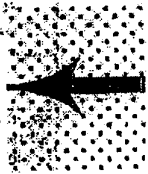


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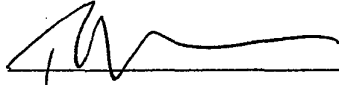
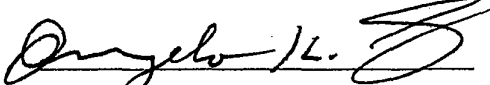
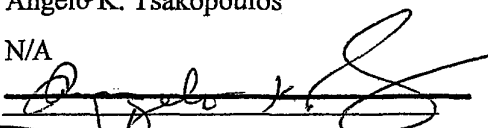
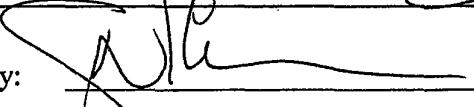
Owner's Name	APN	Signature
Robert & Doris Spangler	35-240-026	By: <u>Doris P. Spangler</u> Name: <u>Doris P. Spangler</u> Title: <u>Trustee</u> Date: <u>Jan 11, 2006</u>




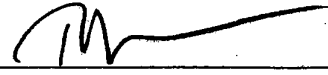
By: _____
Name: _____
Title: _____
Date: _____

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Exhibit 2: Landowner Signature Pages

Owner's Name	APN	Signature
Family Real Property, L.P.	35-170-003	By:  Name: Thomas P. Winn Title: Mngr. of Brothers RP, LLC, Gen. Ptnr. Date: _____
Angelo K. Tsakopoulos	35-150-010	By:  Name: Angelo K. Tsakopoulos Title: N/A Date: 
Gerry N. Kamilos, LLC	35-320-013	By:  Name: Gerry N. Kamilos Title: <u>Managing Member</u> Date: <u>10.26.05</u>

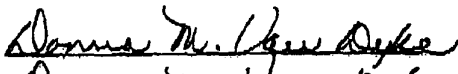
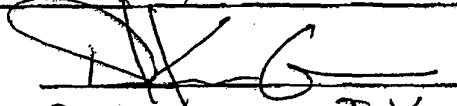

- MEASURE M GROUP -
General Plan Amendment Application

Owner's Name	APN	Signature
Family Real Property, L.P.	35-271-016	By:  Name: Thomas P. Winn Title: Mgr. of Brothers RP, LLC, Gen. Ptnr. Date: _____
Family Real Property, L.P.	35-271-026	By:  Name: Thomas P. Winn Title: Mgr. of Brothers RP, LLC, Gen. Ptnr. Date: _____

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 General Plan Amendment Application

Owner's Name	APN	Signature
Dean S and Donna M Van Dyke Trust	35-150-005	By: <u>Donna M. Van Dyke</u> Name: <u>Donna M. Van Dyke</u> Title: <u>Trustee</u> Date: <u>11/29/05</u>
Demosthenes and Maria Kaufman	35-150-006	By: _____ Name: _____ Title: N/A Date: _____
Les and Kathryn Hintz	35-150-007	By: _____ Name: _____ Title: N/A Date: _____
Demosthenes and Maria Kaufman	35-160-006	By: _____ Name: _____ Title: N/A Date: _____

- MEASURE M GROUP -
General Plan Amendment Application

Owner's Name	APN	Signature
Dean S and Donna M Van Dyke Trust	35-150-005	By: <u></u> Name: <u>Donna M. Van Dyke</u> Title: <u>Trustee</u> Date: <u>11/29/05</u>
Demosthenes and Maria Kaufman	35-150-006	By: <u></u> Name: <u>Demosthenes J. Kaufman</u> Title: <u>N/A</u> Date: _____
Les and Kathryn Hintz	35-150-007	By: _____ Name: _____ Title: <u>N/A</u> Date: _____
Demosthenes and Maria Kaufman	35-160-006	By: <u></u> Name: <u>Demosthenes J. Kaufman</u> Title: <u>N/A</u> Date: _____

- MEASURE M GROUP -
General Plan Amendment Application

Owner's Name	APN	Signature
Dean S and Donna M Van Dyke Trust	35-150-005	By: _____ Name: _____ Title: _____ Date: _____
Demosthenes and Maria Kaufman	35-150-006	By: _____ Name: _____ Title: N/A Date: _____
Les and Kathryn Hintz <i>Hintz Family Trust</i>	35-150-007	By: <i>Kathryn Hintz Les Hintz</i> Name: <i>Kathryn Hintz Les Hintz</i> Title: N/A Date: <i>12-6-05</i>
Demosthenes and Maria Kaufman	35-160-006	By: _____ Name: _____ Title: N/A Date: _____

- MEASURE M GROUP -
General Plan Amendment Application

Owner's Name	APN	Signature
McKenzie Farms	35-250-006	By: <u>McKenzie Farms</u> Name: <u>B. Chris McKenzie</u> Title: <u>President</u> Date: <u>12/14/05</u>
McKenzie Farms	35-250-007	By: <u>McKenzie Farms</u> Name: <u>B. Chris McKenzie</u> Title: <u>President</u> Date: <u>12/14/05</u>
McKenzie Farms	35-250-008	By: <u>McKenzie Farms</u> Name: <u>B. Chris McKenzie</u> Title: <u>President</u> Date: <u>12/14/05</u>
McKenzie Farms	35-250-009	By: <u>McKenzie Farms</u> Name: <u>B. Chris McKenzie</u> Title: <u>President</u> Date: <u>12/14/05</u>
Successors To: Helen P. McKenzie Trust Barry C. McKenzie GARRR McKenzie Kent S. McKenzie Wendy Rosell	35-250-014	By: <u>Barry Chris McKenzie</u> Name: <u>Barry Chris McKenzie</u> Title: <u>Co-owner</u> Date: <u>12/14/05</u>
John M. Bianchi	35-310-013	By: _____ Name: _____ Title: _____ Date: _____

- MEASURE M GROUP -
General Plan Amendment Application

Owner's Name	APN	Signature
McKenzie Farms	35-250-006	By: _____ Name: _____ Title: _____ Date: _____
McKenzie Farms	35-250-007	By: _____ Name: _____ Title: _____ Date: _____
McKenzie Farms	35-250-008	By: _____ Name: _____ Title: _____ Date: _____
McKenzie Farms	35-250-009	By: _____ Name: _____ Title: _____ Date: _____
Successors To: Helen P. McKenzie Trust) Barry CHRIS McKenzie Gary Ross McKenzie Kent Scheidel McKenzie Wendy Maureen Rosell	35-250-014	By: <i>Wendy Maureen Rosell</i> Name: <i>Wendy Maureen Rosell</i> Title: <i>Co-Owner</i> Date: <i>Dec. 16, 2005</i>
John M. Bianchi	35-310-013	By: _____ Name: _____ Title: _____ Date: _____

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General Plan Amendment Application

Owner's Name	APN	Signature
McKenzie Farms	35-250-006	By: _____ Name: _____ Title: _____ Date: _____
McKenzie Farms	35-250-007	By: _____ Name: _____ Title: _____ Date: _____
McKenzie Farms	35-250-008	By: _____ Name: _____ Title: _____ Date: _____
McKenzie Farms	35-250-009	By: _____ Name: _____ Title: _____ Date: _____
Successors To: Helen P. McKenzie Trust GARY CHRIS MCKENZIE GARY R. MCKENZIE KENT S. MCKENZIE Wendy M. ROSELR	35-250-014	By: <u>Kent Scheidel McKenzie</u> Name: <u>Kent Scheidel McKenzie</u> Title: <u>Co Owner</u> Date: <u>Dec 17, 2005</u>
John M. Bianchi	35-310-013	By: _____ Name: _____ Title: _____ Date: _____

- MEASURE M GROUP -
General Plan Amendment Application

Owner's Name	APN	Signature
McKenzie Farms	35-250-006	By: <u>Gary R McKenzie</u> Name: <u>GARY R MCKENZIE</u> Title: <u>OWNER</u> Date: <u>December 17 2005</u>
McKenzie Farms	35-250-007	By: _____ Name: _____ Title: _____ Date: _____
McKenzie Farms	35-250-008	By: _____ Name: _____ Title: _____ Date: _____
McKenzie Farms	35-250-009	By: _____ Name: _____ Title: _____ Date: _____
(Successors to: Helen P. McKenzie Trust) Barry Chris McKenzie Gary Ross McKenzie Kent Schmidt McKenzie Wendy Maurine Rogell	35-250-014	By: <u>Gary R McKenzie</u> Name: <u>GARY R MCKENZIE</u> Title: <u>CO-OWNER</u> Date: <u>December 17, 2005</u>
John M. Bianchi	35-310-013	By: _____ Name: _____ Title: _____ Date: _____

Exhibit 2: Landowner Signature Pages

- MEASURE M GROUP -
 General Plan Amendment Application

Owner's Name	APN	Signature
McKenzie Farms	35-250-006	By: _____ Name: _____ Title: _____ Date: _____
McKenzie Farms	35-250-007	By: _____ Name: _____ Title: _____ Date: _____
McKenzie Farms	35-250-008	By: _____ Name: _____ Title: _____ Date: _____
McKenzie Farms	35-250-009	By: _____ Name: _____ Title: _____ Date: _____
Helen P. McKenzie Trust	35-250-014	By: _____ Name: _____ Title: _____ Date: _____
John M. Bianchi	35-310-013	By: <u><i>John M. Bianchi</i></u> Name: <u>John M. Bianchi</u> Title: <u>owner</u> Date: <u>12-15-05</u>

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Owner's Name	APN	Signature
Sills Family, LLC	35-310-010	By: SEE BELOW Name: _____ Title: _____ Date: _____
Plumeria Trust	35-320-014	By: _____ Name: _____ Title: _____ Date: _____

Sills Family, LLC 35-310-010

By: Marilyn Sills Johnson
Marilyn Sills Johnson, Member

Date: 12/22/05

By: James Virgil Sills, Jr.
James Virgil Sills, Jr., Member

Date: 12-22-05

By: Valerie Sills Wristen
Valerie Sills Wristen, Member

Date: 12-22-05

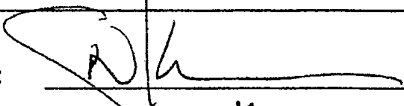
By: Carleen Sills
Carleen Sills, Member

Date: 12-22-05

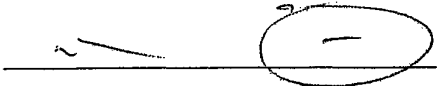
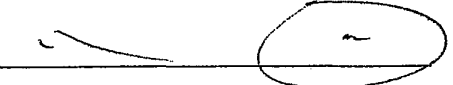
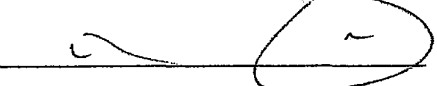
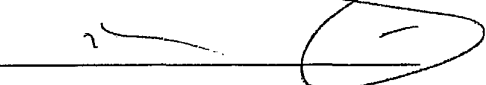
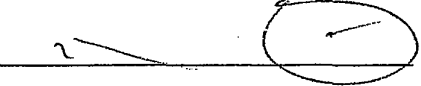
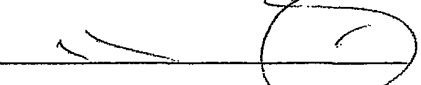
By: Peggy Sills Gomes
Peggy Sills Gomes, Member

Date: 12-22-05

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General Plan Amendment Application

Owner's Name	APN	Signature
Sills Family, LLC	35-310-010	By: _____ Name: _____ Title: _____ Date: _____
Plumeria Trust	35-320-014	By:  Name: <u>GERRY N. KAMILLOS</u> Title: <u>Authorized Agent</u> Date: <u>1/9/06</u>

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Owner's Name	APN	Signature
Odysseus Farms	35-170-081	By:  Name: <u>Robert Leal, Trustee of the Leal</u> Title: <u>Family Trust, Partner</u> Date: <u>December 27, 2005</u>
Odysseus Farms	35-220-007	By:  Name: <u>Robert Leal, Trustee of the Leal</u> Title: <u>Family Trust, Partner</u> Date: <u>December 27, 2005</u>
Odysseus Farms	35-220-025	By:  Name: <u>Robert Leal, Trustee of the Leal</u> Title: <u>Family Trust, Partner</u> Date: <u>December 27, 2005</u>
Odysseus Farms	35-220-026	By:  Name: <u>Robert Leal, Trustee of the Leal</u> Title: <u>Family Trust, Partner</u> Date: <u>December 27, 2005</u>
Odysseus Farms	35-260-001	By:  Name: <u>Robert Leal, Trustee of the Leal</u> Title: <u>Family Trust, Partner</u> Date: <u>December 27, 2005</u>
Odysseus Farms	35-280-001	By:  Name: <u>Robert Leal, Trustee of the Leal</u> Title: <u>Family Trust, Partner</u> Date: <u>December 27, 2005</u>

- MEASURE M GROUP -
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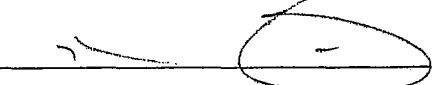

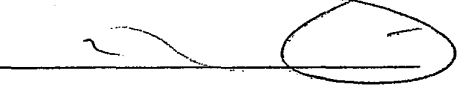
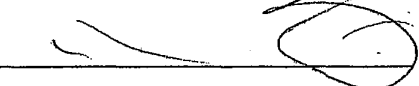


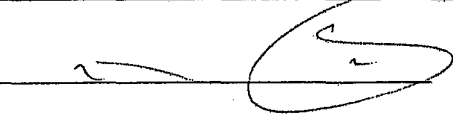
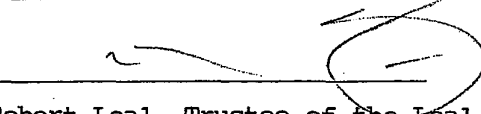
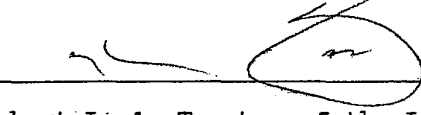
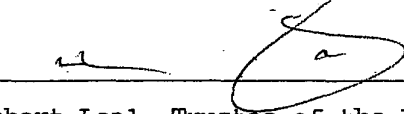
Owner's Name	APN	Signature
Odysseus Farms	35-280-006	By:  Name: <u>Robert Leal, Trustee of the Leal</u> Title: <u>Family Trust, Partner</u> Date: <u>December 27, 2005</u>
Odysseus Farms	35-280-007	By:  Name: <u>Robert Leal, Trustee of the Leal</u> Title: <u>Family Trust, Partner</u> Date: <u>December 27, 2005</u>
Odysseus Farms	35-280-008	By:  Name: <u>Robert Leal, Trustee of the Leal</u> Title: <u>Family Trust, Partner</u> Date: <u>December 27, 2005</u>
Odysseus Farms	35-280-009	By:  Name: <u>Robert Leal, Trustee of the Leal</u> Title: <u>Family Trust, Partner</u> Date: <u>December 27, 2005</u>
Odysseus Farms	35-280-010	By:  Name: <u>Robert Leal, Trustee of the Leal</u> Title: <u>Family Trust, Partner</u> Date: <u>December 27, 2005</u>
Odysseus Farms	35-280-016	By:  Name: <u>Robert Leal, Trustee of the Leal</u> Title: <u>Family Trust, Partner</u> Date: <u>December 27, 2005</u>

Exhibit 2: Landowner Signature Pages

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Owner's Name	APN	Signature
Odysseus Farms	35-310-004	By:  Name: <u>Robert Leal, Trustee of the Leal</u> Title: <u>Family Trust, Partner</u> Date: <u>December 27, 2005</u>
Odysseus Farms	35-310-008	By:  Name: <u>Robert Leal, Trustee of the Leal</u> Title: <u>Family Trust, Partner</u> Date: <u>December 27, 2005</u>
Odysseus Farms	35-310-011	By:  Name: <u>Robert Leal, Trustee of the Leal</u> Title: <u>Family Trust, Partner</u> Date: <u>December 27, 2005</u>
Odysseus Farms	35-310-012	By:  Name: <u>Robert Leal, Trustee of the Leal</u> Title: <u>Family Trust, Partner</u> Date: <u>December 27, 2005</u>
Odysseus Farms	35-320-008	By:  Name: <u>Robert Leal, Trustee of the Leal</u> Title: <u>Family Trust, Partner</u> Date: <u>December 27, 2005</u>

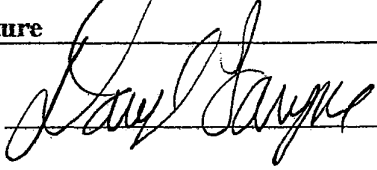
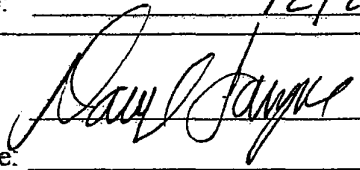
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Owner's Name	APN	Signature
Daryl L. Lauppe 1998 Trust	35-220-012	By: <u><i>Daryl Lauppe</i></u> Name: _____ Title: <u>TRUSTEE</u> Date: <u>12/22/05</u>
Daryl L. Lauppe 1998 Trust	35-220-016	By: <u><i>Daryl Lauppe</i></u> Name: _____ Title: <u>TRUSTEE</u> Date: <u>12/22/05</u>
Daryl L. Lauppe 1998 Trust	35-250-001	By: <u><i>Daryl Lauppe</i></u> Name: _____ Title: <u>TRUSTEE</u> Date: <u>12/22/05</u>
Daryl L. Lauppe 1998 Trust	35-250-002	By: <u><i>Daryl Lauppe</i></u> Name: _____ Title: <u>TRUSTEE</u> Date: <u>12/22/05</u>
Daryl L. Lauppe 1998 Trust	35-250-003	By: <u><i>Daryl Lauppe</i></u> Name: _____ Title: <u>TRUSTEE</u> Date: <u>12/22/05</u>
Daryl L. Lauppe 1998 Trust	35-250-018	By: <u><i>Daryl Lauppe</i></u> Name: _____ Title: <u>TRUSTEE</u> Date: <u>12/22/05</u>

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Owner's Name	APN	Signature
Daryl L. Lauppe 1998 Trust	35-250-019	By: <u><i>Paul Lauppe</i></u> Name: _____ Title: <u>TRUSTEE</u> Date: <u>12/22/05</u>
Daryl L. Lauppe 1998 Trust	35-240-020	By: <u><i>Paul Lauppe</i></u> Name: _____ Title: <u>TRUSTEE</u> Date: <u>12/22/05</u>
Daryl L. Lauppe 1998 Trust	35-240-032	By: <u><i>Paul Lauppe</i></u> Name: _____ Title: <u>TRUSTEE</u> Date: <u>12/22/05</u>

- MEASURE M GROUP -
General Plan Amendment Application

Owner's Name	APN	Signature
Daryl L. Lauppe 1998 Trust	35-220-018	By: <u></u> Name: _____ Title: <u>TRUSTEE</u> Date: <u>12/22/05</u>
Daryl L. Lauppe 1998 Trust	35-220-019	By: <u></u> Name: _____ Title: <u>TRUSTEE</u> Date: <u>12/22/05</u>

- MEASURE M GROUP -
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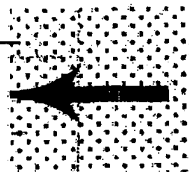
Owner's Name	APN	Signature
Mark and Raquel Stevenson	35-170-044	By: <u>MARK C STEVENSON</u> Name: <u>MARK C. STEVENSON</u> Title: <u>OWNER</u> Date: <u>11-2-05</u>

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Owner's Name	APN	Signature
Pricilla C. Hobday	35-250-017	By: <u>Pricilla C. Hobday</u> Name: <u>PRICILLA C. HOBDAY</u> Title: <u>Owner</u> Date: <u>10/31/05</u>

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Owner's Name	APN	Signature
James/Dorothy Spangler	35-320-009	By: <u><i>James Spangler</i></u> Name: <u><i>James C Spangler</i></u> Title: <u><i>CO TENANT</i></u> Date: <u><i>Jan 10, 2006</i></u>



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Exhibit 3: Project Description

Entitlement Submittals

General Plan Amendment Application

This application is a request to amend the Sutter County General Plan to implement Measure M, the voter-approved advisory measure directing the Board of Supervisors to consider mixed-use development in south Sutter County. Following adoption of Measure M in November 2004, the Board of Supervisors held study sessions with staff and the Measure M Group to discuss how to implement Measure M. On February 10, 2005, the Board of Supervisors gave general direction to the Measure M Group on how to proceed with making an application. This application initiates the formal process to amend the County General Plan.

Project Area

Based upon feedback from the Board of Supervisors at its study session on February 10, 2005, the Project Area is an area of approximately 7,500 acres as shown on Exhibit 4. This application has been executed by most, but not all, of the owners (or their authorized representatives) of properties located within the Project Area, who desire to change their land use designation. (See Exhibit 2 for signatures of the property owners executing this application.) The properties along Pacific Avenue owned by Sysco Foods, Holt of California, Consolidated Dealer Systems, Teichert, and Carlston Family Trust already have industrial zoning and have not executed the application. There is no intention to amend the zoning for those properties.

Since the Board of Supervisors has indicated that it wants one planning effort done for the entire Measure M area, Exhibit 4 of this application shows proposed land use designations within the entire 7,500-acre area. Exhibit 4 recognizes the existing zoning of properties along Pacific Avenue, where no land use designation is proposed. Exhibit 4 does not propose any change on two parcels north of Sankey Road; those parcels are shown in red hatching and identified with their current General Plan designation. The land use designations shown on Exhibit 4 are consistent with the conceptual land plan presented to the Board of Supervisors on August 30, 2005 and to the community at the public workshop held on October 3, 2005.

Subsequent Submittals

The Measure M Group is submitting the General Plan Amendment as the first step. In order for the area covered by Measure M to actually be developed, a number of other entitlement applications will need to be submitted, processed, and approved. Those applications are also subject to review under the California Environmental Quality Act (CEQA). The Measure M Group intends to submit an application for the remaining

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entitlements, including a Specific Plan, Rezone and Large Lot Tentative Map in the spring of 2006. The Specific Plan will be the document that sets forth: (i) the location and extent of uses of land within the Specific Plan area, (ii) the distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities need to support the land uses within the Specific Plan area, (iii) standards and criteria by which development will proceed, and (iv) a program of implementation measures including regulations, programs, an infrastructure plan and a financing plan to carry out the Specific Plan.

Following submittal of this General Plan Amendment application, the Measure M Group intends to begin the EIR process by holding one or more scoping sessions pursuant to CEQA. The Measure M Group would then begin work on the environmental documents, with the intention to submit an administrative draft Environmental Impact Report for County review in the fall of 2006.

Summary of Land Plan Concept

This project is an unparalleled opportunity to create a signature master-planned community that will enhance the area's long term value as a unique place to work, live and raise a family. Through planning guided by 'smart growth' principles, a balance between employment centers, housing options, educational facilities, marketplaces, and recreational amenities is achieved. The overall vision for south Sutter County calls for two major commercial/industrial employment centers adjacent to contiguous, walkable, mixed-use communities. The south Sutter Specific Plan area consists of approximately 7,500 acres in the area currently designated in the General Plan as the *South Sutter County Industrial/Commercial Reserve*.

According to 'Measure M' development within the Project Area will include a minimum of 3,600 acres for business/industrial uses, a minimum of 1,000 acres for schools, parks, retail, and community facilities, and a maximum of 2,900 acres for residential development with a maximum of 17,500 dwelling units.

Location

The Project Area is conveniently located just a couple of miles northeast of the Sacramento Airport, 12 miles north of the state capital, and 30 miles south of the Yuba City (county seat). The project area is identified on the General Plan Land Use Exhibit (submitted with this application as Exhibit 4). The area is bounded at the south by the Sacramento/Sutter County line, to the east by Natomas Road (along the west levee of the East Main Drain Canal), and the most westerly portion by Powerline Road. Surrounding existing and planned developments include Sacramento International Airport and Metro Air Park to the southwest, Placer Vineyards Specific Plan and Rio Linda/Elverta Community Plan to the southeast, Natomas Vision development area to the south, and

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habitat preserve zones (the habitat conservation land) along the Sacramento River to the east.

Existing Land Uses

The predominant existing land use within the plan area is agricultural, mostly rice fields. There are a few isolated industrial uses, including a 50-acre Sysco Corp. warehousing and distribution center and the Holt tractor manufacturing facility. These existing industrial uses are included in the conceptual land use plan and will be buffered from proposed residential communities by drainage canals, landscaping, and/or light industrial uses, such as mini-storage, office, parking, and other appropriate buffer areas.

Proposed Land Uses

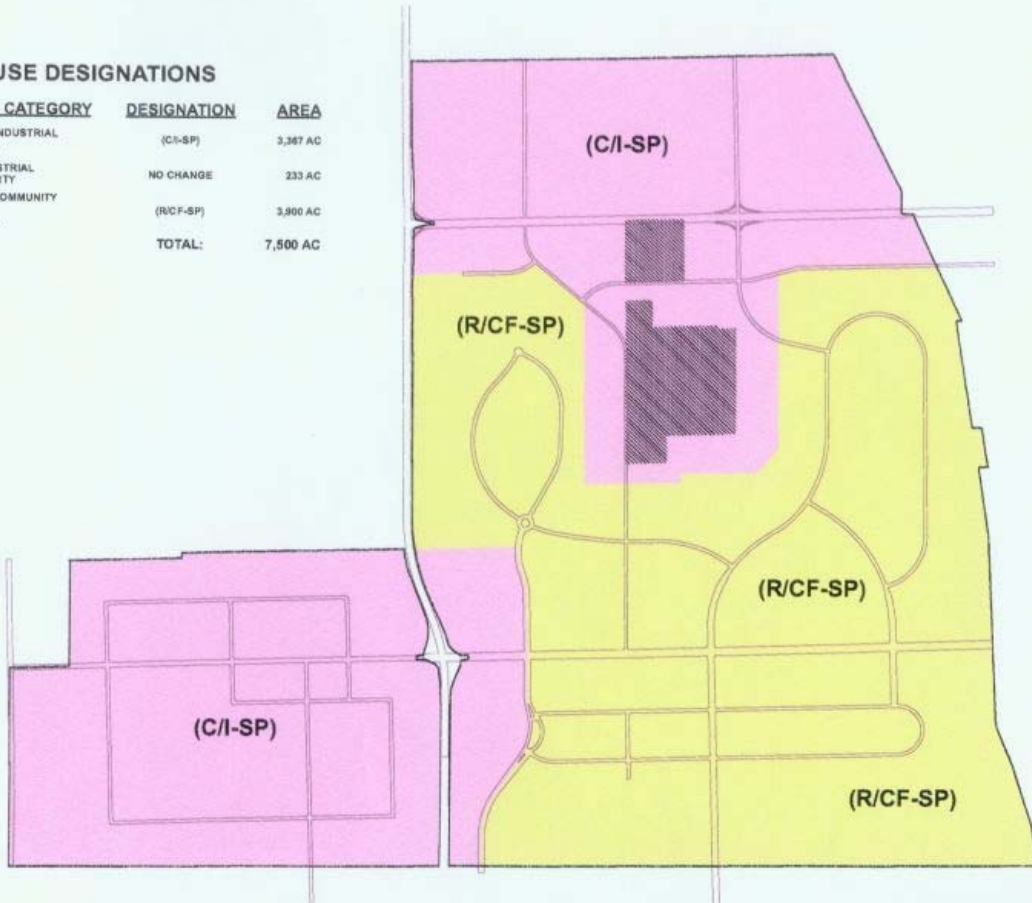
The General Plan Amendment identifies two land use categories: Commercial/Industrial-Specific Plan (C/I-SP) and Residential/Community Facilities-SP (R/CF-SP). These are consistent with Measure M, which defined three general land use types: commercial/industrial, residential, and community facilities. Since the community facilities are so intricately woven into the residential land uses, the proposed General Plan Land Use Map for the project area combines the residential and community facilities land use categories. The Specific Plan, however, will identify the detailed land use categories and will more clearly identify intended land uses. For example, the Specific Plan will distinguish each of the various residential land use categories based upon their densities (i.e. low-density, medium density and high-density residential uses), and the various commercial and industrial uses based upon their intensity (i.e. regional commercial, community commercial, light industrial and heavy industrial). It will also identify the public facilities and open space.

In the Commercial/Industrial-Specific Plan designation, there will be business, industrial, and technology sites, regional and local retail centers, a business/vocational work-force training center, learning center and/or community college site. In the Residential Community Facilities-Specific Plan designation, there will be residential neighborhoods of varying densities, multi-family developments, and anticipated amenities include a "great" park with retail, recreation areas, and lakes. The residential neighborhoods will be linked to local amenities such as parks, retail, open space, schools, and recreation centers. This land use category will also include elementary, middle and high schools and neighborhood retail uses.

The permitted uses in each of the land use categories proposed with this General Plan Amendment will be specified in the Specific Plan.

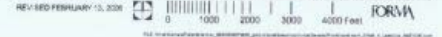
LAND USE DESIGNATIONS

SYMBOL	LAND USE CATEGORY	DESIGNATION	AREA
	COMMERCIAL/INDUSTRIAL SPECIFIC PLAN	(C/I-SP)	3,267 AC
	EXISTING INDUSTRIAL ZONED PROPERTY	NO CHANGE	233 AC
	RESIDENTIAL/COMMUNITY FACILITY SPECIFIC PLAN	(R/CF-SP)	3,900 AC
		TOTAL:	7,500 AC



**SOUTH SUTTER COUNTY SPECIFIC PLAN
MEASURE "M" GROUP**

THIS MAP IS A DRAFT AND SUBJECT TO CHANGE
GENERAL PLAN AMENDMENT LAND USE - EXHIBIT 4



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Exhibit 5: General Plan Implementing Policies

The Applicant proposes to amend the General Plan Policy Document to add the following findings, goals and policies. The Applicant proposes to add a new Section 10 to the General Plan Policy Document as follows:

SECTION 10

SOUTH SUTTER COUNTY SPECIFIC PLAN

Overview

This section of the Policy Document is considered a subsection of the land use element. It is physically separated from Section 1 because the policies and guidelines it contains only pertain to the portion of south Sutter County described in the South Sutter County Specific Plan.

General Description

The South Sutter County Specific Plan addresses land planning within the 7,500 acres located within the Natomas Basin at the southern edge of the County. The Specific Plan provides for a mix of commercial, industrial, recreational, open space and residential uses. The boundaries of the Specific Plan area and the land use categories are identified on the Sutter County Land Use Diagrams. The theoretical build-out and holding capacity are provided within the Specific Plan. Certain general policies relating to development within the plan area have been identified below.

Findings

- 10.a Sutter County has one of the highest unemployment rates in the state. In order to provide for more employment opportunities, development of employment centers with supporting residential and retail uses in south Sutter County is in the best interest of the County.
- 10.b The development of large-scale employment centers supported by a mixture of land uses in a master planned community will provide added financial stability to the Sutter County tax base.
- 10.c Mixed use development is appropriate in south Sutter County because it is located in the path of new planned development in Placer County and Sacramento County.

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- 10.d Large scale industrial, commercial and residential development is appropriate in South Sutter County because of the area's proximity to major transportation corridors, metropolitan areas, and the Sacramento International Airport.
- 10.e On November 2, 2004, Sutter County citizens approved advisory Measure M, which supported the planning for commercial, industrial and residential development in south Sutter County, subject to a number of planning standards.

Goal

- 10. To facilitate mixed use development in south Sutter County consistent with the terms of Measure M by bringing jobs and a well-balanced community.

Policies

Administrative Planning Policies

- 10-1 Private developers shall submit a single proposal for a specific plan and rezone of the land within the Measure M area to accommodate a mix of commercial, industrial, and residential uses.
- 10-2 A development agreement, and other agreements necessary to ensure the standards of Measure M are met, shall be required with any approval of a specific plan.
- 10-3 The Specific Plan and all future land development proposals within the specific plan area shall be consistent with Measure M.
- 10-4 The Specific Plan and all future land development proposals within the specific plan area shall be consistent with the Natomas Basin Conservancy Habitat Conservation Plan.
- 10-5 The Specific Plan shall be designed to establish a self-sufficient community that will not require the use of existing or additional County resources. The Specific Plan shall contain policies supporting the incorporation of the Specific Plan area as a city at the optimal time in the future.

Land Use Design Consideration Policies

- 10-6 The development shall be generally phased to allow for optimal infrastructure planning (sewer, water, drainage, road improvements, etc.) and to maximize cost sharing opportunities with planned development in surrounding counties.

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Targeted Land Use Plan Policies

- 10-7 The boundaries of the Specific Plan area shall be limited to the boundaries shown on the Sutter County Land Use Diagram.
- 10-8 The Specific Plan shall identify the location and acreage amounts of industrial, commercial, public facility, and residential uses.
- 10-9 **Industrial and Commercial Uses:** The specific plan shall identify at least 3,600 acres for industrial and commercial uses within the Specific Plan.
- a. The Specific Plan shall 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.
 - b. The infrastructure plan component of the Specific Plan shall identify how infrastructure will ultimately serve 3,600 acres of commercial and industrial areas.
 - c. The Specific Plan shall, by design and policy, protect existing industrial development along Pacific Avenue from the negative impacts of the encroachment of residential development.
- 10-10 **Public Facilities:** The Specific Plan shall identify at least 1,000 acres for public facilities and services including, but not limited to:
- Schools
 - Parks
 - Community facilities (libraries, recreation centers, civic center, etc.)
 - Neighborhood retail
 - Drainage retention/detention infrastructure and improvements
 - Roadways and bridge improvements
 - Water and sewer service improvements
 - Public trails and walks
 - Open space
- a. The Specific Plan shall identify locations of schools parks, open space, libraries, retail areas, and other community facilities.
 - b. The Specific Plan shall include a public facilities plan identifying the public facilities needed to serve the specific plan and how those facilities will be provided.

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- c. The Specific Plan shall include an efficient circulation pattern.
- d. The Specific Plan shall include a financing plan and economic analysis demonstrating that the construction and maintenance of public facilities shall be privately financed and/or funded by fees on development, at no financial burden to existing residents of the County outside of the plan area. The method of financing may include a combination of financing districts, assessment districts, developer fees, and state and federal funding.
- e. All necessary schools shall 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.

10-11 Public Services: On-going law enforcement, fire, library, and other public services would be paid for by the development, without reducing current service levels.

- a. The Specific Plan shall include a public services plan identifying the public services needed to serve the specific plan and how those services will be provided.
- b. The Specific Plan shall 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.

10-12 Residential Uses: The Specific Plan shall provide no more than 2,900 net acres for residential use. Within the acreage designated for residential use, a maximum of 17,500 dwelling units are permitted.

- a. Residential construction shall be protected from a 100-year flood event. No residential units shall be permitted in the 100-year flood plain, 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.
- b. The Specific Plan shall identify the mix of housing types, number of each type of unit, and the distribution of the various types of residential units.

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Exhibit 6: Technical Amendments to the General Plan Policy Document:

In addition to the addition of a new Section 10 to the General Plan Policy Document, additional technical amendments need to be made to other portions of the existing General Plan Policy Document to maintain internal consistency. The following are proposed amendments to the Policy Document.

1. Land Use Designations. In Section 1, Land Use, under the heading "Land Use Designations," add two (2) new land use designations:

a. **Residential/Community Facilities – Specific Plan (R/CF-SP)**

This designation is applied to areas within the South Sutter County Specific Plan. Refer to the Specific Plan for a description of this designation.

b. **Commercial/Industrial – Specific Plan (C/I-SP)**

This designation is applied to areas within the South Sutter County Specific Plan. Refer to the Specific Plan for a description of this designation.

2. Development Standards. In Section 1, Land Use, amend Table 1, Development Standards, to refer to the added land use designations and insert a note that the development standards for the two new designations will be established through Specific Plan.

3. Holding Capacity. In Section 1, Land Use, amend Table 2, Holding Capacity of the General Plan, as follows:

a. In the column titled, Land Use Designation, add "South Sutter County Specific Plan," with three subheadings underneath it, two for the new R/CF-SP and C/I-SP land use designations and one subheading for the land which is not proposed for a land use designation change.

b. For the R/CF-SP land use designation, identify in the "Acres" column "3,900," and in the column "Total Potential Dwelling Units @ Max Du/ac" identify "17,500."

c. For the C/I-SP land use designation, identify in the "Acres" column "2,930."

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d. For the land in the subheading under the Specific Plan where no designation is changed, 670 acres should be added and the same amount from the land use designations of "Commercial" and "Industrial" should be deleted.

e. Add a note to see the Specific Plan for all other development standards for the R/CF-SP and C/I-SP.

f. For the land use designations of "Commercial" and "Industrial" delete the 3,500 acres included for the Industrial/Commercial Reserve.

4. General Plan Land Use Designation/Consistent Zoning. In Section 1, Land Use, amend Table 3, General Plan Land Use Designation/Consistent Zoning, to add the following two designations:

Residential/Community Facilities – Specific Plan (R/CF-SP)

Commercial/Industrial – Specific Plan (C/I-SP)

In the second column of the table, indicate that consistent zoning designations will be established by the Specific Plan.

5. Amendments to Findings and Policies in Section 1, Land Use.

a. Amend Finding 1.a. to add an option for the County to provide service in the South Sutter County Specific Plan. Additional language is shown in italics and underline below.

1a. Sutter County does not have the facilities or resources to provide full urban services or new urban residential development. Therefore, it is necessary that all new urban residential development within the unincorporated portions of Sutter County be required to have full urban services and that these services be provided by some entity other than the County. *Notwithstanding the foregoing, the County may provide urban services, such as sewer and water service, within the South Sutter Specific Plan area if: (i) the County finds providing such service is in the best interest of the health and/or general welfare of the County; and (ii) such service is only provided on an interim basis, until the Specific Plan area incorporates and the newly formed City is capable of providing such services.*

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b. Amend Policy 1.A-3 to allow the South Sutter County Specific Plan as a self-contained new community. Additional language is shown in italics and underline below.

1.A-3 Except for the South Sutter County Specific Plan area, the County does not support the establishment of new self-contained communities of urban/suburban density residential or mixed-use developments that are separated from existing cities and/or rural communities.

6. Amendments to Section 2, Transportation and Circulation. Tables 4, 5 and 6 will need to be amended to reflect certain changed circumstances on roadways in south Sutter County. In particular, improvements to Riego Road and Sankey Road will need to be revised. The functional classification of some of the roadways in south Sutter County will also need to be amended. To the extent a roadway will be affected by the South Sutter County Specific Plan, the Policy Document will be amended to refer to such roadway's future classification and improvements in the Specific Plan. Figure 1 (Circulation Diagram) of Section 2 will also need to be amended to reflect the Specific Plan.

7. Amendments to Section 3, Public Facilities and Services. Amend Policy 3.A-3 to add an option for the County to provide service in the South Sutter County Specific Plan. Additional language is shown in italics and underline below.

3.A-3 Public facilities and services for new urban and suburban residential development shall be provided by an entity other than Sutter County. Notwithstanding the foregoing, the County may provide urban services, such as sewer and water service, within the South Sutter Specific Plan area if: (i) the County finds providing such service is in the best interest of the health and/or general welfare of the County; and (ii) such service is only provided on an interim basis, until the Specific Plan area incorporates and the newly formed City is capable of providing such services.

8. Amendments to Section 9, Rural Communities and Area Plans. Make appropriate changes to Section 9, under the heading South Sutter County Industrial Commercial Reserve. With approval of a Specific Plan in a portion of the area previously designated as the South Sutter County Industrial Commercial Reserve, certain changes will need to be made.