



**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF SUTTER, STATE OF CALIFORNIA
SESSION OF DECEMBER 16, 2004**

The Board of Supervisors of the County of Sutter, State of California, met on the above date in study session at 7:00 p.m. in the Sutter County Public Health Auditorium located at 1445 Veterans Memorial Circle, Yuba City, California.

MEMBERS PRESENT: Supervisors Casey Kroon, Dennis Nelson, Larry Munger, Jim Whiteaker, and Dan Silva

MEMBERS ABSENT: None

STAFF PRESENT: Larry T. Combs, County Administrator; Ronald Erickson, County Counsel; and Karna-Lisa Aucoin, Deputy Clerk of the Board

**SPECIAL MEETING/STUDY SESSION
MEASURE M**

Vice-Chairman Kroon called the study session to order and Rich Hall the Director of Community Services welcomed those in attendance.

Mr. Hall explained this study session was for the purpose of presenting information regarding development of the Measure M area or "South Sutter Place" and noted that there would be future study sessions on this matter and turned the floor over to George Carpenter.

George Carpenter, representative for the Measure M Group, stated the Measure M Group consists of the following three ownership groups: AKT Development; Axel Karlshoej and Al Montna; and Lennar Communities. Mr. Carpenter pointed out the development area on a map that was displayed. In closing, Mr. Carpenter introduced Ken Andersen.

Ken Andersen, Campaign Chairman for Measure M, stated the vision for the development area is mainly commercial/industrial and includes some residential area as well. Mr. Andersen stated the developers wish to thank the voters for their support and stated the project was endorsed by various businesses and organizations. Mr. Andersen

described benefits to the area with Measure M passing and noted the developers have a successful track record.

George Carpenter discussed the planning process and noted they are looking at an eight point process including review and developing “guiding policies”, developing a work program and processing agreement, background studies, direction on plan preparation, preparation of the plans, staff and public review, environmental review, and action on the application.

Mr. Carpenter then turned the floor over to Van Stephens and Ken Gibberson for a PowerPoint presentation. Mr. Gibberson discussed the sequence for the development process, showed a brochure promoting Measure M, and continued by explaining the developers’ vision is to create a unique area for commerce and a place to raise families. He stated the location was very good due to close proximity to the freeway and explained the intention is to have a few major commercial anchors and that the emphasis would be on business and technology which would attract and provide investment opportunities. It is also the goal of the developers to provide different levels of schools and/or training centers and commented on the importance of the nearby housing to satisfy the proposed businesses. Mr. Gibberson noted the developers’ plan on various types of housing and open space or a “great park” area which would support multiple uses.

Bob Shattuck, Director for Community Planning with Lennar Communities referred to the map on display and noted that 10,500 acres of Sutter County is designated industrial/commercial reserve. Of the 10,500 acres the Measure M Group controls 5,700 acres. Mr. Shattuck discussed infrastructure and stated road planning and improvements are key to promoting large scale growth and development and said a freeway interchange at Riego Road and Highway 99 would be one of the first improvements to implement, noting this would be a good location for a distribution type of facility due to easy access to highways. Mr. Shattuck stated services would come from the south; saying that it is logical for infrastructure to work northward. He also stated there might be a possibility in sharing the cost of infrastructure with neighboring developers.

Some discussion ensued regarding the proximity of this project to that of Metro Air Park and Supervisor Silva asked about potential businesses and how many million-square-foot users there are in the Metro Air Park area.

Tom Wynn of Lennar Communities said Metro Air Park has the opportunity for 19 users of industrial/commercial land space and noted that the South Sutter Place has about the same as Metro Air Park.

Some discussion ensued regarding Placer Parkway and whether it should connect with Highway 65. Bob Shattuck stated that will be important for to Placer Parkway to connect with Highway 65 in the future.

Dennis Nelson noted there will be many environmental issues to be addressed.

Rich Hall introduced Danelle Stylos, Sutter County Planning Division Chief, and noted this study session is for the benefit of the Board of Supervisors and that Chairman Silva could open the floor for discussion from the public before adjournment if he chooses. Mr. Hall reviewed Attachment #2 of the information packet "The Citizens Advisory on South Sutter Planning and Economic Development" which includes explanations of the Measure M Group's intentions for development of the South Sutter area. Mr. Hall then went over the handout "Potential Policy Considerations in Implementing Measure M" discussing highlights and asked if there were any questions or comments from the Board. There being none, Mr. Hall stated he felt it would be best to hold future study sessions at the Hall of Records and asked the Board if they preferred study sessions on separate evenings or before regular meetings.

It was the consensus of the Board to hold study sessions on Thursday evenings for the time being; and in the future, move shorter discussions on Measure M to Tuesday evenings before their regular meetings. Supervisor Silva stated he would like to see the planners continue to attend the study sessions.

Some discussion took place regarding the importance of holding these study sessions so that communications could be kept open between the County, the developers, and the public to assist in setting clear guidelines and to avoid misunderstandings.

The next study session on this matter was set for 7:00 p.m. on Thursday, January 6, 2005 in the Board of Supervisors' Chambers in the Hall of Records Building at 466 Second Street in Yuba City.

Chairman Silva asked if there were any questions from the Board, staff, or audience.

Brief discussion ensued regarding roads and one gentleman stated he felt a northern alignment made more sense and another asked what was happening with the intersection

at Elverta and Highway 99. Mr. Wynn of Lennar replied there are multiple plans for highway infrastructure improvements to be made and that they are taking the whole corridor in to consideration.

Another audience member asked where financing would be obtained for all the improvements.

Larry Combs, Sutter County Administrator, said that Measure M indicated the developers were to pay those costs.

Supervisor Nelson pointed out that eventually those who choose to locate in that area would pay for the reimbursement of the costs, but there would be no costs to those outside the development area.

There being no further comments, Chairman Silva adjourned the study session.

ATTEST:

**JOAN BECHTEL,
CLERK OF THE BOARD**

DAN SILVA, CHAIRMAN

By:

**Karna-Lisa Aucoin
Deputy**