

# Individual Landowner Requests

## Landowner Input:

As part of the land use alternatives process, individual requests for land use changes have been submitted by property owners. At the July 24, 2008 joint Planning Commission and Board of Supervisors General Plan Study Session, a deadline for the submittal of such requests was set for August 1, 2008. A total of 40 individual requests were submitted. An evaluation of the appropriateness of these requests was made by the GPAC based upon their consistency with the Guiding Principles, environmental and infrastructure constraints, growth projections, general direction on land use alternatives, and desires of the County. The landowner requests can generally be categorized as follows:

1. Those that fall within the primary new growth areas recommended by the GPAC (in and around Yuba City, Live Oak, and the Community of Sutter) and are generally consistent with the GPAC's direction (#6, 13, 14, 16, 18, 21, 22, 25, 28, 33, and 34). These are included in Alternatives 2 and 3.
2. Those that fall outside the primary new growth areas recommended by the GPAC, but the GPAC felt had merit; as a result, the GPAC recommended they be included (#11, 26, 27, 30, 37, 39, and 40). These are included in Alternative 3.
3. Those that fall outside the primary new growth areas recommended by the GPAC, and the GPAC felt were inconsistent with the Guiding Principles and/or did not have merit (#1-5, 7-10, 12, 15, 17, 19-20, 23-24, 29, 31-32, 35-36, and 38). These have not been included in any of the alternatives.

A table of all the individual landowner requests is attached (Table F-1). Those requests highlighted in grey are recommended by the GPAC and are included in the land use alternatives, and described below.

## GPAC Recommended Alternatives (maps attached):

- **Alternative 1, Existing General Plan:** Existing Sutter County General Plan.
- **Alternative 2, New Growth – Lower Intensity:** Includes landowner requests, as follows:
  - #6 – land use change from AG-20 and commercial to industrial and commercial (south of Yuba City and east of Highway 99, along Oswald Road)
  - #13 and #22 – land use change from FPARC to Rural Planned Community (within and adjacent to Community of Sutter)
  - #14 – land use change from industrial, AG-20, and AG-80 to Rural Planned Community (within and adjacent to Community of Sutter)
  - #16 – land use change from AG-20 to estates residential (south of Yuba City and east of Highway 99, north of Barry Road)
  - #18, #25, #33, and #34 – land use change from AG-20 and/or AG-80 to Rural Planned Community (within and adjacent to Community of Sutter)
  - #21 – land use change from agricultural preserve/agricultural preserve residential to Rural Planned Community (within and adjacent to Community of Sutter)
  - #28 – land use change from estates residential and urban reserve to Rural Planned Community (within and adjacent to Community of Sutter)
- **Alternative 3, New Growth – Higher Intensity:** Includes landowner requests from Alternative 2 and the following:
  - #11, #26, and #27 – land use change from industrial/commercial reserve to industrial (southeast portion of the County between proposed Sutter Pointe and the Sutter/Placer County line)
  - #30 – land use change from AG-20 to education/technology park (north of Yuba City)
  - #37 – land use change from AG-20 to estates residential (west of Yuba City)
  - #39 – land use change from AG-80 to commercial (along Highway 20, south of the Community of Sutter)
  - #40 – land use change from open space to commercial (southwest portion of the County, along the Sacramento River)

## Requested Board of Supervisors/Planning Commission Direction:

1. Do you support the landowner requests recommended for inclusion in the alternatives by the GPAC?
2. Should other requests be considered for inclusion within the alternatives?