



# East of Sutter Pointe (Measure M)

## Board of Supervisors' Previous Direction:

Designate Industrial/Commercial (I/C) Reserve east of the Sutter Pointe project to the Placer County line. This area encumbers approximately 2,844 acres and could potentially accommodate over 37 million square feet of industrial and commercial uses.

## Screening Considerations:

<b>Water Service</b>	
<ul style="list-style-type: none"> <li>Industrial uses typically need large amounts of water. In addition to water for industrial operations, fire suppression systems are required which necessitate high water flows and significant storage.</li> <li>It is difficult to provide for high water demand over a large (2,840+ acre) area through individual private wells. The levels of water required could result in competing groundwater drafting with Sutter Pointe and nearby agricultural uses.</li> <li>The most feasible way to support a large amount of new industrial use in Area C is via a public water system. The Sutter Pointe water system has not been sized to allow for connection to Area C. Either a new stand alone water system or a connection to another public system would be required.</li> </ul>	<p><b>The most feasible and cost effective way to provide water service to new industrial land within Area C is through a public water system. Sutter Pointe is not sized to allow for connection to Area C.</b></p>
<b>Sewer Service</b>	
<ul style="list-style-type: none"> <li>Industrial uses often generate large amounts of wastewater. This wastewater requires a high level of treatment before it can be discharged. The use of individual septic and treatment systems for industrial uses over a large (2,840+ acre) area is not feasible.</li> <li>The most efficient way to convey, treat, and discharge wastewater from new industrial uses in Area C is through connection to a public sewer system. The Sutter Pointe Sewer System has not been sized to allow for connection to Area C. Connection to the Sacramento Regional County Sanitation District (SRCSD) is the most likely option.</li> </ul>	<p><b>The most feasible and cost effective way to convey, treat, and discharge wastewater from new industrial land within Area C is through extension of a public sewer system. Sutter Pointe is not sized to allow for connection to Area C.</b></p>
<b>Flooding/Storm Drainage</b>	
<ul style="list-style-type: none"> <li>Industrial uses typically need to have below ground storm drain systems. In addition, the large amount of impervious surfaces associated with industrial uses results in increased runoff volumes and peak flows, necessitating the need for large detention basins in the area. For these reasons, it is not feasible to use roadside drainage ditch systems over a large (2,840+ acre) area, and master planned drainage systems are required.</li> <li>Portions of Area C are currently mapped within the 100-year floodplain, and others are not. The area essentially consists of fingers of high ground alternating with low ground, making the low areas very difficult to drain. Area C is on the east side of the Natomas East Main Drainage Canal levee, the wrong side of the levee for flood protection.</li> </ul>	<p><b>Industrial uses would require below ground master planned storm drain systems with large detention basins.</b></p> <p><b>Portions of Area C are mapped within the 100-year floodplain. Area C is on the wrong side of the levee for flood protection.</b></p>
<b>Other Considerations</b>	
<ul style="list-style-type: none"> <li>The ultimate development of over 2,840+ acres of industrial/commercial uses in Area C will result in a substantial number of new vehicle trips along Reigo Road, the Reigo Road Interchange, Highway 99, and possibly other roadways. LOS issues and significant Improvements may be required.</li> <li>Area C is adjacent to railroad tracks, although the feasibility of direct access is not known.</li> <li>Sutter Pointe will already provide for a long-term inventory of industrial and commercial lands (3,600 acres) in the immediate area. Area C would directly compete with these lands.</li> <li>Sutter Pointe includes residential lands adjacent to portions of Area C which could raise land use compatibility issues with potential I/C Reserve uses.</li> <li>Upgraded fire protection services will be needed for Area C.</li> </ul>	<p><b>Sutter Pointe provides for a long-term inventory of industrial/commercial uses in the area, and compatibility with some Sutter Pointe uses could be an issue.</b></p> <p><b>Congestion on Reigo Road and Highway 99 will be issues, and upgraded fire protection will be needed,</b></p>

## Options:

1. Retain all of Area C in I/C Reserve and study it in the alternatives analysis.
2. Reduce the size and/or capacity of the I/C Reserve in Area C.
3. Redesignate Area C (or portion thereof) as a "Future Study Area". While no uses or capacity would be allocated or analyzed in the alternatives analysis, this would signify the County's intent that Area C be subject to study for potential development in the future. At the appropriate time in the future, the most feasible approach for the development of Area C would be to prepare a specific plan for the area including water, wastewater, stormwater, and transportation master plans and other required documents.
4. Eliminate the I/C Reserve in Area C and revert to existing uses indicating that future development of the area is not anticipated within the horizon of the updated General Plan (2030), or that if development is planned it should be via annexation to the future City (Sutter Pointe).