

CHAPTER 8:  
Community Facilities and Services





Providing high-quality community facilities and services for future residents and employees is a key objective of the Specific Plan. This chapter describes public services to be provided within the community including administrative services, road maintenance, park maintenance, fire protection and law enforcement, schools, libraries, and solid waste collection and disposal.

This chapter also identifies a proposed structure to provide community facilities and services and describes the proposed community facilities and urban services to be provided at Sutter Pointe.

Objective 8.1-1: Ensure timely implementation of public facilities to maintain public service levels specified in this plan.

Parks and recreation facilities and services are discussed in Chapter 4, Parks and Open Space. Refer to Chapter 6, Transportation and Circulation for information on roadways, public transit systems, and trails. Refer to Chapter 9, Infrastructure for information regarding construction and maintenance of drainage, water, and sewer facilities. Refer to Chapter 10, Implementation for information regarding phasing and financing of facilities. Refer to Appendix F, Urban Services Plan, for additional detail supporting policies established in this Chapter.

### 8.1 URBAN SERVICE PROVIDERS

Table 8.1 lists the recommended urban service providers for the Sutter Pointe community. Services listed as the responsibility of a CSA or CSD may be transferred to the new city government upon or shortly after incorporation. Other services, such as law enforcement, fire protection, and transit may also be transferred to the new city government if the new government has the capacity to operate such services at desired levels, or may be contracted to other appropriate agencies.

Areas served by existing dependent special districts within the Specific Plan area will be detached from the special districts and become part of the CSA or CSD. An ultimate service area (sphere of influence) that is coterminous with the boundaries of the Specific Plan area will be established, and development will be conditioned to provide adequate revenues to achieve service levels identified within the Specific Plan.

Some services, by state statute, are the exclusive responsibility of a county to provide to both cities and unincorporated areas. Such services will continue to be provided by Sutter County to the Sutter Pointe community.

Community service levels presented in this section correspond to the buildout condition of the Sutter Pointe community. Service levels to be provided as the community develops incrementally may vary from these levels, as described in the Urban Services Plan (Appendix F) and Development Agreements that accompany the Specific Plan.

The primary goals of the Urban Services Plan (Appendix F) are to:

- establish levels of urban services for the Plan area commensurate with a suburban community;
- identify funding sources to sustain services in the Plan area; and
- identify a long-term administrative structure for the delivery of urban services to the Plan area.

To achieve these goals, the Urban Services Plan (Appendix F) describes what services are needed in the Sutter Pointe community, and is supported by the County Facilities Master Plan which identifies where and how to build necessary facilities.

Policy 8.1-1: A County Facilities Master Plan shall be prepared following adoption of the Specific Plan, but prior to the filing of the first tentative subdivision map for the Specific Plan area.

The County Facilities Master Plan will describe the desired siting, design, construction, and equipment for the Civic Center, Corporation Yard, Fire Stations, Sheriff's Substation, Library, and Transit Centers proposed within this Chapter. The actual size and number of facilities described in this section may change as more detailed analysis is completed as part of the County Facilities Master Plan.

TABLE 8.1: RESPONSIBILITY FOR URBAN SERVICES

Service	Current	Before Incorporation	After Incorporation
Animal Control	Sutter Animal Services Authority (SASA)	Sutter Animal Services Authority (SASA)	City
Community Development/Planning	Sutter County	Sutter County	City
Fire Protection	Pleasant Grove Fire Department (CSA D)	CSA/CSD	City
Law Enforcement	Sutter County Sheriff	Sutter County Sheriff	City
Traffic Enforcement	California Highway Patrol	California Highway Patrol	City
Library	Sutter County Library	Sutter County Library	Sutter County Library
Parks, Recreation & Open Space	Sutter County	CSA/CSD	City
Public Works	Sutter County	CSA/CSD	City
Schools	Pleasant Grove Elementary School District and East Nicolaus High School District	Pleasant Grove Elementary School District and East Nicolaus High School District	Pleasant Grove Elementary School District and East Nicolaus High School District
Solid Waste	Recology	Recology	Recology
Transit	Yuba-Sutter Transit	CSA/CSD/Transportation Management Agency	City/Transportation Management Agency

### 8.2 CIVIC/GOVERNMENT CENTER

The planned civic and government center for Sutter Pointe is located in the mixed-use Town Center just west of the Great Park, and will include Sutter Pointe's central police station, as described in Section 8.5.

When Sutter Pointe incorporates, many of the interim functions the County or CSA/CSD provide will be placed under the authority of the new city. As such, the community needs a core area and network of buildings to contain the city staff and materials needed to maintain a full-service community. The Civic Center site will be available in Phase 2 of the Specific Plan. Siting criteria and design intent for the Civic Center are established in the Sutter Pointe Design Guidelines (Appendix A).

Policy 8.2-1: Establish a civic center facility located within the Town Center to support administrative and civic functions of the community. Location and construction timing details of interim County facilities will be identified in the County Facilities Master Plan.

#### SERVICE LEVEL:

Provide the following government functions: Board/City Council, Executive/City Manager, County Counsel/City Attorney, County/City Clerk, County/City Treasurer, Administrative Services, Finance, Human Resources, and Recreation Services.

#### Services shall include:

- policy direction;
- financial oversight;
- community development/planning;
- organizational management;
- customer service to residents and businesses;
- litigation representation and legal advice in government operations; and
- coordination of recreational activities, leagues, programs, and special events.

#### FACILITY NEEDS:

Approximately 6.0 acres of the 80.0-acre Town Center mixed-use area will be occupied by the Civic Center. The Civic Center will be approximately 79,500 square feet and include space for administration, law enforcement, a community center, and recreation services. Details on space allocations will be provided in the County Facilities Master Plan. The Civic Center should provide office space for approximately 122 staff.



8.3 CORPORATION YARD

Policy 8.3-1: Provide a corporation yard to service and store vehicles, store maintenance equipment, and support public works staff and materials.

Policy 8.3-2: The corporation yard shall be located on a site designated for E1 or E2 employment land use. The actual site of the corporation yard shall be determined and land dedicated for this purpose within the County Facilities Master Plan.

SERVICE LEVEL:

Provide maintenance and service space to support the following government functions: Park Maintenance, Road Maintenance, Transit Services, and Landscape and Lighting Maintenance. Services supported by the Corporation Yard shall include:

- maintenance of park facilities, including turf, irrigation, lighting, and sport facilities;
- traffic signals, lighting, sign, and surface road maintenance (does not include subdivision roads);
- public transportation services ranging from fixed-route and dial-a-ride to shuttle services supporting regional transit systems and major employment centers;
- management and maintenance of public landscaping, streetlights, irrigation systems, water features, walls, fences, mini-parks, and public art; and
- vehicle maintenance to support law enforcement, fire protection and other community services.

FACILITY NEEDS:

Approximately 4.7 acres will be occupied by the Corporation Yard. The Corporation Yard will include approximately 68,000 square feet of indoor storage.

The corporation yard for the Sutter Pointe community will be located within an E1 or E2 employment land use designation west of SR 99/70. The corporation yard will provide warehouse and maintenance space to store extra streetlights, repair city vehicles, and perform needed service and maintenance functions. It will also provide equipment and vehicle storage and maintenance for roadway, water, sewer, and drainage utilities.

### 8.4 FIRE PROTECTION

Policy 8.4-1: Provide adequate facilities to support fire protection and emergency response services from three fire station locations.

Policy 8.4-2: The unit of government responsible for fire protection in the Specific Plan area should own all capital assets required to provide the level of service established in this Specific Plan.

Policy 8.4-3: Fire department services provided in the Specific Plan area shall consist of fire prevention, fire operations, emergency medical services, hazardous materials, rescue services, and dispatch communication services.

Policy 8.4-4: Fire department units responding to medical emergencies within the Specific Plan area shall operate at the paramedic first responder level.

Policy 8.4-5: Locate fire stations to take advantage of controlled intersections. Where a fire station exits onto a thoroughfare, it should have control over the flow of traffic with signalization. Fire station entrances onto a roadway should be at least 300 feet from an intersection.

Policy 8.4-6: Site fire stations in a manner that ensures the least restrictive routing to remote portions of the station's primary response area.

#### SERVICE LEVEL:

- Provide an average service level of 1.30 safety employees and 0.31 non-safety employees per 1,000 population.
- Provide six-minute response time 90 percent of the time. Sutter County may reconsider these service levels as growth occurs.

#### FACILITY NEEDS:

Approximately 3.5 acres within the Specific Plan area will be occupied by three fire stations (including a 1.0 acre master fire station, two 0.5 acre sub-stations, and 1.5 acres for support facilities). A total of approximately 32,050 square feet of facility space will be provided. The fire stations will be approximately 24,050 square feet. The fire stations should be designed to support at least 61 safety employees, 15 non-safety employees, and 23 vehicles. In addition, 8,000 square feet of support facilities and 5.0 acres of land dedicated to training facilities will be provided, either within the fire stations or at separate locations within E1 and E2 land use designations, as applicable.



Sutter County Fire Department will provide fire protection, suppression, emergency medical services, and hazardous materials management to the Plan area. The Sutter County Fire Department (County Service Area - F) has a Hazardous Materials Response Team with equipment and personnel trained to mitigate hazardous materials releases. Other services provided include technical rescue capabilities and public education programs promoting fire safety at all local elementary schools.

Three fire station sites are designated within Sutter Pointe, as shown in Exhibit 8.1: one within the Traditional Village, one in the South Employment Village, and one in the North Employment Village. Timing of construction and staffing of each fire station will be completed in a manner that maintains Sutter County Fire Department response standards.

Figure 8.1 shows the location of proposed fire stations. Station #1 is located in the Traditional Village. It will be the first to be built and serve as primary response until such time as the other stations are completed. Station #1 is intended to provide fire suppression services to residential and commercial uses that will come online in the early phases of the Plan. Station #1 will be built in Phase 1 of the Specific Plan.

Station #2 is located in the South Employment Village. It will be built in Phase A of the Specific Plan. Station #3 is located in the North Employment Village adjacent to industrial uses and a regional park. It will be built in Phase C of the Specific Plan.

Stations located in adjacent portions of the County will provide interim and secondary response. Timing and specific details related to the construction of fire station facilities will be addressed in the Public Facilities Financing Plan (Appendix G) and the project Development Agreements. Additional siting criteria for fire stations are provided in the Sutter Pointe Design Guidelines (Appendix A).



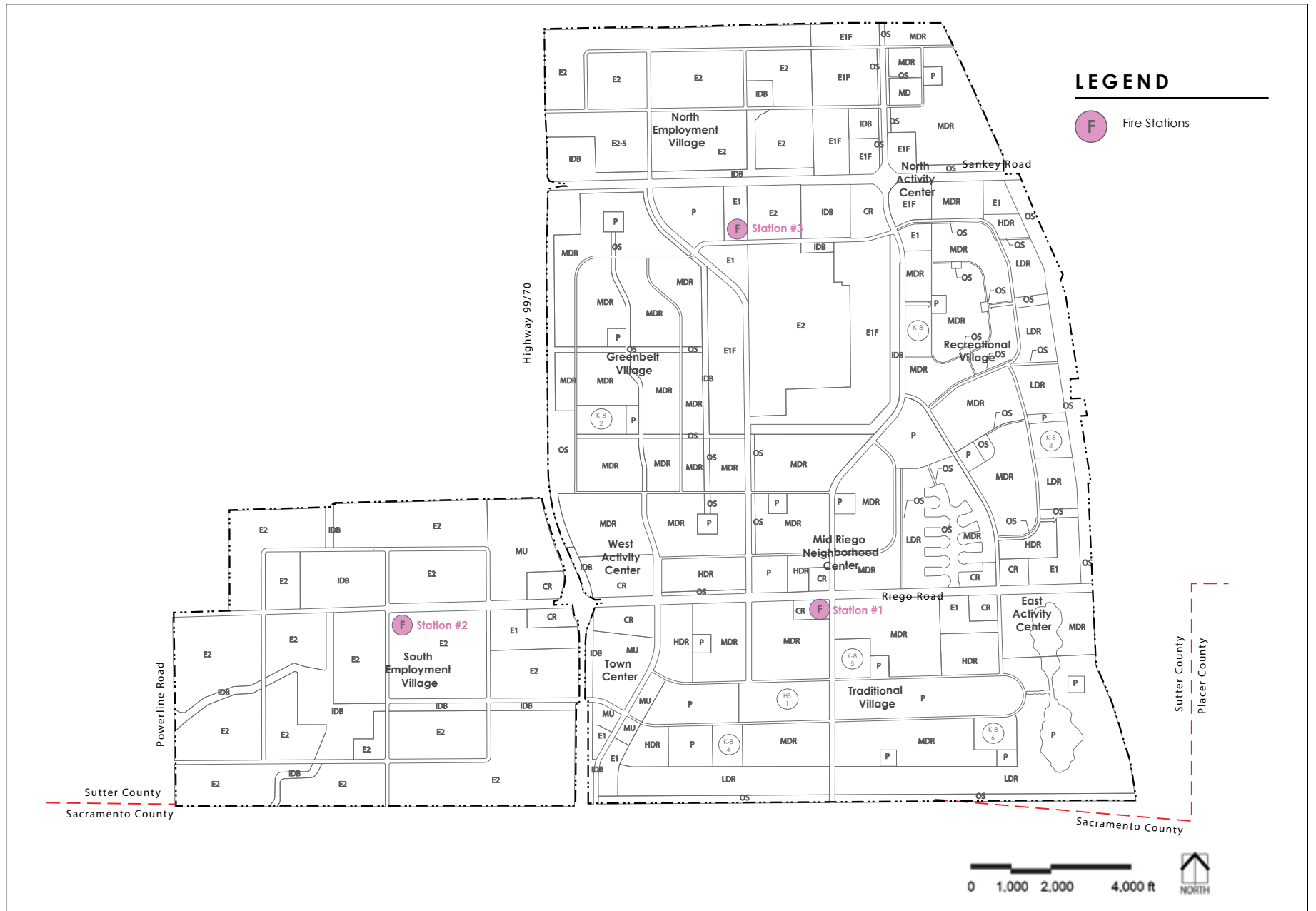


Exhibit 8.1: Proposed Fire Station Locations

Source: Wood Rodgers, 2014

8.5 LAW ENFORCEMENT

Policy 8.5-1: Provide adequate facilities to support high-quality law enforcement services from a substation located in the Civic Center.

SERVICE LEVEL:

- Provide an average service level of 1.12 sworn officers and 0.62 support personnel per 1,000 population. This includes both County Sheriff and California Highway Patrol (CHP) services.

FACILITY NEEDS:

Approximately 24,000 square feet within the Civic Center will be occupied by law enforcement personnel. Facilities should be designed to support at least 52 sworn personnel, 29 non-sworn personnel, and 45 vehicles.

The Sutter County Sheriff’s Department is a full-service California law enforcement agency. The Sheriff’s Department is responsible for all law enforcement duties, except traffic enforcement, within the incorporated areas of Sutter County. Exceptions are the City of Live Oak and a large section of Yuba City, in which the Sheriff’s Department supplies full law enforcement services by contract or agreement. The Sheriff’s Department provides Coroner, Jail, Court Bailiff, and Public

Administrator responsibilities throughout the County, both inside and outside of City jurisdictions. Additionally, the Sheriff’s Department operates and maintains a 352-bed County Jail.

Traffic safety and enforcement services within the Specific Plan area are provided by the CHP’s Valley division, which has offices in Yuba City and North Sacramento.

The County will provide most law enforcement services to Sutter Pointe, with the exception of traffic safety and enforcement, which will be managed by the CHP. The County Sheriff’s Department will provide all operations and will patrol from a substation located within the civic center. All future development within the Specific Plan area will require consultation with the County Sheriff’s Department regarding safety and security. Upon incorporation, the new City will assume both law enforcement and traffic safety functions.

### 8.6 SCHOOLS

The three residential villages of Sutter Pointe are located entirely within the service area of the Pleasant Grove Joint Union Elementary School District for grades K-8 and the East Nicolaus High School District for grades 9-12. Residential development pursuant to the plan will increase demand for both K-8 and high school facilities. Pleasant Grove Joint Union Elementary School District currently has one K-8 school that is at or near student capacity. East Nicolaus High School is located on 45.0 acres and has the physical ability to increase capacity on an interim basis through the addition of portable classrooms.

Policy 8.6-1: Provide adequate school capacity to serve the number of students anticipated within the Plan area.

Policy 8.6-2: Provide for schools that serve as neighborhood centers and joint-use recreation and community facilities as well as places for high-quality education.

Several new schools will be required to serve the Sutter Pointe area. Based on current yield rates for surrounding school districts, the Sutter Pointe Specific Plan will generate an estimated 6,228 K-8 students and 1,887 high school (9-12) students, as shown in Table 8.2.

The Sutter Pointe Specific Plan is required to fully mitigate school impacts in accordance with the School Mitigation Agreements.

School sites have been reserved within the Plan area for the aforementioned local school districts, as shown in Exhibit 8.2. School sites are located within the Specific Plan to ensure that the schools become central features and amenities for the community. Most schools are co-located with parks to encourage joint-use of school and park facilities. The precise location of school sites may change based upon discussions and agreements with the school districts, but shall comply with the Specific Plan's stated policies. Siting criteria and design characteristics for Sutter Pointe's schools are provided in the Sutter Pointe Design Guidelines (Appendix A).

The School Facilities Master Plan shall address the site design and amenities of each K-8 school within the Plan area, in addition to the planned comprehensive high school, and shall include a detailed development plan for each school site. Preparation of the plan will be required prior to or concurrently with the first tentative subdivision maps.



TABLE 8.2: STUDENT GENERATION STATISTICS

Source: Pleasant Grove Union District/East Nicolas High School District

Dwelling Type	Dwelling Units	K-5 Yield	K-5 Students	6-8 Yield	6-8 Students	K-8 Students	9-12 Yield	9-12 Students
Single Family	10,475	.34	3,562	.15	1,571	--	.161	1,686
Multi-Family	4,025	.184	741	.088	354	--	.05	201
Senior	3,000	--	--	--	--	--	--	--
Total	17,500	--	--	--	--	6,228	--	1,887

Type of School	School Capacity	Number of Schools
K-8	1,050	6
9-12	2,000	1

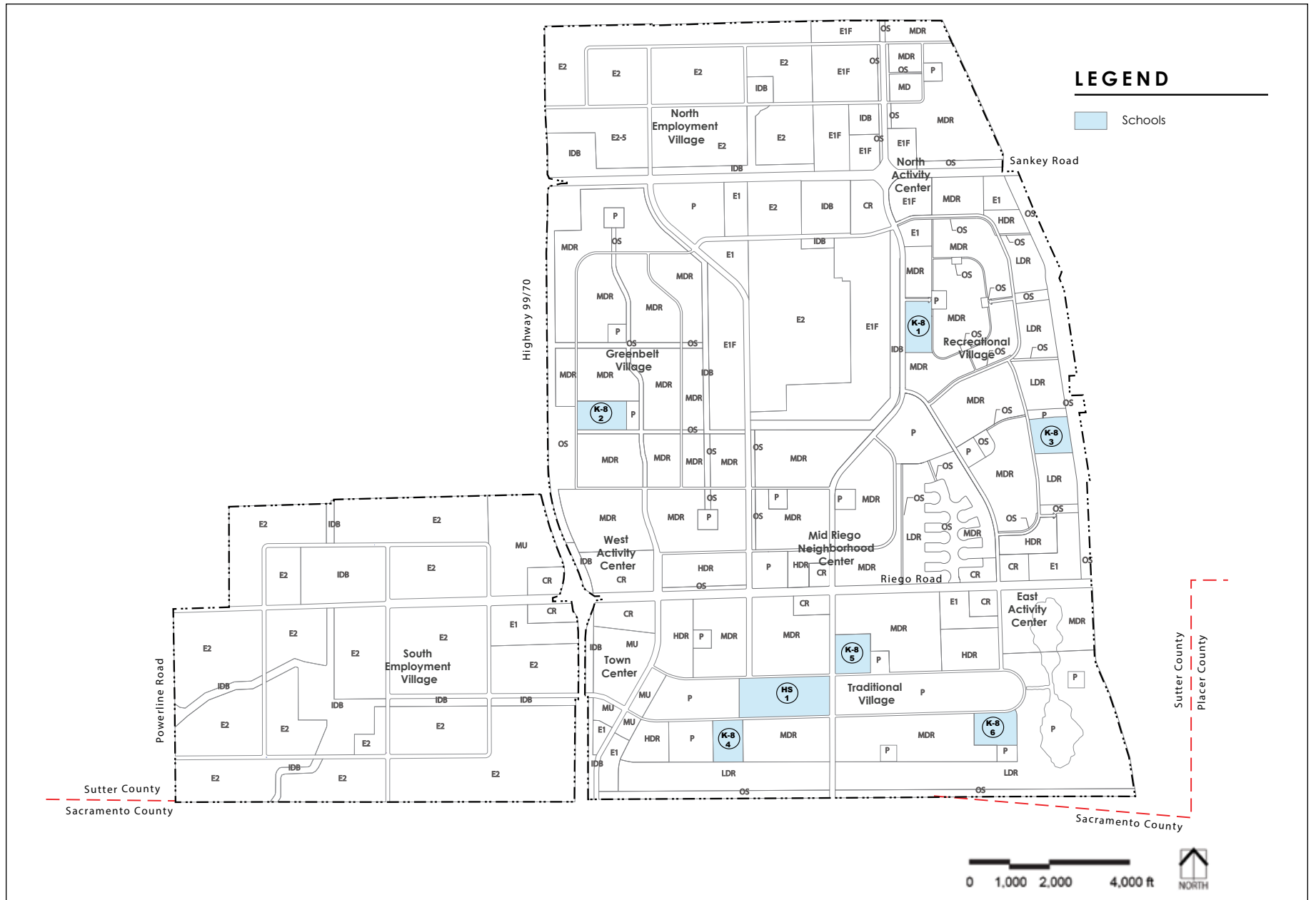


Exhibit 8.2: School Locations

Source: Wood Rodgers, 2014

K-8 SCHOOLS

Policy 8.6-3: Six K-8 school sites of approximately 20.0 acres located adjacent to parks and in the middle of residential areas shall be dedicated and reserved for the school district.

Policy 8.6-4: Schools shall be opened on an as-needed basis as determined by the school Mitigation and Funding Agreements.

Policy 8.6-5: All K-8 school sites shall have public roadways on at least two sides to allow for proper traffic dispersion before and after school hours and to provide clear separation of parent and school bus traffic.

Policy 8.6-6: School facilities may include K-5 schools and junior high schools and a second high school as determined in the School Funding and Mitigation Agreements.

Exhibit 8.3 illustrates a conceptual site plan for a K-8 School. The conceptual site design provides students easy access to their schools while heightening community connection to neighborhood amenities. The schools will be designed to serve as the unifying core for each residential neighborhood. They will function as both physical and social centers that tie each community together, and reflect and enhance the neighborhood identity.

In the conceptual design, enhanced multi-purpose and gymnasium buildings, along with a small outdoor amphitheater, are located adjacent to the park, accessible from the parking lot and in a central location to provide maximum joint-use opportunities. The proposed design will keep buildings accessible from the public side of the school without visitors having to enter the core of the campus. The administration building is located at the intersection of the two roadways making it easily identifiable to all visitors. The library is immediately adjacent to

the administration building at the center of the campus. The kindergarten building is placed close to the drop-off and parking area, adjacent to the administration building for easy supervision and security. The fenced kindergarten play area, with its trees and turf areas, draws the heavily-landscaped street perimeter into the core of the campus. The meandering sidewalks and landscaped street frontages soften the impact of the built environment and will encourage students to walk or bicycle to school, thus enhancing the concept of neighborhood schools.

The conceptual school layout has been designed to accommodate the school district’s planned education model by clustering buildings for grade-appropriate instruction and to allow for team teaching. The capacity of these K-8 facilities may range from 750 to 1,050 students. The concept plan can be modified, as necessary, to ensure that District Master Plan policies are appropriately addressed.



Exhibit 8.3: Conceptual K-8 School Site

Source: Murray and Downs, 2006



COMPREHENSIVE HIGH SCHOOL

Policy 8.6-7: A high school site approximately 53.0 acres in size located among recreational amenities shall be dedicated and reserved for the school district.

Policy 8.6-8: Opening of the new high school within the Sutter Pointe community shall be deferred until an adequate number of students reside in the Plan area to justify operating a comprehensive high school and related programs. The timeframe for opening the high school shall be determined in conjunction with the East Nicolas High School District and the School Mitigation and Funding Agreement.

Policy 8.6-9: Joint use of high school facilities including the performing arts center and athletic facilities shall be encouraged.

Exhibit 8.4 shows a conceptual site plan for the comprehensive high school. The proposed design capacity of this facility could range from 1,600 to 2,000+ students. The high school will be designed to encourage joint recreational uses in tandem with adjacent community parks, and create opportunities for a multitude of community use facilities. Meandering walks and landscaped intersections soften the transition from the

residential neighborhoods to parks and the high school campus. Entry structures lead the visitors into the park environment and bring the residential scale out to the street frontage. Enhanced school facilities such as the Performing Arts Center, due to their dual function, are located at the formal entry plaza that connects the school site with the community facilities on the adjacent site. A formal entry to the campus will also slow passing traffic as an added safety measure.

A joint-use athletic complex and multi-purpose building will be located immediately adjacent to adequate parking and will be available for community events. Other joint-use facilities may include an aquatic center, ball fields, a stadium, and tennis and basketball courts. The school buildings face a central student quad that will serve as a gathering space and an outdoor dining area. A two-story academic building will house classroom and laboratory spaces.

The conceptual high school layout can be adapted to a variety of educational programs, such as academic clusters, and clearly separates student, parent, and school bus traffic. All joint-use facilities can be accessed without entering the core of the campus, making it possible to secure the campus

to allow after-hours use of the joint-use community facilities. This proposed multi-use facility allows for the creation of a true community center, including opportunities for adult education.

Construction and occupancy of new residential units pursuant to the Specific Plan may cause East Nicolas High School to exceed capacity prior to development of the proposed high school within Sutter Pointe. However, the existing high school has the ability to add interim classrooms that could be relocated to the new high school. Therefore, opening of the new high school will be deferred until an adequate number of students reside in the Plan area to support the high school facility and associated programs. The timeframe for opening the high school shall be determined in conjunction with the East Nicolas High School District, consistent with the School Mitigation and Funding Agreement.



Exhibit 8.4: Conceptual High School Site

Source: Murray and Downs, 2006

8.7 LIBRARY

Policy 8.7-1: Provide adequate facilities and staffing for a Community Library.

Policy 8.7-2: The Community Library should be co-located at the proposed high school site to take maximum advantage of providing a joint-use library facility. However, as an alternative, the Community Library may be located within Sutter Pointe’s mixed-use Town Center, West or East Activity Centers, or Mid-Riego Neighborhood Center, provided the selected location is near supporting retail and civic uses, provides adequate parking and transit access, and is constructed within Phase 2 or an earlier phase.

Policy 8.7-3: The Pleasant Grove branch library will provide library service to Sutter Pointe until the Community Library is completed. If library services demanded by Sutter Pointe’s population exceed the capacity of the Pleasant Grove branch library, a branch library shall be established within leased space located within the Sutter Pointe community until the Community Library is completed.

Policy 8.7-4: The site, design, functions, and features of the Community Library will be established within the County Facilities Master Plan to be prepared following adoption of the Specific Plan and prior to filing of the first tentative subdivision map for the Sutter Pointe community.

SERVICE LEVEL:

- Provide circulation, collection development, electronic services, public programming, interlibrary loan, reference services, cataloging, and processing of new materials.

FACILITY NEEDS:

A total of 24,000 square feet will be provided for a Community Library. The proposed high school is anticipated to provide a 12,000 square foot library/media facility. An additional 12,000 square feet of library space is encouraged to be co-located with the high school library to provide one comprehensive Community Library facility. Modern libraries are often located near parks, civic centers, performing arts centers, and retail areas in order to take advantage of the activities and common resources offered by such uses, particularly parking. The Community Library will be operated by the Sutter County Library system. The library should

provide full service up to 6 days and 4 evenings a week at a convenient location with a prominent street presence.

Desired features within the Community Library include the following:

- separate children’s, teen, and adult areas;
- a separate literacy area;
- flexible design of public spaces to accommodate either individual or group use;
- a variety of tables and seating within reading and study areas that support use of computers and technology distributed throughout the facility;
- online catalogs and self-check stations;
- good lighting and visibility throughout the library; and
- a collection that supports materials for all age groups in languages appropriate to community needs.

Features to be incorporated within the design of the Community Library will be identified in the County Facilities Master Plan.

### 8.8 SOLID WASTE

Solid waste management for Sutter County is conducted under a joint powers agreement (JPA) with Yuba County and the cities of Live Oak, Marysville, Wheatland, Yuba City, and the City of Gridley in Butte County. The agreement addresses the provision of waste management services, including planning for the future provision of waste management services, and forms the Regional Waste Management Authority (previously the Bi-County Authority). Solid waste management in the Bi-County region is conducted under federal and State regulatory policies as implemented and enforced by the California Integrated Waste Management Board (CIWMB) and the Regional Water Quality Control Board (RWQCB). The Yuba County Environmental Health Program serves as the Local Enforcement Agency (LEA) for Sutter County which monitors solid waste facility compliance in cooperation with the CIWMB.

No solid waste management facilities or transfer stations are located within Sutter County. Existing solid waste management facilities in the Bi-County area consist of two permitted and active Class III waste disposal facilities (YSDI and YSDA Landfill, and Ostrom Road Landfill), one permitted large volume transfer station (Ponderosa Transfer Station), and one permitted materials recovery facility/transfer station. Landfill operations are provided

by a single franchised waste collector and hauler, Yuba-Sutter Disposal, (except for YSDA self-haulers) for all jurisdictions in the region. Yuba-Sutter Disposal serves more than 30,000 residential customers and 5,000 commercial customers, and collects more than 100,000 tons of materials annually. Service is provided to the communities of Beale Air Force Base, Live Oak, Marysville, Wheatland, Knights Landing, Yuba City, and the counties of Yuba and Sutter. Yuba-Sutter Disposal will provide solid waste disposal services to the Sutter Pointe area. After collection, solid waste is transported to the Yuba-Sutter Disposal, Inc.'s (YSDI) Integrated Waste Recovery Facility (IWRf). Unrecyclable solid waste is disposed of at the adjacent Yuba-Sutter Disposal, Inc. Landfill. Sutter Pointe residents and business owners will pay user fees for collection and disposal services.

The Sutter Pointe area will be subject to a mandatory collection ordinance using Sutter County's exclusive franchised collection company. The Specific Plan also provides locations within E1 and E2 land use designations suitable for facilities necessary to support collection, disposal, and recycling of solid waste. Such facilities may include a material recovery or recycling facility, a solid waste transfer facility, a composting facility, and a household hazardous waste collection facility.