

APPENDIX J

DRY UTILITIES MASTER PLAN

Sutter Pointe Specific Plan Dry Utilities Master Plan

Prepared by
Mackay & Soms Civil Engineers, Inc.
1771 Tribute Road, Suite E
Sacramento, California 95818
(916) 929-6092

November 18, 2008

TABLE OF CONTENTS

TABLE OF CONTENTS	2
Section 1. Executive Summary.....	3
Section 2. Introduction.....	6
Section 3. Electricity	9
Section 4. Natural Gas	12
Section 5. Telephone.....	13
Section 6. Cable Television.....	14
Section 7. Siting of Energy Facilities	15
Appendices	19

Section 1. Executive Summary

The Sutter Pointe Specific Plan (SPSP) will require, at a minimum, dry utilities including electricity, natural gas, telephone, and cable television. Various local purveyors have been contacted and included in developing project descriptions for each utility. Utility requirements are categorized into the areas of offsite and onsite facilities.

The current local purveyors that can service the project site include:

- Electricity – Pacific Gas & Electric (PG&E)
- Natural Gas– PG&E
- Telephone – AT&T (formerly SBC)
- Cable Television – Comcast

Energy facilities that are proposed in and around the SPSP include electrical transmission and distribution facilities, electrical substations, and natural gas facilities. Communications facilities that are proposed in and around the SPSP include telephone, fiber optics, and cable television facilities. The siting and design of energy and communications facilities shall ensure the provision of safe, reliable, efficient and economical utility service. Section 7 addresses the policies needed to achieve these goals.

Onsite Facilities

The following is a summary of proposed onsite dry utilities:

- Electricity - PG&E proposes to construct a primary community substation along the eastern border of the planning area just north of Riego Road. The 3.5-acre substation would connect to the existing 115kv tower line immediately abutting the easterly boundary of the planning area by a new short length of 115kv transmission line.
- Natural Gas –PG&E proposes to extend service throughout the planning area through an underground distribution system via a series of pressure regulating valves.

- Telephone – AT&T (formerly SBC) proposes to provide underground service as well as temporary aerial facilities may be used on an interim basis within the planning area, to extend to the initial development areas.
- Cable Television - Comcast proposes to construct a small hub station on the north side of Riego Road just inside the eastern boundary of the planning area. The cable signal would be split at this point and distributed underground through the joint trench system to be constructed within the new development.

Offsite Facilities

The following is a summary of proposed offsite dry utilities:

- Electricity – The extent of offsite facilities needed for electricity will be a short drop connection between the existing 115kv tower line and the proposed substation, as described above.
- Natural Gas - PG&E proposes to extend natural gas service westerly along Riego Road (Base Line Road in Placer County) from Roseville to serve the planning area through a 30-inch diameter transmission line that is part of a Cross-Valley PG&E expansion project.
- Telephone – AT&T proposes to provide fiber optics, wire telephone and other digital services that will extend to the project, from an upgraded exchange building in Pleasant Grove to the planning area via existing overhead pole lines.
- Cable Television - Comcast proposes to extend service to the planning area via existing overhead pole lines from the southern portion of Placer County.

Conceptual Nature

The 2008 Water Supply Master Plan for the Sutter Pointe Specific Plan (SPSP) area was prepared on a conceptual level and intended for planning and entitlement purposes only. Additional and more detailed Master Plans will need to be developed as the project moves closer and into the design stages of the development. It is the intent of this master plan to provide water facilities that meet generally accepted industry

standards and that are comparable in features and quality to those provided in neighboring agencies with similar developments. For clarification, all future analysis and final design master plans will be completed to comply with Sutter County Standards and will be subject to the review and approval of the Public Works Director of Sutter County.

Section 2. Introduction

Extensive on-site and off-site dry utilities, including electricity, natural gas, telephone and cable television, will be required to serve the SPSP planning area. In its current condition, the SPSP planning area lacks any significant dry utilities to support urban development. Electrical, natural gas, telephone, fiber optics, and cable television facilities will be extended into the planning area to provide utility service to the new development.

The Sutter Pointe Specific Plan area is located just North of the Sacramento/Sutter County line to slightly north of Sankey Road. Highway 70/99 runs through the plan area from the Sacramento/Sutter county line to just north of Riego Road. At that point the Highway runs along the western boundary of the plan area. On the western side of the highway the project reaches out to Power Line Road and to the east of the Highway, the project reaches out to Natomas Road, see Figure 1 below.

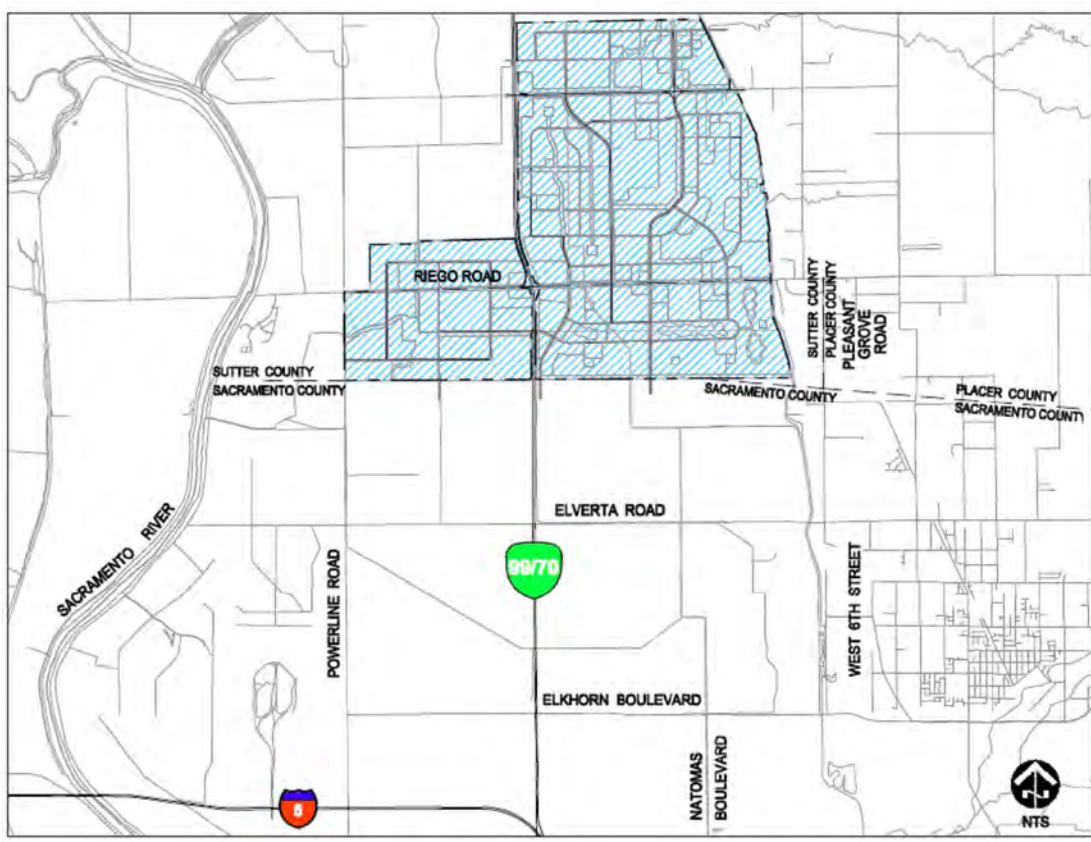
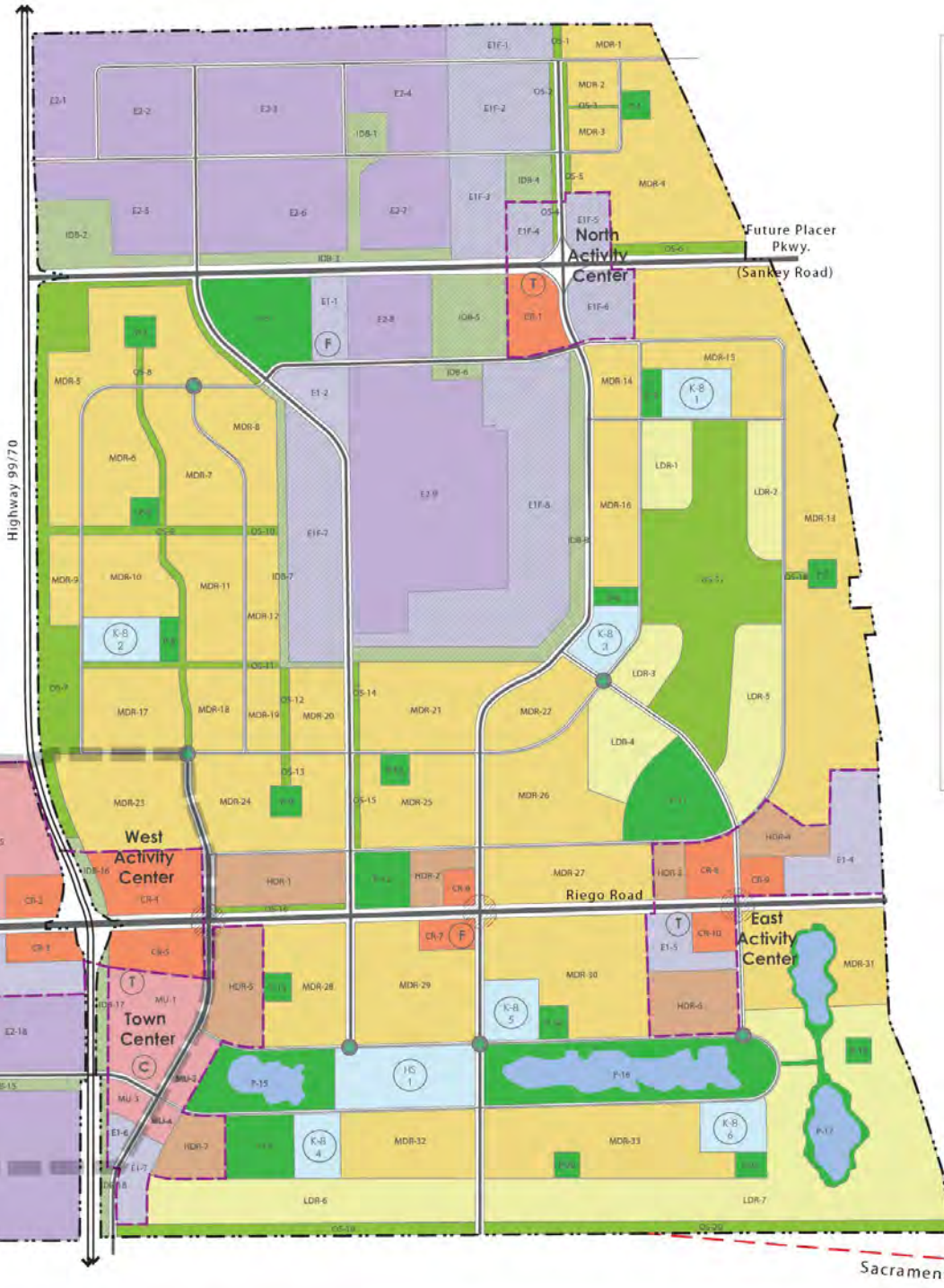


Figure 1. Vicinity Map

The current land use for the project site is agricultural, mostly rice fields. The remainder of the project site is currently non-irrigated along with roads and ditches. Areas surrounding the project site are currently being used for agricultural purposes as well. The SPSP area is currently specified as industrial/commercial reserve with current zoning as agricultural (AG) in the Sutter County General Plan and Zoning Map dated April 06, 2006. Surrounding areas are also currently zoned as AG and specified as industrial and open space near the Sacramento River. The proposed SPSP consists of a total of 7,527.6 acres. It is made up of 2,899.3 acres of residential space, 1,001.0 acres of public facilities, 2312.4 acres of employment and industrial uses, and 414.9 acres of industrial drainage basins, see attached Land Use Plan.

This report is will identify all dry utility existing facilities and the proposed facilities needed to service the project area. The various on-site and off-site dry utility facilities that will be required for the planning area are shown on exhibits 1 and 2 included in the appendix of this report.

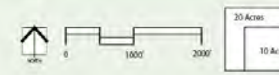
LAND USE AREA SUMMARY					
LAND USE	ACRES	LAND USE	ACRES	LAND USE	ACRES
LDR-1	27.7	CR-1	26.3	E1-1	18.0
LDR-2	29.5	CR-2	14.7	E1-2	21.0
LDR-3	22.7	CR-3	13.3	E1-3	88.4
LDR-4	39.2	CR-4	40.8	E1-4	50.9
LDR-5	99.1	CR-5	25.8	E1-5	21.4
LDR-6	91.0	CR-6	7.2	E1-6	6.0
LDR-7	245.6	CR-7	105	E1-7	16.0
	512.7	CR-8	17.8		
		CR-9	10.9		
		CR-10	10.9		
			172.6		
MDR-1	20.0			E1F-1	22.5
MDR-2	13.9			E1F-2	35.3
MDR-3	13.2			E1F-3	55.4
MDR-4	109.3	MU-2	53.8	E1F-4	15.7
MDR-5	103.9	MU-3	11.8	E1F-5	16.6
MDR-6	51.7	MU-4	8.2	E1F-6	26.9
MDR-7	53.7	MU-5	84.3	E1F-7	79.9
MDR-8	43.7			E1F-8	153.7
MDR-9	17.1				
MDR-10	44.0				
MDR-11	49.3				
MDR-12	25.5	P-1	5.0		
MDR-13	277.6	P-2	6.0	E2-1	119.6
MDR-14	21.4	P-3	30.0	E2-2	50.1
MDR-15	55.1	P-4	6.0	E2-3	78.1
MDR-16	46.5	P-5	5.0	E2-4	48.7
MDR-17	31.3	P-6	5.0	E2-5	64.9
MDR-18	27.5	P-7	5.0	E2-6	85.1
MDR-19	17.4	P-8	5.5	E2-7	50.1
MDR-20	28.1	P-9	6.0	E2-8	43.4
MDR-21	75.3	P-10	5.5	E2-9	219.4
MDR-22	37.5	P-11	46.8	E2-10	86.7
MDR-23	22.7	P-12	19.8	E2-11	104.2
MDR-24	80.2	P-13	5.0	E2-12	29.9
MDR-25	80.6	P-14	6.0	E2-13	75.1
MDR-26	76.4	P-15	51.6	E2-14	104.1
MDR-27	59.0	P-16	107.6	E2-15	49.9
MDR-28	57.6	P-17	56.0	E2-16	71.1
MDR-29	80.9	P-18	4.0	E2-17	126.9
MDR-30	97.9	P-19	27.0	E2-18	64.0
MDR-31	65.2	P-20	4.0	E2-19	72.9
MDR-32	56.1	P-21	5.0	E2-20	51.4
MDR-33	98.1			E2-21	14.3
	1950.0			E2-22	69.9
		OS-1	1.8	E2-23	67.9
		OS-2	2.3	E2-24	59.5
		OS-3	3.3	E2-25	187.2
		OS-4	2.4		1990.3
		OS-5	1.5		
		OS-6	10.0	IDB-1	10.2
		OS-7	90.3	IDB-2	17.9
		OS-8	1.5	IDB-3	27.1
		OS-9	50.0	IDB-4	13.6
		OS-10	1.7	IDB-5	39.6
		OS-11	1.3	IDB-6	4.3
		OS-12	4.7	IDB-7	18.1
		OS-13	1.8	IDB-8	46.8
		OS-14	3.3	IDB-9	4.8
		OS-15	3.5	IDB-10	71.2
		OS-16	4.9	IDB-11	13.4
		OS-17	166.4	IDB-12	75.9
		OS-18	1.0	IDB-13	7.2
		OS-19	27.1	IDB-14	11.4
		OS-20	34.0	IDB-15	10.0
				IDB-16	6.2
				IDB-17	8.7
				IDB-18	7.9
					414.0
HDR-1	41.4				
HDR-2	15.5				
HDR-3	11.1				
HDR-4	21.9				
HDR-5	37.9				
HDR-6	35.9				
HDR-7	24.0				
	187.6				
High School-1	52.9				
K-8 School-1	21.0				
K-8 School-2	21.2				
K-8 School-3	19.3				
K-8 School-4	18.7				
K-8 School-5	20.6				
K-8 School-6	20.9				
	121.8				
					298.6



LEGEND	
LAND USE	ACRES
RESIDENTIAL	
Low Density Residential	LDR 512.4 Acres
Medium Density Residential	MDR 1,950.2 Acres
High Density Residential	HDR 187.6 Acres
Residential Roads	249.1 Acres
	Subtotal 2,899.3 Acres
	Measure M 2,900 Acres
EMPLOYMENT	
Employment 1	E1 172.6 Acres
E1 Interim Flood Zone	E1F 408.3 Acres
Employment 2	E2 1,990.0 Acres
Commercial Retail	CR 178.1 Acres
Industrial Drainage Basins	IDB 414.9 Acres
Mixed Use	MU 164.0 Acres
Employment Roads	209.4 Acres
	Subtotal 3,627.3 Acres
	Measure M 3,600 Acres
COMMUNITY FACILITIES	
Park	P 431.8 Acres
Open Space	OS 394.5 Acres
Schools	
K-8 School	121.8 Acres
High School	52.9 Acres
Transit Center	
Civic Center	
Fire Station	
Pedestrian Enhanced Intersections	
	Subtotal 1,001.0 Acres
	Measure M 1,000 Acres
	Grand Total 7,527.6 Acres
	Measure M Grand Total 7,500 Acres

SUTTER POINTE
Measure 'M' Group

CONCEPTUAL LAND USE



SUTTER POINTE SPECIFIC PLAN
SUTTER COUNTY
EDAW | ACCOM
February 08, 2008

Figure 2. SUTTER POINTE – LAND USE PLAN (Source: EDAW)

Section 3. Electricity

Existing Facilities

Pacific Gas and Electric Company (PG&E) is the local purveyor of electricity within the planning area. PG&E has a major 115kv overhead transmission line (tower line) abutting the eastern boundary of the planning area. Within the planning area itself, PG&E serves the few scattered homes and businesses, as well as the various agricultural customers within the planning area. For the most part, the facilities that currently exist within the planning area are not suitable to support urbanization of the area.

Proposed Facilities

PG&E proposes to construct a primary community substation along the eastern border of the project area, just north of Riego Road. The substation would connect to the existing 115kv tower line abutting the easterly boundary of the planning area. A drop from the existing tower line to the new substation will be constructed.

The substation site would require an area approximately 350' x 400' in size. PG&E would landscape the exterior 50' of this site on all four sides to enhance the ability of the substation to fit into the community. Renderings and photographs of similar substations that PG&E believes is a reasonable representation of the appearance of the proposed substation can be found below in Figures 3 through 5.



Figure 3. Potential Substation Rendering (View 1)

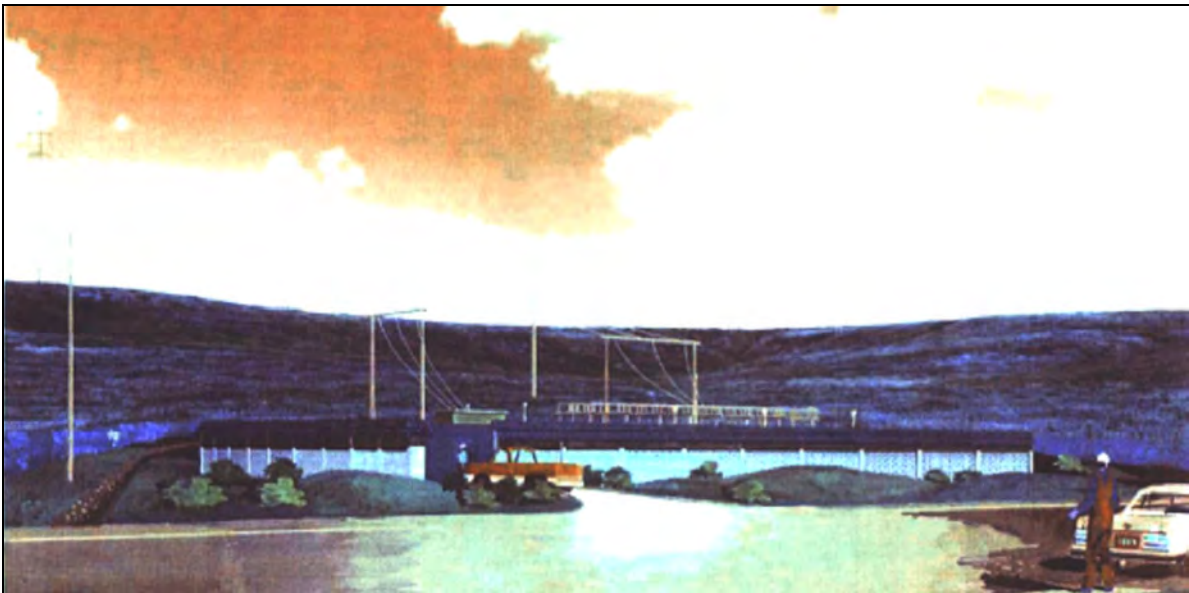


Figure 4. Potential Substation Rendering (View 2)



Figure 5. Typical Substation Equipment

From the substation site, underground electrical service will then be extended into the new community through a series of underground trunk feeder lines. Generally, the feeder lines would follow the proposed roadway alignments out into the community to strategically positioned underground vaults, from which underground primary lines would extend throughout the community to transformer sites that would then provide secondary power to the various residential, commercial and industrial users.

Section 4. Natural Gas

Existing Facilities

PG&E is the local purveyor of natural gas. PG&E doesn't have any gas service capability within the planning area. Currently, the nearest gas service is approximately 2 miles southeasterly of the planning area in the northern portions of the community of Rio Linda. PG&E's facility in this location, however, doesn't have the capacity to serve the planning area.

Proposed Facilities

PG&E intends to extend natural gas service westerly along Riego Road (Base Line Road in Placer County) from Roseville to serve the planning area. This proposed extension will be a 30-inch diameter transmission line, which is part of a PG&E larger cross valley expansion project (Lines 406 & 407) that would connect Roseville in Placer county with Esparto in Yolo County. To serve the Sutter Pointe community, PG&E intends to provide a connection to the 30-inch distribution and extend service throughout the planning area through an underground distribution system via a series of pressure regulating valves.

PG&E anticipates construction on the gas line extension will begin in time frame of 2009-2010. (Exact start date to be determined by PG&E's load requirements for its extended service area) The construction Duration for the portion of transmission line through SPSP is estimated to last one year. This project is the subject of its own EIR (SCH# 200706209). The proposed alignment of this new transmission is along the north side of Riego Road through the entire planning area.

Section 5. Telephone

Existing Facilities

AT&T (formerly SBC) is the local telephone service purveyor. AT&T doesn't have any significant service capability within the planning area to support urban development.

Proposed Facilities

In order to provide service to the planning area, AT&T intends to upgrade an existing exchange building in Pleasant Grove, near the intersection of Howsley and Pleasant Grove Roads approximately 5 miles northeasterly of the planning area, and extend fiber optics and wire telephone and other digital services to the planning area via existing overhead pole lines. Temporary aerial facilities may be used on an interim basis in the undeveloped portions of the community as this new community builds out.

Ultimately, all permanent facilities will be placed underground.

Section 6. Cable Television

Existing Facilities

Comcast is the local cable television purveyor under an existing franchise agreement with Sutter County. Comcast doesn't have any facilities in the planning area at this time. The nearest facilities are located approximately 8 miles southeasterly, in the southern portion of Placer County at the intersection of North Antelope and PFE Roads.

Proposed Facilities

Comcast intends to extend service to the planning area via overhead pole lines westerly along PFE Road, northerly along Watt Ave, westerly along Baseline and Riego Roads to the easterly boundary of the planning area. Temporary aerial facilities may be used on an interim basis in the undeveloped portions of the community as this new community builds out. Ultimately, within the planning area Comcast facilities would be placed underground.

Comcast would construct a small hub station on the north side of Riego Road just inside the eastern boundary of the planning area. The cable signal would be split at this point and distributed through the joint trench system to be constructed within the new development.

Additionally, Comcast will need to boost capacity in their existing plant facilities in northern Sacramento and western Placer Counties in order to serve development within the planning area. These improvements are anticipated to consist of equipment modifications within existing facilities, not physical enlargement of existing or development of new facility sites.

Under the terms of the existing franchise agreement, Comcast is responsible to pay all the costs associated with extension of facilities to provide cable service to areas within Sutter County. Accordingly, the Measure M Group will not be required to cover any costs associated with the extension of cable facilities to serve the SPSP planning area.

Section 7. Siting of Energy & Communications Facilities

The siting and design of energy and communications facilities within the Sutter Pointe Specific Plan shall ensure the provision of safe, reliable, efficient and economical utility service. Good practice will assist in minimizing potential land use conflicts, reducing visual impacts, preserving existing land uses, avoiding biological and cultural resources, and minimizing the health, safety, environmental, and aesthetic impacts of the proposed facilities. The following policies are intended to address community safety and aesthetic concerns of energy and communications facilities without compromising the functional integrity, efficiency, or burdening local utilities with extraordinary costs.

Electrical Transmission and Distribution Facilities

Electrical transmission and distribution facilities less than 100,000 volts may be located in any land use zone and will be located underground in easements or rights of way that permit access for maintenance with minimal disruption of surrounding properties.

Electrical transmission facilities of 100,000 volts and greater may be located in easements or rights of way that permit access for maintenance with minimal disruption of surrounding properties. Siting transmission facilities shall avoid existing or planned urban areas.

Siting transmission lines of 100,000 volts or greater capacity through established or planned residential areas shall be prohibited. The location and design of new transmission towers near urban areas shall be done in a manner that minimizes visual and environmental impacts, including impacts to view sheds. Wherever feasible, utilize existing transmission poles to accommodate new overhead transmission lines.

More than one utility company should share existing and future transmission corridors. Transmission facilities shall be located in a manner that maximizes the screening potential of topography and vegetation. Monopole construction, where practicable, shall be used for new transmission facilities to reduce the visual impact on a corridor's middle and distant views.

Preference will be given to the location of transmission lines in the rank order specified hereafter:

- Within existing transmission rights of way; and
- Adjacent to railroads.

Proposals to locate all new transmission facilities and all other large scale electrical distribution facilities shall be submitted to the County Planning Department for review and comment in the form of a Specific Plan Conformity request. The submittal shall include a discussion of mitigation measures to be utilized to address specific site impacts.

Electrical Substations

Substations may be located only in designated Employment land use zones as indicated in the latest land use plan. Substations shall be designed and constructed in such a manner so as to minimize off-site visual and noise impacts.

To further minimize visual intrusion and potential land use conflicts, substations shall be enclosed with an eight-foot high masonry block security wall, in concert with a 50-foot landscaped setback along all perimeters of the substation site. Landscaping shall be included in the substation design. Landscaping shall meet the standards of the surrounding land use zone and shall be designed to harmonize visually with the surrounding development.

Proposals to locate all new bulk substations and all other large scale energy distribution facilities shall be submitted to the County Planning Department for review and comment in the form of a Specific Plan Conformity request. The submittal shall include a discussion of mitigation measures to be utilized indicating the specific site treatments to be employed.

Natural Gas Facilities

New high pressure gas mains and all other large scale gas transmission and distribution facilities shall be located within railway and electric transmission corridors, along major

arterial roads, and wherever possible, within existing easements. If not feasible these gas mains shall be placed as close to existing easements as possible. To protect the public health and safety, all gas mains shall be designed to minimize the threat of potential loss of property and human life in the event of a rupture and explosion of the gas main.

The design of all new gas mains shall ensure that the normal building setbacks provided in the zoning requirements and development standards established for all land use zones within this Specific Plan are sufficient to protect the health and safety of the public from the threat of explosion and fire from gas main rupture. New high pressure gas mains and all other large scale gas transmission and distribution facilities shall not be located within 1,500 feet of any existing or proposed school site.

The design of all new high-pressure gas mains and all other large scale gas transmission and distribution facilities within 500 feet of any existing or proposed residential land uses shall include the preparation of an Estimated Annual Individual Risk Assessment by a qualified professional to prove that the individual risk levels are below 1×10^{-6} (one-in-a-million). The design of these facilities shall also be designed in accordance with the minimum standards of the regulatory body governing the utility provider in an urban environment.

Proposals to locate all new high pressure gas mains and all other large scale gas transmission and distribution facilities shall be submitted to the County Planning Department for review and comment in the form of a Specific Plan Conformity request. The submittal shall include a discussion of mitigation measures to be utilized indicating the specific site treatments to be employed.

Communications Facilities

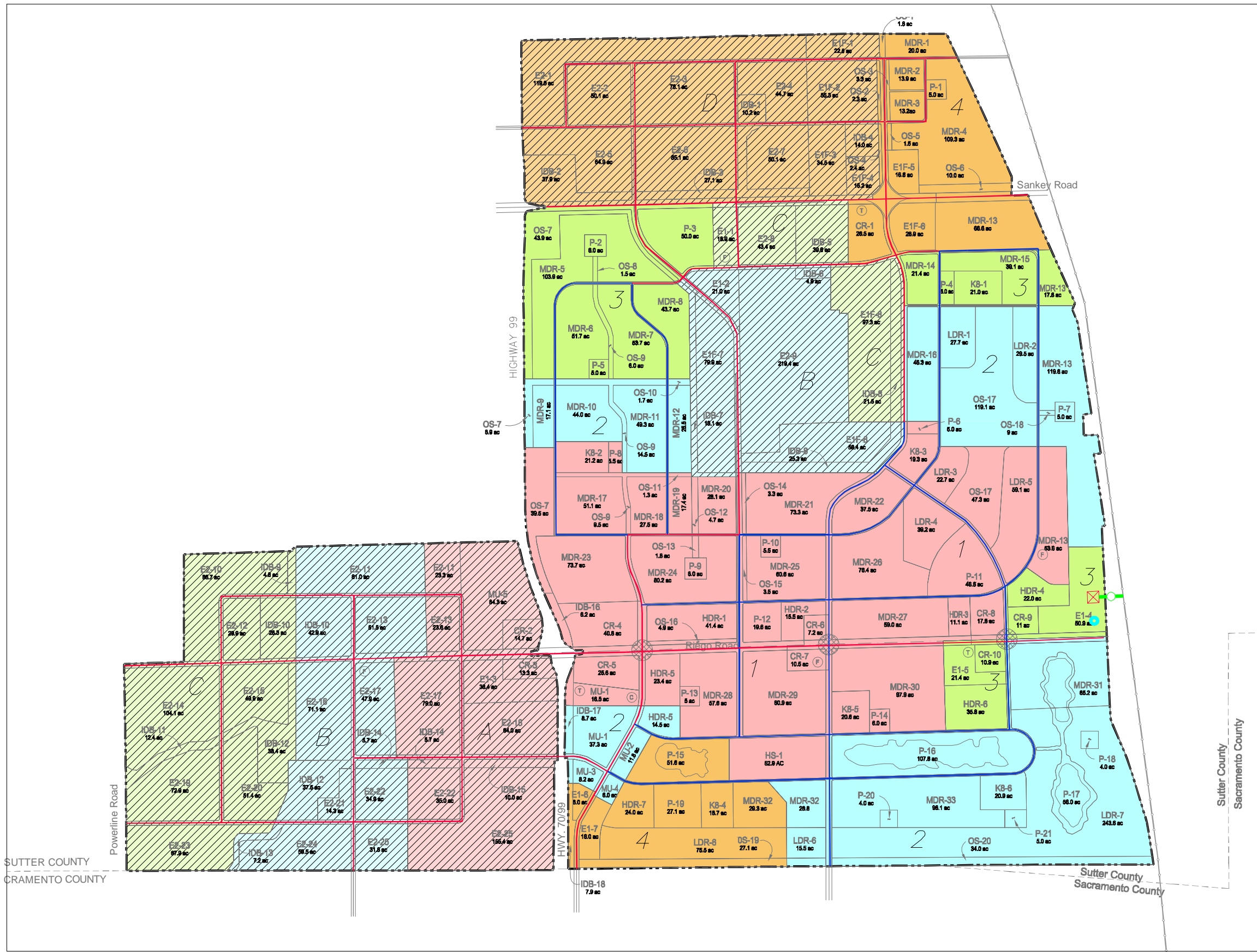
Communications transmission and distribution facilities may be located in any land use zone and, wherever feasible, shall be located underground in easements or rights of way that permit access for maintenance with minimal disruption of surrounding properties.

To further minimize visual intrusion and potential land use conflicts, all new above ground major communications facilities shall be enclosed with an eight-foot high masonry block security wall, in concert with a 50-foot landscaped setback along all perimeters of the facility site. Landscaping shall be included in the facility design. Landscaping shall meet the standards of the surrounding land use zone and shall be designed to harmonize visually with the surrounding development.

Proposals to locate all new major communications facilities (major cable hub and telephone utility vaults and all other large scale communications facilities) shall be submitted to the County Planning Department for review and comment in the form of a Specific Plan Conformity request. The submittal shall include a discussion of mitigation measures to be utilized indicating the specific site treatments to be employed.

Appendices

Appendix A. Onsite Dry Utilities Master Plan



L E G E N D

- Commercial Joint Trench
- Residential Joint Trench
- Proposed Transmission Line
- Existing Transmission Line
- Cable Hub
- P.G.&E. Substation
- Sutter Pointe Specific Plan Boundary
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase A
- Phase B
- Phase C
- Phase D

SUTTER POINTE MEASURE "M" GROUP

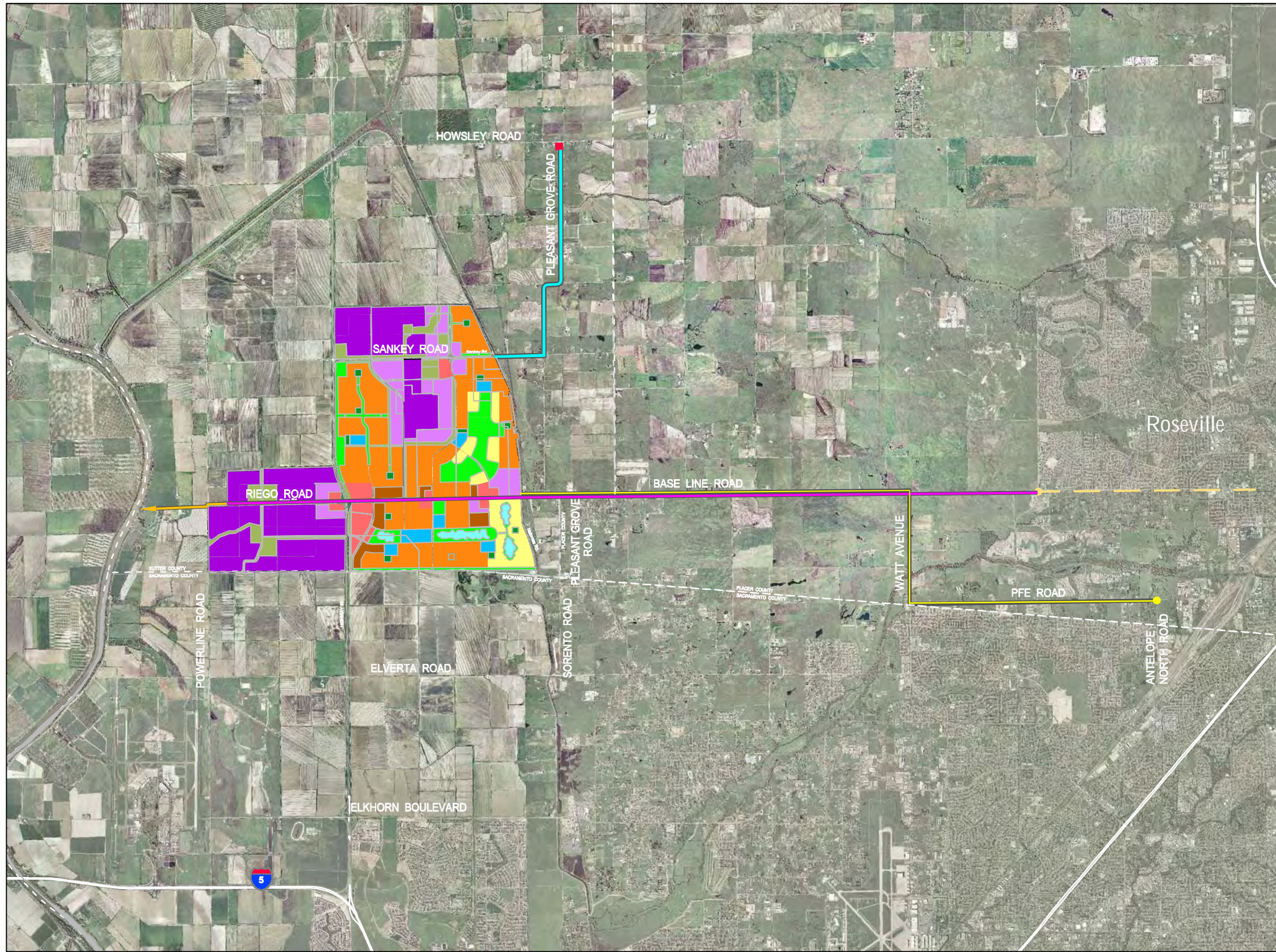
Exhibit 1 Dry Utilities On-site Plan













MACKAY & SOMPS
 CIVIL ENGINEERS, INC.
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 SACRAMENTO, CALIFORNIA (916) 929-6092
 March 21, 2008

5-12-2008 09:00:16 Kshwitt L:\Sacramento\7900\00\Exhibits\Master Plan Exhibits\Dry Utilities\Onsite_Dry_UilitiesPlan_Admin_08.dwg
 [1] L:\Sacramento\7900\00\Exhibits\Conceptual_Phasing_Plan_022608.dwg [2] L:\Sacramento\7900\00\Exhibits\MS-Land Use Plan_Feb0808.dwg [3] L:\Sacramento\7900\00\Exhibits\CPFF-Shading_Feb0808.dwg

Appendix B. Offsite Dry Utility Master Plan



LEGEND

-  Natural Gas Extension
-  Existing Gas Facilities
-  Future 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
-  Future Transmission Extension
-  Sutter Pointe Specific Plan Boundary

SUTTER POINTE MEASURE "M" GROUP

Dry Utilities Master Plan (Off-Site)



MACKAY & SOMPS
 CIVIL ENGINEERS, INC.
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 SACRAMENTO, CALIFORNIA (916) 929-0092
 June 13, 2007

Appendix C. Dry Utilities Cost Estimate

PRELIMINARY COST ESTIMATE
DRY UTILITIES MASTER PLAN

SUTTER POINTE
November 14, 2008

MACKAY & SOMPS
CIVIL ENGINEERS, INC.
SACRAMENTO, CALIFORNIA (916) 929-6092

NOTES

Sutter Pointe Master Plan - Dry Utilities

Sutter County, California

1. This estimate is prepared as a guide only and is subject to possible change. It has been prepared to a standard of accuracy which, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. MacKay & Somsps makes no warranty, either expressed or implied, as to the accuracy of this estimate.
2. This estimate does not consider the following:
 - a. Cost associated with environmental (wetland) mitigations or biological surveys
 - b. Costs associated with ground water or inclement weather conditions
 - c. Financial Charges
 - d. Bonds
 - e. Land costs, acquisition of right of way, easements, and/or rights of entry
 - f. Assessments from assessment, lighting & landscaping, Mello-Roos districts or the like
3. Costs presented herein represent an opinion based on historical information. No provision has been made for inflation.
4. Phasing costs for residential and commercial (Phase 1+A to 4+D), have been determined based on the Conceptual Phasing Plan, dated March 6, 2008, prepared by MacKay and Somsps.
5. The "cash flow" situation may be different than the fees, credits, and reimbursements itemized in this estimate.
6. Interim improvements may be required depending on development timing of individual units.
7. For the purposes of this estimate, it has been assumed that the developer will choose the "non-refundable discount option" from PG&E. It has been assumed that the non-refundable discount will be equal to \$50/LF of residential and commercial joint trench construction.
8. Gas regulator station is considered part of the onsite gas distribution, and developer responsibility. The cost for the regulator station assumes and underground facility, which is more aesthetically pleasing. If an above ground facility is used, assume \$200,000 for facility.
9. Cost of offsite phone extension is based on 3/4 difference between aerial and underground design.
(+/- \$250,000 according to AT&T, exact amount to be determined)
10. Developer responsibility for offsite gas is to closest point of connection, which at current time, is from the intersection of Locust & Los Garcia, 2 miles SPSP southeasterly, in Rio Linda.
12. All costs are preliminary and subject to change, as well as negotiations with purveyors.

PRELIMINARY COST ESTIMATE
Sutter Pointe Dry Utilities Master Plan
 Sutter County

November 14, 2008

CONSTRUCTION COSTS			PHASE 1			PHASE A			PHASE 2			PHASE B			PHASE 3			PHASE C			PHASE 4			PHASE D			TOTAL			
ITEM No.	DESCRIPTION	UNIT PRICE	UNIT	QTY	UNIT	AMOUNT	QTY	UNIT	AMOUNT	QTY	UNIT	AMOUNT	QTY	UNIT	AMOUNT	QTY	UNIT	AMOUNT	QTY	UNIT	AMOUNT	QTY	UNIT	AMOUNT	QTY	UNIT	AMOUNT			
1. ONSITE																														
A. ONSITE JOINT TRENCHING																														
1.	Residential Joint Trenching	\$70.00	LF	51,500	LF	\$3,605,000	0	LF	\$0	27,000	LF	\$1,890,000	0	LF	\$0	15,000	LF	\$1,050,000	0	LF	\$0	0	LF	\$0	0	LF	\$0	93,500	LF	\$6,545,000
2.	PG&E Contract Fees (Residential)	\$100.00	LF	51,500	LF	\$5,150,000	0	LF	\$0	27,000	LF	\$2,700,000	0	LF	\$0	15,000	LF	\$1,500,000	0	LF	\$0	0	LF	\$0	0	LF	\$0	93,500	LF	\$9,350,000
3.	Commercial Joint Trenching	\$88.00	LF	20,000	LF	\$1,760,000	16,000	LF	\$1,408,000	9,500	LF	\$836,000	24,000	LF	\$2,112,000	9,500	LF	\$836,000	21,000	LF	\$1,848,000	14,500	LF	\$1,276,000	32,000	LF	\$2,816,000	146,500	LF	\$12,892,000
4.	PG&E Contract Fees (Commercial)	\$100.00	LF	20,000	LF	\$2,000,000	16,000	LF	\$1,600,000	9,500	LF	\$950,000	24,000	LF	\$2,400,000	9,500	LF	\$950,000	21,000	LF	\$2,100,000	14,500	LF	\$1,450,000	32,000	LF	\$3,200,000	146,500	LF	\$14,650,000
5.	Bore and Jack under HWY 99/70 (48" casing)	\$1,200.00	LF	600	LF	\$720,000	0	LF	\$0	0	LF	\$0	0	LF	\$0	0	LF	\$0	0	LF	\$0	0	LF	\$0	0	LF	\$0	600	LF	\$720,000
Total Onsite Joint Trenching						\$13,235,000		\$3,008,000		\$6,376,000		\$4,512,000		\$4,336,000		\$3,948,000		\$2,726,000		\$6,016,000		\$44,157,000								
B. ONSITE PG&E FACILITIES																														
1.	PG&E Overhead Electric to Substation (PG&E Resp.)	\$0.00	TBD	TBD	TBD	\$0	TBD	TBD	\$0	TBD	TBD	\$0	TBD	TBD	\$0	TBD	TBD	\$0	TBD	TBD	\$0	TBD	TBD	\$0	TBD	TBD	\$0	TBD	TBD	\$0
2.	PG&E Electric Substation (PG&E Resp.)	\$0.00	TBD	TBD	TBD	\$0	TBD	TBD	\$0	TBD	TBD	\$0	TBD	TBD	\$0	TBD	TBD	\$0	TBD	TBD	\$0	TBD	TBD	\$0	TBD	TBD	\$0	TBD	TBD	\$0
3.	PG&E Gas Regulator Station (Underground Facility)	\$300,000.00	EA	1	EA	\$300,000	0	EA	\$0	0	EA	\$0	0	EA	\$0	0	EA	\$0	0	EA	\$0	0	EA	\$0	0	EA	\$0	1	EA	\$300,000
Total Onsite PG&E Facilities						\$300,000		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$300,000		\$300,000
2. OFFSITE																														
A. OFFSITE GAS																														
1.	2" PG&E Gas (From Locust Dr./W Los Garcia) (Developers obligation only - to closest point of connection)	\$30.00	LF	11,000	LF	\$330,000	0	LF	\$0	0	LF	\$0	0	LF	\$0	0	LF	\$0	0	LF	\$0	0	LF	\$0	0	LF	\$0	11,000	LF	\$330,000
Total Offsite Gas						\$330,000		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$330,000		\$330,000
B. OFFSITE PHONE																														
1.	SBC Facilities (Offsite - Extension from the North)	\$250,000.00	LS	1	LS	\$250,000	0	LS	\$0	0	LS	\$0	0	LS	\$0	0	LS	\$0	0	LS	\$0	0	LS	\$0	0	LS	\$0	1	LS	\$250,000
Total Offsite Phone						\$250,000		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$250,000		\$250,000
D. OFFSITE CABLE																														
1.	Comcast Cable (Comcast Resp.)	\$0.00	LS	0	LS	\$0	0	LS	\$0	0	LS	\$0	0	LS	\$0	0	LS	\$0	0	LS	\$0	0	LS	\$0	0	LS	\$0	0	LS	\$0
Total Offsite Cable						\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
DRY UTILITIES CONSTRUCTION COST SUMMARY																														
A. ONSITE JOINT TRENCHING						\$13,235,000		\$3,008,000		\$6,376,000		\$4,512,000		\$4,336,000		\$3,948,000		\$2,726,000		\$6,016,000		\$44,157,000								
50% Reimbursable option						(\$3,575,000)		(\$800,000)		(\$1,825,000)		(\$1,200,000)		(\$1,225,000)		(\$1,050,000)		(\$725,000)		(\$1,600,000)		(\$12,000,000)								
Total Joint Trenching Costs						\$9,660,000		\$2,208,000		\$4,551,000		\$3,312,000		\$3,111,000		\$2,898,000		\$2,001,000		\$4,416,000		\$32,157,000								
B. ONSITE PG&E FACILITIES						\$300,000		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$300,000								
C. OFFSITE GAS						\$330,000		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$330,000								
D. OFFSITE PHONE						\$250,000		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$250,000								
E. OFFSITE CABLE						\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0								
Subtotal Construction Costs						\$10,540,000		\$2,208,000		\$4,551,000		\$3,312,000		\$3,111,000		\$2,898,000		\$2,001,000		\$4,416,000		\$33,037,000								
15% Engineering/Inspection						\$1,581,000		\$331,200		\$682,650		\$496,800		\$466,650		\$434,700		\$300,150		\$662,400		\$4,955,550								
20% Contingency						\$2,108,000		\$441,600		\$910,200		\$662,400		\$622,200		\$579,600		\$400,200		\$883,200		\$6,607,400								
GRAND TOTAL DRY UTILITIES COST						\$14,229,000		\$2,980,800		\$6,143,850		\$4,471,200		\$4,199,850		\$3,912,300		\$2,701,350		\$5,961,600		\$44,599,950								