

**STUDY SESSION**  
**BOARD OF SUPERVISORS/PLANNING COMMISSION**  
**February 5, 2009**

**To:** Sutter County Board of Supervisors and Planning Commission  
**From:** General Plan Update Team  
**Subject:** General Plan Update Land Use Alternatives

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**Requested Action**

Provide direction on the General Plan update land use alternatives to be considered for further analysis.

**Background**

Sutter County's existing land use map will be updated as part of the General Plan Update process. The land use map identifies the type, location, and intensities of uses permitted on each parcel in the unincorporated portions of the County. The County's General Plan currently includes 12 different land use designations which will also be refined as part of the General Plan Update.

The first step in updating the land use map is to identify alternative land use concepts for further analysis and consideration. The alternatives will illustrate different scenarios for growth and conservation in the County within the context of the adopted General Plan Guiding Principles, environmental and infrastructure constraints, growth projections, and community desires.

Once land use alternatives are selected, they will be analyzed for their comparative fiscal, traffic, utility, and environmental impacts. The findings of that analysis will be compiled into an Alternatives Report and provided to the GPAC, Planning Commission, and Board to aid in the selection of a preferred land use plan. This plan will constitute the County's new land use map and form the basis for the development of General Plan policies.

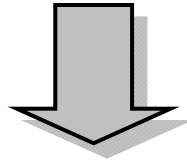
An overview of the key steps in the land use alternatives process is provided on the following page.

## Land Use Alternatives Process

Identify options for growth and conservation.  
Define the range of land use types/intensities for potential growth areas.



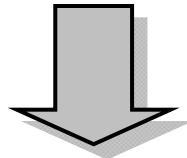
Community Workshops  
Agricultural Focus Group  
GPAC  
Planning Commission/  
Board of Supervisors



Test the defined land use alternatives for their comparative fiscal, traffic, and environmental impacts



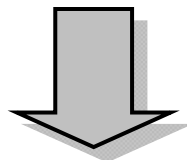
Staff/Consultant Analysis



Summarize the findings of the land use alternatives analysis.  
Refine the land use alternatives/options.



GPAC  
Planning Commission/  
Board of Supervisors



Select the new General Plan land use map.



GPAC  
Planning Commission/  
Board of Supervisors

## **Draft Land Use Alternatives**

The General Plan Advisory Committee (GPAC) met on October 23<sup>rd</sup>, November 20<sup>th</sup>, and December 3<sup>rd</sup> of 2008 to develop/refine three different countywide land use alternatives that they have recommended for further analysis. These alternatives represent different futures for the location, type, and amount of growth/change Sutter County might want to plan for between now and 2030.

The GPAC's recommendations take into account the Guiding Principles that have been approved for the General Plan Update, key environmental and infrastructure constraints, the range of growth projections available for the County and region, the regional housing needs allocation, input received at community workshops, and individual landowner requests. These factors are further discussed in the Land Use Alternatives Background Considerations Summary included as Attachment 1. To a great extent, these factors point towards the consideration of potential future growth areas in proximity to the County's incorporated City's, Yuba City and Live Oak, as well as potentially in or near the Community of Sutter.

The three alternatives recommended by the GPAC for further analysis are:

**Alternative 1: Existing General Plan.** Reflects land uses as currently adopted in the General Plan. This alternative serves as a starting point and a basis of comparison for the alternatives analysis.

**Alternative 2: New Growth - Lower Intensity.** Reflects some modifications to potential industrial and commercial growth in the Sphere of Influence for Live Oak to be consistent with the City's ongoing General Plan Update, as well as a reduction in industrial uses within the Community of Robbins. The most significant changes are the addition of potential new growth south of Yuba City (primarily estates residential and industrial) and potential new growth within and adjacent to the Community of Sutter and replacing the FPARC area (residential/mixed use planned community).

**Alternative 3: New Growth - Higher Intensity.** Reflects the changes noted above for Live Oak's Sphere of Influence, with more intensive new growth south of Yuba City (estates residential, commercial, and industrial) and within/adjacent to the Community of Sutter and FPARC area (more intensive residential/mixed use planned community). This alternative also includes the individual landowner requests recommended by the GPAC, outside the above areas, which include: 1) within the southwest portion of the County (commercial), 2) south of the Community of Sutter along Highway 20 (commercial), 3) north of Yuba City (education/technology), 4) west of Yuba City (estates residential), and 5) within the southeast portion of the County (industrial between proposed Sutter Pointe Specific Plan and the Sutter/Placer County line).

Maps of the alternatives along with a table summarizing the land use acreages associated with each are included as Attachments 2 through 5.

The alternatives primarily differ in the amount and type of potential development to be considered in the vicinity of Yuba City and the Community of Sutter. All three of the alternatives assume a project consistent with Measure M within the southern portion of the County. There is limited change contemplated in other areas of the County.

The countywide land use alternatives have been developed to “book end” a range of potential growth. This includes an overall lower level of potential new growth (Alternative 2), and an overall higher level of potential new growth (Alternative 3). This approach allows the impacts of the full range of potential growth to be analyzed in the alternatives analysis, ensuring that the preferred land use plan ultimately selected falls within the findings of that analysis.

### **Purpose of February 5<sup>th</sup> Study Session**

The focus of the February 5<sup>th</sup> Study Session is to review the GPAC’s recommended land use alternatives along with the key factors that influenced the final form of those alternatives. Based on this review, it is requested that the Board of Supervisors/Planning Commission provide direction on the final form of the alternatives to be considered.

To assist in this discussion, a series of worksheets have been prepared that isolate various areas of potential change in the County, summarize input received from the community for that area, illustrate the GPAC’s recommendations, and pose key questions of the Board of Supervisors/Planning Commission (Attachment 6). The intent is to review each worksheet and receive Board of Supervisors/Planning Commission input and direction for each area. Based upon that direction, the Countywide land use alternatives will be revised accordingly.

The directed countywide land use alternatives will subsequently be analyzed for their comparative impacts, and the results of that analysis brought back for review and the selection of a preferred land use plan in June. The preferred land use plan could be one of the defined alternatives, or more likely a combination of concepts from more than one alternative.

### **Attachments:**

1. Land Use Alternatives Background Considerations Summary
2. Alternative 1: Existing General Plan (map)
3. Alternative 2: New Growth – Lower Intensity (map)
4. Alternative 3: New Growth – Higher Intensity (map)
5. Land Use Alternatives Acreage Table
6. Study Session Worksheets
  - A. Live Oak
  - B. Yuba City
  - C. Sutter
  - D. Other Rural Communities
  - E. Measure M
  - F. Individual Landowner Requests
  - G. Food and Agricultural Focus Group Recommendations