

Exhibit A

- A. The application shall show the development of a plan for a total of 7,500 acres in accordance with the language contained in Measure M, an advisory measure on the November 2004 ballot, and approved by the voters (see Exhibit B).
- B. The specific plan will include policies ensuring the actual siting of new companies, and the construction of office, commercial, and industrial “spec” buildings (meaning that industrial and commercial development is actually realized) early in the development timeframe, and precluding the development of only residential properties in the plan area.
- C. The specific plan will contain specific policies to encourage employment opportunities for Sutter County residents as part of the build-out of the specific plan area and to encourage employment opportunities for Sutter County residents resulting from new development, including apprenticeship programs.
- D. The specific plan will, by design and policy, protect existing industrial development along Pacific Avenue from the negative impacts of the encroachment of residential development.
- E. As early in the process as possible (i.e., in order to cover the cost of pre-application conferences) a funding agreement will be entered into between the County and the developers wherein the developers will agree to cover all costs related to the processing of any application(s) to implement the provisions of Measure M, including all pre-application consultation work performed since November 2, 2004. The agreement will also include a statement holding the County harmless from all legal exposure as the result of implementing Measure M.
- F. The specific plan will be designed to establish a self-sufficient community that will not require the use of existing or additional County resources. The specific plan will contain policies supporting incorporation of the specific plan area as a city at the optimal time in the future.
- G. Prior to submitting an application to the County, interested developers will (1) enter into a funding agreement with the County, and (2) present to the Board the options they considered for the land uses included in the plan, along with their analysis of each option. Upon receipt of an application, staff will place the application on the Board’s agenda for consideration and possible action to approve the processing of the application.