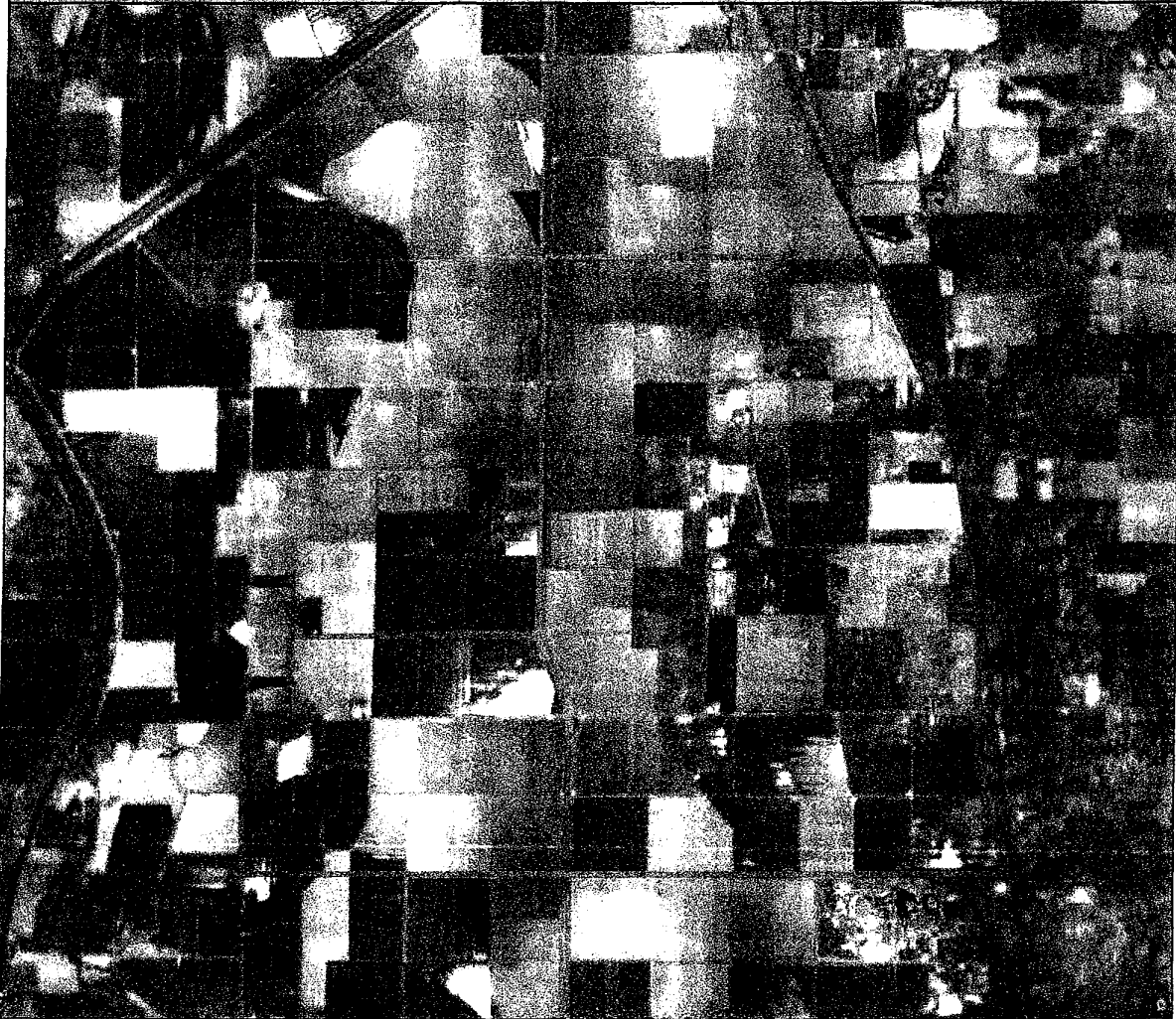


# General Plan Amendment Application South Sutter County

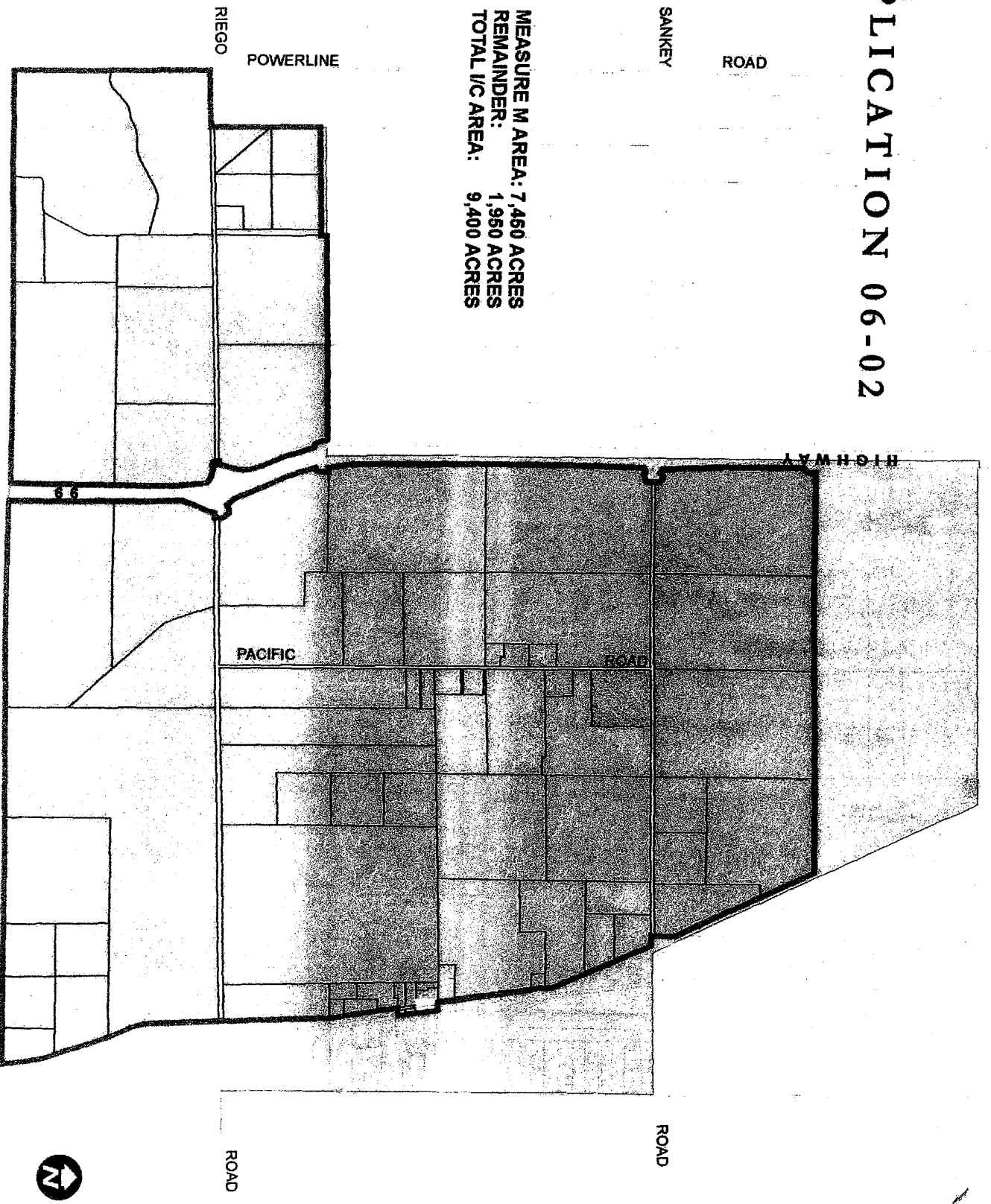
Proposed by the Measure M Group



Lead Agency: Sutter County Community Services Department  
Attn: Doug Libby, AICP  
1130 Civic Center Boulevard  
Yuba City, California 95993  
Telephone (530) 822-7400

# APPLICATION 06-02

MEASURE M AREA: 7,460 ACRES  
REMAINDER: 1,950 ACRES  
TOTAL I/C AREA: 9,400 ACRES

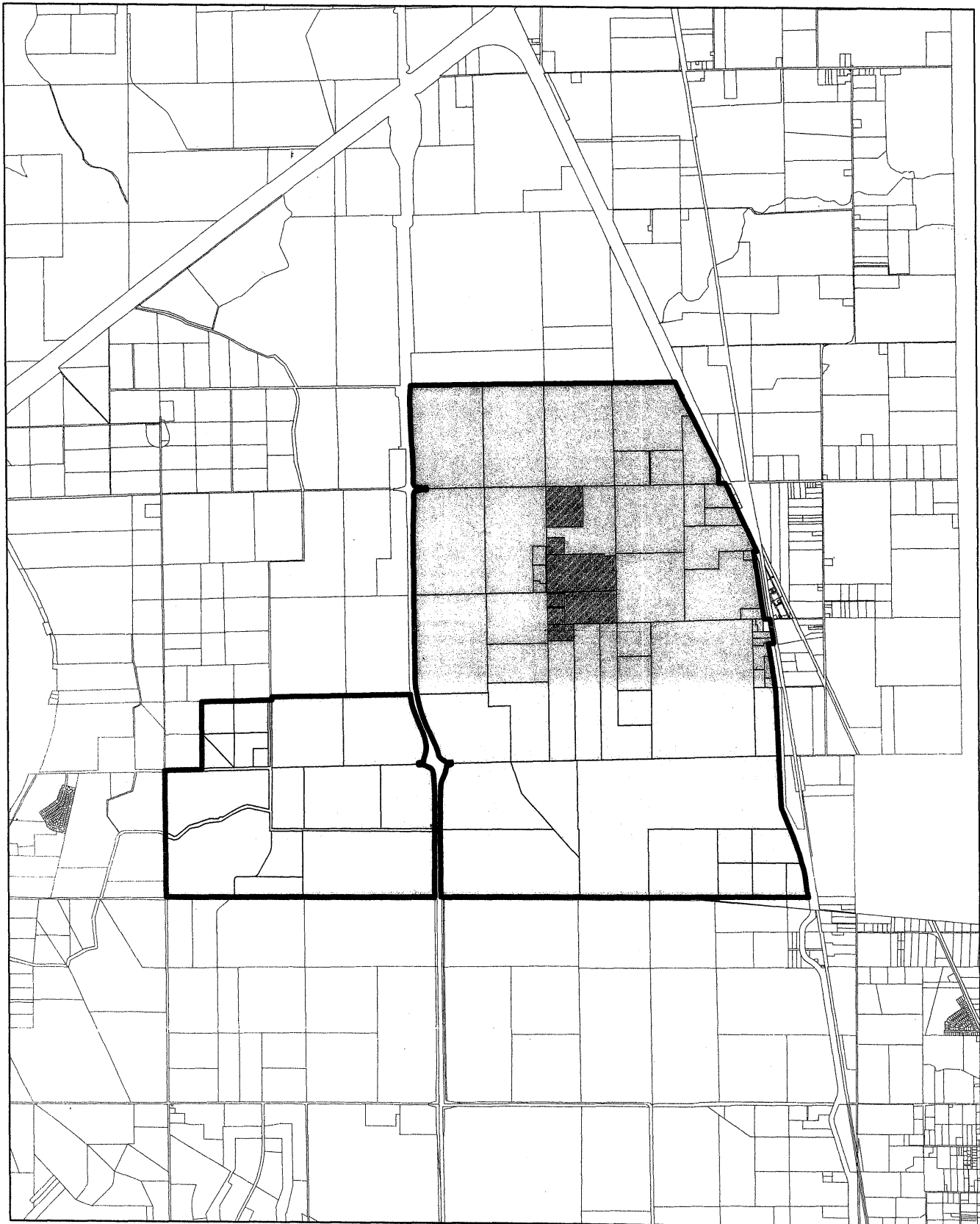


- MEASURE M APPLICATION BOUNDARY
- LAND ALREADY ZONED M-2
- LANDOWNERS NOT PARTICIPATING
- LANDOWNERS PARTICIPATING
- LANDOWNERS NOT PARTICIPATING
- LAND OUTSIDE THE MEASURE M BOUNDARY DESIGNATED INDUSTRIAL/COMMERCIAL RESERVE

PREPARED BY SUTTER COUNTY CONSULTING SERVICES 01/25/08

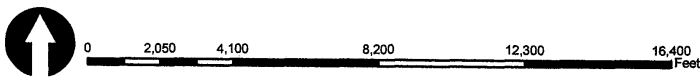
# General Plan Amendment Application South Sutter County

January 2006



**Legend**

- SSGPA Boundary
- SSGPA Non-Participants
- SSGPA Participants
- SSGPA Already Zoned



  
**WOOD RODGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
3301 C Street, Bldg. 100-B Tel: 916.341.7760  
Sacramento, CA 95816 Fax: 916.341.7767

**GEORGE M. CARPENTER, JR.**  
ATTORNEY AT LAW  
141 Morella Court · Roseville · California 95747  
Telephone (916) 434-6660 · Facsimile (916) 434-6661  
Email: [georgemcarpenter@comcast.net](mailto:georgemcarpenter@comcast.net)

January 9, 2006

Doug Libby, AICP  
Community Services Department  
County of Sutter  
1130 Civic Center Boulevard  
Yuba City, California 95993

**RE: Application for General Plan Amendment – South Sutter County**

Dear Doug:

Enclosed is our application for a General Plan Amendment for the South Sutter County Project. It contains the following items:

**Exhibit 1:**

Sutter County General Plan Amendment Application Form

**Exhibit 2:**

Land Owner Signature Pages

**Exhibit 3:**

Project Description

**Exhibit 4:**

General Plan Land Use Map

**Exhibit 5:**

General Plan Implementing Policies

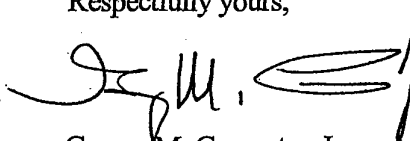
**Exhibit 6:**

Technical changes and text amendments to existing General Plan

Since the Measures M Group has executed a staff funding agreement with the County to cover the costs of processing this application, we understand that no application fee will be due with the filing of this application.

We look forward to working with you on this project.

Respectfully yours,



George M. Carpenter, Jr.

cc: Measure M Group  
encl.

Sutter County Community Services Department  
1130 Civic Center Boulevard  
Yuba City, California, 95993  
(530) 822-7400

APPLICATION PACKET FOR  
**GENERAL PLAN AMENDMENT**

Attached are the necessary filing forms and instructions for submitting a complete general plan amendment application. All forms must be completely filled out and submitted with any necessary supporting information. This packet includes the following application forms (item numbers 1, 2, 3 and 4) and information sheets (item numbers 5 and 6):

1. Application Form
2. General Plan Amendment Statement
3. Supplemental Application Information Form
4. Sewer/Septic and Water (SAW) Form
5. Plot Plan and Exhibit Map Preparation Instructions
6. Fish and Game Advisory Notice

Upon receipt of the completed forms, plot plan, and filing fees, the Community Services Department will determine the completeness of the application. This review will be completed as soon as possible, but no more than thirty (30) days from the submittal of the application. If the application is determined to be complete, the County will begin environmental review, circulate the project for review and then set the application for a hearing before the Planning Commission.

If sufficient information has not been submitted to adequately process your application, you will receive a notice of incomplete application with instructions on how to complete the application. Upon receipt of that additional information or revised application, the thirty (30) day review period for completeness will begin again.

Approximately five (5) days prior to the Planning Commission meeting, the Community Services Department will provide a report to the applicant, the Commission, and others involved with the project. This report will be based on the information contained in your application, comments from other agencies or departments, and a Community Services Department analysis. The report will usually contain a recommendation for approval, conditional approval, or denial.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate data. Failure to provide adequate information could significantly delay the processing of your application.

Each section of the application packet should be carefully reviewed prior to submittal and responses to EVERY question provided. If a particular response is not applicable, an N/A should be marked in the space provided indicating that the question has been reviewed by the applicant. If there are ANY blank spaces, staff will assume that the applicant has not completed the application packet and will return it for completion.

Applicants and/or their representatives are encouraged to attend the public hearing.

PLEASE CONTACT THE COMMUNITY SERVICES DEPARTMENT IF YOU HAVE ANY QUESTIONS WHILE PREPARING THE APPLICATION, OR AT ANY TIME DURING THE PERMIT PROCESS. WE WILL BE HAPPY TO ASSIST YOU IN ANY WAY WE CAN.

**COUNTY OF SUTTER  
GENERAL PLAN AMENDMENT APPLICATION**

Filing Fee .....At Cost  
*A deposit of either \$2,500 or \$1,000 (depending on the size of the project) is required at the time of application submittal.*  
 Environmental Health Fee.....\$ 60.00  
 Environmental Review Fee.....\$450.00

OFFICE USE ONLY	
Application No.:	Date Filed:
Environmental No.:	Receipt No.:
Other Related Application(s):	

The undersigned property owner(s) hereby apply for a change in the general plan designation of the property described herein from the existing SSC1C2 designation to the \_\_\_\_\_  
 (see Ex. 4) \_\_\_\_\_ designation.

Property Location (address if applicable): South Sutter County - immediately north of the Sutter-Sacramento County line, east of the Natomas Cross Canal

Nearest Cross Street: Highway 99 and Riego Road

Assessor's Parcel No(s): See Exhibit 2

**PROPERTY OWNER(S)**

Applicant Representative:

NAME: See Exhibit 2  
 ADDRESS: for Property owner  
 CITY: information and signatures  
 PHONE: \_\_\_\_\_

George M. Carpenter, Jr.  
141 Morella Court  
Roseville, CA 95747  
(916) 434-6660

SIGNATURE: \_\_\_\_\_  
 (A property owner's representative can sign if the property owner provides a consent letter.)

OFFICE USE ONLY
DISPOSITION: <input type="checkbox"/> Recommended to the Board of Supervisors for approval by the Planning Commission. <input type="checkbox"/> Denied by the Planning Commission on: <input type="checkbox"/> Approved by the Board of Supervisors on: <input type="checkbox"/> Denied by the Board of Supervisors on:

## GENERAL PLAN AMENDMENT STATEMENT

Submit a written statement explaining why you wish to amend the general plan of the property. This statement should indicate any changes in the property or its surroundings justifying the said amendment. The statement shall include reference to the General Plan Policies supporting the proposed change.

SEE EXHIBITS 3, 4, 5 AND 6.

**SUPPLEMENTAL APPLICATION  
INFORMATION FORM**

This document, once completed, will provide necessary factual information about the proposed project. It will also be used to evaluate potential environmental impacts created by the project. Please be as accurate and complete as possible in answering the questions. Additional environmental information could be required from the applicant to evaluate the project.

**PLEASE PRINT CLEARLY OR TYPE  
USE A SEPARATE SHEET, IF NECESSARY, TO EXPLAIN THE FOLLOWING:**

**I. Project Characteristics:**

A. Describe the proposed project including all existing and proposed uses of the site: \_\_\_\_\_

SEE EXHIBITS 3, 4, 5 AND 6.

B. Project land area (square feet or acres): APPROXIMATELY 7,500 ACRES

C. Existing land use (attached photographs of the site): SEE EXHIBIT 3.  
Undeveloped (vacant) \_\_\_\_\_ Developed \_\_\_\_\_

If developed, describe extent (type and use of all structures): SEE EXHIBIT 3.

D. Existing surrounding land uses: SEE EXHIBIT 3.

North \_\_\_\_\_  
South \_\_\_\_\_  
East \_\_\_\_\_  
West \_\_\_\_\_

- E. Project phasing: If the project is a portion of an overall larger project, describe future phases. (Submit one copy of phasing plan on an 8-1/2 x 11 sheet of paper.)

PHASING INFORMATION WILL BE PROVIDED AS PART OF THE SPECIFIC PLAN.

- F. Exterior Lighting:

1. Identify the type and location of exterior lighting that is proposed for the project?

N/A

2. Describe how new light sources will be prevented from spilling on adjacent properties or roadways. N/A

- G. Will the project generate new sources of noise? If not, please explain why. \_\_\_\_\_

YES, ULTIMATE BUILD OUT OF THE PLAN AREA WILL RESULT IN THE GENERATION OF NEW SOURCES OF NOISES.

- H. Will the project use or dispose of any potentially hazardous materials, such as toxic substances, flammables, or explosives? NO USE OF HAZARDOUS MATERIALS IS PROPOSED.

If yes, please explain. \_\_\_\_\_

- I. Will the project generate new sources of dust, smoke, odors, or fumes? YES

- J. Will the project impact any or eliminate any natural plant or animal habitats? If not, please explain why. POTENTIALLY; THE EXISTENCE OF SUCH HABITATS

WILL BE EVALUATED AS PART OF PROJECT REVIEW, AND WILL BE MITIGATED, IF NECESSARY.

- K. Will the project impact any cultural, historical, or scenic aspect? If not, please explain why. \_\_\_\_\_

UNKNOWN; THE EXISTENCE OF SUCH RESOURCES WILL BE DETERMINED AS PART OF PROJECT REVIEW, AND WILL BE MITIGATED, IF NECESSARY

II. Site Characteristics:

- A. Are there any natural water bodies on, or adjacent to, the subject property, including lakes, rivers, ponds, creeks, streams, intermittent or perennial water courses, wetlands, etc.?

Y X N \_\_\_\_\_

If so, give names and show on plot plan SACRAMENTO RIVER; WITH THE SPECIFIC PLAN APPLICATION, A MAP SHOWING THE RIVER WILL BE SUBMITTED.

- B. Are there any man-made drainage/channels either on or within 100 feet of the site?  
Y X N

If so, give names RD 1000 DRAIN DITCHES, NMWC DITCHES,  
NATOMAS EAST MAIN DRAIN CANAL - A MAP WILL BE PROVIDED  
WITH THE SPECIFIC PLAN.

- C. Identify types and quantity of vegetation on property: A MAP AND EXPLANATION  
OF VEGETATION WILL BE PROVIDED WITH THE SPECIFIC PLAN.

- D. In which direction(s) does the subject property drain? Explain. A MAP OF THE  
DRAINAGE PATTERNS AND A DRAINAGE PLAN WILL BE  
SUBMITTED WITH THE SPECIFIC PLAN

- E. How will drainage issues on the property be resolved by the proposal? And if it will not be  
affected, explain why not. SEE RESPONSE D. ABOVE

### III. Related Applications

- A. Is the proposed general plan amendment accompanied by a rezone? NO If not, explain  
why A SPECIFIC PLAN AND REZONE APPLICATION WILL BE  
SUBMITTED ONCE THE DRAFT SPECIFIC PLAN IS COMPLETE.

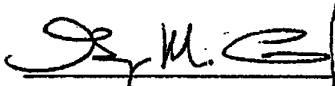
- IV. List any and all other public approvals required for this project. Specify type of permit and approval  
and issuing agency, telephone number and contact person.

SPECIFIC PLAN, REZONE, DEVELOPMENT AGREEMENT, TENTATIVE MAPS (COUNTY)  
ENCROACHMENT PERMIT (CALTRANS); OTHER ENTITLEMENTS TO  
BE DETERMINED.

V. Is the proposed property located on a site which is included on the Hazardous Waste and Substances List (Cortese List)? Y \_\_\_ N X

The Cortese List is available for review at the Community Services Department counter. If the property is on the List, please contact the Planning Program to determine appropriate notification prior to submitting your application for processing (Government Code Section 65962.5).

I hereby certify, to the best of my knowledge, that the above statements are correct.

  
Signature of Person Preparing Form

10/19/05  
Date

(916) 434-6660  
Telephone Number

OFFICE USE ONLY		
Use Permit	Subdivision Map	Variance
Rezone	PD Amendment	Other
Parcel Map	GP Amendment	Other

**SAW FORM**

(Sewage and Water Form)

Applicant MEASURE M GROUP  
 Address c/o GEORGE M. CARPENTER, JR., 141 MORELLA COURT, ROSSVILLE, GA 95747  
 Phone No. (916) 434-6660 Assessor's Parcel No(s). see application  
 Project Location South Sutter Co.  
 Engineer Mackay & Samps - Ken Giberson Phone No. (916) 929-6092  
 Address 1771 Tribute Road, Suite E, Sacramento 95815

Applications shall include the following signed statement from the Environmental Health Program verifying they have received sufficient information to fully evaluate the proposed project. The SAW form shall be used for all applications regardless of the type of sewer and water supply and will be required as part of an application packet submitted. Applications will be considered to be INCOMPLETE without this form.

The Environmental Health Program will check the appropriate spaces below when they have received wastewater disposal and water supply information which is adequate for their review of the application. Checks do not in any way indicate approval or denial of a proposal and a handout provided by the Environmental Health Program will explain what information will be required in order to check the spaces below. If you have any questions regarding this form and/or its purposes in the application packet, feel free to contact the Environmental Health Program at (530) 822-7400.

Wastewater Disposal:

A: State Permitted Public Sewer:

N/A  Public Sewer  STEP  On-site

B: County Permitted On-Site System:

Conventional  Pressure Dosed  Mound  Other

Water Supply:

A: State Permitted Public Water System:

N/A  Public Water System  Yuba City  Hillcrest  Other

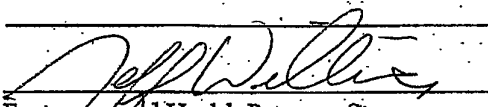
B: County Permitted Water System:

State Small Water System  CURFFL Water System

C: Private Well

D: Other:

Additional Comments: \_\_\_\_\_

  
 Environmental Health Program Signature

1/10/06  
 Date

## SUTTER COUNTY PLOT PLAN REQUIREMENTS

A plot plan is a scale drawing that depicts a property's size and shape, existing improvements on the property, and improvements or additions which are intended to be added. The plot plan should be as complete and accurate as possible since it will be used by several County departments to check various requirements of the development application. Use the checklist and examples provided below for assistance in preparing your plot plan. Please place a check or N/A on the line provided in the below checklist. Submit this page along with the map and application packet.

---

### Plot Plan Checklist:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Sheet Size - Not to exceed 11"x17"   | <input checked="" type="checkbox"/> Well location (w/100' of well arc)                             |
| <input checked="" type="checkbox"/> Property boundaries & dimensions   | <input checked="" type="checkbox"/> Septic system location   |
| <input checked="" type="checkbox"/> Location of all existing buildings, parking areas, driveways, etc. with those to be removed shown in dashed lines. | <input type="checkbox"/> North arrow   |
| <input checked="" type="checkbox"/> Location & dimensions of all new improvements.   | <input checked="" type="checkbox"/> Street names   |
| <input checked="" type="checkbox"/> Distance of all improvements from all property lines & buildings   | <input checked="" type="checkbox"/> Assessor's parcel number                                       |
| <input checked="" type="checkbox"/> Scale  | <input checked="" type="checkbox"/> Project location   |
| <input checked="" type="checkbox"/> All paved areas (driveways, patios, sidewalks, etc.)   | <input checked="" type="checkbox"/> Property owner's name ( <i>See Ex. 2</i> )                     |
|  | <input checked="" type="checkbox"/> Drawn in black ink or dark pencil on white paper               |
|  | <input checked="" type="checkbox"/> Name, address & telephone number of person preparing plot plan |
|  | <input checked="" type="checkbox"/> Locations of signs   |

**GENERAL PLAN AMENDMENT EXHIBIT MAP: PREPARATION INSTRUCTIONS**

Please include the following information on an exhibit map which shows both the existing and resultant general plan boundaries:

Assessor's Parcel Number (Multiple APs for multiple lots)

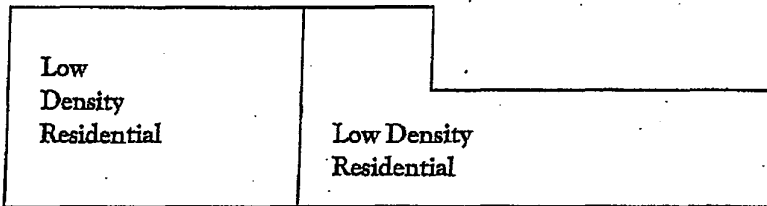
15 Copies of Exhibit Map (8 1/2" x 11" DRAWN TO SCALE)

Show all parcels with their existing general plan designation.

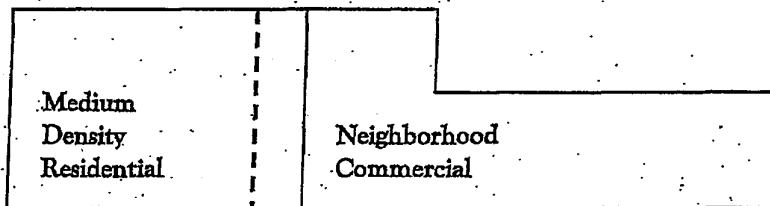
Show the proposed general plan designation boundaries with a dashed line. Cross hatch the areas that will be amended as a result of the proposal and label it.

---

**EXISTING GENERAL PLAN DESIGNATION**



**PROPOSED GENERAL PLAN DESIGNATION**



December 14, 1990

ADVISORY RE: FISH AND GAME FEE REQUIREMENT

Permit applicants are advised that pursuant to Section 711.4 of the Fish and Game Code a fee of \$850.00 for an Environmental Impact Report and \$1,250.00 for a Negative Declaration shall be paid to the County Clerk at the time of recording the Notice of Determination for this project. This fee is required for Notices of Determination recorded after January 1, 1991. A Notice of Determination cannot be filed and any approval of the project shall not be operative, vested, or final until the required fee is paid. This shall mean that building, health, public works and other development permits cannot be approved until this fee is paid.

This fee is not a Sutter County fee, it is required to be collected by the County pursuant to State law for transmission to the Department of Fish and Game. This fee was enacted by the State Legislature in September 1990, to be effective January 1, 1991.