



Sutter

Community Workshop Input:

- A majority of participants (16 of 25 respondents) favored a land use concept which proposed the most intensive amount of development in/adjacent to the Community of Sutter and replaced the FPARC area with housing, employment, and commercial uses.
- Participants in general wanted to see more of the following land uses within and adjacent to the Community of Sutter: ranchettes; estates residential; low density residential; high density residential; commercial; mixed-use; employment/industrial; and park uses.
- A majority of participants (9 of 13 respondents) supported extending development in the Community of Sutter south to Highway 20.
- Two-thirds of participants (8 of 12 respondents) favored more extensive growth along Highway 20 that ultimately connects Sutter with Yuba City. Commercial, residential, and industrial uses were suggested as appropriate uses along Highway 20.
- A majority of participants (8 of 12 respondents) did not favor growth between the communities of Sutter and Meridian.

GPAC Recommended Alternatives (maps attached):

- **Alternative 1, Existing General Plan:** Existing Sutter County General Plan.
- **Alternative 2, New Growth – Lower Intensity:** New residential, commercial, industrial, and supporting uses (Rural Planned Community) within and adjacent to the Community of Sutter, which includes the replacement of the FPARC area.
- **Alternative 3, New Growth – Higher Intensity:** Same as Alternative 2, with double the intensity of land uses provided for by Alternative 2.

Sutter Community: Land Use Alternatives (acres)			
	Alternative 1 Existing General Plan	Alternative 2 New Growth – Lower Intensity	Alternative 3 New Growth – Higher Intensity
AG-20	891 acres	941 acres	941 acres
AG-80	237 acres	2,337 acres	2,337 acres
AG-Rural Community	74 acres	74 acres	74 acres
Agricultural Preserve/Agricultural Preserve Residential	121 acres	0 acres	0 acres
Commercial	11 acres	11 acres	11 acres
Commercial/Urban Reserve	39 acres	39 acres	39 acres
Estates Residential	185 acres	185 acres	185 acres
Estates Residential/Urban Reserve	78 acres	78 acres	78 acres
FPARC	1,813 acres	0 acres	0 acres
Industrial/Employment	696 acres	97 acres	97 acres
Low Density Residential	421 acres	421 acres	421 acres
Low Density Residential/Urban Reserve	194 acres	194 acres	194 acres
Ranchette	19 acres	19 acres	19 acres
Golfcourse	0 acres	383 acres	383 acres
Total	4,779 acres	4,779 acres	4,779 acres

Requested Board of Supervisors/Planning Commission Direction:

1. Is the community of Sutter/FPARC area a logical new growth area? If yes,
 - a. Should the alternatives assume the creation of an expanded residential/commercial/industrial community in this area?
 - b. Should the alternatives assume the scale/intensity of potential new development identified in Alternatives 2 and 3?
2. Should the alternatives assume the removal of FPARC?
3. Do you support the use of a future community plan/specific plan to provide for detailed planning of the expanded community?