



Smart Growth Principles

- Transportation Choice – viable options
- Housing Choice – aging, diverse households
- Compact Development – use land efficiently
- Use of Existing Assets – build on what we have
- Mixed Use Development – reduces auto travel
- Natural Resource Conservation – economic/environmental reasons
- Quality Design – enhance overall livability

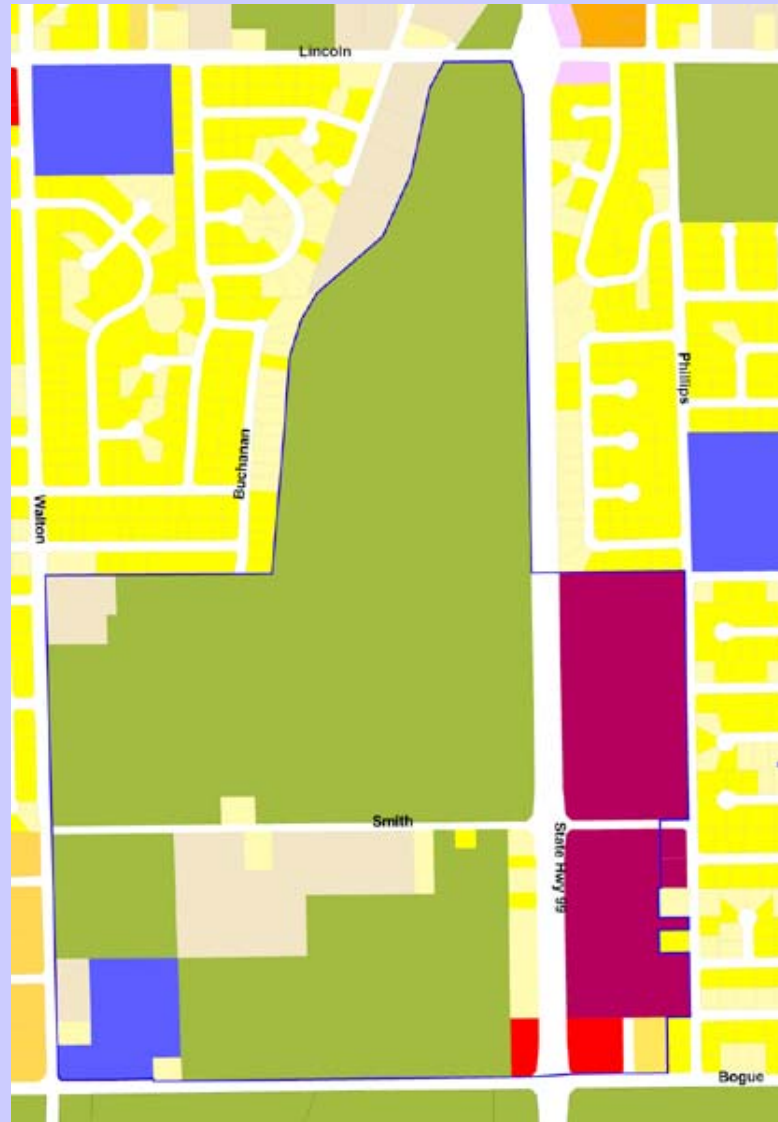


The Sutter Greenfield Study Area





The Sutter / Greenfield Study Area





Orchard land, looking South from Lincoln, West of US 99



Home surrounded by orchards, on Walton at Augusta



Orchard, looking South from Smith



Looking North from Smith



Commercial truck lot on Northeast corner of Smith and US 99



Church and preschool on Northeast corner of Walton and Bogue



Auto sales lot on Northwest corner of US 99 and Bogue



Vacant lot on US 99 North of Bogue



Convenience store on Northeast corner of US 99 and Bogue