastructure Plans provide a detailed discussion of the anticipated infrastructure requirements, including cost estimates, and the Urban Services Plan provides detailed discussion regarding the planned provision of community services, including staffing and equipment needs for services to be provided by the County on an interim basis and eventually by a newly incorporated City. The Financing Plan takes into account the estimated costs of infrastructure and services to show how they can be financed by the development. The estimates prepared by the</p>

General Plan Goals & Policies	Project Consistency Analysis
<p>Goal 3.B To ensure the availability of an adequate and safe water supply for County residents and other end users of water in the County</p>	<p>applicant are based on industry standards acceptable within similar communities and verified by the County.</p>
<p>Policy 3.B-1 The County shall require proponents of new development to demonstrate the availability of a long term reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy.</p>	<p>Consistent – An SB 610 Water Supply has been prepared and demonstrates that the project will rely on both groundwater and surface water to meet its long-term water supply requirements. The Water Supply Assessment demonstrates that adequate legal rights exist to supply sufficient amounts of water to meet the projected demand of the Sutter Pointe Specific Plan.</p>
<p>Policy 3.B-2 The County shall approve new development based on the following guidelines for water supply:</p> <ul style="list-style-type: none"> a. Urban and suburban development should rely on public water systems. In cases of existing lots where a public water system does not exist, or is not within 200 feet of the property, individual wells may be permitted. b. Rural communities should rely on public water systems. In cases where no public water system exists, or is not within 200 feet of the property, individual wells may be permitted for infill development. The creation of new lots shall require a public water system (except for lands designated AG-RC). c. Agricultural areas may rely on individual water wells. 	<p>Consistent – The Sutter Pointe Specific Plan area will be served by a public water system as described in the Water Master Plan and Water Supply Assessment. Water supply will be provided by a CSA utilizing groundwater and surface water. Individual wells are not proposed other than as part of the larger proposed public water system.</p> <p>Not Applicable – Sutter Pointe is not a rural community.</p> <p>Consistent – The Sutter Pointe Specific Plan area will be served by a public water system as described in the Water Master Plan and Water Supply Assessment. Existing Agricultural areas will maintain their existing water supply until such time as development occurs.</p>
<p>Policy 3.B-3 The County shall require that public water supplies serving new development meet state water quality</p>	<p>Consistent – The Sutter Pointe Specific Plan area will be served by a public water system as described in the Water Supply Master Plan</p>

Sutter Pointe General Plan Consistency Analysis

General Plan Goals & Policies	Project Consistency Analysis
standards.	and Water Supply Assessment. The new water supply will be required to meet all applicable state and local water quality regulations and standards.
<p>Policy 3.B-4 The County shall require that new individual wells meet County well construction and water quality standards.</p>	<p>Consistent – The Sutter Pointe Specific Plan area will be served by a public water system as described in the Water Supply Master Plan and Water Supply Assessment. Water supply will be provided via ground water wells and surface supply from the Sacramento River. The new groundwater wells will be required to meet all applicable state and local water quality regulations and standards.</p>
<p>Policy 3.B-5 The County encourages the protection of existing water rights of agencies and water providers within Sutter County. Out of area transfers should be discouraged if they could result in long-term losses in supply.</p>	<p>Not Applicable – No out of system water transfers are proposed.</p>
<p>Policy 3.B-6 The County supports and encourages the creation of new water projects in appropriate locations that increase water supplies for urban, suburban and agricultural water users in Sutter County.</p>	<p>Consistent – The Sutter Pointe Specific Plan includes new wells and development of potable surface water to serve development. As demonstrated in the Water Supply Master Plan, at build out, the conversion of land use from agricultural to suburban development will reduce water demands in the area given the high current water demands to support rice farming in the area.</p>
<p>Policy 3.B-7 The County encourages the expansion of surface water distribution facilities to meet the needs of agricultural users.</p>	<p>Consistent – The Sutter Pointe Specific Plan includes relocating and/or modifying existing agricultural water supply facilities to ensure that continued water supply to the adjacent agricultural community is not impacted.</p>
<p>Policy 3.B-8 The County encourages all local water districts with groundwater basins in their jurisdictions or multiple districts in one basin to prepare Groundwater Management Plans in accordance with AB 3030.</p>	<p>Consistent – There are no water districts located within the Sutter Pointe Specific Plan area. The Sutter Pointe Water Master Plan identifies a demand of approximately 25,000 acre-feet per year. At build-out about one-half of the demand will be satisfied using ground water. The Sutter Pointe Water Master Plan includes a Groundwater Supply Assessment which indicates the proposed use of groundwater to supply Sutter Pointe build-out will not have a significant negative effect on the groundwater aquifer. The Groundwater Supply Assessment identifies that the proposed use of groundwater to supply Sutter Pointe does not exceed the</p>

General Plan Goals & Policies	Project Consistency Analysis
<p>Goal 3.C To provide adequate wastewater collection and treatment and the safe disposal, including sludge and septage</p> <p>Policy 3.C-1 New land divisions shall be required to comply with the following guidelines for wastewater systems.</p> <ul style="list-style-type: none"> a. Urban and suburban development within the Yuba City sphere of influence shall rely on public wastewater systems. b. Lands designated as agricultural and ranchette may rely on individual sewage disposal systems. c. Within existing rural communities and agricultural lands, all new lots shall meet State Guidelines for Wastewater Disposal from Land Development, published by the Central Valley Regional Water Quality Control Board. In addition, developers and/or property owners shall enter into an agreement with Sutter County stipulating that each property and future subdivided parcels shall be required to connect to a public sewer system once the sewer line that would serve that property is within 200 feet of the property line. <p>Policy 3.C-2 The County shall permit on-site sewage treatment and disposal on existing lots in rural communities and on lands designated for agriculture where all current sewage disposal standards and regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards.</p>	<p>sustainable yield of the groundwater aquifer.</p> <p>Not Applicable – The Sutter Pointe Specific Plan is not within the Yuba City sphere of influence.</p> <p>Not Applicable – The Sutter Pointe Specific Plan does not include agricultural or ranchette designations, nor individual disposal systems.</p> <p>Consistent – Sutter Pointe is not located in a rural community, as defined within the Sutter County General Plan. The project proposes to provide wastewater service via connection to SRCSD and CSD-1 wastewater facilities.</p> <p>Not Applicable – The Sutter Pointe Specific Plan does not include individual disposal systems.</p>

General Plan Goals & Policies	Project Consistency Analysis
<p>Policy 3.C-3 The County may permit on-site sewage treatment and disposal on existing lots in areas designated for suburban/urban development if no public wastewater system is available to serve the project. In cases where public systems are not available, design provisions will be required and projects will be conditioned to connect to a public system at such time it becomes available per UPC and/or county ordinance. Additionally, it shall be demonstrated that other suitable alternative systems have been considered and documented to be infeasible prior to using a standard septic tank and leachfield system.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan does not include individual disposal systems.</p>
<p>Policy 3.C-4 The County shall continue the use of current scientifically based criteria in the review and approval of septic tank leach field systems for rural development.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan does not include individual disposal systems.</p>
<p>Policy 3.C-5 The County will consider permitting alternative sewage disposal systems that have been approved by the Regional Water Quality Control Board with emphasis on reduction or elimination of any groundwater contamination that may otherwise occur from the use of conventional septic systems.</p>	<p>Consistent – The Sutter Pointe Specific Plan proposes connection to SRCSD wastewater facilities. This wastewater facility meets all required regulations of the Regional Water Quality Control Board.</p>
<p>Goal 3.D To collect and dispose of storm water in a safe and efficient manner</p>	
<p>Policy 3.D-1 The County shall continue to require that all new development outside the Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) be protected from a 50 year storm event.</p>	<p>Consistent – The Sutter Pointe Specific Plan (through levee improvement efforts coordinated by the Sacramento Area Flood Control Agency) proposes to provide 100-year and 200-year flood protection, as applicable pursuant to SB 5 and AB 162.</p>
<p>Policy 3.D-2 The County shall require new development to adequately mitigate increases in storm water flows and/or volume and to avoid cumulative increases in downstream flows.</p>	<p>Consistent – The Sutter Pointe Specific Plan proposes drainage improvements that will mitigate increases in storm water flows from new development. The Drainage Master Plan describes how detention basins and overall drainage facilities are designed to take on additional stormwater runoff resulting from new development and detaining such waters within the Plan area</p>

Sutter Pointe General Plan Consistency Analysis

General Plan Goals & Policies	Project Consistency Analysis
<p>Policy 3.D-3 The County shall discourage residential development in areas which are subject to inundation by surface water.</p>	<p>drainage system until such time as it can be metered to off-site drainage facilities without resultant increases in downstream flows.</p> <p>Consistent – Residential development of the Sutter Pointe Specific Plan relies on improvements to the surrounding levee system currently being coordinated by SAFCA to provide 100-year flood protection in the short-term, and 200-year protection to support buildout. Drainage improvements are proposed to accommodate additional storm water flows resulting from new development as well as anticipated storm water flows through the “Sankey Gap.”</p>
<p>Policy 3.D-4 The County shall require that new development conforms to the appropriate County requirements and standards governing drainage.</p>	<p>Consistent – Sutter County Public Works staff and their consultants have reviewed the Master Drainage Plan prepared for the Sutter Pointe Specific Plan and have determined that the plan conforms with appropriate County drainage standards. Additional review for consistency will occur at subsequent stages of the development process.</p>
<p>Policy 3.D-5 The County shall require new development projects to provide adequate drainage facilities.</p>	<p>Consistent – Sutter County Public Works staff and their consultants have reviewed the Master Drainage Plan prepared for the Sutter Pointe Specific Plan and have determined that the plan conforms with the appropriate County drainage standards. Additional review for consistency will occur at subsequent stages of the development process.</p>
<p>Policy 3.D-6 The County shall restrict new development in areas prone to flooding, or that have a seasonal high water table and/or water seepage problems, in order to prevent the contamination of ground and surface water by septic systems.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan does not include any individual disposal systems.</p>
<p>Goal 3.E To ensure the safe and efficient disposal or recycling of solid waste generated in Sutter County</p>	
<p>Policy 3.E-1 The County encourages the development of alternative energy production from solid waste products.</p>	<p>Consistent – The Sutter Pointe Specific Plan and LUDC allow for various industrial uses that could accommodate alternative energy production uses within the E1 and E2 land use designations. The Specific Plan does not propose to allow for exemption from this</p>

Sutter Pointe General Plan Consistency Analysis

General Plan Goals & Policies		Project Consistency Analysis	
		County policy.	
Policy 3.E-2	The County encourages the establishment of businesses in the County that will use recycled waste products.	Consistent – The Sutter Pointe Specific Plan and LUDC allow for various industrial uses in the E1 and E2 land use designations that could accommodate businesses that could use recycled waste products. The Specific Plan does not propose to allow for exemption from this County policy.	
Policy 3.E-3	The County shall continue to rely on the Regional Waste Management Authority to prepare and maintain a Regional Waste Management Plan for Sutter County.	Consistent – The Regional Waste Management Authority is a joint powers agency made up of Yuba and Sutter Counties and the cities of Yuba City, Live Oak, Wheatland and Marysville. Sutter County has an exclusive franchise agreement with Yuba-Sutter Disposal, Inc. to provide collection, recycling and disposal of municipal solid waste. As indicated in the Specific Plan, the Sutter Pointe area will be subject to a mandatory collection ordinance using Sutter County's exclusively franchised collection company.	
Goal 3.F	To protect the citizens of Sutter County from criminal activity and deter the incidence of crime		
Policy 3.F-1	The County shall maintain a sheriff force to protect the citizens and property within Sutter County.	Consistent – The Sutter Pointe Specific Plan identifies the Sheriff's Department as the pre-incorporation law enforcement provider. Please refer to Chapter 8 of the Specific Plan regarding the Sheriff's role within the plan area and the Urban Services Plan for additional information on law enforcement services and facilities. The Finance Plan includes a discussion on the financing of the facilities and the personnel.	
Policy 3.F-2	The Sheriff's Department shall encourage community based crime prevention efforts, and pursue regular communication with neighborhood and civic organizations.	Consistent – The Specific Plan seeks to facilitate community based law enforcement programs by including space with the Plan Area (future Sutter Pointe Civic Center) to accommodate law enforcement personnel. In addition, all future development within the Plan Area requires consultation with the Sheriff's Department regarding safety and security.	
Goal 3.G	To minimize the risk of personal injury and property damage resulting from fire and provide		

Project Consistency Analysis	
General Plan Goals & Policies	Project Consistency Analysis
<p>for emergency medical response when, and to the extent, determined appropriate by the governing body</p>	
<p>Policy 3.G-1 The County shall continue to coordinate operations between fire service agencies to provide optimum protection and utilization of all fire suppression resources. (See Implementation Program 7.5)</p>	<p>Consistent – The Sutter Pointe Specific Plan and Urban Services Plan identify that County Fire Services will provide pre-incorporation fire services. The Specific Plan and Urban Services Plan do not preclude the Plan Area from the County Fire Services ongoing policy of coordinating operations between fire services agencies.</p>
<p>Policy 3.G-2 The County will strive to ensure that all proposed development applications are reviewed for compliance with adopted fire safety standards. (See Implementation Program 3.4)</p>	<p>Consistent – The Sutter Pointe Specific Plan and Urban Services Plan identify that County Fire Services will provide pre-incorporation fire services. These documents contain fire service standards that have been reviewed and approved by the County.</p>
<p>Policy 3.G-3 The County shall continue to promote standardization of operations among fire protection agencies and improvement of fire service levels. (See Implementation Program 3.4) (See Implementation Program 7.5)</p>	<p>Consistent – The Sutter Pointe Specific Plan and Urban Services Plan identify that County Fire Services will provide the pre-incorporation fire services. These documents contain fire service standards that have been reviewed and approved by the County.</p>
<p>Policy 3.G-4 The County shall encourage community participation and public education programs relating to fire safety and emergency response. County participation shall be contingent upon the availability of personnel.</p>	<p>Consistent – The Sutter Pointe Specific Plan and Urban Services Plan identify that County Fire Services will provide pre-incorporation fire services. These documents do not preclude or exempt the project from encouraging community participation and public education programs relating to fire safety and emergency response.</p>
<p>Goal 3.H To provide for the educational needs of Sutter County residents</p>	
<p>Policy 3.H-1 The County shall work cooperatively with local school districts and the Superintendent of Schools to address ongoing issues, including school capacities, overcrowding and facility needs.</p>	<p>Consistent – The Sutter Pointe Specific Plan applicants worked with the local school districts to identify school facility needs related to new development. The Sutter Pointe Specific Plan currently proposes six K-8 schools and one High School, contingent upon the project's inclusion of 3,000 senior housing units. The developer's obligation to construct school facilities and/or to provide shortfall funding to the school districts for the facilities needed to support the Specific Plan shall be documented in a school mitigation agreement.</p>

Sutter Pointe General Plan Consistency Analysis

General Plan Goals & Policies	Project Consistency Analysis
<p>Policy 3.H-2 The County shall encourage local school districts and the Superintendent of Schools to prepare and adopt quantitative service and facility standards for schools in Sutter County.</p>	<p>Consistent – The facility standards referenced in the Sutter Pointe Specific Plan were determined through consultation with the local school districts. The developer's obligation to construct school facilities and/or to provide shortfall funding to the school districts for the facilities needed to support the Specific Plan shall be documented in a school mitigation agreement.</p>
<p>Policy 3.H-3 The County shall support local school district efforts to mitigate significant impacts of new development on school facilities, consistent with state law.</p>	<p>Consistent – The applicant has met with school districts staffs to determine a mutually agreeable funding mitigation strategy to ensure timely construction of school facilities. The developer's obligation to construct school facilities and/or to provide shortfall funding to the school districts for the facilities needed to support the Specific Plan shall be documented in a school mitigation agreement.</p>
<p>Policy 3.H-4 The County shall encourage the construction of residential subdivisions in logical phases that are coordinated with school facility expansion and/or construction.</p>	<p>Consistent – A phasing map is provided in the Specific Plan that provides for logical residential development. As part of the school mitigation agreement, the District and the developers will identify the timing triggers for construction of new school facilities.</p>
<p>Policy 3.H-5 The County shall encourage the Sutter County Superintendent of Schools, local school districts and Yuba College to aid economic development efforts through development of specific curriculum and programs designed to generate a technically sophisticated work force able to attract new industries and improve employment opportunities.</p>	<p>Not Applicable – School district programming issue.</p>
<p>Policy 3.H-6 The County and the School District should work cooperatively to plan for the location of school sites in tandem with park sites for shared school and park use.</p>	<p>Consistent – The Sutter Pointe Specific Plan school sites are all proposed adjacent to park sites and policy language is provided to encourage joint use of park facilities/school facilities in Chapters 4 and 8 of the Specific Plan.</p>
<p>Conservation/Open Space – Natural Resources</p>	
<p>Goal 4.A To preserve and protect the water resources of the County</p>	
<p>Policy 4.A-1 The County shall require development setbacks</p>	<p>Not Applicable – There are no natural water courses located within</p>

General Plan Goals & Policies	Project Consistency Analysis
<p>from all water courses.</p>	<p>the Sutter Pointe Specific Plan area.</p>
<p>Policy 4.A-2 The County shall strive to protect groundwater resources by:</p> <ul style="list-style-type: none"> a. Identifying and controlling sources of potential contamination. b. Protecting groundwater recharge areas. c. Discouraging overdraft. d. Encouraging the preparation and implementation of groundwater management plans. e. Encouraging regional coordination of issues related to the groundwater basins. 	<p>Consistent – The Sutter Pointe Water Supply Master Plan proposes to use both surface water and groundwater to meet the demands of the Sutter Pointe Specific Plan area. The Sutter Pointe Water Master Plan includes a Groundwater Supply Assessment which indicates the proposed use of groundwater to supply Sutter Pointe build-out will not have a significant negative effect on the groundwater aquifer (i.e. will not result in overdraft). The Groundwater Supply Assessment found that the proposed use of groundwater to supply Sutter Pointe does not exceed the sustainable yield of the groundwater aquifer. The Sutter Pointe Specific Plan EIR identifies potential impacts to groundwater resources and mitigation measures to reduce any significant impacts identified.</p>
<p>Policy 4.A-3 The County shall encourage water conservation practices, including drought-resistant landscaping, drip irrigation systems and the use of "graywater" for landscaping irrigation.</p>	<p>Consistent – The Sutter Pointe Design Guidelines encourage use of drought-resistant and native landscaping. The Water Supply Master Plan provides for use of "reclaimed water" for landscape irrigation.</p>
<p>Policy 4.A-4 Monitoring of agricultural water runoff should be encouraged to ensure that pollutants are not being returned to the overall water system.</p>	<p>Not Applicable – The project does not propose agricultural water use beyond interim existing uses.</p>
<p>Goal 4.B To protect wetland and riparian areas throughout Sutter County</p>	
<p>Policy 4.B-1 The County shall require new development to fully mitigate the loss of federally regulated wetlands to achieve a "no net loss" through any combination of avoidance, minimization, or compensation.</p>	<p>Consistent – A total of 4,335 acres of non-jurisdictional isolated wetlands have been identified within the Sutter Pointe Specific Plan area. These wetlands will be mitigated through avoidance. Should additional wetlands be identified within the project area in the future, compliance with appropriate federal regulations will be required.</p>

Project Consistency Analysis

General Plan Goals & Policies

<p>Policy 4.B-2 The County shall discourage direct discharge of surface runoff into wetland areas. New development shall be designed in such a manner that pollutants and siltation will not significantly affect wetlands.</p>	<p>Consistent – The Sutter Pointe Specific Plan does not propose direct discharge of surface runoff into wetland areas. Compliance with this policy will be enforced through mitigation measures and/or conditions of approval.</p>
<p>Policy 4.B-3 The County encourages the preservation and restoration of natural wetland environments when feasible and practical as part of the development review process. Additionally, the County shall encourage and support the Resource Conservation District programs that facilitate these objectives if the programs do not significantly affect agricultural operations.</p>	<p>Consistent – A total of 4,335 acres of non-jurisdictional isolated wetlands have been identified within the Sutter Pointe Specific Plan area. These wetlands will be mitigated through avoidance. Avoidance of the wetland environment will allow for its preservation.</p>
<p>Policy 4.B-4 The County will encourage the creation and use of wetland mitigation banks as long as their creation and existence will not adversely impact existing and/or planned agriculture or urban development.</p>	<p>Consistent – The proposed project does not propose the use of wetland mitigation banks in conflict with existing or planned agriculture or urban development.</p>
<p>Goal 4.C To protect and enhance habitats that support fish and wildlife species</p>	
<p>Policy 4.C-1 The County shall strive to preserve those areas of wildlife habitat designated "high habitat value" as shown on the biological sensitivity map in Chapter 9 of the Background Report.</p>	<p>Not Applicable – The biological sensitivity map in Chapter 9 of the TBR does not identify any area designated as "high habitat value" within the Sutter Pointe Specific Plan area.</p>
<p>Policy 4.C-2 The County shall encourage preservation and proper management of those areas designated "moderate habitat value" on the biological sensitivity map in Chapter 9 of the background report.</p>	<p>Consistent – The Sutter Pointe Specific Plan is located in an area identified as habitat for Giant Garter Snake and Swainson's Hawk. Under the Natomas Basin Habitat Conservation Plan (NBHCP), 7,500 acres within the boundaries of the Sutter County portion of the Natomas Basin is identified as Authorized Development, provided that mitigation of ½-acre is provided for every acre of proposed development. Development within the Specific Plan area will be required by the NBHCP and Sutter Pointe Specific Plan EIR to meet this mitigation requirement. Pursuant to the NBHCP, the Natomas Basin Conservancy will preserve and manage in perpetuity all mitigation lands provided for development in the Natomas Basin.</p>

Sutter Pointe General Plan Consistency Analysis

Project Consistency Analysis

General Plan Goals & Policies

<p>Policy 4.C-3 The County shall support the preservation and re-establishment of fisheries in the rivers and streams within the County.</p>	<p>Consistent – There are no streams or rivers that run through the Sutter Pointe Specific Plan area. The Sutter Pointe Specific Plan does not propose any activities that would interfere with the County's efforts to support the preservation and re-establishment of fisheries in the rivers and streams.</p>
<p>Policy 4.C-4 The County should participate in the process of developing mitigation programs for threatened and endangered species to ensure that Sutter County's agricultural, economic, fiscal, and future urbanization and natural resource goals and policies are met.</p>	<p>Not Applicable – Policy does not address development approval conditions. The County has participated in the development of the Natomas Basin Habitat Conservation Plan.</p>
<p>Policy 4.C-5 The County supports the preservation and protection of waterfowl resources and their habitat.</p>	<p>Consistent – The Sutter Pointe Specific Plan complies with the Natomas Basin HCP (NBHCP). The NBHCP contemplates the preservation and protection of waterfowl resources. By complying with the NBHCP, the project will support the preservation and protection of waterfowl resources.</p>
<p>Policy 4.C-6 The County encourages the preservation of existing wildlife corridors between natural habitat areas to maintain biodiversity and prevent the creation of biological islands. This would also include promoting the re-establishment of previous corridors where feasible.</p>	<p>Consistent – The Sutter Pointe Specific Plan complies with the Natomas Basin HCP (NBHCP). The NBHCP identifies a north-south drainage corridor critical to movement of Giant Garter Snakes. This corridor, located west of SR 99/70 is preserved in its existing state within the Specific Plan.</p>
<p>Policy 4.C-7 The County encourages the preservation of rare, threatened or endangered animal species.</p>	<p>Consistent – The Sutter Pointe Specific Plan complies with the Natomas Basin HCP (NBHCP). The Sutter Pointe Specific Plan EIR incorporates NBHCP mitigation measures for potential impacts to Valley Elderberry Longhorn Beetle, White-faced Ibis, Loggerhead Shrike, Burrowing Owl, Northwestern Pond Turtle, California Tiger Salamander, Western Spadefoot Toad, Giant Garter Snake, Swainson's Hawk, Tricolored Blackbird, and Vernal Pool Invertebrates and their associated habitat, both for the project area and off-site infrastructure improvements.</p>

Project Consistency Analysis

General Plan Goals & Policies

<p>Goal 4.D To preserve and protect the vegetation resources of Sutter County</p>	
<p>Policy 4.D-1 The County shall encourage the preservation of important areas of natural vegetation, including, but not limited to, oak woodlands, riparian areas, and vernal pools.</p>	<p>Consistent – The Sutter Pointe Specific Plan complies with the Natomas Basin HCP (NBHCP). The project does not identify oak woodlands or vernal pools and the Sutter Pointe Specific Plan EIR notes that there are no impacts to vernal pools.</p>
<p>Policy 4.D-2 The County encourages the preservation of rare, threatened, or endangered plant species.</p>	<p>Consistent – The Sutter Pointe Specific Plan complies with the Natomas Basin HCP (NBHCP). The Sutter Pointe Specific Plan EIR incorporates NBHCP mitigation measures for special status plant species, including Delta Tule Pea, Sanford's Arrowhead, Boggs Lake Hedge-hyssop, Sacramento Orcutt Grass, Slender Orcutt Grass, Colusa Grass, and Legenere, both for the project area and off-site infrastructure improvements.</p>
<p>Policy 4.D-3 The County shall require that new development projects avoid, to the maximum extent possible, ecologically-fragile areas (e.g. areas of rare, threatened or endangered species of plants, riparian areas, vernal pools).</p>	<p>Consistent as Amended – The Sutter Pointe Specific Plan complies with the Natomas Basin HCP (NBHCP). The Plan would be consistent with this policy with the addition of the following language: “, except where such projects are identified as Authorized Development within an adopted Habitat Conservation Plan.”</p>
<p>Policy 4.D-4 The County shall strive to protect major groves of native trees located in the unincorporated areas of the County.</p>	<p>Not Applicable – There are no major groves of native trees located within the Sutter Pointe Specific Plan area.</p>
<p>Policy 4.D-5 The County shall encourage the use of native and drought tolerant plant materials in all public and private revegetation/landscaping projects.</p>	<p>Consistent – The Sutter Pointe Design Guidelines encourage the use of both native and drought tolerant plants within the Specific Plan area.</p>
<p>Goal 4.E To conserve, protect and enhance open space lands and natural resources in Sutter County</p>	
<p>Policy 4.E-1 The County shall support the preservation of natural land forms, natural vegetation, and natural resources as</p>	<p>Consistent – The Sutter Pointe Specific Plan area is predominately flat and does not contain naturally occurring land forms as the</p>

Sutter Pointe General Plan Consistency Analysis

General Plan Goals & Policies	Project Consistency Analysis
<p>open space to the maximum extent feasible.</p>	<p>majority area is actively farmed. The Plan Area is proposed to contain approximately 400 acres of open space designated lands which will likely be converted to a low maintenance land form for passive recreation.</p>
<p>Goal 4.F TO preserve the Sutter Buttes and the agricultural uses that the Buttes support</p>	
<p>Policy 4.F-1 The County shall preserve the Sutter Buttes as an important agricultural, cultural, historical and ecological resource.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan is not in the vicinity of the Sutter Buttes.</p>
<p>Goal 4.G To conserve energy resources in Sutter County</p>	
<p>Policy 4.G-1 The County shall encourage energy conserving land use forms and practices--such as compact, high density development projects; the provision of bikeways and pedestrian paths; proper solar orientation; and the incorporation of transit routes and facilities.</p>	<p>Consistent – The Sutter Pointe Specific Plan includes a trail and bicycle system that interconnects throughout the plan area and encourages non-motorized travel. Additionally, the plan's Transportation and Circulation Chapter shows the location for future transit opportunities/facilities. The Sutter Pointe Design Guidelines encourage building locations and siting practices that maximize natural heating and cooling processes. The State Subdivision Map Act also contains provisions for appropriate solar orientation and may be referred upon approval of future development projects within the plan area.</p>
<p>Goal 4.H To encourage commercial resource extraction activities in locations where environmental, aesthetic, and adjacent land use compatibility impacts can be adequately mitigated</p>	
<p>Policy 4.H-1 The County shall require that the development of gas and mineral resources be designed and conducted in a manner to minimize incompatibility with nearby land uses.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan does not propose extraction activities.</p>
<p>Policy 4.H-2 The County shall prohibit the establishment of any new mining operations in the Sutter Buttes.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan is not in the vicinity of the Sutter Buttes and does not propose new mining operations.</p>

Sutter Pointe General Plan Consistency Analysis

General Plan Goals & Policies	Project Consistency Analysis
<p>Policy 4.H-3 The County shall require that all new gas and mineral extraction projects be designed to provide a buffer between existing and/or likely adjacent uses.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan does not propose extraction activities.</p>
<p>Policy 4.H-4 The County shall require that all mining operations prepare and implement reclamation plans and provide adequate security to guarantee the proposed reclamation.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan does not propose mining operations.</p>
<p>Policy 4.H-5 The County shall require that gas, and mineral extraction projects incorporate adequate measures to minimize impacts to local residents, county roadways, services and facilities.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan does not propose extraction activities.</p>
<p>Goal 4.I To protect, maintain and improve the air quality in Sutter County</p>	
<p>Policy 4.I-1 The County shall support the Feather River Air Quality Management District (FRAQMD) in its development of improved ambient air quality monitoring capabilities and the establishment of appropriate standards and rules to address the air quality impacts of new development.</p>	<p>Consistent – The Sutter Pointe Specific Plan includes policy language requiring compliance with FRAQMD requirements, and the Specific Plan EIR incorporates these requirements as mitigation measures. The applicant has consulted with FRAQMD and has prepared an Air Quality Management Plan which has been reviewed by FRAQMD.</p>
<p>Policy 4.I-2 The County shall strive to submit development proposals to FRAQMD for review and comment in accordance with CEQA prior to consideration by the decision making body.</p>	<p>Consistent – The County has provided FRAQMD with a copy of the Notice of Preparation for the project EIR, which FRAQMD received and commented on. The applicant has consulted with FRAQMD in the preparation of the Air Quality analysis contained in the Sutter Pointe Specific Plan EIR, which has been made available to FRAQMD for review and comment.</p>
<p>Goal 4.J To integrate air quality planning with the land use and transportation planning resources</p>	
<p>Policy 4.J-1 The County shall encourage the use of alternative modes of transportation by incorporating public transit, bicycle and pedestrian modes in County planning processes and by requiring new development to provide</p>	<p>Consistent – The Sutter Pointe Specific Plan includes provisions for transit, bicycle and pedestrian modes.</p>

Project Consistency Analysis

General Plan Goals & Policies

adequate pedestrian and biking facilities.

Conservation/Open Space – Recreation and Cultural Resources

<p>Goal 5.A To provide adequate park and open space areas for passive and active recreational, social, educational and cultural opportunities for the residents of Sutter County</p>	
<p>Policy 5.A-1 The County shall strive to maintain and improve the distribution of local and regional parks to support the recreational needs of Sutter County residents.</p>	<p>Consistent – Chapter 4 (Parks and Open Space) of the Sutter Pointe Specific Plan provides a discussion of the park facilities proposed, including the types and locations of parks and open spaces. These facilities include regional, community, and neighborhood park areas. As noted in Chapter 4, the determination of specific recreation facilities to be provided within each proposed park will be determined in a subsequent Parks and Recreation Master Plan to be completed prior to submission of the first Tentative Subdivision Map.</p>
<p>Policy 5.A-2 The County shall strive to achieve and maintain a standard of 10 acres of parkland per 1,000 population. This target ratio should be further divided between neighborhood, community and regional parks according to the standards set forth in the County's park and recreation master plan.</p>	<p>Consistent as Amended – The County policy states that the County shall strive to achieve and maintain a standard of 10 acres of parkland per 1,000 residents and that the standard should be further divided according to standards set forth in the County's park and recreation master plan. However, the County has not adopted a parks and recreation master plan. Chapter 4 (Parks and Open Space) of the Sutter Pointe Specific Plan, in part, functions as a refinement to the existing General Plan policy by defining specific parkland standards for the Plan Area that meet the needs of the new community.</p> <p>The Sutter Pointe Specific Plan is consistent with the General Plan with addition of the following text at the end of policy 5.A-2:</p> <p>"Development of parkland within the Sutter Pointe Specific Plan area shall comply with the standards set forth in the Sutter Pointe Specific Plan."</p>

Project Consistency Analysis	
General Plan Goals & Policies	Project Consistency Analysis
<p>Goal 5.B To identify, protect and enhance Sutter County's important historical, archeological and cultural sites</p>	
<p>Policy 5.B-1 The County shall encourage the preservation of historic sites, buildings, structures, and objects in addition to points of historical interest as identified in the Background Report.</p>	<p>Consistent – The Sutter Pointe Specific Plan EIR identifies historic sites, structures, objects, and/or points of historic interest that occur within the plan area. Mitigation Measures within the EIR ensure that such historic conditions either be preserved to the extent feasible or mitigated through other appropriate and acceptable means.</p>
<p>Policy 5.B-2 The County should promote the registration of historic sites, buildings, structures and objects in the National Register of Historic Places, and inclusion in the California State Office of Historic Preservation's California Points of Interest and California Inventory of Historic Resources.</p>	<p>Consistent – The Sutter Pointe Specific Plan EIR provides historic information regarding the plan area and appropriate mitigation measures apply to historic resources, including registration of resources as noted in the policy as applicable.</p>
<p>Policy 5.B-3 The County shall solicit the views of the local Native American community in the cases where development may result in disturbance to sites containing evidence of Native American activity and/or tomb sites of cultural importance.</p>	<p>Consistent – The County has solicited comments from the local Native American community regarding the Sutter Pointe Specific Plan.</p>
<p>Goal 5.C To enhance and protect local customers, culture, economic base and property rights</p>	
<p>Policy 5.C-1 The County shall strive to ensure that federal or state actions do not adversely affect or conflict with the County's General Plan policies and land use controls.</p>	<p>Not Applicable – Certain state and federal actions may be necessary for implementation of the project. Those actions will not conflict with County General Plan policies or land use controls. Rather, such actions by the state and federal government are necessary to allow implementation of the County's decision regarding land use in south Sutter County.</p>
Agricultural Resources	
<p>Goal 6.A To preserve high quality agricultural land for agricultural purposes</p>	

Sutter Pointe General Plan Consistency Analysis

General Plan Goals & Policies	Project Consistency Analysis
<p>Policy 6.A-1 The County shall preserve agriculturally-designated areas for agricultural uses and direct non-agricultural development to areas designated for urban/suburban growth, or rural communities and/or cities.</p>	<p>Consistent – The Sutter Pointe Specific Plan proposes development on lands designated for urban/suburban growth, specifically the Industrial-Commercial Reserve. Furthermore, the proposed GPA includes redesignation of remnant portions of the Industrial-Commercial Reserve which are not a part of the Specific Plan Area to Agriculture.</p>
<p>Policy 6.A-2 The County shall balance the needs of proposed urban and suburban development with the need to preserve agricultural lands.</p>	<p>Consistent – The Sutter Pointe Specific Plan area proposes development on lands designated for urban/suburban growth, specifically the Industrial-Commercial Reserve. The Sutter Pointe LUDC includes provisions which allow for continuation of interim agricultural uses prior to urban and suburban development. Furthermore, the proposed GPA includes redesignation of remnant portions of the Industrial-Commercial Reserve which are not a part of the Specific Plan Area to Agriculture.</p>
<p>Policy 6.A-3 The County shall encourage agricultural land owners to provide farm labor housing for persons employed in agriculture.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan area is not designated for agricultural use.</p>
<p>Policy 6.A-4 A landowner shall be allowed to separate his or her homestead from the original parcel. Additionally, homesteads for landowner's sons or daughters shall be permitted as long as it is clearly documented that the family member is involved in the family farming operation. Divisions for this purpose shall provide for cluster housing and minimize acreage removed from farming. Applicants requesting divisions that would not provide for cluster housing shall be required to provide evidence of a physical constraint on the property that would show cluster housing is not possible or is infeasible. Development rights shall be granted to Sutter County or its designee for the remaining agricultural lands. Densities shall be limited to those permitted by the underlying agricultural land use designation.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan area is not designated for agricultural use.</p>
<p>Policy 6.A-5 The County shall require that developers</p>	<p>Consistent – As properties are acquired by the Natomas Basin</p>

General Plan Goals & Policies	Project Consistency Analysis
<p>proposing to use lands in the Natomas Basin as habitat conservation areas or mitigation for development demonstrate that these areas will not adversely impact existing or planned agricultural uses.</p>	<p>Conservancy to mitigate for new development within the Natomas Basin, the mitigation lands will consist of the following: 25% managed marsh, 25% upland habitats, and 50% rice production. Conversion or maintenance of mitigation lands as discussed above is anticipated to secure the long-term viability of these lands for habitat as prescribed in the Natomas Basin Habitat Conservation Plan. These land uses are considered to be compatible with the existing agricultural uses surrounding the plan area as indicated in the Natomas Basin Habitat Conservation Plan.</p>
<p>Policy 6.A-6 Minimum parcel sizes in agriculturally designated areas shall be 20 acres in those areas containing orchard compatible soil and 80 acres in those areas with soils used primarily for row crops, field crops, and range land as shown on the Land Use Diagram. Historical uses and physical boundaries may be considered on a case by case basis. All parcels resulting from subdivisions or parcel maps shall contain the minimum required acreage for land use designation. Homesite parcels, as permitted in Policy 6.A-4, shall not exceed 2 acres unless the Environmental Health program grants a waiver for sewage disposal, in which case the parcel may be allowed for up to 5 acres. Remainder parcels shall meet the minimum parcel size of the agricultural land use designation.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan area is not designated for agricultural use.</p>
<p>Policy 6.A-7 Agriculturally designated parcels (not located in a rural community) which do not meet the minimum acreage requirement, as specified by the land use policies of the General Plan, may be adjusted by lot line adjustment pursuant to §65412(d) of the Government Code under the following conditions as specified in the Zoning Code:</p> <ul style="list-style-type: none"> a. Are in conformance with the General Plan policies for homesites; or b. Are for agricultural support facilities that have been 	<p>Not Applicable – The Sutter Pointe Specific Plan area is not designated for agricultural use.</p>

Project Consistency Analysis

General Plan Goals & Policies

- approved by use permit; or
- c. Are necessary in order to comply with the requirements of the Sutter County Ordinance Code provision pertaining to Environmental Health, Zoning, or Building regulations for the maintenance or expansion of existing improvements, or
 - d. Are an adjustment between two adjoining lots, one or both of which are less than 20 or 80 acres in area as identified on the General Plan land use diagram.

Policy 6.A-8 Where multiple agricultural land use designations are shown on a single parcel of land, the specific location of the boundary separating the designations shall be based on the soil characteristics contained in the USDA Soil Survey for Sutter County.

Policy 6.A-9 An Agriculture Preserve subdivision proposal shall not result in the creation of more residential parcels than would be permitted by the density established by the existing General Plan agricultural land use designation (i.e. one residence per 20 or 80 acres). Remaining acreage not used for residential parcels shall be contained in one agricultural preserve parcel. The Agriculture Preserve designation should only be considered in cases where, under the existing development standards of the subject property, the property owner would be able to divide to the desired number of residential lots without approval of a variance.

Policy 6.A-10 Residential parcels proposed by an Agriculture Preserve subdivision shall not exceed 2 acres, unless the Environmental Health Division grants a waiver for sewage disposal, in which case the parcel may be allowed for up to 5 acres. If a waiver is granted, the parcel shall be the minimum size that is necessary to satisfy Environmental Health requirements.

Not Applicable – The Sutter Pointe Specific Plan area is not designated for agricultural use.

Not Applicable – The Sutter Pointe Specific Plan area is not within a defined Agricultural Preserve.

Not Applicable – The Sutter Pointe Specific Plan area is not within a defined Agricultural Preserve.

General Plan Goals & Policies	Project Consistency Analysis
<p>Policy 6.A-11 Residential parcels proposed by an Agriculture Preserve subdivision shall not adversely affect surrounding agricultural operations. The proposal shall comply with the criteria specified in the Zoning Code which includes clustering of the residential parcels, providing a residential exclusion area and vegetative buffer on the residential parcels, and conveyance of residential development rights for the agricultural preserve parcel to the County.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan area is not within a defined Agricultural Preserve.</p>
<p>Goal 6.B To facilitate preservation, growth and expansion of agricultural industries within Sutter County</p>	
<p>Policy 6.B-1 The County shall support the development of agricultural production, processing and distribution industries within Sutter County.</p>	<p>Consistent – The Sutter Pointe Specific Plan Land Use and Development Code provides for various employment land uses. The E2 land use designation and zone district permit the General Industrial use type, which includes agricultural production, processing, and distribution.</p>
<p>Policy 6.B-2 The County shall encourage local processing of agricultural products grown in Sutter County and other locations.</p>	<p>Consistent – The Sutter Pointe Specific Plan Land Use and Development Code provides for various employment land uses. The E2 land use designation and zone district permit the General Industrial use type, which includes agricultural production, processing, and distribution.</p>
<p>Policy 6.B-3 The County shall encourage the continued operation and expansion of existing agricultural industries.</p>	<p>Consistent – The Sutter Pointe Specific Plan Land Use and Development Code provides for various employment land uses. The E2 land use designation and zone district permit the General Industrial use type, which includes agricultural production, processing, and distribution.</p>
<p>Policy 6.B-4 Efforts to expand foreign markets for the export of local agricultural products shall be encouraged.</p>	<p>Not Applicable – Not a Specific Plan issue.</p>
<p>Policy 6.B-5 The County shall encourage the Yuba-Sutter Economic Development Corporation and the Chamber of Commerce to promote and market Sutter County as a profitable location for agricultural businesses and processors.</p>	<p>Not Applicable – Not a Specific Plan issue.</p>

General Plan Goals & Policies		Project Consistency Analysis	
Policy 6.B-6	Promotional activities that support the agricultural industry, such as agricultural related festivals and farmers' markets, shall be encouraged.	Consistent	The Sutter Pointe Land Use and Development Code defines farmers' markets as a use type permitted in the RC, MU, CC, NC, E1 and E2 zone districts with a Zoning Clearance.
Policy 6.B-7	Organizations such as 4-H or school related programs which expose local youth to agricultural activities and issues shall be encouraged.	Consistent	While the Specific Plan does not specifically address this issue, such organizations could be accommodated/supported within the community.
Health and Safety			
Goal 7.A	To protect the health and safety of County residents		
Policy 7.A-1	The County shall discourage actions which aggravate or increase the threat to life or property.	Consistent	The Sutter Pointe Specific Plan will allow new uses accompanied by urban levels of community facilities and services. Among the new and enhanced services are fire suppression and emergency medical services, as well as police protection. Consistent with Measure M, these services will be provided to the Specific Plan area without resulting in reduction of service levels elsewhere in the County.
Goal 7.B	To minimize the risk of personal injury and property damage due to seismic and geological hazards		
Policy 7.B-1	Where geologic hazards exist from landslides, the County should designate the land as open space or agriculture.	Not Applicable	No portions of the Sutter Pointe Specific Plan are subject to landslides.
Policy 7.B-2	The County may require the preparation of a soils engineering and/or geologic-seismic analysis prior to permitting development in areas of geologic or seismic hazards (i.e., groundshaking, landslides, liquefaction, expansive soils).	Consistent	The Sutter Pointe Specific Plan EIR identifies impacts associated with geologic hazards and requires appropriate mitigation measures, including the preparation of geotechnical reports prior to permitting development, as applicable.
Goal 7.C	To minimize the risk of personal injury, property damage and the economic and social disruptions associated with floods		

General Plan Goals & Policies	Project Consistency Analysis
<p>Policy 7.C-1 The County shall continue to participate in the Federal Flood Insurance Program.</p>	<p>Consistent – Sutter County will continue to participate in the NFIP.</p>
<p>Policy 7.C-2 When new development or substantial improvement of existing development occurs within a special flood hazard area, as defined by the Federal Emergency Management Agency (FEMA), the development or improvement shall comply with the County Flood Damage Prevention Regulations.</p>	<p>Consistent – The Master Drainage Plan complies with the County Flood Damage Prevention Ordinance, which is currently being updated by the County.</p>
<p>Policy 7.C-3 The County shall coordinate efforts with local, regional, state, and federal agencies to maintain the existing levee system to protect life and property from the Intermediate Regional Flood (100 year event).</p>	<p>Consistent – The Sacramento Area Flood Control Agency (SAFCA) is the agency mandated with provided flood protection within the Natomas Basin. SAFCA has recently passed an assessment to local land owners within the basin and will soon adopt an additional development fee that will go towards improving levees from a 100 year storm event and eventually a 200 year event.</p> <p>Furthermore, and independent of this project, Sutter County will amend this general plan policy to address 200-year flood protection pursuant to SB 5 and AB 162 requirements.</p>
<p>Goal 7.D To minimize the risk of personal injury and property damage resulting from fire</p>	
<p>Policy 7.D-1 The County will submit development proposals, in the unincorporated areas of the County, to the appropriate fire agency.</p>	<p>Consistent – The County's Fire Services Department has been reviewing the proposed Specific Plan as fire services are anticipated to be provided by the County via a CSA. Furthermore, the Fire Service's Department will review all future development projects to ensure compliance with adopted fire safety standards.</p>
<p>Policy 7.D-2 The County shall require that new development, at a minimum, meets state standards for fire protection.</p>	<p>Consistent – The County's Fire Services Department has been reviewing the proposed Specific Plan as fire services are anticipated to be provided by the County via a CSA. Furthermore, the Fire Service's Department will review all future development projects to ensure compliance with adopted fire safety standards.</p>

Sutter Pointe General Plan Consistency Analysis

General Plan Goals & Policies		Project Consistency Analysis	
Goal 7.E	To minimize the risk of personal injury and property damage resulting from airport hazards		
Policy 7.E-1	The County shall require that new development around airports does not create a safety hazard.	Consistent – The project EIR has found that the Sutter Pointe Specific Plan is consistent with the Sacramento International Airport Comprehensive Airport Land Use Plan (CLUP). The Sutter Pointe Specific Plan and the related general plan amendment will be submitted to the Airport Land Use Commission for review and a determination for consistency with the airport land use compatibility plan.	
Policy 7.E-2	The County shall limit land uses in airport safety zones to those listed in the applicable airport comprehensive land use plan (CLUP).	Consistent – The project EIR has found that the Sutter Pointe Specific Plan is consistent with the Sacramento International Airport Comprehensive Airport Land Use Plan (CLUP). The Sutter Pointe Specific Plan and the related general plan amendment will be submitted to the Airport Land Use Commission for review and a determination for consistency with the airport land use compatibility plan.	
Goal 7.F	To minimize the risk of personal injury, property damage, and environmental degradation resulting from the use, transport, disposal, and release/discharge of hazardous materials		
Policy 7.F-1	The County shall ensure that the use and disposal of hazardous materials complies with appropriate federal, state and local requirements.	Not Applicable – Not a Specific Plan Issue.	
Policy 7.F-2	The County shall maintain and implement a Sutter County Hazardous Waste Management Plan (SCHWMP) consistent with the requirements of state law.	Not Applicable – Not a Specific Plan Issue.	
Policy 7.F-3	Review of all proposed development projects that manufacture, use or transport hazardous materials shall be coordinated between the County and appropriate state and federal agencies.	Consistent – The Sutter Pointe Specific Plan provides for various uses that may allow manufacturing, use, and/or transport of hazardous materials. The County's Fire Services Department is reviewing the specific plan. Should additional coordination be required, the County will comply with said coordination.	

Project Consistency Analysis	
General Plan Goals & Policies	
<p>Policy 7.F-4 The County shall require that development proposals that will generate hazardous waste or utilize hazardous materials provide a hazardous waste business and emergency plan pursuant to state law.</p>	<p>Consistent – The policy shall be implemented as specific proposals for development occur that may generate hazardous waste or utilize hazardous materials. The Sutter Pointe LUDC identifies these uses within the Hazardous Materials Handling use type, which is permitted within the E2 zone district and requires maintenance of a Risk Management Prevention Program under California Health and Safety Code Section 25534.</p>
<p>Policy 7.F-5 The County shall coordinate as necessary with appropriate state and federal agencies to facilitate remediation of known hazardous waste sites.</p>	<p>Consistent – The Sutter Pointe Specific Plan EIR identifies and proposes mitigation for known hazardous waste sites.</p>
<p>Noise</p>	
<p>Goal 8.A To protect County residents from the harmful effects of exposure to excessive noise</p>	
<p>Policy 8.A-1 The County shall not allow development of new noise-sensitive land uses where the noise level due to non-transportation noise sources will exceed the noise level standards shown on Table 7 at the property line of the new noise sensitive land use unless noise mitigation measures have been incorporated into the project design to achieve the required standard.</p>	<p>Consistent – The Sutter Pointe Specific Plan EIR identifies and proposes mitigation to ensure this policy and the standards associated with it are complied with.</p>
<p>Policy 8.A-2 The County shall require that new non-transportation noise sources be mitigated to the noise level standards shown in Table 7</p>	<p>Consistent – The Sutter Pointe Specific Plan EIR identifies and proposes mitigation to ensure this policy and the standards associated with it are complied with.</p>
<p>Policy 8.A-3 The feasibility of proposed development projects with respect to existing and future transportation noise levels shall be evaluated against the noise guidelines in Table 8.</p>	<p>Consistent – The Sutter Pointe Specific Plan EIR identifies and proposes mitigation to ensure this policy and the standards associated with it are complied with.</p>
<p>Policy 8.A-4 New development of noise-sensitive land uses</p>	<p>Consistent – The Sutter Pointe Specific Plan EIR identifies and</p>

General Plan Goals & Policies	Project Consistency Analysis
<p>shall not be permitted in areas exposed to noise levels from transportation noise sources which exceed the levels specified in Table 9, unless the project design includes noise mitigation to achieve the required standard.</p>	<p>proposes mitigation to ensure this policy and the standards associated with it are complied with.</p>
<p>Policy 8.A-5 Noise created by new transportation noise sources, including roadway improvement projects, should be mitigated so as not to exceed the levels specified in Table 9.</p>	<p>Consistent – The Sutter Pointe Specific Plan EIR identifies and proposes mitigation to ensure this policy and the standards associated with it are complied with.</p>
<p>Policy 8.A-6 Where proposed non-residential development projects are likely to produce noise levels exceeding the performance standards of Table 7 at existing or planned noise-sensitive uses, the County shall require the submission of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design.</p>	<p>Consistent – The Sutter Pointe Specific Plan EIR identifies and proposes mitigation to ensure this policy and the standards associated with it are complied with.</p>
<p>Rural Communities and Area Plans</p>	
<p>Goal 9.A To facilitate orderly, balanced and diversified growth within the community of Sutter</p>	
<p>Policy 9.A-1 Densities for the community of Sutter shall not exceed those identified below, until such time as public sewer becomes available. When public sewer becomes available, the residential densities may become consistent with those permitted under the County-wide Land Use Diagram. Specifically, the following land use designations would be affected:</p> <ul style="list-style-type: none"> a. AG-RC - No division of land. (No change with sewer) b. Estates Residential - Current densities shown on Figure 2 <ul style="list-style-type: none"> • .5 to 1 dwelling unit per acre (.5 to 3 du/ac with sewer); 	<p>Not Applicable – The Sutter Pointe Specific Plan is not located within the community of Sutter.</p>

General Plan Goals & Policies	Project Consistency Analysis
<ul style="list-style-type: none"> • 2.5 dwelling units per acre (.5 to 3 du/ac with sewer); • No divisions permitted on school sites or the cemetery (no change with sewer). <p>c. Low Density Residential - Two to four dwelling units per acre. (2 to 8 du/ac with sewer)</p>	
<p>9.A-2 Lands that have an "Urban Reserve" designation within the community of Sutter cannot be developed for urban or suburban purposes until such time as public facilities and services including but not limited to public water, sewer and storm drainage facilities are available or constructed concurrently with development. During the interim period until those facilities are available, the Agricultural 20 general plan designation and AG zoning shall apply in those areas.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan is not located within the community of Sutter.</p>
<p>Policy 9.A-3 The County shall permit on-site sewage disposal on existing lots within the existing community of Sutter where all current sewage disposal regulations can be met until such time a public wastewater disposal system is available.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan is not located within the community of Sutter.</p>
<p>Goal 9.B To adequately plan for the future needs of the County's rural communities</p>	
<p>Policy 9.B-1 The rural communities within the County shall not be expanded for additional growth beyond current community boundaries until such time as a plan for expansion is completed that contains analysis of and provisions for public services and facilities.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan is not located within a defined rural community.</p>
<p>Policy 9.B-2 Parcels located within rural communities which do not meet the minimum acreage requirement, or exceed the maximum acreage requirement, as specified by the land use</p>	<p>Not Applicable – The Sutter Pointe Specific Plan is not located within a defined rural community.</p>

General Plan Goals & Policies	Project Consistency Analysis
<p>policies of the General Plan, may be adjusted by lot line adjustment pursuant to §66412(d) of the Government Code under the following conditions:</p> <p>For any adjustment involving parcels that do not meet the minimum parcel size as identified on the General Plan land use diagram, the size of the smallest resultant parcel shall not be smaller than the size of the smallest parcel prior to the lot line adjustment; and</p> <p>No parcel meeting the minimum parcel size as identified on the General Plan land use diagram shall be diminished to a size less than the minimum parcel size as identified on the land use diagram.</p>	
<p>Goal 9.C To facilitate well planned large scale industrial and commercial development in South Sutter County</p>	<p>Consistent as Amended – Sutter Pointe would be consistent with this goal as amended below:</p> <p><i>To facilitate well planned large scale mixed-use residential, industrial and commercial development bringing housing and jobs to South Sutter County, consistent with the terms of Measure M.</i></p> <p>This amended goal should be placed in a new Section 9 – Rural Communities, Area Plans, and Specific Plans portion of the General Plan.</p>
<p>Policy 9.C-1 The County shall establish an I-C Reserve designation in the South County and will allow up to 3,500 acres of non-residential development consistent with the goals and policies of the General Plan and mitigation measures of the General Plan EIR. Any project proposed within the I-C Reserve which does not cumulatively or individually exceed the 3,500 acre threshold, and which demonstrates consistency with all other elements of the General Plan, may be processed as consistent with the General Plan and will not require a General Plan Amendment (GPA). Projects that individually or cumulatively exceed the 3,500 acre threshold shall require a GPA and conduct an appropriate environmental analysis.</p>	<p>For purposes of consistency with current GP:</p> <p>Consistent – The Sutter Pointe Specific Plan provides for more than 3,500 acres of non-residential development (approximately 3,626 acres). In accordance with this policy, the project proposes a GPA and will include appropriate environmental analysis.</p> <p>For purposes of GPA:</p> <p>Delete and Replace– This policy should be deleted from the GP as with adoption of the Specific Plan and GPA, it will no longer apply. The Specific Plan area will be designated SP, and remnant portions</p>

Sutter Pointe General Plan Consistency Analysis

Project Consistency Analysis

General Plan Goals & Policies

<p>Policy 9.C-2 The County shall strive to maintain development ratios within the I-C Reserve of 85% to 15% split of Industrial to Commercial land use. Specialty commercial-recreational oriented uses, examples of which include, but are not limited to, racing facilities, amusement parks, or other outdoor recreational oriented uses are deemed to be appropriate uses within the I-C Reserve area and are not subject to the above ratios.</p>	<p>of the I-C Reserve will be redesignated agriculture.</p> <p>For purposes of consistency with current GP:</p> <p>Consistent – Measure M established new advisory acreage requirements for the Sutter Pointe Specific Plan area that conflict with the 85%/15% ratios. Furthermore, the Sutter Pointe LUDC identifies amusement centers, outdoor entertainment, and outdoor sports and recreation facilities as permitted uses within the E1 zone district.</p> <p>For purposes of GPA:</p> <p>Delete and Replace– This policy should be deleted from the GP as with adoption of the Specific Plan and GPA, it will no longer apply. The Specific Plan area will be designated SP, and remnant portions of the I-C Reserve will be redesignated agriculture.</p>
<p>Policy 9.C-3 The County shall require that infrastructure planning be done in a coordinated fashion and project proponents must demonstrate how the development provides sufficient facilities to meet County standards and that the development of the project will not adversely impact future developers in the area.</p>	<p>For purposes of consistency with current GP:</p> <p>Consistent – Coordinated infrastructure master plans have been prepared and reviewed by County Public Works for water, sewer, storm drain, and dry utilities serving the Specific Plan area. In addition, community facilities to be provided within the Specific Plan area are identified in the Urban Services Plan. Upon adoption of the accompanying GPA, there will be no remaining I-C areas in South Sutter County outside the SP area.</p> <p>For purposes of GPA:</p> <p>Delete – This policy should be deleted from the GP as with adoption of the Specific Plan and GPA, it will no longer apply.</p>
<p>Policy 9.C-4 The County's existing agricultural 20/80 policies shall apply and be utilized to determine allowable uses and parcel sizes until such time that an application has been approved for industrial and/or commercial uses in the I-C Reserve area.</p>	<p>For purposes of consistency with current GP:</p> <p>Consistent – The Sutter Pointe LUDC identifies interim agricultural uses consistent with the County's 20/80 policies as a permitted use within all zone districts within the Specific Plan area until such time</p>

General Plan Goals & Policies	Project Consistency Analysis
<p>Policy 9.C-5 The County shall consider development applications in the I-C Reserve area and base its decisions on, but not limited to, information contained in the following:</p> <ol style="list-style-type: none"> 1. A completed Rezone application identifying all proposed uses on the site. 2. A Design Review application complying with established design and development standards. 3. Findings that the project is consistent with applicable General Plan policies and the General Plan EIR mitigation measures. 4. Findings that the infrastructure is adequately provided for within the project boundaries and is properly coordinated with adjacent lands. 	<p>as agricultural areas are developed for urban uses proposed within the Specific Plan.</p> <p>For purposes of GPA:</p> <p>Delete – This policy should be deleted from the GP as with adoption of the Specific Plan and GPA, it will no longer apply.</p> <p>For purposes of consistency with existing GP:</p> <p>Consistent – The Sutter Pointe LUDC identifies all permitted uses and development standards applicable within the Specific Plan area.</p> <p>Not Applicable – No development entitlement is being sought at this time that would be subject to design review. However, the Sutter Pointe Design Guidelines propose a new set of design guidelines applicable to the project area, and the Sutter Pointe LUDC proposes a new set of Design Review procedures that would apply to the project area.</p> <p>Consistent – As noted in this document, the Sutter Pointe Specific Plan is consistent with the Sutter County General Plan, as amended. The Board of Supervisors will adopt such findings as part of the Specific Plan approval process.</p> <p>Consistent – As identified in the water, sewer, drainage, and dry utilities master plans, infrastructure is adequately provided for within the project boundaries and is coordinated with adjacent lands, as applicable. The Board of Supervisors will adopt such findings as part of the Specific Plan approval process.</p> <p>For purposes of GPA:</p> <p>Delete – This policy should be deleted from the GP as with adoption</p>

General Plan Goals & Policies	Project Consistency Analysis
<p>Policy 9.C-6 The County should encourage contiguous development patterns within the I-C Reserve as a priority.</p>	<p>of the Specific Plan and GPA, it will no longer apply.</p> <p>For purposes of consistency with existing GP:</p> <p>Consistent – Project phasing is identified in Section 10, Implementation of the Specific Plan. The phasing plan identifies that the initial phases of the community would be developed near and surrounding the SR 99/70 / Riego Road interchange, and subsequent phases would be contiguous to previous phases. Thus, Sutter Pointe encourages contiguous development patterns within the I-C Reserve area.</p> <p>For purposes of GPA:</p> <p>Delete – This policy should be deleted from the GP as with adoption of the Specific Plan and GPA, it will no longer apply.</p>
<p>Housing</p>	
<p>GOAL 1 Encourage the provision of safe and sanitary housing with adequate public services for all existing and future residents of Sutter County.</p>	
<p>Policy 1.1 The existing housing stock shall be preserved to the extent possible in a safe, sanitary, and livable environment.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan does not regulate existing housing stock.</p>
<p>Policy 1.2 The County shall encourage the use of energy-efficient materials and technology in new construction and rehabilitation of existing residential dwellings.</p>	<p>Consistent – As described in Chapter 5, Resources, of the Specific Plan as well as the Sutter Pointe Design Guidelines, the project encourages the use of energy-efficient building materials and site planning practices that maximize natural heating and cooling effects. Additionally, Sutter Pointe will be required to meet Title 24 energy efficiency standards by.</p>
<p>Policy 1.3 New housing in the County's urban areas shall have full public services and improvements consistent with the Board of Supervisors' adopted sewer and water policies.</p>	<p>Consistent – Full public services will be provided within the Plan Area as discussed in the sewer, water, drainage, and dry utility master plans, the Urban Services Plan, and the Financing Plan. These plans have all been reviewed by the County and been found to be consistent with County policy.</p>

Sutter Pointe General Plan Consistency Analysis

Project Consistency Analysis

General Plan Goals & Policies		Project Consistency Analysis	
Policy 1.4	New housing shall be constructed to meet all current building, fire, health, public works, and zoning codes.	Consistent	– Applicable as stated to all development.
GOAL 2	Encourage the adequate supply of various housing types at various densities to meet the needs of all income groups and insure that housing opportunities are open to all without regard to race, color, age, sex, religion, national origin, family status or physical handicap.		
Policy 2.1	All Sutter County residential development projects meeting the criteria of Chapter 1600 (Affordable Housing Ordinance) of the Sutter County Ordinance Code will be required to assist in meeting the regional housing needs. Submittals shall show how the development project is assisting to meet the County's regional fair share need for affordable housing to lower income households.	Consistent	– Chapter 7, Affordable Housing, of the Sutter Pointe Specific Plan contains policies and a discussion requiring compliance with the County's Affordable Housing Ordinance and how the project will assist in meeting the County's regional housing needs. Consistent with the County's Affordable Housing Ordinance, Sutter Pointe will provide for 875 housing units affordable to very low-, low- and moderate-income households, representing 5% of the Specific Plan's total housing units.
Policy 2.2	An adequate supply of available land to meet non-agricultural, unincorporated housing needs shall be provided and maintained within the County's urban areas.	Consistent	– Chapter 3 (Land Use) of the Sutter Pointe Specific Plan identifies the various land use parcels that will allow for the housing needs of the community. The Specific Plan provides for 17,500 housing units at densities ranging from 2 to 45 du/acre. The Plan also provides for 3,000 senior housing units.
Policy 2.3	The County shall ensure that the Housing Element continues to address the housing needs of existing and future residents and provides adequate opportunity for present and future residents.	Consistent	– The County will continue to update the Housing Element as required by State law. Sutter Pointe will be considered within the Housing Element for the duration of time the Plan area remains within the County's jurisdiction prior to incorporation, and will assist the County in meeting its current and future Regional Housing Needs Assessment obligations.
Policy 2.4	The Housing Authority shall be supported in its effort to continue to develop and administer programs of housing assistance and rehabilitation in conjunction with the U.S. Department of Housing and Urban Development, the Rural	Consistent	– The Sutter Pointe Specific Plan is consistent with the County's Affordable Housing Ordinance, which outlines how the County will support efforts of the Housing Authority.

Sutter Pointe General Plan Consistency Analysis

General Plan Goals & Policies	Project Consistency Analysis
<p>Housing Service and the State Department of Housing and Community Development.</p>	
<p>Policy 2.5 Conversions of mobile home parks to other non-residential uses or to mobile home subdivisions shall only be approved when adequate opportunity for relocation is available and project proponents have made reasonable provisions for the relocation of existing tenants.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan does not propose the conversion of mobile home parks.</p>
<p>Policy 2.6 Conversions of rental housing structures to condominiums shall only be approved when adequate alternative rental housing is available, when the structures are judged to meet acceptable health and safety standards, and when project proponents have made reasonable provisions for the relocation of existing tenants.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan does not propose the conversion of rental housing to condominiums.</p>
<p>Policy 2.7 Second unit housing may be permitted when parking, yard, lot coverage and height requirements are complied with.</p>	<p>Consistent – The Sutter Pointe Land Use and Development Code contains provisions allowing for second dwelling units consistent with State law.</p>
<p>Policy 2.8 The Land Use Element of the Sutter County General Plan shall be the determinant of residential density. Dwelling unit density for proposed projects shall be computed to the nearest one-tenth of a whole number and must comply with the dwelling unit density range stated in the General Plan. Density bonuses exceeding this range may be approved pursuant to the laws of the State of California and the Sutter County Affordable Housing Ordinance.</p>	<p>Consistent – The Sutter Pointe Specific Plan, which is required to be consistent with the General Plan, will be the determinant of residential density within the Specific Plan area. The residential land use designations created within the Specific Plan (LDR, MDR, HDR) correspond to the density ranges established by the General Plan land use element, and are calculated to the nearest one-tenth of a whole number. The Sutter Pointe Land Use and Development Code contains provisions allowing for second dwelling units consistent with State law.</p>
<p>Policy 2.9 Mobile homes on individual residential lots and mobile home parks shall be considered as a residential use and allowed pursuant to respective zoning regulations when minimum and maximum density range requirements are met.</p>	<p>Consistent – The Sutter Pointe Land Use and Development Code (LUDC) identifies mobile homes on individual residential lots as a permitted uses in the LDR, MDR, and HDR zone districts. Mobile home parks are not permitted within the zone districts established within the LUDC.</p>

Sutter Pointe General Plan Consistency Analysis

General Plan Goals & Policies	Project Consistency Analysis
<p>Policy 2.10 The County shall continue to encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and the sale or rental of housing.</p>	<p>Not Applicable – Not a Specific Plan issue.</p>
<p>Policy 2.11 The County shall continue to support actions to fulfill its fair share of regional housing needs for the area.</p>	<p>Consistent – Chapter 7, Affordable Housing, of the Sutter Pointe Specific Plan contains policies and a discussion requiring compliance with the County's Affordable Housing Ordinance and how the project will assist in meeting the County's regional housing needs. Consistent with the County's Affordable Housing Ordinance, Sutter Pointe will provide for 875 housing units affordable to very low-, low- and moderate-income households, representing 5% of the Specific Plan's total housing units. Sutter Pointe will be considered within the Housing Element for the duration of time the Plan area remains within the County's jurisdiction prior to incorporation, and will assist the County in meeting its current and future Regional Housing Needs Assessment obligations.</p>
<p>Policy 2.12 Agricultural landowners shall be allowed to separate their homesites from the original parcels. Development rights shall be granted to Sutter County for the remaining agricultural lands.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan does not include Agricultural land uses. Interim agricultural uses consistent with Sutter County agricultural policies are permitted in all zone districts within the Land Use and Development Code.</p>
<p>Policy 2.13 Homesites for a landowner's sons or daughters shall be permitted as provided in General Plan Policy 6.A-4. (Agricultural Resources).</p>	<p>Not Applicable – The Sutter Pointe Specific Plan does not include Agricultural land uses. Interim agricultural uses consistent with Sutter County agricultural policies are permitted in all zone districts within the Land Use and Development Code.</p>
<p>Policy 2.14 Temporary secondary housing shall be permitted in agricultural areas for the protection of property or for family members needing care because of health reasons.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan does not include Agricultural land uses. Interim agricultural uses consistent with Sutter County agricultural policies are permitted in all zone districts within the Land Use and Development Code.</p>
<p>Policy 2.15 Non-agricultural homesites shall be limited to the County's urban areas, the Live Oak Area, and the rural</p>	<p>Not Applicable – This policy is intended to relate to the previous two policies regarding homesites on agricultural parcels. The Sutter</p>

Sutter Pointe General Plan Consistency Analysis

General Plan Goals & Policies	Project Consistency Analysis
<p>communities.</p>	<p>Pointe Specific Plan contains provisions for homesites within the plan area, which will be considered an urban area. Interim agricultural uses consistent with Sutter County agricultural policies are permitted in all zone districts within the Land Use and Development Code.</p>
<p>Policy 2.16 The County will promote opportunities for farmworkers and their families to obtain safe and decent affordable housing by collaboration with agricultural employers, non-profit housing developers, service providers, and governmental agencies.</p>	<p>Not Applicable – The Sutter Pointe Specific Plan does not include Agricultural land use. Interim agricultural uses consistent with Sutter County agricultural policies are permitted in all zone districts within the Land Use and Development Code.</p>

The following amendments apply to the Policy Document:

1. The amendment table that follows the cover should be updated to reflect the GPA for the Sutter Pointe project.
2. In the Table of Contents (p. iii) Section 9 should be renamed "Rural Communities, and Area Plans, and Specific Plans". The last item listed under Section 9, "South Sutter County Industrial/Commercial Reserve", should be replaced with "Sutter Pointe Specific Plan".
3. Section 1: Land Use (p. 1) – The last sentence of the 2nd paragraph on this page should be revised to read "Section 9 of the Policy Document addresses Sutter County's seven rural communities, the Sutter Pointe Specific Plan, and any other plans that have been adopted by the County".
4. Section 1: Land Use Diagrams (p. 1-2) – Starting with the last full sentence on p. 1, the following revisions should be made "The Land Use Diagrams show the locations of the cities in Sutter County, the areas covered by the rural community plans, and area plans, and the Sutter Pointe Specific Plan. The land use designations for areas within rural communities, and area plans, and the Sutter Pointe Specific Plan are depicted on separate diagrams for each of those areas. The reader is referred to the respective rural community plan, or area plan, or Sutter Pointe Specific Plan for the official land use designations within these areas.
5. Land Use Designations (p. 2) –The last line of the 1st paragraph should be revised to read "The reader is referred to the respective area plan and the Sutter Pointe Specific Plan for information concerning allowed uses".
6. Land Use Intensity Standards (p. 6) – The 3rd sentence in the last paragraph of this section should be revised to read "Since many factors can influence the actual level of development that occurs, this "maximum" projection ensures that the General Plan EIR and any future CEQA analyses evaluate the fullest possible range of potential impacts associated with the Plan".
7. Transportation and Circulation (p. 20) – The last sentence of this section should be revised to read "Additional technical data can also be found within the Environmental Impact Report (EIR) for the General Plan and the EIR for the Sutter Pointe Specific Plan".
8. Circulation Plan Diagram and Standards (p. 20) – The 1st sentence of this section should be revised to read "Table 4 identifies roadway improvements needed as determined by the traffic study in the General Plan EIR and the Sutter Pointe Specific Plan EIR to accommodate build out of the Land Use Diagram". In addition, it should be noted in this discussion that the Sutter Pointe Specific Plan further refines the "Urban Roadways" classification system defined in the General Plan.
9. Appendix B: Land Use Diagrams – The countywide land use diagram needs to be revised to reflect Sutter Pointe.