

EPS

Economic &  
Planning Systems

*Public Finance*

*Real Estate Economics*

*Regional Economics*

*Land Use Policy*

## **PUBLIC REVIEW DRAFT REPORT**

### **SUTTER POINTE SPECIFIC PLAN**

### **PUBLIC FACILITIES FINANCING PLAN**

Prepared for:

Measure M Owners' Group

Prepared by:

Economic & Planning Systems, Inc.

December 2008

EPS #15377

**SACRAMENTO**

2150 River Plaza Drive, Suite 400  
Sacramento, CA 95833  
[www.epsys.com](http://www.epsys.com)

phone: 916-649-8010  
fax: 916-649-2070



**BERKELEY**

phone: 510-841-9190  
fax: 510-841-9208

**DENVER**

phone: 303-623-3557  
fax: 303-623-9049

# TABLE OF CONTENTS

---

1.	FINANCING PLAN SUMMARY .....	1-1
	Project Description and Proposed Land Uses .....	1-1
	Phasing of the Financing Plan .....	1-3
	Backbone Infrastructure and Public Facilities Costs .....	1-3
	Other SPSP Development Costs .....	1-8
	Financing Strategy Summary .....	1-8
	Information Sources .....	1-13
	Organization of the Report .....	1-16
2.	ROADWAYS.....	2-1
	Development Guidelines.....	2-1
	Facility Improvement Costs.....	2-1
	Phasing.....	2-9
	Funding Strategy .....	2-9
3.	LOCAL AND REGIONAL SEWER .....	3-1
	Facility Improvement Costs.....	3-1
	Phasing and Triggers (Development Guidelines) .....	3-1
	Funding Strategy .....	3-5
4.	DRAINAGE .....	4-1
	Flood Protection and Levees.....	4-1
	On-Site Drainage Improvements .....	4-1
	Off-Site Drainage Improvements .....	4-3
	Facility Improvement Costs.....	4-3
	Phasing and Triggers .....	4-3
	Funding Strategy .....	4-6

5.	POTABLE WATER.....	5-1
	Facility Improvement Costs.....	5-1
	Phasing and Triggers .....	5-5
	Funding Strategy .....	5-5
6.	AGRICULTURAL IRRIGATION.....	6-1
	Facility Improvement Costs.....	6-1
	Phasing and Triggers .....	6-1
	Funding Strategy .....	6-1
7.	DRY UTILITIES.....	7-1
	Facility Improvement Costs.....	7-1
	Phasing and Triggers .....	7-5
	Funding Strategy .....	7-5
8.	SCHOOLS.....	8-1
	Facility Improvement Costs.....	8-1
	Costs by Phase .....	8-1
	Funding Strategy .....	8-4
9.	PARKS AND RECREATION .....	9-1
	Facility Improvement Costs.....	9-1
	Phasing and Triggers .....	9-4
	Funding Strategy .....	9-4
10.	TRAILS.....	10-1
	Facility Improvement Costs.....	10-1
	Phasing and Triggers .....	10-1
	Funding Strategy .....	10-1

11.	OPEN SPACE .....	11-1
	Facility Improvement Costs .....	11-1
	Phasing and Triggers .....	11-1
	Funding Strategy .....	11-1
12.	LIBRARY .....	12-1
	Facility Improvement Costs .....	12-1
	Phasing and Triggers .....	12-1
	Funding Strategy .....	12-2
13.	TRANSIT .....	13-1
	Facility Improvement Costs .....	13-2
	Phasing and Triggers .....	13-2
	Funding Strategy .....	13-3
14.	SHERIFF .....	14-1
	Facility Improvement Costs .....	14-1
	Phasing and Triggers .....	14-1
	Funding Strategy .....	14-1
15.	FIRE .....	15-1
	Facility Improvement Costs .....	15-1
	Phasing and Triggers .....	15-1
	Funding Strategy .....	15-3
16.	GOVERNMENT CENTER.....	16-1
	Facility Improvement Costs .....	16-1
	Phasing and Triggers .....	16-1
	Funding Strategy .....	16-2

17.	CORPORATION YARD .....	17-1
	Facility Improvement Costs .....	17-1
	Phasing and Triggers .....	17-1
	Funding Strategy .....	17-1
18.	FINANCING PLAN ADMINISTRATION AND UPDATES.....	18-1
	Administration.....	18-1
	Updates .....	18-1
	Estimated Cost .....	18-2
	Funding Strategy .....	18-2
19.	NEW FUNDING MECHANISMS.....	19-1
	Sutter Pointe Fee Program.....	19-1
	Local Tax Revenue Funding .....	19-5
	Mello-Roos Community Facilities Districts.....	19-5
20.	IMPLEMENTATION.....	20-1
	Administration.....	20-1
	Updates .....	20-1
21.	DEVELOPMENT FEASIBILITY .....	21-1
	Summary of Total Infrastructure Burden .....	21-1
	Two-Percent Test .....	21-5

Appendices

- Appendix A: Backbone Infrastructure Costs
- Appendix B: Public Facilities Costs
- Appendix C: Existing Funding Sources
- Appendix D: Cost Allocation Methodology
- Appendix E: Total Infrastructure Burden

## LIST OF TABLES

---

Table 1-1	Land Use Development Plan .....	1-4
Table 1-2	Summary of Estimated Infrastructure Improvement Costs .....	1-7
Table 1-3	Preliminary Sources and Uses of Funds at Buildout.....	1-14
Table 2-1	Roadway Improvements .....	2-7
Table 2-2	Share of Off-Site Roadway Costs .....	2-8
Table 2-3	Summary of Total Roadway Costs .....	2-10
Table 2-4	Infrastructure Cost Allocation—Roadway .....	2-12
Table 2-5	Roadway Infrastructure Fee Revenue by Phase .....	2-13
Table 3-1	Sewer Improvements .....	3-4
Table 3-2	Infrastructure Cost Allocation—Sewer .....	3-6
Table 3-3	Sewer Infrastructure Fee Revenue by Phase .....	3-7
Table 4-1	Drainage Improvements.....	4-5
Table 4-2	Infrastructure Cost Allocation—Storm Drainage .....	4-7
Table 4-3	Drainage Infrastructure Fee Revenue by Phase.....	4-8
Table 5-1	Water Improvements .....	5-4
Table 5-2	Infrastructure Cost Allocation—Water .....	5-6
Table 5-3	Water Infrastructure Fee Revenue by Phase .....	5-7
Table 6-1	Agricultural Irrigation Improvements .....	6-2
Table 6-2	Infrastructure Cost Allocation—Agricultural Irrigation .....	6-4
Table 6-3	Agricultural Irrigation Infrastructure Fee Revenue by Phase.....	6-6
Table 7-1	Dry Utilities Improvements .....	7-4
Table 7-2	Infrastructure Cost Allocation—Dry Utilities .....	7-6
Table 7-3	Dry Utilities Infrastructure Fee Revenue by Phase .....	7-7

Table 8-1	School Financing Analysis—Pleasant Grove ESD .....	8-2
Table 8-2	School Financing Analysis—East Nicholas JUHSD .....	8-3
Table 8-3	School Fee Revenue by Phase .....	8-5
Table 9-1	Summary of Park Costs .....	9-3
Table 9-2	Infrastructure Cost Allocation—Parks .....	9-5
Table 9-3	Park Fee Revenue by Phase.....	9-6
Table 10-1	Infrastructure Cost Allocation—Trails .....	10-3
Table 10-2	Trail Fee Revenue by Phase .....	10-4
Table 11-1	Summary of Open Space Costs .....	11-3
Table 11-2	Infrastructure Cost Allocation—Open Space .....	11-4
Table 11-3	Open Space Fee Revenue by Phase.....	11-5
Table 12-1	Infrastructure Cost Allocation—Library .....	12-3
Table 12-2	Library Fee Revenue by Phase.....	12-4
Table 13-1	Infrastructure Cost Allocation—Transit.....	13-4
Table 13-2	Transit Fee Revenue by Phase .....	13-5
Table 14-1	Infrastructure Cost Allocation—Sheriff .....	14-3
Table 14-2	Sheriff Fee Revenue by Phase .....	14-4
Table 15-1	Estimated Fire Facilities Infrastructure and Equipment Costs .....	15-2
Table 15-2	Infrastructure Cost Allocation—Fire .....	15-4
Table 15-3	Fire Fee Revenue by Phase.....	15-5
Table 16-1	Infrastructure Cost Allocation—Government Center .....	16-3
Table 16-2	Government Center Fee Revenue by Phase.....	16-4
Table 17-1	Infrastructure Cost Allocation—Corporation Yard.....	17-2
Table 17-2	Corporation Yard Fee Revenue by Phase .....	17-3

Table 18-1	Infrastructure Cost Allocation—Financing Plan Updates.....	18-3
Table 19-1	Fee Revenue Summary for Infrastructure.....	19-3
Table 19-2	Fee Revenue Summary for Public Facilities .....	19-4
Table 19-3	Estimated Bond Sizing at Buildout .....	19-7
Table 19-4	Estimated Bond Proceeds per Unit and Nonresidential Acre at Buildout .....	19-8
Table 21-1	Summary of Fees at Buildout.....	21-2
Table 21-2	Summary of Sutter Pointe Fee Program.....	21-3
Table 21-3	Infrastructure Burden Net of Bond Proceeds.....	21-4
Table 21-4	Infrastructure Cost Burden per Residential Unit.....	21-6
Table 21-5	Test of 2-Percent Sales Price—Single-Family Market Rate Units .....	21-7

## LIST OF MAPS

---

Map 1-1	Vicinity Map.....	1-2
Map 1-2	Sutter Pointe Conceptual Phasing Plan.....	1-5
Map 2-1	Regional Access Map .....	2-2
Map 2-2	On-Site Roadway Plan.....	2-3
Map 2-3	Off-Site Roadway Improvements—Buildout (west) .....	2-4
Map 2-4	Off-Site Roadway Improvements—Buildout (east).....	2-5
Map 3-1	Proposed On-Site Sewer Plan .....	3-2
Map 3-2	Proposed Off-Site Sewer Plan.....	3-3
Map 4-1	Proposed On-Site Drainage Plan.....	4-2
Map 4-2	Proposed Off-Site Drainage Plan .....	4-4
Map 5-1	On-Site Water Map.....	5-2
Map 5-2	Off-Site Water Map .....	5-3



Map 6-1	On-Site Irrigation Plan—Buildout .....	6-3
Map 7-1	Proposed On-Site Dry Utilities Plan .....	7-2
Map 7-2	Proposed Off-Site Dry Utilities Plan.....	7-3
Map 9-1	Active Parks .....	9-2
Map 10-1	Trail Locations .....	10-2
Map 11-1	Open Space .....	11-2

## **LIST OF FIGURES**

---

Figure 1-1	Summary of Funding Programs.....	1-11
Figure 1-2	Elements of Sutter Pointe Public Facilities Financing Plan .....	1-15
Figure 8-1	School Financing—Summary of Funding Sources .....	8-6

# 1. FINANCING PLAN SUMMARY

---

*Reader's Note: The Backbone Infrastructure and Public Facilities described in this Financing Plan will undergo County and public review as part of the hearing process. All costs are in 2008 dollars. Cost estimates for improvements have been estimated based on information thought to be reasonable in the current market. Cost estimates will be adjusted for inflation or revised based on more detailed engineering information as the development process is implemented. Improvements may be added or deleted in future Financing Plan updates as more detailed information becomes available. Phasing requirements or Development Triggers are still being developed for many of the public improvements. Phasing information will also be updated as new information becomes available.*

This Public Facilities Financing Plan (Financing Plan) presents a strategy to finance Backbone Infrastructure and other Public Facilities required to serve the proposed land uses in the Sutter Pointe Specific Plan (SPSP). The financing strategy is designed to be flexible enough to accommodate the development plans of multiple SPSP property owners while assuring Sutter County (County) that the required facilities are constructed when necessary. The Financing Plan includes the use of existing fee programs, the development of a new Sutter Pointe Fee Program (SP Fee Program), the use of Mello-Roos bond financing, and the use of other funding mechanisms.

## PROJECT DESCRIPTION AND PROPOSED LAND USES

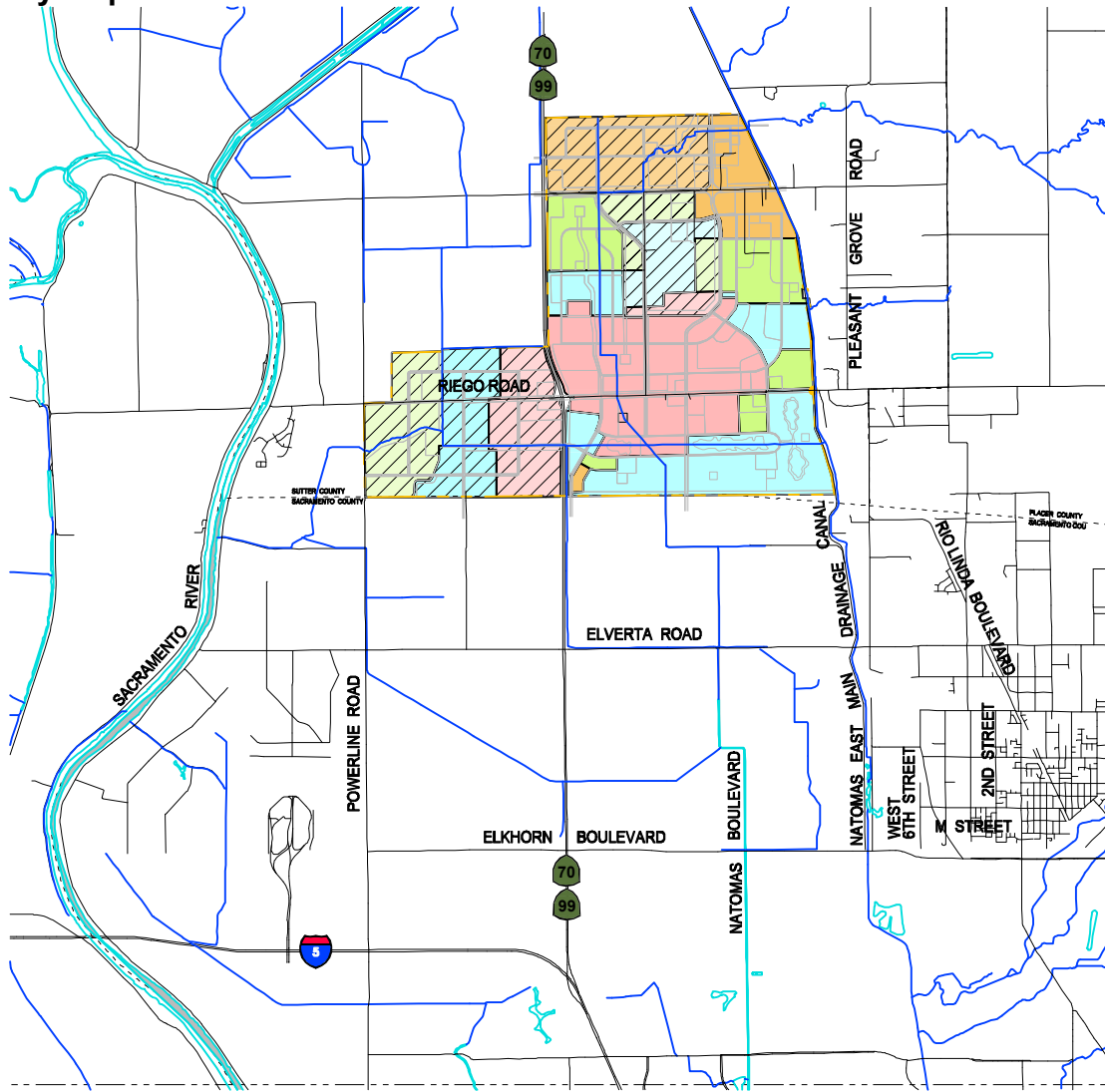
The SPSP is bounded on the south by the Sacramento/Sutter County line, on the east by Natomas Road, and on the most westerly portion by Powerline Road. State Route 99 and Riego Road bisect the SPSP. Located near the site are several existing and planned developments, including Sacramento International Airport and Metro Air Park, and the Greenbriar Specific Plan to the southwest, Placer Vineyards Specific Plan and the Rio Linda/Elverta Community Plan to the southeast, the Natomas Vision development area to the south, habitat preservation zones (Natomas Basin Conservancy Mitigation Lands) along the Sacramento River to the west, and the Natomas cross canal to the northeast. **Map 1-1** shows the location of the SPSP.

The SPSP calls for more than 2,600 acres of net developable residential land with 17,500 residential units, including low-density, medium-density, mixed use, and high-density product types.<sup>1</sup> The SPSP also proposes nearly 50 million building square feet of nonresidential employment and mixed use development, including office, retail, and

---

<sup>1</sup> Residential units are assumed to be market rate units. Affordable housing is not addressed in this version of the analysis.

**Map 1-1  
Sutter Pointe Specific Plan  
Vicinity Map**



**SUTTER POINTE  
PLAN AREA EXHIBIT**



**MACKAY & SOMPS**  
ENGINEERS PLANNERS SURVEYORS

June 25, 2008

industrial uses.<sup>2</sup> In addition, the SPSP identifies land for public uses, including roads, schools, drainage basins, and other types of public uses.<sup>3</sup> See **Table 1-1** for a detailed description of the SPSP's proposed land uses.

## PHASING OF THE FINANCING PLAN

The SPSP is anticipated to build out over a period of many years. The Specific Plan identifies eight separate development phases. There are four residential-mixed use phases (Phases 1 through 4) and four nonresidential (employment village) phase (Phases A through D).

According to the Specific Plan, the residential mixed use community and the employment villages will be allowed to absorb separate and apart from each other based on market conditions. However, development must also comply with Sutter County Measure M, which strives to deliver jobs to Sutter County. Specifically, Measure M requires that "large commercial and industrial parks would be developed and marketed in the initial phases of the community to attract new employers to the County." Therefore, to meet measure M requirements, backbone infrastructure will be provided to Phase A (employment villages), or a portion thereof, at the same time as infrastructure is provided to Phase 1 (the residential mixed use community). Infrastructure for subsequent phases would then be built as demand requires.

For purposes of this Financing Plan, only a Phase 1 (which is defined here as residential Phase 1 plus Phase A nonresidential) and a Buildout scenario are shown. At this time, the level of development in other phases is illustrative, and actual phasing may occur differently than described in the Specific Plan, based on market conditions. **Map 1-2** details the SPSP, showing all phases and proposed land uses. Development Agreement conditions and conditions placed on tentative maps will specify the timing of major public improvement as the SPSP builds out.

## BACKBONE INFRASTRUCTURE AND PUBLIC FACILITIES COSTS

Many people tend to use the term "backbone infrastructure" for all publicly owned facilities. The Financing Plan will use the following definitions to more precisely define the following items.

---

<sup>2</sup> Assumptions are based on the Sutter Pointe traffic analysis prepared by Fehr & Peers as of February 28, 2008, and shown in **Appendix A**.

<sup>3</sup> Based on the Sutter Pointe Revised Conceptual Land Use Plan (February 7, 2008,) produced by EDAW.

**Table 1-1  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Land Use Development Plan**

**Land Use:  
Assumes 100% of  
Industrial Development**

Land Use	Assumptions	Phase 1		Buildout		
		Total Acreage	Residential Units	Total Acreage	Residential Units	Non-Res. Sq. Ft.
<b>Residential Development</b>	<i>Units/Acre</i>					
<b>Single-Family</b>						
Low-Density	2.9	121.0	345	512.4	1,461	-
Medium-Density	6.2	874.8	5,389	1,950.2	12,014	-
<b>Subtotal Single-Family</b>		<b>995.8</b>	<b>5,734</b>	<b>2,462.6</b>	<b>13,475</b>	-
<b>Multifamily</b>						
Mixed Use [1]		-	368	-	599	-
High-Density	18.3	91.4	1,669	187.6	3,426	-
Affordable Housing [2]	-	-	-	-	-	-
<b>Subtotal Multifamily</b>		<b>91.4</b>	<b>2,037</b>	<b>187.6</b>	<b>4,025</b>	-
<b>Total Residential Development</b>		<b>1,087.2</b>	<b>7,771</b>	<b>2,650.2</b>	<b>17,500</b>	-
<b>Nonresidential Development [3]</b>						
Commercial Retail		202.0	-	318.7	-	4,092,000
Office		58.5	-	256.5	-	4,214,000
Industrial - Developed		388.9	-	2,337.9	-	41,407,000
<b>Total Nonresidential Development</b>		<b>649.4</b>	<b>-</b>	<b>2,913.1</b>	<b>0</b>	<b>49,713,000</b>
<b>Total Res. and Nonres. Development</b>		<b>1,736.6</b>	<b>7,771</b>	<b>5,563.3</b>	<b>17,500</b>	<b>49,713,000</b>
<b>Public Uses</b>						
Backbone Roadways [5]	-	197.9	-	548.6	-	-
Industrial Drainage Basins	-	25.3	-	414.9	-	-
Neighborhood Parks	-	99.4	-	431.7	-	-
Parks and Open Space	-	115.8	-	394.5	-	-
Schools	-	114.0	-	174.5	-	-
<b>Total Public Uses</b>	-	<b>552.4</b>	<b>-</b>	<b>1,964.2</b>	<b>-</b>	<b>-</b>
<b>Total</b>	-	<b>2,289.0</b>	<b>7,771</b>	<b>7,527.5</b>	<b>17,500</b>	<b>49,713,000</b>

*"land\_use"*

Source: MacKay & Soms and EPS.

[1] Mixed-Use acreage is counted under Nonresidential Development.

[2] Number and type of affordable units have not yet been determined, and therefore, are not included in this analysis.

[3] For the purpose of this analysis, Specific Plan land use designations (e.g. employment 1, employment 2) have been distributed by land use type.

[4] Industrial assumed to develop at 100% of the total planned amount.

[5] Includes residential roads (249.1 acres) and employment roads (299.5 acres) at buildout.



## BACKBONE INFRASTRUCTURE

This term includes most of the essential public service-based items that are underground or on the surface. These items include roads, sewer, drainage, water, agricultural irrigation, and dry utilities. Backbone Infrastructure is sized to serve numerous individual development projects in the Specific Plan and in some cases serves the broader region's development areas. Buildout of the SPSP is estimated to require construction of \$1.2 billion (2008 dollars) in Backbone Infrastructure costs.

## PUBLIC FACILITIES

Public Facilities include these improvements:

- Schools.
- Public buildings, including the Government Center, Library, Fire Stations and Sheriff Substation and corresponding equipment.
- Parks.
- Corporation Yard.
- Open Space.

This group of items provides amenities to the Specific Plan (park facilities and libraries) or houses employees providing services to the area (sheriff, fire, public administration).

The SPSP is estimated to require approximately \$504.4 million (2008 dollars) in Public Facilities costs.

## TOTAL PUBLIC FACILITIES COST ESTIMATES

Total costs for Backbone Infrastructure and Public Facility improvements are estimated to be \$1.7 billion at buildout and \$818.9 million in Phase 1, as summarized in **Table 1-2**. The cost of administration and updating the Financing Plan is included at a cost of approximately \$34.6 million (3 percent of Backbone Infrastructure and Public Facility costs). **Appendix A** contains a detailed Capital Improvement Program (CIP) for each Backbone Infrastructure facility category. **Appendix B** details the assumptions that were used to determine Public Facilities costs.

These cost estimates do not, in most cases, include land acquisition costs. The only exception is the drainage cost estimates, which do include land acquisition. Developers will not receive credit for dedicated land against any adopted funding program.

**Table 1-2**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Summary of Estimated Infrastructure Improvement Costs (2008 \$)**

<b>Improvement</b>	<b>Phase 1 [1]</b>	<b>Buildout</b>
<b>Backbone Infrastructure Improvements</b>		
<b>Roadway</b>		
On-Site	\$49,186,000	\$148,592,000
Off-Site - Sutter Pointe Share [2]	\$52,720,000	\$116,072,000
Off-Site- Other Plan Area Share	\$84,269,000	\$209,854,000
<b>Total Roadway</b>	<b>\$186,175,000</b>	<b>\$474,518,000</b>
<b>Sewer</b>		
On-Site	\$85,502,000	\$109,746,000
Off-Site	\$17,125,000	\$65,192,000
<b>Total Sewer</b>	<b>\$102,627,000</b>	<b>\$174,938,000</b>
<b>Storm Drainage</b>	<b>\$141,492,000</b>	<b>\$214,209,000</b>
<b>Water</b>	<b>\$74,195,000</b>	<b>\$251,169,000</b>
<b>Agricultural Irrigation</b>	<b>\$5,328,000</b>	<b>\$10,006,000</b>
<b>Dry Utilities</b>		
On-Site	\$16,427,000	\$43,817,000
Off-Site	\$783,000	\$783,000
<b>Total Dry Utilities</b>	<b>\$17,210,000</b>	<b>\$44,600,000</b>
<b>Subtotal Backbone Infrastructure Improvements</b>	<b>\$527,027,000</b>	<b>\$1,169,440,000</b>
<b>Public Facility Improvements</b>		
Schools	\$212,250,000	\$353,000,000
Parks [4]	\$25,748,000	\$62,765,000
Trails [4] [5]	\$2,297,000	\$5,600,000
Open Space	\$1,513,000	\$5,159,000
Library [3]	\$1,311,000	\$4,200,000
Transit [6]	\$2,497,000	\$8,000,000
Sheriff Sub-Station [3]	\$3,147,000	\$10,080,000
Fire Stations & Equipment [7]	\$23,440,000	\$27,075,000
Government Center [3]	\$4,331,000	\$13,875,000
Corporation Yard [3]	\$4,565,000	\$14,624,000
<b>Subtotal Public Facility Improvements</b>	<b>\$281,099,000</b>	<b>\$504,378,000</b>
<b>Financing Plan Administration &amp; Updates (3%) [3]</b>	<b>\$10,798,000</b>	<b>\$34,592,000</b>
<b>Total Improvements</b>	<b>\$818,924,000</b>	<b>\$1,708,410,000</b>

"costs"

Sources: MacKay & Soms and Wood Rodgers.

- [1] Phase 1 includes both Phase 1 (residential development) and Phase A (nonresidential development).
- [2] Off-site roadway costs represent Sutter Pointe share of roadway costs only, as estimated by MacKay and Soms. Full off-site roadway costs are estimated to be \$325.9 million.
- [3] Phase 1 costs are not available yet. Costs have been allocated based on proportion of Phase 1 developed acres to total buildout developed acres (includes residential and nonresidential acres).
- [4] Phase 1 costs are not available yet. Costs have been allocated based on proportion of Phase 1 residential acres to total buildout residential acres.
- [5] Assumes 56,000 lineal feet of trail (including landscaping) at \$100 per lineal foot.
- [6] Preliminary estimate provided by Measure M Group.
- [7] The SPSP includes three planned fire stations. The first two stations are assumed to be in Phase 1.



The Backbone Infrastructure costs in this Financing Plan were prepared primarily by MacKay & Soms Civil Engineering. Wood Rodgers, Inc. prepared the drainage cost estimates. The cost estimates shown in **Chapters 2 through 18** are subject to revision as better information becomes available. As descriptions of facilities and associated cost estimates change, the Financing Plan will be updated with the most current information available.

## OTHER SPSP DEVELOPMENT COSTS

CIP cost estimates include only Backbone Infrastructure and Public Facilities required to serve the SPSP directly and the SPSP's share of off-site roadway improvements. Off-site facilities not scheduled to be built as a part of the SPSP CIP will be funded through existing fee programs or other funding sources and are not included in the cost estimates.

The Backbone Infrastructure and other Public Facility cost estimates also do not include the costs of in-tract and other subdivision-specific improvements, which will be privately financed. These are considered subdivision improvements, and are not a part of this Financing Plan. They are as follows:

- **Frontage improvements** include frontage roads, sound walls, and landscape corridors that border a subdivision project. Except for the frontage costs included in the Public Facilities above, these improvements are funded privately, and the costs of these improvements are not estimated or included in the burdens presented in the Financing Plan. These costs are typically considered "Lot Costs," and are included in developers' private financing structure.
- **In-tract improvements** in a subdivision project include local roads, sewer, water, drainage, recycled water, erosion control, and dry utilities. These improvements are funded privately, and the costs of these improvements are not estimated or included in the burdens presented in the Financing Plan. The development community considers these costs in their private financing structure as "Lot Costs."

## FINANCING STRATEGY SUMMARY

### PURPOSE

The purpose of the SPSP Financing Plan is to recommend the appropriate financing mechanisms to fund the necessary Backbone Infrastructure and other Public Facility costs required to serve the SPSP. The selected financing mechanisms are flexible enough

to ensure the required improvements are constructed when necessary. The financing mechanisms used will depend on the types and timing of the needed facilities.

## FINANCING POLICIES

The following objectives and policies shall guide the financing of infrastructure and public services for the Sutter Pointe Specific Plan:

- Objective 10.7-1 Fund major infrastructure and public facilities required for Sutter Pointe development to proceed using a suitable and appropriate combination of public and private financing.
- Policy 10.7-1 The full costs of on-site and fair share of off-site public infrastructure and public facilities required to support Sutter Pointe will be funded from revenues generated by development in the Specific Plan area.
- Policy 10.7-2 Development projects will be required to fund and construct the costs of extending the backbone infrastructure necessary to adequately serve and support their project, consistent with the various public facilities master plan(s) prepared for Sutter Pointe subject to fee credits or future reimbursements. The costs for backbone infrastructure and public facilities will be allocated to the extent possible based on a project's fair share of required improvements.
- Policy 10.7-3 Existing County/other Agency fee programs will be used to fund Specific Plan infrastructure to the extent the improvements are eligible for such funding.
- Policy 10.7-4 "Pay-as-you-go" financing will be used to the extent possible. The principal use of debt financing will be to fund those broad scale facilities needed to facilitate development of the entire community or significant portions thereof. Debt financing will be used only when needed to permit development or in order to maintain established level of service standards.
- Policy 10.7-5 A new Plan area fee will be established for those backbone improvements that are not funded by existing fee programs or by some form of public debt. A fair share cost allocation of the Plan

area fee for public improvements required will be established for each land use parcel.

Policy 10.7-6 When using debt financing, the total annual tax and/or assessment rates for developed land shall not exceed fiscally prudent standards consistent with County rules and procedures.

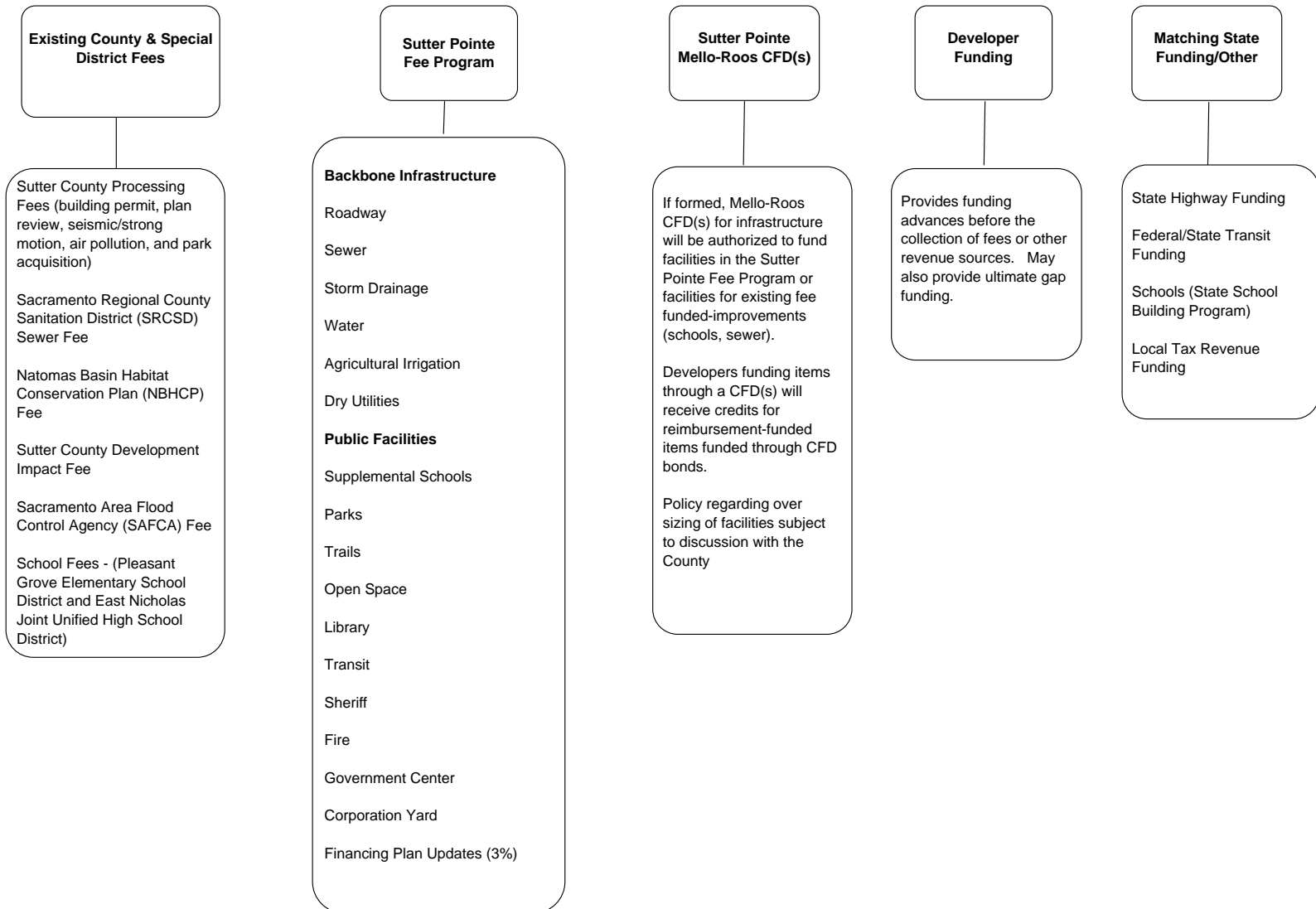
Policy 10.7-7 Before undeveloped properties can be included in assessment districts, property owner consent is required as provided by State statute and local requirements. Participating landowners agree to annex into an existing County Service Area (CSA) and/or other Special Districts, such as a Sewer Maintenance District (SMD) and provide funding for infrastructure improvements according to provisions of development agreements which accompany this Specific Plan. When properties owned by non-participating landowners are proposed for development and a rezone application is approved and the property benefits from publicly financed infrastructure; said property owner shall be similarly required to annex into a CSA, SMD, and/or other special districts, which have funded or will fund improvements that benefit the property. Parcel maps or lot splits that are found by the applicable hearing body to be for agricultural uses and that are consistent with underlying agricultural zoning are exempt from this policy.

## FINANCING STRATEGY

A combination of funding sources will ultimately fund the costs of Backbone Infrastructure and Public Facility improvements. **Figure 1-1** describes these sources, which are summarized below:

- **Existing Fee Programs** administered by Sutter County and other public agencies will be used. Examples of these items are the Sacramento Regional County Sanitation District Fee (SRCSD) for sewer, the Natomas Basin Habitat Conservation Plan (NBHCP) Fee, and school district development impact fees. Because the funding of items covered by these fees is the responsibility of these agencies, the cost of these items is not included in the Financing Plan.
- **A New Sutter Pointe Fee Program (SP Fee Program)** will fund improvements not already included in the capital improvement program of existing fee programs. This fee program could be administered privately (by the master developer) or publicly (by the County). For example, the County may prefer to

**Figure 1-1  
Sutter Pointe Specific Plan Public Facilities Financing Plan  
Summary of Funding Programs**



1-11

administer the portion of the fee dedicated to funding Public Facilities, while the developer could internally implement a fee program to cover the costs of Backbone Infrastructure. Further discussion between the developer and the County will be required to determine how the SP Fee Program will be administered.

- **Community Facilities Districts (CFDs).** One or more CFDs will fund infrastructure improvements needed during the development of the SPSP before the collection of sufficient fees or other sources of revenue for reimbursement. The bonds will be repaid through special taxes levied on property through the CFDs.
- **Private Developer Funding.** Certain construction costs within the boundaries of the SPSP are the direct responsibility of developers in the SPSP (shown in **Table 1-3**).
- **Matching State School Funding.** It is anticipated that the school districts in the SPSP will be eligible for grant funding from the State School Facility Program (SFP).
- **Other Funding Sources** to fund the Backbone Infrastructure and Public Facilities costs will be required. This may include state highway funding or other state/federal funding for transit facilities and equipment.
- **Local Tax Revenue Funding.** The County may pledge property tax, sales tax, or other tax revenues generated in the SPSP to fund construction of public facilities and infrastructure. These local revenues would only be available after ensuring sufficient funding is provided to the County to provide the required countywide and urban services. This funding mechanism has the potential to expedite the absorption of nonresidential land uses and ensure that the SPSP more quickly attains the desired jobs/housing balance.

In addition to the ultimate funding sources described above, financing mechanisms will be used to cover the costs of improvements before the ultimate source of funding (e.g., fees) is available and to cover any funding shortfall during Phase 1:

- **Developer Advances.** The Financing Plan anticipates that developer advances will finance infrastructure improvements needed in the initial phases of the SPSP and before the collection of fees or other revenue sources. The Financing Plan assumes that fee credits or reimbursements for facilities otherwise funded by fee programs may be available if developers fund and construct fee-funded facilities. Developer advances will also be repaid as the County acquires facilities through the Mello-Roos CFD bond proceeds.

Because developers will be conditioned to complete specific infrastructure improvements and, in many instances, will advance-fund more than their “proportionate share” of infrastructure costs, private reimbursement agreements may be appropriate. Private reimbursement agreements may be prepared for each development project providing more than its proportionate share of infrastructure costs. Either through such private reimbursement agreements or the D.A.s, the developers fronting the cost of improvements benefiting adjacent owners may be able to recover those costs.

**Table 1-3** shows the detailed costs and funding sources by category of improvement.

## INFORMATION SOURCES

Preparation of this Financing Plan relied on the following information.

- Land use designations, as shown in the Sutter Pointe Revised Conceptual Land Use Plan dated February 7, 2008.
- Roadway infrastructure costs for on-site were prepared by MacKay & Somps and are based on the Sutter Pointe Specific Plan, prepared by EDAW. Off-site costs are preliminary and were provided by Fehr & Peers and MacKay & Somps.
- The Sutter Pointe Specific Plan, Sewer Master Plan dated November 2008, prepared by MacKay & Somps.
- The Sutter Pointe Specific Plan, Water Supply Master Plan dated November 2008, prepared by MacKay & Somps.
- The Sutter Pointe Specific Plan, Dry Utilities Master Plan dated November 2008, prepared by MacKay & Somps.
- The Sutter Pointe Specific Plan Area Drainage Master Plan dated May 20, 2008, prepared by Wood Rodgers.
- Public Facilities data provided by EDAW, the Measure M Group, and EPS.
- Existing County fee program data.

**Figure 1-2** shows how these information sources contribute to this Financing Plan, as well as the Specific Plan and the Environmental Impact Report (EIR).

Table 1-3  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Preliminary Sources and Uses of Funds at Buildout

Improvement	Preliminary Estimated Costs	Potential Funding Sources							Total Funding
		Existing Fee Programs		Sutter Pointe Fee Program			School District Mitigation Fee Revenue [2]	Other (State Funding, Private, etc.) [5]	
		Sutter County Fee Program [1]	Other	Creditable Developer Constructed	Agency Constructed [2]	Total Constructed			
<b>Infrastructure Improvements</b>									
Roadway [3]	\$474,518,000	\$0	\$0	\$264,664,000	\$0	\$264,664,000	\$0	\$209,854,000	\$474,518,000
Sewer	\$174,938,000	\$0	\$0	\$174,938,000	\$0	\$174,938,000	\$0	\$0	\$174,938,000
Storm Drainage	\$214,209,000	\$0	\$0	\$214,209,000	\$0	\$214,209,000	\$0	\$0	\$214,209,000
Water	\$251,169,000	\$0	\$0	\$251,169,000	\$0	\$251,169,000	\$0	\$0	\$251,169,000
Agricultural Irrigation	\$10,006,000	\$0	\$0	\$10,006,000	\$0	\$10,006,000	\$0	\$0	\$10,006,000
Dry Utilities	\$44,600,000	\$0	\$0	\$44,600,000	\$0	\$44,600,000	\$0	\$0	\$44,600,000
<b>Subtotal Infrastructure Improvements</b>	<b>\$1,169,440,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$959,586,000</b>	<b>\$0</b>	<b>\$959,586,000</b>	<b>\$0</b>	<b>\$209,854,000</b>	<b>\$1,169,440,000</b>
<b>Public Facility Improvements</b>									
Schools	\$353,000,000	\$0	\$0	\$0	\$42,100,000	\$42,100,000	\$164,900,000	\$146,000,000	\$353,000,000
Parks	\$62,765,000	\$0	\$0	\$62,765,000	\$0	\$62,765,000	\$0	\$0	\$62,765,000
Trails	\$5,600,000	\$0	\$0	\$5,600,000	\$0	\$5,600,000	\$0	\$0	\$5,600,000
Open Space	\$5,159,000	\$0	\$0	\$5,159,000	\$0	\$5,159,000	\$0	\$0	\$5,159,000
Library	\$4,200,000	\$0	\$0	\$4,200,000	\$0	\$4,200,000	\$0	\$0	\$4,200,000
Transit [4]	\$8,000,000	\$0	\$0	\$8,000,000	\$0	\$8,000,000	\$0	\$0	\$8,000,000
Sheriff Sub-Station	\$10,080,000	\$0	\$0	\$10,080,000	\$0	\$10,080,000	\$0	\$0	\$10,080,000
Fire Stations & Equipment	\$27,075,000	\$0	\$0	\$27,075,000	\$0	\$27,075,000	\$0	\$0	\$27,075,000
Government Center	\$13,875,000	\$0	\$0	\$13,875,000	\$0	\$13,875,000	\$0	\$0	\$13,875,000
Corporation Yard	\$14,624,000	\$0	\$0	\$14,624,000	\$0	\$14,624,000	\$0	\$0	\$14,624,000
<b>Subtotal Public Facility Improvements</b>	<b>\$504,378,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$151,378,000</b>	<b>\$42,100,000</b>	<b>\$193,478,000</b>	<b>\$164,900,000</b>	<b>\$146,000,000</b>	<b>\$504,378,000</b>
<b>Financing Plan Administration &amp; Updates (3%)</b>	<b>\$34,591,920</b>	<b>\$0</b>	<b>\$0</b>	<b>\$33,328,920</b>	<b>\$1,263,000</b>	<b>\$34,591,920</b>	<b>\$0</b>	<b>\$0</b>	<b>\$34,591,920</b>
<b>Total Improvements</b>	<b>\$1,708,409,920</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,144,292,920</b>	<b>\$43,363,000</b>	<b>\$1,187,655,920</b>	<b>\$164,900,000</b>	<b>\$355,854,000</b>	<b>\$1,708,409,920</b>

"sources\_uses"

Sources: MacKay & Soms, Wood Rodgers, and EPS.

[1] Some overlap is expected with the SP Fee Program and the Sutter County Development Impact Fee. Exact amount of the overlap is not known at this time. EPS has estimated overlap with the Sutter County Development Impact Fee in **Table C-1**. Estimated Development Impact Fee revenue is shown in **Table C-2**.

[2] Includes estimated Level 1 and 2 school fees and supplemental fees (see **Tables 8-1** and **8-2**).

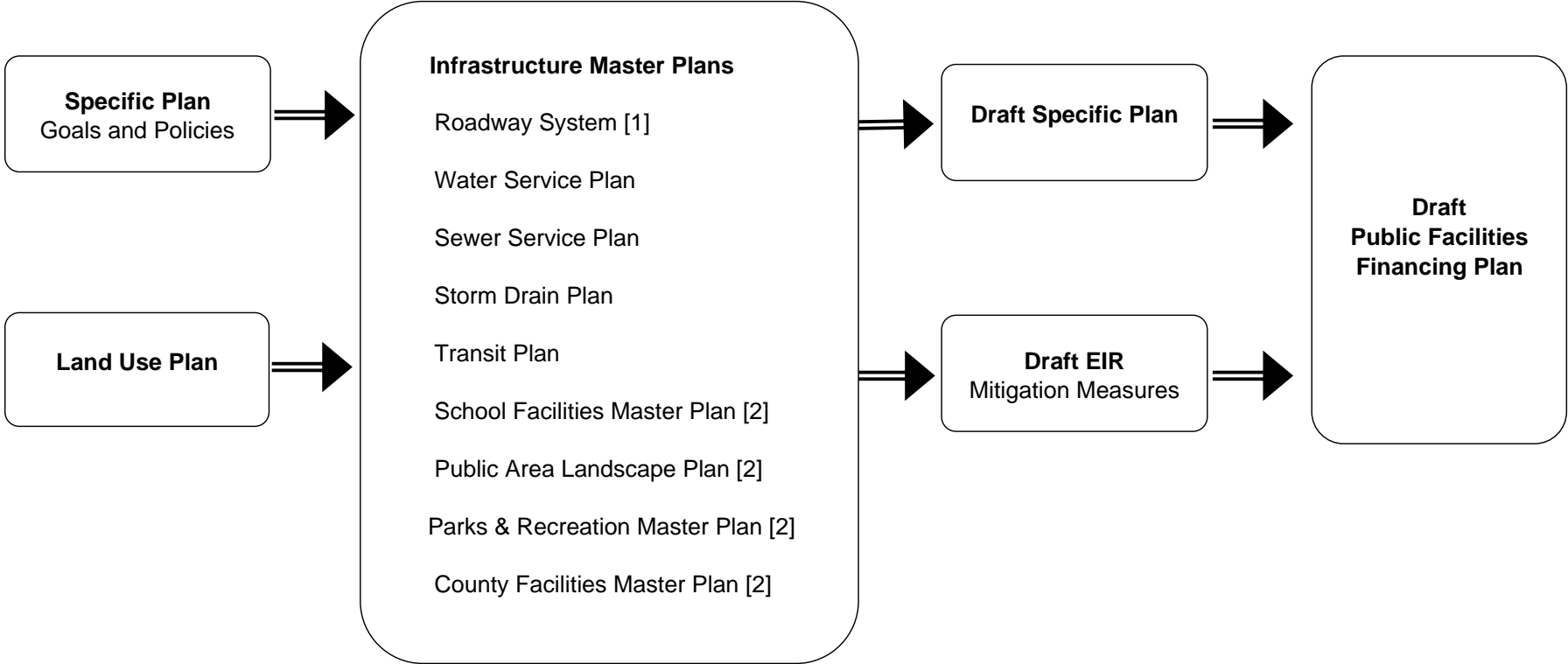
[3] Off-site roadway costs shown include costs that are not the responsibility of Sutter Pointe. Sutter Pointe is responsible for approximately \$116.1 million of off-site roadway costs.

[4] State and Federal transit funding is not shown at this time.

[5] Sales tax and property tax increment funding are not shown at this time.

Figure 1-2  
Elements of Sutter Pointe  
Public Facilities Financing Plan

1-15



[1] Roadway specifications are in the Sutter Pointe Specific Plan.  
[2] These Plans will be finalized prior to the recordation of the first final large lot map or first tentative subdivision map for an entire property.



## ORGANIZATION OF THE REPORT

This report is organized as follows:

- **Chapters 2 through 18** allocate costs and show the fee revenue by phase for each respective infrastructure and Public Facility item to be funded through the SPSP.
- **Chapter 19** discusses the proposed new funding mechanisms that could be used to fund Backbone Infrastructure and Public Facilities.
- **Chapter 20** discusses implementation of the SP Fee Program.
- **Chapter 21** examines the feasibility of the SPSP.

Several appendices are included in this document:

- **Appendix A** shows the detailed CIPs for each Backbone Infrastructure facility required to serve the SPSP.
- **Appendix B** details the assumptions that were used to determine Public Facilities costs.
- **Appendix C** describes existing funding sources that may be available to fund the SPSP infrastructure and Public Facilities.
- **Appendix D** describes the cost allocation methodology used to calculate fees in the SP Fee Program.
- **Appendix E** compares the single-family development impact fee and infrastructure bond debt burden for the SPSP to the burden of numerous other single-family residential development projects in the greater Sacramento region.

## 2. ROADWAYS

---

The SPSP is located on State Route 99/70, approximately 15 miles north of Downtown Sacramento. Development of the SPSP will include a circulation system that provides both regional and local travel routes for the residents and employees of the SPSP. Currently, 99/70 bisects the SPSP and provides north-south access, while Riego Road and Sankey Road provide east-west access.

Future regional road improvements in the SPSP include the addition of freeway interchanges, new east-west and north-south arterial roads, grade-separated crossings over 99/70 for connectivity in the SPSP, and parallel roadways to 99/70 that provide regional travel options. **Map 2-1** shows the regional access points in the SPSP.

A network of local streets will facilitate automobile circulation while at the same time supporting transit and alternative modes of transportation such as bicycle and pedestrian mobility. The local network will provide system of arterial, collector, and industrial streets, as well as roundabouts, pedestrian-enhanced intersections, and reserved right-of-way for future transit use.

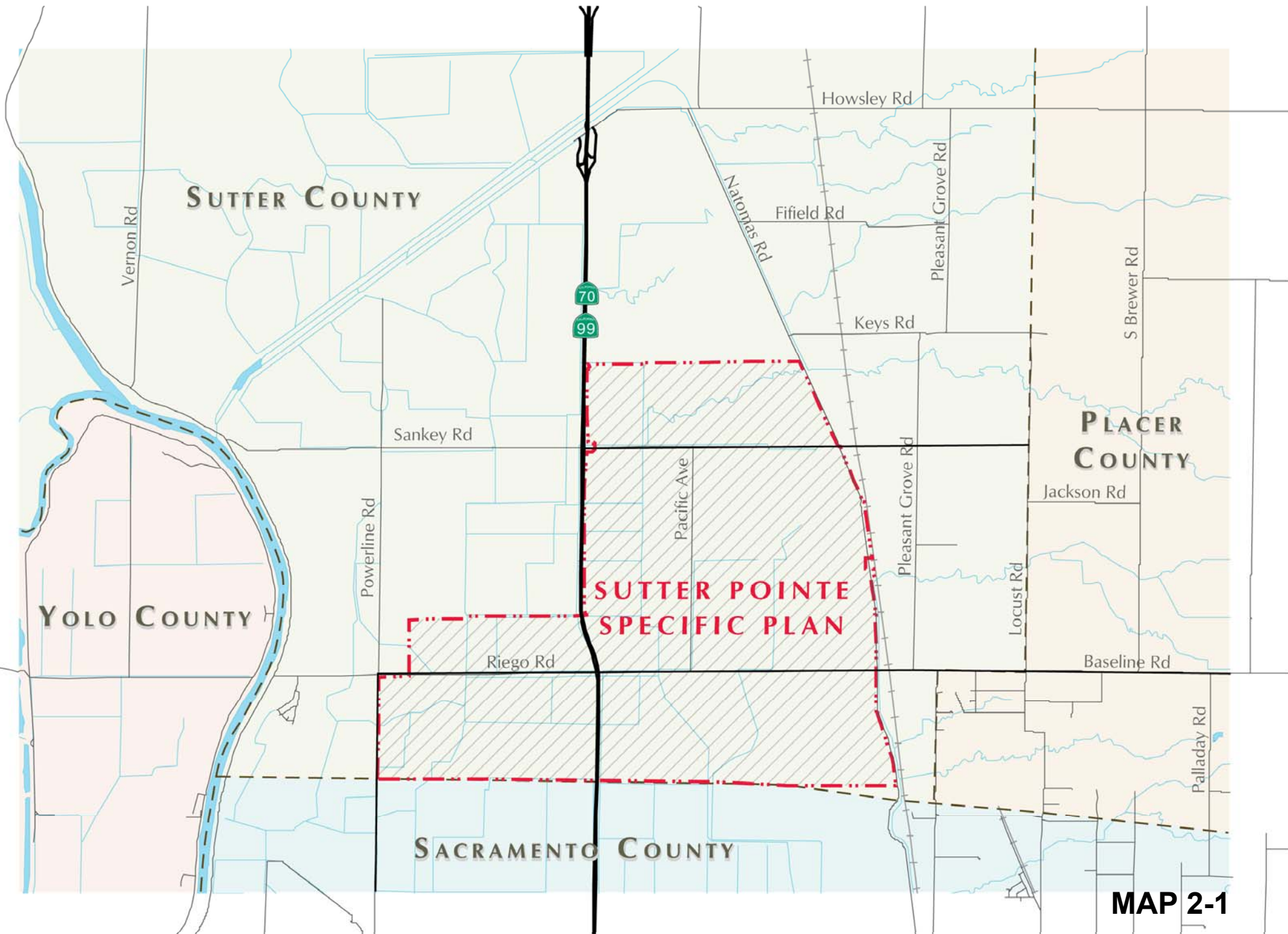
This chapter focuses on improvements specific to roadwork. Other circulation features, such as bicycle lanes, located in the road are included in this chapter; features located off the road, such as trails, are discussed in other chapters. Also, **Chapter 13** describes all transit improvements.

### DEVELOPMENT GUIDELINES

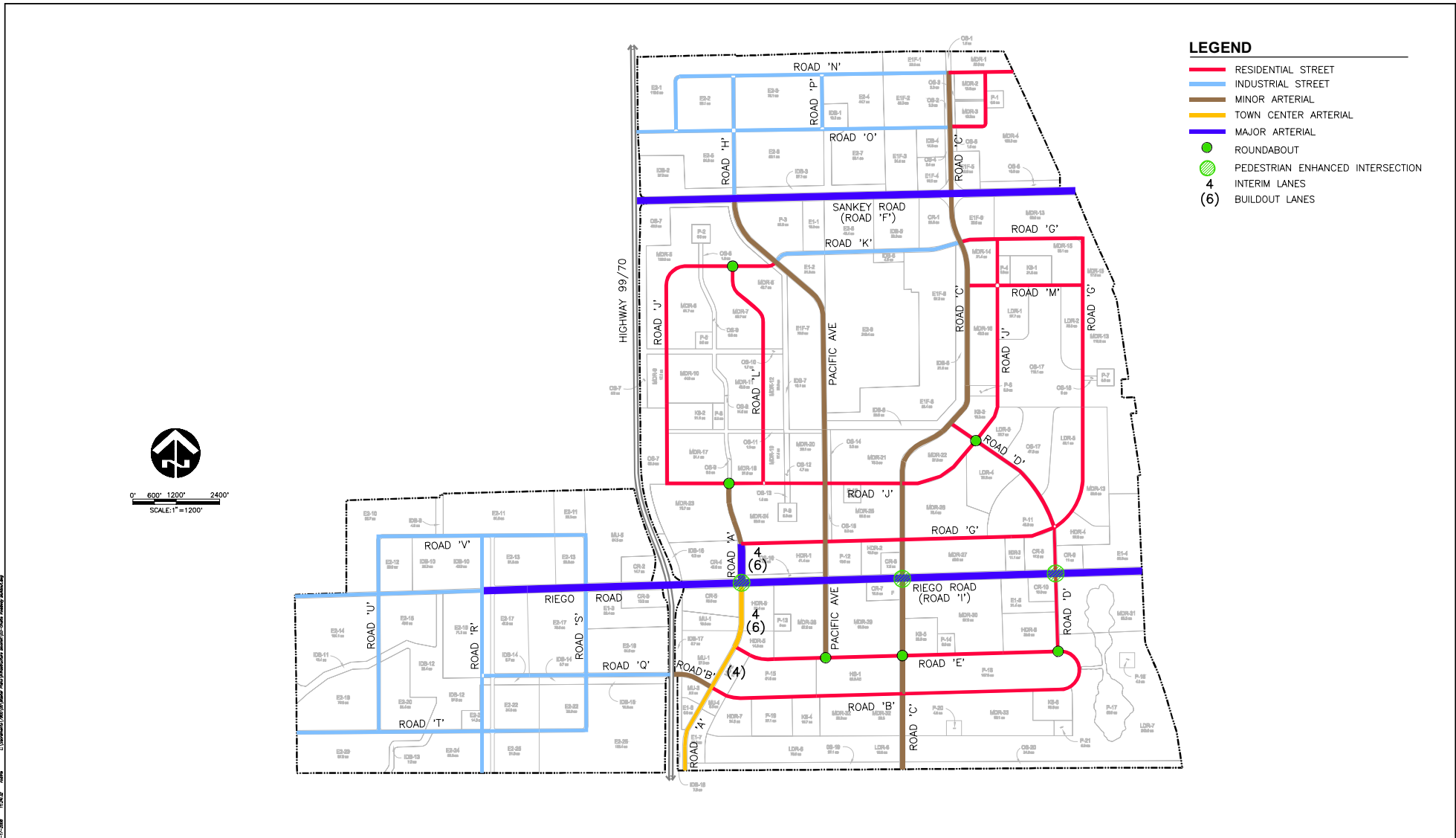
The Specific Plan provides precise descriptions of roadway types and design widths. Roadway types include residential minor streets and industrial minor streets, residential collector streets, industrial collector streets, arterial roadways. The Specific Plan also contains detailed specifications for roundabouts and traffic control systems. The financing plan does not include the list of improvements and costs for minor residential and industrial streets. These streets are considered subdivision improvements and are privately financed.

### FACILITY IMPROVEMENT COSTS

An estimated \$149 million in on-site improvements, as well as \$325.9 million in off-site improvements are required to serve the SPSP. **Map 2-2** displays the on-site roadway plan for the SPSP. **Maps 2-3** and **2-4** display the off-site roadway improvements.

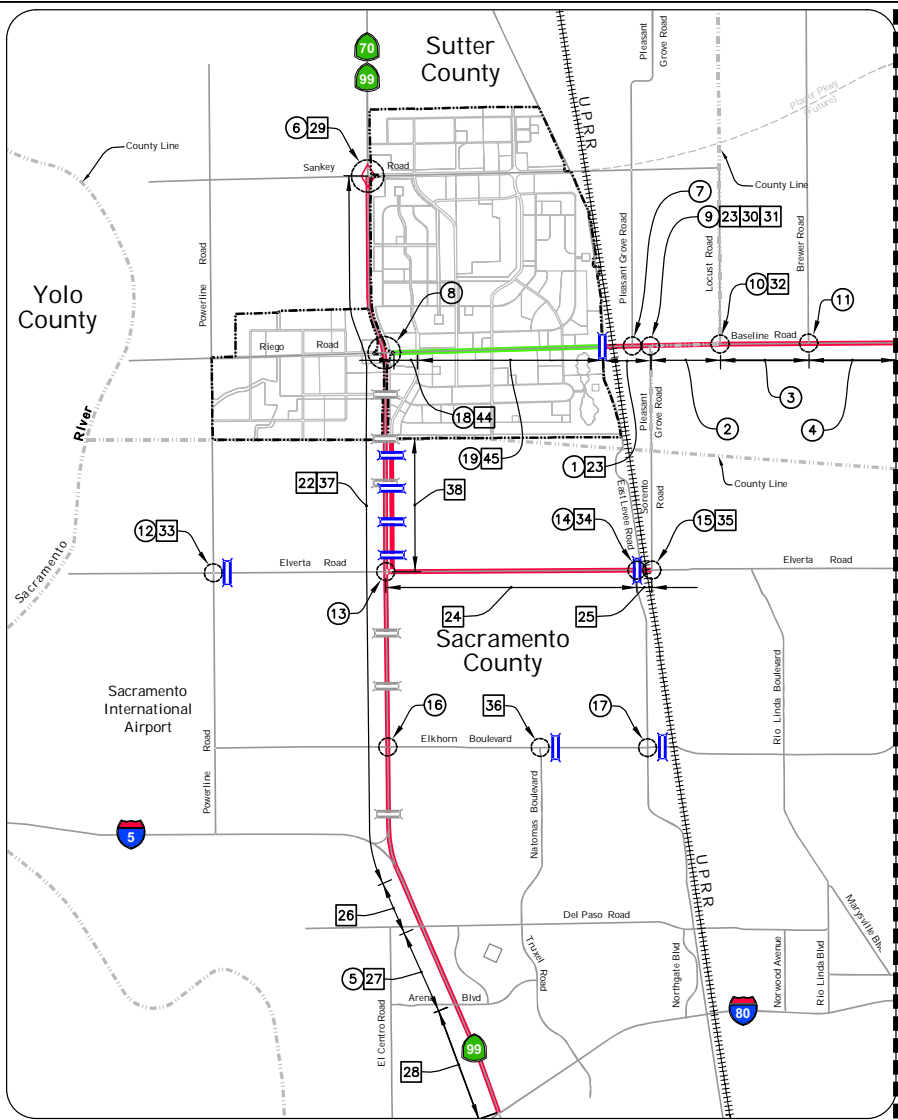


**MAP 2-1**



**SUTTER POINTE  
MEASURE "M" GROUP**

OFF-SITE ROADWAY IMPROVEMENTS		
Mitigation Number	Description of Improvements	
1	M.M. 3.3-2A	Riego Road Widen to Four Lanes
2	M.M. 3.3-3A	Baseline Road Widen to Four Lanes
3	M.M. 3.3-3B	Baseline Road Widen to Four Lanes
4	M.M. 3.3-3C	Baseline Road Widen to Four Lanes
5	M.M. 3.3-4	I-5 Widen to Eight Lanes (Add HOV Lanes)
6	M.M. 3.3-5A	SR 70/99 Construct a Grade-separated Interchange
7	M.M. 3.3-5B	Modify Existing Intersection
8	M.M. 3.3-5C	Construct Slip On-Ramp
9	M.M. 3.3-6A	Modify Existing Intersection
10	M.M. 3.3-6B	Modify Existing Intersection
11	M.M. 3.3-6C	Modify Existing Intersection
12	M.M. 3.3-7A	Modify Existing Intersection
13	M.M. 3.3-7B	Construct a Grade-separated Interchange
14	M.M. 3.3-7C	Modify Existing Intersection
15	M.M. 3.3-7D	Modify Existing Intersection
16	M.M. 3.3-7E	Add Traffic Signals
17	M.M. 3.3-7F	Modify Existing Intersection
18		Riego Road Widen to Six Lanes
19		Riego Road Widen to Four Lanes
22	M.M. 3.3-8	SR 70/99 & I-5 Construct HOV Lanes & Auxiliary Lanes
23	M.M. 3.3-9A	Riego Road/ Baseline Road Widen to Six Lanes; Construct a Grade-separated Crossing of The Union Pacific Railroad; Re-align Pleasant Grove Road (N) and/or Pleasant Grove Road (S); Install Traffic Signal
24	M.M. 3.3-11A	Elverta Road Widen to Four Lanes
25	M.M. 3.3-11B	Elverta Road Widen to Four Lanes
26	M.M. 3.3-12A	I-5 Widen to Eight Lanes (Add HOV Lanes)
27	M.M. 3.3-12B	I-5 Widen to Eight Lanes (Add HOV Lanes)
28	M.M. 3.3-12C	I-5 Widen to Ten Lanes (Add HOV Lanes);
29	M.M. 3.3-13A	SR 70/99 Construct a Grade-separated Interchange
30	M.M. 3.3-13B	Modify Existing Intersection
31	M.M. 3.3-14A	Modify Existing Intersection
32	M.M. 3.3-14B	Modify Existing Intersection
33	M.M. 3.3-15A	Modify Existing Intersection
34	M.M. 3.3-15B	Modify Existing Intersection
35	M.M. 3.3-15C	Modify Existing Intersection
36	M.M. 3.3-15E	Modify Existing Intersection
37	M.M. 3.3-16	SR 70/99 & I-5 Construct HOV Lanes & Auxiliary Lanes
38	M.M. 3.3-19	Construct Four-Lane Frontage Road Connecting SPSP to Elverta Road
44		Riego Road Widen to Eight Lanes
45		Riego Road Widen to Six Lanes



**LEGEND**

- Project Boundary
- Existing Roadways
- Proposed On-Site Project Roadways
- Proposed Off-Site Roadway Improvements
- Existing Drainage Crossing
- Proposed Drainage Crossing
- Off-Site Roadway Improvements Phase 1 & A
- Off-Site Roadway Improvements Buildout

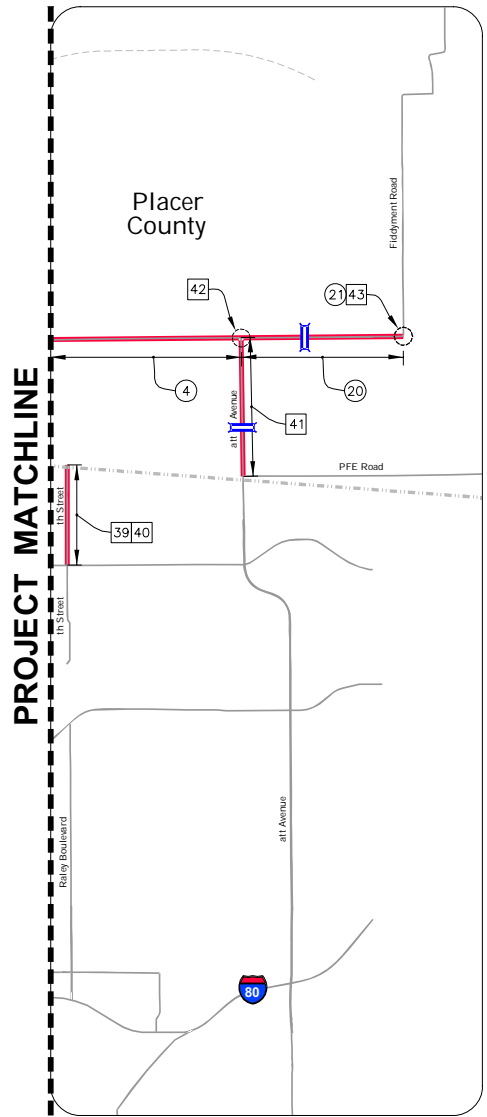
0' 1750' 3500' 7000'  
SCALE: 1" = 3500'

# SUTTER POINTE

## MEASURE "M" GROUP

I:\Projects\1902\GIS\Map\Area\Infrastructure\Buildout\19-02\Off-Site Roadway Improvements Buildout\19-02.dwg  
 11/17/2008 11:27:08 c:\msd

OFF-SITE ROADWAY IMPROVEMENTS		
	Mitigation Number	Description of Improvements
④	M.M. 3.3-3C	Baseline Road Widen to Four Lanes
⑳	M.M. 3.3-3D	Baseline Road Widen to Four Lanes
㉑	M.M. 3.3-6D	Modify Existing Intersection
㉓	M.M. 3.3-10B	16th Street Widen to Four Lanes
㉔	M.M. 3.3-10C	16th Street Widen to Four Lanes
㉕	M.M. 3.3-10D	Watt Avenue Widen to Six Lanes
㉖	M.M. 3.3-14C	Modify Existing Intersection
㉗	M.M. 3.3-14D	Modify Existing Intersection



- LEGEND**
- Project Boundary
  - Existing Roadways
  - Proposed On-Site Project Roadways
  - Proposed Off-Site Roadway Improvements
  - Existing Drainage Crossing
  - Proposed Drainage Crossing
  - ⑰ Off-Site Roadway Improvements Phase 1 & A
  - ㉔ Off-Site Roadway Improvements Buildout

**SUTTER POINTE**  
**MEASURE "M" GROUP**

Sheet 7 of 21  
 Off-Site Roadway Improvements Buildout (East)



**MAP 2-4**

Of these costs, the SPSP will fund all of the on-site improvements, but only a portion of the off-site improvements, resulting in a total cost share of \$264.7 million in roadway improvements, as summarized in **Table 2-1**.

On-site roadway facilities include these arterial, residential collector, and industrial collector road improvements:

- Street work
- Intersections
- Traffic signals
- Roundabouts
- Bicycle lanes (Class I, Class II)
- Landscape corridors

**Appendix A** summarizes the Roadway CIP and corresponding cost estimates for the project's required backbone roadway improvements. Complete cost detail can be found in the Roadway Cost Estimates prepared by MacKay & Somps. Please note that these costs do not include frontage improvements or subdivision-level street improvements; individual subdivision developers will be responsible for these improvements and their associated costs.

In addition to funding on-site roadways, this Financing Plan includes project-related costs for off-site roadway improvements. Of the total identified regional roadway improvements of \$325.9 million, the SPSP will be responsible for an estimated \$116.1 million, as shown in **Table 2-2**. Nearby projects in Sacramento County and Placer County, as well as state highway account funds, will fund the remainder of the off-site roadway improvements.

The methodology to determine the SPSP's traffic share for off-site roadway improvements follows:

- The traffic model traffic analysis zones were divided into two districts: the proposed project and all other areas (e.g., outlying counties like Sacramento County, City of Sacramento, Yuba City, Woodland, etc.).
- The traffic model was used to determine the origin and destination of trips using the off-site facilities by district.

The share of trips by district was calculated as follows: one trip was assigned to a district if a trip using the interchange had an origin and destination in the same district (e.g., a trip from the east side of the South Sutter County Specific Plan Area to the west side). For a trip with an origin and destination in different districts, half the trip was assigned to the origin district and half to the destination district.

**Table 2-1  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
SPSP Roadway Improvements (2008\$)**

<b>Road</b>	<b>Estimated Cost</b>	<b>Initial Funding/ Construction</b>	<b>Buildout Funding</b>
<b>Onsite Roadway Improvements</b>			
Riego Road	\$11,781,000	Developer	SP Fee Program
Pacific Avenue	\$15,164,000	Developer	SP Fee Program
Sankey Road	\$13,970,000	Developer	SP Fee Program
Road A	\$11,370,000	Developer	SP Fee Program
Road B	\$4,488,100	Developer	SP Fee Program
Road C	\$21,134,000	Developer	SP Fee Program
Road D	\$2,938,000	Developer	SP Fee Program
Road E	\$3,398,500	Developer	SP Fee Program
Road G	\$9,968,200	Developer	SP Fee Program
Road H	\$931,000	Developer	SP Fee Program
Road J	\$10,354,000	Developer	SP Fee Program
Road K	\$5,293,000	Developer	SP Fee Program
Road L	\$2,552,000	Developer	SP Fee Program
Road M	\$1,320,500	Developer	SP Fee Program
Road N	\$5,131,000	Developer	SP Fee Program
Road O	\$5,134,000	Developer	SP Fee Program
Road P	\$745,000	Developer	SP Fee Program
Road Q	\$3,123,000	Developer	SP Fee Program
Road R	\$5,416,000	Developer	SP Fee Program
Road S	\$1,293,000	Developer	SP Fee Program
Road T	\$5,845,000	Developer	SP Fee Program
Road U	\$2,189,000	Developer	SP Fee Program
Road V	\$5,054,000	Developer	SP Fee Program
<b>Subtotal Onsite Roadway Improvements</b>	<b>\$148,592,300</b>		
<b>Offsite Roadway Improvements [1]</b>			
Riego Road	\$39,954,450	Developer	SP Fee Program
Baseline Road	\$12,302,315	Developer	SP Fee Program
Sankey Road	\$19,000,000	Developer	SP Fee Program
Elverta Road	\$9,303,086	Developer	SP Fee Program
Elkhorn Boulevard	\$283,106	Developer	SP Fee Program
Watt Avenue	\$0	Developer	SP Fee Program
Walerga Road	\$187,230	Developer	SP Fee Program
16th Street	\$0	Developer	SP Fee Program
Interstate-5	\$17,745,932	Developer	SP Fee Program
State Hwy 99/ Interstate-5	\$5,880,000	Developer	SP Fee Program
State Hwy 70/99	\$11,416,030	Developer	SP Fee Program
<b>Subtotal Offsite Roadway Improvements [1]</b>	<b>\$116,072,149</b>		
<b>Total Roadway Improvements</b>	<b>\$264,664,000</b>		

"road\_sum"

Source: MacKay & Soms.

[1] Shows only Sutter Pointe's share of offsite roadway improvements.



**Table 2-2  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Sutter Pointe Share of Offsite Roadway Costs**

Road	Sutter Pointe Share	Funding From Other Sources	Total Cost [1]	Potential Other Funding Source [2]
Riego Road	\$39,954,450	\$38,147,700	\$78,102,150	Placer County, Sacramento County
Baseline Road	\$12,302,315	\$37,462,285	\$49,764,600	Placer County, City of Roseville
Sankey Road	\$19,000,000	\$0	\$19,000,000	N/A
Elverta Road	\$9,303,086	\$44,463,114	\$53,766,200	Sacramento County, Placer County
Elkhorn Boulevard	\$283,106	\$2,112,594	\$2,395,700	Sacramento County, City of Sacramento, Placer County
Walerga Road	\$187,230	\$18,535,770	\$18,723,000	Sacramento County, Placer County
Interstate-5	\$17,745,932	\$42,651,668	\$60,397,600	Sacramento County, City of Sacramento
State Hwy 99/ Interstate-5	\$5,880,000	\$5,880,000	\$11,760,000	Sacramento County, City of Sacramento, Placer County
State Hwy 70/99	\$11,416,030	\$20,600,970	\$32,017,000	Sacramento County, City of Sacramento, Placer County
<b>Total</b>	<b>\$116,072,000</b>	<b>\$209,854,000</b>	<b>\$325,926,000</b>	

*"offsite\_share"*

Source: MacKay & Soms.

[1] The portion of total costs not covered by Sutter Pointe will be paid for by other nearby jurisdictions which also will benefit from the facilities.

[2] Other funding sources are preliminary, and exact shares of off-site costs for each jurisdiction have not been determined at this time.

## PHASING

The development of Phase 1 and Phase A will require an initial set of roadway improvements. Riego Road, Pacific Avenue, Road A, and Road C will be developed as divided arterials. Roads B, D, E, G, J, and L will be created as residential collector streets. Off-site Phase 1 and Phase A improvements have not yet been determined.

Phase 1 facilities are estimated to cost approximately \$186.2 million, including on-site and off-site improvements. Sutter Pointe's share of Phase 1 facilities costs total approximately \$101.9 million.

## FUNDING STRATEGY

A variety of sources, including outside funding sources, will fund the \$474.5 million in SPSP roadway improvements. The breakdown between SPSP roadway funding and outside funding sources is shown in **Table 2-3**.

## STATE HIGHWAY FUNDING

### State Transportation Improvement Program

The California Transportation Commission allocates all federal and state transportation funds, (including gas tax and sales tax revenue). The Commission's main programming vehicle is the State Transportation Improvement Program (STIP), a 5-year plan for funding transportation capital projects. The STIP is funded with both federal (70 percent) and state (30 percent) dollars. The total amount of STIP varies, with the allocation averaging between \$1.5 billion and \$2.0 billion annually.

Caltrans is targeting \$8.6 million in funding to Sutter County through FY 2015/2016 in STIP funds. SACOG, which directs STIP funding for regional transportation improvements, may include improvements to SPSP roadway improvements to SR99/70 or Interstate 5 in future planning documents.

## ADJACENT JURISDICTIONS

Nearby projects in Sacramento and Placer Counties will share some of these off-site roadway costs. The exact projects sharing the costs and their corresponding funding shares have not been determined at this time.

**Table 2-3**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Summary of Total Roadway Costs**

<b>Item</b>	<b>Amount</b>
<b>Roadway</b>	
On-Site [1]	\$148,592,000
Off-Site - Sutter Pointe Share	\$116,072,000
Off-Site- Adjacent Jurisdictions [2]	\$209,854,000
<b>Total Roadway</b>	<b>\$474,518,000</b>

*"total\_road"*

Source: MacKay & Soms.

[1] Sutter Pointe pays all on-site roadway costs.

[2] These costs will be funded by the State Highway Program and other adjacent jurisdictions. See Table 2-2 for further detail.

## SP FEE PROGRAM ROADWAY COMPONENT

The SP Fee Program roadway component will fund the balance of roadway costs. **Table 2-4** shows how these costs were allocated among land uses, based on peak hour trips per unit (residential) or per 1,000 square feet (nonresidential). **Table 2-5** contains estimates of Phase 1 and buildout fee revenues. A revenue shortfall of \$108.0 million is anticipated in Phase 1, which will be recovered by buildout. The Master developer(s) will advance fund and construct roadway facilities, and will finance the cost of initial shortfalls until adequate fee revenues are collected. A portion of the SP Fee Program share of costs may be funded by sales and property tax increment revenue.

**Table 2-4**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Infrastructure Cost Allocation: ROADWAY**

Item	Land Uses			Cost Allocation Basis			Roadway Cost Allocation			
	Developable Acres	Residential Units	Building Sq. Ft.	Peak Hour Trips Per Unit/Sq. Ft. [2]	Daily Trips	Distribution of Trips	Cost Assignment	Per Acre	Per Unit	Per Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E=B*D or C*D</i>	<i>F=E/Total Trips</i>	<i>G=Total Cost*F</i>	<i>H=G/A</i>	<i>I=G/B</i>	<i>J=G/C</i>
<b>Residential</b>				<i>per unit</i>						
Low-Density	512	1,461	-	1.00	1,461	2.6%	\$6,929,625	\$13,524	\$4,743	-
Medium-Density	1,950	12,014	-	1.00	12,014	21.5%	\$56,983,239	\$29,219	\$4,743	-
High-Density [1]	188	4,025	-	0.53	2,133	3.8%	\$10,118,153	\$53,935	\$2,514	-
<b>Subtotal</b>	<b>2,650</b>	<b>17,500</b>	<b>-</b>		<b>15,608</b>	<b>28.0%</b>	<b>\$74,031,017</b>			
<b>Nonresidential</b>				<i>per 1,000 sq. ft.</i>						
Commercial Retail	319	-	4,092,000	1.40	5,729	10.3%	\$27,172,098	\$85,259	-	\$6.64
Office	257	-	4,214,000	1.30	5,478	9.8%	\$25,983,484	\$101,300	-	\$6.17
Industrial	2,338	-	41,407,000	0.70	28,985	51.9%	\$137,477,401	\$58,804	-	\$3.32
<b>Subtotal</b>	<b>2,913</b>	<b>-</b>	<b>49,713,000</b>		<b>40,192</b>	<b>72.0%</b>	<b>\$190,632,983</b>			
<b>Total</b>	<b>5,563</b>	<b>17,500</b>	<b>49,713,000</b>		<b>55,800</b>	<b>100.0%</b>	<b>\$264,664,000</b>			

*"roads\_alloc"*

Note: Numbers shown here are preliminary. The Nexus Study implementing the SP Fee program will include updated cost estimates for purposes of cost allocation.

Sources: MacKay & Soms and EPS.

[1] High Density includes both regular and mixed use high density units.

[2] Peak hour trips per unit/1,000 sq. ft. .

**Table 2-5  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Roadway Infrastructure Fee Revenue By Phase**

Land Use	Fee Per Acre	Acres		Fee Revenue vs. Construction Cost	
		Phase 1	Buildout	Phase 1	Buildout
<b>Construction Cost</b>	<i>a</i>			<b>\$186,175,000</b>	<b>\$264,664,000</b>
<b>Fee Revenue</b>					
<b>Residential</b>					
Low-Density	\$13,524	121	512	\$1,636,387	\$6,929,625
Medium-Density	\$29,219	875	1,950	\$25,560,936	\$56,983,239
High-Density	\$53,935	91	188	\$4,929,633	\$10,118,153
<b>Subtotal</b>		<b>1,087</b>	<b>2,650</b>	<b>\$32,126,956</b>	<b>\$74,031,017</b>
<b>Nonresidential</b>					
Commercial Retail	\$85,259	202	319	\$17,222,011	\$27,172,098
Office	\$101,300	58	257	\$5,923,120	\$25,983,484
Industrial	\$58,804	389	2,338	\$22,870,738	\$137,477,401
<b>Subtotal</b>		<b>649</b>	<b>2,913</b>	<b>\$46,015,869</b>	<b>\$190,632,983</b>
<b>Total Fee Revenue</b>	<i>b</i>	<b>1,737</b>	<b>5,563</b>	<b>\$78,142,826</b>	<b>\$264,664,000</b>
<b>Surplus/(Shortfall)</b>	<i>c=b-a</i>			<b>(\$108,032,174)</b>	<b>\$0</b>

"road\_cashflow"

### 3. LOCAL AND REGIONAL SEWER

---

Existing residential, commercial, and industrial land uses in the SPSP are served by individual on-site septic systems. The County will form a County Service Area (CSA) to provide local sewer collection. The SPSP is also expected to connect into the Sacramento Regional County Sanitation District (SRCSD) for sanitary sewer treatment and disposal service. Upon incorporation, the new city would provide on-site sewer collection.

The SPSP's backbone sewer system is outlined in the Sutter Pointe Specific Plan Sewer Master Plan. It will collect and convey sewer flows from the SPSP to the SRCSD's Upper Northwest Interceptor located at the corner of Elkhorn Boulevard and West 6<sup>th</sup> Street in Rio Linda. In the SPSP, a series of gravity lines and pump stations will direct flows to a central pump station near the intersection of Highway 99/70 and Riego Road (**Map 3-1**, on-site sanitary sewer plan). The central station will pump flows through force mains to the SRCSD interceptor (**Map 3-2**, off-site sanitary sewer improvements).

#### FACILITY IMPROVEMENT COSTS

At buildout, the total estimated cost of the SPSP backbone sewer system, as described in the SPSP Sewer Master Plan (June, 2008), amounts to roughly \$174.9 million (**Table 3-1**). Costs include the following types of improvements:

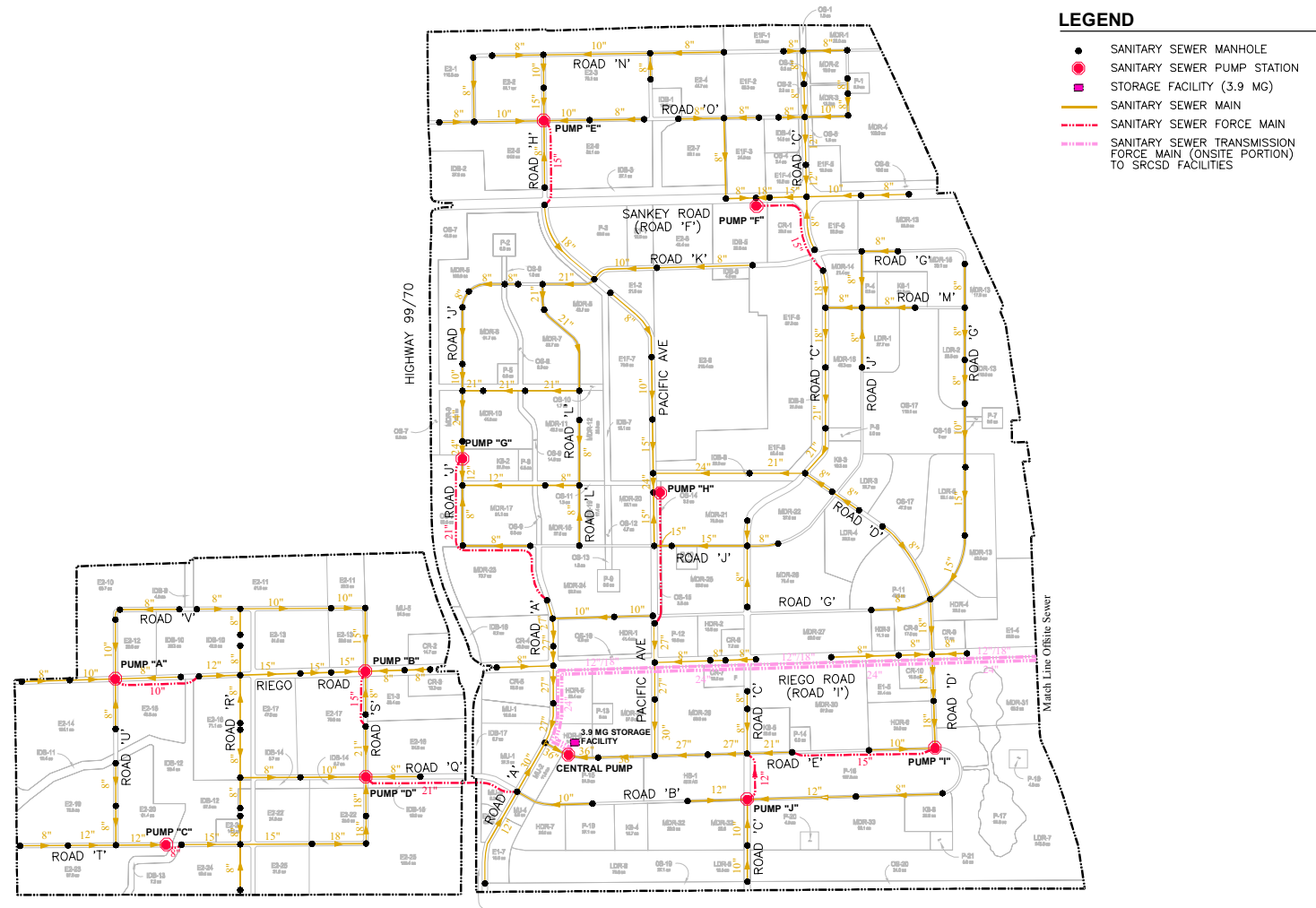
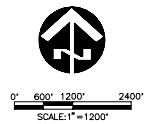
- Trunk collector gravity lines ranging from 8 to 48 inches in diameter.
- Ten pump stations and one central pump station.
- On-site force mains and their appurtenances.
- One off-site force main and its appurtenances (to connect to regional system).

Please note that estimated costs do not include any costs associated with environmental mitigations. Easements, right-of-way, or land acquisition related to sewer improvements will be conveyed to the County at no cost. **Appendix A** contains the detailed list of sanitary sewer improvements required for the SPSP.

#### PHASING AND TRIGGERS (DEVELOPMENT GUIDELINES)

Phase 1 will be served by a series of gravity lines, pump stations, the central pump station, and parallel force mains connecting to the interceptor. Phase 1 sewer improvements are expected to cost approximately \$102.6 million.

11-21-09 11:21:56 c:\projects\12601\12601\master\plan\infrastructure\sheet15-01\sanitary\_sewer\_plan\_buildout.dwg



- LEGEND**
- SANITARY SEWER MANHOLE
  - SANITARY SEWER PUMP STATION
  - STORAGE FACILITY (3.9 MG)
  - SANITARY SEWER MAIN
  - - - SANITARY SEWER FORCE MAIN
  - SANITARY SEWER TRANSMISSION FORCE MAIN (ONSITE PORTION) TO SRCSD FACILITIES

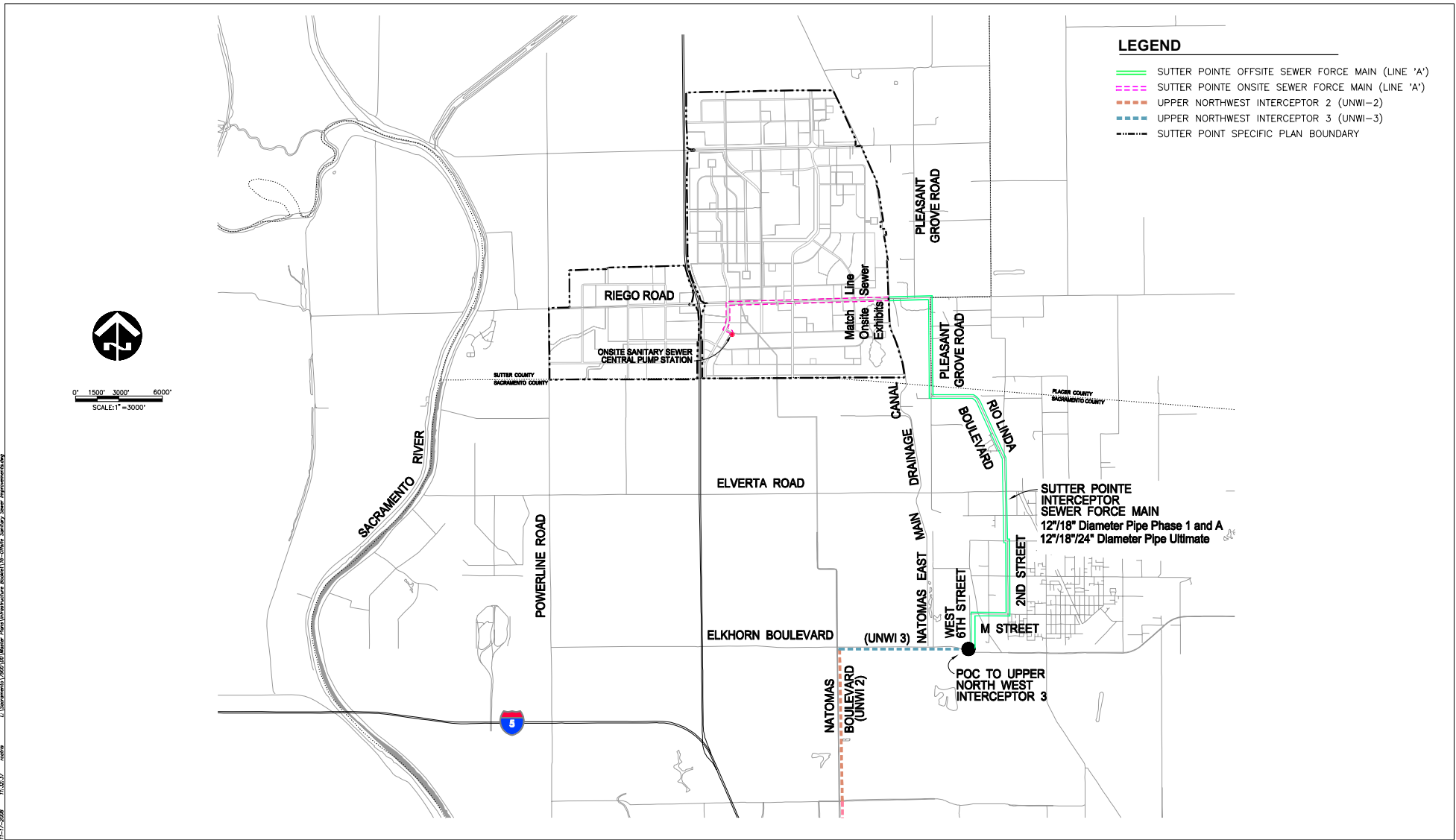
# SUTTER POINTE MEASURE "M" GROUP

Sheet 15 of 21  
On-Site Sanitary Sewer Plan - Buildout

**MACKAY & SOMPS**  
PLANNERS ENGINEERS ARCHITECTS  
November 14, 2008

## MAP 3-1





**SUTTER POINTE  
MEASURE "M" GROUP**

Sheet 16 of 21  
**Off-Site Sanitary Sewer Improvements**

**MacKay & Somps**  
PLANNERS ENGINEERS ARCHITECTS  
November 14, 2008

**MAP 3-2**

I:\Sagreements\2008\05\Measure\Other Infrastructure\Roads\16-0000-00\_Sanitary Sewer Improvements.dwg  
 11/17/2008 11:30:17 acv

**Table 3-1  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
SPSP Sewer Improvements (2008 \$)**

<b>Item</b>	<b>Estimated Cost</b>	<b>Initial Funding/ Construction</b>	<b>Buildout Funding</b>
<b><u>On-Site</u></b>			
Collection System	\$21,178,300	Developer	SP Fee Program
Pump Stations	\$52,460,000	Developer	SP Fee Program
Force Main	\$6,875,300	Developer	SP Fee Program
Bore and Jack	\$780,000	Developer	SP Fee Program
<b><u>Off-Site</u></b>			
Sutter Pointe Interceptor	\$48,290,000	Developer	SP Fee Program
<b>Subtotal Construction Costs</b>	<b>\$129,583,600</b>		
15% Engineering/Inspection	\$19,437,540	Developer	SP Fee Program
20% Contingency	\$25,916,720	Developer	SP Fee Program
<b>Total Sewer Improvement Costs</b>	<b>\$174,938,000</b>		

"sewer\_sum"

Source: MacKay & Soms.

An additional force main, remaining pump stations, and remaining trunk gravity lines will be required to support remaining phases. Installation of sewer improvements will be determined by the phasing of development projects to be served by sewer facilities. Individual projects will be required to complete sewer facility improvements as conditions of project approval. Costs for remaining phases total approximately \$72.3 million.

## FUNDING STRATEGY

### EXISTING FEE PROGRAMS

There are no existing fee programs in Sutter County.

### SRCSD SEWER FEE

As the SPSP is expected to connect into SRCSD, subdivision development projects will pay the "SRCSD Capital Investment Equalization" fee, to provide funding toward regional sewer interceptors and treatment facilities. The contract for services agreement will specify exact payment terms to SRCSD.

### PROPOSED SP FEE PROGRAM: SEWER COMPONENT

The sewer component of the SP Fee Program funds sewer improvements costs not funded or maintained by SRCSD. Sewer fees are estimated based on usage factors provided by MacKay & Soms (Table 3-2).

Because key facilities serving the entire project are needed in Phase 1, a fee revenue shortfall of \$45.5 million is anticipated to occur; this shortfall will be recovered by buildout (Table 3-3). The master developer(s) will advance fund and construct sewer facilities, and will finance the cost of initial shortfalls until fee revenues are collected.

## Sewer

**Table 3-2**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Infrastructure Cost Allocation: SEWER**

Item	Land Uses			Cost Allocation Basis			Sewer Cost Allocation			
	Developable Acres	Residential Units	Building Sq. Ft.	ESDs per Acre [2]	Total ESDs	Distribution of ESDs	Cost Assignment	Per Acre	Per Unit	Per Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E=DxA</i>	<i>F=E/Total ESDs</i>	<i>G=Total Cost*F</i>	<i>H=G/A</i>	<i>I=G/B</i>	<i>J=G/C</i>
<b>Residential</b>				<i>per acre</i>						
Low-Density	512	1,461	-	3.0	1,537	4.5%	\$7,884,970	\$15,388	\$5,397	-
Medium-Density	1,950	12,014	-	6.4	12,481	36.6%	\$64,021,935	\$32,828	\$5,329	-
High-Density [1]	188	3,426	-	13.9	2,608	7.6%	\$13,375,724	\$71,299	\$3,904	-
<b>Subtotal</b>	<b>2,650</b>	<b>16,901</b>	<b>-</b>		<b>16,626</b>	<b>48.8%</b>	<b>\$85,282,629</b>			
<b>Nonresidential</b>				<i>per acre</i>						
Commercial Retail	319	-	4,092,000	6.0	1,912	5.6%	\$9,808,509	\$30,777	-	\$2.40
Office	257	-	4,214,000	6.0	1,539	4.5%	\$7,894,203	\$30,777	-	\$1.87
Industrial	2,338	-	41,407,000	6.0	14,027	41.1%	\$71,952,659	\$30,777	-	\$1.74
<b>Subtotal</b>	<b>2,913</b>	<b>-</b>	<b>49,713,000</b>		<b>17,479</b>	<b>51.2%</b>	<b>\$89,655,371</b>			
<b>Total</b>	<b>5,563</b>	<b>16,901</b>	<b>49,713,000</b>		<b>34,105</b>	<b>100.0%</b>	<b>\$174,938,000</b>			

"sewer\_alloc"

Note: Numbers shown here are preliminary. The Nexus Study implementing the SP Fee program will include updated cost estimates for purposes of cost allocation.

Sources: McKay & Soms and EPS.

[1] High Density includes does not include mixed-use units. Mixed-use development is included in the commercial retail and office acreages shown, and the fee will be split between the residential and non-residential portions.

[2] ESD stands for equivalent standard dwelling. ESDs/acre provided by MacKay & Soms.

**Table 3-3  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Sewer Infrastructure Fee Revenue By Phase**

Land Use	Fee Per Acre	Acres		Fee Revenue vs. Construction Cost	
		Phase 1	Buildout	Phase 1	Buildout
<b>Construction Cost</b>	<i>a</i>			<b>\$102,627,000</b>	<b>\$174,938,000</b>
<b>Fee Revenue</b>					
<b>Residential</b>					
Low-Density	\$15,388	121	512	\$1,861,985	\$7,884,970
Medium-Density	\$32,828	875	1,950	\$28,718,279	\$64,021,935
High-Density	\$71,299	91	188	\$6,516,744	\$13,375,724
<b>Subtotal</b>		<b>1,087</b>	<b>2,650</b>	<b>\$37,097,009</b>	<b>\$85,282,629</b>
<b>Nonresidential</b>					
Commercial Retail	\$30,777	202	319	\$6,216,754	\$9,808,509
Office	\$30,777	58	257	\$1,799,540	\$7,894,203
Industrial	\$30,777	389	2,338	\$11,970,043	\$71,952,659
<b>Subtotal</b>		<b>649</b>	<b>2,913</b>	<b>\$19,986,337</b>	<b>\$89,655,371</b>
<b>Total Fee Revenue</b>	<i>b</i>	<b>1,737</b>	<b>5,563</b>	<b>\$57,083,346</b>	<b>\$174,938,000</b>
<b>Surplus/(Shortfall)</b>	<i>c=b-a</i>			<b>(\$45,543,654)</b>	<b>\$0</b>

"sewer\_cashflow"

## 4. DRAINAGE

---

The Sutter Pointe Specific Plan Area Drainage Master Plan has been established to provide drainage and flood protection to the SPSP. It is intended to satisfy the design criteria of all regulatory agencies servicing the SPSP, including Sutter County, Reclamation District 1000 (RD 1000), FEMA National Flood Insurance Program requirements, and the National Pollutant Discharge Elimination System.

RD 1000 operates and maintains the primary drainage and flood control system in the Natomas Basin. The existing drainage and flood control system in the Natomas Basin consists of levees, drains, pump stations, improved detention basins, and natural floodplain storage areas. In addition to typical roadside ditches and field drains, three of RD 1000's main drains, the East Main, the North Main, and the Sutter Canal drainage canals run through the SPSP area.

### FLOOD PROTECTION AND LEVEES

The SPSP lies within the jurisdiction of the Sacramento Area Flood Control Agency (SAFCA). SAFCA is responsible for providing flood protection for the Natomas Basin. SAFCA recently completed a draft report that evaluates the flood protection level of the Natomas levee system, and recommended some levee improvements to correct existing deficiencies.

To address these deficiencies, SAFCA has adopted a new development fee program that would ensure that new structures placed in the 200-year floodplain do not increase the expected damage of an uncontrolled flood. This new development fee program will apply to new development in the SPSP. In addition, the project will also be required to participate in SAFCA's Consolidated Capital Assessment District, which also funds flood protection improvements.

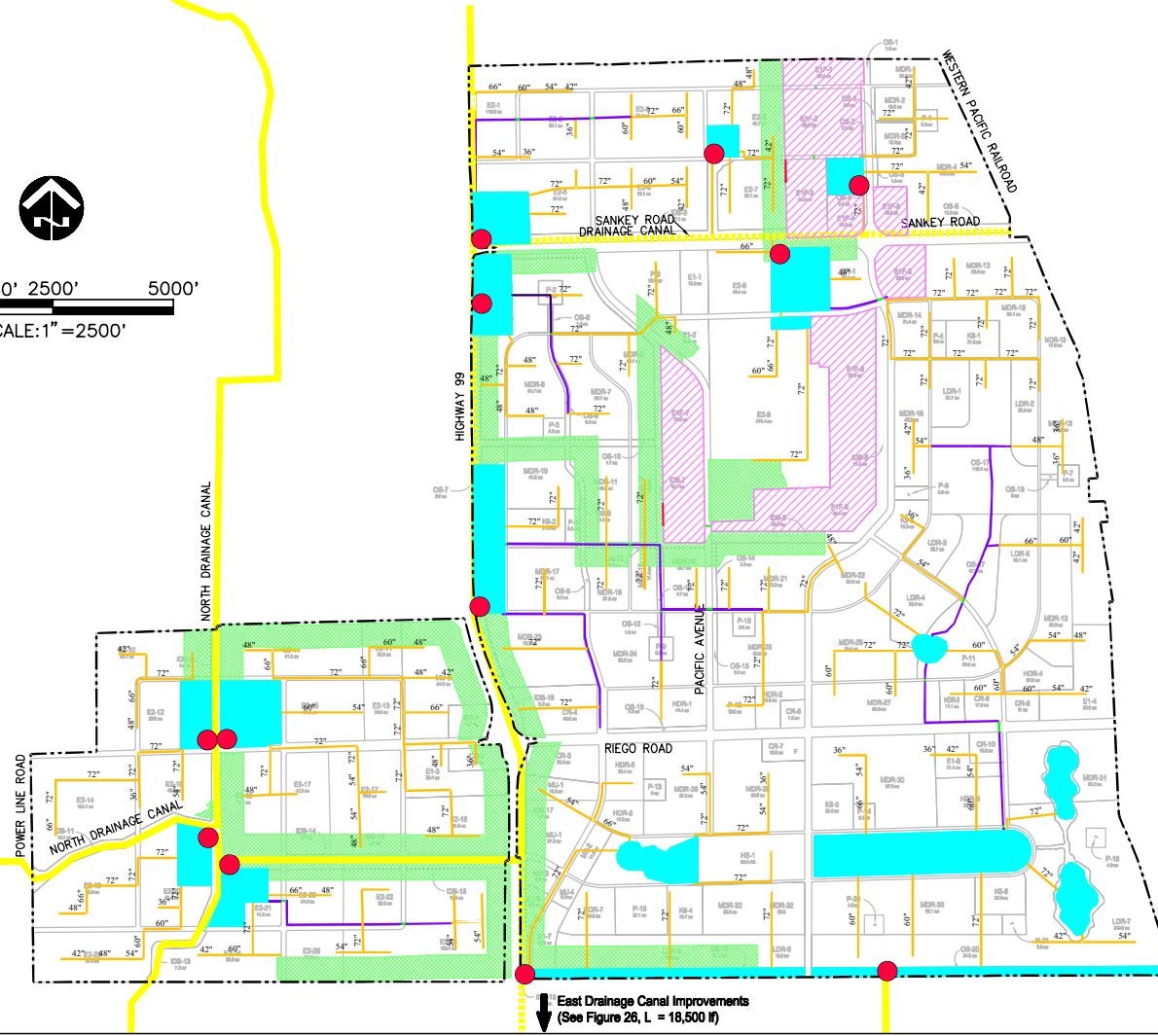
### ON-SITE DRAINAGE IMPROVEMENTS

Storm drains ranging in size from 12 to 72 inches will be incorporated in roadways, parks, and open space in locations in the recreational and development areas. This Financing Plan includes costs for pipes 36 inches and larger. Detention facilities, drainage pipes, channels, water quality basins, permanent and temporary inlets, and other flood control facilities will be constructed to meet the design requirements of the Backbone Drainage Plan. On-site drainage improvements shown in **Map 4-1** and additional maps of the drainage plan are shown in **Appendix A**.

L:\Sacramento\79001\00\_Master\_Plans\Infrastructure\_Booklet\20-Onsite Drainage Plan Buildout.dwg 11/17/08 12:18pm rcattis



0' 1750' 2500' 5000'  
SCALE: 1" = 2500'



East Drainage Canal Improvements  
(See Figure 26, L = 18,500 ft)

### LEGEND

- SUTTER POINTE SPECIFIC PLAN AREA
- ==== IMPROVED RD 1000 FACILITY (REGIONAL)
- ==== RD 1000 FACILITY (UNIMPROVED)
- PROPOSED STORM DRAIN
- PROPOSED OPEN CHANNEL CORRIDOR
- PROPOSED EMERGENCY SPILLWAY
- PROPOSED CULVERT
- ▨ PROPOSED DETENTION BASIN FOR SANKEY RILL (REGIONAL)
- ▨ PROPOSED DETENTION BASIN FOR LOCAL DRAINAGE
- PROPOSED PUMP STATION
- ▨ RAISED SHED BOUNDARY AND SHED GRADING

SOURCE:  
LAND USE BASE MAP INFORMATION PROVIDED BY EDAP, FEBRUARY 2008.

## OFF-SITE DRAINAGE IMPROVEMENTS

The off-site improvements of the Backbone Drainage Plan consist of improvements to the existing reclamation District 1000 (RD 1000) channels connecting the Sutter Pointe Specific to existing pumping stations. Off-site drainage improvements are shown **Map 4-2**, and additional maps of the drainage plan are shown in **Appendix A**.

Please note that drainage improvement costs included in this Financing Plan do not include costs for any of the off-site Sankey spill detention basins.

## FACILITY IMPROVEMENT COSTS

The total estimated cost of the SPSP drainage improvements is \$214 million at buildout. The cost of the twelve proposed drainage sheds is summarized in **Table 4-1**. For each shed, costs may fund a variety of facilities, depending on the location of the shed. The facilities may include these:

- Detention basins
- Pump stations
- Storm drainage pipe systems
- Raised shed boundary fill zones
- Mobilization/demobilization
- Open channels
- Road crossings
- Storage outlets and inlets
- Cross connections
- Land acquisition

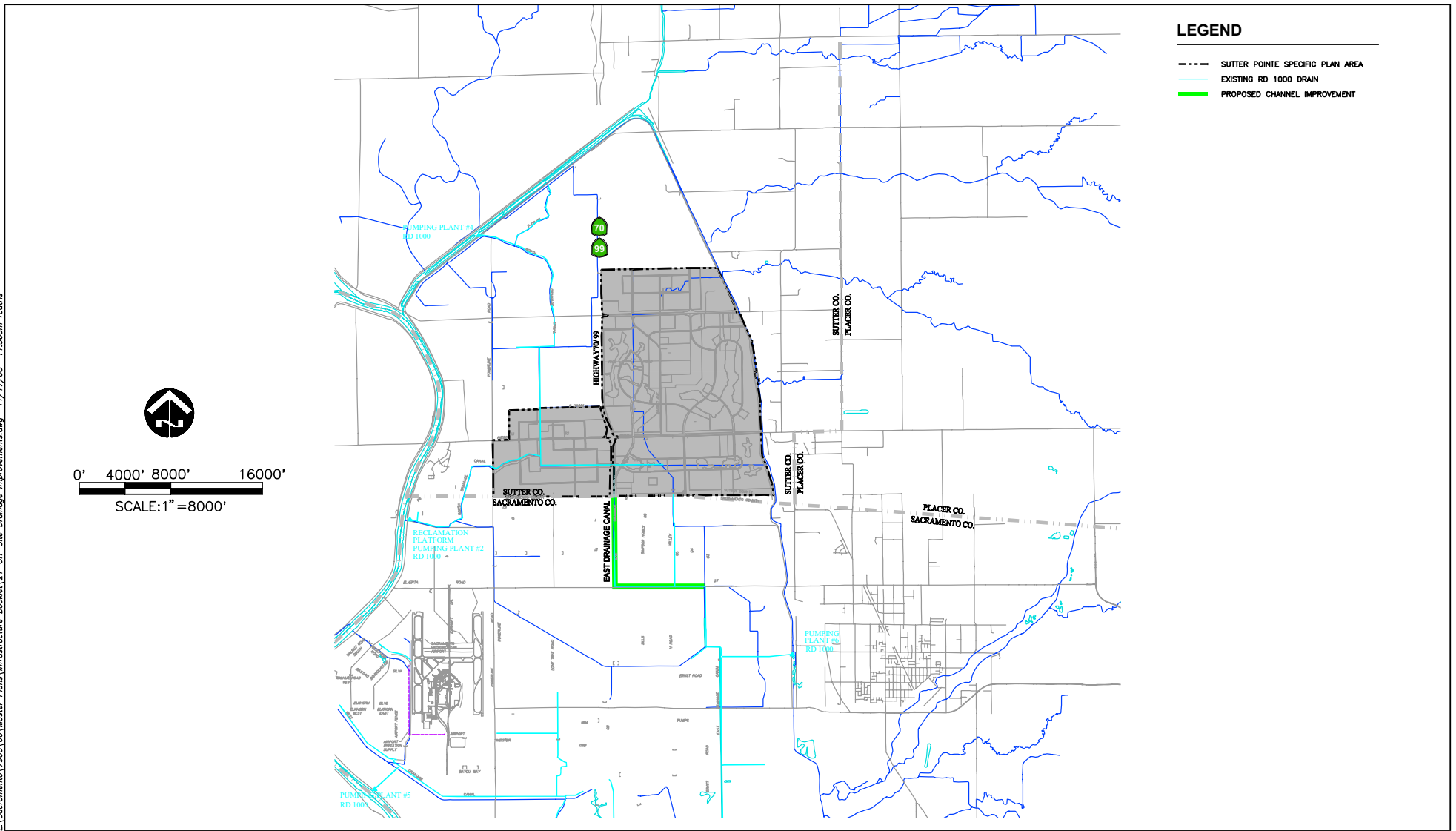
At this time, costs also include land acquisition, to ensure that no one developer is shouldering a disproportionate share of a cost that benefits multiple other developers. **Appendix A** contains the detailed list of drainage improvements required for the SPSP.

## PHASING AND TRIGGERS

Improvements to RD 1000 drainage facilities are required for development in Phase 1. Improvements on drainage sheds 6, 7, 9, 11, and 12, and on the regional facilities, are expected to begin in Phase 1.



L:\Sacramento\7900\00\Master Plans\Infrastructure\Booklet\21-Off-Site Drainage Improvements.dwg 11/17/08 1:36pm rootrfs



**SUTTER POINTE**  
MEASURE "M" GROUP

Sheet 21 of 21  
Off-Site Drainage Improvements



**MAP 4-2**

**Table 4-1**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**SPSP Drainage Improvements (2008 \$)**

<b>Item</b>	<b>Estimated Cost</b>	<b>Initial Funding/ Construction</b>	<b>Buildout Funding</b>
Drainage Shed 1 Facilities	\$10,706,000	Developer	SP Fee Program
Drainage Shed 2 Facilities	\$4,425,000	Developer	SP Fee Program
Drainage Shed 3 Facilities	\$5,399,000	Developer	SP Fee Program
Drainage Shed 4 Facilities	\$9,783,000	Developer	SP Fee Program
Drainage Shed 5 Facilities	\$15,467,000	Developer	SP Fee Program
Drainage Shed 6 Facilities	\$19,695,000	Developer	SP Fee Program
Drainage Shed 7 Facilities	\$35,559,000	Developer	SP Fee Program
Drainage Shed 8 Facilities	\$7,023,000	Developer	SP Fee Program
Drainage Shed 9 Facilities	\$19,638,000	Developer	SP Fee Program
Drainage Shed 10 Facilities	\$5,663,000	Developer	SP Fee Program
Drainage Shed 11 Facilities	\$16,303,000	Developer	SP Fee Program
Drainage Shed 12 Facilities	\$14,923,000	Developer	SP Fee Program
Regional Facilities	\$49,625,000	Developer	SP Fee Program
<b>Total Drainage Improvement Costs</b>	<b>\$214,209,000</b>		

"drain\_sum"

Source: Wood Rodgers, Inc.

Facilities for Phase 1 include detention basins, pump stations, open channels, road crossings, storm drainage pipe systems, boundary fill zones, mobilization/demobilization, and land acquisition. It is anticipated that Phase 1 costs for drainage are approximately \$141.5 million. Costs for remaining phases are estimated at approximately \$72.7 million.

## FUNDING STRATEGY

### EXISTING FEE PROGRAM

No fee program exists in Sutter County to fund the proposed SPSP drainage improvements.

The SAFCA development fee and assessment district will apply to the SPSP, and the revenue generated will help fund flood protection and levees.

### PROPOSED SP FEE PROGRAM DRAINAGE COMPONENT

The SPSP proposes a SP Fee Program that includes a drainage component to fund the estimated \$214 million in drainage infrastructure costs. Drainage fees are allocated based on usage factors provided by Wood Rodgers (**Table 4-2**).

Because key facilities serving the entire project are needed in Phase 1, a fee revenue shortfall of \$78.7 million is anticipated to occur. This shortfall will be recovered by buildout (**Table 4-3**). The master developer(s) will advance fund and construct drainage facilities, and will finance the cost of initial shortfalls until adequate fee revenues are collected.

**Table 4-2**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Infrastructure Cost Allocation: STORM DRAINAGE**

Item	Land Uses			Cost Allocation Basis			Storm Drainage Cost Allocation			
	Developable Acres	Residential Units	Building Sq. Ft.	% Impervious Surface	Impervious Surface	Distribution of Impervious Surface	Cost Assignment	Per Acre	Per Unit	Per Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E=DxA</i>	<i>F=E/Total Imp. Surf.</i>	<i>G=Total Cost*F</i>	<i>H=G/A</i>	<i>I=G/B</i>	<i>J=G/C</i>
<b>Residential</b>				<i>per acre</i>						
Low-Density	512	1,461	-	0.40	205	5.6%	\$12,086,585	\$23,588	\$8,273	-
Medium-Density	1,950	12,014	-	0.50	975	26.8%	\$57,502,091	\$29,485	\$4,786	-
High-Density [1]	188	3,426	-	0.65	122	3.4%	\$7,190,857	\$38,331	\$2,099	-
<b>Subtotal</b>	<b>2,650</b>	<b>16,901</b>	-		<b>1,302</b>	<b>35.8%</b>	<b>\$76,779,533</b>			
<b>Nonresidential</b>				<i>per acre</i>						
Commercial Retail	319	-	4,092,000	0.80	255	7.0%	\$15,035,107	\$47,176	-	\$3.67
Office	257	-	4,214,000	0.80	205	5.6%	\$12,100,737	\$47,176	-	\$2.87
Industrial	2,338	-	41,407,000	0.80	1,870	51.5%	\$110,293,622	\$47,176	-	\$2.66
<b>Subtotal</b>	<b>2,913</b>	-	<b>49,713,000</b>		<b>2,330</b>	<b>64.2%</b>	<b>\$137,429,467</b>			
<b>Total</b>	<b>5,563</b>	<b>16,901</b>	<b>49,713,000</b>		<b>3,632</b>	<b>100.0%</b>	<b>\$214,209,000</b>			

"drain\_alloc"

Note: Numbers shown here are preliminary. The Nexus Study implementing the SP Fee program will include updated cost estimates for purposes of cost allocation.

Source: Wood Rodgers and EPS.

[1] High Density includes does not include mixed-use units. Mixed-use development is included in the commercial retail and office acreages shown, and the fee will be split between the residential and non-residential portions.

**Table 4-3**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Drainage Infrastructure Fee Revenue By Phase**

Land Use	Fee Per Acre	Acres		Fee Revenue vs. Construction Cost	
		Phase 1	Buildout	Phase 1	Buildout
<b>Construction Cost</b>	<i>a</i>			<b>\$141,492,000</b>	<b>\$214,209,000</b>
<b>Fee Revenue</b>					
<b>Residential</b>					
Low-Density	\$23,588	121	512	\$2,854,170	\$12,086,585
Medium-Density	\$29,485	875	1,950	\$25,793,677	\$57,502,091
High-Density	\$38,331	91	188	\$3,503,435	\$7,190,857
<b>Subtotal</b>		<b>1,087</b>	<b>2,650</b>	<b>\$32,151,282</b>	<b>\$76,779,533</b>
<b>Nonresidential</b>					
Commercial Retail	\$47,176	202	319	\$9,529,437	\$15,035,107
Office	\$47,176	58	257	\$2,758,449	\$12,100,737
Industrial	\$47,176	389	2,338	\$18,348,445	\$110,293,622
<b>Subtotal</b>		<b>649</b>	<b>2,913</b>	<b>\$30,636,331</b>	<b>\$137,429,467</b>
<b>Total Fee Revenue</b>	<i>b</i>	<b>1,737</b>	<b>5,563</b>	<b>\$62,787,613</b>	<b>\$214,209,000</b>
<b>Surplus/(Shortfall)</b>	<i>c=b-a</i>			<b>(\$78,704,387)</b>	<b>\$0</b>

"drain\_cf"

## 5. POTABLE WATER

---

Existing development in the SPSP obtains potable water from private wells. The County intends to provide municipal and industrial water service in the SPSP. The County would initially provide groundwater for the early phases of development, and a combination of ground and surface water to meet the ultimate needs of the development. Surface water would be obtained from the Natomas Central Mutual Water Company (NCMWC), a private water purveyor.

It is the intent of the County to provide retail water service to the plan area through a County Service Area (CSA). Backbone water facilities consist of treatment, supply, storage, booster pumps, and transmission and distribution lines. **Maps 5-1** and **5-2** show the on-site and off-site backbone water facilities, respectively.

At buildout, groundwater will meet approximately 51.9 percent of the ultimate buildout needs of the SPSP.

### FACILITY IMPROVEMENT COSTS

The total estimated cost of the SPSP water improvements is \$251.2 million (**Table 5-1**). The major types of backbone improvements include these:

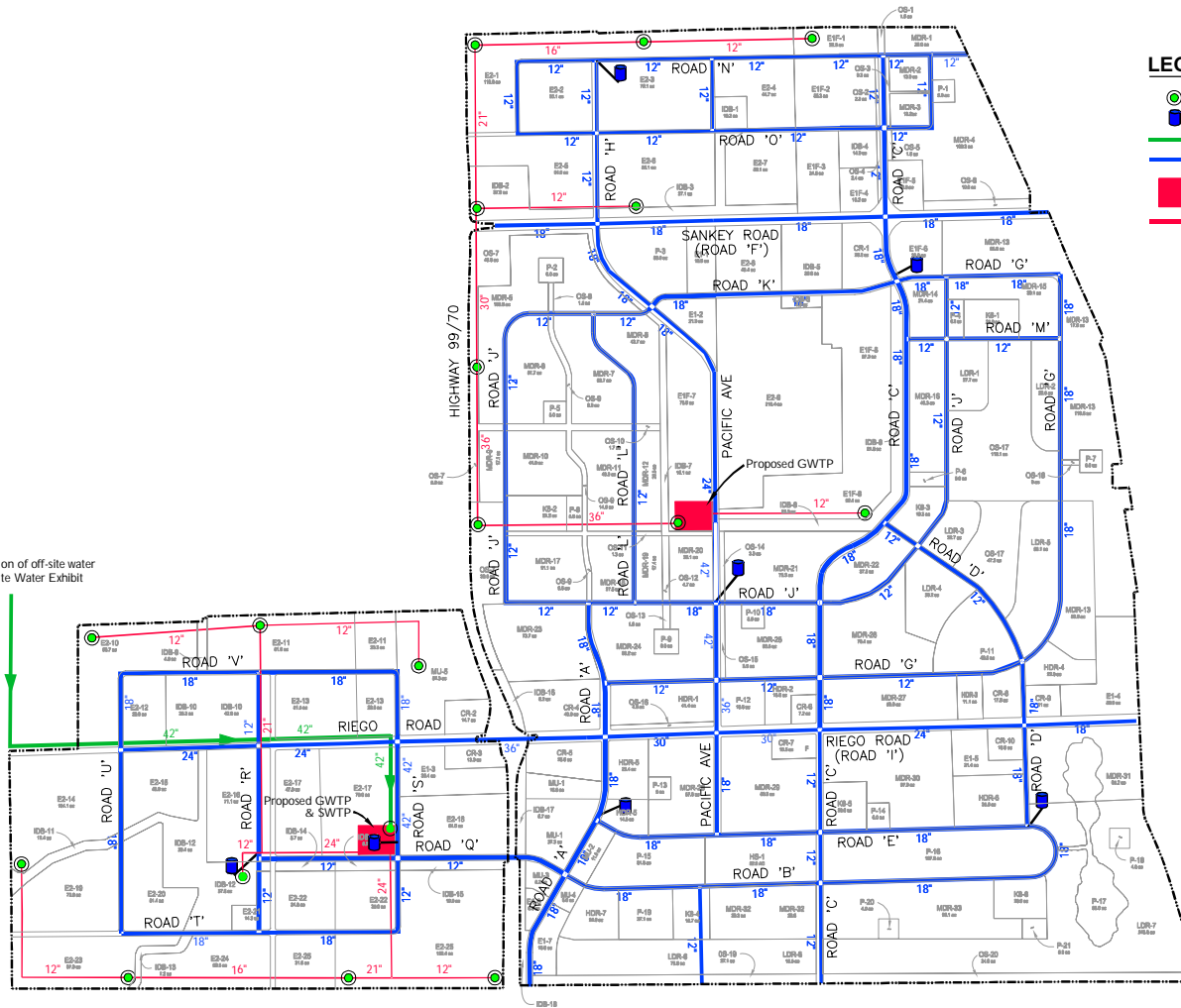
- One water treatment plant storage tank and five other storage tanks.
- Transmission lines (to convey raw water from the Sacramento River to the SPSP).
- One raw water pump station.
- One surface water treatment plant (29.3 mgd).
- Transmission lines (to move raw water from ground wells to treatment plants).
- Two ground water well fields and pump facilities.
- Two ground water treatment plants (12.5 mgd each).
- One surface raw water supply.

Please note that estimated costs do not include any costs associated with environmental mitigations. Easements, right-of-way, or land acquisition related to water improvements will be conveyed to the County at no cost, though cost-sharing agreements between developers may be implemented to equalize the value of land costs among the developers. **Appendix A** contains the detailed list of water improvements required for the SPSP.



0' 600' 1200' 2400'  
SCALE: 1" = 1200'

For continuation of off-site water  
See Off-Site Water Exhibit



**LEGEND**

- WELL SITE
- TANK SITE
- RAW WATER TRANSMISSION PIPELINE
- WATER TRANSMISSION MAIN
- WATER TREATMENT PLANT
- RAW/ GROUND WATER COLLECTION PIPELINE

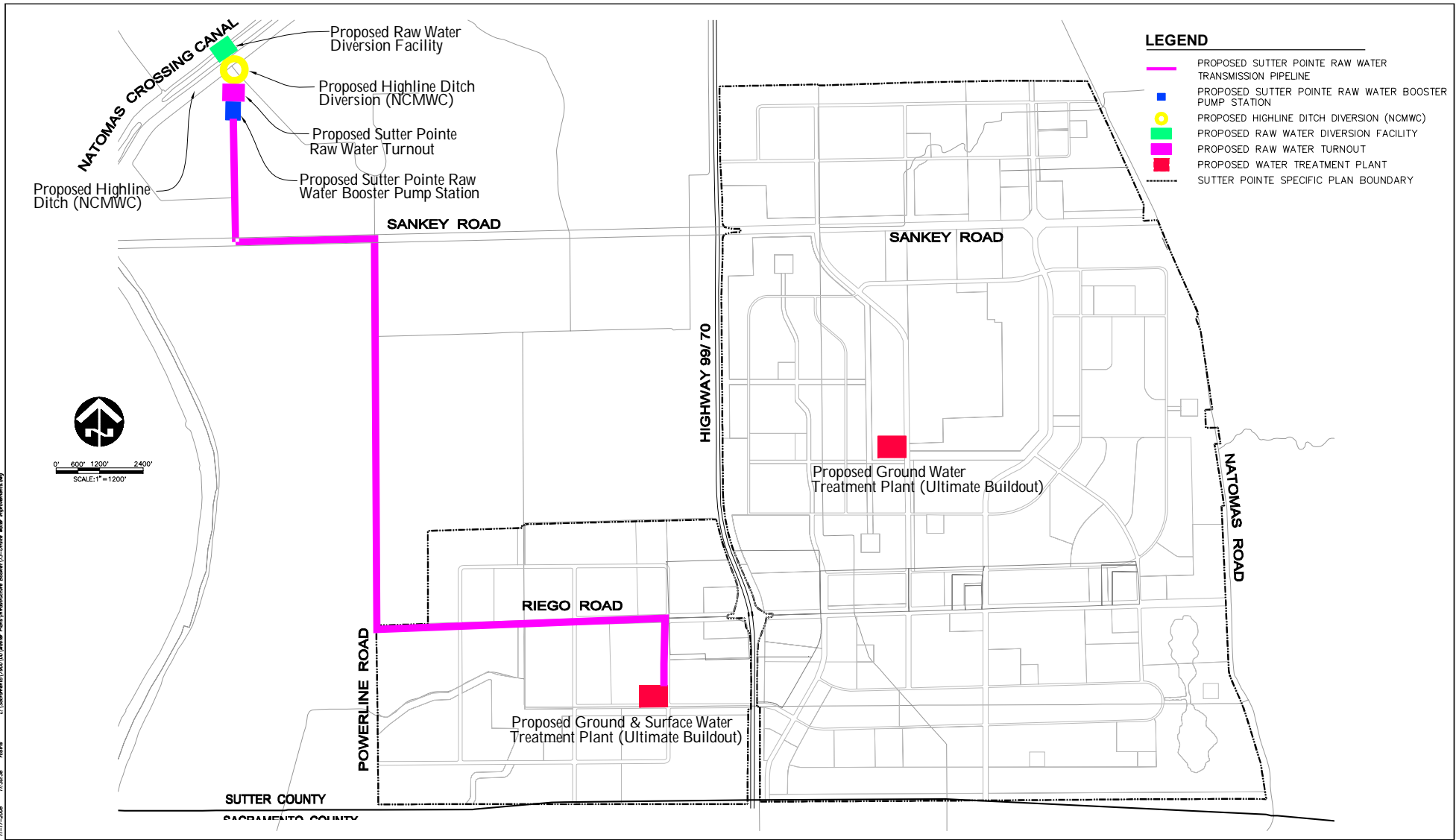
**SUTTER POINTE  
MEASURE "M" GROUP**

Sheet 12 of 21  
On-Site Water Plan - Buildout

**MACKEY & SOMPS**  
PLANNING ENGINEERS  
November 14, 2008

**MAP 5-1**

11-17-2008 11:29:51 rmp/ps L:\Documents\17001\02 Master Plans Infrastructure\Sheet112-Draft Water Plan Buildout.dwg



**SUTTER POINTE  
MEASURE "M" GROUP**

Sheet 13 of 21  
**Off-Site Water Improvements**

**MACKEY & SOMPS**  
November 14, 2008

**MAP 5-2**



**Table 5-1  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
SPSP Water Improvements (2008 \$)**

<b>Item</b>	<b>Estimated Cost</b>	<b>Initial Funding/ Construction</b>	<b>Buildout Funding</b>
Water Transmission	\$30,894,000	Developer	SP Fee Program
Water Storage Tanks	\$42,500,000	Developer	SP Fee Program
Surface Water Treatment Plant	\$36,625,000	Developer	SP Fee Program
Ground Water Treatment Plant	\$31,250,000	Developer	SP Fee Program
Ground Water Well Field	\$24,618,850	Developer	SP Fee Program
Raw Water Pump Station	\$9,478,078	Developer	SP Fee Program
Surface Raw-Water Supply	\$10,685,000	Developer	SP Fee Program
<b>Subtotal Construction Costs</b>	<b>\$186,050,928</b>		
15% Engineering/Inspection	\$27,907,639	Developer	SP Fee Program
20% Contingency	\$37,210,186	Developer	SP Fee Program
<b>Total Water Improvements Costs</b>	<b>\$251,169,000</b>		

"water\_sum"

Source: MacKay & Soms.

## PHASING AND TRIGGERS

Initially, the SPSP will rely on groundwater. During Phase 1, the construction of the west groundwater treatment plant and well fields, as well as associated groundwater transmission and distribution lines, will cost approximately \$74.2 million. The estimated cost to complete groundwater facilities and install surface water facilities during the remaining phases is estimated to amount to \$177 million. **Appendix A** contains detailed summaries of water facilities by phase.

## FUNDING STRATEGY

### EXISTING FEE PROGRAM

There are no existing water fee programs in Sutter County at this time.

### PROPOSED SP FEE PROGRAM WATER COMPONENT

The SP Fee Program contains a water component. The water fee component is estimated based on usage factors (acre-feet per year) provided by MacKay & Soms (**Table 5-2**).

Because groundwater facilities are less costly and can be brought in during the first two phases of development, Phase 1 costs amount to less than the fees generated by development in Phase 1, resulting in a revenue surplus of \$8.6 million (**Table 5-3**). No surplus or shortfall is anticipated at buildout.

**Table 5-2**  
**Public Facilities Financing Plan**  
**Sutter Pointe Specific Plan**  
**Infrastructure Cost Allocation: WATER**

Item	Land Uses			Cost Allocation Basis			Water Cost Allocation			
	Developable Acres	Residential Units	Building Sq. Ft.	Acre Ft./Yr [2]	Total Acre Ft./Yr	Distribution	Cost Assignment	Per Acre	Average Per Unit [3]	Per Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E=DxA</i>	<i>F=E/Total Gallons</i>	<i>G=Total Cost*F</i>	<i>H=G/A</i>	<i>I=G/B</i>	<i>J=G/C</i>
<b>Residential</b>				<i>per acre</i>						
Low-Density	512	1,461	-	3.67	1,881	9.6%	\$24,063,566	\$46,962	\$12,566	-
Medium-Density	1,950	12,014	-	4.17	8,132	41.4%	\$104,063,881	\$53,361	\$12,566	-
High-Density [1]	188	3,426	-	4.67	876	4.5%	\$11,210,746	\$59,759	\$3,272	-
<b>Subtotal</b>	<b>2,650</b>	<b>16,901</b>	<b>-</b>		<b>10,889</b>	<b>55.5%</b>	<b>\$139,338,193</b>			
<b>Nonresidential</b>				<i>per acre</i>						
Commercial Retail	319	-	4,092,000	3.0	956	4.9%	\$12,234,554	\$38,389	-	\$2.99
Office	257	-	4,214,000	3.0	770	3.9%	\$9,846,762	\$38,389	-	\$2.34
Industrial	2,338	-	41,407,000	3.0	7,014	35.7%	\$89,749,491	\$38,389	-	\$2.17
<b>Subtotal</b>	<b>2,913</b>	<b>-</b>	<b>49,713,000</b>		<b>8,739</b>	<b>44.5%</b>	<b>\$111,830,807</b>			
<b>Total</b>	<b>5,563</b>	<b>16,901</b>	<b>49,713,000</b>		<b>19,628</b>	<b>100.0%</b>	<b>\$251,169,000</b>			

"water\_alloc"

Note: Numbers shown here are preliminary. The Nexus Study implementing the SP Fee program will include updated cost estimates for purposes of cost allocation.

Source: MacKay & Soms and EPS.

[1] High Density includes does not include mixed-use units. Mixed-use development is included in the commercial retail and office acreages shown, and the fee will be split between the residential and non-residential portions.

[2] Factors provided by MacKay & Soms.

[3] Per unit fees for low and medium density have been averaged together.

**Table 5-3  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Water Infrastructure Fee Revenue By Phase**

Land Use		Acres		Fee Revenue vs. Construction Cost	
		Phase 1	Buildout	Phase 1	Buildout
<b>Water</b>					
<b>Construction Cost</b>	<i>a</i>			<b>\$74,195,000</b>	<b>\$251,169,000</b>
<b>Fee Revenue</b>					
<b>Residential</b>					
Low-Density	\$46,962	121	512	\$5,682,458	\$24,063,566
Medium-Density	\$53,361	875	1,950	\$46,679,870	\$104,063,881
High-Density	\$59,759	91	188	\$5,461,952	\$11,210,746
<b>Subtotal</b>		<b>1,087</b>	<b>2,650</b>	<b>\$57,824,280</b>	<b>\$139,338,193</b>
<b>Nonresidential</b>					
Commercial Retail	\$38,389	202	319	\$7,754,411	\$12,234,554
Office	\$38,389	58	257	\$2,244,639	\$9,846,762
Industrial	\$38,389	389	2,338	\$14,930,724	\$89,749,491
<b>Subtotal</b>		<b>649</b>	<b>2,913</b>	<b>\$24,929,774</b>	<b>\$111,830,807</b>
<b>Total Fee Revenue</b>	<i>b</i>	<b>1,737</b>	<b>5,563</b>	<b>\$82,754,055</b>	<b>\$251,169,000</b>
<b>Surplus/(Shortfall)</b>	<i>c=b-a</i>			<b>\$8,559,055</b>	<b>\$0</b>

"water\_cashflow"

## 6. AGRICULTURAL IRRIGATION

---

The SPSP is mostly used as farm land. Some farmland outside of the SPSP is dependent on existing irrigation canals in the plan area. Irrigation canals will be needed to continue serving nearby agricultural property. Therefore, this Financing Plan includes costs to relocate the existing irrigation facilities so that they may continue to serve surrounding farm land.

### FACILITY IMPROVEMENT COSTS

The estimated cost to relocate the agricultural irrigation facilities is \$10.0 million at buildout (**Table 6-1**). Facilities funded with this cost include these:

- An interim irrigation canal.
- A permanent irrigation canal.
- The abandonment of the existing and interim irrigation canals.

**Map 6-1** shows the on-site irrigation plan. The SPSP agricultural irrigation cost estimates are outlined in **Appendix A**.

### PHASING AND TRIGGERS

Approximately \$5.3 million of the agricultural irrigation facilities are needed for Phase 1. This includes costs for some work on the permanent canal, interim canal, and some crossings. The remaining phases are expected to cost approximately \$4.7 million. See **Appendix A** for detail on agricultural irrigation facilities by phase.

### FUNDING STRATEGY

#### EXISTING FEE PROGRAM

There are no existing fee programs in Sutter County at this time.

#### PROPOSED SP FEE PROGRAM AGRICULTURAL IRRIGATION COMPONENT

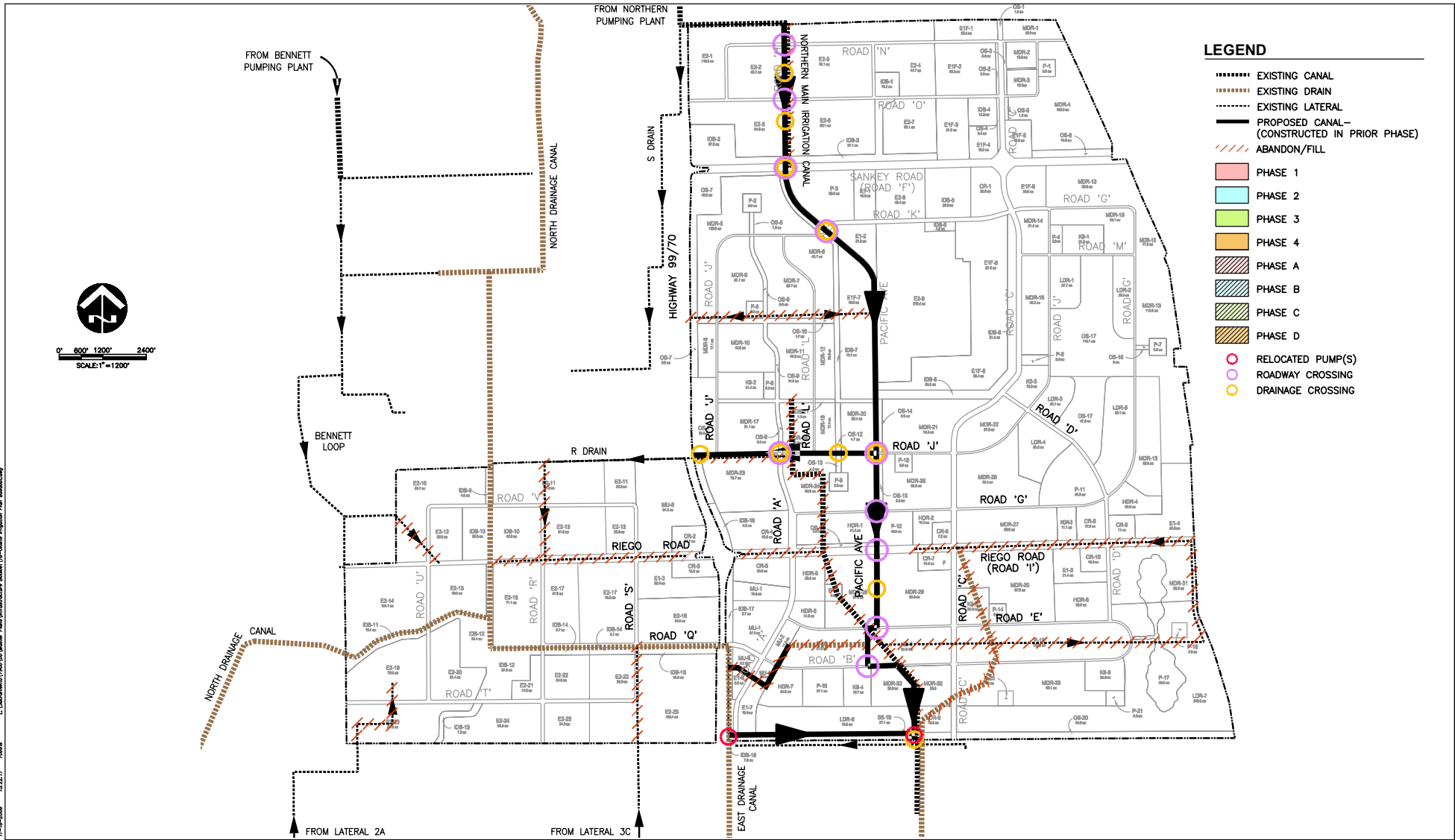
The SP Fee Program includes an agricultural irrigation component to fund the estimated \$10.0 million in agricultural irrigation infrastructure relocation costs. Agricultural irrigation fees are estimated based on percentage of total acres for each land use (**Table 6-2**).

**Table 6-1  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
SPSP Agricultural Irrigation Improvements (2008 \$)**

<b>Item</b>	<b>Estimated Cost</b>	<b>Initial Funding/ Construction</b>	<b>Buildout Funding</b>
<b><u>Irrigation Canal</u></b>			
Permanent Canal	\$3,025,100	Developer	SP Fee Program
Interim Canal	\$896,560	Developer	SP Fee Program
Crossings	\$2,495,500	Developer	SP Fee Program
<b><u>Other</u></b>			
Other	\$994,400	Developer	SP Fee Program
<b>Subtotal Construction Costs</b>	<b>\$7,411,560</b>		
15% Engineering/Inspection	\$1,111,734	Developer	SP Fee Program
20% Contingency	\$1,482,312	Developer	SP Fee Program
<b>Total Agricultural Irrigation Improvement Costs</b>	<b>\$10,006,000</b>		

"irrigation\_sum"

Source: MacKay & Somps.



17-18-2008 15:23:17 rwp/ps  
 L:\Documents\17901\02 Master Plans Infrastructure Road\17-18-2008 Irrigation Plan - Buildout.dwg

# SUTTER POINTE

## MEASURE "M" GROUP

Sheet 18 of 21  
 On-Site Irrigation Plan - Buildout

**MACKEY & SOMPS**  
 ENGINEERS PLANNERS ARCHITECTS  
 5771 ROCKY HILL CIRCLE, SUITE 200, SACRAMENTO, CA 95820  
 November 14, 2008

# MAP 6-1

**Table 6-2  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Infrastructure Cost Allocation: AGRICULTURAL IRRIGATION**

## Agricultural Irrigation

Item	Land Uses			Cost Allocation Basis Distribution of Acres	Agriculture Irrigation Cost Allocation			
	Developable Acres	Residential Units	Building Sq. Ft.		Cost Assignment	Per Acre	Per Unit	Per Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=A/Total Acres</i>	<i>G=Total Cost*F</i>	<i>H=G/A</i>	<i>I=G/B</i>	<i>J=G/C</i>
<b>Residential</b>								
Low-Density	512	1,461	-	9.2%	\$921,589	\$1,799	\$631	-
Medium-Density	1,950	12,014	-	35.1%	\$3,507,577	\$1,799	\$292	-
High-Density [1]	188	3,426	-	3.4%	\$337,412	\$1,799	\$98	-
<b>Subtotal</b>	<b>2,650</b>	<b>16,901</b>	<b>-</b>	<b>47.6%</b>	<b>\$4,766,578</b>			
<b>Nonresidential</b>								
Commercial Retail	319	-	4,092,000	5.7%	\$573,205	\$1,799	-	\$0.14
Office	257	-	4,214,000	4.6%	\$461,334	\$1,799	-	\$0.11
Industrial	2,338	-	41,407,000	42.0%	\$4,204,883	\$1,799	-	\$0.10
<b>Subtotal</b>	<b>2,913</b>	<b>-</b>	<b>49,713,000</b>	<b>52.4%</b>	<b>\$5,239,422</b>			
<b>Total</b>	<b>5,563</b>	<b>16,901</b>	<b>49,713,000</b>	<b>100.0%</b>	<b>\$10,006,000</b>			

*"ag\_irr\_alloc"*

Note: Numbers shown here are preliminary. The Nexus Study implementing the SP Fee program will include updated cost estimates for purposes of cost allocation.

Source: MacKay & Soms and EPS.

[1] High Density includes does not include mixed-use units. Mixed-use development is included in the commercial retail and office acreages shown, and the fee will be split between the residential and non-residential portions.



Because key facilities serving the entire project are needed in Phase 1, a fee revenue shortfall of \$2.2 million is anticipated to occur (**Table 6-3**). This shortfall will be recovered by buildout. The master developer(s) will advance fund and construct agricultural irrigation facilities, and will finance the cost of initial shortfalls until adequate fee revenues are collected.

**Table 6-3  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Agricultural Irrigation Infrastructure Fee Revenue By Phase**

Land Use	Fee Per Acre	Acres		Fee Revenue vs. Construction Cost	
		Phase 1	Buildout	Phase 1	Buildout
<b>Construction Cost</b>	<i>a</i>			<b>\$5,328,000</b>	<b>\$10,006,000</b>
<b>Fee Revenue</b>					
<b>Residential</b>					
Low-Density	\$1,799	121	512	\$217,627	\$921,589
Medium-Density	\$1,799	875	1,950	\$1,573,391	\$3,507,577
High-Density	\$1,799	91	188	\$164,390	\$337,412
<b>Subtotal</b>		<b>1,087</b>	<b>2,650</b>	<b>\$1,955,408</b>	<b>\$4,766,578</b>
<b>Nonresidential</b>					
Commercial Retail	\$1,799	202	319	\$363,305	\$573,205
Office	\$1,799	58	257	\$105,164	\$461,334
Industrial	\$1,799	389	2,338	\$699,524	\$4,204,883
<b>Subtotal</b>		<b>649</b>	<b>2,913</b>	<b>\$1,167,993</b>	<b>\$5,239,422</b>
<b>Total Fee Revenue</b>	<i>b</i>		<b>1,737</b>	<b>\$3,123,402</b>	<b>\$10,006,000</b>
<b>Surplus/(Shortfall)</b>	<i>c=b-a</i>			<b>(\$2,204,598)</b>	<b>\$0</b>

"ag\_irr\_cashflow"

## 7. DRY UTILITIES

---

The SPSP will require dry utilities, including electricity, natural gas, telephone, and cable television, as outlined in the Sutter Pointe Specific Plan Dry Utilities Master Plan. In its current condition, the SPSP lacks any significant dry utilities to support urban development.

These local purveyors will provide these utilities:

- Pacific Gas & Electric (electricity and natural gas)
- AT&T (telephone)
- Comcast (cable television)

Energy facilities proposed in and around the SPSP include electrical transmission and distribution facilities, electrical substations, and natural gas facilities. Communications facilities proposed include telephone, fiber optics, and cable television facilities.

**Map 7-1** and **Map 7-2** detail the proposed dry utilities facilities to be located on-site and off-site, respectively.

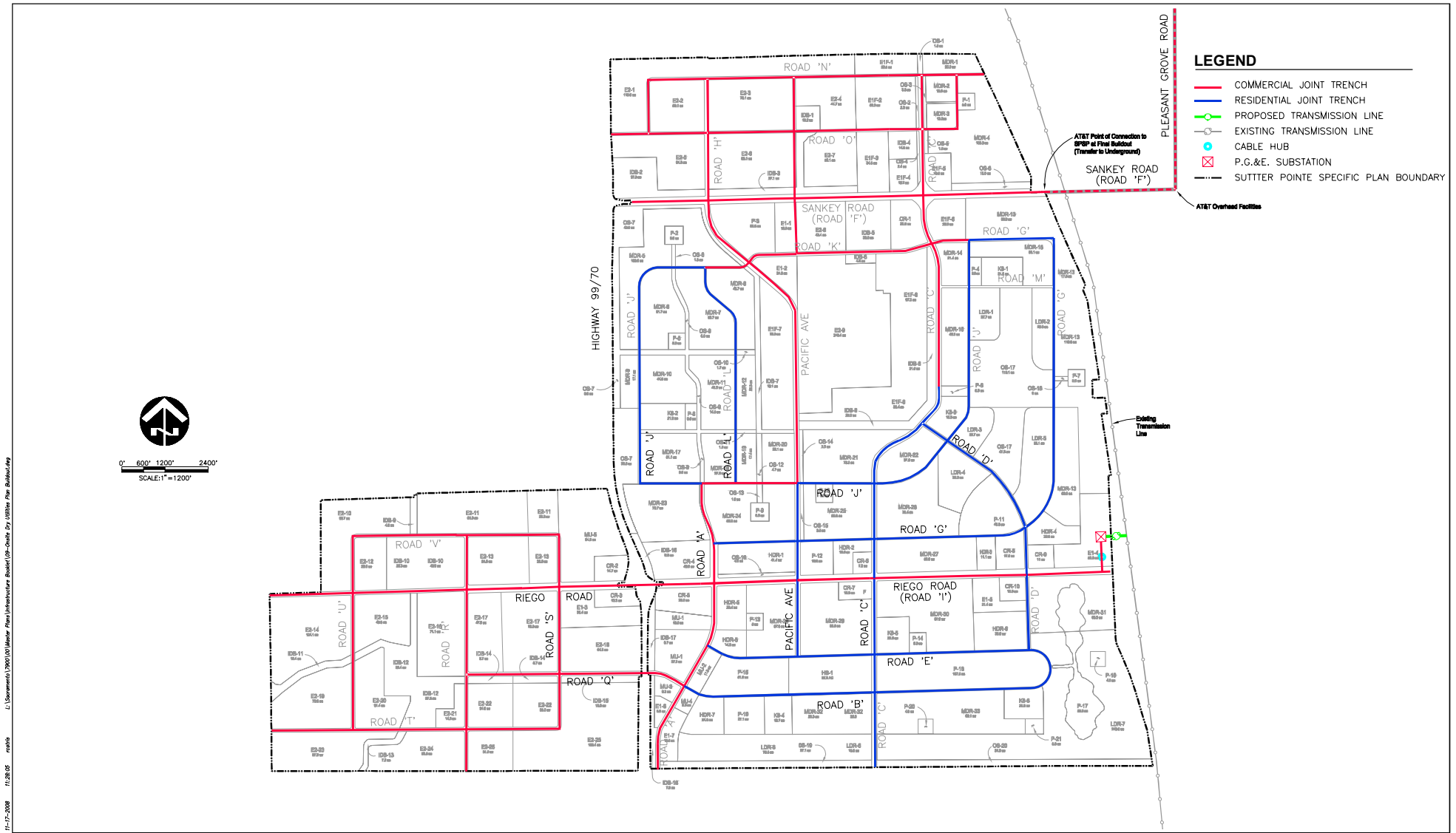
Dry Utilities cost and phasing estimates were prepared by MacKay & Somps. The SPSP dry utilities cost estimates are outlined in **Appendix A**.

### FACILITY IMPROVEMENT COSTS

At buildout, the SPSP dry utilities costs are estimated at \$44.6 million (**Table 7-1**). Costs include the following types of improvements:

- Joint Trenching
- PG&E gas regulator station
- 2" natural gas lines
- AT&T facilities

**Appendix A** contains the detailed list of dry utilities improvements required for the SPSP.



11-17-2008 11:28:05 remsb L:\Snohomish\17902\100\Master Plan\Utilities\Buildout\09-Cable Dry Utility Plan Buildout.dwg

# SUTTER POINTE

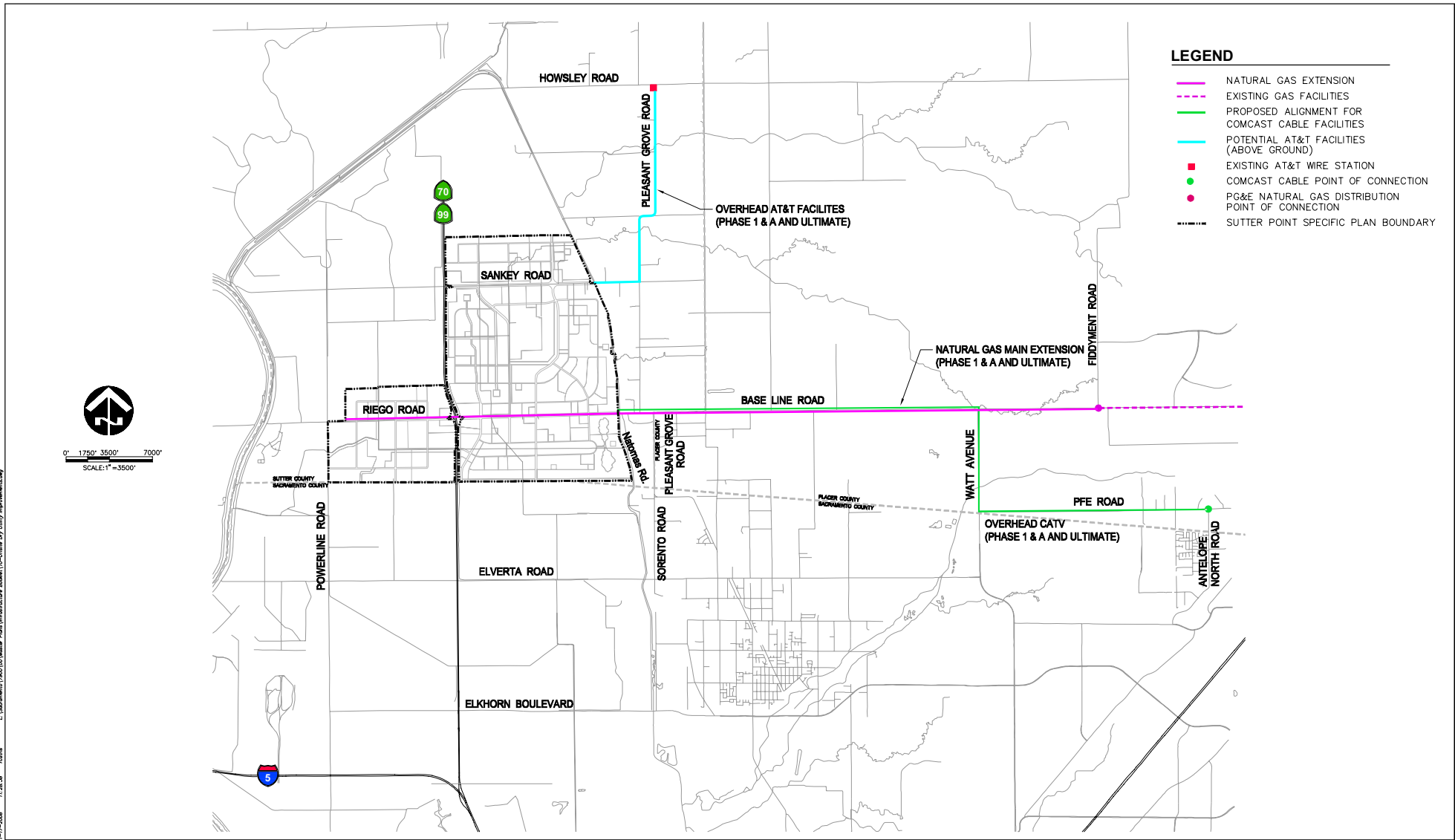
## MEASURE "M" GROUP

Sheet 9 of 21

On-Site Dry Utilities Plan - Buildout

**Mackay & Somp**  
 ENGINEERS, PLANNERS, ARCHITECTS  
 November 14, 2008

# MAP 7-1



- LEGEND**
- NATURAL GAS EXTENSION
  - - - EXISTING GAS FACILITIES
  - PROPOSED ALIGNMENT FOR COMCAST CABLE FACILITIES
  - POTENTIAL AT&T FACILITIES (ABOVE GROUND)
  - EXISTING AT&T WIRE STATION
  - COMCAST CABLE POINT OF CONNECTION
  - PG&E NATURAL GAS DISTRIBUTION POINT OF CONNECTION
  - SUTTER POINT SPECIFIC PLAN BOUNDARY

F:\7-2008\11-26-08\11-26-08.mxd  
 c:\documents\19011201\Water\_Plan\Infrastructure\Book1\0-Office\_Dry\_Utility\_Improvements.dwg  
 11/26/08 11:26:38

**SUTTER POINTE  
MEASURE "M" GROUP**

Sheet 10 of 21  
Off-Site Dry Utility Improvements

**MACKAY & SOMPS**  
 ENGINEERS PLANNERS SURVEYORS  
 1771 Tibbels Road, Suite E, Sacramento, CA 95815 (916) 629-0222  
 November 14, 2008

**MAP 7-2**

**Table 7-1  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
SPSP Dry Utilities Improvements (2008 \$)**

<b>Item</b>	<b>Estimated Cost</b>	<b>Initial Funding/ Construction</b>	<b>Buildout Funding</b>
<b><u>On-Site</u></b>			
Join Trenching	\$32,157,000	Developer	SP Fee Program
PG&E Facilities	\$300,000	Developer	SP Fee Program
<b><u>Off-Site</u></b>			
Gas	\$330,000	Developer	SP Fee Program
Phone	\$250,000	Developer	SP Fee Program
Cable	\$0	Developer	SP Fee Program
<b>Subtotal Construction Costs</b>	<b>\$33,037,000</b>		
15% Engineering/Inspection	\$4,955,550	Developer	SP Fee Program
20% Contingency	\$6,607,400	Developer	SP Fee Program
<b>Total Dry Utilities Costs</b>	<b>\$44,600,000</b>		

"dry\_sum"

Source: MacKay & Soms.

## PHASING AND TRIGGERS

Approximately \$17.2 million of the dry utility facilities are needed for Phase 1. This includes costs for joint trenching, the gas regulator station, the natural gas lines, and the AT&T facilities. The remaining \$27.4 million will be funded by the remaining phases. See **Appendix A** for detail on dry utility facilities by phase.

## FUNDING STRATEGY

### EXISTING FEE PROGRAM

There are no existing fee programs in Sutter County at this time.

### PROPOSED SP FEE PROGRAM DRY UTILITIES COMPONENT

The SP Fee Program includes a dry utilities component to fund the \$44.6 million in dry utilities infrastructure costs. Dry utilities fees are estimated by land use based on percentage of total acres for each land use (**Table 7-2**).

Because key facilities serving the entire project are needed in Phase 1, a fee revenue shortfall of \$3.3 million is anticipated to occur. This shortfall will be recovered by buildout (**Table 7-3**). The master developer(s) will provide advance funding and construct dry utilities facilities, and will finance the cost of initial shortfalls until adequate fee revenues are collected.

## Dry Utilities

**Table 7-2**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Infrastructure Cost Allocation: DRY UTILITIES**

Item	Land Uses			Cost Allocation Basis	Dry Utility Cost Allocation			
	Developable Acres	Residential Units	Building Sq. Ft.	Distribution of Acres	Cost Assignment	Per Acre	Per Unit	Per Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=A/Total Acres</i>	<i>G=Total Cost*F</i>	<i>H=G/A</i>	<i>I=G/B</i>	<i>J=G/C</i>
<b>Residential</b>								
Low-Density	512	1,461	-	9.2%	\$4,107,821	\$8,017	\$2,812	-
Medium-Density	1,950	12,014	-	35.1%	\$15,634,411	\$8,017	\$1,301	-
High-Density [1]	188	3,426	-	3.4%	\$1,503,956	\$8,017	\$439	-
<b>Subtotal</b>	<b>2,650</b>	<b>16,901</b>	-	<b>47.6%</b>	<b>\$21,246,188</b>			
<b>Nonresidential</b>								
Commercial Retail	319	-	4,092,000	5.7%	\$2,554,962	\$8,017	-	\$0.62
Office	257	-	4,214,000	4.6%	\$2,056,315	\$8,017	-	\$0.49
Industrial	2,338	-	41,407,000	42.0%	\$18,742,534	\$8,017	-	\$0.45
<b>Subtotal</b>	<b>2,913</b>	-	<b>49,713,000</b>	<b>52.4%</b>	<b>\$23,353,812</b>			
<b>Total [1]</b>	<b>5,563</b>	<b>16,901</b>	<b>49,713,000</b>	<b>100.0%</b>	<b>\$44,600,000</b>			

"dryutils\_alloc"

Note: Numbers shown here are preliminary. The Nexus Study implementing the SP Fee program will include updated cost estimates for purposes of cost allocation.

Source: MacKay & Soms and EPS.

[1] High Density includes does not include mixed-use units. Mixed-use development is included in the commercial retail and office acreages shown, and the fee will be split between the residential and non-residential portions.



**Table 7-3  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Dry Utilities Infrastructure Fee Revenue By Phase**

Land Use	Fee Per Acre	Acres		Fee Revenue vs. Construction Cost	
		Phase 1	Buildout	Phase 1	Buildout
<b>Construction Cost</b>	<i>a</i>			<b>\$17,210,000</b>	<b>\$44,600,000</b>
<b>Fee Revenue</b>					
<b>Residential</b>					
Low-Density	\$8,017	121	512	\$970,036	\$4,107,821
Medium-Density	\$8,017	875	1,950	\$7,013,118	\$15,634,411
High-Density	\$8,017	91	188	\$732,738	\$1,503,956
<b>Subtotal</b>		<b>1,087</b>	<b>2,650</b>	<b>\$8,715,892</b>	<b>\$21,246,188</b>
<b>Nonresidential</b>					
Commercial Retail	\$8,017	202	319	\$1,619,366	\$2,554,962
Office	\$8,017	58	257	\$468,752	\$2,056,315
Industrial	\$8,017	389	2,338	\$3,118,008	\$18,742,534
<b>Subtotal</b>		<b>649</b>	<b>2,913</b>	<b>\$5,206,126</b>	<b>\$23,353,812</b>
<b>Total Fee Revenue</b>	<i>b</i>		<b>1,737</b>	<b>\$13,922,018</b>	<b>\$44,600,000</b>
<b>Surplus/(Shortfall)</b>	<i>c=b-a</i>			<b>(\$3,287,982)</b>	<b>\$0</b>

"dryutil\_cashflow"

## 8. SCHOOLS

---

The SPSP is within the boundaries of the Pleasant Grove Elementary School District (PGESD) and the East Nicholas Joint Union High School District (ENJUHSD). Proponents of the SPSP have met with both school districts, and this analysis is based on information from all parties. This Financing Plan shows how new schools can be fully financed using a combination of mitigation fees, state funding, and other revenue sources. The proponents are in discussions with the school districts to develop mitigation agreements to provide funding for the new schools.

The closest elementary school (a small K-8 school with about 170 students operated by PGESD) is about 3 miles north of the SPSP. The closest comprehensive high school (a small 9-12 school with about 320 students operated by ENJUHSD) is about 10 miles north of the SPSP. The elementary school is neither close enough nor large enough to serve students coming from SPSP, though the high school could potentially serve students if portable classrooms were brought onto its campus.

At buildout the SPSP will include six elementary schools serving grades K-8 and one high school serving grades 9-12. The elementary schools will have a capacity of about 1,000 students and the high school will have a capacity of about 2,000 students. The proposed facilities are based on student generation rates from the school districts and anticipated development. Facilities costs have been developed by the proponents of SPSP and are part of continuing negotiations with the school districts.

### FACILITY IMPROVEMENT COSTS

**Table 8-1** shows an estimated cost of \$239 million for the six new elementary schools in the PGESD. **Table 8-2** shows the estimated \$114 million for the new high school in the ENJUHSD. Total school costs for both districts are approximately \$353 million at buildout.

### COSTS BY PHASE

Phase 1 will require three elementary schools (50 percent of buildout) plus a few additional classrooms. The location of the schools will depend on the timing of the individual neighborhoods in Phase 1.

Although Phase 1 will only generate about half of the high school students, there will be a need for core facilities that will eventually serve the entire high school. About 75 percent of the high school will be needed to serve Phase 1.

**Table 8-1  
Sutter Pointe Specific Plan  
Public Facility Financing Plan  
School Financing Analysis - Pleasant Grove ESD**

Item		Phase 1	Buildout
<b>Student Producing Residential Units</b>	[1]		
Low-Density		345	1,461
Medium-Density		5,389	9,014
High-Density		1,669	3,426
Mixed Use		368	599
Affordable		0	0
<b>Total Student Producing Units</b>		<b>7,771</b>	<b>14,500</b>
<b>New Elementary Students (K-8)</b>	[2]	3,375	6,225
<b>Elementary School Sites Provided</b>	[3]	3	6
<b>Total Acreage</b>		<b>60</b>	<b>120</b>
<b>Estimated Construction Budget</b>	[4]	\$120,500,000	\$239,000,000
<b>Estimated Funding Revenue</b>			
Level 1 Fees	[5]	\$29,500,000	\$56,300,000
Increase to Level 2 Fees	[6]	\$22,600,000	\$43,200,000
Supplemental Fees	[7]	\$10,000,000	\$19,000,000
Subtotal Residential Fees		\$62,100,000	\$118,500,000
Senior Housing Fees	[8]	\$0	\$1,700,000
Nonresidential Fees	[9]	\$7,900,000	\$14,400,000
State Funding	[10]	\$56,600,000	\$104,400,000
<b>Total Revenue</b>		<b>\$126,600,000</b>	<b>\$239,000,000</b>
<b>Difference</b>		<b>\$6,100,000</b>	<b>\$0</b>

"sumpg"

Source: Gary Gibbs, Office of Public School Construction, EPS

- [1] Excludes 3,000 senior units (assumed to be medium density). Senior housing accounted for separately.
- [2] Based on school district student generation rates and proposed school sizes (rounded).
- [3] Sites included in the land use plan.
- [4] Source is Gary Gibbs, based on an April 29, 2008 meeting with Lennar.
- [5] Based on \$2.97 per square foot Level 1 fees (2008 cap).
- [6] The additional fees needed to increase fee to an estimated Level 2 fee rate of \$5.40 per square foot.
- [7] Estimated supplemental funding at \$1.59 per square foot.
- [8] Estimated K-12 fees at 2008 rates of \$0.47 for age-restricted senior housing (2000 sq ft / unit).
- [9] Estimated K-12 fees at 2008 rates of \$0.47 for 100% of commercial and industrial.
- [10] Estimated State Funding at 2008 grant levels.

**Table 8-2**  
**Sutter Pointe Specific Plan**  
**Public Facility Financing Plan**  
**School Financing Analysis - East Nicholas JUHSD**

Item		Phase 1	Buildout
<b>Student Producing Residential Units</b>	[1]		
Low-Density		345	1,461
Medium-Density		5,389	9,014
High-Density		1,669	3,426
Mixed Use		368	599
Affordable		0	0
<b>Total Student Producing Units</b>		<b>7,771</b>	<b>14,500</b>
<b>New HS Students</b>	[2]	1,050	1,900
<b>HS Sites Provided</b>	[3]	1	1
<b>Total Acreage</b>		<b>50</b>	<b>50</b>
<b>Estimated Construction Budget</b>	[4]	\$91,750,000	\$114,000,000
<b>Estimated Funding Revenue</b>			
Level 1 Fees	[5]	\$11,600,000	\$22,200,000
Increase to Level 2 Fees	[6]	\$8,900,000	\$17,100,000
Supplemental Fees	[7]	\$12,100,000	\$23,100,000
Subtotal Residential Fees		\$32,600,000	\$62,400,000
Senior Housing Fees	[8]	\$0	\$1,100,000
Nonresidential Fees	[9]	\$4,900,000	\$8,900,000
State Funding	[10]	\$35,300,000	\$41,600,000
<b>Total Revenue</b>		<b>\$72,800,000</b>	<b>\$114,000,000</b>
<b>Difference</b>		<b>(\$18,950,000)</b>	<b>\$0</b>

*"sumen"*

Source: Gary Gibbs, Office of Public School Construction, EPS

- [1] Excludes 3,000 senior units (assumed to be medium density). Senior housing accounted for separately.
- [2] Based on school district student generation rates and proposed school sizes (rounded).
- [3] Sites included in the land use plan.
- [4] Source is Gary Gibbs, based on an April 29, 2008 meeting with Lennar.
- [5] Based on \$2.97 per square foot Level 1 fees (2008 cap).
- [6] The additional fees needed to increase fee to an estimated Level 2 fee rate of \$5.40 per square foot.
- [7] Estimated supplemental funding at \$1.59 per square foot.
- [8] Estimated K-12 fees at 2008 rates of \$0.47 for age-restricted senior housing (2000 sq ft / unit).
- [9] Estimated K-12 fees at 2008 rates of \$0.47 for 100% of commercial and industrial.
- [10] Estimated State Funding at 2008 grant levels.

The school districts will determine where students will attend school while the first elementary school and first phase of the high school are being built.

**Table 8-3** shows the estimated costs and revenue for Phase 1 and Buildout and assumes that State Funding will be available. The mitigation agreement that provides supplemental funding will likely provide flexibility in funding that will allow the surplus shown for PGESD to offset the shortfall shown for ENJUHSD in Phase 1.

## FUNDING STRATEGY

Funding for schools typically comes from three sources: development impact fees, state funding, and other local sources. **Figure 8-1** shows how funding from fees and state funding will fully cover the costs of school facilities at buildout.

### SCHOOL MITIGATION FEES

Currently the two school districts split Level 1 fees (the 2008 fee cap is \$2.97 per square foot for residential development and \$0.47 per square foot for nonresidential and age-restricted senior housing). Districts that meet certain conditions may adopt Level 2 fees as an alternative to the residential Level 1 fees. It is anticipated that both districts will be eligible to assess Level 2 fees on residential development after tentative tract maps have been approved. Level 2 fees are calculated annually and it is assumed that Level 2 fees of \$5.25 per square foot will replace the \$2.97 per square foot Level 1 fee.

Level 3 fees are essentially double the Level 2 fee amount and are only allowed when the State is not apportioning funding to new construction projects. Because the State has a significant amount of bond funds available, Level 3 fees are not anticipated in the foreseeable future.

### STATE FUNDING

State school bond funds are apportioned as grants to school districts by the State Allocation Board through the Office of Public School Construction. Districts must show projected enrollment growth for the next five years to receive funding. It is anticipated that the districts will be eligible for grant funding from the State School Facility Program (SFP) and the estimated funding shown in **Tables 8-1** and **8-2** are based on the SFP grant levels in 2008. State Funding is provided for site acquisition as well as construction. Although the SFP was intended to be a 50/50 program, **Figure 8-1** shows how the SFP only provides about 40 percent of the cost of new schools.

# DRAFT

**Table 8-3  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
School Fee Revenue By Phase**

Schools

Land Use	Units / Sq Ft		Pleasant Grove ESD		East Nicholas JUHSD		Project Totals	
	Phase 1	Buildout	Phase 1	Buildout [1]	Phase 1	Buildout [1]	Phase 1	Buildout [1]
<b>Construction Cost</b> [2]			<b>\$120,500,000</b>	<b>\$239,000,000</b>	<b>\$91,750,000</b>	<b>\$114,000,000</b>	<b>\$212,250,000</b>	<b>\$353,000,000</b>
<b>Revenue</b>								
Residential Fees	7,771	14,500 <i>units</i>	\$62,100,000	\$118,500,000	\$32,600,000	\$62,400,000	\$94,700,000	\$180,900,000
Senior Housing Fees	0	3,000 <i>units</i>	\$0	\$1,700,000	\$0	\$1,100,000	\$0	\$2,800,000
Nonresidential Fees	27,159,300	49,713,000 <i>sq ft</i>	\$7,900,000	\$14,400,000	\$4,900,000	\$8,900,000	\$12,800,000	\$23,300,000
State Funding			\$56,600,000	\$104,400,000	\$35,300,000	\$41,600,000	\$91,900,000	\$146,000,000
<b>Total Revenue</b>			<b>\$126,600,000</b>	<b>\$239,000,000</b>	<b>\$72,800,000</b>	<b>\$114,000,000</b>	<b>\$199,400,000</b>	<b>\$353,000,000</b>
<b>Surplus/(Shortfall)</b>								
Pleasant Grove ESD			\$6,100,000	\$0			\$6,100,000	\$0
East Nicholas JUHSD					(\$18,950,000)	\$0	(\$18,950,000)	\$0
<b>Net Shortfall</b> [3]							<b>(\$12,850,000)</b>	<b>\$0</b>

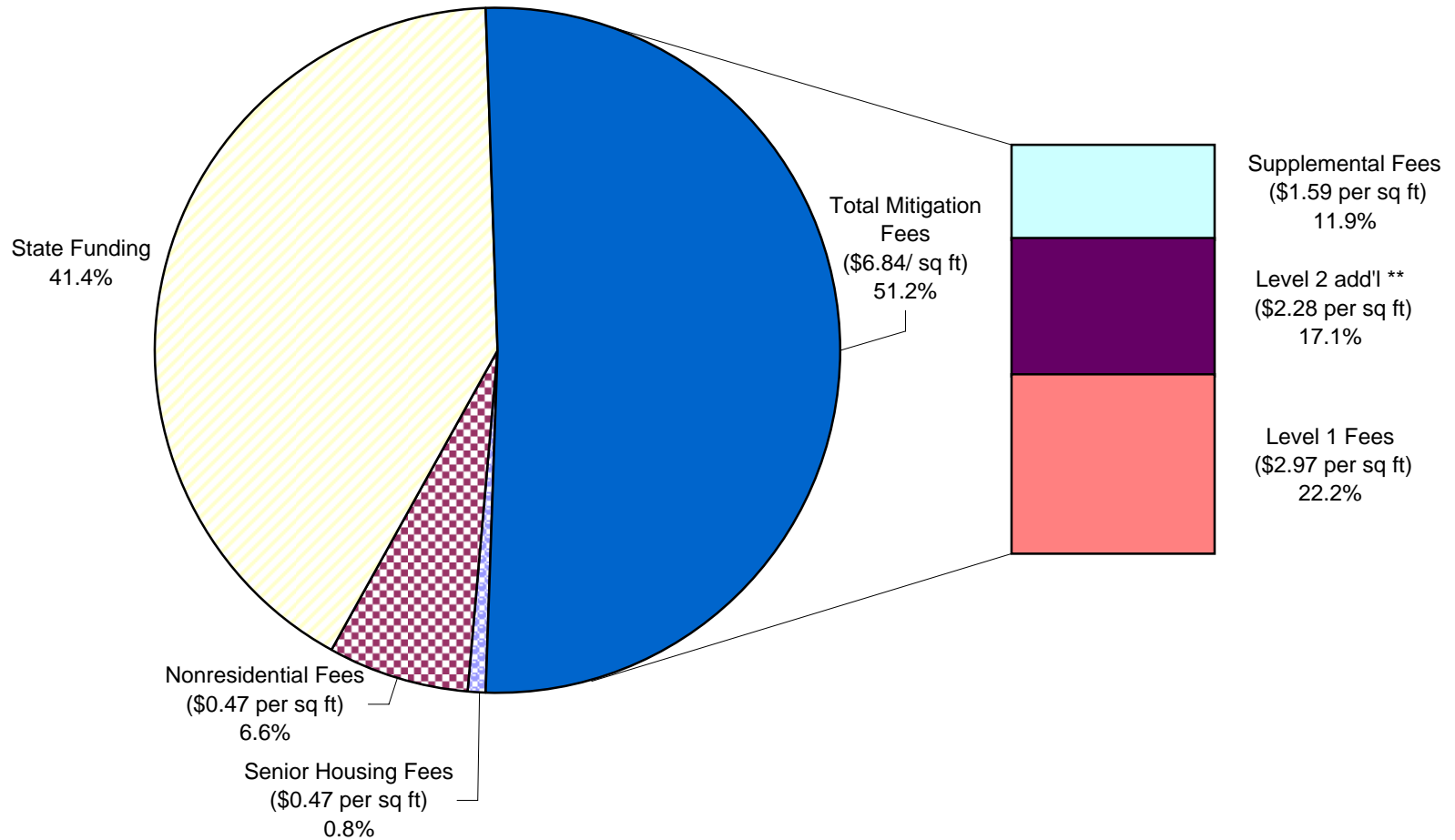
"school\_cashflow"

[1] Buildout figures are from **Tables 8-1** and **8-2**.

[2] Phase 1 costs are based on 3 elementary schools + \$2M and 75% of high school costs.

[3] In Phase 1, it is anticipated that a mitigation agreement will allow phasing of fees between districts to reduce the shortfall.

**Figure 8-1  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
School Financing: Summary of Funding Sources**



\*\* The Level 2 fee is estimated to be \$5.25 per sq. ft. The amount shown is the increase over Level 1 fees.

## SUPPLEMENTAL FEES

Development impact fees and state funding will not fully fund the new schools. A supplemental residential fee will be necessary to fund the shortfall. The supplemental fee is estimated at \$1.59 per square foot and will be split between the two school districts. When added to the estimated Level 2 fee, the total school development impact fee is expected to be about \$6.84 per square foot.

## OTHER FUNDING SOURCES

Other local funding, such as general obligation bonds, school facility improvement district bonds, and Mello-Roos Community Facilities District funding have not been included in this Financing Plan for schools. Such funding could replace all or part of the mitigation and supplemental fees.



## 9. PARKS AND RECREATION

---

Parks in the SPSP are designed to provide recreation facilities and to act as transition zones between differing land use designations. The SPSP contains two regional parks totaling 97 acres, five community parks totaling approximately 102 acres, and fourteen neighborhood parks totaling approximately 73 acres. General descriptions of the various types of parks are as follows:

- **Regional Sports Park:** Will feature facilities such as lighted sports fields for league play, with parking and restrooms.
- **Regional Multi-use Park:** Will include acreage developed for active sports facilities, with lighting, parking, and restrooms. Will also include areas to support regional needs other than for organized sports. This may include multi-purpose practice fields, additional soccer fields, dog parks, and room for unstructured play and hobbies.
- **Community Facilities for Organized Sports/Other Recreation:** May include some smaller scale versions of above-listed facilities. May also include picnic areas, shade structures, BBQ grills, play structures, or other similar features. May include lighting, parking and restrooms.
- **High Amenity Trail/Landscaped Areas:** Intended to be used for passive recreation.
- **Open Turf Areas:** Will contain leveled fields to support organized sports and unstructured play. May include stand alone play structures, hard courts, and minor facilities such as backstops, soccer goals, and picnic furniture.

The Parks and Open Space Master Plan will determine which and how many facilities are placed in each park. SPSP Parks and Recreation services will be initially administered by a County Service Area (CSA) or Community Services District (CSD) and, ultimately by the City upon incorporation.

**Map 9-1** shows the proposed locations of parks in the SPSP.

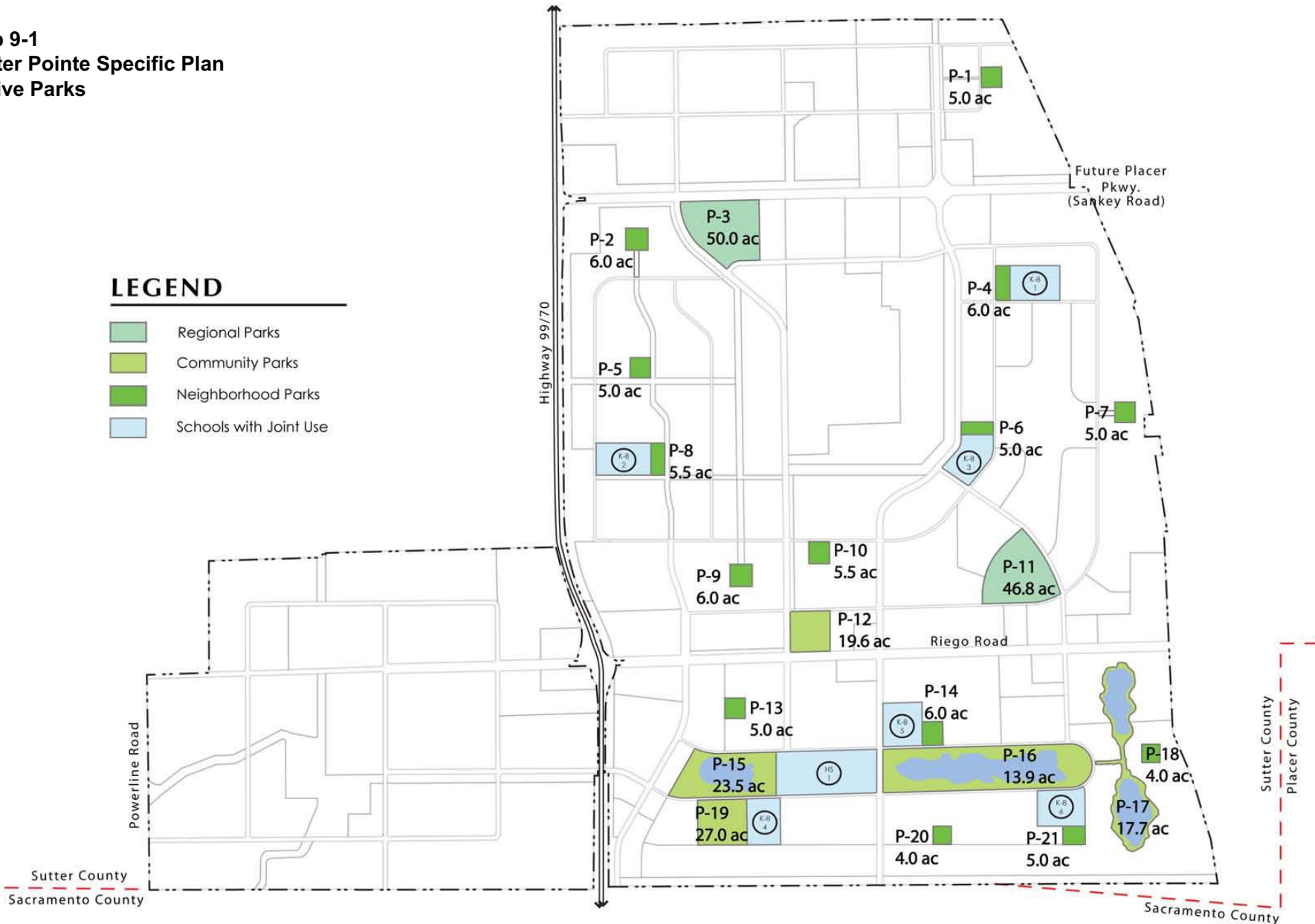
### FACILITY IMPROVEMENT COSTS

Park land will be dedicated by the master developer. The total cost of parks is estimated to be \$62.8 million. A detailed summary of each expected park, its size, type, and corresponding estimated cost is shown in **Table 9-1**.

**Map 9-1  
Sutter Pointe Specific Plan  
Active Parks**

**LEGEND**

- Regional Parks
- Community Parks
- Neighborhood Parks
- Schools with Joint Use



**Table 9-1  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Summary of Park Costs (2008 \$)**

Park	Type	Acreage	Improvement Cost	Total Cost
<b>Regional Parks</b>				
P-3	Regional Sports Park	50.0	\$300,000/ac.	\$15,000,000
P-11	Regional Multi-Use Park	20.0	\$300,000/ac.	\$6,000,000
P-11	Regional Multi-Use Park	26.8	\$150,000/ac.	\$4,020,000
<b>Subtotal Regional Parks</b>		<b>96.8</b>		<b>\$25,020,000</b>
<b>Community Parks (With Rest Rooms and Parking, except in Lake Shore Parks)</b>				
P-12	Community - Active	19.6	\$300,000/ac.	\$5,880,000
P-15	Community - Lake Shore	23.5	\$150,000/ac.	\$3,525,000
P-16	Community - Lake Shore	13.9	\$150,000/ac.	\$2,085,000
P-17	Community - Lake Shore	17.7	\$150,000/ac.	\$2,655,000
P-19	Community - Active	27.0	\$300,000/ac.	\$8,100,000
<b>Subtotal Community Parks</b>		<b>101.7</b>		<b>\$22,245,000</b>
<b>Neighborhood Parks (No Restrooms/No Parking)</b>				
P-1	Neighborhood - Stand Alone	5.0	\$250,000/ac.	\$1,250,000
P-2	Neighborhood - Stand Alone	6.0	\$250,000/ac.	\$1,500,000
P-4	Neighborhood - Joint Use	6.0	\$150,000/ac.	\$900,000
P-5	Neighborhood - Stand Alone	5.0	\$250,000/ac.	\$1,250,000
P-6	Neighborhood - Joint Use	5.0	\$150,000/ac.	\$750,000
P-7	Neighborhood - Stand Alone	5.0	\$250,000/ac.	\$1,250,000
P-8	Neighborhood - Joint Use	5.5	\$150,000/ac.	\$825,000
P-9	Neighborhood - Stand Alone	6.0	\$250,000/ac.	\$1,500,000
P-10	Neighborhood - Stand Alone	5.5	\$250,000/ac.	\$1,375,000
P-13	Neighborhood - Stand Alone	5.0	\$250,000/ac.	\$1,250,000
P-14	Neighborhood - Joint Use	6.0	\$150,000/ac.	\$900,000
P-18	Neighborhood - Stand Alone	4.0	\$250,000/ac.	\$1,000,000
P-20	Neighborhood - Stand Alone	4.0	\$250,000/ac.	\$1,000,000
P-21	Neighborhood - Joint Use	5.0	\$150,000/ac.	\$750,000
<b>Subtotal Neighborhood Parks</b>		<b>73.0</b>		<b>\$15,500,000</b>
<b>Total Park Costs</b>		<b>271.5</b>		<b>\$62,765,000</b>

"park\_costs"

Source: Lennar Communities.

## PHASING AND TRIGGERS

According to the Sutter Pointe Specific Plan Conceptual Phasing Plan dated March 21, 2008, there are approximately 99.4 park acres in Phase 1. Phase 1 costs for parks are not available yet. At this time, costs for Phase 1 have been estimated based on the proportion of residential acres in Phase 1 to total residential buildout acres. This assumption will be updated in a future version of the Financing Plan when a more accurate estimate of park costs by phase becomes available.

## FUNDING STRATEGY

### EXISTING FEE PROGRAMS

The Sutter County Development Impact Fee has a park component that currently applies to existing urban areas only. This park component does not apply to rural areas. The SP Fee Program will be exempt from the countywide park fee; facilities in the SPSP will provide an urban level of parks and recreation that represents a higher standard than park facilities in the remainder of the unincorporated County.

### PROPOSED SP FEE PROGRAM PARK COMPONENT

The SP Fee Program includes a park component to fund the \$62.8 million cost of park facilities. EPS allocated total facility costs among land uses, based on persons per household (**Table 9-2**).

**Table 9-3** shows the estimated fee revenues generated by Phase 1 development and at total buildout. The master developer(s) will advance fund and construct park facilities. The park fee component will be used to provide credits/reimbursements to the developer constructing each park.

**Table 9-2**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Infrastructure Cost Allocation: PARKS**

Item	Land Uses		Cost Allocation Basis			Parks Cost Allocation		
	Developable Acres	Residential Units	Persons per HH [1]	Total Persons	Distribution of Persons	Cost Assignment	Per Acre	Per Unit
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=A*C or B*C</i>	<i>E=D/Total Persons</i>	<i>F=Total Costs*C</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>			<i>persons per HH</i>					
Low-Density	512	1,461	2.93	4,281	9.1%	\$5,738,940	\$11,200	\$3,928
Medium-Density	1,950	12,014	2.77	33,279	71.1%	\$44,615,037	\$22,877	\$3,714
High-Density [2]	188	4,025	2.30	9,258	19.8%	\$12,411,023	\$66,157	\$3,083
<b>Subtotal</b>	<b>2,650</b>	<b>17,500</b>		<b>46,817</b>	<b>100.0%</b>	<b>\$62,765,000</b>		
<b>Nonresidential [3]</b>								
Commercial Retail	319	-	-	-	-	-	-	-
Office	257	-	-	-	-	-	-	-
Industrial	2,338	-	-	-	-	-	-	-
<b>Subtotal</b>	<b>2,913</b>	<b>-</b>		<b>-</b>	<b>-</b>	<b>-</b>		
<b>Total</b>	<b>5,563</b>	<b>17,500</b>		<b>46,817</b>	<b>100.0%</b>	<b>\$62,765,000</b>		

"parks\_alloc"

Note: Numbers shown here are preliminary. The Nexus Study implementing the SP Fee program will include updated cost estimates for purposes of cost allocation.

Source: MacKay & Soms and EPS.

[1] Persons per household are from the Sutter Pointe Fiscal Impact Analysis.

[2] High-Density includes both regular and mixed use high-density units.

[3] There is no cost allocation to nonresidential uses.

**Table 9-3  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Parks Fee Revenue By Phase**

		Parks			
Land Use	Fee Per Acre	Acres		Fee Revenue vs. Construction Cost	
		Phase 1	Buildout	Phase 1	Buildout
<b>Construction Cost</b>	<i>a</i>			<b>\$25,748,000</b>	<b>\$62,765,000</b>
<b>Fee Revenue</b>					
<b>Residential</b>					
Low-Density	\$11,200	121	512	\$1,355,214	\$5,738,940
Medium-Density	\$22,877	875	1,950	\$20,012,939	\$44,615,037
High-Density	\$66,157	91	188	\$6,046,735	\$12,411,023
<b>Subtotal</b>		<b>1,087</b>	<b>2,650</b>	<b>\$27,414,889</b>	<b>\$62,765,000</b>
<b>Nonresidential</b>					
Commercial Retail	\$0	202	319	\$0	\$0
Office	\$0	58	257	\$0	\$0
Industrial	\$0	389	2,338	\$0	\$0
<b>Subtotal</b>		<b>649</b>	<b>2,913</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Fee Revenue</b>	<i>b</i>	<b>1,737</b>	<b>5,563</b>	<b>\$27,414,889</b>	<b>\$62,765,000</b>
<b>Surplus/(Shortfall)</b>	<i>c=b-a</i>			<b>\$1,666,889</b>	<b>\$0</b>

"parks\_cashflow"

## 10. TRAILS

---

The SPSP trail system is intended to provide a system of Class I and Class II pedestrian and bicycle trails that connects parks, schools, residential neighborhoods, and commercial and employment centers.

### FACILITY IMPROVEMENT COSTS

The SPSP is expected to have 56,000 lineal feet of trails. **Map 10-1** shows the proposed locations of these trails. Assuming a cost of approximately \$100 per lineal foot, total cost for trails is estimated at \$5.6 million.

### PHASING AND TRIGGERS

Phase 1 costs for trails are not available yet. At this time, costs for Phase 1 have been estimated based on the proportion of residential acres in Phase 1 to total buildout residential acres. This assumption will be updated in a future version of the Financing Plan when a more accurate estimate of trail costs by phase becomes available.

### FUNDING STRATEGY

#### EXISTING FEE PROGRAMS

There are no existing fee programs in Sutter County at this time.

#### PROPOSED SP FEE PROGRAM TRAIL COMPONENT

The SP Fee Program includes a trail component to fund the estimated \$5.6 million of trail costs. Trail costs are allocated to land uses based on persons per household (**Table 10-1**).

**Table 10-2** shows the estimated fee revenues generated by Phase 1 development and at total buildout. The master developer(s) will advance fund and construct trail facilities, and will finance the cost of any initial shortfalls until adequate fee revenues are collected.

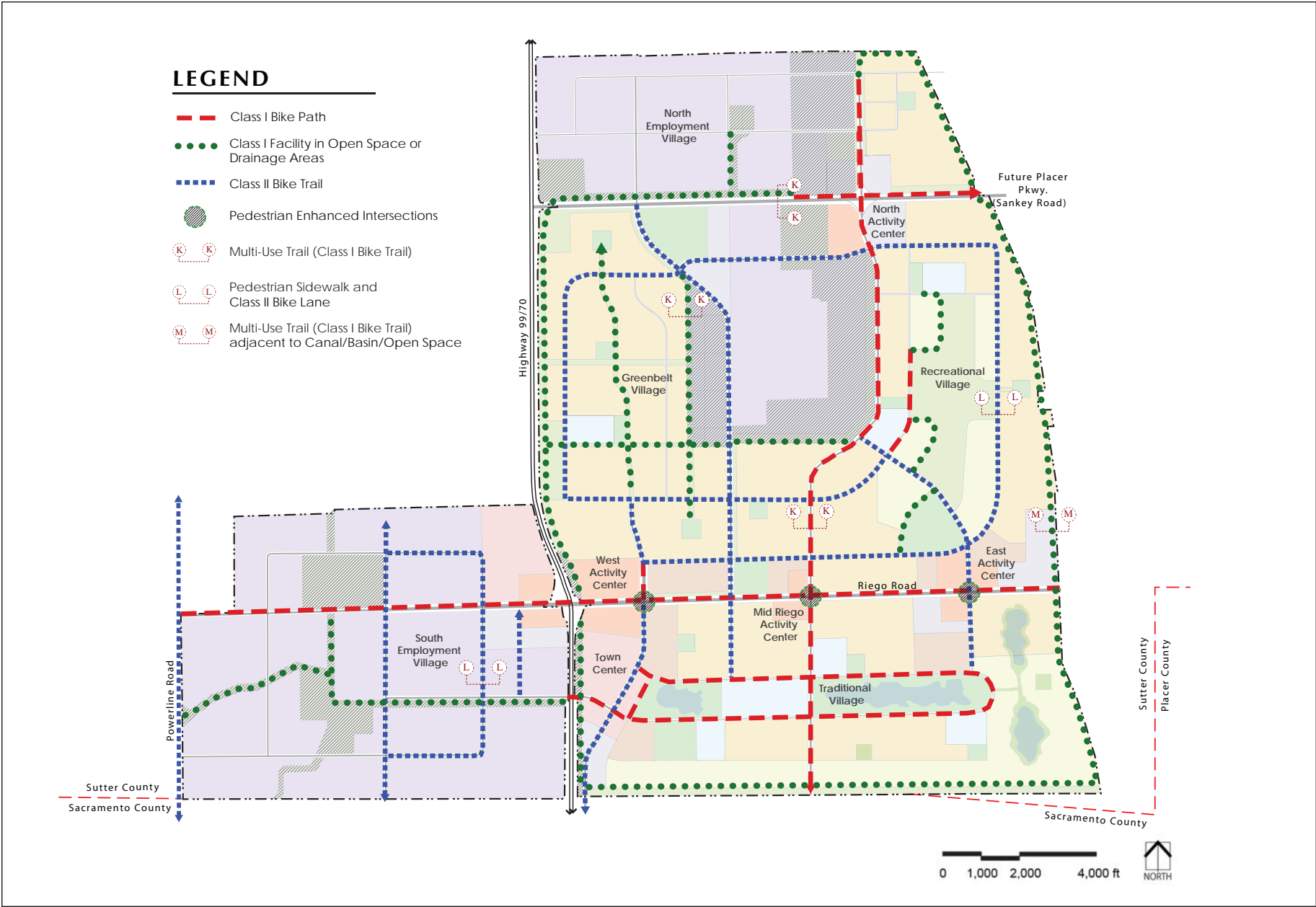


Exhibit 6.16: Alternative Circulation System



# DRAFT

## Trails

**Table 10-1  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Infrastructure Cost Allocation: TRAILS**

Item	Land Uses		Cost Allocation Basis			Trails Cost Allocation		
	Developable Acres	Residential Units	Persons per HH [1]	Total Persons	Distribution of Persons	Cost Assignment	Per Acre	Per Unit
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=A*C or B*C</i>	<i>E=D/Total Persons</i>	<i>F=Total Costs*C</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>			<i>persons per HH</i>					
Low-Density	512	1,461	2.93	4,281	9.1%	\$512,038	\$999	\$350
Medium-Density	1,950	12,014	2.77	33,279	71.1%	\$3,980,629	\$2,041	\$331
High-Density [2]	188	4,025	2.30	9,258	19.8%	\$1,107,333	\$5,903	\$275
<b>Subtotal</b>	<b>2,650</b>	<b>17,500</b>		<b>46,817</b>	<b>100.0%</b>	<b>\$5,600,000</b>		
<b>Nonresidential [3]</b>								
Commercial Retail	319	-	-	-	-	-	-	-
Office	257	-	-	-	-	-	-	-
Industrial	2,338	-	-	-	-	-	-	-
<b>Subtotal</b>	<b>2,913</b>	<b>-</b>		<b>-</b>	<b>-</b>	<b>-</b>		
<b>Total</b>	<b>5,563</b>	<b>17,500</b>		<b>46,817</b>	<b>100.0%</b>	<b>\$5,600,000</b>		

"trails\_alloc"

Note: Numbers shown here are preliminary. The Nexus Study implementing the SP Fee program will include updated cost estimates for purposes of cost allocation.

Source: MacKay & Soms and EPS.

[1] Persons per household are from the Sutter Pointe Fiscal Impact Analysis.

[2] High-Density includes both regular and mixed use high-density units.

[3] There is no cost allocation to nonresidential uses.

**Table 10-2  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Trails Fee Revenue By Phase**

Land Use	Fee Per Acre	Acres		Fee Revenue vs. Construction Cost	
		Phase 1	Buildout	Phase 1	Buildout
<b>Construction Cost</b>	<i>a</i>			<b>\$2,297,000</b>	<b>\$5,600,000</b>
<b>Fee Revenue</b>					
<b>Residential</b>					
Low-Density	\$999	121	512	\$120,915	\$512,038
Medium-Density	\$2,041	875	1,950	\$1,785,588	\$3,980,629
High-Density	\$5,903	91	188	\$539,500	\$1,107,333
<b>Subtotal</b>		<b>1,087</b>	<b>2,650</b>	<b>\$2,446,003</b>	<b>\$5,600,000</b>
<b>Nonresidential</b>					
Commercial Retail	\$0	202	319	\$0	\$0
Office	\$0	58	257	\$0	\$0
Industrial	\$0	389	2,338	\$0	\$0
<b>Subtotal</b>		<b>649</b>	<b>2,913</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Fee Revenue</b>	<i>b</i>	<b>1,737</b>	<b>5,563</b>	<b>\$2,446,003</b>	<b>\$5,600,000</b>
<b>Surplus/(Shortfall)</b>	<i>c=b-a</i>			<b>\$149,003</b>	<b>\$0</b>

"trails\_cashflow"

10-4

## 11. OPEN SPACE

---

Open space in the SPSP will provide greenbelts that support both active and passive recreation. Greenbelts will be linked by trails and recreation features intended to preserve and enhance the natural environment. The SPSP includes 395 acres of open space and 160 acres of lakes. There is the potential that 166 of the open space acres may become an 18-hole golf course, or a similarly sized recreational themed use. The remaining 228 acres consists of drainage basins and channels, greenbelts and trail corridors, and open space buffers between residential and industrial area, or between the SPSP and agricultural land and habitat preserves.

**Map 11-1** details the proposed location of open space in the SPSP.

### FACILITY IMPROVEMENT COSTS

Open space costs (including the golf course) are estimated at \$5.2 million. **Table 11-1** details the expected open space parcels, as well as their size and corresponding expected cost of \$13,000 per acre.

### PHASING AND TRIGGERS

There are approximately 115.8 acres of Phase 1 open space. This represents a Phase 1 cost of \$1.5 million. The remaining \$3.6 million in costs will occur in later phases.

### FUNDING STRATEGY

#### EXISTING FEE PROGRAMS

There are no existing fee programs in Sutter County at this time.



#### PROPOSED SP FEE PROGRAM OPEN SPACE COMPONENT

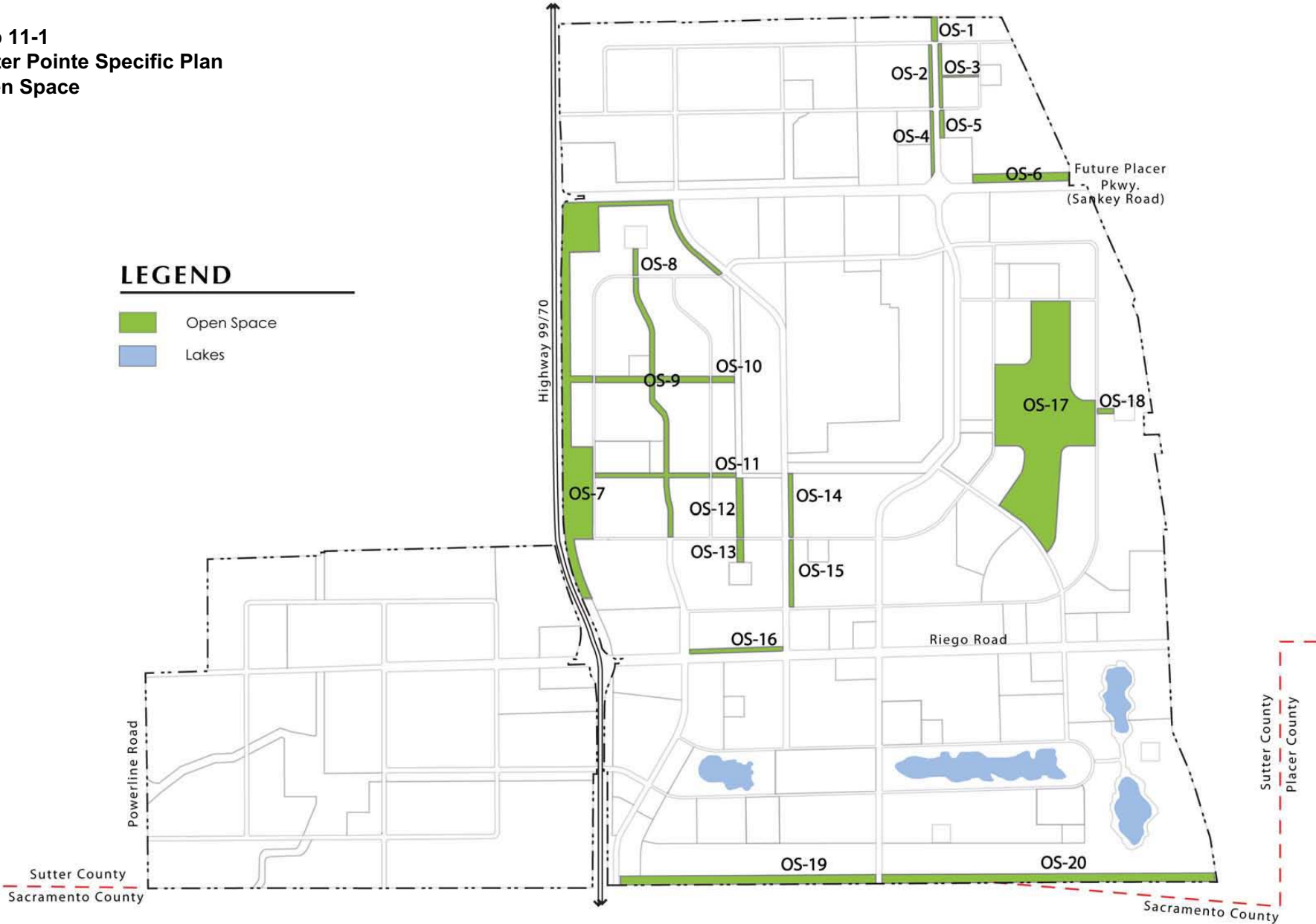
The SP Fee Program includes an open space component to fund the estimated \$5.2 million in open space costs. Open space costs are allocated among land uses based on persons per household (**Table 11-2**).

**Table 11-3** shows the estimated fee revenues generated by Phase 1 development and at total buildout. A Phase 1 revenue surplus of \$740,000 is anticipated, however, costs and revenues will be equal by buildout.

**Map 11-1**  
**Sutter Pointe Specific Plan**  
**Open Space**

**LEGEND**

-  Open Space
-  Lakes



**Table 11-1  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Summary of Open Space Costs**

<b>Open Space Parcel</b>	<b>Type</b>	<b>Acreage</b>	<b>Improvement Cost</b>	<b>Total Cost</b>
<b>Open Space Lands</b>				
OS-1	Open Space	1.8	\$13,068/ac.	\$23,522
OS-2	Open Space	2.3	\$13,068/ac.	\$30,056
OS-3	Open Space	3.3	\$13,068/ac.	\$43,124
OS-4	Open Space	2.4	\$13,068/ac.	\$31,363
OS-5	Open Space	1.5	\$13,068/ac.	\$19,602
OS-6	Open Space	10.0	\$13,068/ac.	\$130,680
OS-7	Open Space	92.3	\$13,068/ac.	\$1,206,176
OS-8	Open Space	1.5	\$13,068/ac.	\$19,602
OS-9	Open Space	30.0	\$13,068/ac.	\$392,040
OS-10	Open Space	1.7	\$13,068/ac.	\$22,216
OS-11	Open Space	1.3	\$13,068/ac.	\$16,988
OS-12	Open Space	4.7	\$13,068/ac.	\$61,420
OS-13	Open Space	1.8	\$13,068/ac.	\$23,522
OS-14	Open Space	3.3	\$13,068/ac.	\$43,124
OS-15	Open Space	3.5	\$13,068/ac.	\$45,738
OS-16	Open Space	4.9	\$13,068/ac.	\$64,033
OS-17	Open Space	166.4	\$13,068/ac.	\$2,174,515
OS-18	Open Space	1.0	\$13,068/ac.	\$13,068
OS-19	Open Space	27.1	\$13,068/ac.	\$354,143
OS-20	Open Space	34.0	\$13,068/ac.	\$444,312
<b>Total Open Space Lands</b>		<b>394.8</b>	<b>\$13,068/ac.</b>	<b>\$5,159,246</b>

"os\_costs"

Source: Lennar Communities.

**Table 11-2**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Infrastructure Cost Allocation: OPEN SPACE**

Item	Land Uses		Cost Allocation Basis			Open Space Cost Allocation		
	Developable Acres	Residential Units	Persons per HH [1]	Total Persons	Distribution of Persons	Cost Assignment	Per Acre	Per Unit
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=A*C or B*C</i>	<i>E=D/Total Persons</i>	<i>F=Total Costs*C</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>			<i>persons per HH</i>					
Low-Density	512	1,461	2.93	4,281	9.1%	\$471,715	\$921	\$323
Medium-Density	1,950	12,014	2.77	33,279	71.1%	\$3,667,155	\$1,880	\$305
High-Density [2]	188	4,025	2.30	9,258	19.8%	\$1,020,130	\$5,438	\$253
<b>Subtotal</b>	<b>2,650</b>	<b>17,500</b>		<b>46,817</b>	<b>100.0%</b>	<b>\$5,159,000</b>		
<b>Nonresidential [3]</b>								
Commercial Retail	319	-	-	-	-	-	-	-
Office	257	-	-	-	-	-	-	-
Industrial	2,338	-	-	-	-	-	-	-
<b>Subtotal</b>	<b>2,913</b>	<b>-</b>		<b>-</b>	<b>-</b>	<b>-</b>		
<b>Total</b>	<b>5,563</b>	<b>17,500</b>		<b>46,817</b>	<b>100.0%</b>	<b>\$5,159,000</b>		

"open\_alloc"

Note: Numbers shown here are preliminary. The Nexus Study implementing the SP Fee program will include updated cost estimates for purposes of cost allocation.

Source: MacKay & Soms and EPS.

[1] Persons per household are from the Sutter Pointe Fiscal Impact Analysis.

[2] High-Density includes both regular and mixed use high-density units.

[3] There is no cost allocation to nonresidential uses.

**Table 11-3  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Open Space Fee Revenue By Phase**

Land Use	Fee Per Acre	Acres		Fee Revenue vs. Construction Cost	
		Phase 1	Buildout	Phase 1	Buildout
<b>Construction Cost</b>	<i>a</i>			<b>\$1,513,000</b>	<b>\$5,159,000</b>
<b>Fee Revenue</b>					
<b>Residential</b>					
Low-Density	\$921	121	512	\$111,392	\$471,715
Medium-Density	\$1,880	875	1,950	\$1,644,973	\$3,667,155
High-Density	\$5,438	91	188	\$497,014	\$1,020,130
<b>Subtotal</b>		<b>1,087</b>	<b>2,650</b>	<b>\$2,253,380</b>	<b>\$5,159,000</b>
<b>Nonresidential</b>					
Commercial Retail	\$0	202	319	\$0	\$0
Office	\$0	58	257	\$0	\$0
Industrial	\$0	389	2,338	\$0	\$0
<b>Subtotal</b>		<b>649</b>	<b>2,913</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Fee Revenue</b>	<i>b</i>	<b>1,737</b>	<b>5,563</b>	<b>\$2,253,380</b>	<b>\$5,159,000</b>
<b>Surplus/(Shortfall)</b>	<i>c=b-a</i>			<b>\$740,380</b>	<b>\$0</b>

"os\_cashflow"

## 12. LIBRARY

---

The Sutter County Library Department provides library services to rural areas of the County; the Pleasant Grove branch, located about 2 miles north of the SPSP, is the closest existing library branch to the project. The SPSP proposes 24,000 square feet of library space, intended as a joint-use library in the proposed high school. Should a joint-use community library not be acceptable, a separate 12,000-square-foot community library would be constructed, and the high school would include a 12,000-square-foot library.<sup>4</sup> Until either the school/community library or branch library is completed, the Pleasant Grove branch or a temporary branch library in the Project will serve new development in the SPSP.

### **FACILITY IMPROVEMENT COSTS**

The estimated cost for the 12,000-square-foot branch library is approximately \$4.2 million, assuming a cost of \$350 per square foot. This cost is based on a developer-built facility with office-style construction and includes these:

- Construction
- Volumes
- Furnishings, Fixtures, and Equipment

The County Facilities Master Plan will address the design features of the branch library.

The costs of the school/community library are included in estimated school costs.

### **PHASING AND TRIGGERS**

The branch library will likely be built after Phase 1, while the school/community library will be constructed in conjunction with the entire school site (see Schools section for more information). In earlier phases, the library may lease space in a retail or office building or rely on the school/community library.

Phase 1 costs for library are not available yet. At this time, costs for Phase 1 have been estimated based on the proportion of developed acres in Phase 1 to total buildout developed acres. This assumption will be updated in a future version of the Financing Plan when a more accurate estimate of library costs by phase becomes available.

---

<sup>4</sup> The Draft Sutter Point Specific Plan contains this description.



## FUNDING STRATEGY

Previously, Sutter County library has relied on state bond funds, but this funding is not available and the County does not have plans to construct any library facilities at this time. The County could apply for state bond funds should new bonds become available.

## EXISTING FEE PROGRAMS

There are no existing fee programs in Sutter County at this time.

## PROPOSED SP FEE PROGRAM LIBRARY COMPONENT

The SP Fee Program includes a library component to fund the estimated \$4.2 million in library costs. Should future state library bonds become available, these bonds may be able to offset costs or expand the features of library facilities. Library costs are allocated among land uses, based on persons served (**Table 12-1**).

**Table 12-2** shows the estimated fee revenues generated by Phase 1 development and at total buildout. The master developer(s) will advance fund and construct library facilities, and will finance the cost of any initial shortfalls until adequate fee revenues are collected.

# DRAFT

## Library

**Table 12-1**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Infrastructure Cost Allocation: LIBRARY**

Item	Land Uses			Cost Allocation Basis			Library Cost Allocation			
	Developable Acres	Residential Units	Building Sq. Ft.	Persons per HH/ Empl. per Acre [1]	Total Persons	Distribution of Persons	Cost Assignment	Per Acre	Per Unit	Per Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E = A*D or B*D</i>	<i>F = E/Total Persons</i>	<i>G=Total Cost*F</i>	<i>H=G/A</i>	<i>I=G/B</i>	<i>J=G/C</i>
<b>Residential</b>				<i>persons per HH</i>						
Low-Density	512	1,461	-	2.93	4,281	6.8%	\$283,773	\$554	\$194	-
Medium-Density	1,950	12,014	-	2.77	33,279	52.5%	\$2,206,076	\$1,131	\$184	-
High-Density [2]	188	4,025	-	2.30	9,258	14.6%	\$613,687	\$3,271	\$152	-
<b>Subtotal</b>	<b>2,650</b>	<b>17,500</b>	-		<b>46,817</b>	<b>73.9%</b>	<b>\$3,103,536</b>			
<b>Nonresidential</b>				<i>employees per acre * 25%</i>						
Commercial Retail	319	-	4,092,000	6	1,938	3.1%	\$128,447	\$403	-	\$0.03
Office	257	-	4,214,000	15	3,910	6.2%	\$259,174	\$1,010	-	\$0.06
Industrial	2,338	-	41,407,000	5	10,693	16.9%	\$708,843	\$303	-	\$0.02
<b>Subtotal</b>	<b>2,913</b>	-	<b>49,713,000</b>		<b>16,540</b>	<b>26.1%</b>	<b>\$1,096,464</b>			
<b>Total</b>	<b>5,563</b>	<b>17,500</b>	<b>49,713,000</b>		<b>63,357</b>	<b>100.0%</b>	<b>\$4,200,000</b>			

"library\_alloc"

Note: Numbers shown here are preliminary. The Nexus Study implementing the SP Fee program will include updated cost estimates for purposes of cost allocation.

Source: MacKay & Soms and EPS.

[1] Persons per household are from the Sutter Pointe Fiscal Impact Analysis.

[2] High-Density includes both regular and mixed use high-density units.

**Table 12-2  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Library Fee Revenue By Phase**

		<u>Library</u>			
Land Use	Fee Per Acre	Acres		Fee Revenue vs. Construction Cost	
		Phase 1	Buildout	Phase 1	Buildout
<b>Construction Cost</b>	<i>a</i>			<b>\$1,311,000</b>	<b>\$4,200,000</b>
<b>Fee Revenue</b>					
<b>Residential</b>					
Low-Density	\$554	121	512	\$67,011	\$283,773
Medium-Density	\$1,131	875	1,950	\$989,578	\$2,206,076
High Density	\$3,271	91	188	\$298,992	\$613,687
<b>Subtotal</b>		<b>1,087</b>	<b>2,650</b>	<b>\$1,355,582</b>	<b>\$3,103,536</b>
<b>Nonresidential</b>					
Commercial Retail	\$403	202	319	\$81,411	\$128,447
Office	\$1,010	58	257	\$59,081	\$259,174
Industrial	\$303	389	2,338	\$117,923	\$708,843
<b>Subtotal</b>		<b>649</b>	<b>2,913</b>	<b>\$258,415</b>	<b>\$1,096,464</b>
<b>Total Fee Revenue</b>	<i>b</i>		<b>1,737</b>	<b>\$1,613,997</b>	<b>\$4,200,000</b>
<b>Surplus/(Shortfall)</b>	<i>c=b-a</i>			<b>\$302,997</b>	<b>\$0</b>

*"library\_cashflow"*

12-4

## 13. TRANSIT

---

Yuba-Sutter Transit currently provides seven bus routes in addition to Dial-A-Ride and rural reservation-based transit service to communities in Marysville, Yuba City, and Sutter County areas. The Sacramento Commuter Express and Sacramento Midday Express have service between downtown Sacramento and Marysville/Yuba City Monday through Friday.

The Sutter Pointe Conceptual Transit Plan (Plan), dated May 19, 2008, prepared by HDR/The Hoyt Company, identifies the implementation of new transit services to Sutter Pointe and how this transit service will evolve over the four phases of development. As development progresses and demand for transit service increases the Sutter Pointe Transit Plan calls for the implementation of ride share programs and commuter services (including local service, bus rapid transit or light rail transit). Transit could eventually connect with key activity centers in Sutter, Yuba, Sacramento, and Placer Counties, including service to Sacramento International Airport.

As detailed in the Plan, transit service for Sutter Pointe will be administered through a locally organized and funded Transportation Management Association (TMA). These are the primary roles of the TMA:

- Ensure adherence to Specific Plan service design policies.
- Identify transportation needs and demand projections through public participation and regional travel forecast models.
- Develop funding strategies and annual operating and capital programs.
- Development service specifications and service plans.
- Develop service contract specifications and seek competitive bids.
- Administer service contracts.
- Establish service performance standards, and monitor, evaluate and plan service.
- Coordinate service delivery with regional transit agencies.
- Oversee development and maintenance of local transit infrastructure.

Section 5 of the Plan provides a detailed discussion of potential operating and capital transit funding options. Federal, state, and local funding is available; however, as noted in the Plan, federal and state funding is allocated through Sacramento Area Council of Governments and the Metropolitan Transportation Plan process to local transit agencies. Any funds allocated to support Sutter Pointe's transit infrastructure, equipment and operations would be awarded on a competitive basis.

At this stage of the development process it is not possible to identify the specific transit funding sources that would be used to support transit infrastructure requirements. Each of the opportunities for outside funding will be evaluated by the TMA as development occurs. Any funds awarded to the TMA will offset the need for project specific funding such as development fees or special assessments.

## **FACILITY IMPROVEMENT COSTS**

The SPSP proposes three transit centers with park and ride facilities:

- Town Center: 3.50 to 5.50 acres.
- Sankey Road: 3.25 to 5.25 acres.
- Riego Road: 2.25 to 4.25 acres.

Facilities needed include new buses to serve the SPSP, land acquisition and construction cost of the planned park-and-ride facility, the SPSP's share of a new bus-maintenance facility, and bus shelters in the SPSP.

The estimated cost for these transit centers and facilities is estimated at \$8.0 million. This amount does not include operations costs.

Transit facilities needs were analyzed by the Hoyt Company in the Sutter Pointe Conceptual Transit Plan, dated May 19, 2008, and are the subject of this section.

## **PHASING AND TRIGGERS**

Phase 1 population thresholds will not be sufficient to support a local transit service. A limited commuter bus service between the Phase 1 residential neighborhoods and downtown Sacramento may be viable. As travel patterns for Phase 1 are understood, the TMA may be able to develop and market programs such as car/vanpool, commuter bus service, and a new Yuba-Sutter transit stop.

Phase 1 costs for transit are not available yet. At this time, costs for Phase 1 have been estimated based on the proportion of developed acres in Phase 1 to total buildout developed acres. This assumption will be updated in a future version of the Financing Plan when a more accurate estimate of transit costs by phase becomes available.

## FUNDING STRATEGY

### EXISTING FEE PROGRAM

There are no existing fee programs in Sutter County at this time.

### PROPOSED SP FEE PROGRAM TRANSIT COMPONENT

The SPSP proposes a SP Fee Program that includes a transit component to fund an estimated \$8.0 million in transit facility and equipment costs. Transit costs are allocated among all land uses based on persons and employees served (**Table 13-1**).

**Table 13-2** shows the estimated fee revenues generated by Phase 1 development and at total buildout. The master developer(s) will advance fund and construct transit facilities, and will finance the cost of any initial shortfalls until adequate fee revenues are collected.

**Table 13-1**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Infrastructure Cost Allocation: TRANSIT**

Item	Land Uses		Cost Allocation Basis			Transit Cost Allocation			
	Developable Acres	Residential Units/ Nonresidential Sq. Ft.	Persons per HH/ Emp. per Acre	Total Persons/Emp.	Distribution of Persons	Cost Assignment	Per Acre	Per Unit	Per Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D = A*C or B*C</i>	<i>E = D / Total Persons</i>	<i>G=Total Cost*F</i>	<i>G=F/A</i>	<i>H=F/B</i>	<i>I=F/B</i>
<b>Residential</b>		<i>units</i>	<i>persons per HH</i>						
Low-Density	512	1,461	2.93	4,281	3.8%	\$303,120	\$592	\$207	-
Medium-Density	1,950	12,014	2.77	33,279	29.5%	\$2,356,481	\$1,208	\$196	-
High-Density [2]	188	4,025	2.30	9,258	8.2%	\$655,526	\$3,494	\$163	-
<b>Subtotal</b>	<b>2,650</b>	<b>17,500</b>		<b>46,817</b>	<b>41.4%</b>	<b>\$3,315,127</b>			
<b>Nonresidential</b>		<i>Sq. Ft.</i>	<i>emp. per acre</i>						
Commercial Retail	319	4,092,000	24	7,751	6.9%	\$548,816	\$1,722	-	\$0.13
Office	257	4,214,000	61	15,639	13.8%	\$1,107,377	\$4,317	-	\$0.26
Industrial	2,338	41,407,000	18	42,772	37.9%	\$3,028,680	\$1,295	-	\$0.07
<b>Subtotal</b>	<b>2,913</b>	<b>49,713,000</b>		<b>66,161</b>	<b>58.6%</b>	<b>\$4,684,873</b>			
<b>Total</b>	<b>5,563</b>			<b>112,978</b>	<b>100.0%</b>	<b>\$8,000,000</b>			

Note: Numbers shown here are preliminary. The Nexus Study implementing the SP Fee program will include updated cost estimates for purposes of cost allocation.

"transit\_alloc"

[1] High-density includes both regular and mixed use high-density units.

**Table 13-2  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Transit Fee Revenue By Phase**

		Transit			
Land Use	Fee Per Acre	Acres		Fee Revenue vs. Construction Cost	
		Phase 1	Buildout	Phase 1	Buildout
<b>Construction Cost</b>	<i>a</i>			<b>\$2,497,000</b>	<b>\$8,000,000</b>
<b>Fee Revenue</b>					
<b>Residential</b>					
Low-Density	\$592	121	512	\$71,580	\$303,120
Medium-Density	\$1,208	875	1,950	\$1,057,045	\$2,356,481
High-Density	\$3,494	91	188	\$319,377	\$655,526
<b>Subtotal</b>		<b>1,087</b>	<b>2,650</b>	<b>\$1,448,002</b>	<b>\$3,315,127</b>
<b>Nonresidential</b>					
Commercial Retail	\$1,722	202	319	\$347,847	\$548,816
Office	\$4,317	58	257	\$252,434	\$1,107,377
Industrial	\$1,295	389	2,338	\$503,851	\$3,028,680
<b>Subtotal</b>		<b>649</b>	<b>2,913</b>	<b>\$1,104,132</b>	<b>\$4,684,873</b>
<b>Total Fee Revenue</b>	<i>b</i>		<b>1,737</b>	<b>\$2,552,134</b>	<b>\$8,000,000</b>
<b>Surplus/(Shortfall)</b>	<i>c=b-a</i>			<b>\$55,134</b>	<b>\$0</b>

"transit\_cashflow"



## 14. SHERIFF

---

Sheriff services will be provided by the Sutter County Sheriff Department, except for the area of traffic safety and enforcement, which will be managed by the California Highway Patrol (CHP). The area is served by both the Sheriff Department and the CHP.

The sheriff station will occupy approximately 24,000 square feet in the government center. Staffing is estimated at 52 sworn personnel, 29 non-sworn personnel, and 45 vehicles at buildout.

### **FACILITY IMPROVEMENT COSTS**

The estimated cost for the 24,000-square-foot sheriff facility is approximately \$10.1 million, assuming a cost of approximately \$420 per square foot.

### **PHASING AND TRIGGERS**

The timing of the construction of the sheriff facility, and Phase 1 costs for the sheriff facility are not available at this time. Costs for Phase 1 have been estimated based on the proportion of developed acres in Phase 1 to total buildout developed acres. This assumption will be updated in a future version of the Financing Plan when a more accurate estimate of sheriff costs by phase becomes available.

### **FUNDING STRATEGY**

#### **EXISTING FEE PROGRAMS**

The Sutter County Development Impact Fee has a sheriff component that may contain some funding overlap with the facilities constructed in the SPSP. The exact amount of the overlap is not available at this time. EPS has applied a placeholder assumption of 50-percent overlap with the Sutter County Development Impact Fee and the SP Fee Program sheriff component. To account for this overlap, the Financing Plan nets out 50 percent of the County Development Impact Fee sheriff component to account for this overlap, pending additional information from the County or Development Impact Fee Nexus Study.

## PROPOSED SP FEE PROGRAM SHERIFF COMPONENT

The SP Fee Program includes a sheriff component to fund the estimated \$10.1 million of sheriff costs. To estimate the fee levels, EPS allocated total facility costs among land uses, based on persons and employees served (**Table 14-1**).

**Table 14-2** shows the estimated fee revenues generated by Phase 1 development and at total buildout. The master developer(s) will advance fund and construct sheriff facilities, and will finance the cost of any initial shortfalls until adequate fee revenues are collected.

**Table 14-1**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Infrastructure Cost Allocation: SHERIFF**

Item	Land Uses			Cost Allocation Basis			Sheriff Cost Allocation			
	Developable Acres	Residential Units	Building Sq. Ft.	Persons per HH/ Emp. per Acre [1]	Total Persons/Emp.	Distribution of Persons	Cost Assignment	Per Acre	Per Unit	Per Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E = A*D or B*D</i>	<i>F = E/Total Persons</i>	<i>G=Total Cost*F</i>	<i>H=G/A</i>	<i>I=G/B</i>	<i>J=G/C</i>
<b>Residential</b>				<i>persons per HH</i>						
Low-Density	512	1,461	-	2.93	4,281	3.8%	\$381,931	\$745	\$261	-
Medium-Density	1,950	12,014	-	2.77	33,279	29.5%	\$2,969,166	\$1,522	\$247	-
High-Density [2]	188	4,025	-	2.30	9,258	8.2%	\$825,963	\$4,403	\$205	-
<b>Subtotal</b>	<b>2,650</b>	<b>17,500</b>	-		<b>46,817</b>	<b>41.4%</b>	<b>\$4,177,060</b>			
<b>Nonresidential</b>				<i>emp. per acre</i>						
Commercial Retail	319	-	4,092,000	24	7,751	6.9%	\$691,509	\$2,170	-	\$0.17
Office	257	-	4,214,000	61	15,639	13.8%	\$1,395,295	\$5,440	-	\$0.33
Industrial	2,338	-	41,407,000	18	42,772	37.9%	\$3,816,137	\$1,632	-	\$0.09
<b>Subtotal</b>	<b>2,913</b>	-	<b>49,713,000</b>		<b>66,161</b>	<b>58.6%</b>	<b>\$5,902,940</b>			
<b>Total</b>	<b>5,563</b>	<b>17,500</b>	<b>49,713,000</b>		<b>112,978</b>	<b>100.0%</b>	<b>\$10,080,000</b>			

Note: Numbers shown here are preliminary. The Nexus Study implementing the SP Fee program will include updated cost estimates for purposes of cost allocation.

"sheriff\_alloc"

Source: MacKay & Soms and EPS.

[1] Persons per household are from the Sutter Pointe Fiscal Impact Analysis.

[2] High-Density includes both regular and mixed use high-density units.

**Table 14-2  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Sheriff Fee Revenue By Phase**

		Sheriff			
Land Use	Fee Per Acre	Acres		Fee Revenue vs. Construction Cost	
		Phase 1	Buildout	Phase 1	Buildout
<b>Construction Cost</b>	<i>a</i>			<b>\$3,147,000</b>	<b>\$10,080,000</b>
<b>Fee Revenue</b>					
<b>Residential</b>					
Low-Density	\$745	121	512	\$90,191	\$381,931
Medium-Density	\$1,522	875	1,950	\$1,331,877	\$2,969,166
High-Density	\$4,403	91	188	\$402,415	\$825,963
<b>Subtotal</b>		<b>1,087</b>	<b>2,650</b>	<b>\$1,824,482</b>	<b>\$4,177,060</b>
<b>Nonresidential</b>					
Commercial Retail	\$2,170	202	319	\$438,287	\$691,509
Office	\$5,440	58	257	\$318,067	\$1,395,295
Industrial	\$1,632	389	2,338	\$634,852	\$3,816,137
<b>Subtotal</b>		<b>649</b>	<b>2,913</b>	<b>\$1,391,207</b>	<b>\$5,902,940</b>
<b>Total Fee Revenue</b>	<i>b</i>		<b>1,737</b>	<b>\$3,215,689</b>	<b>\$10,080,000</b>
<b>Surplus/(Shortfall)</b>	<i>c=b-a</i>			<b>\$68,689</b>	<b>\$0</b>

"sheriff\_cashflow"

## 15. FIRE

---

The Sutter County Fire Department will provide fire protection, suppression, emergency medical services, and hazardous materials management to the SPSP. Approximately 9 acres in the SPSP will be occupied by three fire stations. A total of 61 uniformed personnel, 15 support staff, and 23 vehicles are expected.

### FACILITY IMPROVEMENT COSTS

The costs listed below for the three fire stations and support facilities are estimated at \$27.1 million and are detailed in **Table 15-1**:

- Three fire stations.
- Engines.
- Rescue, command and grass units.
- Staff and support vehicles.
- Support facilities (administration, prevention, training, logistics, communications, and maintenance).

### PHASING AND TRIGGERS

The County strives to provide an average service level of 1.02 sworn fire fighters and 0.09 support personnel per 1,000 population. The fire department's fire suppression resources shall be deployed to provide for the arrival of an engine company within a 4-minute response time. Timing of construction and staffing of each fire station will be completed in a manner that maintains these standards.

Two stations and development of support facilities are planned for Phase 1. Station #1, at 11,810 square feet, will be located in the Traditional Village. Station #2, at 6,120 square feet, will be located in the South Employment Village. Costs for these Phase 1 stations, as well as support facilities (also to be built in Phase 1), are estimated at \$23.4 million.

The third station, built in a later phase, will be located in the North Employment Village. Its cost is estimated at \$3.6 million.

**Table 15-1**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Estimated Fire Facilities Infrastructure and Equipment Costs**

<b>Item</b>	<b>Estimated Cost</b>
<b>Phase 1</b>	
<b>Station 1: Master Fire Station</b>	
Fire Station Building (11,810 sq. ft. @ \$500 per sq. ft.)	\$5,905,000
Type 1 Engine	\$575,000
Quint	\$900,000
Rescue Unit	\$600,000
Type 1 Engine (Reserve)	\$575,000
Grass Unit	\$375,000
Grass Unit (Reserve)	\$375,000
Staff Vehicles	\$160,000
Support Vehicles	\$224,000
<b>Subtotal Station 1</b>	<b>\$9,689,000</b>
<b>Station 2: Sub-Fire Station</b>	
Fire Station Building (6,120 sq. ft. @ \$500 per sq. ft.)	\$3,060,000
Type 1 Engine	\$575,000
Command Unit	\$60,000
Command Unit (Reserve)	\$60,000
Quint (Reserve)	\$900,000
Rescue Unit	\$600,000
<b>Subtotal Station 2</b>	<b>\$5,255,000</b>
<b>Support Facilities</b>	
Administrative Offices	\$500,000
Fire Prevention Offices	\$750,000
Logistics Facility	\$1,000,000
Communications Facility	\$200,000
Training Facility	\$4,296,000
Vehicle Maintenance	\$1,750,000
<b>Subtotal Support Facilities</b>	<b>\$8,496,000</b>
<b>Subtotal Phase 1</b>	<b>\$23,440,000</b>
<b>Phase 2 through Phase 4</b>	
<b>Station 3: Sub-Fire Station</b>	
Fire Station Building (6,120 sq. ft. @ \$500 per sq. ft.)	\$3,060,000
Type 1 Engine	\$575,000
<b>Subtotal Phase 2 through Phase 4</b>	<b>\$3,635,000</b>
<b>Total Fire Facilities and Equipment</b>	<b>\$27,075,000</b>

"fire\_cost"

Note: Cost estimates from "Sutter Pointe Specific Plan Fire Protection Recommendations, dated June 6, 2008, prepared by Karl Diekman

## FUNDING STRATEGY

### EXISTING FEE PROGRAM

There are no existing fee programs in Sutter County at this time.

### PROPOSED SP FEE PROGRAM FIRE COMPONENT

The SP Fee Program includes a fire component to fund the estimated \$27.1 million of fire costs. Fire facility costs are allocated among land uses based on persons and employees served (**Table 15-2**).

**Table 15-3** shows the estimated fee revenues generated by Phase 1 development and at total buildout. A revenue shortfall of \$14.8 million is expected to occur in Phase 1. This shortfall will be recovered by buildout. The master developer(s) will advance fund and construct fire facilities, and will finance the cost of any initial shortfalls until adequate fee revenues are collected.

**Table 15-2**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Infrastructure Cost Allocation: FIRE**

Item	Land Uses			Cost Allocation Basis			Total Cost			
	Developable Acres	Residential Units	Building Sq. Ft.	Persons per HH/Emp. per Acre [1]	Total Persons/Employees	Distribution of Persons	Cost Assignment	Per Acre	Per Unit	Per Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E = A*D or B*D</i>	<i>F = E/Total Persons</i>	<i>G=Total Cost*F</i>	<i>H=G/A</i>	<i>I=G/B</i>	<i>J=G/C</i>
<b>Residential</b>				<i>persons per HH</i>						
Low-Density	512	1,461	-	2.93	4,281	3.8%	\$1,025,871	\$2,002	\$702	-
Medium-Density	1,950	12,014	-	2.77	33,279	29.5%	\$7,975,214	\$4,089	\$664	-
High-Density [2]	188	4,025	-	2.30	9,258	8.2%	\$2,218,547	\$11,826	\$551	-
<b>Subtotal</b>	<b>2,650</b>	<b>17,500</b>	<b>-</b>		<b>46,817</b>	<b>41.4%</b>	<b>\$11,219,632</b>			
<b>Nonresidential</b>				<i>emp. per acre</i>						
Commercial Retail	319	-	4,092,000	24	7,751	6.9%	\$1,857,401	\$5,828	-	\$0.45
Office	257	-	4,214,000	61	15,639	13.8%	\$3,747,779	\$14,611	-	\$0.89
Industrial	2,338	-	41,407,000	18	42,772	37.9%	\$10,250,188	\$4,384	-	\$0.25
<b>Subtotal</b>	<b>2,913</b>	<b>-</b>	<b>49,713,000</b>		<b>66,161</b>	<b>58.6%</b>	<b>\$15,855,368</b>			
<b>Total</b>	<b>5,563</b>	<b>17,500</b>	<b>49,713,000</b>		<b>112,978</b>	<b>100.0%</b>	<b>\$27,075,000</b>			

"fire\_alloc"

Note: Numbers shown here are preliminary. The Nexus Study implementing the SP Fee program will include updated cost estimates for purposes of cost allocation.

Sources: McKay & Soms, The Gregory Group; EPS.

[1] Persons per household are from the Sutter Pointe Fiscal Impact Analysis.

[2] High-Density includes both regular and mixed use high-density units.



**Table 15-3  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Fire Fee Revenue By Phase**

		Fire			
Land Use	Fee Per Acre	Acres		Fee Revenue vs. Construction Cost	
		Phase 1	Buildout	Phase 1	Buildout
<b>Construction Cost</b>	<i>a</i>			<b>\$23,440,000</b>	<b>\$27,075,000</b>
<b>Fee Revenue</b>					
<b>Residential</b>					
Low-Density	\$2,002	121	512	\$242,253	\$1,025,871
Medium-Density	\$4,089	875	1,950	\$3,577,437	\$7,975,214
High-Density	\$11,826	91	188	\$1,080,891	\$2,218,547
<b>Subtotal</b>		<b>1,087</b>	<b>2,650</b>	<b>\$4,900,581</b>	<b>\$11,219,632</b>
<b>Nonresidential</b>					
Commercial Retail	\$5,828	202	319	\$1,177,243	\$1,857,401
Office	\$14,611	58	257	\$854,333	\$3,747,779
Industrial	\$4,384	389	2,338	\$1,705,221	\$10,250,188
<b>Subtotal</b>		<b>649</b>	<b>2,913</b>	<b>\$3,736,797</b>	<b>\$15,855,368</b>
<b>Total Fee Revenue</b>	<i>b</i>	<b>1,737</b>	<b>5,563</b>	<b>\$8,637,379</b>	<b>\$27,075,000</b>
<b>Surplus/(Shortfall)</b>	<i>c=b-a</i>			<b>(\$14,802,621)</b>	<b>\$0</b>

"fire\_cashflow"

## 16. GOVERNMENT CENTER

---

The government center will occupy approximately 6 acres at the proposed 80-acre Town Center mixed use area. The government center will contain approximately 79,000 square feet, allocated among the following departments:

- Administration (20,000 square feet).
- Sheriff (24,000 square feet) (cost estimate is included in **Chapter 14** and is not part of the government center cost estimate shown in this chapter).
- Community Center (31,000 square feet).
- Recreation Services (4,500 square feet).

Approximately 122 staff members are expected to occupy the government center.

### FACILITY IMPROVEMENT COSTS

Costs for the government center have been estimated by EPS at approximately \$13.9 million. This estimated cost is based on costs average costs of other Government Centers in the Sacramento Region. It assumes a 55,500 square foot building and an estimated cost of \$250 per square foot.

Costs shown are net of sheriff costs, which are shown in **Chapter 14**.

### PHASING AND TRIGGERS

The government center will be built after Phase 1. At this time, costs for Phase 1 have been estimated based on the proportion of developed acres in Phase 1 to total buildout developed acres. This assumption will be updated in a future version of the Financing Plan when a more accurate estimate of costs by phase becomes available. Before the construction of the government center, administrative activities will be housed in temporary facilities at the outset of development, and the costs will be funded by the developer. Private office space may be leased when office buildings are constructed in the SPSP.

## FUNDING STRATEGY

### EXISTING FEE PROGRAMS

In the SPSP there are no existing fee programs specifically for the government center. The Sutter County Development Impact Fee has two components that may overlap with facilities provided by the government center at the SPSP: a general government component and health and social services component. The exact amount of the overlap between the SPSP government center and County Development Impact Fee for general government and health and social services is not available at this time. EPS has applied a placeholder assumption of 50 percent overlap between the two Sutter County Development Impact Fee components and the SP Fee Program government center component, pending additional information from the County or Development Impact Fee Nexus Study.

### PROPOSED SP FEE PROGRAM GOVERNMENT CENTER COMPONENT

The SP Fee Program includes a government center component to fund the estimated \$13.9 million of government center costs. Government center costs are allocated among the land uses based on persons and employees served (**Table 16-1**).

**Table 16-2** shows the estimated fee revenues generated by Phase 1 development and at total buildout. The master developer(s) will advance fund and construct government center facilities, and will finance the cost of any initial shortfalls until adequate fee revenues are collected.

**Table 16-1  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Infrastructure Cost Allocation: GOVERNMENT CENTER**

Item	Land Uses		Cost Allocation Basis			Government Center Cost Allocation			
	Acres	Residential Units/ Commercial Sq. Ft.	Persons per HH/ Emp. per Acre [1]	Total Persons/Emp.	Distribution of Persons	Cost Assignment	Per Acre	Per Unit	Per Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D = A*C or B*C</i>	<i>E = D / Total Persons</i>	<i>F=E* Total Cost</i>	<i>G=F/A</i>	<i>H=F/B</i>	<i>I=F/B</i>
<b>Residential</b>		<i>units</i>	<i>persons per HH</i>						
Low-Density	512	1,461	2.93	4,281	3.8%	\$525,723	\$1,026	\$360	-
Medium-Density	1,950	12,014	2.77	33,279	29.5%	\$4,087,021	\$2,096	\$340	-
High-Density [2]	188	4,025	2.30	9,258	8.2%	\$1,136,929	\$6,060	\$282	-
<b>Subtotal</b>	<b>2,650</b>	<b>17,500</b>		<b>46,817</b>	<b>41.4%</b>	<b>\$5,749,673</b>			
<b>Nonresidential</b>		<i>Sq. Ft.</i>	<i>emp. per acre</i>						
Commercial Retail	319	4,092,000	24	7,751	6.9%	\$951,854	\$2,987	-	\$0.23
Office	257	4,214,000	61	15,639	13.8%	\$1,920,607	\$7,488	-	\$0.46
Industrial	2,338	41,407,000	18	42,772	37.9%	\$5,252,866	\$2,247	-	\$0.13
<b>Subtotal</b>	<b>2,913</b>	<b>49,713,000</b>		<b>66,161</b>	<b>58.6%</b>	<b>\$8,125,327</b>			
<b>Total</b>	<b>5,563</b>			<b>112,978</b>	<b>100.0%</b>	<b>\$13,875,000</b>			

"gov\_alloc"

Note: Numbers shown here are preliminary. The Nexus Study implementing the SP Fee program will include updated cost estimates for purposes of cost allocation.

Sources: MacKay & Soms and EPS.

[1] Persons per household are from the Sutter Pointe Fiscal Impact Analysis.  
[2] High-Density includes both regular and mixed use high-density units.

**Table 16-2**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Government Center Fee Revenue By Phase**

Land Use	Fee Per Acre	Acres		Fee Revenue vs. Construction Cost	
		Phase 1	Buildout	Phase 1	Buildout
<b>Construction Cost</b>	<i>a</i>			<b>\$4,331,000</b>	<b>\$13,875,000</b>
<b>Fee Revenue</b>					
<b>Residential</b>					
Low-Density	\$1,026	121	512	\$124,146	\$525,723
Medium-Density	\$2,096	875	1,950	\$1,833,312	\$4,087,021
High-Density	\$6,060	91	188	\$553,919	\$1,136,929
<b>Subtotal</b>		<b>1,087</b>	<b>2,650</b>	<b>\$2,511,378</b>	<b>\$5,749,673</b>
<b>Nonresidential</b>					
Commercial Retail	\$2,987	202	319	\$603,297	\$951,854
Office	\$7,488	58	257	\$437,816	\$1,920,607
Industrial	\$2,247	389	2,338	\$873,867	\$5,252,866
<b>Subtotal</b>		<b>649</b>	<b>2,913</b>	<b>\$1,914,979</b>	<b>\$8,125,327</b>
<b>Total Fee Revenue</b>	<i>b</i>		<b>1,737</b>	<b>\$4,426,357</b>	<b>\$13,875,000</b>
<b>Surplus/(Shortfall)</b>	<i>c=b-a</i>			<b>\$95,357</b>	<b>\$0</b>

"gov\_cashflow"

## 17. CORPORATION YARD

---

The corporation yard for the SPSP will be located west of Highway 99/70 on land with an employment land use designation. It will provide maintenance and service space to support the following government functions: park maintenance, road maintenance, transit services, and landscape and lighting maintenance. The corporation yard is expected to be approximately 4.7 acres and contain 68,000 square feet of indoor storage.

### FACILITY IMPROVEMENT COSTS

The corporation yard is estimated to cost approximately \$14.6 million. This cost assumes 68,000 square feet of building space at an estimated cost of \$200 per square foot, as well as approximately 205,000 square feet for the total site with a site preparation cost of \$5 per square foot.

### PHASING AND TRIGGERS

The phase in which the corporation yard will be built in has not been determined at this time. Costs for Phase 1 have been estimated based on the proportion of developed acres in Phase 1 to total buildout developed acres. This assumption will be updated in a future version of the Financing Plan when a more accurate estimate of costs by phase becomes available. Temporary facilities will be used until the corporation yard is completed, and the cost will be funded by the developer.

### FUNDING STRATEGY

#### EXISTING FEE PROGRAMS

There are no existing fee programs in Sutter County at this time.

#### PROPOSED SP FEE PROGRAM CORPORATION YARD COMPONENT

The SP Fee Program includes a corporation yard component to fund the estimated \$14.6 million of corporation yard costs. Corporation yard costs are allocated among land uses based on persons and employees served (**Table 17-1**).

**Table 17-2** shows the estimated fee revenues generated by Phase 1 development and at total buildout. The master developer(s) will advance fund and construct corporation yard facilities, and will finance the cost of any initial shortfalls until adequate fee revenues are collected.

**Table 17-1**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Infrastructure Cost Allocation: CORPORATION YARD**

Item	Land Uses		Cost Allocation Basis			Corporation Yard Cost Allocation			
	Acres	Residential Units/ Commercial Sq. Ft.	Persons per HH/ Emp. per Acre [1]	Total Persons/Emp.	Distribution of Persons Served	Cost Assignment	Per Acre	Per Unit	Per Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D = A*C or B*C</i>	<i>E = D / Total Persons</i>	<i>F=E*</i> <i>Total Cost</i>	<i>G=F/A</i>	<i>H=F/B</i>	<i>I=F/B</i>
<b>Residential</b>		<i>units</i>	<i>persons per HH</i>						
Low-Density	512	1,461	2.93	4,281	3.8%	\$554,103	\$1,081	\$379	-
Medium-Density	1,950	12,014	2.77	33,279	29.5%	\$4,307,646	\$2,209	\$359	-
High-Density [2]	188	4,025	2.30	9,258	8.2%	\$1,198,302	\$6,388	\$298	-
<b>Subtotal</b>	<b>2,650</b>	<b>17,500</b>		<b>46,817</b>	<b>41.4%</b>	<b>\$6,060,052</b>			
<b>Nonresidential</b>		<i>Sq. Ft.</i>	<i>emp. per acre</i>						
Commercial Retail	319	4,092,000	24	7,751	6.9%	\$1,003,236	\$3,148	-	\$0.25
Office	257	4,214,000	61	15,639	13.8%	\$2,024,285	\$7,892	-	\$0.48
Industrial	2,338	41,407,000	18	42,772	37.9%	\$5,536,427	\$2,368	-	\$0.13
<b>Subtotal</b>	<b>2,913</b>	<b>49,713,000</b>		<b>66,161</b>	<b>58.6%</b>	<b>\$8,563,948</b>			
<b>Total</b>	<b>5,563</b>			<b>112,978</b>	<b>100.0%</b>	<b>\$14,624,000</b>			

Note: Numbers shown here are preliminary. The Nexus Study implementing the SP Fee program will include updated cost estimates for purposes of cost allocation.

"corp\_alloc"

Sources: MacKay & Soms and EPS.

[1] Persons per household are from the Sutter Pointe Fiscal Impact Analysis.

[2] High-Density includes both regular and mixed use high-density units.

**Table 17-2  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Corporation Yard Fee Revenue By Phase**

Land Use	Fee Per Acre	Acres		Fee Revenue vs. Construction Cost	
		Phase 1	Buildout	Phase 1	Buildout
<b>Construction Cost</b>	<i>a</i>			<b>\$4,565,000</b>	<b>\$14,624,000</b>
<b>Fee Revenue</b>					
<b>Residential</b>					
Low-Density	\$1,081	121	512	\$130,848	\$554,103
Medium-Density	\$2,209	875	1,950	\$1,932,278	\$4,307,646
High-Density	\$6,388	91	188	\$583,821	\$1,198,302
<b>Subtotal</b>		<b>1,087</b>	<b>2,650</b>	<b>\$2,646,947</b>	<b>\$6,060,052</b>
<b>Nonresidential</b>					
Commercial Retail	\$3,148	202	319	\$635,864	\$1,003,236
Office	\$7,892	58	257	\$461,450	\$2,024,285
Industrial	\$2,368	389	2,338	\$921,040	\$5,536,427
<b>Subtotal</b>		<b>649</b>	<b>2,913</b>	<b>\$2,018,354</b>	<b>\$8,563,948</b>
<b>Total Fee Revenue</b>	<i>b</i>		<b>1,737</b>	<b>\$4,665,301</b>	<b>\$14,624,000</b>
<b>Surplus/(Shortfall)</b>	<i>c=b-a</i>			<b>\$100,301</b>	<b>\$0</b>

"corp\_cashflow"



## 18. FINANCING PLAN ADMINISTRATION AND UPDATES

---

The Financing Plan Administration and Update cost is estimated at 3 percent of the total cost of infrastructure and public facility components.

### ADMINISTRATION

Implementation of the Financing Plan, along with EIR mitigation measures and development agreement provisions, ensures that the public improvements will be constructed consistently with the Specific Plan, EIR, and development agreement requirements. The County will administer implementation of the Financing Plan, and will stipulate the following requirements:

- Coordinating closely with all appropriate County departments and other service providers to implement the Financing Plan.
- Working with State and Federal agencies to secure available State and Federal funding.
- Coordinating the infrastructure construction program and funding sources with the master developer or other designated developers.
- Reviewing the CIPs.
- Estimating fee program cash flows.
- Preparing a Nexus Study and Ordinances to implement the SP Fee Program. (At this time, it has not been decided if the SP Fee Program will be implemented publicly or privately).
- Monitoring identified revenue sources.
- Accounting for fee payments, fee credits or reimbursements.
- Updating and adjusting the fee program as new infrastructure cost, land use, and revenue information become available.

### UPDATES

As is typical with most fee programs, County fee programs are subject to periodic updates as new infrastructure cost, land use, and revenue information becomes available. County fee programs typically are adjusted for inflation on an annual basis. When updates occur, the implementation mechanisms identified in the Financing Plan will need to be adjusted to account for the updated information. The SPSP will be required to pay these costs to update the Financing Plan.

## ESTIMATED COST

The cost of Financing Plan updates is estimated at 3 percent of the total cost of infrastructure and public facility improvements. This is approximately \$34.6 million.

The SP Fee Program could be administered privately or publicly:

- The entire SP Fee program could be administered by the County, with fees accounted for at building permit.
- The entire SP Fee program could be internalized by the master developer, with fees accounted for through land sales.
- The County could administer a portion of the fee (i.e., Public Facilities); while the developer could internally implement a fee program to cover remaining costs (i.e., Backbone Infrastructure).

Revenue collected for Financing Plan Administration and Updates would be assigned to the entities which administer the program.

## FUNDING STRATEGY

### PROPOSED SP FEE PROGRAM FINANCING PLAN UPDATE COMPONENT

The SP Fee Program includes a Financing Plan update component to fund the estimated \$34.6 million of Financing Plan update costs. Financing plan update costs are allocated among land uses based on percentage of total acres for each land use (**Table 18-1**).

## Financing Plan Administration & Updates

**Table 18-1**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Infrastructure Cost Allocation: FINANCING PLAN ADMINISTRATION & UPDATES**

Item	Land Uses			Cost Allocation Basis		Total Cost		
	Developable Acres	Residential Units	Building Sq. Ft.	% of Total Acreage	Cost Assignment	Per Acre	Per Unit	Per Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>G=Total Cost*F</i>	<i>H=G/A</i>	<i>I=G/B</i>	<i>J=G/C</i>
<b>Residential</b>				<i>% of total acres</i>				
Low-Density	512	1,461	-	9.2%	\$3,186,048	\$6,218	\$2,181	-
Medium-Density	1,950	12,014	-	35.1%	\$12,126,133	\$6,218	\$1,009	-
High-Density [1]	188	3,426	-	3.4%	\$1,166,477	\$6,218	\$340	-
<b>Subtotal</b>	<b>2,650</b>	<b>16,901</b>	<b>-</b>	<b>47.6%</b>	<b>\$16,478,658</b>			
<b>Nonresidential</b>				<i>% of total acres</i>				
Commercial Retail	319	-	4,092,000	5.7%	\$1,981,642	\$6,218	-	\$0.48
Office	257	-	4,214,000	4.6%	\$1,594,889	\$6,218	-	\$0.38
Industrial	2,338	-	41,407,000	42.0%	\$14,536,810	\$6,218	-	\$0.35
<b>Subtotal</b>	<b>2,913</b>	<b>-</b>	<b>49,713,000</b>	<b>52.4%</b>	<b>\$18,113,342</b>			
<b>Total</b>	<b>5,563</b>	<b>16,901</b>	<b>49,713,000</b>	<b>100.0%</b>	<b>\$34,592,000</b>			

"formup\_alloc"

Source: EPS.

Note: Numbers shown here are preliminary. The Nexus Study implementing the SP Fee program will include updated cost estimates for purposes of cost allocation.

[1] High Density includes does not include mixed-use units. Mixed-use development is included in the commercial retail and office acreages shown, and the fee will be split between the residential and non-residential portions.

## 19. NEW FUNDING MECHANISMS

---

A combination of existing and new funding sources will ultimately fund the cost of Backbone Infrastructure and Public Facility improvements for the SPSP. **Appendix C** discusses the existing mechanisms available in detail. This chapter describes three proposed new funding sources: the proposed Sutter Pointe Fee Program (SP Fee Program), Local Tax Revenue Funding, and the proposed Mello-Roos Community Facilities Districts.

### SUTTER POINTE FEE PROGRAM

Fee revenues collected from the existing fee programs, mentioned previously, and other funding mechanisms outlined in **Appendix C** will not be adequate to cover the total cost of the Backbone Infrastructure and Public Facilities required in the SPSP. A new SP Fee Program is recommended to bridge any funding gaps that may exist.

The SP Fee Program will fund a total of \$1.2 billion of infrastructure and Public Facility improvements, including these:

- Roadway
- Sewer
- Storm Drainage
- Water
- Agricultural Irrigation
- Dry Utilities
- Supplemental Schools
- Parks
- Trails
- Open Space
- Library
- Transit
- Sheriff
- Fire Stations and Equipment
- Government Center
- Corporation Yard
- Financing Plan Administration and Updates (3 percent of the total cost of infrastructure and public facility improvements)

Typically, these types of fees are collected at building permit issuance in the County. The required timing of collection of fees will be determined when the County develops the Implementation Plan, as described in **Chapter 20**.

The SP Fee Program will provide equity between the various development projects in the SPSP by establishing a system through which each project pays its proportional share of public improvements. Improvements funded by the SP Fee Program are to be

constructed to the standards of, and ultimately approved, accepted, and maintained by, the respective agencies such as the County.

The fees that comprise the SP Fee Program are examined in **Chapters 2** through **18** for each type of public improvement.

The SP Fee Program could be administered privately or publicly:

- The entire SP Fee program could be administered by the County, with fees accounted for at building permit.
- The entire SP Fee program could be internalized by the master developer, with fees accounted for through land sales.
- The County could administer a portion of the fee (i.e., Public Facilities); while the developer could internally implement a fee program to cover remaining costs (i.e., Backbone Infrastructure).

Further discussion between the master developer and the County will determine the administrative approach to the SP Fee Program.

Fee revenues collected from the SP Fee Program will be sufficient at buildout, however, there will be shortfalls in some phases as costs of required infrastructure or public facilities exceed fee revenue from development in that phase. **Table 19-1** shows that in Phase 1, construction costs for infrastructure exceed fee revenue by approximately \$237.8 million. As shown in **Table 19-2**, construction costs for public facilities in Phase 1 exceed fee revenue by approximately \$27.7 million. In most cases, developers will advance fund infrastructure construction required to serve the SPSP.

Fee credits or reimbursements for facilities otherwise funded by the SP Fee Program will be available if developers fund or construct fee-funded facilities. Fee credits for completed improvements may be offset against fees until the fee credits are expended. Fee programs and credits will be updated periodically to reflect current costs. If the cost of the facility exceeds the potential credits for a developer, the County may enter into a reimbursement agreement with the developer. Fee credits and reimbursements are available within different timeframes, depending on the type of facilities constructed.

**Table 19-1  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Fee Revenue Summary for Infrastructure**

<b>Land Use</b>	<b>Phase 1</b>	<b>Buildout</b>
<b>INFRASTRUCTURE IMPROVEMENTS</b>		
<b>Roadway</b>		
Fee Revenue	\$78,142,826	\$264,664,000
Construction Cost	\$186,175,000	\$264,664,000
<b>Ending Surplus (Shortage)</b>	<b>(\$108,032,174)</b>	<b>\$0</b>
<b>Sewer</b>		
Fee Revenue	\$57,083,346	\$174,938,000
Construction Cost	\$102,627,000	\$174,938,000
<b>Ending Surplus (Shortage)</b>	<b>(\$45,543,654)</b>	<b>\$0</b>
<b>Storm Drainage</b>		
Fee Revenue	\$62,787,613	\$214,209,000
Construction Cost	\$141,492,000	\$214,209,000
<b>Ending Surplus (Shortage)</b>	<b>(\$78,704,387)</b>	<b>\$0</b>
<b>Water</b>		
Fee Revenue	\$82,754,055	\$251,169,000
Construction Cost	\$74,195,000	\$251,169,000
<b>Ending Surplus (Shortage)</b>	<b>\$8,559,055</b>	<b>\$0</b>
<b>Agricultural Irrigation</b>		
Fee Revenue	\$3,123,402	\$10,006,000
Construction Cost	\$5,328,000	\$10,006,000
<b>Ending Surplus (Shortage)</b>	<b>(\$2,204,598)</b>	<b>\$0</b>
<b>Dry Utilities</b>		
Fee Revenue	\$13,922,018	\$44,600,000
Construction Cost	\$17,210,000	\$44,600,000
<b>Ending Surplus (Shortage)</b>	<b>(\$3,287,982)</b>	<b>\$0</b>
<b>CUMULATIVE (SHORTAGE)</b>	<b>(\$237,772,796)</b>	<b>\$0</b>

"inf\_cf"

**Table 19-2**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Cash Flow Summary for Public Facilities**

<b>Land Use</b>	<b>Phase 1</b>	<b>Buildout</b>
<b>PUBLIC FACILITY IMPROVEMENTS</b>		
<b>Schools</b>		
Schools - Level 1 Revenue	\$199,400,000	\$353,000,000
Construction Cost	\$212,250,000	\$353,000,000
<b>Ending Surplus (Shortage)</b>	<b>(\$12,850,000)</b>	<b>\$0</b>
<b>Parks</b>		
Fee Revenue	\$27,414,889	\$62,765,000
Construction Cost	\$25,748,000	\$62,765,000
<b>Ending Surplus (Shortage)</b>	<b>\$1,666,889</b>	<b>\$0</b>
<b>Trails</b>		
Fee Revenue	\$2,446,003	\$5,600,000
Construction Cost	\$2,297,000	\$5,600,000
<b>Ending Surplus (Shortage)</b>	<b>\$149,003</b>	<b>\$0</b>
<b>Open Space</b>		
Fee Revenue	\$2,253,380	\$5,159,000
Construction Cost	\$1,513,000	\$5,159,000
<b>Ending Surplus (Shortage)</b>	<b>\$740,380</b>	<b>\$0</b>
<b>Library</b>		
Fee Revenue	\$1,613,997	\$4,200,000
Construction Cost	\$1,311,000	\$4,200,000
<b>Ending Surplus (Shortage)</b>	<b>\$302,997</b>	<b>\$0</b>
<b>Transit</b>		
Fee Revenue	\$2,552,134	\$8,000,000
Construction Cost	\$2,497,000	\$8,000,000
<b>Ending Surplus (Shortage)</b>	<b>\$55,134</b>	<b>\$0</b>
<b>Sheriff</b>		
Fee Revenue	\$3,215,689	\$10,080,000
Construction Cost	\$3,147,000	\$10,080,000
<b>Ending Surplus (Shortage)</b>	<b>\$68,689</b>	<b>\$0</b>
<b>Fire</b>		
Fee Revenue	\$8,637,379	\$27,075,000
Construction Cost	\$23,440,000	\$27,075,000
<b>Ending Surplus (Shortage)</b>	<b>(\$14,802,621)</b>	<b>\$0</b>
<b>Government Center</b>		
Fee Revenue	\$4,426,357	\$13,875,000
Construction Cost	\$4,331,000	\$13,875,000
<b>Ending Surplus (Shortage)</b>	<b>\$95,357</b>	<b>\$0</b>
<b>Corporation Yard</b>		
Fee Revenue	\$4,665,301	\$14,624,000
Construction Cost	\$4,565,000	\$14,624,000
<b>Ending Surplus (Shortage)</b>	<b>\$100,301</b>	<b>\$0</b>
<b>CUMULATIVE (SHORTAGE)</b>	<b>(\$27,652,621)</b>	<b>\$0</b>

"pf\_cf"

## LOCAL TAX REVENUE FUNDING

Infrastructure associated with new development is generally financed through a combination of special taxes, benefit assessments, and developer fees. In July 2007 California enacted SB 16. This law authorizes local agencies to issue limited obligation bonds that are backed by the pledge of specified revenues generated in a defined geographical area to pay for public works and infrastructure improvements.

Based on the initial results of the Fiscal Impact Analysis and the Urban Services Plan, after deficits the early years of development, the SPSP will generate more revenue than will be required to fully fund all countywide and municipal services. Therefore, under the provisions of SB 16 the County could elect to allocate all or a portion of the projected surplus revenues to fund limited obligation bonds that will be used to offset SPSP infrastructure costs.

The SPSP includes significant development of commercial and industrial land uses. The allocation of SPSP infrastructure costs to these nonresidential land uses is significant. However, because the absorption of this industrial land is uncertain and likely to last well beyond the period of residential development, funding the nonresidential related infrastructure may be problematic. This new funding mechanism has the potential to ensure that infrastructure needs for nonresidential development are completed and, therefore, help expedite the absorption of the proposed nonresidential land uses and ensure that the SPSP more quickly attains the desired jobs/housing balance.

As required by SB 16, the County would be required to pledge property tax, sales tax, or other local tax revenue generated in the SPSP. The County's General Fund, general credit, and taxing powers would not be liable for these for these general obligation bonds. Investors who buy these limited obligation bonds could not force the County to raise any other taxes to repay the bonds. Pursuant to the California Constitution, limited obligation bonds require two-thirds voter approval.

## MELLO-ROOS COMMUNITY FACILITIES DISTRICTS

The Financing Plan proposes that one or more Mello-Roos Community Facilities Districts are formed to provide land-secured debt. This debt financing would be used to advance fund public improvements included in established fee programs because it is likely that these public improvement will also be included in the SP Fee Program. A system handling fee credits will be necessary. Infrastructure costs in excess of bond proceeds will be carried by developers until fee credits or reimbursements are used.



**Table 19-3** shows a preliminary estimate of the total bond size and bond proceeds at buildout of the SPSP. Estimates are based on a 2-percent annual tax rate escalation factor and rely on a set of conservative assumptions regarding tax rates, reserve fund requirements, and interest rates. An estimated \$369 million in bond proceeds would be available to acquire public improvements given the assumed tax rate.

The special tax rates, eligible facilities, bond debt authorization, and property included in each CFD will be determined in the CFD formation process for each CFD. The initial bond issue will be constrained by the appraised value of land in the CFD at the time bonds are sold. Also, it is important to note that estimates of bonding capacity are preliminary and likely will vary once a land-secured financing mechanism is implemented.

**Table 19-4** shows the estimated bond proceeds per residential unit and per nonresidential acre at buildout.

Individual development projects or a group of development projects may form additional subarea CFDs if the area under consideration is large enough to justify the formation of a CFD and to support the bond debt. The exact features for each Mello-Roos CFD will be determined during the formation process for each CFD.

If a facility included in a County fee program is instead funded with bond financing in a CFD, a developer may be given a “fee reduction” or fee credit.

**Table 19-3**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Estimated Bond Sizing at Buildout**

Item	Assumptions	Estimated Bond Sizing for Buildout
<b>Maximum Special Taxes Available for Debt Service</b>		
<b>Estimated Annual Maximum Special Taxes</b>		<b>\$34,747,450</b>
<i>Less Estimated Administration Costs</i>	4%	(\$1,390,000)
<i>Less Delinquency Coverage</i>	10%	(\$3,475,000)
<i>Adjustment for Rounding</i>		(\$2,450)
<b>Estimated Maximum Special Taxes Available for Gross Debt Service (Rounded)</b>		<b>\$29,880,000</b>
<b>Bond Size</b>		
<b>Total Bond Size</b>		<b>\$390,193,000</b>
<i>Adjustment for Rounding</i>		\$7,000
Total Bond Size (Rounded)		\$390,200,000
<i>Increase for Annual Escalation [1]</i>	20%	\$78,040,000
<b>Total Bond Size (Rounded)</b>		<b>\$468,240,000</b>
<b>Estimated Bond Proceeds</b>		
<b>Rounded Bond Size</b>		<b>\$468,240,000</b>
<i>Less Capitalized Interest</i>	18 months	(\$45,653,000)
<i>Less Bond Reserve Fund</i>	1 year debt service	(\$29,880,000)
<i>Less Issuance Cost</i>	5%	(\$23,412,000)
<b>Estimated Bond Proceeds</b>		<b>\$369,295,000</b>
<b>Assumptions [2]</b>		
Interest Rate	6.50%	
Term	30 years (bonds could be for 25 or 30 years)	
Annual Escalation	2.00%	

"est\_bond"

Source: EPS.

- [1] Assumes special taxes are escalated 2.0% annually for 30 years, which increases total Bond Size.  
 [2] Estimated bond sizing based on conservative assumptions. The interest rate will be determined at the time of bond sale; the bond term could 25 to 30 years or more. This analysis assumes 30 years. 20% escalation assumption based on analysis conducted by Westhoff, Cone, and Holmstedt.

**Table 19-4**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Estimated Bond Proceeds per Unit and Nonresidential Acre at Buildout (2008\$)**

Item	Unit/Acre	Preliminary Tax Rate	Maximum Special Tax		Bond Size		Bond Proceeds	
			Total [1]	% of Total	Amount	Per Unit/Acre	Amount	Per Unit/Acre
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C = A x B</i>	<i>D = C/max tax</i>	<i>E = D x total bond</i>	<i>F = E/A</i>	<i>G = D x bond proceeds</i>	<i>H = G/A</i>
<b>Residential</b>	<u>Units</u>					<u>Per Unit</u>		<u>Per Unit</u>
Low-Density	1,461	\$1,750	\$2,556,750	7.4%	\$34,453,539	\$23,582	\$27,173,073	\$19,000
Medium-Density	12,014	\$1,250	\$15,017,500	43.2%	\$202,368,640	\$16,844	\$159,605,602	\$13,000
High-Density	4,025	\$800	\$3,220,000	9.3%	\$43,391,178	\$10,780	\$34,222,077	\$9,000
<b>Subtotal</b>	<b>17,500</b>		<b>\$20,794,250</b>	<b>59.8%</b>	<b>\$280,213,357</b>		<b>\$221,000,751</b>	
<b>Nonresidential</b>	<u>Acres</u>					<u>Per Acre</u>		<u>Per Acre</u>
Commercial Retail	319	\$8,000	\$2,549,600	7.3%	\$34,357,189	\$107,804	\$27,097,083	\$85,000
Office	257	\$8,000	\$2,052,000	5.9%	\$27,651,770	\$107,804	\$21,808,603	\$85,000
Industrial	2,338	\$4,000	\$9,351,600	26.9%	\$126,017,684	\$53,902	\$99,388,563	\$43,000
<b>Subtotal</b>	<b>2,913</b>		<b>\$13,953,200</b>	<b>40.2%</b>	<b>\$188,026,643</b>		<b>\$148,294,249</b>	
<b>Total</b>			<b>\$34,747,450</b>	<b>100.0%</b>	<b>\$468,240,000</b>		<b>\$369,295,000</b>	

"bond\_unit"

Source: EDAW, Measure M Group, Fehr and Peers, Westhoff, Cone, and Holmstedt, and EPS.

[1] Because of slow absorption, bonding capacity will be limited on industrial development. Actual tax rates will be determined as better information on absorption for these land uses becomes available.

## 20. IMPLEMENTATION

---

### ADMINISTRATION

Implementation of the Financing Plan, along with EIR mitigation measures and development agreement provisions, ensures that the public improvements will be constructed consistently with the Specific Plan, EIR, and development agreement requirements. The County will administer implementation of the Financing Plan, and will stipulate the following requirements:

- Coordinating closely with all appropriate County departments and other service providers to implement the Financing Plan.
- Working with State and Federal agencies to secure available State and Federal funding.
- Coordinating the infrastructure construction program and funding sources with the master developer or other designated developers.
- Reviewing the CIPs.
- Estimating fee program cash flows.
- Preparing a Nexus Study and Ordinances to implement the SP Fee Program. (At this time, it has not been decided if the SP Fee Program will be implemented publicly or privately).
- Forming the CFD(s) and administrating subsequent bond sales and tax collection.
- Monitoring identified revenue sources.
- Accounting for fee payments, fee credits or reimbursements.
- Updating and adjusting the fee program as new infrastructure cost, land use, and revenue information become available.

### UPDATES

Development in the SPSP is expected to occur in multiple phases. It is anticipated that as the Financing Plan is implemented, the infrastructure costs and available funding sources will change. Therefore, the implementation mechanisms identified in the Financing Plan will need to be updated periodically as modifications to financing programs, land uses, and cost estimates for infrastructure and Public Facilities occur. Changes should be re-evaluated in the context of the overall financing strategy to ensure

required funding is available when needed. The costs and funding sources also will need to be adjusted periodically to reflect inflation costs. Some possible changes are listed below:

- New or revised infrastructure projects.
- New cost information based on actual construction costs, updated engineering estimates, or changes in the land use plan.
- Refinements to the phasing plan.
- New funding source data.
- Inflationary adjustment to cost and funding data.

## 21. DEVELOPMENT FEASIBILITY

---

This chapter analyzes whether the proposed fee burden and the proposed maximum annual tax rates levied on the SPSP are able to fund the facilities needed without placing too much of a burden on the project.

### SUMMARY OF TOTAL INFRASTRUCTURE BURDEN

**Tables 21-1, 21-2, and 21-3** summarize the total infrastructure burden for the SPSP by land use.

**Table 21-1** shows the total fee burden, including SP Fee Program fees, which would apply to the SPSP for each land use.

**Table 21-2** summarizes the estimated SP Fees by land use. The basis for calculating all components of the proposed SP Fee Program is the Cost Allocation Method (CAM). The CAM uses DUE factors to spread the cost of infrastructure and other Public Facilities over the developed land uses. See **Appendix D** for a description of the CAM.

**Table 21-3** takes the total fee burden that is shown in **Table 21-1** and nets out overlapping bond proceeds.

The Infrastructure Cost Burden Feasibility Test provides a performance indicator of project feasibility. If the total cost burden is less than 15 to 20 percent of the finished home price, then a project is considered to be financially feasible:

- Residential units with a cost burden percentage below 15 percent clearly are financially feasible.
- Residential units with a cost burden percentage between 15 to 20 percent probably are financially feasible.
- Residential units with a cost burden percentage above 20 percent may be financially infeasible.

This feasibility benchmark is based on EPS's experience in conducting financial feasibility analyses for numerous projects throughout the Sacramento region and Central Valley over the last two decades. The 15- to 20-percent test is merely a tool that can be used—along with other tools—as a general measure of financial feasibility. This measure should not be taken to mean that if one land use type exceeds the threshold, the project is definitely infeasible. For projects with a significant number of units above the

Table 21-1  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Summary of Fees at Buildout

Improvement	Fee Funding Sources				Residential Land Uses Per Unit			Nonresidential Land Uses Per Sq. Ft. of Building		
	Total Cost at Buildout <i>a=b+c+d</i>	Creditable Developer Constructed <i>b</i>	School District Mitigation Fee Revenue <i>c</i>	Other Funding (State, Private Revenue) <i>d</i>	LDR	MDR	HDR	Commercial Retail	Office	Industrial
								<i>Based on column b or c</i>		
<b>COUNTY/OTHER AGENCY FEES</b>						<i>per unit</i>		<i>per building square foot</i>		
Processing Fees [1]					\$3,813	\$2,505	\$515	\$0.56	\$0.68	\$0.35
SRCSW Sewer					\$7,450	\$7,450	\$5,588	\$0.75	\$1.49	\$0.75
NBHCP Habitat Fee [2]					\$7,236	\$3,349	\$1,130	\$1.89	\$1.38	\$1.18
Sutter County Development Impact Fee [3]					\$498	\$498	\$395	\$0.13	\$0.12	\$0.14
SAFCA Fee [4]					\$5,370	\$3,580	\$1,060	\$2.69	\$2.69	\$1.79
<b>Total City/County/Other Agency Fees</b>					<b>\$24,367</b>	<b>\$17,382</b>	<b>\$8,687</b>	<b>\$6.02</b>	<b>\$6.36</b>	<b>\$4.20</b>
<b>BACKBONE INFRASTRUCTURE IMPROVEMENTS</b>										
Roadway [5]	\$474,518,000	\$264,664,000	\$0	\$209,854,000	\$4,743	\$4,743	\$2,514	\$6.64	\$6.17	\$3.32
Sewer	\$174,938,000	\$174,938,000	\$0	\$0	\$5,397	\$5,329	\$3,904	\$2.40	\$1.87	\$1.74
Storm Drainage	\$214,209,000	\$214,209,000	\$0	\$0	\$8,273	\$4,786	\$2,099	\$3.67	\$2.87	\$2.66
Water	\$251,169,000	\$251,169,000	\$0	\$0	\$12,566	\$12,566	\$3,272	\$2.99	\$2.34	\$2.17
Agricultural Irrigation	\$10,006,000	\$10,006,000	\$0	\$0	\$631	\$292	\$98	\$0.14	\$0.11	\$0.10
Dry Utilities	\$44,600,000	\$44,600,000	\$0	\$0	\$2,812	\$1,301	\$439	\$0.62	\$0.49	\$0.45
<b>Total Backbone Infrastructure Improvements</b>	<b>\$1,169,440,000</b>	<b>\$959,586,000</b>	<b>\$0</b>	<b>\$209,854,000</b>	<b>\$34,422</b>	<b>\$29,018</b>	<b>\$12,327</b>	<b>\$16.47</b>	<b>\$13.85</b>	<b>\$10.44</b>
<b>PUBLIC FACILITY IMPROVEMENTS</b>										
Schools [6]	\$353,000,000	\$0	\$207,000,000	\$146,000,000	\$20,529	\$13,686	\$6,843	\$0.47	\$0.47	\$0.47
Parks	\$62,765,000	\$62,765,000	\$0	\$0	\$3,928	\$3,714	\$3,083	n/a	n/a	n/a
Trails	\$5,600,000	\$5,600,000	\$0	\$0	\$350	\$331	\$275	n/a	n/a	n/a
Open Space	\$5,159,000	\$5,159,000	\$0	\$0	\$323	\$305	\$253	n/a	n/a	n/a
Library	\$4,200,000	\$4,200,000	\$0	\$0	\$194	\$184	\$152	\$0.03	\$0.06	\$0.02
Transit	\$8,000,000	\$8,000,000	\$0	\$0	\$207	\$196	\$163	\$0.13	\$0.26	\$0.07
Sheriff	\$10,080,000	\$10,080,000	\$0	\$0	\$261	\$247	\$205	\$0.17	\$0.33	\$0.09
Fire	\$27,075,000	\$27,075,000	\$0	\$0	\$702	\$664	\$551	\$0.45	\$0.89	\$0.25
Government Center	\$13,875,000	\$13,875,000	\$0	\$0	\$360	\$340	\$282	\$0.23	\$0.46	\$0.13
Corporation Yard	\$14,624,000	\$14,624,000	\$0	\$0	\$379	\$359	\$298	\$0.25	\$0.48	\$0.13
<b>Total Public Facility Improvements</b>	<b>\$504,378,000</b>	<b>\$151,378,000</b>	<b>\$207,000,000</b>	<b>\$146,000,000</b>	<b>\$27,235</b>	<b>\$20,026</b>	<b>\$12,107</b>	<b>\$1.74</b>	<b>\$2.95</b>	<b>\$1.16</b>
<b>FINANCING PLAN ADMINISTRATION &amp; UPDATES (3%)</b>	\$34,591,920	\$33,328,920	\$1,263,000	\$0	\$2,181	\$1,009	\$340	\$0.48	\$0.38	\$0.35
<b>TOTAL IMPROVEMENTS</b>	<b>\$1,708,409,920</b>	<b>\$1,144,292,920</b>	<b>\$208,263,000</b>	<b>\$355,854,000</b>	<b>\$88,204</b>	<b>\$67,435</b>	<b>\$33,462</b>	<b>\$24.70</b>	<b>\$23.53</b>	<b>\$16.16</b>

Source: EPS.

<sup>a</sup>fee\_unit

- [1] Valuations are based on February 2008 Building Valuation Data from Building Safety Journal for all land uses except single-family. Single-family rates provided by Sutter County. Building permit fees per square foot were calculated assuming an average square footage of 109,100 sq. ft. for commercial, 74,900 sq. ft. for office building, and 348,500 sq. ft. for industrial building.
- [2] This analysis assumes that land will be dedicated as part of The Natomas Basin Conservancy Habitat fee. The fee amount is \$20,633 per acre assuming land is dedicated.
- [3] Sutter County fee adjusted to net out overlap with Sutter Pointe Plan Area fees. It is assumed SPSP will pay a portion of General Government, Courts/Criminal Justice, and Health and Social Services fee components. Overlap based on placeholder assumptions until more information is available, as described in **Appendix C**.
- [4] This analysis assumes the proposed SAFCA fees. Nonresidential rate is for footprint only.
- [5] Shows on-site roadway costs and offsite roadway costs. Some offsite costs are not the responsibility of Sutter Pointe.
- [6] School fees per unit were calculated assuming an average home square footage of 3,000 sq. ft. for low density, 2,000 sq. ft. for medium density, and 1,000 sq. ft. for high density. Residential fee rate is \$6.84 per sq. ft.

**Table 21-2  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Summary of Sutter Pointe Fee Program**

Item	Residential			Nonresidential		
	LDR	MDR	HDR	Commercial Retail	Office	Industrial
		<i>per unit</i>			<i>per sq. ft.</i>	
<b>Sutter Pointe Fee</b>						
Backbone Infrastructure	\$34,422	\$29,018	\$12,327	\$16.47	\$13.85	\$10.44
Public Facilities	\$27,235	\$20,026	\$12,107	\$1.74	\$2.95	\$1.16
Financing Plan Administration & Updates	\$2,181	\$1,009	\$340	\$0.48	\$0.38	\$0.35
<b>Total Sutter Pointe Fee</b>	<b>\$63,837</b>	<b>\$50,053</b>	<b>\$24,774</b>	<b>\$18.69</b>	<b>\$17.17</b>	<b>\$11.95</b>

*"spsp\_sum"*

21-3



**Table 21-3  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Infrastructure Burden Net of Bond Proceeds**

Item	Funding Sources		Residential Land Uses			Nonresidential Land Uses		
	Creditable Developer Constructed <i>b</i>	School District Mitigation Fee Revenue <i>c</i>	LDR	MDR	HDR	Commercial Retail	Office	Industrial
						<i>Based on column b or c</i>		
			<u>Per Dwelling Unit</u>			<u>Per Building Square Foot</u>		
<b>Burden Categories</b>								
City/County/Other Agency Fees	n/a	n/a	\$24,367	\$17,382	\$8,687	\$6.02	\$6.36	\$4.20
Infrastructure Improvements	\$959,586,000	\$0	\$34,422	\$29,018	\$12,327	\$16.47	\$13.85	\$10.44
Public Facilities	\$151,378,000	\$207,000,000	\$27,235	\$20,026	\$12,107	\$1.74	\$2.95	\$1.16
Financing Plan Updates	\$33,328,920	\$1,263,000	\$2,181	\$1,009	\$340	\$0.48	\$0.38	\$0.35
<b>Subtotal Fees</b>	<b>\$1,144,292,920</b>	<b>\$208,263,000</b>	<b>\$88,204</b>	<b>\$67,435</b>	<b>\$33,462</b>	<b>\$24.70</b>	<b>\$23.53</b>	<b>\$16.16</b>
<i>Less Bond Proceeds</i>	<i>(\$369,295,000)</i>	<i>\$0</i>	<i>(\$19,000)</i>	<i>(\$13,000)</i>	<i>(\$9,000)</i>	<i>(\$8.00)</i>	<i>(\$6.00)</i>	<i>(\$2.00)</i>
<b>Net Cost After Bonds</b>	<b>\$774,997,920</b>	<b>\$208,263,000</b>	<b>\$69,204</b>	<b>\$54,435</b>	<b>\$24,462</b>	<b>\$16.70</b>	<b>\$17.53</b>	<b>\$14.16</b>

"net\_fee"

21-4

20-percent threshold, a much more detailed feasibility review would be required. There are ways in which a development project can mitigate against a high cost burden, such as by re-allocating some of the cost burden to other land uses.

**Table 21-4** summarizes total fee burden per unit for low-, medium-, and high-density residential located in the SPSP. These fees include County/Other Agency Fees and the proposed SP Fee Program. The total fee burden per unit is then analyzed as a percentage of estimated home sales price to determine the feasibility. All residential units fall within the feasibility range.

## TWO-PERCENT TEST

**Table 21-5** shows total taxes and assessments on the property are no more than the allowed 2 percent of the estimated sales price. All residential units fall within the 2-percent range.

**Table 21-5** estimates potential rates for two Mello-Roos CFDs: a CFD to fund infrastructure, and a CFD to fund services. This will allow the SPSP to fund Backbone Infrastructure and Public Facilities. However, the use of public financing to fund urban services shall take priority over the use of such financing to fund facility improvements in the RUSP.

The SPSP Urban Services Plan provides a detailed discussion of the costs and potential funding sources for operations and maintenance of RUSP infrastructure and facilities, as well as public services. Some of this funding may come from a CFD. Funded items may include these:

- Administration
- Park Maintenance
- Recreation Services
- Fire Protection Services
- Law Enforcement
- Library
- Road Maintenance
- Drainage Maintenance
- Transit Services
- Lighting and Landscaping

Backbone Infrastructure (roadways, sewer, storm drainage, water, agricultural irrigation, and dry utilities) will be needed before fee revenues are collected. In general, development impact fees are collected at building permit, yet the Backbone Infrastructure needs to be installed before obtaining a building permit. Therefore, a Mello-Roos CFD may be used to fund these items as well.

**Table 21-4  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Infrastructure Cost Burden per Residential Unit**

<b>Cost Item</b>	<b>Low Density</b>	<b>Medium Density</b>	<b>High Density</b>
<b>Cost Burden Components</b>			
County/Other Agency Fees	\$24,367	\$17,382	\$8,687
SP Fee Program Backbone Infrastructure Fees	\$34,422	\$29,018	\$12,327
SP Fee Program Public Facility Fees	\$27,235	\$20,026	\$12,107
Financing Plan Administration & Update Fee	\$2,181	\$1,009	\$340
<b>Total Cost Burden per Unit [1]</b>	<b>\$88,204</b>	<b>\$67,435</b>	<b>\$33,462</b>
Estimated Home Price	\$500,000	\$370,000	\$235,000
<b>Cost Burden as a % of Home Price [2]</b>	<b>18%</b>	<b>18%</b>	<b>14%</b>

"15%\_test"

Source: EPS.

[1] Fees shown are not net of bond debt.

[2] Note: Feasibility Range, based on numerous feasibility analyses conducted by EPS over the last two decades, is described as follows:

Below 15%: Feasible
15% - 20%: May be feasible
Above 20%: May be infeasible

**Table 21-5  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Test of 2%-Sales Price - Single-Family Market Rate Units**

Item		Low Density Residential	Medium Density Residential	High Density Residential
<b>Assumptions</b>				
Unit Sq. Ft.		3,000	2,000	1,000
Estimated Average Sales Price [1]		\$500,000	\$370,000	\$235,000
<b>Ad Valorem Taxes</b>				
General Property Tax	1.0000%	\$4,930	\$3,630	\$2,280
School G.O. Bonds	0.0000%	\$0	\$0	\$0
<b>Total Ad Valorem Taxes</b>	<b>1.0000%</b>	<b>\$4,930</b>	<b>\$3,630</b>	<b>\$2,280</b>
<b>Existing Special Taxes/Assessments</b>				
Reclamation District #1000		\$56	\$28	\$9
Sacramento Area Flood Control Agency Assessment District No. 1		\$41	\$23	\$21
Sacramento Area Flood Control Agency Assessment District CCAD [2]		\$95	\$63	\$24
<b>Total Existing Special Taxes/Assessments</b>		<b>\$193</b>	<b>\$114</b>	<b>\$54</b>
<b>Sutter Pointe Specific Plan Special Financing District</b>				
Estimated Sutter Point Infrastructure CFD Tax Rate (Preliminary)		\$1,750	\$1,250	\$800
Estimated Sutter Pointe Services CFD Tax Rate (Preliminary) [3]		\$1,325	\$1,230	\$1,005
<b>Total Sutter Pointe Specific Plan Special Financing District</b>		<b>\$3,075</b>	<b>\$2,480</b>	<b>\$1,805</b>
<hr/>				
<b>TOTAL</b>		<b>\$8,198</b>	<b>\$6,224</b>	<b>\$4,139</b>
<hr/>				
<b>Total Taxes &amp; Assessments as % of Sales Price</b>		<b>1.64%</b>	<b>1.68%</b>	<b>1.76%</b>
<hr/>				

Source: Sutter County Treasurer-Tax Collector and EPS.

"2%\_test"

[1] Reflects sales price estimated in Sutter Pointe Urban Services Plan. Includes homeowners property tax exemption of \$7,000.

[2] Estimate based on SAFCA's Consolidated Capital Assessment District Final Engineer's Report dated April 19, 2007.

[3] Represents an estimate from the Sutter Pointe Urban Services Plan.

**Appendix E** examines the total single-family infrastructure burden on the SPSP in greater detail, and compares the single-family residential infrastructure burden of the SPSP to the infrastructure burden in other nearby plan areas.