

Measure M Guiding Policies

I. POLICIES BASED UPON BALLOT LANGUAGE AND EXPLANATION

Do you approve of planning for commercial, industrial, and residential development in the current South Sutter Industrial / Commercial Reserve if the following standards are met?

Private developers would submit a proposal for a specific plan, general plan amendment and rezone on land within the South Sutter Industrial / Commercial reserve to accommodate a mix of commercial, industrial, and residential uses. The proposal would be subject to the full planning and environmental review process, including several public hearings and workshops. The Board of Supervisors would make the final decisions on all aspects of the plan and final approval would be at the sole discretion of the Board.

A. The language contained in the advisory measure and the accompanying explanation should be interpreted literally. Any deviations from that language due to physical constraints and/or good planning must be discussed with the Board in a public meeting and the resolution included in the Guiding Policies, as early in the process as practical.

B. The 3,600 acre and 1,000 acre figures are “at least” figures; therefore the actual acreages will be those amounts or more. The 2,900 acre figure is a “not more than” figure, therefore, the actual will be this amount or less.

C. The entire planning area will be included within the 10,500-acre area currently designated in the General Plan as the South Sutter County Industrial/ Commercial Reserve.

D. The term “private developers” in the ballot language explanation means the Measure M Group, which consists of the developers controlling approximately 5,750 acres within the South Sutter County Industrial/Commercial Reserve (see attached Land Ownership Map).

E. The Measure M Group will submit an application for a specific plan, general plan amendment and rezone for a mixed-use project. At study sessions and regular Board meetings held prior to application submission, it is anticipated that the Board of Supervisors will give general policy direction regarding the specific plan and the general plan amendment.

F. The General Plan Amendment will, of necessity, address the location and general planning polices for the entire plan area. It is anticipated that initial phase of planning, the area included in the specific plan, will include only the approximately 5,750 acres controlled by the Measure M Group as shown on the attached Land Ownership Map, as

well as the 105 acres at the northeast corner of Riego Road and Pacific Avenue. Areas outside the specific plan area will retain the current South Sutter County Industrial Commercial Reserve designation.

G. The land included in the General Plan amendment, but excluded from this initial specific plan may develop in the future by submitting specific plans consistent with the policies developed during this process for the South Sutter County Industrial/Commercial Reserve. It is anticipated that all development will bear their appropriate portion of the cost of the basic infrastructure costs as set in extension and hookup fees, etc.

H. The specific plan will identify where specific land uses, such as residential, public, commercial, and industrial land uses, will be located.

I. The planning process should include a public participation component, which will keep the public informed and solicit feedback from the public and the Board throughout the process.

- ❑ **At least 3600 acres would be provided for commercial and industrial parks to create new jobs in Sutter County as a condition of having residential units approved.**

Large commercial and industrial parks would be developed and marketed in the initial phases of the community to attract new employers to the County. Programs would be developed to maximize employment opportunities for County residents. The plan would include at least 3600 acres of industrial / commercial property, enough to support an estimated 70,000 jobs.

J. The commercial and industrial parks will be designed to provide employment centers within the plan area.

K. The proposal from the Measure M Group will identify a large commercial and industrial area around the intersection of Highway 99 and Riego Road to be actively planned in detail, developed, marketed, and delivered in the initial phases.

L. The Measure M Group will use incentives, which will be developed during the planning process, to promote the development of the commercial and industrial areas concurrent with that of the residential areas.

M. The infrastructure plan component of the specific plan will identify how infrastructure will ultimately serve 3,600 acres of commercial and industrial land within the South Sutter County Industrial Commercial Reserve area.

- ❑ **At least 1000 acres would be provided for schools, parks, open space, libraries, retail areas and other community facilities paid for by the development.**

The planned development would be required to include the full range of uses necessary to create a complete community in one coordinated plan, including schools, parks, open space, libraries, retail areas, and a variety of other community and civic uses. These facilities would be privately financed and/or funded by fees on development. All necessary schools would be paid for by a combination of State funding and fees on development. Development fees or similar measures would make up for any shortfall in available State funding for school construction.

N. The specific plan will identify locations of schools, parks, open space, libraries, retail areas and other community facilities.

O. The financing plan included in, or with, the specific plan will demonstrate that the construction and maintenance of parks, open space, libraries, retail areas and other community facilities will be fully funded, at no financial burden to existing residents of the County outside of the plan area. The exact method of financing will be determined during the planning process, but may include a combination of financing districts, assessment districts, developer fees and state and federal funding.

P. When feasible, and desirable to the County, the developer will construct the required public facilities and turn them over to the County in a ready-to-use state. The financing plan included in, or with, the specific plan will identify those public facilities that will be constructed by the developer and turned over to the County.

- ❑ **No more than 2900 acres would be available for residential construction on land protected, at a minimum, from a 100-year flood event, resulting in an estimated population of 39,000.**

Residential construction would be protected, at a minimum, from a 100-year flood event. No more than 2900 net acres would be allowed for housing, including a maximum of 17,500 residential units supporting an estimated population of 39,000 at full build-out. The exact mix of housing types, number of units, and location of the residential development would be determined by the Board of Supervisors through the planning process.

Q. The specific plan will not identify more than 2,900 net acres of residential land use designations and a maximum 17,500 residential units

R. No residential units will be approved in the 100-year floodplain, but some residential land use designations may be applied to land which will be removed from the 100-year floodplain through drainage and flood control improvements.

- **All necessary road, bridge, water, drainage, sewer and other improvements would be paid for by the development.**

The Board would adopt a detailed infrastructure, public services and finance plan that would require specific improvements to be provided as a condition of having residential development approved. The finance plan would implement development fees and other similar measures to ensure that the required improvements are paid for by the development without cost to existing residents. In addition to fees, developers may be required to advance funds to build initial infrastructure in advance of development.

S. The specific plan will include an efficient circulation pattern that will not deteriorate existing levels of service on Sutter County and state roadways, and will raise the LOS of those roadways not meeting the County’s current standard (“D”) to an acceptable standard.

T. The specific plan will include a public facilities plan identifying the public facilities needed to serve the specific plan and how those facilities will be provided.

U. The specific plan will include a financing plan and economic analysis demonstrating that the public facilities to be provided to the plan area are fully funded by fees and assessments on the development and/or advance funding or fees paid by developers. Such funding may be through financing districts, assessment districts, developer fees, and state and federal funding.

V. The general plan amendment will, at a general level of detail, include a public facilities plan identifying the public facilities needed to serve those areas, and how those facilities will be provided; and will contain policies requiring future specific plans to demonstrate that the public facilities to be provided are fully funded by fees and assessments on the development and/or advance funding or fees paid by developers. Such funding may be through financing districts, assessment districts, developer fees, and state and federal funding.

On-going law enforcement, fire, library and other public services would be paid for by the development, without reducing current service levels.

The Board would adopt a detailed infrastructure, public services and finance plan that would require the development to fully fund all necessary public facilities and services on an on-going basis. This would include all “municipal services” provided by the County, such as fire protection, law enforcement, library, animal control, street maintenance and the provision of utilities (i.e., water, sewer, drainage). This also would include services provided solely by the County, such as judicial, health, mental health, and social services.

W. The specific plan will include a public services plan identifying the public services needed to serve the specific plan and how those services will be provided.

X. The specific plan will include a financing plan and economic analysis demonstrating that the public services to be provided to the plan area are fully funded by fees and assessments on the development and/or advance funding or fees paid by developers.

Y. The general plan amendment will contain policies requiring future specific plans to demonstrate that the public services to be provided are fully funded by fees and assessments on the development and/or advance funding or fees paid by developers.

Developers would sign binding contracts to assure these planning requirements are met.

The Board of Supervisors would require all developers to sign development agreements enforcing the planning standards shown in the ballot measure.

Z. These policies will be part of a non-binding Memorandum of Understanding (MOU) between the County and the Measure M Group. As soon as possible, but no later than the adoption of the MOU, a binding funding agreement will be entered into by the two parties describing the developers’ agreement to cover all costs related to the processing of the development that is the subject of these Guiding Policies, including all pre-application consultation work performed since November 2, 2004.

AA. A development agreement, and other agreements necessary to ensure the standards of Measure M are met, will be considered as part of the specific plan, general plan amendment and rezone, and will be required with any approval of a specific plan.

II. OPPORTUNITIES AND CONSTRAINTS (see attached map).

A. Development of the plan area will be subject to the California Environmental Quality Act (CEQA) and build-out of the plan area, including infrastructure, may be subject to change based upon facts identified in an Environmental Impact Report that will be prepared for the project.

B. Planning for development should be limited to the Natomas Basin portion of the industrial / commercial reserve because this is the area covered by the Natomas Basin HCP.

C. The planning effort will respect targeted habitat mitigation zones along the Sacramento River and Natomas Cross-Canal as there are existing concentrations of habitat preserves in these areas.

D. The planning effort should recognize the “barrier effect” of limited access highways, including Highway 99 and the future Placer Parkway, assumed to follow the existing Sankey Road alignment. These highways represent both constraints in that they are barriers that will separate and isolate portions of the plan area and opportunities in that they can provide desired separation and buffering for incompatible uses.

E. A key early improvement in the plan will be the Riego Rd. / Highway 99 interchange. Development of the area near this interchange will be necessary to provide funding and to effectively utilize the access provided.

F. It appears that the provision of sewer, water, and drainage services will be developed from the south and be extended northward as development progresses.

G. Planned development to the south (Metro Air Park, future Natomas development area of Sacramento County) and southeast (Placer Vineyards) present opportunities for cost sharing and common infrastructure planning.

III. CONCEPTUAL PLANNING PRINCIPLES (see attached Bubble Diagram).

A. Development of the plan area will be subject to the California Environmental Quality Act (CEQA) and build-out of the plan area, including infrastructure, may be subject to change based upon facts identified in an Environmental Impact Report that will be prepared for the project.

B. A major commercial / industrial area should be included in the initial phases of development located in the area immediately surrounding the planned Highway 99 / Riego Rd. interchange. This location will minimize traffic impacts on the rest of the planned community while providing attractive sites for a variety of commercial / industrial uses. Property west of Highway 99 is ideal for uses that are best separated and buffered from the mixed-use community (distribution, some manufacturing) and property immediately east of

the interchange that are better integrated into the community (highway commercial, some manufacturing, office, and educational uses).

C. The mixed-use community should be planned on the large block of land generally east of Highway 99 and south of Sankey (future Placer Parkway). This large block of property allows the planning of a fully integrated and walkable community with no major barriers (limited access highways) separating neighborhoods. The community should be planned with sensitivity to existing industrial uses within the plan area.

D. Development of the plan area should be phased generally from the south to the north to allow for optimal infrastructure planning (including sewer, water, drainage and early development of the Highway 99 / Riego Rd. interchange) and to maximize cost sharing opportunities with planned development in surrounding counties.

E. A second large commercial / industrial area should be planned for future development north of Sankey Rd. (future Placer Parkway) to take advantage of both the separation and access provided by the future limited access highway and interchange.