

# Public Review Draft Report

## Sutter Pointe Specific Plan Public Facilities Financing Plan

*The Economics of Land Use*



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Sutter County

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# 1. Introduction and Summary

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 or similar land-secured debt financing, and the use of other funding mechanisms.

This Financing Plan updates the Financing Plan dated December 2008 (the 2008 Financing Plan)<sup>1</sup>, reflecting updated land use and entitlement information, infrastructure and public facility improvements and associated cost estimates, and updated strategies to fund those improvements.

## Project Description and Proposed Land Uses

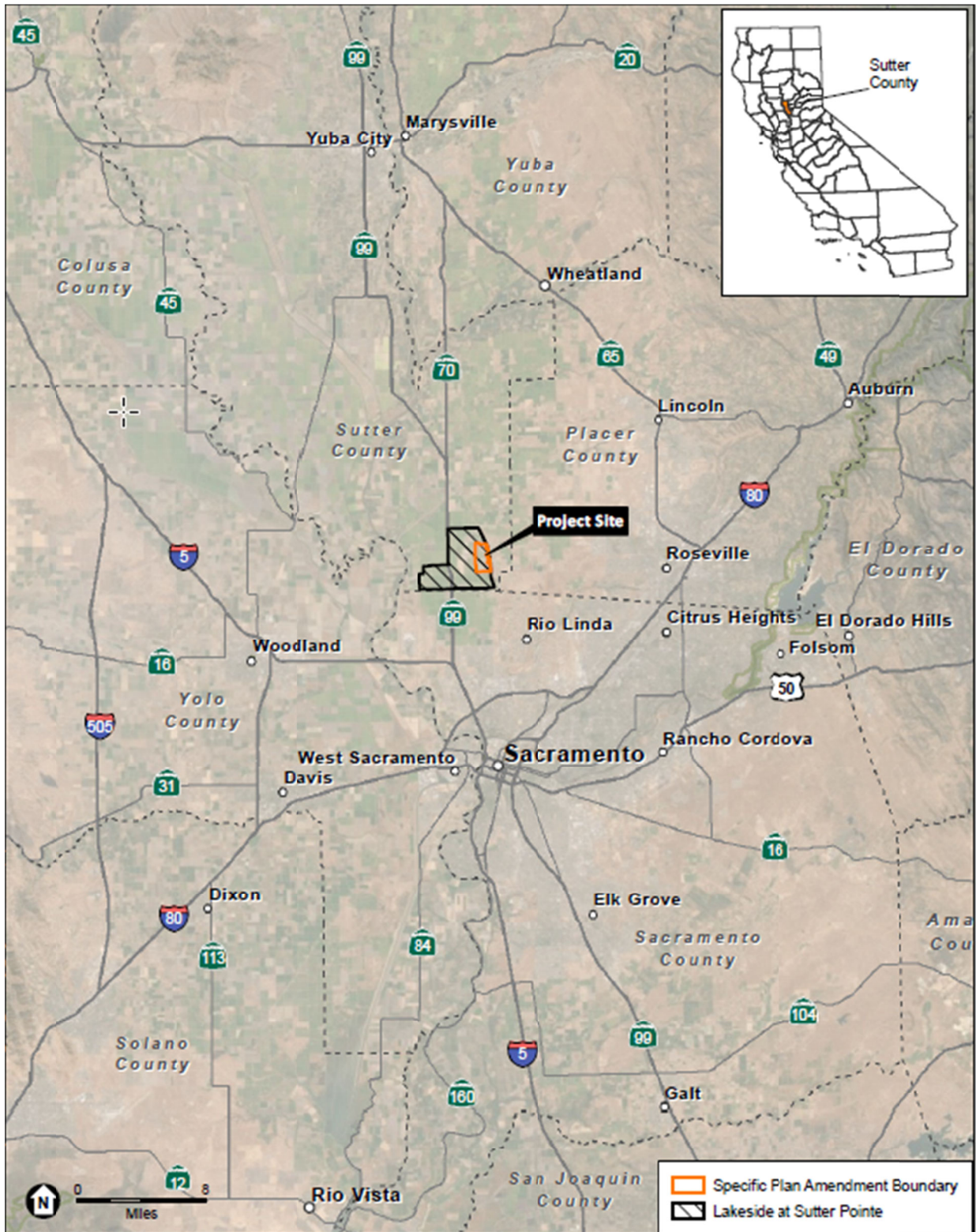
The SPSP is bounded on the south by the Sacramento/Sutter County line, on the east by Natomas Road, and on the most westerly portion by Powerline Road. State Route 99 and Riego Road bisect the SPSP. Located near the site are several existing and planned developments, including Sacramento International Airport and Metro Air Park, 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. The SPSP also proposes nearly 50 million building square feet of nonresidential employment and mixed use development, including office, retail, and

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<sup>1</sup> Adopted in June 2009.

**Map 1-1 Sutter Point Project Site and Vicinity**



SOURCE: Esri, 2019; ESA, 2020

Lakeside at Sutter Pointe



industrial uses.<sup>3</sup> In addition, the SPSP identifies land for public uses, including roads, schools, drainage basins, and other types of public uses.<sup>4</sup> See **Chapter 2** for a detailed description of the SPSP's proposed land uses.

## Project Entitlements

### Tier 1 Entitlements

The Project is being processed in two separate phases or "Tiers" of development approvals. The Tier 1 Entitlements were approved by the County on June 30, 2009 and included a Tier 1 Development Agreement, the Specific Plan document, and related environmental approvals.

The Tier 1 Development Agreements vest the SPSP and committed the County to consider future approval of the land uses and other details in the Specific Plan document. In the Tier 1 Development Agreements, the County agreed the Specific Plan document essentially is the blueprint for development, and the County and developers will both work toward the development it describes. Tier 2 entitlements will be required to establish specific obligations and requirements associated with SPSP development.

The Tier 1 Entitlements require completion of an updated Financing Plan prior to initiation of development within any Specific Plan Phase.

### Tier 2 Entitlements

Developers of the 873.5 acre area known as Lakeside at Sutter Pointe (Lakeside or Lakeside Project) are currently seeking County approval of Tier 2 entitlements, including this updated Financing Plan. The Lakeside Project is the first phase of SPSP development to move forward with Tier 2 entitlements and is anticipated to be the first phase of SPSP development. The Lakeside Project is located north of Riego Road, west of Natomas Road in the Sutter Pointe Specific Plan area known as the Recreation Village and a portion of the East Activity Center in the County of Sutter.

## Phasing of the Financing Plan

With consideration to the Lakeside Project land uses and the tiered entitlement approval process, this Financing Plan analyzes three distinct SPSP development increments: SPSP Buildout, Lakeside, and SPSP Remaining Phases.

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<sup>3</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>4</sup> Based on the Sutter Pointe Revised Conceptual Land Use Plan (February 7, 2008,) produced by EDAW.

As Lakeside moved through the Tier 2 entitlement process, more detail regarding infrastructure and public facility needs and obligations were established by additional technical studies and discussions with the County. As such, this Financing Plan offers a detailed financing strategy for the Lakeside Project.

For the Remaining SPSP Phases, this Financing Plan offers a general infrastructure and public facilities framework, identifying key policies and facility contribution requirements. However, more detailed infrastructure and public facility master planning for Remaining SPSP Phases will need to be completed as those future phases proceed through Tier 2 entitlements. This Financing Plan, therefore, offers an initial financing strategy and preliminary analysis of associated cost burdens for Remaining SPSP Phases, but does not offer a detailed implementation level analysis. Future Financing Plan updates will provide this level of analysis for Remaining SPSP Phases.

## 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.

### Definitions of Infrastructure in the Financing Plan

The term “Backbone Infrastructure” often is used to describe all publicly owned facilities. This Financing Plan will use the following definitions to more precisely define these items:

- **Backbone Infrastructure:** This term includes most of the essential public service-based items that are underground or on the surface. These items include storm drainage, water, reclaimed water, sewer, and major roads. 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.

Backbone Infrastructure as defined in this Financing Plan includes two elements not typically categorized as backbone:

- **Road Frontage on Backbone Infrastructure Roadways:** Road frontage improvements are defined as the outside traffic lane; curb, gutter, sidewalk, bike lane, required frontage landscaping, street lighting, and associated water, sewer, and drainage utilities. Road frontage is not generally considered Backbone Infrastructure in circumstances where developers are responsible for their frontage along a short segment of road serving their project. This Financing Plan, however, does identify the cost of road frontage for Backbone Infrastructure Roadways since there are long segments of roads that may not be built by an adjacent developer.

- **Certain Collector Roads:** Collector roads are 2-lane roads carrying local traffic to or from arterials. Collector roads are not generally considered Backbone Infrastructure, but this Financing Plan includes certain unnamed local collector roads that are wider than the typical cross section, are separated from adjacent development by soundwalls and provide important north-south access to multiple property owners.
- **Public Facilities:** This term includes these public facilities:
  - Schools
  - Parks, Trails, and Open Space
  - Library
  - Transit
  - Sheriff Facilities
  - Fire Stations and Equipment
  - Government Center
  - Corporation Yard
  - Other Countywide Public Facilities

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

- **Improvements or Facilities:** These terms are used generically in the Financing Plan to include a combination of Backbone Infrastructure and Public Facilities when a precise breakdown is not required.
- **Subdivision Infrastructure:** Subdivision or “In-Tract” infrastructure includes infrastructure and utilities (e.g., storm drainage, sewer, water, roads, soundwalls, and dry utilities) in an individual subdivision, commercial project, or multifamily project. The costs of Subdivision, or In-Tract Improvements, will be funded privately by developers and will be excluded from this Financing Plan.

### **Total Public Facilities Cost Estimates**

This Financing Plan includes approximately \$685.6 million in Backbone Infrastructure and Public Facility requirements associated with SPSP Buildout.

Total costs for Backbone Infrastructure and Public Facility improvements required as part of Lakeside development are estimated to be \$165.4 million. Current estimates for SPSP Remaining Phases exclude several categories of Backbone Infrastructure (namely sewer, storm drainage, and water) as additional master planning will be needed to establish those requirements for future phases. Excluding those items, estimated costs for

Remaining SPSP Phases Backbone Infrastructure and Public Facilities amount to over \$520.2 million. **Table 1-1** summarizes the estimated Backbone Infrastructure and Public Facility improvement costs.

The Backbone Infrastructure costs in this Financing Plan were prepared primarily by Wood Rodgers, Inc. The cost estimates shown in **Chapter 4** and **Chapter 5** 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.

## Financing Strategy Summary

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 and are guided by objectives and policies established by the Specific Plan.

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 and the Sacramento Area Flood Control Agency (SAFCA) Fee.
- Golden State Water will be the water purveyor for the SPSP. This Financing Plan assumes that Golden State Water will adopt financing mechanisms to fund the acquisition of SPSP water infrastructure. It is expected these mechanisms may take the form of a capacity/connection charge or incremental acquisition of water facilities funded through user rates.
- Agreements with the Pleasant Grove Joint Union School District and the East Nicolaus Joint Union High School District to fund elementary, middle, and high school facilities needed to serve the Project.
- 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 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.

**Table 1-1  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Summary of Estimated Infrastructure and Public Facility Improvement Construction Obligations by Phase (2020\$)**

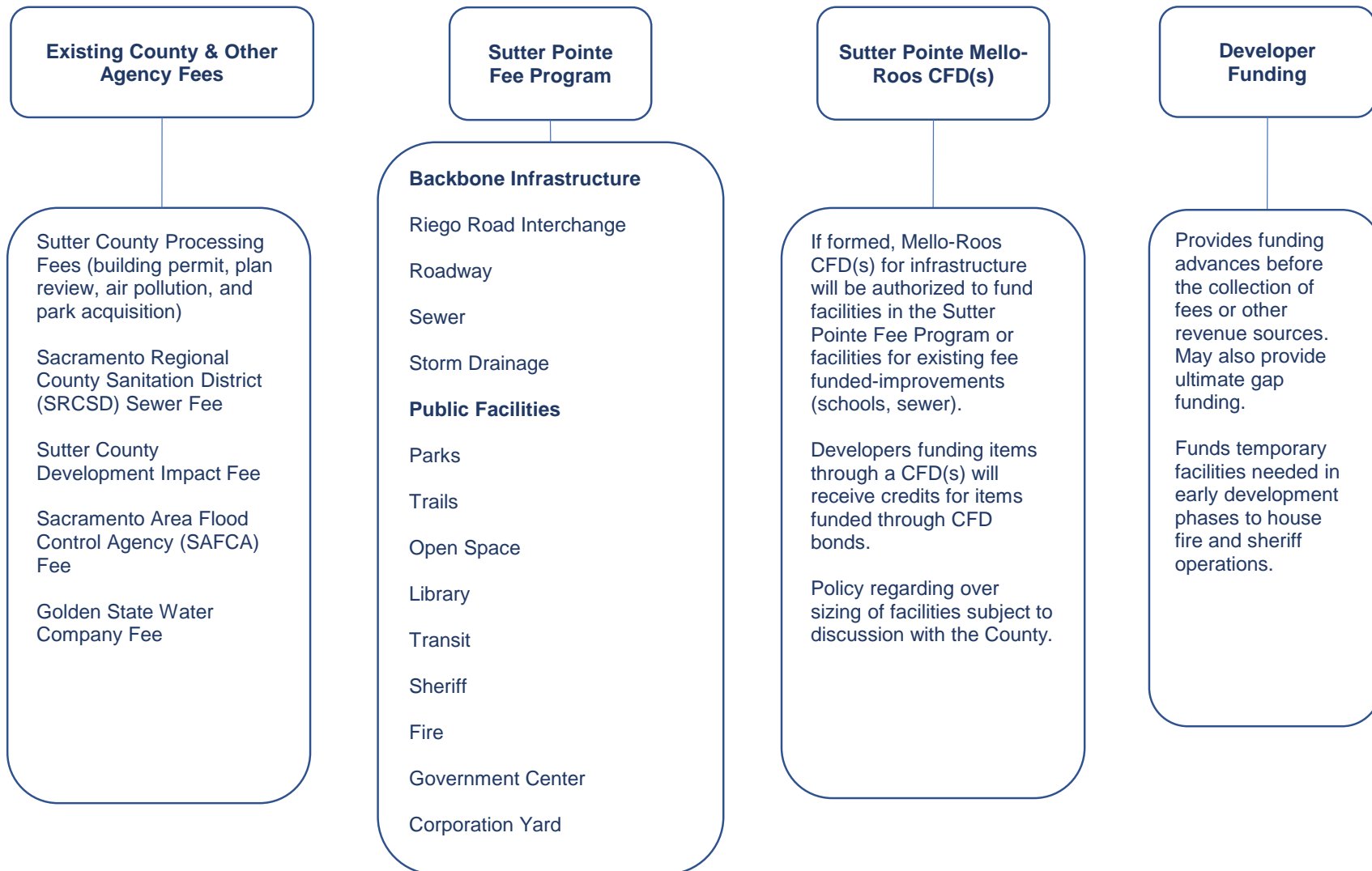
Improvement [1]	Lakeside [2]	Remaining SPSP Phases [3]	Buildout
<b>Backbone Infrastructure Improvements</b>			
<b>Riego Road/SR 99 Interchange</b>	\$12,896,544	-	\$12,896,544
<b>Roadway</b>			
On-Site [4]	\$35,723,557	\$182,817,061	\$218,540,618
Off-Site - Sutter Pointe Share [5]	\$742,331	TBD	\$742,331
<b>Total Roadway</b>	<b>\$36,465,888</b>	<b>\$182,817,061</b>	<b>\$219,282,950</b>
<b>Sewer</b>	<b>\$21,157,386</b>	<b>TBD</b>	<b>\$21,157,386</b>
<b>Storm Drainage</b>	<b>\$25,914,524</b>	<b>TBD</b>	<b>\$25,914,524</b>
<b>Water</b>	<b>\$13,977,833</b>	<b>TBD</b>	<b>\$13,977,833</b>
<b>PG&amp;E Substation</b>	<b>\$6,750,000</b>	-	<b>\$6,750,000</b>
<b>Subtotal Backbone Infrastructure Improvements</b>	<b>\$117,162,175</b>	<b>\$182,817,061</b>	<b>\$299,979,237</b>
<b>Public Facility Improvements [6]</b>			
Schools	TBD	TBD	TBD
Parks	\$32,837,551	\$196,508,603	\$229,346,154
Trails	\$323,744	\$6,278,229	\$6,601,973
Open Space	\$841,559	\$4,011,745	\$4,853,304
Library	-	\$7,992,812	\$7,992,812
Transit	-	\$11,000,000	\$11,000,000
Sheriff Facilities	\$797,564	\$14,517,213	\$15,314,777
Fire Stations & Equipment	\$5,642,290	\$17,221,791	\$22,864,081
Government Center	-	\$23,524,768	\$23,524,768
Corporation Yard	-	\$15,133,660	\$15,133,660
Other Countywide Public Facilities	\$6,997,877	\$36,956,911	\$43,954,789
<b>Total Public Facility Improvements</b>	<b>\$47,440,585</b>	<b>\$333,145,732</b>	<b>\$380,586,316</b>
<b>Financing Plan Administration &amp; Updates</b>	<b>\$755,791</b>	<b>\$4,244,209</b>	<b>\$5,000,000</b>
<b>Total Improvements</b>	<b>\$165,358,551</b>	<b>\$520,207,002</b>	<b>\$685,565,553</b>

"costs"

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

- [1] Costs reported in this phase reflect total costs or advance funding requirement by SPSP phase. Funding responsibility may vary - Table 6-2 and Table 6-3 identify the funding responsibility for Lakeside and the Remaining SPSP Phases for each category of infrastructure and public facilities identified here.
- [2] Costs include 20% Contingency and 15% Engineering, Plan Check and Geotechnical Costs; see full breakdown on Table B-2.
- [3] Remaining Phases Backbone Infrastructure costs estimated based on 2008 costs, less Lakeside equivalent costs included at that time. Remaining costs then escalated using ENR CCI. See Table B-1.
- [4] Includes Wetland Mitigation and Right-of-Way Acquisition for Riego Road.
- [5] Includes cost of Riego East/Baseline that are mitigation triggers for Lakeside. Additional obligations may be determined through negotiation of reciprocal funding agreements.
- [6] See Appendix C for detail.

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



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"fund\_program"

- **Land-Secured Financing for Infrastructure and Maintenance.** One or more CFDs or other public financing mechanisms 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. One or more CFDs will be formed to fund annual maintenance and services costs as well. Each of these funding mechanisms is described in more detail in this chapter.
- **Private Developer Funding.** Certain construction costs within the boundaries of the SPSP are the direct responsibility of developers in the SPSP.

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 Lakeside development:

- **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.
- **Riego Road Interchange Step-In Fee.** SPSP property owners that did not participate in the advance funding of the Riego Road Interchange will be required to pay a “step-in” fee under the terms of a reimbursement agreement between the advance-funding property owners and the County.
- **Other Private Reimbursement Agreements.** 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.

## Information Sources

Preparation of this Financing Plan relied on the following information.

- The Sutter Pointe Specific Plan prepared by EDAW|AECOM and amended by ESA, October 28, 2014.
- The Draft Addendum to the Sutter Pointe Specific Plan EIR prepared by ESA.
- The 2008 Financing Plan, and all attendant reference documents.

- Backbone infrastructure cost estimates for Lakeside prepared by Wood Rodgers, Inc.
- The Sutter Pointe Phase 1 Conceptual Drainage Analysis Technical Memorandum prepared by Wood Rodgers.
- The Lakeside at Sutter Pointe Level 2 Sewer Study prepared by Wood Rodgers.
- The Lakeside at Sutter Pointe Domestic Water Study prepared by Wood Rodgers.
- Existing County fee program data.

## Organization of the Report

This report is organized as follows:

- **Chapter 2** describes the land uses by development increment as well as population and employment estimates underpinning this Financing Plan.
- **Chapter 3** offers additional detail regarding the policy and financing framework established by the Specific Plan and tiered entitlement process.
- **Chapters 4 and 5** detail the required Backbone Infrastructure and Public Facility requirements and associated costs.
- **Chapter 6** describes the overall financing strategy and funding sources.
- **Chapter 7** details the proposed SPSP Plan Area Fee program.
- **Chapter 8** examines the feasibility of the SPSP Financing Plan.

Several appendices are included in this document:

- **Appendix A** includes the detailed land use assumptions.
- **Appendix B** contains the backbone infrastructure costs summaries and the detailed engineering cost estimates prepared for Lakeside.
- **Appendix C** details the assumptions that were used to determine Public Facilities costs.
- **Appendix D** describes the cost allocation methodology used to calculate fees in the SP Fee Program.
- **Appendix E** includes miscellaneous impact fee revenue calculations.



## 2. Land Use

The SPSP, which encompasses approximately 7,528 acres in south Sutter County, 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. The Specific Plan area is approximately 12 miles north of downtown Sacramento and two miles north of the Sacramento International Airport. Located near the site are several existing and planned developments, including Metro Air Park and the Greenbriar Specific Plan to the southwest, Placer Vineyards Specific Plan and the Rio Linda/Elverta Community Plan to the east and southeast, the proposed Grandpark Specific Plan 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, low-density age-restricted, medium-density, medium-density age-restricted, mixed use, high-density, and high-density age-restricted product types.<sup>5</sup> The SPSP also proposes nearly 50 million building square feet of nonresidential employment and mixed use development, including office, retail, and industrial uses.<sup>6</sup> In addition, the SPSP identifies land for public uses, including parks, schools, industrial drainage basins, and other types of public uses.<sup>7</sup>

### Land Use Detail

**Table 2-1** details the land uses used for purposes of the Financing Plan analysis. This section offers a detailed description of the land use assumptions informing **Table 2-1**.

As described in full detail in **Chapter 3**, the SPSP was adopted in 2009 as part of a Tier 1 entitlement package that included related environmental clearance establishing maximum levels of development. In 2014, SPSP developers requested a Specific Plan Amendment (2014 Amendment) for a portion of the SPSP. The 2014 Amendment affected 1,341.9 acres of the SPSP and changed the land use and circulation network, but resulted in no changes in the total acres of residential uses and schools. There was a small increase in land designated for employment uses and a comparable decrease in land designated for commercial retail uses. There was also a small increase in the amount of land designated for parks and a comparable decrease in the amount of land designated for open space and roads.

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<sup>5</sup> Residential units are assumed to be market rate units. Affordable housing is not addressed in this version of the analysis.

<sup>6</sup> Assumptions are based on the Sutter Pointe traffic analysis prepared by Fehr & Peers as of February 28, 2008 and updated for Lakeside as part of the Tier 2 entitlements and shown in **Appendix A**.

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

**Table 2-1  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Land Use Development Plan**

Land Use	Lakeside		Remaining SPSP Phases		Buildout	
	Acres	Dwelling Units/Sq. Ft.	Acres	Dwelling Units/Sq. Ft.	Acres	Dwelling Units/Sq. Ft.
		<u>units</u>		<u>units</u>		<u>units</u>
<b>Residential</b>						
Low-Density Residential	205.4	935	223.0	292	<b>428.4</b>	<b>1,227</b>
Low-Density Residential (Age-Restricted)	35.5	170	48.9	64	<b>84.4</b>	<b>234</b>
Medium Density Residential	227.3	1,453	1,306.3	7,995	<b>1,533.6</b>	<b>9,448</b>
Medium Density Residential (Age-Restricted)	133.0	830	283.7	1,736	<b>416.7</b>	<b>2,566</b>
High-Density Residential [1]	21.4	399	157.2	3,426	<b>178.6</b>	<b>3,825</b>
High-Density Residential (Age-Restricted)	-	-	9.2	200	<b>9.2</b>	<b>200</b>
<b>Total Residential</b>	<b>622.6</b>	<b>3,787</b>	<b>2,028.3</b>	<b>13,713</b>	<b>2,650.9</b>	<b>17,500</b>
		<u>building sq. ft.</u>		<u>building sq. ft.</u>		<u>building sq. ft.</u>
<b>Nonresidential Development [2] [3]</b>						
Commercial Retail	25.0	272,300	386.9	5,565,000	<b>411.9</b>	<b>5,837,300</b>
Office	44.8	683,000	115.9	1,767,500	<b>160.7</b>	<b>2,450,500</b>
Industrial	-	-	2,340.6	41,450,600	<b>2,340.6</b>	<b>41,450,600</b>
<b>Total Nonresidential Development</b>	<b>69.8</b>	<b>955,300</b>	<b>2,843.4</b>	<b>48,783,100</b>	<b>2,913.2</b>	<b>49,738,400</b>
<b>Total Res. and Nonres. Development</b>	<b>692.4</b>		<b>4,871.7</b>		<b>5,564.1</b>	
<b>Public Uses</b>						
Infrastructure, Utilities, and Backbone Roadways	51.2		494.6		<b>545.8</b>	
Industrial Drainage Bins	-		414.3		<b>414.3</b>	
Parks	59.1		378.5		<b>437.6</b>	
Open Space	54.8		337.0		<b>391.8</b>	
Schools	16.0		158.6		<b>174.6</b>	
<b>Total Public Uses</b>	<b>181.1</b>		<b>1,783.0</b>		<b>1,964.1</b>	
<b>Total [4]</b>	<b>873.5</b>		<b>6,654.7</b>		<b>7,528.2</b>	

"land\_use\_plan"

Source: Sutter Pointe Specific Plan (2014 with 2020 Amendment); EPS.

[1] Includes 599 Mixed Use units.

[2] Assumptions of land use ratios are based on 2008 Traffic Analysis and 2020 Amendment; see Table A-1 and Table A-2 for full breakdown.  
Some sums shown may vary from hand calculations due to rounding.

[3] Both E1 Interim Flood Zone and Mixed Use are distributed amongst Nonresidential Development categories according to [2].

[4] Totals shown may differ from Sutter Pointe Land Use map due to the map's exclusion of Backbone Roadways and Infrastructure and Utilities, as well as due to rounding discrepancies.

Project developers are now seeking Tier 2 entitlements to develop an 873.5 acre area of the SPSP known as Lakeside at Sutter Pointe (Lakeside or Lakeside project). As part of the Lakeside entitlements, developers are seeking a Specific Plan amendment and other policy changes to reallocate land uses within the Lakeside project area and redesignate and rezone land. The overall residential unit count and nonresidential square footages contemplated in the SPSP would remain unchanged—no additional residential units or nonresidential square footage would be added to the SPSP area as a result of the Lakeside project. **Map 2-1** identifies the relationship between the Lakeside Project and the remainder of the SPSP.

With consideration to the proposed land use designations for Lakeside, this Financing Plan analyzes 3 distinct SPSP development increments: SPSP Buildout, Lakeside, and Remaining SPSP Phases.

- **SPSP Buildout.** Consistent with the Specific Plan land use totals as amended in 2014, at SPSP Buildout will include up to a maximum of 17,500 residential dwelling units, and 49,738,400 sf of nonresidential development.
- **Lakeside.** Based on the proposed Specific Plan Amendment, Lakeside development will include 622.6 residential acres, 3,787 residential units, and 955,300 square feet of nonresidential development.
- **Remaining SPSP Phases.** Remaining SPSP Phases development is calculated based on the difference between the full SPSP Buildout and Lakeside land use designations. Remaining SPSP development will include 2,019.1 residential acres, 13,713 residential units, and 48,783,100 square feet of nonresidential development.

Note that the residential land use totals include an allocation of LDR, MDR and HDR units to age-restricted uses. A total of 3,000 age-restricted units are anticipated through SPSP Buildout, with 1,000 units in Lakeside and 2,000 units in Remaining SPSP Phases. The distribution of age-restricted units between residential land use densities is a preliminary estimate for Financing Plan analysis purposes.

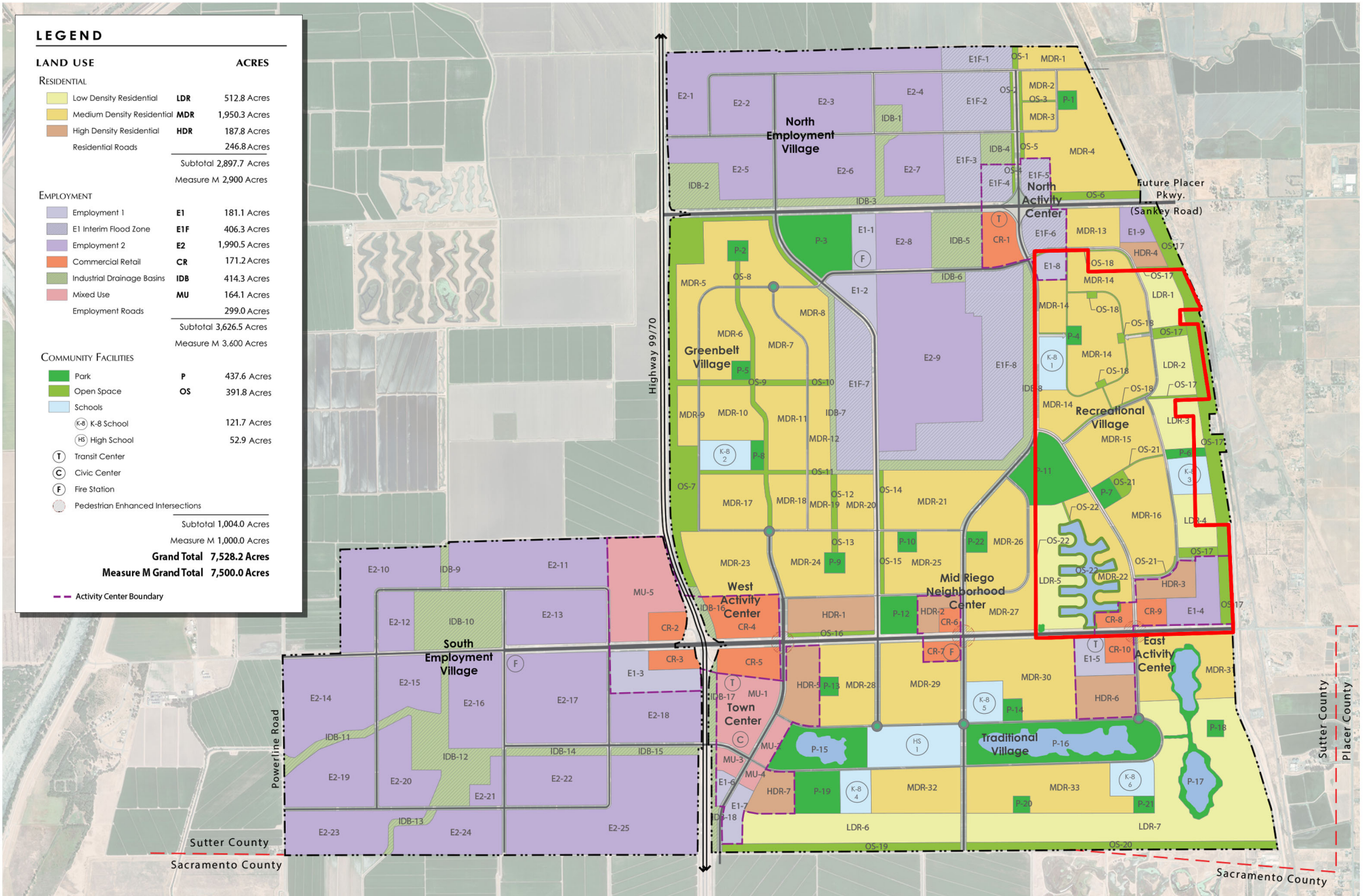
## Nonresidential Land Use Allocations

The SPSP includes several specific land use designations for nonresidential uses:

- Commercial Retail
- Industrial
- Employment 1 (E1)
- Employment 2 (E2)
- Mixed Use

# Map 2-1

# Sutter Pointe Specific Plan



## LEGEND

### LAND USE ACRES

RESIDENTIAL	
Low Density Residential	LDR 512.8 Acres
Medium Density Residential	MDR 1,950.3 Acres
High Density Residential	HDR 187.8 Acres
Residential Roads	246.8 Acres
Subtotal 2,897.7 Acres	
Measure M 2,900 Acres	

EMPLOYMENT	
Employment 1	E1 181.1 Acres
E1 Interim Flood Zone	E1F 406.3 Acres
Employment 2	E2 1,990.5 Acres
Commercial Retail	CR 171.2 Acres
Industrial Drainage Basins	IDB 414.3 Acres
Mixed Use	MU 164.1 Acres
Employment Roads	299.0 Acres
Subtotal 3,626.5 Acres	
Measure M 3,600 Acres	

COMMUNITY FACILITIES	
Park	P 437.6 Acres
Open Space	OS 391.8 Acres
Schools	
K-8 School	121.7 Acres
High School	52.9 Acres
Transit Center	
Civic Center	
Fire Station	
Pedestrian Enhanced Intersections	
Subtotal 1,004.0 Acres	
Measure M 1,000.0 Acres	
<b>Grand Total 7,528.2 Acres</b>	
<b>Measure M Grand Total 7,500.0 Acres</b>	

--- Activity Center Boundary

For purposes of the Financing Plan, these uses are grouped into these more general land use categories:

- Commercial Retail
- Office
- Industrial

**Appendix A** details the distribution of nonresidential land use designations into the more general land use categories used for purposes of the Financing Plan analysis. These assignments were established based on assumptions used to complete the traffic analysis conducted by Fehr and Peers for purposes of environmental approvals:

- **SPSP Buildout.** The distribution of nonresidential land uses at SPSP Buildout is therefore based on the assumptions used in the 2008 Traffic Analysis supporting the related environmental analysis.
- **Lakeside.** Nonresidential land uses for Lakeside are distributed based on the 2020 Traffic Analysis conducted in support of the related environmental approvals.
- **Remaining SPSP Phases.** Nonresidential land uses for the Remaining SPSP Phases are calculated based on the difference between SPSP Buildout and Lakeside.

A full breakdown of this distribution is shown in **Appendix A**.

## Population and Employment

**Table 2-2** presents the estimated resident and employee populations for Lakeside, Remaining SPSP Phases, and SPSP Buildout respectively. At SPSP Buildout, the total residential population is estimated to be roughly 43,300, with Lakeside development introducing 9,300 residents and Remaining SPSP Phases introducing nearly 34,000 new residents. These estimates are based on average household sizes ranging from 2.93 persons per unit for low-density residential development, 2.77 persons per unit in medium-density residential development, and 2.3 persons per unit for high-density and mixed-use residential development.

This analysis also includes age-restricted variants of these products, which are anticipated to generate fewer persons per household: 1.80 persons per unit for age-restricted low-density development, 1.60 persons per unit for age-restricted medium-density development, and 1.04 persons per unit for age-restricted high-density development.

Because of the lower density of these products, residential population estimates in this Financing Plan are lower than those in the SPSP and associated environmental analysis.

SPSP Buildout is anticipated to generate approximately 61,400 employees, with Lakeside development supporting approximately 2,600 employees and Remaining SPSP Phases supporting over 58,800 employees.

**Table 2-2**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Population and Employment Projections**

SPSP Buildout

Land Use Type	Assumptions	Land Uses			Density Assumptions	Residents / Employees		
		Lakeside	Remaining SPSP Phases	Buildout		Lakeside	Remaining SPSP Phases	Buildout
<b>Residential</b>			<i>Units</i>		<i>Persons per HH</i>		<i>Residents</i>	
Low-Density Residential		935	292	1,227	2.93	2,740	856	3,595
Low-Density Residential (Age-Restricted)		170	64	234	1.80	306	115	421
Medium Density Residential		1,453	7,995	9,448	2.77	4,025	22,146	26,171
Medium Density Residential (Age-Restricted)		830	1,736	2,566	1.60	1,328	2,778	4,106
High-Density Residential		399	3,426	3,825	2.30	919	7,879	8,798
High-Density Residential (Age-Restricted)		-	200	200	1.04	-	208	208
<b>Total Residential</b>		<b>3,787</b>	<b>13,713</b>	<b>17,500</b>		<b>9,317</b>	<b>33,981</b>	<b>43,298</b>
<b>Nonresidential Development</b>			<i>Building Sq. Ft.</i>		<i>Sq. Ft. Per Employee</i>		<i>Employees</i>	
Commercial Retail	0.25	272,300	5,565,000	5,837,300	450	605	12,367	12,972
Office	0.35	683,000	1,767,500	2,450,500	350	1,951	5,050	7,001
Industrial	0.42	-	41,450,600	41,450,600	1,000	-	41,451	41,451
<b>Total Nonresidential Development</b>		<b>955,300</b>	<b>48,783,100</b>	<b>49,738,400</b>		<b>2,557</b>	<b>58,867</b>	<b>61,424</b>

Source: Sutter Pointe Specific Plan (2014 with 2020 Amendment); EPS.

"pop\_emp"



These figures are based on assumptions of 450, 350, and 1000 sf per employee for commercial retail, office, and industrial uses respectively, which are based on data findings by EPS for the Sacramento region over a period of several decades.

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### 3. Policy and Financing Framework

The section provides an overview of the SPSP policy framework related to the Financing Plan, including the following elements:

- Financing Plan Overview.
- Tier 1 and Tier 2 Entitlements.
- Guiding Policies for Financing.

The Project is being processed in two separate phases or “Tiers” of development approvals. The Tier 1 Entitlements were approved by the County on June 30, 2009, and included a Tier 1 Development Agreement, the Specific Plan document, and related environmental approvals.

The Tier 1 Development Agreements vest the SPSP and committed the County to consider future approval of the land uses and other details in the Specific Plan document. In the Tier 1 Development Agreements, the County agreed the Specific Plan document essentially is the blueprint for development, and the County and developers will both work toward the development it describes.

The Specific Plan document established the land plan (zoning map) and zoning regulations for development within the approximately 7,528-acre Project area. Tier 2 entitlements will be required to establish specific obligations and requirements associated with SPSP development.

The following sections offer a detailed overview of the policy framework guiding completion of this updated Financing Plan.

#### **Overview of the Financing Plan**

The Tier 1 Entitlements require completion of an updated Financing Plan prior to initiation of development within any Specific Plan Phase. The Financing Plan is required to describe the financing strategy and mechanisms to fund Backbone Infrastructure and Public Facilities needed to serve new development in the Project.

This Financing Plan provides the estimated costs to construct identified Backbone Infrastructure and Public Facilities and describes the proposed or identified funding mechanisms to fund those costs.

## **Financing Strategy**

### ***Purpose and Goals of the Financing Plan***

The Financing Plan sets forth a plan to finance the Backbone Infrastructure improvements and Public Facilities required to serve the SPSP subject to the terms and conditions of the Tier 2 entitlements, including but not limited to the Tier 2 Development Agreements. The Financing Plan serves the following purposes:

1. Establish the policy framework for financing the required Backbone Infrastructure and Public Facilities.
2. Specify the Backbone Infrastructure and Public Facilities to be constructed.
3. Identify the distribution of cost burdens to the different land uses in the SPSP.
4. Identify funding sources to pay for the Backbone Infrastructure improvements and Public Facilities.
5. Describe fee programs and possible financing districts.
6. Describe funding sources and financing districts for ongoing operations and maintenance.

The elements of the Financing Plan must work together to provide the optimal balance of fees and private financing to not overly burden undeveloped land, while assuring that necessary facilities are constructed when needed. These are the goals of the Financing Plan:

1. Fully fund all facility and infrastructure improvements when the improvements are needed to serve the Project.
2. Use existing fee programs to the extent possible.
3. Identify new fee programs or increases in existing fee programs to the extent required.
4. Make use of “pay-as-you-go” mechanisms, while allowing for timely construction of Backbone Infrastructure and Public Facility improvements.
5. Make appropriate use of private (developer) financing, existing fee programs, new fee programs, and credit/reimbursement agreements to fund improvements when needed.

## Project Entitlements

### Tier 1 Entitlements

In June 2009, the County approved Tier 1 entitlements for the 7,528-acre Sutter Point Specific Plan area. These initial approvals provided for the adoption of the Specific Plan and zoning, related environmental clearance, and a general vesting of development rights. Specific Tier 1 entitlements included approval of the following documents and policies:

- General Plan amendment
- Rezoning and Zoning Code Amendment
- Adoption of the Sutter Pointe Specific Plan including the following appendices:
  - Land Use and Development Code
  - Design Guidelines,
  - Infrastructure master plans for water, sewer, dry utilities, drainage
  - Conceptual Transit Plan
  - Master Air Quality Mitigation Plan
  - Urban Services Plan and Fiscal Impact Analysis
  - Public Facilities Financing Plan
- Tier 1 Development Agreement
- Final Environmental Impact Report and Mitigation and Monitoring Report

Before development in Sutter Pointe actually commences, several subsequent actions will need to be completed and approved by the County. These actions and analyses are the subject of the Tier 2 entitlements, detailed in the subsequent section.

### Tier 2 Entitlements

Developers of the 873.5 acre area known as Lakeside at Sutter Pointe (Lakeside or Lakeside Project) are currently seeking County approval of Tier 2 entitlements. The Lakeside Project is the first phase of SPSP development to move forward with Tier 2 entitlements and is anticipated to be the first phase of SPSP development. The Lakeside Project is located north of Riego Road, west of Natomas Road in the Sutter Pointe Specific Plan area known as the Recreation Village and a portion of the East Activity Center in the County.

Tier 2 entitlements for the Lakeside Project are anticipated to include the following approvals:

- Sutter Pointe Specific Plan Amendments related primarily to land use designations and allowable densities for the Lakeside at Sutter Pointe Project (Lakeside).
- Approve a Large Lot Tentative Map to subdivide the 873.5-acre Lakeside at Sutter Pointe property.
- Approve a Small Lot Tentative Map to subdivide a 386.2-acre southerly portion of Lakeside at Sutter Pointe , known as Phase 1 of Lakeside
- Amend the Subdivision Ordinance and County Improvement Standards with policies applicable to the Sutter Pointe Specific Plan only.
- Updates to the Public Facilities Financing Plan (this document), Urban Services Plan and Fiscal Impact Analysis (Companion Documents).
- Updates to infrastructure and public facility master plans, as appropriate.
- Tier 2 Development Agreement(s) applicable to the Lakeside at Sutter Pointe area.
- Necessary environmental approvals

As Lakeside proceeded through the Tier 2 entitlement process, updates to infrastructure and public facility master plans provided more detail regarding the Backbone Infrastructure and Public Facilities needed to serve that development phase. *As such, this Financing Plan offers a detailed analysis of Facilities needed to serve Lakeside, as well as the associated infrastructure cost burdens presented by construction and funding requirements.*

For the Remaining SPSP Phases, this Financing Plan offers a general framework for the funding of Backbone Infrastructure and Public Facilities, identifying contributions that Remaining SPSP Phases will be required to make towards Lakeside Backbone Infrastructure and Public Facilities and vice versa. *However, more detailed infrastructure and public facility master planning for Remaining SPSP Phases will need to be completed as those future phases proceed through Tier 2 entitlements. This Financing Plan, therefore, offers an initial financing strategy and preliminary analysis of associated cost burdens for Remaining SPSP Phases, but does not offer a detailed implementation level analysis. Future Financing Plan updates will provide this level of analysis for Remaining SPSP Phases.*

## **Guiding Policies for the SPSP Financing Plan**

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.

Policy 10.7-8

The cost burden on Sutter Pointe employment lands should be established at levels competitive with the burden on other comparable employment lands in the region.

## 4. Backbone Infrastructure Improvements

This chapter summarizes the Backbone Infrastructure improvements that are required to accommodate development of the Sutter Pointe Specific Plan, or that are construction or financing requirements of SPSP developers. This chapter describes the required Backbone Infrastructure improvements and estimated costs for the following categories:

- Riego Road Interchange
- Roadways
- Sewer
- Storm Drainage
- Water
- PG&E Substation

As the Lakeside project seeks Tier 2 entitlements, Lakeside developers have established detailed facility requirements and associated Backbone Infrastructure cost estimates. **Appendix B** contains the detailed cost estimates for Lakeside as provided by Project engineers Wood Rodgers, Inc., current as of September 2020. **Appendix B** also provides roadway Backbone Infrastructure exhibits, including roadway cross-sections, as provided by Wood Rodgers, Inc.

Detailed engineering cost estimates for backbone infrastructure needed to support the Remaining SPSP phases were not prepared as part of this update. Where appropriate, and as described further in the sections below, cost estimates for Remaining Phases backbone infrastructure were established based on the 2008 Financing Plan costs. In other cases, Backbone Infrastructure requirements for Remaining SPSP Phases remain to be determined, as estimating those improvements is highly speculative at this time. As future phases of SPSP development occur, additional master planning will be required to identify the precise Backbone Infrastructure systems required and the associated cost of those improvements. **Table 4-1** summarizes the Backbone Infrastructure improvements required for development of Lakeside and estimated to be required for Remaining SPSP Phases development. Each category of Improvements is discussed in further detail below.

**Table 4-1  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Summary of Estimated Backbone Infrastructure Improvement Construction Obligations by Phase (2020\$)**

Improvement [1]	Lakeside [2]	Remaining SPSP Phases [3]	Buildout
<b>Backbone Infrastructure Improvements</b>			
<b>Riego Road/SR 99 Interchange</b>	\$12,896,544	-	\$12,896,544
<b>Roadway</b>			
On-Site [4]	\$35,723,557	\$182,817,061	\$218,540,618
Off-Site - Sutter Pointe Share [5]	\$742,331	TBD	\$742,331
<b>Total Roadway</b>	<b>\$36,465,888</b>	<b>\$182,817,061</b>	<b>\$219,282,950</b>
<b>Sewer</b>	<b>\$21,157,386</b>	<b>TBD</b>	<b>\$21,157,386</b>
<b>Storm Drainage</b>	<b>\$25,914,524</b>	<b>TBD</b>	<b>\$25,914,524</b>
<b>Water</b>	<b>\$13,977,833</b>	<b>TBD</b>	<b>\$13,977,833</b>
<b>PG&amp;E Substation</b>	<b>\$6,750,000</b>	<b>-</b>	<b>\$6,750,000</b>
<b>Subtotal Backbone Infrastructure Improvements</b>	<b>\$117,162,175</b>	<b>\$182,817,061</b>	<b>\$299,979,237</b>

"bb\_infra\_costs"

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

- [1] Costs reported in this phase reflect total costs or advance funding requirement by SPSP phase. Funding responsibility may vary - Table 6-2 and Table 6-3 identify the funding responsibility for Lakeside and the Remaining SPSP Phases for each category of infrastructure and public facilities identified here.
- [2] Costs include 20% Contingency and 15% Engineering, Plan Check and Geotechnical Costs; see full breakdown on Table B-2.
- [3] Remaining Phases Backbone Infrastructure costs estimated based on 2008 costs, less Lakeside equivalent costs included at that time. Remaining costs then escalated using ENR CCI. See Table B-1.
- [4] Includes Wetland Mitigation and Right-of-Way Acquisition for Riego Road.
- [5] Includes cost of Riego East/Baseline that are mitigation triggers for Lakeside. Additional obligations may be determined through negotiation of reciprocal funding agreements.



## Riego Road Interchange

The Riego Road/State Route 99 Interchange (Riego Road Interchange) was completed in 2014. The majority of funding for construction was provided by CALTRANS using Proposition 1B funds. However, certain Sutter Pointe developers funded the design, engineering, right-of-way acquisition and most of the local share of construction costs, and the County shifted federal demonstration dollars to cover increased costs related to sizing the interchange for its ultimate configuration.

Under the terms of the Interchange Reimbursement Agreement between the advance-funding Sutter Pointe property owners and the County (approved by the Board of Supervisors on June 9, 2020), the portion of costs funded by the County's shift of federal demonstration dollars and the advanced funding from the developers are included in this Financing Plan for purposes of establishing reimbursement mechanisms. With consideration to cost escalation requirements established by various agreements between the SPSP advance-funding property owners and the County, total Riego Road Interchange costs included in the Financing Plan are \$12.9 million.<sup>8</sup>

## Backbone Roadways

The SPSP is located on State Route 99/70, approximately 12 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 4-1** 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 a system of arterial, collector, and industrial streets, as well as roundabouts, and pedestrian-enhanced intersections.

This section focuses on improvements specific to roadwork. Other circulation features, such as bicycle lanes, located in the road are included in this section; features located off the road, such as trails and transit, are discussed in the subsequent chapter.

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<sup>8</sup> The Riego Road Interchange Reimbursement Agreement was approved by the Sutter County Board of Supervisors June 9, 2020. Full details are available at this link:  
<http://suttercountyca.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=1254&Inline=True>

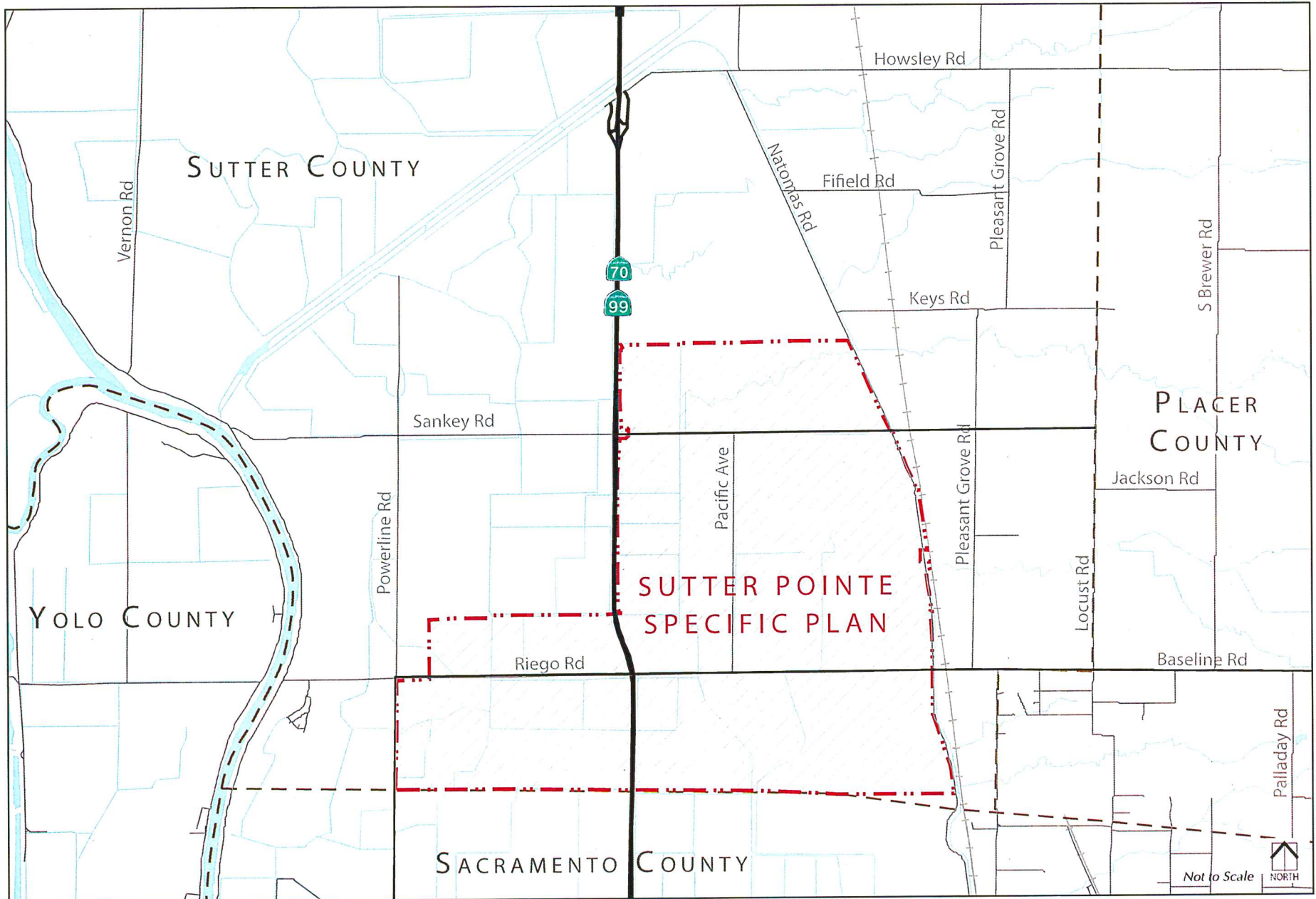


Exhibit 6.1: Regional Access Map

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, and 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.

An estimated **\$218.5 million** in on-site improvements will be required to serve the SPSP. **Map 4-2** displays the on-site roadway plan for the SPSP, which is amended by the proposed onsite roadway plan for Lakeside, discussed below.

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

- Street work
- Intersections
- Traffic signals
- Medians
- Roundabouts
- Bicycle lanes (Class I, Class II)
- Sidewalks
- Planter Strips (between curb and sidewalk)

Sutter Pointe development will also be required to contribute to offsite roadway facilities to mitigate impacts on the regional roadway network. Of the identified regional roadway improvements, the SPSP will be responsible for a portion of those facility improvement costs. 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.

As shown in **Map 4-3**, most offsite road funding obligations are for facilities located outside of the County. SPSP development will be responsible for a portion of those improvements, and other development projects in the Region (outside SPSP) are expected to contribute to onsite Project Roadways. These funding contribution obligations will be the subject of future reciprocal funding agreements to be negotiated between the Counties of Sutter, Sacramento and Placer. It is currently expected that Sutter Pointe funding obligations for offsite regional roadway improvements will largely (if not entirely) be offset by contributions to onsite Sutter Pointe roadways from other development projects.

For this reason, offsite roadway contributions identified in this Financing Plan are currently limited to the expected environmental mitigation responsibilities of Lakeside development. This amount is estimated to total approximately \$742,000 and is based on median improvements at Natomas Road and improvement of the Pleasant Grove North intersection.

Note that the Lakeside roadway facilities are sized assuming all market rate housing. In the event that Lakeside builds 1,000 unites of active adult housing, the widening of Riego Road to 4 lanes, may not be required.

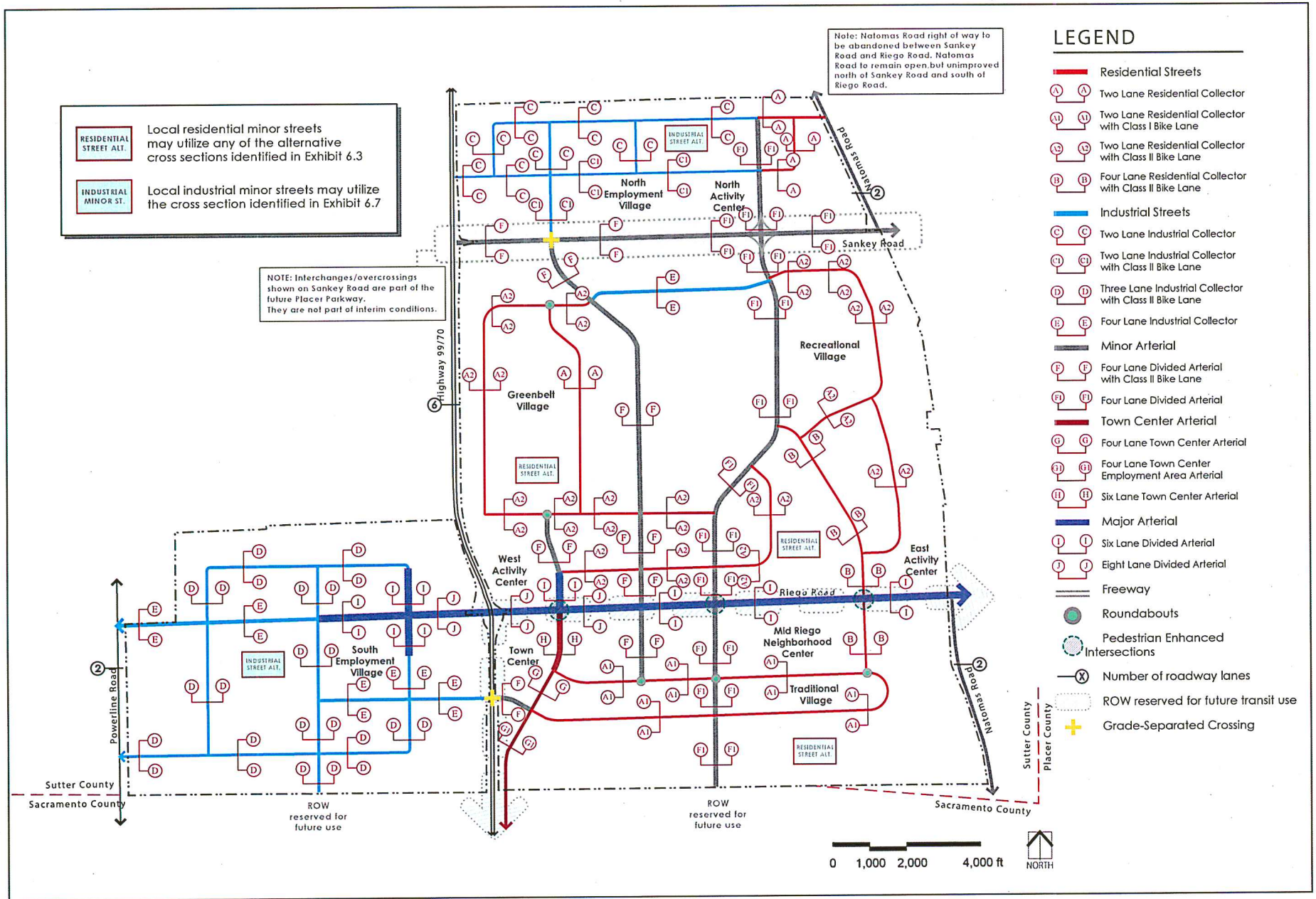
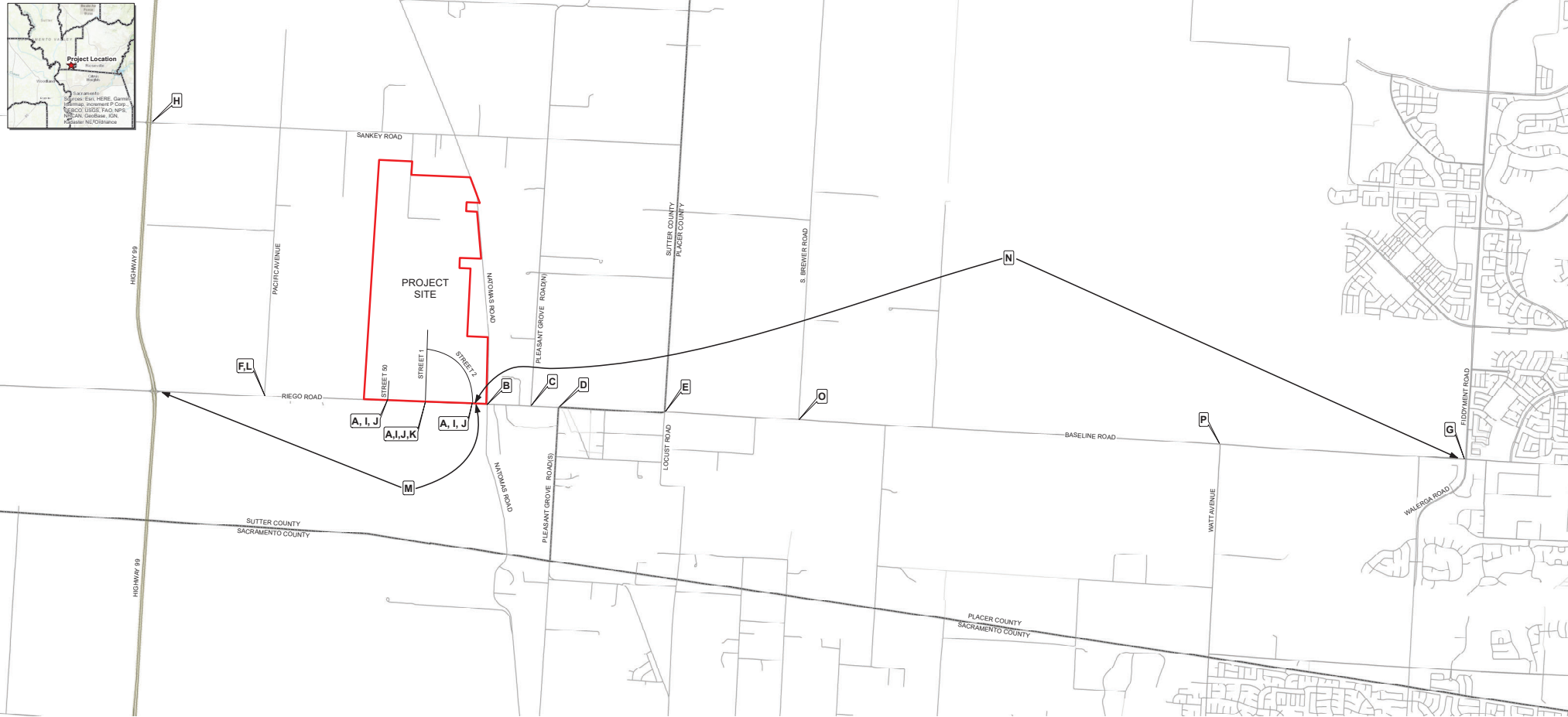


Exhibit 6.2: Master Roadway Plan

Source: Wood Rodgers, 2014



Map 4-3 Offsite Roadway Mitigation Triggers



- A INITIAL DEVELOPMENT (ANY ONE SITE ACCESS):**  
INSTALL TRAFFIC SIGNAL,  
ADD E.B. LEFT TURN,  
ADD W.B. RIGHT TURN,  
NEW S.B. LEFT TURN AND RIGHT TURN.
- B 101 D.U.'S:**  
REMOVE W.B. AND E.B. STOP CONTROLS,  
INSTALL RAISED MEDIAN,  
N.B. AND S.B. SHALL BE RIGHT-IN AND RIGHT-OUT ONLY.
- C 101 D.U.'S:**  
INSTALL TRAFFIC SIGNAL AND  
E.B. LEFT TURN LANE.
- D 101 D.U.'S (PAY FAIR SHARE):**  
TRAFFIC SIGNAL,  
ADD W.B. LEFT TURN LANE.  
(SUBJECT TO RECIPROCAL FUNDING AGREEMENTS)
- E 101 D.U.'S (PAY FAIR SHARE):**  
TRAFFIC SIGNAL,  
ADD W.B. AND E.B. LEFT TURN LANES.  
(SUBJECT TO RECIPROCAL FUNDING AGREEMENTS)
- F 1,101 D.U.'S:**  
ADD E.B. LEFT TURN LANE,  
ADD W.B. RIGHT TURN LANE,  
ADD SEPARATE S.B. LEFT TURN AND RIGHT TURN LANES.

- G 1,201 D.U.'S (PAY FAIR SHARE):**  
MODIFY TRAFFIC SIGNAL,  
ADD SECOND N.B. AND S.B. LEFT TURN LANES,  
ADD OVERLAP PHASE FOR S.B. RIGHT TURN LANE.  
(SUBJECT TO RECIPROCAL FUNDING AGREEMENTS)
- H 1,501 D.U.'S (PAY FAIR SHARE):**  
TRAFFIC SIGNAL.
- I 1,501 D.U.'S (ANY ONE SITE ACCESS):**  
ADD TRAFFIC SIGNAL,  
ADD E.B. LEFT TURN LANE, 2-THRU LANES,  
ADD W.B. RIGHT TURN LANE, 2-THRU LANES,  
ADD S.B. LEFT TURN AND RIGHT TURN LANE.  
(2-LANE WIDENING THROUGH INTERSECTION ONLY)
- J 2,501 D.U.'S (ANY TWO SITE ACCESSSES):**  
INSTALL TRAFFIC SIGNAL,  
ADD E.B. LEFT TURN LANE, 2-THRU LANES,  
ADD W.B. RIGHT TURN LANE, 2-THRU LANES,  
ADD S.B. LEFT TURN AND RIGHT TURN LANES.  
(2-LANE WIDENING THROUGH INTERSECTION ONLY)
- K 2,801 D.U.'S:**  
INSTALL TRAFFIC SIGNAL,  
ADDITIONAL E.B. LEFT TURN LANE (2 TOTAL),  
ADDITIONAL S.B. LEFT TURN LANE (2 TOTAL),  
(2-LANE WIDENING THROUGH INTERSECTION ONLY)

- L 2,801 D.U.'S:**  
INSTALL TRAFFIC SIGNAL,  
TWO E.B. AND W.B. THRU LANES  
(2-LANE WIDENING THROUGH INTERSECTION ONLY)
- M 3,201 D.U.'S:**  
WIDEN RIEGO ROAD FROM 2-LANES TO 4-LANES.
- N 3,401 D.U.'S (PAY FAIR SHARE):**  
WIDEN BASELINE ROAD FROM 2-LANES TO 4-LANES.  
(SUBJECT TO RECIPROCAL FUNDING AGREEMENTS)
- O 3,401 D.U.'S (PAY FAIR SHARE):**  
ADD E.B. LEFT TURN LANE.  
(SUBJECT TO RECIPROCAL FUNDING AGREEMENTS)
- P 3,401 D.U.'S (PAY FAIR SHARE):**  
ADD SECOND N.B. LEFT TURN LANE  
- OR -  
ADD SECOND W.B. LEFT TURN LANE AND OVERLAP  
PHASE FOR E.B. RIGHT TURN LANE.  
(SUBJECT TO RECIPROCAL FUNDING AGREEMENTS)

**INTERSECTION AND ROADWAY IMPROVEMENT TRIGGERS EXHIBIT**  
LAKESIDE AT SUTTER POINT  
SUTTER/PLACER COUNTY, CALIFORNIA  
AUGUST 2020

**Legend**

- Project Site
- County Boundary
- Interstate
- Highways
- Major Roads
- Minor Roads



08/20/2020, 8:00 AM, sutter\_placer\_lakeside\_at\_sutter\_point\_traffic\_signal\_trigger\_map\_20200820.dwg, Project: 20200820 Lakeside at Sutter Point

As reciprocal funding agreements establishing the Project's obligation to offsite roadways and other development areas' obligation to onsite Project roadways are established, the Financing Plan and associated funding mechanisms will be updated to reflect those obligations.

## Lakeside

Lakeside development will require an initial set of SPSP backbone roadway improvements, shown in **Map 4-4**, including the following facilities:

- Street 1 – 4-lane residential collector
- Street 2 – 2 lane residential collector
- Street 50 – 2 lane residential collector
- Street 51 – 2 lane residential collector
- Riego Road – 4 lane divided arterial (within SPSP, but offsite to Lakeside project)
- Riego-Baseline East – 4 lane divided arterial (outside SPSP)

Lakeside facilities are estimated to cost approximately \$36.5 million. Note that this figure includes Riego Road improvements outside of the Lakeside project, but within the SPSP. Right-of-way acquisition (\$50,000 per acre) and wetland mitigation costs for 7.1 acres of Riego Road are also included.

Lakeside contributions to offsite Riego-Baseline East improvements are estimated at \$742,000 and based on Project environmental mitigation requirements. Future negotiation of reciprocal funding agreements may result in additional funding obligations for offsite facilities.

**Appendix B** summarizes the roadway facilities and corresponding cost estimates for the project's required backbone roadway improvements. Please note that these costs do not include subdivision-level street improvements; individual subdivision developers will be responsible for these improvements and their associated costs.

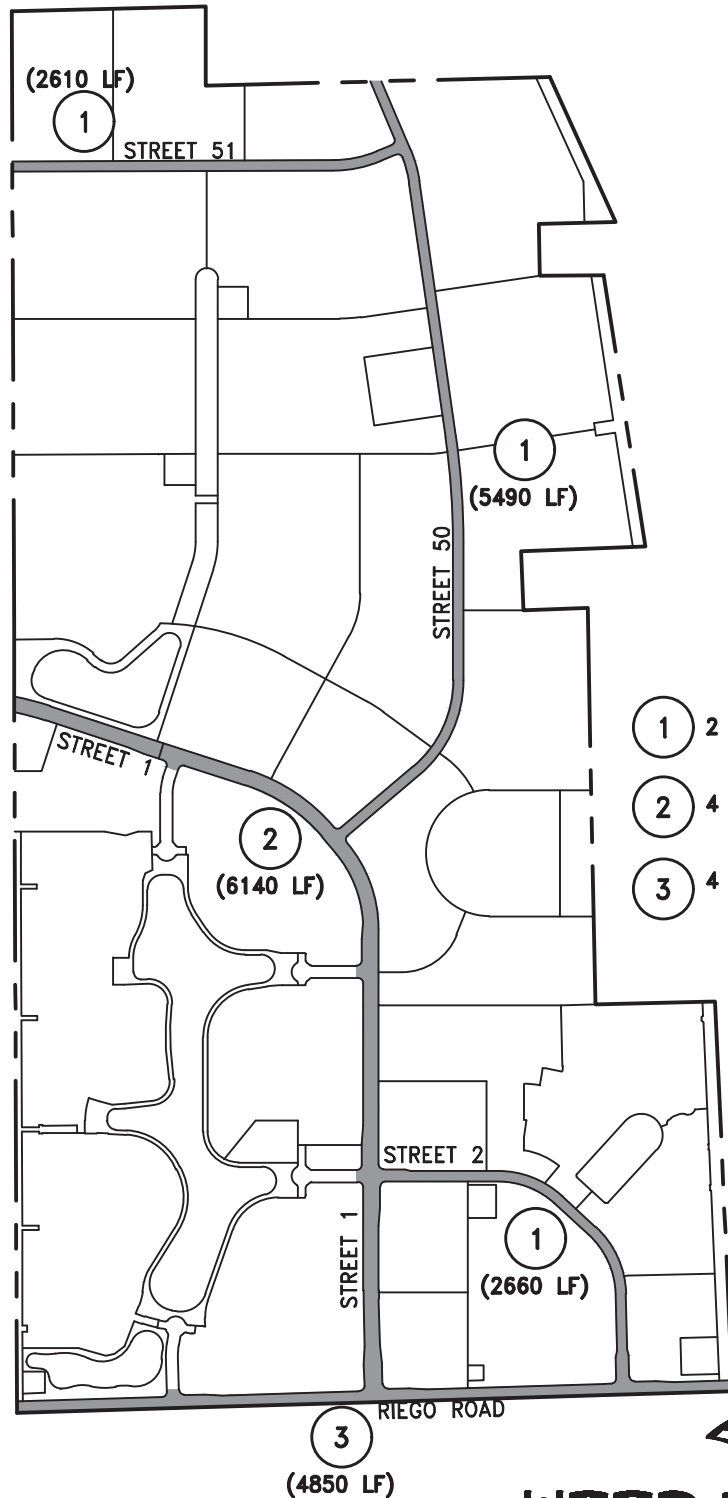
## Remaining SPSP Phases

Detailed engineering cost estimates for backbone infrastructure roadways needed to support the Remaining SPSP phases were not prepared as part of this update. Cost estimates for Remaining Phases backbone on-site roadways were established using the 2008 Financing Plan costs. After removing the 2008 costs of onsite backbone roadways needed to support Lakeside development from the 2008 Financing Plan totals, the remaining onsite backbone roadway costs were escalated to 2020 dollars using the construction cost index published by the Engineering News Record. These costs are used to approximate the costs of Remaining SPSP Phases onsite backbone roadways. As land use planning and Tier 2 entitlements for the Remaining SPSP phases proceed, those costs will be updated based on detailed engineering analysis.

# LAKESIDE AT SUTTER POINTE FINANCE PLAN

## ROADWAY EXHIBIT

JULY 2020



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With consideration to the escalation of costs from 2008 to 2020, roadway improvements needed to serve the Remaining SPSP Phases are estimated to cost approximately \$182.8 million.

## Sewer

Existing wastewater needs within the boundaries of the SPSP are currently 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.

### Lakeside

Wood Rodgers completed additional sewer system analysis as part of the Lakeside entitlement process. Initial phases of Lakeside development will include construction of a sewer lift station connecting the onsite sewer system with the existing sewer system near West 6<sup>th</sup> Street in Rio Linda via 7-miles of offsite force main. Sewer flows will be conveyed to the lift station via primary trunk lines located in Street 1, Street 50, and Linear Park P-4D. Backbone trunk sewer lines are anticipated to range from 12-24 inches in diameter. **Map 4-5** illustrates the onsite sewer improvements for Lakeside and **Map 4-6** illustrates the offsite improvements.

Lakeside sewer improvements are expected to cost approximately \$21.2 million. **Appendix B** details costs associated with construction of sewer improvements needed to serve Lakeside.

While the Lakeside sewer lift station is not sized to accommodate flows from off-site properties, minor upgrades to the sewer lift station would allow it to accommodate additional flows. The Tier 2 Development Agreement may include a provision to collect reimbursement from the benefitting property owners when development of benefitting property proceeds. In addition, the offsite sewer force main may be oversized to accommodate future development. Those oversizing costs are not currently included in the Financing Plan. The Tier 2 Development Agreement will also include provisions regarding how any oversizing of the offsite sewer facilities will be reimbursed.

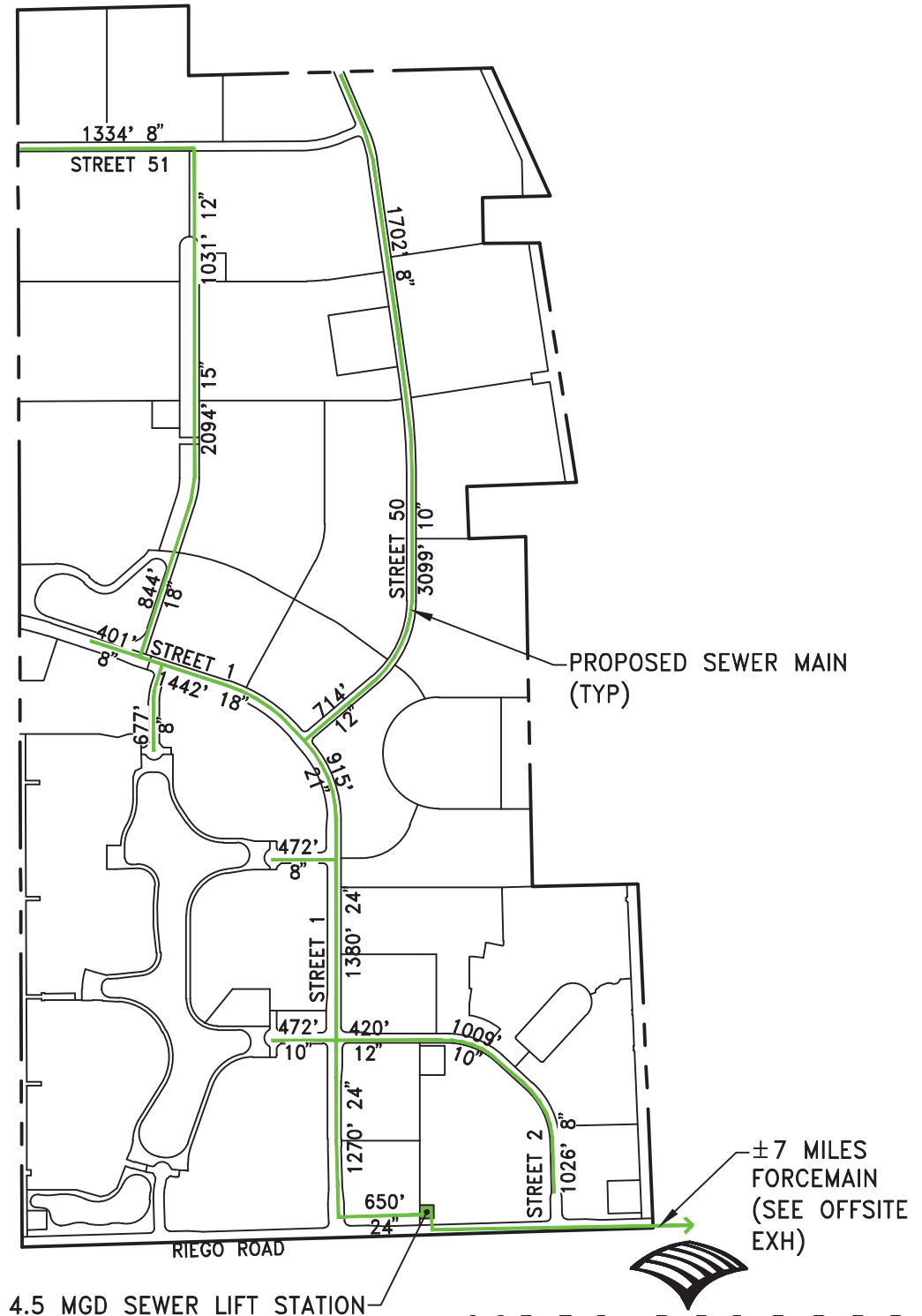
### Remaining SPSP Phases

Detailed engineering analysis to identify sewer system improvements for Remaining SPSP Phases has not yet been completed, and those costs are therefore not included in this Financing Plan. As future phases proceed with entitlement, additional master planning efforts will identify the sewer improvements needed to support that development. Sewer facilities identified as part of these future entitlement efforts may serve individual future phases—alternatively those improvements may serve, and costs may be shared across, multiple future phases.



# LAKESIDE AT SUTTER POINTE FINANCE PLAN SEWER ONSITE EXHIBIT

AUGUST 2020



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# LAKESIDE AT SUTTER POINTE FINANCE PLAN SEWER OFFSITE EXHIBIT

JULY 2020



POINT OF CONNECTION



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## Storm 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.

### Lakeside

The Lakeside Project is located within a single drainage shed that includes the Lakeside Project as well as additional property to the north and the east. As such, drainage facilities needed to accommodate Lakeside are generally independent of drainage facilities needed to serve Remaining SPSP Phases.

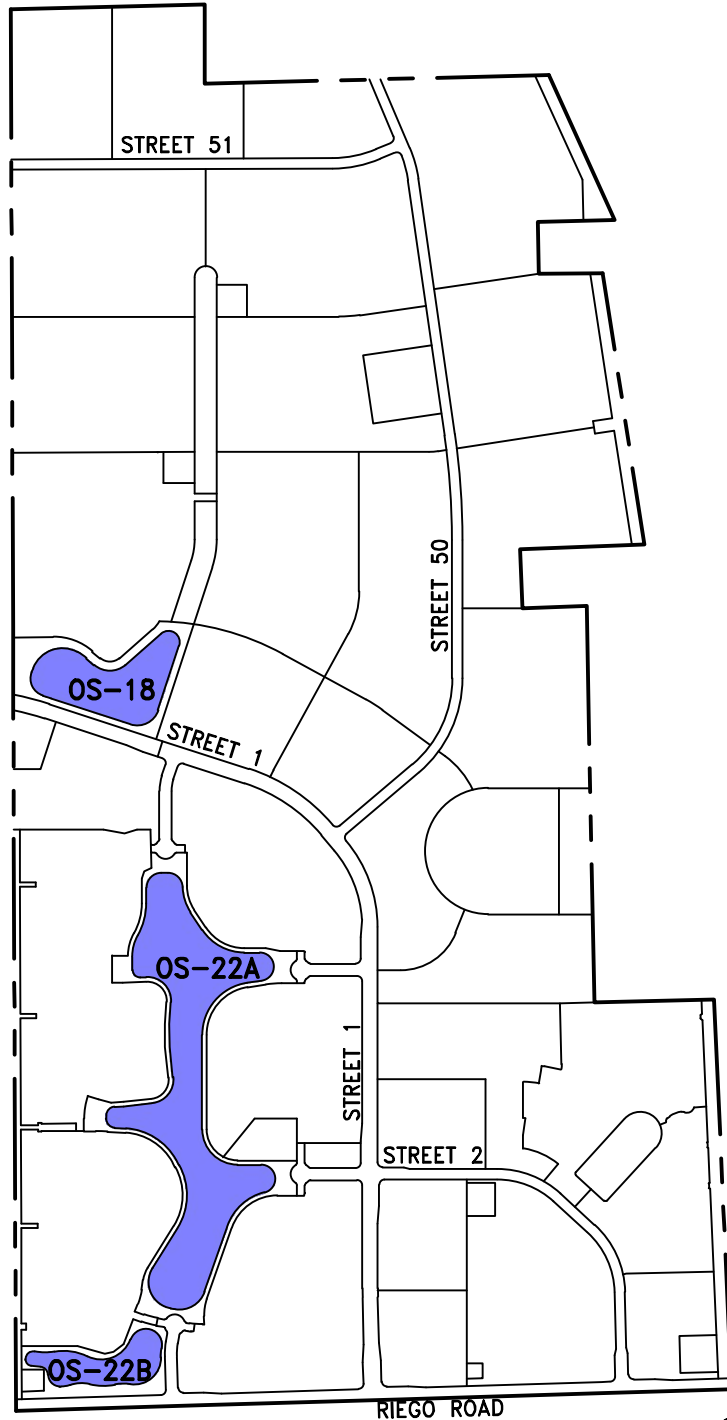
Wood Rodgers developed the Lakeside at Sutter Pointe Drainage Analysis Technical Memorandum dated February 24, 2020 that stated design standards, provided a regional hydraulic analysis for design of the detention basins, and provided a conceptual design for the channels and pipes needed to convey post-development flows to the proposed detention areas.

Drainage from Lakeside will flow into the G2 drainage corridor as maintained by RD 1000 and it is expected that the drainage requirements resulting from the development of Lakeside will exceed the maximum capacity of the G2 corridor and improvements are required for development in Lakeside. Improvements to the existing G2 corridor include drainage outfall structure and pump station.

Facilities needed to accommodate Lakeside development therefore include detention basins, pump stations, open channels, road crossings, storm drainage pipe systems, boundary fill zones, mobilization/ demobilization, and land acquisition. 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. **Map 4-7** and **Map 4-8** illustrate the onsite drainage improvements. It is anticipated that Lakeside costs for drainage improvements are approximately \$25.9 million, including land acquisition costs for the Lake A detention facility. Note that this estimate excludes the costs of the Lake B and C detention facilities, which will be privately constructed, owned and operated.

# LAKESIDE AT SUTTER POINTE FINANCE PLAN DETENTION BASIN EXHIBIT

JULY 2020

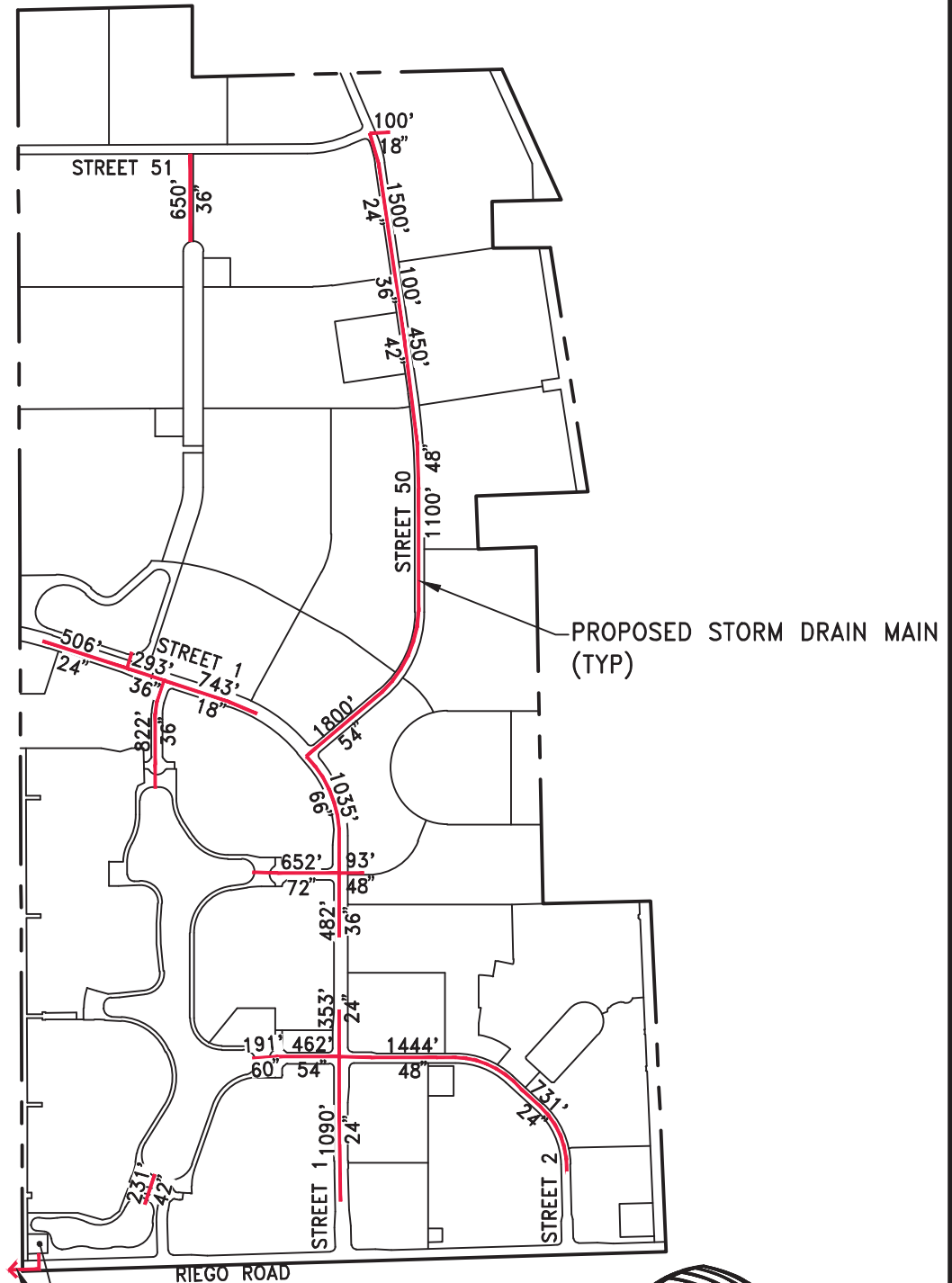


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# LAKESIDE AT SUTTER POINTE FINANCE PLAN

# STORM DRAIN EXHIBIT

JULY 2020



PROPOSED STORM DRAIN MAIN (TYP)

 PUMP STATION  
 DISCHARGE TO  
 RD-1000 CANAL  
 (1800LF± 42" PIPE)



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Some of these facilities will benefit properties east of, but not part of Lakeside. The Tier 2 Development Agreement may include a provision to collect reimbursement from the benefitting property owners when development of that property proceeds.

### Remaining SPSP Phases

Future phases of SPSP development will require additional master planning to identify the specific drainage improvements needed to accommodate post-development flows. Drainage improvement costs for Remaining SPSP Phases are therefore not included in this Financing Plan. As future phases develop, needed improvements will be identified—those improvements may serve multiple future phases and costs may be shared across those phases. Alternatively, like Lakeside, drainage improvements serving future phases may be isolated to those phases.

## Water

The project falls within the jurisdiction of Sutter County, with water purveyed by Golden State Water Company (GSWC). The water distribution system was therefore designed to be consistent with the Sutter Pointe Specific Plan and the standards set by the Sutter County Improvement Standards (Standards) and the Golden State Water Company Master Planning Criteria and Standards (Criteria). The Project Area is currently unserved except for irrigation water drawn from groundwater wells. Per the Specific Plan, the Lakeside Project will be supplied exclusively with groundwater drawn from wells on-site.

Backbone water facilities consist of treatment, supply, storage, booster pumps, and transmission and distribution lines. The water system will include water supply and treatment facilities, storage reservoirs, booster pumps, transmission pipelines, and distribution pipelines to all customers within the planning area.

Water infrastructure needed to serve the Remaining SPSP Phases remains uncertain at this time and will be the subject of future planning and engineering efforts. For that reason, this Financing Plan includes only the costs associated with water facilities needed to serve Lakeside.

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 B** contains the detailed list of water improvements required for Lakeside development.



## Lakeside

The major types of backbone water improvements included in the initial Lakeside development include three groundwater well and treatment facilities, as well as one additional 1.5 MG storage tank and transmission lines. **Map 4-9** shows the onsite water system for Lakeside.

It is anticipated that Lakeside costs for water system improvements are approximately \$14.0 million. **Appendix B** offers additional detail regarding water facilities required to serve Lakeside.

## Remaining SPSP Phases

Backbone water costs for Remaining SPSP Phases will be determined as part of future updates to the Financing Plan as future development phases move into Tier 2 entitlements.

## PG&E Substation

PG&E will provide electricity and natural gas services to the SPSP. Development within the SPSP requires the construction of a PG&E substation to provide connecting and switching of high-voltage transmission lines with the distribution lines connecting to individual residential, retail, office and industrial land uses. The Lakeside PG&E substation will serve the entire SPSP project, and is anticipated to cost an estimated \$6.8 million. Lakeside developers plan to work with PG&E to construct the substation in phases, since the substation serves the entire SPSP area and the entire facility may not be needed for Lakeside.

As noted below, all other dry utilities are not included as Backbone Infrastructure Improvements for purposes of this Financing Plan.

## 2008 Improvements Excluded From Financing Plan Update

### Agriculture Irrigation

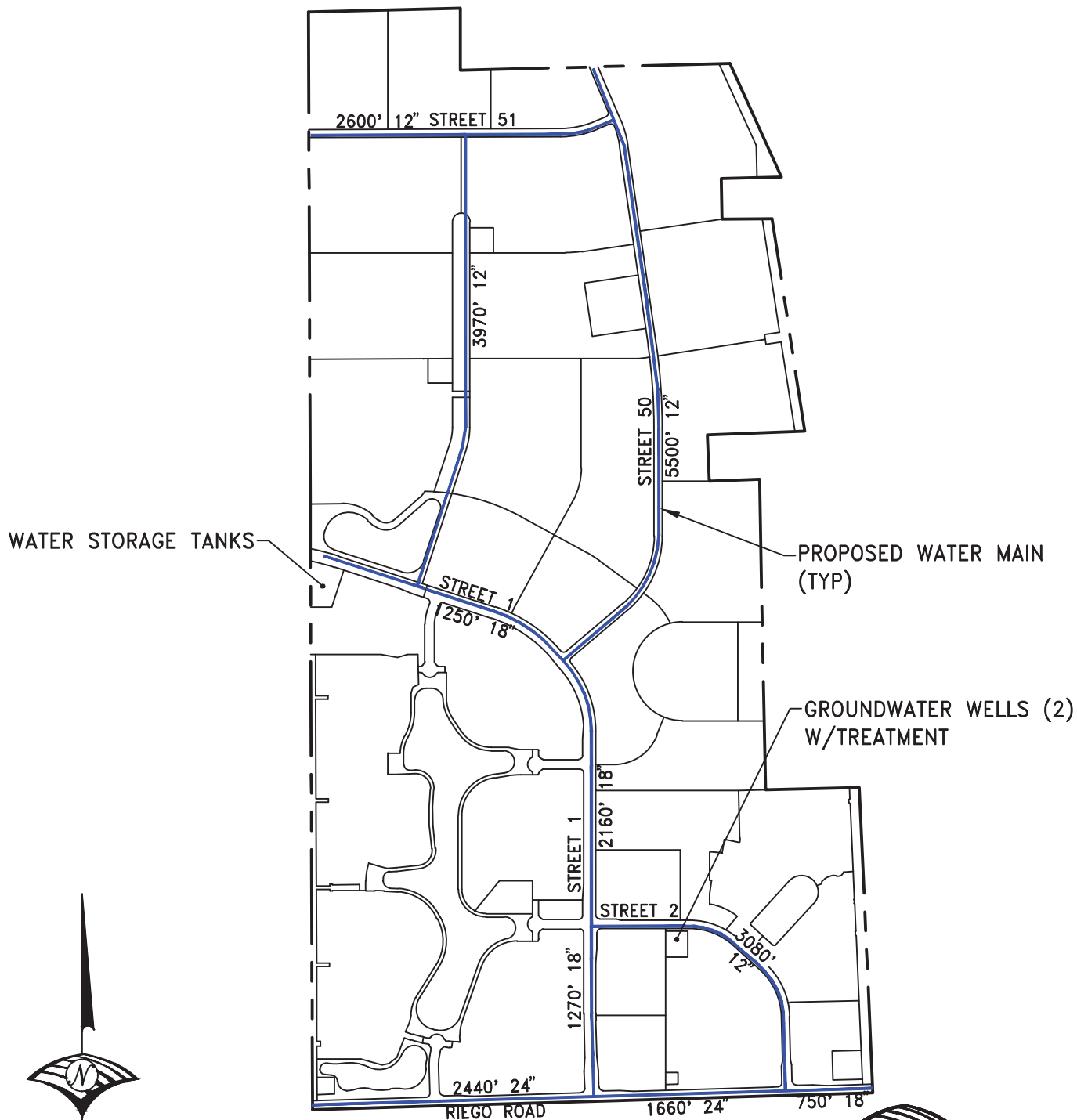
The SPSP is mostly used as farmland. Some farmland outside of the SPSP is dependent on existing irrigation canals in the plan area. Irrigation canals will be needed to continue serving nearby agricultural property. The 2008 Financing Plan included costs to relocate the existing irrigation facilities so that they may continue to serve surrounding farmland.

Because of changing expectations regarding the need to relocate irrigation facilities, those costs are not included in this version of the Financing Plan. No relocations are anticipated as a result of Lakeside development or backbone infrastructure construction.

# LAKESIDE AT SUTTER POINTE FINANCE PLAN

# WATER EXHIBIT

AUGUST 2020



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In future phases of SPSP development, it is expected that future land use planning efforts may seek to avoid existing agriculture irrigation facilities to minimize costs associated with relocation. Should backbone infrastructure construction necessitate the need to relocate those facilities, associated costs will be included as part of the backbone infrastructure cost estimates and the Financing Plan and associated financing mechanisms will be updated to include those costs.

### **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. 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. The costs of dry utilities were included in the 2008 Financing Plan; however, this version of the Financing Plan excludes those costs as it is anticipated those costs will be a developer cost.

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## 5. Public Facility Improvements

Construction of various Public Facility improvements will be required to provide services to, or house employees providing services to the SPSP. This chapter summarizes the Public Facility improvements that are required to accommodate development of the Sutter Pointe Specific Plan, or that are construction or financing requirements of SPSP developers. This chapter describes the required Public Facility improvements and estimated costs for the following categories:

- Schools
- Parks
- Trails
- Open Space
- Library
- Transit
- Sheriff
- Fire Stations and Equipment
- Government Center
- Corporation Yard
- Other Countywide Public Facilities

Where specific construction or financing requirements have been established for the Lakeside project, those specific improvements and financing obligations are also described relative to the requirements for the Remaining SPSP Phases.

Wood Rodgers provided cost estimates for parks and open space. Other specific Public Facility requirements and associated cost estimates needed to serve both the Lakeside project and Remaining SPSP Phases were developed based on discussions between the Lakeside developers and the County. Where appropriate, cost estimates were established using comparable costs from public funding mechanisms adopted elsewhere in the region or based on costs of comparable facility construction. This approach was used to establish facility cost estimates for trails, library, sheriff, fire stations, government center and corporation yard facilities. Because information regarding transit facility requirements remains limited, those costs were estimated by escalating the costs included in the 2008 Financing Plan. As actual costs are determined based on construction of facilities, the costs in the finance plan and any accompanying fee program will be updated accordingly.

**Appendix C** contains the detailed facilities requirements and cost estimates for Public Facilities needed to serve the SPSP.

## Schools

At buildout the SPSP is currently anticipated to include six elementary schools serving grades K-8 and one high school serving grades 9-12. The proposed facilities are based on student generation rates from the school districts and anticipated development. These facilities may change based on actual student generation within the Project.

### Lakeside Schools

Lakeside developers are currently in discussions with the Pleasant Grove Joint Union School District (PGJUSD) and the East Nicolaus Joint Union High School District (ENJUHSD) to establish precise facility requirements for Lakeside development. Each district has particular facility improvement needs that will be required to serve students generated by SPSP development. Subsequent phases of SPSP development are similarly expected to negotiate precise school facility improvements needed to accommodate each phase of development. These agreements will include specific phasing, milestones and triggers for school facility improvements, which may take the form of new facilities or enhancements to existing facilities.

## Parks

Policy 4.1-2 of the SPSP establishes a parks standard of minimum of 5.0 acres per 1,000 residents of parks, including regional, community, and neighborhood parks.

Parks in the SPSP are designed to provide recreation facilities and to act as transition zones between differing land use designations. The SPSP contains 83-acres of regional parks, 275.3 acres of community parks, 93.3 acres of neighborhood parks and approximately 13.2 acres of linear/mini-parks and lakewalk promenade facilities. 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.
- **Lakeshore Community Parks.** High amenity trail and landscaped areas for passive recreation.

- **Neighborhood Parks.** Open turf areas with leveled fields to support sports and unstructured play. May include standalone play structures and hard courts in addition to minor facilities such as backstops, soccer goals, and picnic furniture.
- **Linear/Mini Parks.** Mini parks are intended to be unique facilities serving surrounding residences with uses such as sustainability gardens, dog parks, tot lots, picnic areas, public art, observation decks, senior fitness station, and bocce courts.

The Community Design Master Plan for Lakeside and similar planning documents for future phases will determine which and how many facilities are placed in each park.

**Map 5-1** shows the proposed locations of parks in the SPSP (which are amended by the proposed locations of the Lakeside parks, discussed below).

Park land will be dedicated by the master developer. Dedication of all of the parkland and land for trails (discussed below) shown on the Lakeside land plan and tentative maps will satisfy the Lakeside Project's Quimby Act parkland dedication requirement and no fees for parkland dedication will be required. The total cost of parks in the SPSP is estimated to be roughly \$229.3 million. A detailed summary of each expected park, its size, type, and corresponding estimated cost is shown in **Appendix C**.

## Lakeside

The Lakeside project proposes 59.1 acres of land dedicated as parkland, including a 13.2-acre community/regional park, 32.7 acres of neighborhood park (including a 2.6-acre private clubhouse facility), and 13.2 acres of linear/mini park facilities. Excluding the 2.6-acre private clubhouse facility, Lakeside offers a total of 56.5 acres of community, neighborhood, and linear/mini parks. **Map 5-2** shows the proposed locations of parks in Lakeside.

Wood Rodgers provided detailed cost estimates for Lakeside Phase 1 park facilities. Costs for Lakeside Phase 2/3 parks were estimated based on the average per square foot cost of similar Lakeside Phase 1 park facilities. Grading costs associated with park facilities were also included as Lakeside park costs. Total park costs for Lakeside are anticipated to total approximately \$32.8 million. Note that this cost excludes the cost of the 2.6-acre private clubhouse facility, which will be a private developer cost.

## Remaining SPSP Phases

The Remaining SPSP Phases are anticipated to offer approximately 408 acres of parks, including 83-acres of Regional Parks as well as 262 acres of community parks and 63 acres of neighborhood parks. Costs for these facilities were estimated based on average costs for Lakeside parks as well as other recently constructed park facilities. Total anticipated Remaining SPSP Phases park costs are estimated to be \$196.5 million. Park facilities and estimated costs will be refined as future phases of the SPSP are entitled.

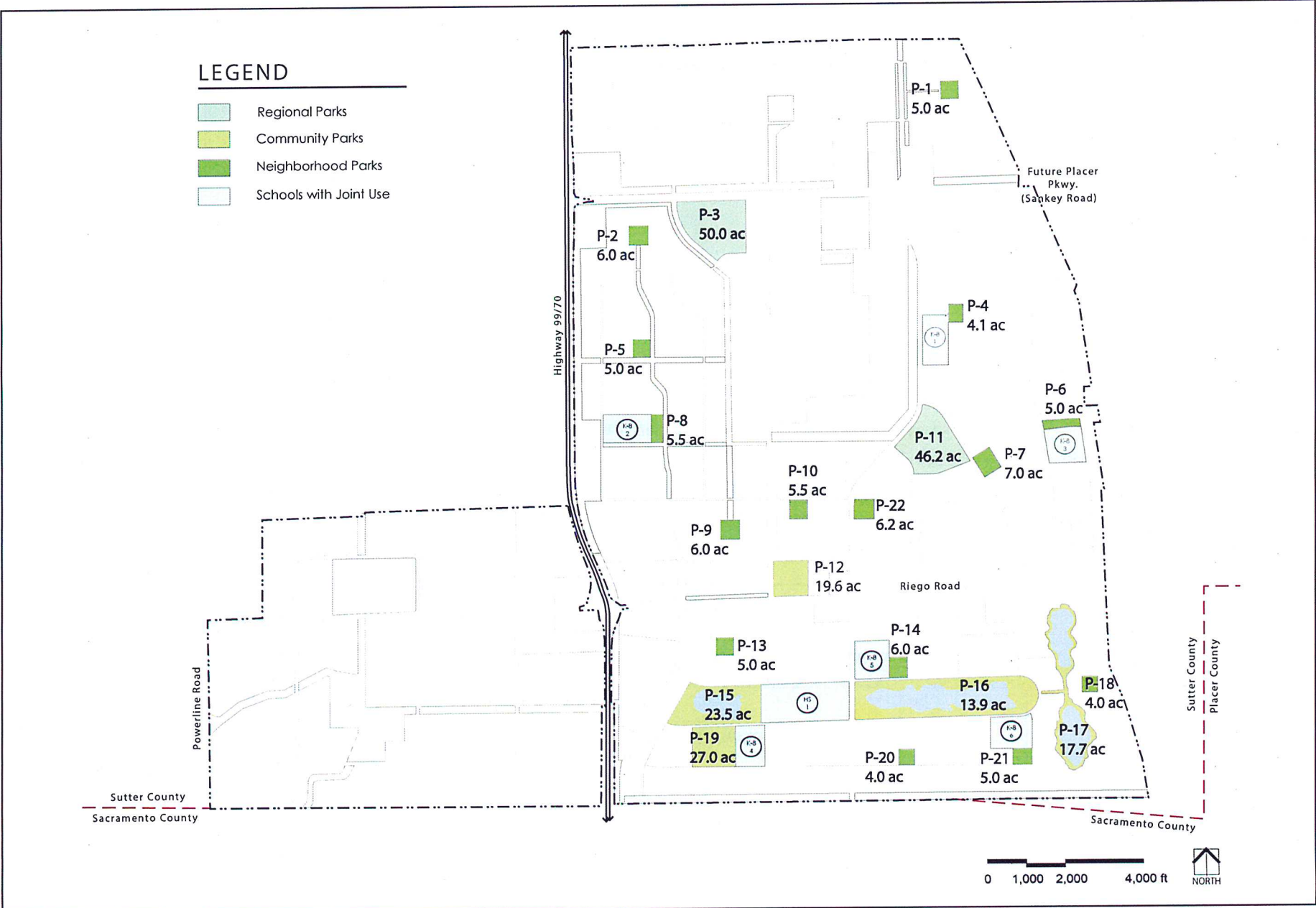


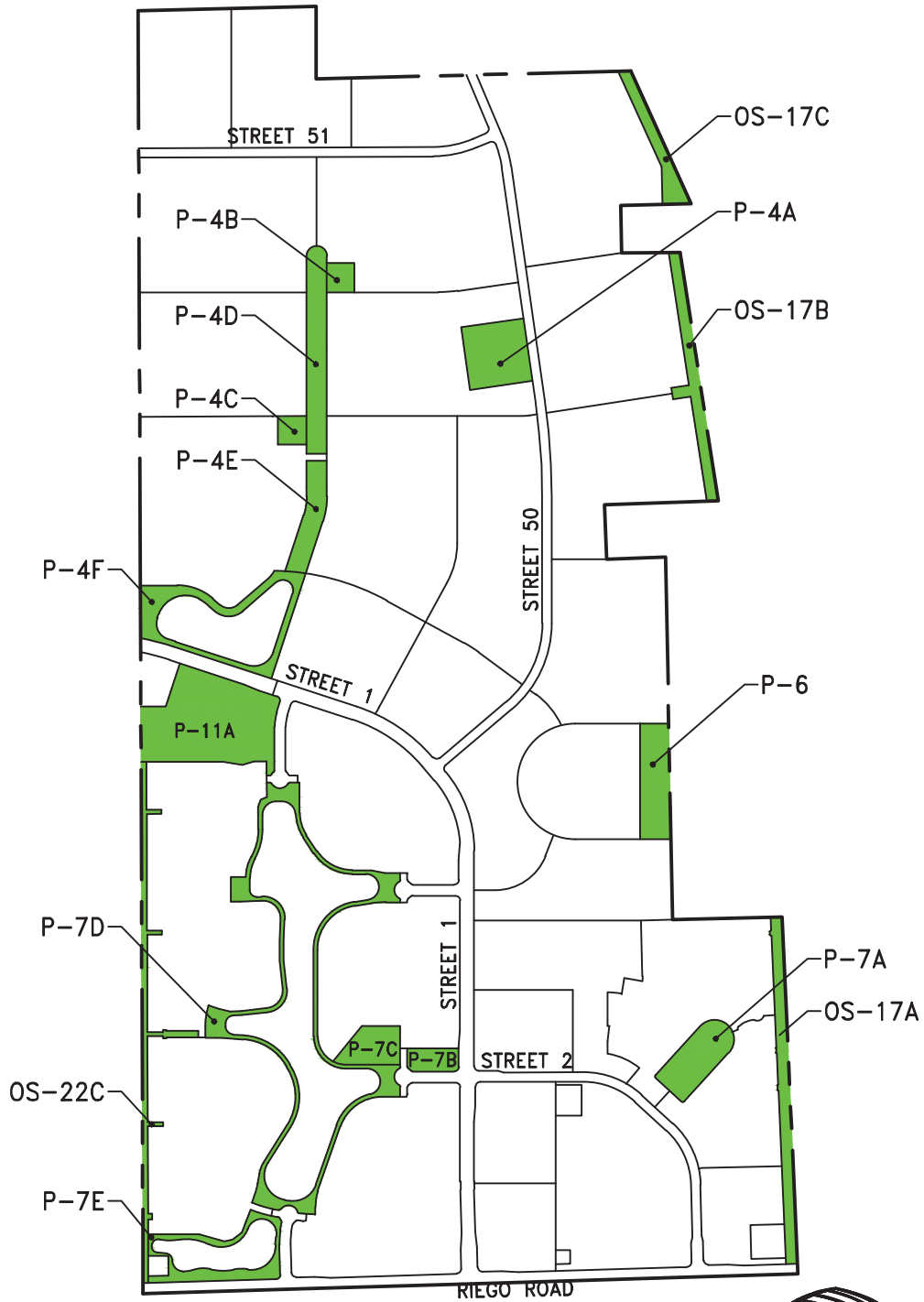
Exhibit 4.2: Developed Parks

Source: Wood Rodgers, 2014

# LAKESIDE AT SUTTER POINTE FINANCE PLAN

## PARKS/OS EXHIBIT

JULY 2020



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## 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. Class II trails are provided as part of the roadway right-of-way and are therefore included as part of the backbone roadway costs.

The SPSP is expected to have a total of 97,500 linear feet of Class I pedestrian and bicycle trails. **Map 5-3** shows the proposed locations of these trails. Note that the existing Natomas Road will be converted into approximately 9,000 linear feet of Class I trails. Because this is an existing roadway, capital costs for construction of that Class I trail facility will be minimal, reflecting the installation of signage and bollards only. Remaining trail construction costs are estimated to be approximately \$55 per linear foot plus allowances for engineering and design. Costs for Class I trail facilities are therefore estimated to total \$6.6 million.

### Lakeside

Approximately 4,100 linear feet of Class I trails will be provided within the Lakeside project. Lakeside will also convert roughly 5,500 linear feet of Natomas Road. Estimated costs for these facilities total approximately \$324,000.

### Remaining SPSP Phases

The Remaining SPSP Phases are anticipated to include approximately 88,000 linear feet of Class I trail facilities, including the Natomas Road facility. Total costs are expected to approximate \$6.3 million for those facilities.

## 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 243 acres of open space and 149 acres of lakes. The remaining open space areas consist 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 5-4** details the proposed location of open space in the SPSP, while **Map 5-2** shows the currently proposed locations of open space for the Lakeside Project.

Total open space improvement costs included in the Financing Plan exclude costs associated with lakes, as the lakes are anticipated to be a private developer cost. Shown in **Table 5-1**, open space improvement costs are anticipated to total \$4.9 million, as detailed by phase below.



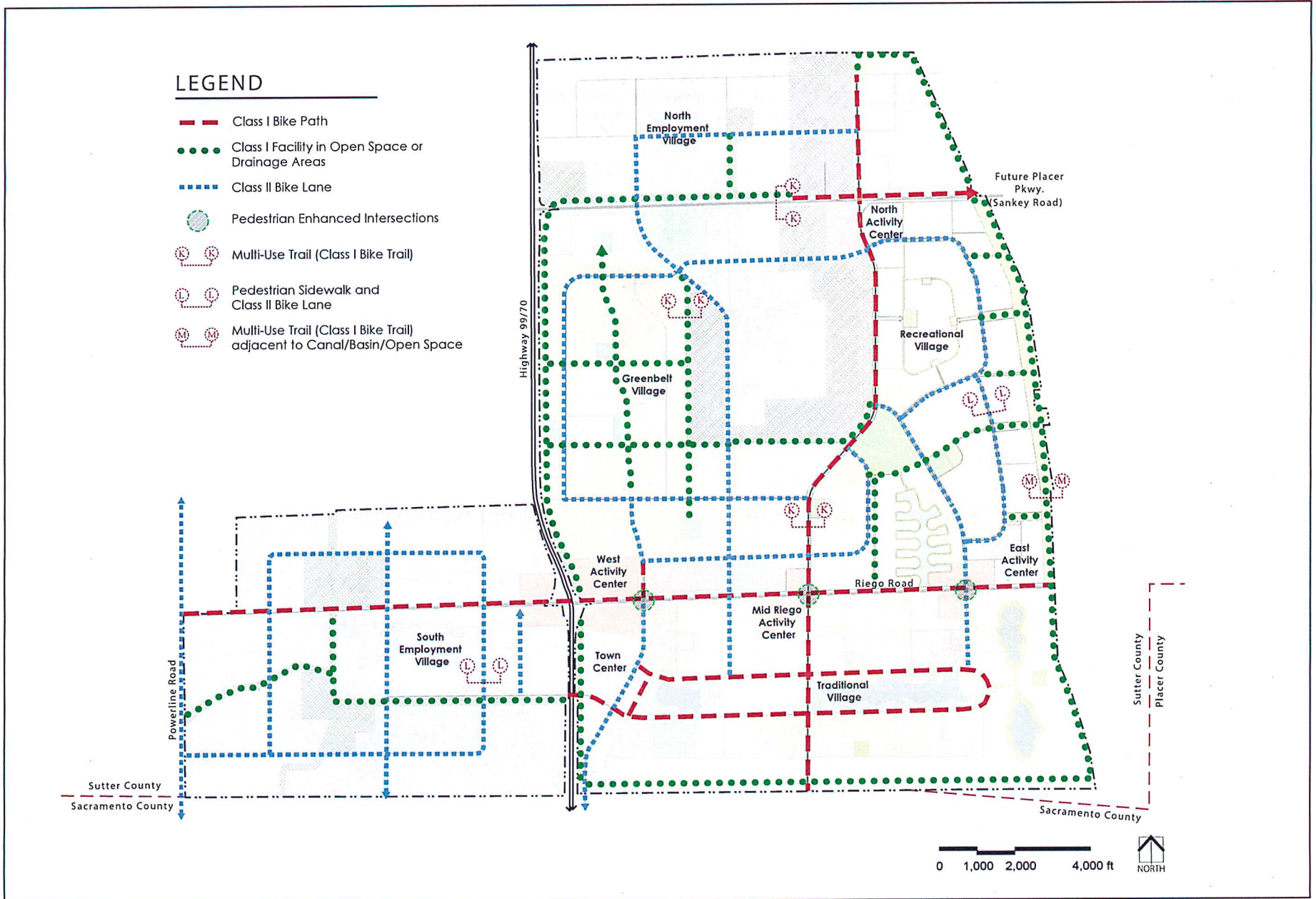


Exhibit 6.17: Alternative Circulation System

Source: Wood Rodgers, 2014

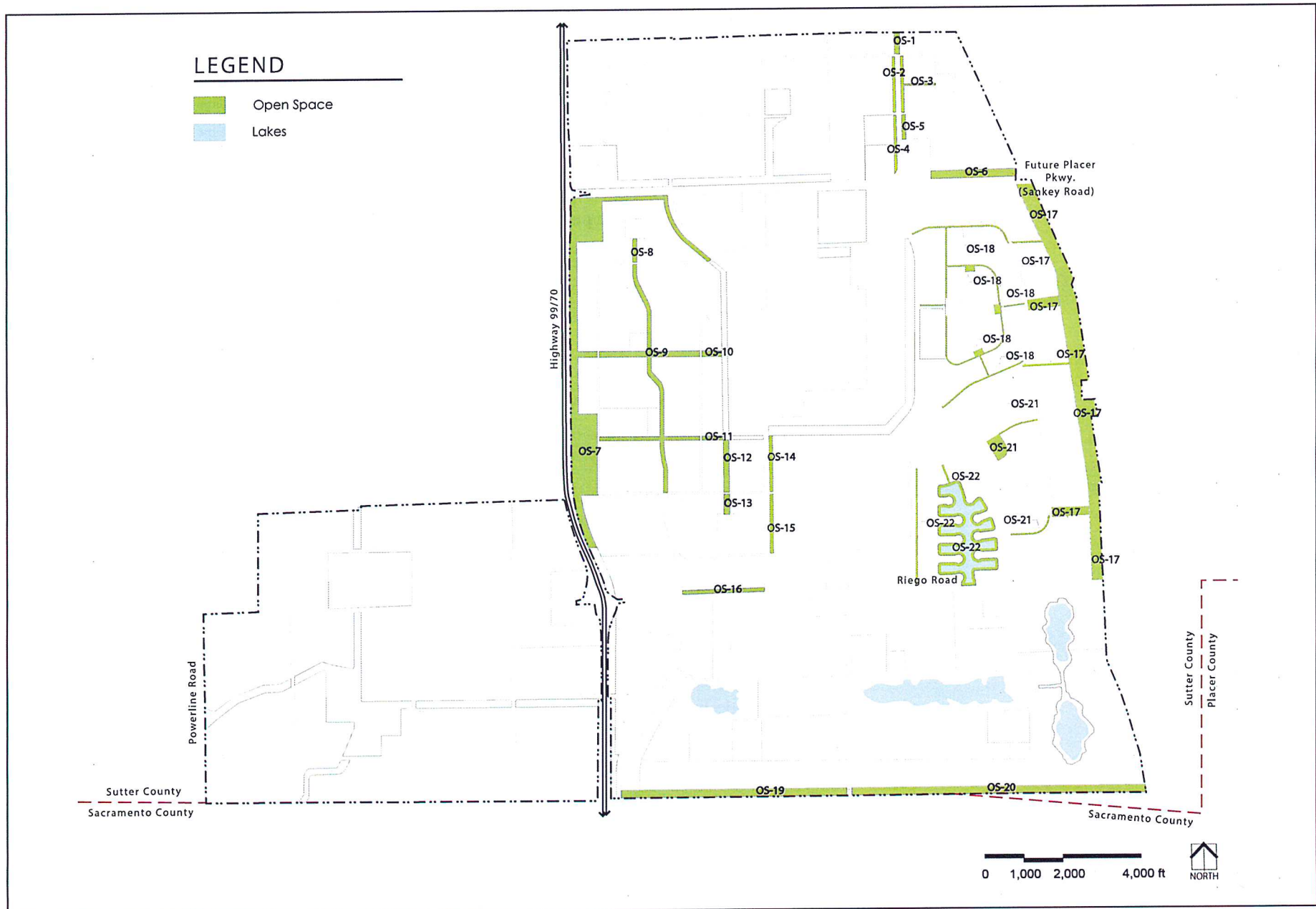


Exhibit 4.3: Open Space and Lakes

Source: Wood Rodgers, 2014

## Lakeside

Lakeside includes 15.6 acres of open space and 39.2 acres of lakes, for a total of 54.8 open space and lake acres. This amount of open space satisfies the SPSP requirement for 5 acres of open space per 1,000 residents and no additional fees for open space land acquisition will be required.

With the exception of Lake A (OS-17), construction costs associated with lakes are assumed to be a private developer cost and are not included in the Financing Plan. Because Lake A (OS-17) also functions as a drainage facility, associated capital costs are reported as drainage facility improvements.

Costs associated with improving 15.6 acres of open space in Lakeside are estimated to total \$842,000, as shown in **Table 5-1. Appendix C** details anticipated open space costs by parcel based on detailed engineering cost estimates prepared by Wood Rodgers.

## Remaining SPSP Phases

Open space costs for the Remaining SPSP Phases are estimated based on an average per acre improvement cost derived from the more detailed engineering cost estimates prepared for Lakeside. Excluding approximately 110 acres of lakes, the Remaining SPSP Phases are anticipated to provide approximately 227 acres of open space. **Appendix C** details the expected Remaining Phases SPSP open space parcels, as well as their size and corresponding expected cost of \$40,000 per acre. Remaining SPSP Phases open space improvement costs are estimated to total approximately \$4.0 million.

## Fire Stations and Equipment

The Sutter County Fire Department will provide fire protection, suppression, emergency medical services, and hazardous materials management to the SPSP. At buildout, approximately 2.0 acres in the SPSP will be occupied by three fire stations, including a 1.0 acre master fire station and two 0.5 acre substations. The Specific Plan identifies a total of 3.0 acres for fire facilities, including 1.5 acres for support facilities that are not included in this version of the Financing Plan based on revised estimates of facility needs.

A total of 39 uniformed personnel, 4 support staff, and 16 vehicles are expected. Note that the current staffing estimates identified in the Financing Plan are based on the Fire Department's estimate of staffing needs relative to stations and equipment, which may be refined on implementation of the Financing Plan with consideration to service level standards identified in the Specific Plan and discussed below.

Initial phases of development may require the construction of temporary fire facilities that will be in place on an interim basis until permanent facilities are constructed. In addition, both temporary and permanent fire facilities may be collocated with law enforcement facilities. The precise design and location of public safety facilities remains to be determined.

**Table 5-1  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Summary of Estimated Public Facility Improvement Construction Obligations by Phase (2020\$)**

Improvement [1]	Lakeside	Remaining SPSP Phases	Buildout
<b>Public Facility Improvements [2]</b>			
Schools	TBD	TBD	TBD
Parks	\$32,837,551	\$196,508,603	\$229,346,154
Trails	\$323,744	\$6,278,229	\$6,601,973
Open Space	\$841,559	\$4,011,745	\$4,853,304
Library	-	\$7,992,812	\$7,992,812
Transit	-	\$11,000,000	\$11,000,000
Sheriff Facilities	\$797,564	\$14,517,213	\$15,314,777
Fire Stations & Equipment	\$5,642,290	\$17,221,791	\$22,864,081
Government Center	-	\$23,524,768	\$23,524,768
Corporation Yard	-	\$15,133,660	\$15,133,660
Other Countywide Public Facilities	\$6,997,877	\$36,956,911	\$43,954,789
<b>Total Public Facility Improvements</b>	<b>\$47,440,585</b>	<b>\$333,145,732</b>	<b>\$380,586,316</b>

*"pub\_facil\_costs"*

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

[1] Costs reported in this phase reflect total costs or advance funding requirement by SPSP phase. Funding responsibility may vary - Table 6-2 and Table 6-3 identify the funding responsibility for Lakeside and the Remaining SPSP Phases for each category of infrastructure and public facilities identified here.

[2] See Appendix C for detail.

The costs listed below for the temporary station and three permanent fire stations and support facilities are estimated at \$22.9 million and are detailed in **Appendix D**:

- Temporary fire station
- Three permanent fire stations (which may be collocated with law enforcement or other public uses)
- Engines.
- Rescue, command and grass units.
- Staff and support vehicles.

Within the SPSP, 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 6-minute response time 90 percent of the time. Timing of construction and staffing of each fire station will be completed in a manner that maintains these standards.

## Lakeside

The interim fire station facility will be constructed to serve initial Lakeside development. This temporary station may take the form of a modular building, model home, or other temporary facility. Buildout of the Lakeside project will ultimately require construction of one of the two substations. Including the cost of equipment, support vehicles, and land, the total cost of fire facilities required to serve Lakeside is estimated to total \$5.6 million.

## Remaining SPSP Phases

Remaining SPSP development will require the construction of the second substation and master fire station, as well as acquisition of required equipment, support vehicles and land. Total costs for fire facilities, vehicles and equipment to support the Remaining SPSP phases are estimated to be \$17.2 million.

## 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.

Buildout of the SPSP will require construction of a sheriff station planned to occupy approximately 24,000 square feet in the government center as well as access to community room facilities for training and staging purposes. Sheriff facilities may also be collocated with the master fire facilities. In addition, temporary sheriff facilities will be needed to serve Lakeside development. At buildout of the SPSP, sheriff staffing is estimated at 52 sworn personnel, 29 non-sworn personnel, and 45 vehicles.

The estimated cost for the sheriff facilities, vehicles, and officer equipment is approximately \$15.3 million.

## Lakeside

Temporary sheriff facilities will be needed to support Lakeside development. Currently, two phases of temporary facilities are anticipated, though the precise location and format of those temporary facilities remain yet to be determined. For initial Lakeside development, a temporary facility will be constructed, possibly using modular buildings and collocated with temporary fire facilities. Upon construction of the Lakeside fire substation, temporary sheriff facilities may be replaced by space for sheriff personnel and operations included as part of that substation. These facilities would ultimately be replaced by the sheriff station constructed as part of the Remaining SPSP phases. The cost of temporary facilities needed to serve the Lakeside project is estimated to total \$798,000.

## Remaining SPSP Phases

Remaining SPSP Phases development will include the construction of the full 24,000 square foot sheriff station and community room facilities. This facility may be collocated with the government center or with the master fire station. Including the estimated cost of land acquisition, the total cost of sheriff facilities needed to serve SPSP development is estimated to be \$17.2 million.

## 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 above 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.

Costs for the government center have been estimated by EPS at approximately \$23.5 million. This estimated cost is based on average costs of other Government Centers in the Sacramento Region. It assumes a 55,500 square foot building and an estimated cost of \$400 per square foot plus land acquisition, as well as an ultimate communications tower and equipment at a preliminary cost of \$500,000.

Costs shown are net of sheriff costs, which are shown in the sheriff section above.



## Lakeside

The government center will be built after the Lakeside project develops. Before the construction of the government center, administrative activities will be housed in temporary facilities at the outset of development. Temporary government center space may be provided as part of the temporary fire and sheriff facilities discussed above. As fire and sheriff operations move to permanent facilities, those temporary facilities may then be repurposed for expanded government center operations. Lakeside development will contribute to the construction of the government center through payment of the SPSP Plan Area fee, as discussed in more detail in subsequent chapters.

## Remaining SPSP Phases

The government center facilities identified above will be constructed as part of development of the Remaining SPSP Phases. The exact construction requirements and timing of the government center will be determined as part of the entitlement of Remaining SPSP Phases.

## Transit

The Sutter Pointe Conceptual Transit Plan (Transit 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 then-anticipated four phases of development. While the precise phasing and timing of Sutter Pointe development has evolved since the Transit Plan was developed, the Transit Plan offers a general policy framework for how transit services will be provided. 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.
- Develop 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.

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.

At the time the Transit Plan was developed, the estimated cost for these transit centers and facilities was estimated at \$8.0 million. This amount does not include operations costs. For purposes of the Financing Plan analysis, these costs were escalated based on the percentage change in the construction cost index (CCI) published in the Engineering News-Record from 2008 to 2020 for an updated total of \$11.0 million. Updated transit planning may inform future updates to this cost estimate.

## **Lakeside**

Lakeside population thresholds are not anticipated to 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 Lakeside 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.

While specific costs for transit facilities needed to serve Lakeside development are not yet known, Lakeside will contribute to development of transit facilities via payment of a plan area fee based on the estimated costs to serve SPSP buildout.



## 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.

The corporation yard is estimated to cost approximately \$15.1 million. This cost assumes 68,000 square feet of building space at an estimated cost of \$190 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 and land acquisition costs. Costs also include acquisition of street sweeping equipment.

### Lakeside

The precise timing of corporation yard development has not been determined at this time, but it is anticipated that the facility will be constructed after Lakeside project development. Temporary facilities will be used until the corporation yard is completed, which may include the use of yard space collocated with the temporary fire and sheriff facilities discussed below. Alternatively, the County may decide to upgrade its existing corporation yard in East Nicolaus to serve Lakeside until the SPSP corporation yard is built. Lakeside development will contribute to the construction of the corporation yard through payment of the SPSP Plan Area fee, as discussed in more detail in subsequent chapters

### Remaining SPSP Phases

This Financing Plan assumes that the corporation yard will be constructed during development of the Remaining SPSP phases. The precise timing of corporation yard construction will be determined as part of future entitlement efforts.

## Library

The Sutter County Library Department provides library services to rural areas of the County. 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>9</sup>

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<sup>9</sup> Based on description of facilities provided in the Sutter Pointe Specific Plan, dated August 2014.

The estimated cost for the 12,000-square-foot branch library is approximately \$8.0 million, assuming a cost of \$443 per square foot. This cost is based on a developer-built facility with office-style construction and includes the following elements:

- Construction (including site work, vertical construction, furniture, equipment, and soft costs).
- Land acquisition.
- Collections.
- Technology workstation.

The costs of the school/community library are excluded from the estimated library costs discussed above.

### **Lakeside**

The branch library will likely be built after the Lakeside project. In earlier phases, the library may lease space in a retail or office building or rely on the school/community library. Lakeside development will contribute to the construction of the library through payment of the SPSP Plan Area fee, as discussed in more detail in subsequent chapters.

### **Remaining SPSP Phases**

The library facilities identified above will be constructed as part of development of the Remaining SPSP Phases. The precise timing and location of the library remains undetermined but will be established through Tier 2 entitlements for the Remaining SPSP Phases.

## **Other Countywide Public Facilities**

Development of SPSP will require additional County facilities to accommodate the County's need to provide additional services to Project residents and employees. Required SPSP contributions to County Animal Control, Criminal Justice, and Health and Social Services will be made through payment of the Sutter County Development Impact Fee, which is charged to all new development in the County to mitigate for new development's impact on the need for these facilities. Upon completion of the currently in progress update of the Countywide Public Facility Master Plan, the County will update the Sutter County Development Impact Fee Program, and SPSP development will pay the fees in place at that time. Based on the fees currently established, SPSP development's contribution to other Countywide Public Facilities is estimated to total \$44 million, of which \$7.0 million will be generated by Lakeside development and \$37 million will be generated by Remaining SPSP Phases development.

Note that the Sutter County Development Impact Fee program also includes components for general government, library, sheriff, and fire facilities. Because SPSP development also has construction requirements for these facilities, SPSP development will receive a fee program credit for the portion of the countywide facility development costs met through participation in SPSP funding mechanisms that fund corresponding SPSP public facilities. The amount of this credit will be established as part of the forthcoming Sutter County Development Impact Fee program update—this Financing Plan assumes that SPSP development will meet 100 percent of their obligations to these facilities through SPSP Public Facility funding and development.

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## 6. Financing Strategy and Funding Sources

This chapter outlines the Project's financing strategy and describes how a combination of private and public funding sources will be used to fund the Backbone Infrastructure and Public Facilities required to serve the SPSP. The financing strategy presented in this chapter is based on the policy context and Specific Plan Guiding Principles set forth in **Chapter 3**.

As noted earlier, the Financing Plan has been written with a primary focus on Lakeside, which is seeking Tier 2 entitlements. However, each funding mechanism and the overall funding strategy for Lakeside is considered in context of how Remaining SPSP Phases may develop and leverage similar mechanisms. Also, as described below and in this document, some of the impact fees that are anticipated to be implemented would apply to the entire SPSP rather than just to Lakeside independently.

### Financing Strategy Overview

SPSP developers will be responsible for funding or constructing all Backbone Infrastructure and Public Facilities needed to serve the SPSP. In many cases, particularly in the early stages of each development, the developer also may be required to construct or fund more than the proportionate share of improvements for facilities serving a given development phase. A credit or reimbursement mechanism will allow for repayment to the developer for advance-funding facilities included in fee programs, subject to the County and Other Agency fee credit and reimbursement policies. Private financing will be used to fund subdivision infrastructure costs.

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 the County and other public agencies will be used. Examples of these items are the Sacramento Regional County Sanitation District Fee (SRCSD) for sewer and the Sacramento Area Flood Control Agency (SAFCA) Fee.
- **Golden State Water** will be the water purveyor for the SPSP. This Financing Plan assumes that Golden State Water will adopt financing mechanisms to fund the acquisition of SPSP water infrastructure. It is expected these mechanisms may take the form of a capacity/connection charge or incremental acquisition of water facilities funded through user rates.
- **School Facility Mitigation Agreement.** SPSP developers anticipate entering into an agreement with the Pleasant Grove Joint Union School District (PGJEUUSD) and the East Nicholas Joint Union High School District (ENJUUSD) to fund elementary, middle, and high school facilities needed to serve the Project.

- **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 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.
- **Land-Secured Financing for Infrastructure and Maintenance.** One or more CFDs or other land-secured debt financing mechanisms 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. One or more CFDs will be formed to fund annual maintenance and services costs as well. Each of these funding mechanisms is described in more detail in this chapter.
- **Private Developer Funding.** Certain construction costs within the boundaries of the SPSP are the direct responsibility of developers in the SPSP.

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 Lakeside development:

- **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.
- **Riego Road Interchange Step-In Fee.** SPSP property owners that did not participate in the advance funding of the Riego Road Interchange will be required to pay a "step-in" fee under the terms of a reimbursement agreement between the advance-funding property owners and the County.
- **Other Private Reimbursement Agreements.** 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.

## Funding by Development Phase

A variety of financing and funding mechanisms will be used to fund the Backbone Infrastructure and Public Facilities required to serve the SPSP. The actual funding sources and financing mechanisms used will depend on the type of facility, when the facility is needed, and the phasing of facility construction.

**Table 6-1** shows the proposed funding source for each Backbone Infrastructure and Public Facility at buildout of the SPSP. **Table 6-2** and **Table 6-3** offer the same summary for the Lakeside project and Remaining SPSP Phases, respectively.

### *SPSP Buildout*

Total costs of Backbone Infrastructure and Public Facilities (currently estimated and included in this Financing Plan) are estimated to approximate nearly \$685.6 million at buildout of the Specific Plan. Of that amount, the vast majority, or approximately \$627.4 million will be funded by the SPSP Plan Area Fee Program. Funding responsibility for those improvements is distributed between Lakeside and the Remaining SPSP Phases: \$115.7 million in costs will be the funding responsibility of the Lakeside Project, and \$511.7 million will be the responsibility of SPSP Remaining Phases. Funding responsibilities are established by the cost allocation model included as **Appendix D** and discussed in further detail in **Chapter 7**.

Approximately \$44.0 million in Public Facility requirements will be funded by the Sutter County Development Impact Fee (DIF), and \$239,000 in costs for temporary fire and police facilities will be a private developer funding responsibility. See **Table 6-1**.

### *Lakeside*

Lakeside project development will require the construction or funding of approximately \$165.4 million in Backbone Infrastructure and Public Facilities, as shown in **Table 6-2**. Again, the majority of these costs will be funded by the SPSP Plan Area Fee Program. Of the total Backbone Infrastructure and Public Facilities required to develop Lakeside, Lakeside's funding obligation totals approximately \$105.9 million. The remaining amount of approximately \$38.2 million is the funding obligation of Remaining SPSP Phases. Lakeside developers will advance this funding to accommodate Lakeside development, which will be reimbursed via SPSP Fee Program credits and/or reimbursements. Note that Lakeside development will have additional funding responsibilities towards Backbone Infrastructure and Public Facilities to be constructed during Remaining SPSP Phases development, as discussed further below. Depending upon the ultimate structure of the SPSP Plan Area Fee Program, and policies regarding credits and reimbursements, this \$38.2 million in advance-funded costs may partially offset Lakeside's obligation to fund Remaining SPSP Phases Backbone Infrastructure and Public Facilities.

Buildout
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**Table 6-1**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Preliminary Sources and Uses of Funds (Buildout)**

Improvement	Preliminary Estimated Costs	Potential Funding Sources											Total Funding
		Existing Fee Programs		Sutter Pointe Fee Program [1]			School District Mitigation Fee Revenue	Golden State Water [2]	Other (State Funding, Private, etc.)	Other Plan Areas	Private Developer Funding	Potential Offsite Reimbursement [3]	
		Sutter County Fee Program	Other	Lakeside	Remaining SPSP Phases	Buildout							
<b>Infrastructure Improvements</b>													
Riego Road/SR 99 Interchange	\$12,896,544	-	-	\$1,059,707	\$11,836,837	\$12,896,544	-	-	-	-	-	-	\$12,896,544
Roadway													
On-Site	\$218,540,618	-	-	\$17,957,441	\$200,583,177	\$218,540,618	-	-	-	-	-	-	\$218,540,618
Off-Site - Sutter Pointe Share	\$742,331	-	-	\$60,937	\$681,334	\$742,331	-	-	-	TBD	-	-	\$742,331
Subtotal Roadway	\$219,282,950	-	-	\$18,018,438	\$201,264,511	\$219,282,950	-	-	-	-	-	-	\$219,282,950
Sewer	\$21,157,386	-	-	\$21,157,386	-	\$21,157,386	-	-	-	-	-	X	\$21,157,386
Storm Drainage	\$25,914,524	-	-	\$25,914,524	-	\$25,914,524	-	-	-	-	-	X	\$25,914,524
Water	\$13,977,833	-	-	-	-	-	-	\$13,977,833	-	-	-	-	\$13,977,833
PG&E Substation & Mains	\$6,750,000	-	-	\$1,020,318	\$5,729,682	\$6,750,000	-	-	-	-	-	-	\$6,750,000
Subtotal Infrastructure Improvements	\$299,979,237	-	-	\$67,170,373	\$218,831,031	\$286,001,404	-	\$13,977,833	-	-	-	-	\$299,979,237
<b>Public Facility Improvements</b>													
Schools	TBD	-	-	TBD	TBD	TBD	-	-	-	-	-	-	-
Parks	\$229,346,154	-	-	\$32,837,551	\$196,508,603	\$229,346,154	-	-	-	-	-	-	\$229,346,154
Trails	\$6,601,973	-	-	\$323,744	\$6,278,229	\$6,601,973	-	-	-	-	-	-	\$6,601,973
Open Space	\$4,853,304	-	-	\$841,559	\$4,011,745	\$4,853,304	-	-	-	-	-	-	\$4,853,304
Library [5]	\$7,992,812	-	-	\$1,356,737	\$6,636,075	\$7,992,812	-	-	-	-	-	-	\$7,992,812
Transit	\$11,000,000	-	-	\$1,247,207	\$9,752,793	\$11,000,000	-	-	-	-	-	-	\$11,000,000
Sheriff Sub-Station [4] [5]	\$15,314,777	-	-	\$2,181,742	\$13,058,034	\$15,239,777	-	-	-	-	-	\$75,000	\$15,314,777
Fire Stations & Equipment [4] [5]	\$22,864,081	-	-	\$3,249,767	\$19,450,314	\$22,700,081	-	-	-	-	\$164,000	-	\$22,864,081
Government Center [5]	\$23,524,768	-	-	\$3,993,202	\$19,531,566	\$23,524,768	-	-	-	-	-	-	\$23,524,768
Corporation Yard	\$15,133,660	-	-	\$1,715,892	\$13,417,768	\$15,133,660	-	-	-	-	-	-	\$15,133,660
Other Countywide Public Facilities [6]	\$43,954,789	\$43,954,789	-	-	-	-	-	-	-	-	-	-	\$43,954,789
Subtotal Public Facility Improvements	\$380,586,316	\$43,954,789	-	\$47,747,401	\$288,645,127	\$336,392,528	-	-	-	-	\$239,000	-	\$380,586,316
Financing Plan Administration & Updates	\$5,000,000	-	-	\$755,791	\$4,244,209	\$5,000,000	-	-	-	-	-	-	\$5,000,000
<b>Total Improvements</b>	<b>\$685,565,553</b>	<b>\$43,954,789</b>	<b>-</b>	<b>\$115,673,565</b>	<b>\$511,720,367</b>	<b>\$627,393,932</b>	<b>-</b>	<b>\$13,977,833</b>	<b>-</b>	<b>-</b>	<b>\$239,000</b>	<b>-</b>	<b>\$685,565,553</b>

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

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[1] For improvements allocated to all SPSP land uses at buildout, see Table D-1 for Fair Share distribution between Lakeside and Remaining Phases.  
 [2] Assumes Golden State Water will implement financing mechanisms to fund Backbone Water Infrastructure. This mechanism may take the form of a connection/capacity charge, incremental acquisition of water facilities through user rates, or other to be determined alternatives.  
 [3] May be future offsite beneficiaries from facilities installed by Lakeside developers. If benefitting projects seek entitlements, County will pursue reimbursements for Lakeside costs incurred.  
 [4] Assumes costs of temporary facilities will be private developer funded.  
 [5] Overlap between facilities serving Sutter Pointe and facilities included in Sutter County DIF to be determined via future Sutter County DIF analysis. Sutter County DIF applied to Sutter Pointe to be adjusted to reflect any overlap.  
 [6] See Table E-1 for full breakdown. Included public facilities are: Animal Control; Criminal Justice; Health and Social Services, and YC Basin Levee. Excludes Sutter County DIF revenues generated by Fire, Sheriff, General Government and Library components. Assumes Sutter Pointe will receive a partial credit against those components of the fee based on Sutter Pointe facilities constructed. Exact amount of this credit remains TBD.



**Table 6-2**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Preliminary Sources and Uses of Funds (Lakeside)**

Improvement	Preliminary Est. Construction Costs [1]	Potential Funding Sources										Total Funding
		Existing Fee Programs		Sutter Pointe Fee Program [2]			School District Mitigation Fee Revenue	Golden State Water [3]	Other (State Funding, Private, etc.)	Private Developer Funding	Potential Offsite Reimbursement [4]	
		Sutter County Fee Program	Other	Lakeside	Remaining SPSP Phases	Buildout						
<b>Infrastructure Improvements</b>												
Riego Road/SR 99 Interchange	\$12,896,544	-	-	\$1,059,707	\$11,836,837	\$12,896,544	-	-	-	-	-	\$12,896,544
<b>Roadway</b>												
On-Site	\$35,723,557	-	-	\$17,957,441	\$17,766,116	\$35,723,557	-	-	-	-	-	\$35,723,557
Off-Site - Sutter Pointe Share	\$742,331	-	-	\$60,997	\$681,334	\$742,331	-	-	-	-	-	\$742,331
<b>Subtotal Roadway</b>	<b>\$36,465,888</b>	-	-	<b>\$18,018,438</b>	<b>\$18,447,450</b>	<b>\$36,465,888</b>	-	-	-	-	-	<b>\$36,465,888</b>
<b>Sewer</b>	<b>\$21,157,386</b>	-	-	<b>\$21,157,386</b>	-	<b>\$21,157,386</b>	-	-	-	-	X	<b>\$21,157,386</b>
<b>Storm Drainage</b>	<b>\$25,914,524</b>	-	-	<b>\$25,914,524</b>	-	<b>\$25,914,524</b>	-	-	-	-	X	<b>\$25,914,524</b>
<b>Water</b>	<b>\$13,977,833</b>	-	-	-	-	-	\$13,977,833	-	-	-	-	<b>\$13,977,833</b>
<b>PG&amp;E Substation &amp; Mains</b>	<b>\$6,750,000</b>	-	-	\$1,020,318	\$5,729,682	\$6,750,000	-	-	-	-	-	<b>\$6,750,000</b>
<b>Subtotal Infrastructure Improvements</b>	<b>\$117,162,175</b>	-	-	<b>\$67,170,373</b>	<b>\$36,013,969</b>	<b>\$103,184,343</b>	-	<b>\$13,977,833</b>	-	-	-	<b>\$117,162,175</b>
<b>Public Facility Improvements</b>												
Schools	TBD	-	-	-	-	-	TBD	-	-	-	-	-
Parks	\$32,837,551	-	-	\$32,837,551	-	\$32,837,551	-	-	-	-	-	\$32,837,551
Trails	\$323,744	-	-	\$323,744	-	\$323,744	-	-	-	-	-	\$323,744
Open Space	\$841,559	-	-	\$841,559	-	\$841,559	-	-	-	-	-	\$841,559
Library [5]	-	-	-	-	-	-	-	-	-	-	-	-
Transit	-	-	-	-	-	-	-	-	-	-	-	-
Sheriff Sub-Station [5] [6]	\$797,564	-	-	\$722,564	-	\$722,564	-	-	-	\$75,000	-	\$797,564
Fire Stations & Equipment [6]	\$5,642,290	-	-	\$3,249,767	\$2,228,523	\$5,478,290	-	-	-	\$164,000	-	\$5,642,290
Government Center [5]	-	-	-	-	-	-	-	-	-	-	-	-
Corporation Yard	-	-	-	-	-	-	-	-	-	-	-	-
Other Countywide Public Facilities [7]	\$6,997,877	\$6,997,877	-	-	-	-	-	-	-	-	-	\$6,997,877
<b>Subtotal Public Facility Improvements</b>	<b>\$47,440,585</b>	<b>\$6,997,877</b>	-	<b>\$37,975,185</b>	<b>\$2,228,523</b>	<b>\$40,203,708</b>	-	-	-	<b>\$239,000</b>	-	<b>\$47,440,585</b>
<b>Financing Plan Administration &amp; Updates</b>	<b>\$755,791</b>	-	-	<b>\$755,791</b>	-	<b>\$755,791</b>	-	-	-	-	-	<b>\$755,791</b>
<b>Total Improvements</b>	<b>\$165,358,551</b>	<b>\$6,997,877</b>	-	<b>\$105,901,350</b>	<b>\$38,242,492</b>	<b>\$144,143,842</b>	-	<b>\$13,977,833</b>	-	<b>\$239,000</b>	-	<b>\$165,358,551</b>

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

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- [1] Reflects Lakeside construction responsibility.
- [2] For improvements allocated to all SPSP land uses at buildout, see Table D-1 for a calculation of Lakeside and Remaining Phases fair shares. If Lakeside's construction responsibility is less than or equal to their fair share, all costs are shown as a Lakeside share. If costs are greater than Lakeside's fair share, costs are distributed between Lakeside and Remaining Phases.
- [3] Assumes Golden State Water will implement financing mechanisms to fund Backbone Water Infrastructure. This mechanism may take the form of a connection/capacity charge, incremental acquisition of water facilities through user rates, or other to be determined alternatives.
- [4] May be future offsite beneficiaries from facilities installed by Lakeside developers. If benefitting projects seek entitlements, County will pursue reimbursements for Lakeside costs incurred.
- [5] Overlap between facilities serving Sutter Pointe and facilities included in Sutter County DIF to be determined via future Sutter County DIF analysis. Sutter County DIF applied to Sutter Pointe to be adjusted to reflect any overlap.
- [6] Assumes costs of temporary facilities will be private developer funded.
- [7] See Table E-1 for full breakdown. Included public facilities are: Animal Control; Criminal Justice; Health and Social Services, and YC Basin Levee. Excludes Sutter County DIF revenues generated by Fire, Sheriff, General Government and Library components. Assumes Sutter Pointe will receive a partial credit against those components of the fee based on Sutter Pointe facilities constructed. Exact amount of this credit remains TBD.

**Table 6-3**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Preliminary Sources and Uses of Funds (Remaining Phases)**

Improvement	Preliminary Estimated Costs [1]	Potential Funding Sources											Total Funding
		Existing Fee Programs		Sutter Pointe Fee Program [2]			School District Mitigation Fee Revenue	Golden State Water [3]	Other (State Funding, Private, etc.)	Other Plan Areas	Private Developer Funding	Potential Offsite Reimbursement [4]	
		Sutter County Fee Program	Other	Lakeside	Remaining SPSP Phases	Buildout							
<b>Infrastructure Improvements</b>													
Riego Road/SR 99 Interchange	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Roadway</b>													
On-Site	\$182,817,061	-	-	-	\$182,817,061	\$182,817,061	-	-	-	-	-	-	\$182,817,061
Off-Site - Sutter Pointe Share	TBD	-	-	-	TBD	TBD	-	-	-	TBD	-	-	-
<b>Subtotal Roadway</b>	<b>\$182,817,061</b>	-	-	-	<b>\$182,817,061</b>	<b>\$182,817,061</b>	-	-	-	-	-	-	<b>\$182,817,061</b>
<b>Sewer</b>	<b>TBD</b>	-	-	-	<b>TBD</b>	-	-	-	-	-	-	X	-
<b>Storm Drainage</b>	<b>TBD</b>	-	-	-	<b>TBD</b>	-	-	-	-	-	-	X	-
<b>Water [4]</b>	<b>TBD</b>	-	-	-	<b>TBD</b>	-	TBD	-	-	-	-	-	-
<b>PG&amp;E Substation &amp; Mains</b>	<b>-</b>	-	-	-	<b>-</b>	-	-	-	-	-	-	-	-
<b>Subtotal Infrastructure Improvements</b>	<b>\$182,817,061</b>	-	-	-	<b>\$182,817,061</b>	<b>\$182,817,061</b>	-	-	-	-	-	-	<b>\$182,817,061</b>
<b>Public Facility Improvements</b>													
Schools	TBD	-	-	-	TBD	TBD	TBD	-	-	-	-	-	-
Parks	\$196,508,603	-	-	-	\$196,508,603	\$196,508,603	-	-	-	-	-	-	\$196,508,603
Trails	\$6,278,229	-	-	-	\$6,278,229	\$6,278,229	-	-	-	-	-	-	\$6,278,229
Open Space	\$4,011,745	-	-	-	\$4,011,745	\$4,011,745	-	-	-	-	-	-	\$4,011,745
Library [4] [5]	\$7,992,812	-	-	\$1,356,737	\$6,636,075	\$7,992,812	-	-	-	-	-	-	\$7,992,812
Transit	\$11,000,000	-	-	\$1,247,207	\$9,752,793	\$11,000,000	-	-	-	-	-	-	\$11,000,000
Sheriff Sub-Station [5] [6]	\$14,517,213	-	-	\$1,459,179	\$13,058,034	\$14,517,213	-	-	-	-	-	-	\$14,517,213
Fire Stations & Equipment [5] [6]	\$17,221,791	-	-	-	\$17,221,791	\$17,221,791	-	-	-	-	-	-	\$17,221,791
Government Center [5]	\$23,524,768	-	-	\$3,993,202	\$19,531,566	\$23,524,768	-	-	-	-	-	-	\$23,524,768
Corporation Yard	\$15,133,660	-	-	\$1,715,892	\$13,417,768	\$15,133,660	-	-	-	-	-	-	\$15,133,660
Other Countywide Public Facilities [7]	\$36,956,911	\$36,956,911	-	-	-	-	-	-	-	-	-	-	\$36,956,911
<b>Subtotal Public Facility Improvements</b>	<b>\$333,145,732</b>	<b>\$36,956,911</b>	-	<b>\$9,772,216</b>	<b>\$286,416,604</b>	<b>\$296,188,820</b>	-	-	-	-	-	-	<b>\$333,145,732</b>
<b>Financing Plan Administration &amp; Updates</b>	<b>\$4,244,209</b>	-	-	-	<b>\$4,244,209</b>	<b>\$4,244,209</b>	-	-	-	-	-	-	<b>\$4,244,209</b>
<b>Total Improvements</b>	<b>\$520,207,002</b>	<b>\$36,956,911</b>	-	<b>\$9,772,216</b>	<b>\$473,477,875</b>	<b>\$483,250,090</b>	-	-	-	-	-	-	<b>\$520,207,002</b>

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

\*sources\_uses\_rp\*

- [1] Reflects Remaining Phases construction responsibility.
- [2] For improvements allocated to all SPSP land uses at buildout, see Table D-1 for a calculation of Lakeside and Remaining Phases fair shares. If Remaining Phases' construction responsibility is less than or equal to their fair share, all costs are shown as a Remaining Phases share. If costs are greater than Remaining Phases' fair share, costs are distributed between Lakeside and Remaining Phases.
- [3] Assumes Golden State Water will implement financing mechanisms to fund Backbone Water Infrastructure. This mechanism may take the form of a connection/capacity charge, incremental acquisition of water facilities through user rates, or other to be determined alternatives.
- [4] See Table D-1 for distribution between Lakeside and Remaining Sutter Pointe Specific Plan Phases.
- [5] Overlap between facilities serving Sutter Pointe and facilities included in Sutter County DIF to be determined via future Sutter County DIF analysis. Sutter County DIF applied to Sutter Pointe to be adjusted to reflect any overlap.
- [6] Assumes costs of temporary facilities will be private developer funded.
- [7] See Table E-1 for full breakdown. Included public facilities are: Animal Control; Criminal Justice; Health and Social Services, and YC Basin Levee. Excludes Sutter County DIF revenues generated by Fire, Sheriff, General Government and Library components. Assumes Sutter Pointe will receive a partial credit against those components of the fee based on Sutter Pointe facilities constructed. Exact amount of this credit remains TBD.

The remaining Lakeside Public Facilities obligations will be funded by the Sutter County Development Impact Fee Program, which will fund Lakeside's obligation to Other Countywide Public Facilities and by private developer funding, which will be used to fund the temporary police and fire facilities.

### ***Remaining SPSP Phases***

Development of the Remaining SPSP Phases will require the construction and funding of nearly \$520.2 million in currently estimated Backbone Infrastructure and Public Facilities. Note that estimates for several categories of Backbone Infrastructure have not yet been completed and will be included as future phases of SPSP development proceed. Of this amount, Lakeside's funding obligation is \$9.8 million. As discussed above, a portion of this obligation may be offset by Improvements advance-funded to the benefit of the Remaining SPSP Phases.

Remaining SPSP Phases development will also pay approximately \$37.0 million in Sutter County Development Impact fees to fund their required contribution to Other Countywide Public Facilities. See **Table 6-3**.

## **Detailed Funding and Financing Sources**

The section above offered an overview of the SPSP financing strategy and funding sources by development phase. This section offers additional detail regarding available funding sources and how those sources are deployed to fund Backbone Infrastructure and Public Facilities as well as other SPSP obligations.

### **Existing Development Impact Fee Programs**

#### ***Other Agency Development Impact Fee Programs***

SPSP development will participate in several existing or proposed development impact fee programs administered by other agencies that will fund infrastructure and facilities needed to serve SPSP development. 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, but payment of these impact fees is reflected in the total infrastructure cost burden, as discussed in more detail in **Chapter 8**.

- Sacramento Regional County Sanitation District Fee. Sacramento Regional County Sanitation District (SRCSD) provides sewer collection, conveyance, and treatment of wastewater to the Sacramento County area. Fee revenue generated from the SRCSD fee contributes to sewer system infrastructure such as the collection system and treatment plant.
- Sacramento Area Flood Control Agency Fee. The Sacramento Area Flood Control Agency (SAFCA) fee funds improvements to provide additional flood protection to offset increased risk of damage during a flood as a result of a new development.
- RD 1000 Fee. Reclamation District 1000 provides flood protection and drainage services for the Natomas Basin. The RD 1000 fee supplements area specific drainage

improvement agreements to mitigate the impact of new development on the need for drainage and flood protection improvements.

### ***Sutter County Development Impact Fee***

Sutter County has an existing development impact fee program (Sutter County DIF) that funds new countywide public facilities needed to accommodate new development. The Sutter County DIF funds the following categories of public facilities applicable to SPSP development:

- General Government
- Library
- Sheriff
- Fire Protection
- Animal Control
- Criminal Justice
- Health and Social Services.

If no SP Fee Program were being proposed, the full amount of these fee components would apply to the SPSP. However, SPSP development will fund General Government, Library, Sheriff, and Fire Protection facilities through the SPSP fee program. To the extent that SPSP's obligations for these facilities are funded through the SPSP Plan Area Fee Program, SPSP development will receive a credit against the corresponding Sutter County DIF program component. It is currently anticipated that Lakeside developers will receive a 100 percent fee credit against the General Government, Library, Sheriff and Fire Protection facilities fee portions of the County DIF.

For other Countywide Public Facilities (Animal Control, Criminal Justice, Health and Social Services), SPSP will fund their obligation through payment of the Sutter County DIF. Upon completion of the currently in process Countywide Public Facility Master Plan update, the County will adopt an update to the Sutter County DIF, which will include establishing fees for SPSP development that takes a credit for overlapping facility construction into account.

### **School Funding**

The SPSP is within the boundaries of the Pleasant Grove Elementary Joint Union School District (PGEJUSD) and the East Nicholas Joint Union High School District (ENJUHS). A combination of developer funding and state funding is anticipated to fund facility improvements needed to accommodate SPSP students.

### **Developer Funding**

Lakeside developers and the Districts are negotiating agreements to ensure that school facilities needed to accommodate students generated by Lakeside development are constructed according to specific student generation milestones and facility phasing parameters. Because the total funding requirement for school facilities and improvements is not known at this time, this Financing Plan includes a placeholder

estimate for developer funding of school facilities based on agreements negotiated elsewhere in the Region for purposes of infrastructure cost burden feasibility testing.

### **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 5 years to receive funding. It is anticipated that the districts will be eligible for grant funding from the State School Facility Program (SFP). State Funding is provided for site acquisition as well as construction.

### **Golden State Water**

Golden State Water will be the water purveyor for the SPSP. This Financing Plan assumes that Golden State Water will adopt financing mechanisms to fund the acquisition of SPSP water infrastructure. It is expected these mechanisms may take the form of a capacity/connection charge or incremental acquisition of water facilities through user rates. Because water costs for the Remaining SPSP Phases are highly speculative at this time, this Financing Plan currently includes only those costs associated with Lakeside development – approximately \$14.0 million. These costs are assumed to be funded entirely by future Golden State Water financing mechanisms.

### **SPSP Plan Area Fee**

Backbone Infrastructure and Public Facilities not funded by existing or potential fee programs or other agency funding mechanisms will be funded by a new SPSP Plan Area Fee Program. The fee program will distribute the cost of Backbone Infrastructure and Public Facilities required to serve SPSP development amongst the SPSP land uses. As such, the SPSP Plan Area fee will provide a key source of reimbursement for SPSP developers that advance fund required Improvements. The SPSP fee program is anticipated to fund over \$627.4 million in Backbone Infrastructure and Public Facilities costs. Specific fee program parameters and provisions are set forth in the following chapter.

### **Private Developer Funding**

Private developer funding will be used to construct subdivision improvements as well as to fund interim facilities constructed on a temporary basis to fund initial stages of development. This Financing Plan estimates that approximately \$239,000 of private developer funding will be needed to fund temporary fire and police facilities needed to accommodate Lakeside development.

### **Riego Road Step-In Fee**

The Riego Road Interchange Reimbursement Agreement (IRA) was executed by the advance-funding developers and the County to establish the amounts and terms of reimbursement for Riego Road advance-funding costs. Those costs are summarized in

**Chapter 4.** The IRA stipulates that the Riego Road advanced funding costs will ultimately be reimbursed to the advance-funding parties via the SPSP Plan Area Fee Program. However, the agreement also contemplates implementation of an interim Step-In Reimbursement by which future SPSP developers will reimburse property owners that provided Interchange advance funding. The Step-In Reimbursement is intended to speed reimbursement for advance-funded Interchange costs. If property owners who have not advance-funded costs choose to develop within the SPSP, they will initially be required to pay a Step-In Reimbursement based on the following tiers of development:

- Tier 1: \$3,000 per gross acre developed for the first 1,000 acres entitled after those owned by the original members (as defined in the IRA).
- Tier 2: \$2,200 per gross acre developed for the second 1,000 acres developed after those owned by the original members.
- Tier 3: \$1,600 per gross acre for the remaining acreage in the SPSP to be developed.

The step-in fee will not apply to land identified as Open Space in the SPSP. The Step-In Reimbursement program will end upon either the full reimbursement of Members or the adoption and implementation of a SPSP transportation fee, which is anticipated to be a component of the overall SPSP Plan Area Fee.

### **Land Secured Financing**

Backbone infrastructure and public facility requirements to initiate new development in Lakeside and in Remaining SPSP Phases will require significant up-front capital investments. A common vehicle to help finance those costs is the use of land-secured financing districts, such as Mello-Roos Community Facilities Districts (CFDs) or Assessment Districts, either implemented on their own or as part of a statewide financing program referenced below. Each is briefly summarized below.

- Mello-Roos CFD. The Mello-Roos Community Facilities Act of 1982 enables public agencies to form CFDs and levy a special tax on property owners in the CFD. These special taxes may be used to pay debt service on CFD bonds or to finance public improvements directly on a pay-as-you-go (PAYGO) basis.
- Assessment Districts<sup>10</sup>. California statutes give local governments the authority to levy several special assessments for specific public improvements such as streets, storm drains, sewers, streetlights, curbs, gutters, and sidewalks. The agency creates a special assessment district that defines both the area to benefit from the improvements and the properties that will pay for the improvements.

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<sup>10</sup> There are a variety of assessment district acts available to finance Public Facilities. The most frequently used assessment district is the Improvement Bond Act of 1915. This act also provides a vehicle for issuing assessment bonds for assessments authorized under the 1911 and 1913 Benefit Assessment Acts.

Mello-Roos CFDs tend to be favored over Assessment Districts because Assessment Districts need to establish special benefit to those being assessed, which can be more challenging than the Mello-Roos requirement of establishing general benefit of facilities. This Financing Plan therefore recommends the use of a Mello-Roos CFD, subject to any specific requirements for the use of land secured financing mechanisms by the County, or Other Agencies.

New programs have emerged wherein a new CFD or Assessment District could be formed for all or a portion of the SPSP through a statewide financing authority such as the California Statewide Community Development Authority (CSCDA) or the California Municipal Financing Authority (CMFA). There are advantages and disadvantages of forming the land-secured financing districts through one or both of these financing authorities rather than directly through the County. At this stage, a decision regarding this option does not have to be chosen. Rather, the financing strategy in this document is intended to be flexible enough to permit multiple options.

### ***Mello-Roos CFD***

CFD bonds are secured by a lien on the underlying land and are nonrecourse to the sponsoring public agency or landowners. Land-secured debt will be necessary to fund infrastructure costs during the early years of development, as well as at other strategic times when revenues from plan area fees and other sources are not readily available. CFD special taxes, bond amounts, and pay-as-you-go (PAYGO) financing will be limited to prudent levels that are consistent with the County's goals and policies. This section briefly describes land-secured financing generally and includes the estimated total bonding capacity if one or more Mello-Roos CFDs are chosen as the primary land-secured financing mechanisms, assuming all of Lakeside land uses were included in the CFD(s).

If the CFD financing option is implemented, the actual special tax formula, properties included in the CFD, and the list of facilities financed with CFD proceeds will be determined at the time of CFD formation. At that time, there also will be a final determination regarding the level of maximum special taxes that can be absorbed by the various properties included in the CFD. For purposes of this report, the following annual tax rates have been assumed:

- Low-Density Residential—\$2,000 per unit
- Low-Density Residential (Active Adult)—\$1,700 per unit
- Medium-Density Residential—\$1,850 per unit
- Medium-Density Residential (Active Adult)—\$1,250 per unit
- High-Density Residential—\$400 per unit
- High-Density Residential (Active Adult)—\$200 per unit
- Nonresidential (Commercial)—\$8,000 per acre
- Nonresidential (Office)—\$8,000 per acre
- Nonresidential (Industrial)—\$4,000 per acre

These preliminary special tax rates were derived using current market information, input from the development team, along with calculations from the Fiscal Impact Analysis and

Urban Services Plan regarding estimated annual taxes for services. Overall, total annual taxes and assessments have been estimated using a maximum total annual special taxes and assessments for any given residential land use not-to-exceed approximately 1.8 percent<sup>11</sup> of that unit's finished real estate value (with the active-adult uses targeted at 1.6 percent).

**Tables 6-4** through **6-9** present the estimated preliminary Maximum Annual Special Tax revenue and bonding capacity that could be generated by Lakeside, Remaining SPSP Phases, and at SPSP Buildout based on the aforementioned assumptions. At buildout, the maximum annual special tax revenue is estimated at approximately \$39.1 million. Based on current financing assumptions, Lakeside developers are estimated to have capacity to bond for approximately \$89 million, yielding approximately \$70 million in proceeds for acquisition of land and construction of eligible improvements. It is important to note that these preliminary land-secured financing estimates do not include estimates of potential special tax revenues that may be collected and expended on a PAYGO basis. Depending on the structure of the tax formula(s) and bond issuances, PAYGO revenues could be a significant source of infrastructure financing capacity.

Initial bond issues will be constrained by various factors, including the appraised value of land in the CFD at the time bonds are sold. One or more bond sales would occur as Lakeside development progresses and sufficient special tax revenue and value (forms of security) can be demonstrated for the bonds. Also, it is important to note that these estimates of bonding capacity are preliminary, based on current financing assumptions, and subject to revision once a land-secured financing mechanism is implemented.

#### ***Extended-Term Infrastructure CFD(s)***

Historically, CFD special tax authorization periods (before the Great Recession) typically extended between 5 and 15 years beyond the anticipated final principal and interest payment for the first series of bonds (e.g., for a total of 35 to 45 years). The subsequent decline in land and home values, delayed or prolonged absorption of projects, along with other economic factors, made it more difficult for public and private entities to fund public improvements through land-secured bond financing, particularly before significant horizontal and vertical development has occurred.

An alternative to counter these funding constraints is to extend the tax authorization over a longer period of time and provide a greater opportunity to fund the construction of selected public facilities and amenities over this longer time period. Extending the end-year within which CFD special taxes can be levied (i.e., extended-term) provides the County and the property owners with greater discretion over and flexibility for use of CFD cash flows. Through the extended-term feature, the Extended-Term Infrastructure CFD could act as both a financing mechanism and a funding source with the details being identified during the CFD formation process.

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<sup>11</sup> Although the general guideline is 2 percent, this Project is targeting an amount of 1.8 percent to allow a 0.2-percent gap for additional special taxes and assessments as needed.



**Table 6-4**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Estimated Bond Sizing at Buildout (Lakeside)**

Item	Assumptions	Estimated Bond Sizing for Buildout
<b>Maximum Special Taxes Available for Debt Service</b>		
<b>Estimated Annual Maximum Special Taxes</b>		<b>\$6,602,734</b>
<i>Less Estimated Administration Costs</i>	4%	(\$264,000)
<i>Less Delinquency Coverage</i>	10%	(\$660,000)
<i>Adjustment for Rounding</i>		\$1,266
<b>Estimated Maximum Special Taxes Available for Gross Debt Service (Rounded)</b>		<b>\$5,680,000</b>
<b>Bond Size</b>		
<b>Total Bond Size</b>		<b>\$74,173,000</b>
<i>Adjustment for Rounding</i>		\$27,000
Total Bond Size (Rounded)		\$74,200,000
<i>Increase for Annual Escalation [1]</i>	20%	\$14,840,000
<b>Total Bond Size (Rounded)</b>		<b>\$89,040,000</b>
<b>Estimated Bond Proceeds</b>		
<b>Rounded Bond Size</b>		<b>\$89,040,000</b>
<i>Less Capitalized Interest</i>	18 months	(\$8,681,000)
<i>Less Bond Reserve Fund</i>	1 year debt service	(\$5,680,000)
<i>Less Issuance Cost</i>	5%	(\$4,452,000)
<b>Estimated Bond Proceeds</b>		<b>\$70,227,000</b>
<b>Assumptions [2]</b>		
Interest Rate	6.50%	
Term	30 years	
Annual Escalation	2.00%	

"est\_bond\_ls"

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 be 25 to 30 years or more. This analysis assumes 30 years.

**Table 6-5  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Estimated Bond Sizing at Buildout (Remaining Phases)**

Item	Assumptions	Estimated Bond Sizing for Buildout
<b>Maximum Special Taxes Available for Debt Service</b>		
<b>Estimated Annual Maximum Special Taxes</b>		<b>\$32,448,580</b>
<i>Less Estimated Administration Costs</i>	4%	(\$1,298,000)
<i>Less Delinquency Coverage</i>	10%	(\$3,245,000)
<i>Adjustment for Rounding</i>		\$4,420
<b>Estimated Maximum Special Taxes Available for Gross Debt Service (Rounded)</b>		<b>\$27,910,000</b>
<b>Bond Size</b>		
<b>Total Bond Size</b>		<b>\$364,468,000</b>
<i>Adjustment for Rounding</i>		\$32,000
Total Bond Size (Rounded)		\$364,500,000
<i>Increase for Annual Escalation [1]</i>	20%	\$72,900,000
<b>Total Bond Size (Rounded)</b>		<b>\$437,400,000</b>
<b>Estimated Bond Proceeds</b>		
<b>Rounded Bond Size</b>		<b>\$437,400,000</b>
<i>Less Capitalized Interest</i>	18 months	(\$42,647,000)
<i>Less Bond Reserve Fund</i>	1 year debt service	(\$27,910,000)
<i>Less Issuance Cost</i>	5%	(\$21,870,000)
<b>Estimated Bond Proceeds</b>		<b>\$344,973,000</b>
<b>Assumptions [2]</b>		
Interest Rate	6.50%	
Term	30 years	
Annual Escalation	2.00%	

"est\_bond\_rp"

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 be 25 to 30 years or more. This analysis assumes 30 years.

**Table 6-6**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Estimated Bond Sizing at Buildout (Full 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>\$39,051,314</b>
<i>Less Estimated Administration Costs</i>	4%	(\$1,562,000)
<i>Less Delinquency Coverage</i>	10%	(\$3,905,000)
<i>Adjustment for Rounding</i>		(\$4,314)
<b>Estimated Maximum Special Taxes Available for Gross Debt Service (Rounded)</b>		<b>\$33,580,000</b>
<b>Bond Size</b>		
<b>Total Bond Size</b>		<b>\$438,510,000</b>
<i>Adjustment for Rounding</i>		(\$10,000)
Total Bond Size (Rounded)		\$438,500,000
<i>Increase for Annual Escalation [1]</i>	20%	\$87,700,000
<b>Total Bond Size (Rounded)</b>		<b>\$526,200,000</b>
<b>Estimated Bond Proceeds</b>		
<b>Rounded Bond Size</b>		<b>\$526,200,000</b>
<i>Less Capitalized Interest</i>	18 months	(\$51,305,000)
<i>Less Bond Reserve Fund</i>	1 year debt service	(\$33,580,000)
<i>Less Issuance Cost</i>	5%	(\$26,310,000)
<b>Estimated Bond Proceeds</b>		<b>\$415,005,000</b>
<b>Assumptions [2]</b>		
Interest Rate	6.50%	
Term	30 years	
Annual Escalation	2.00%	

"est\_bond\_bo"

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 be 25 to 30 years or more. This analysis assumes 30 years.

**Table 6-7**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Estimated Bond Proceeds per Unit and Nonresidential Acre, Lakeside**

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>	$C = A \times B$	$D = C / \text{max tax}$	$E = D \times \text{total bond}$	$F = E / A$	$G = D \times \text{bond proceeds}$	$H = G / A$
<b>Residential</b>	<u>Units</u>					<u>Per Unit</u>		<u>Per Unit</u>
Low-Density	935	\$2,000	\$1,870,000	28.3%	\$25,217,554	\$26,971	\$19,889,411	\$21,000
Low-Density (Age-Restricted)	170	\$1,700	\$289,000	4.4%	\$3,897,258	\$22,925	\$3,073,818	\$18,000
Medium-Density	1,453	\$1,850	\$2,688,050	40.7%	\$36,249,222	\$24,948	\$28,590,231	\$20,000
Medium-Density (Age-Restricted)	830	\$1,250	\$1,037,500	15.7%	\$13,991,023	\$16,857	\$11,034,900	\$13,000
High-Density	399	\$400	\$159,784	2.4%	\$2,154,739	\$5,394	\$1,699,470	\$4,000
High-Density (Age-Restricted)	0	\$200	\$0	0.0%	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>3,787</b>		<b>\$6,044,334</b>	<b>91.5%</b>	<b>\$81,509,796</b>		<b>\$64,287,830</b>	
<b>Nonresidential</b>	<u>Acres</u>					<u>Per Acre</u>		<u>Per Acre</u>
Commercial	25.0	\$8,000	\$200,000	3.0%	\$2,697,065	\$107,883	\$2,127,210	\$85,000
Office	44.8	\$8,000	\$358,400	5.4%	\$4,833,140	\$107,883	\$3,811,960	\$85,000
Industrial	0.0	\$4,000	\$0	0.0%	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>69.8</b>		<b>\$558,400</b>	<b>8.5%</b>	<b>\$7,530,204</b>		<b>\$5,939,170</b>	
<b>Total</b>			<b>\$6,602,734</b>	<b>100.0%</b>	<b>\$89,040,000</b>		<b>\$70,227,000</b>	

"bond\_unit\_ls"

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.

**Table 6-8**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Estimated Bond Proceeds per Unit and Nonresidential Acre, Remaining Phases**

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	292	\$2,000	\$584,200	1.8%	\$7,874,893	\$26,960	\$6,210,849	\$21,000
Low-Density (Age-Restricted)	64	\$1,700	\$108,630	0.3%	\$1,464,309	\$22,916	\$1,154,886	\$18,000
Medium-Density	7,995	\$1,850	\$14,790,565	45.6%	\$199,373,692	\$24,938	\$157,244,034	\$20,000
Medium-Density (Age-Restricted)	1,736	\$1,250	\$2,170,125	6.7%	\$29,252,827	\$16,850	\$23,071,411	\$13,000
High-Density	3,426	\$400	\$1,370,216	4.2%	\$18,470,222	\$5,392	\$14,567,279	\$4,000
High-Density (Age-Restricted)	200	\$200	\$40,000	0.1%	\$539,192	\$2,696	\$425,255	\$2,000
<b>Subtotal</b>	<b>13,713</b>		<b>\$19,063,736</b>	<b>58.8%</b>	<b>\$256,975,134</b>		<b>\$202,673,715</b>	
<b>Nonresidential</b>	<u>Acres</u>					<u>Per Acre</u>		<u>Per Acre</u>
Commercial	386.9	\$8,000	\$3,095,029	9.5%	\$41,720,340	\$107,838	\$32,904,414	\$85,000
Office	115.9	\$8,000	\$927,458	2.9%	\$12,501,940	\$107,838	\$9,860,155	\$85,000
Industrial	2,340.6	\$4,000	\$9,362,356	28.9%	\$126,202,586	\$53,919	\$99,534,715	\$43,000
<b>Subtotal</b>	<b>2,843.4</b>		<b>\$13,384,844</b>	<b>41.2%</b>	<b>\$180,424,866</b>		<b>\$142,299,285</b>	
<b>Total</b>			<b>\$32,448,580</b>	<b>100.0%</b>	<b>\$437,400,000</b>		<b>\$344,973,000</b>	

"bond\_unit\_rp"

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.

**Table 6-9**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Estimated Bond Proceeds per Unit and Nonresidential Acre, Buildout**

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	1,227	\$2,000	\$2,454,200	6.3%	\$33,069,311	\$26,949	\$26,081,204	\$21,000
Low-Density (Age-Restricted)	234	\$1,700	\$397,630	1.0%	\$5,357,897	\$22,907	\$4,225,682	\$18,000
Medium-Density	9,448	\$1,850	\$17,478,615	44.8%	\$235,516,974	\$24,928	\$185,748,236	\$20,000
Medium-Density (Age-Restricted)	2,566	\$1,250	\$3,207,625	8.2%	\$43,221,396	\$16,843	\$34,087,980	\$13,000
High-Density	3,825	\$400	\$1,530,000	3.9%	\$20,616,105	\$5,390	\$16,259,572	\$4,000
High-Density (Age-Restricted)	200	\$200	\$40,000	0.1%	\$538,983	\$2,695	\$425,087	\$2,000
<b>Subtotal</b>	<b>17,500</b>		<b>\$25,108,070</b>	<b>64.3%</b>	<b>\$338,320,666</b>		<b>\$266,827,761</b>	
<b>Nonresidential</b>	<u>Acres</u>					<u>Per Acre</u>		<u>Per Acre</u>
Commercial	411.9	\$8,000	\$3,295,029	8.4%	\$44,399,130	\$107,797	\$35,016,840	\$85,000
Office	160.7	\$8,000	\$1,285,858	3.3%	\$17,326,397	\$107,797	\$13,665,035	\$85,000
Industrial	2,340.6	\$4,000	\$9,362,356	24.0%	\$126,153,807	\$53,898	\$99,495,364	\$43,000
<b>Subtotal</b>	<b>2,913.2</b>		<b>\$13,943,244</b>	<b>35.7%</b>	<b>\$187,879,334</b>		<b>\$148,177,239</b>	
<b>Total</b>			<b>\$39,051,314</b>	<b>100.0%</b>	<b>\$526,200,000</b>		<b>\$415,005,000</b>	

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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.

In other jurisdictions that have authorized the use of Extended-Term Infrastructure CFDs, the CFD funding has either served to directly fund certain facility costs or it was used to pay certain development impact fees. Depending on how established and for what facilities or costs the Extended-Term Infrastructure CFD is intended to fund, the County may retain discretion for its future Board of Supervisors as to whether to continue to levy the special tax for the extended period.

#### ***Long-Term Repair and Replacement Funding***

An Infrastructure CFD may also include features to help fund the long-term repair and replacement of Backbone Infrastructure and Public Facilities. In other similar examples, the project infrastructure CFD included a feature in the special tax formula wherein the infrastructure tax expired after a certain period of time (trigger event or date) and transitioned into a maintenance services tax. That maintenance services tax was then authorized to fund annual operations and maintenance costs as well as the long-term repair and replacement costs for Backbone infrastructure and Public Facilities that may have been constructed 30 to 40 years prior to the aforementioned special tax triggering event.

#### ***Integration with Maintenance Services CFD(s)***

Because Lakeside will also be implementing a CFD special tax to fund maintenance services (e.g., park, trail, median, corridor, drainage maintenance, etc.), another option may be to include both maintenance services and infrastructure into a single CFD. The integration could have advantages from an administration standpoint and may also help in early special tax revenue pledges for infrastructure. Disadvantages may include inadequate special tax revenue for maintenance if such revenues were needed to cover debt service on outstanding bonds rather than being available to fund ongoing maintenance efforts.

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## 7. Proposed SPSP Plan Area Fee Program

This Finance Plan proposes adoption of a new plan area fee program (SPSP Plan Area Fee Program) to fund Project Backbone Infrastructure and Public Facilities not funded by other agencies or existing fee programs. The SPSP Plan Area Fee Program would be designed to fund construction of Backbone Infrastructure and Public Facilities improvements necessary to accommodate new residential and commercial uses generated by Project development after taking into consideration other funding sources.

### SPSP Plan Area Fee Program Overview

The SP Fee Program would 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. Currently, the SPSP Plan Area Fee Program is projected to fund a total of \$626.9 million of Backbone Infrastructure and Public Facility improvements. The plan area fee program is anticipated to include several components and subcomponents, which could include some or all of the following categories:

- **Transportation Fee**
  - Riego Road Interchange Set Aside
  - General Transportation Fee
    - » Onsite Roadways
    - » Offsite Roadways
- **Other Backbone Infrastructure**
  - Sewer
  - Storm Drainage
  - PG&E Substation
- **Public Facilities**
  - 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)**

The precise infrastructure and public facilities to be included in the fee program and how they are categorized may vary from what is assumed in this Financing Plan. The SPSP Plan Area Fee program may include all of the elements listed above, or it may be limited to certain facilities with clear planwide benefit and disproportionate advance funding/construction requirements. Specific provisions associated with the transportation fee component are established by the Riego Road IRA, and are summarized below as they relate to implementation of the SPSP Fee program.

### **Sutter Pointe Transportation Fee**

The Riego Road Interchange Reimbursement Agreement (IRA) calls for the establishment of the Sutter Pointe Transportation Fee as the ultimate source of funding for the cost of interchange improvements as well as other backbone transportation facilities required to accommodate Sutter Pointe development.

As a component of SPSP Plan Area Fee, the Transportation Fee component would include two primary subcomponents; a general fee funding on and offsite backbone roadway facilities and an interchange cost set-aside subcomponent. The interchange cost set-aside is to provide a separate fee component to reimburse advance-funded Interchange costs as new development comes online and in concert with the reimbursement priorities established by the IRA.

## **Preliminary Cost Allocation**

**Appendix D** establishes a preliminary cost allocation model for Backbone Infrastructure and Public Facilities costs eligible to be included in a future SPSP Plan Area Fee Program. In accordance with statutory requirements for the implementation of development impact fee programs, costs are allocated to benefitting SPSP land uses on the basis of demand generated for, or benefit derived from, specific categories of Backbone Infrastructure and Public Facilities.

Certain Facilities offer planwide benefit, meaning that their construction confers benefits upon, or serves development of both the Lakeside project and the Remaining SPSP phases. Examples of such Facilities include the Riego Road Interchange, Onsite Roadways, Government Center, or Library. These Facilities are anticipated to be constructed or funded by one phase, or increment, of development, but have broader benefit. In these cases, the cost of the required Facilities is estimated for Buildout of the SPSP, and apportioned to all land uses anticipated at Buildout of the SPSP. This Buildout cost allocation methodology establishes a mechanism by which development that benefits from certain Facilities, but doesn't have a direct construction or advance funding responsibility, contributes to the funding of those facilities.

Other Facilities offer more localized benefit, specifically serving a particular phase or increment of development. Because the Lakeside project is further along in the planning and entitlement process, more specific improvement plans and facility requirements have been established for that project, often with the intent that Lakeside be a self-sufficient development phase. In these cases, Facilities required to serve Lakeside development and Facilities anticipated to be needed for the Remaining SPSP Phases are allocated to land uses within that phase only.

**Figure 7-1** offers a summary of the basis on which each category of Backbone Infrastructure and Public Facilities are allocated. Facilities with planwide benefit are allocated using a Buildout cost allocation methodology, while Facilities conferring localized benefit are allocated only to the land uses in that phase.

**Table 7-1** and **Table 7-2** summarize the costs allocated to individual land uses (per residential unit or nonresidential square foot) using the above summarized approach to Lakeside and the Remaining SPSP Phases, respectively. This preliminary cost allocation provides an estimate of a potential SPSP Plan Area fees by residential unit and nonresidential square foot, including a 3 percent formation and administration component.

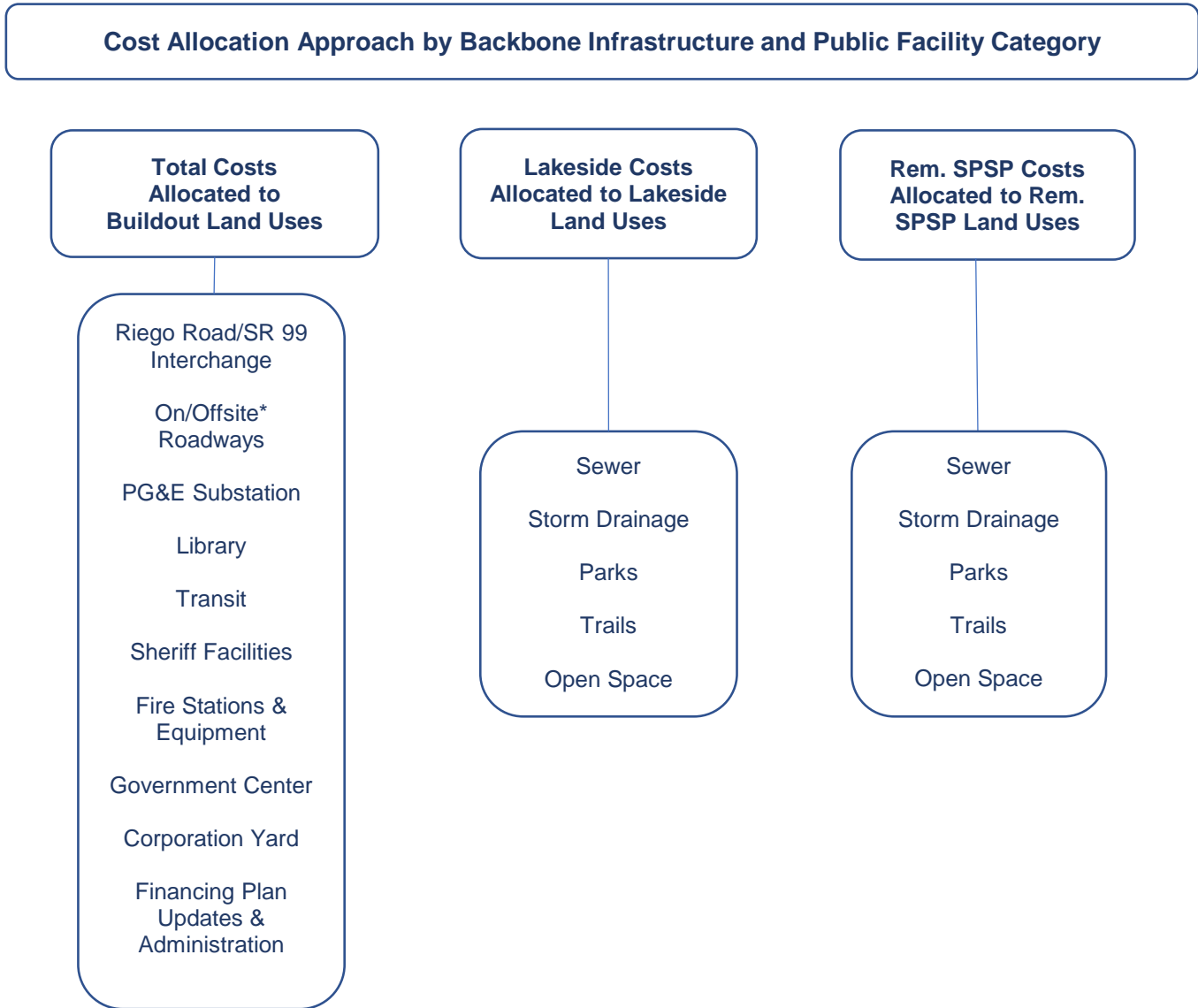
## Fee Credits and Reimbursements

Fee credits or reimbursements for facilities included in 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. Note that fee credits would not be applicable to the Interchange Set Aside portion of the fee (except to the degree that an SPSP developer has funded Interchange costs pursuant to the IRA). Pursuant to the terms of the Project DA, other limitations on the use of fee credits may be established to ensure timely reimbursement of advance-funded facilities – for example, the fee program may set limits on the amount of fee credits that future SPSP phases can take with consideration to roadway facilities advanced by Lakeside.

Furthermore, the County will establish specific fee credit and reimbursement policies—namely whether fee credits will be applicable across fee program components and subcomponents. For example, per the terms of the Project DA, the advance funding of fire facilities by Lakeside developers will be eligible for credits against the entire public facility fee obligation for Lakeside. These and similar policies will be memorialized and established as part of the fee program nexus study.

If the cost of the facility exceeds the potential credits for a developer, the County may enter into a reimbursement agreement with the developer. Developers constructing fee funded facilities would be eligible for reimbursement for the cost of that facility (beyond any fee credits taken) as other development comes online and pays the SPSP fee. Set aside fee program payments will be used to reimburse those developers that advance-funded facilities included in the set-aside.

**Figure 7-1**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Summary of Cost Allocation Approach**



*"alloc\_method"*

\* Other than known mitigation triggers for Lakeside, Offsite Roadways Costs remain TBD at this time.

Lakeside

**Table 7-1  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Summary and Breakdown of Sutter Pointe Fee Program (Lakeside)**

Item	Cost Allocation Method	Cost Allocation Table	Residential						Nonresidential		
			LDR	LDR (AR)	MDR	MDR (AR)	HDR	HDR (AR)	Commercial	Office	Industrial
<b>Backbone Infrastructure Improvements</b>											
Riego Road Interchange	Distribution of Trips	Table D-2	\$264	\$79	\$264	\$79	\$151	\$69	\$0.34	\$0.29	\$0.16
On-Site Roadway	Distribution of Trips	Table D-3	\$4,477	\$1,343	\$4,477	\$1,343	\$2,552	\$1,164	\$5.77	\$4.88	\$2.69
Off-Site Roadway	Distribution of Trips	Table D-4	\$15	\$5	\$15	\$5	\$9	\$4	\$0.02	\$0.02	\$0.01
Sewer	Distribution of ESDs	Table D-13	\$4,872	\$4,631	\$5,782	\$5,923	\$2,376	\$2,335	\$2.04	\$1.45	\$1.25
Storm Drainage	Distribution of Impervious Surface	Table D-14	\$6,576	\$6,251	\$5,854	\$5,996	\$2,606	\$2,561	\$5.50	\$3.93	\$3.38
PG&E Substation	Distribution of Developable Acres	Table D-5	\$424	\$438	\$197	\$197	\$57	\$56	\$0.09	\$0.08	\$0.07
<b>Total Backbone Infrastructure Improvements</b>			<b>\$16,628</b>	<b>\$12,747</b>	<b>\$16,589</b>	<b>\$13,543</b>	<b>\$7,750</b>	<b>\$6,189</b>	<b>\$13.75</b>	<b>\$10.65</b>	<b>\$7.56</b>
<b>Public Facility Improvements</b>											
Parks	Distribution of Persons	Table D-17	\$10,327	\$6,344	\$9,763	\$5,639	\$8,106	\$3,665	\$0.00	\$0.00	\$0.00
Trails	Distribution of Persons	Table D-16	\$102	\$63	\$96	\$56	\$80	\$36	\$0.00	\$0.00	\$0.00
Open Space	Distribution of Persons	Table D-15	\$265	\$163	\$250	\$145	\$208	\$94	\$0.00	\$0.00	\$0.00
Library	Distribution of Persons	Table D-11	\$399	\$245	\$377	\$218	\$313	\$142	\$0.08	\$0.10	\$0.03
Transit	Distribution of Persons	Table D-9	\$308	\$189	\$291	\$168	\$242	\$109	\$0.23	\$0.30	\$0.11
Sheriff Sub-Station	Distribution of Persons	Table D-7	\$603	\$371	\$570	\$329	\$474	\$214	\$0.23	\$0.29	\$0.10
Fire Stations & Equipment	Distribution of Persons	Table D-6	\$899	\$552	\$850	\$491	\$705	\$319	\$0.34	\$0.44	\$0.15
Government Center	Distribution of Persons	Table D-8	\$1,175	\$722	\$1,111	\$642	\$922	\$417	\$0.22	\$0.29	\$0.10
Corporation Yard	Distribution of Persons	Table D-10	\$423	\$260	\$400	\$231	\$332	\$150	\$0.32	\$0.41	\$0.14
<b>Subtotal Public Facility Improvements</b>			<b>\$14,501</b>	<b>\$8,908</b>	<b>\$13,709</b>	<b>\$7,918</b>	<b>\$11,383</b>	<b>\$5,147</b>	<b>\$1.42</b>	<b>\$1.83</b>	<b>\$0.64</b>
<b>Financing Plan Administration &amp; Updates</b>	Distribution of Developable Acres	Table D-12	<b>\$314</b>	<b>\$324</b>	<b>\$146</b>	<b>\$146</b>	<b>\$42</b>	<b>\$41</b>	<b>\$0.06</b>	<b>\$0.06</b>	<b>\$0.05</b>
<b>Total</b>			<b>\$31,442</b>	<b>\$21,980</b>	<b>\$30,444</b>	<b>\$21,607</b>	<b>\$19,175</b>	<b>\$11,377</b>	<b>\$15.24</b>	<b>\$12.53</b>	<b>\$8.25</b>

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Remaining Phases
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Table 7-2  
 Sutter Pointe Specific Plan  
 Public Facilities Financing Plan  
 Summary and Breakdown of Sutter Pointe Fee Program (Remaining Phases)

Item	Cost Allocation Method	Cost Allocation Table	Residential						Nonresidential		
			LDR	LDR (AR)	MDR	MDR (AR)	HDR	HDR (AR)	Commercial	Office	Industrial
<b>Backbone Infrastructure Improvements</b>											
Riego Road Interchange	Distribution of Trips	Table D-2	\$264	\$79	\$264	\$79	\$151	\$69	\$0.34	\$0.29	\$0.16
On-Site Roadway	Distribution of Trips	Table D-3	\$4,477	\$1,343	\$4,477	\$1,343	\$2,552	\$1,164	\$5.77	\$4.88	\$2.69
Off-Site Roadway			\$15	\$5	\$15	\$5	\$9	\$4	\$0.02	\$0.02	\$0.01
Sewer	Distribution of ESDs		TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Storm Drainage	Distribution of Impervious Surface		TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
PG&E Substation	Distribution of Developable Acres	Table D-5	\$424	\$438	\$197	\$197	\$57	\$56	\$0.09	\$0.08	\$0.07
<b>Total Backbone Infrastructure Improvements</b>			<b>\$5,179</b>	<b>\$1,864</b>	<b>\$4,953</b>	<b>\$1,624</b>	<b>\$2,768</b>	<b>\$1,292</b>	<b>\$6.22</b>	<b>\$5.26</b>	<b>\$2.92</b>
<b>Public Facility Improvements</b>											
Parks	Distribution of Persons	Table D-20	\$16,944	\$10,409	\$16,019	\$9,253	\$13,301	\$6,014	\$0.00	\$0.00	\$0.00
Trails	Distribution of Persons	Table D-19	\$541	\$333	\$512	\$296	\$425	\$192	\$0.00	\$0.00	\$0.00
Open Space	Distribution of Persons	Table D-18	\$346	\$213	\$327	\$189	\$272	\$123	\$0.00	\$0.00	\$0.00
Library	Distribution of Persons	Table D-11	\$399	\$245	\$377	\$218	\$313	\$142	\$0.08	\$0.10	\$0.03
Transit	Distribution of Persons	Table D-9	\$308	\$189	\$291	\$168	\$242	\$109	\$0.23	\$0.30	\$0.11
Sheriff Sub-Station	Distribution of Persons	Table D-7	\$603	\$371	\$570	\$329	\$474	\$214	\$0.23	\$0.29	\$0.10
Fire Stations & Equipment	Distribution of Persons	Table D-6	\$899	\$552	\$850	\$491	\$705	\$319	\$0.34	\$0.44	\$0.15
Government Center	Distribution of Persons	Table D-8	\$1,175	\$722	\$1,111	\$642	\$922	\$417	\$0.22	\$0.29	\$0.10
Corporation Yard	Distribution of Persons	Table D-10	\$423	\$260	\$400	\$231	\$332	\$150	\$0.32	\$0.41	\$0.14
<b>Subtotal Public Facility Improvements</b>			<b>\$21,639</b>	<b>\$13,293</b>	<b>\$20,457</b>	<b>\$11,816</b>	<b>\$16,986</b>	<b>\$7,681</b>	<b>\$1.42</b>	<b>\$1.83</b>	<b>\$0.64</b>
<b>Financing Plan Administration &amp; Updates</b>	Distribution of Developable Acres	Table D-12	<b>\$314</b>	<b>\$324</b>	<b>\$146</b>	<b>\$146</b>	<b>\$42</b>	<b>\$41</b>	<b>\$0.06</b>	<b>\$0.06</b>	<b>\$0.05</b>
<b>Total</b>			<b>\$27,132</b>	<b>\$15,482</b>	<b>\$25,556</b>	<b>\$13,586</b>	<b>\$19,795</b>	<b>\$9,014</b>	<b>\$7.71</b>	<b>\$7.15</b>	<b>\$3.61</b>

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Fee credits or reimbursements owed to a developer will not be affected or reduced if the developer uses CFD proceeds to finance the construction of the improvements for which fee credits or reimbursements are due.

Fee programs and credits will be updated periodically to reflect current costs, and credit and reimbursement balances may escalate over time in accordance with fee program escalation provisions to be established as part of fee program implementation.

## **Fee Program Implementation and Administration**

Implementation of the SPSP Plan Area Fee Program will require County adoption of a nexus study establishing the relationship between the Facilities included in the SPSP Fee Program and the SPSP development required to pay the fee. The Nexus Study is required to make specific findings specified in California State Statute regarding how the need for the Facilities is related to development paying the fee and how costs allocated to specific land uses are proportionate to benefit received from the Facilities.

In addition to completing technical analysis and establishing the nexus findings required by statute, the Nexus Study will establish key fee program administration policies, including the following policies and procedures:

- Included fee program elements
- Timing of fee collection
- Fee program credit and reimbursement policies
- Fee update and annual escalation methodology
- Fee exemptions, deferrals, or other incentives

These and other fee program policies will be established as part of the Nexus Study completion and adoption process.

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## 8. Feasibility of the Financing Plan

This chapter provides a summary of financial feasibility of the Project. The feasibility analyses presented in this chapter evaluate the feasibility of the Project in light of current and proposed fees, estimated infrastructure cost burdens, and taxes and assessments. The actual costs, unit mix, Mello-Roos bond proceeds, fees, and other factors may vary according to the market conditions at the time of development. Final unit sales prices and major Backbone Infrastructure and Public Facilities costs will have an impact on actual development feasibility.

### Summary of Feasibility Analyses

This Financing Plan includes the following two methods for evaluating the financial feasibility of the proposed Project:

- Total Burden of Major Infrastructure.
- Total Taxes and Assessments as a Percentage of Sales Price.

To be considered financially feasible, the Project should meet both of the feasibility tests.

It is important to note that these feasibility metrics, described in further detail below, should be considered initial diagnostics, offering a general indicator of whether or not a project is likely to meet financial feasibility criteria, or whether measures should be taken to improve viability either through a reduction in cost burdens, identification of other funding sources, or other approaches.

The purpose of the Total Burden of Major Infrastructure feasibility test is to assess the financial feasibility of the Project, given all current and proposed fees, and the additional burden of Project-specific infrastructure costs. If a Project-specific fee (plan area fee) is chosen as the means to fund infrastructure costs not covered by existing or proposed financing programs, this feasibility test assesses the additional fee burden on residential dwelling units.

It is common for developers of major development projects to advance-fund and carry infrastructure costs for some length of time. The impact of the land developer's cost burden depends on several factors, including the time frame for the reimbursements and the extent to which full reimbursement is received, either through public funding programs or through adjustments in land sales prices.

The purpose of the Total Taxes and Assessments as a Percentage of Sales Price feasibility test is to ensure current and proposed taxes and assessments do not exceed 1.8 percent of the value of the property.<sup>12</sup> If a Mello-Roos CFD (special tax) or assessment is chosen as the means to fund infrastructure costs not covered by existing or proposed financing programs, this feasibility test assesses the additional special tax/assessment burden on residential dwelling units. The estimated preliminary maximum special tax amount that could be implemented as part of a Mello-Roos CFD or assessment district is included in this feasibility test (refer to **Chapter 6** for estimated preliminary maximum special tax amounts).

### **Total Burden of Major Infrastructure**

The infrastructure cost burden feasibility indicator measures the total costs of Backbone Infrastructure and Public Facility improvements as a percentage of the final sales price or finished value of a residential unit. The total infrastructure cost burden consists of all Backbone Infrastructure and Public Facilities costs allocated to the development plus applicable fees, including building permit processing fees, County and regional fees, and school district fees.

The Infrastructure Cost Burden Feasibility Test provides a performance indicator of project feasibility. In general, for each residential land use, if the total cost burden per dwelling unit 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.

These feasibility benchmarks are 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. There are means by which a development project can mitigate a high cost burden, including considerations related to advance-funding requirements, fee credit and reimbursement policies, and land-secured financing policies.

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<sup>12</sup> Although the general rule of thumb is 2 percent, EPS has used a target amount of 1.8 percent, to allow a 0.2-percent gap for additional special taxes and assessments as needed.

**Tables 8-1** and **8-2** show the total infrastructure cost burden by land use for development in the Lakeside Project. The cost burden is shown per dwelling unit for residential units.

The cost burden per dwelling unit ranges from 8 percent to 13 percent of the home sales price for all residential land uses. All of these percentages indicate probable financial feasibility. Again, however, it is important to note that the cost burden percent is just one measure of feasibility. Ultimately, a variety of Project circumstances will determine feasibility, including factors such as real estate market considerations, advance-funding requirements, and land secured financing policies.

## Two-Percent Test

The second test of feasibility is a test of total taxes and assessments as a percentage of home sales price (2-percent test). The State's Proposition 13 limited general property tax to 1 percent of the value of the property. Based on the 2-percent general rule of thumb, other bonded debt, special assessments, and other special taxes should not exceed an additional 1 percent, or 2 percent of the total value of the property. Although the general guideline is 2 percent, this Project is targeting an amount of 1.8 percent to allow a 0.2-percent gap for additional special taxes and assessments as needed.

**Tables 8-3** and **8-4** present the total estimated taxes and assessments as a percentage of home sales price for each proposed residential prototype. The total annual amount includes the following taxes and assessments:

- Property taxes.
- Other general ad valorem taxes (e.g., school/other GO bonds).
- Existing special taxes and assessments.
- Proposed or potential special taxes and assessments, including maximum annual special tax rates for services as estimated and detailed in the Sutter Pointe Urban Services Plan prepared by EPS under separate cover (September 2020).
- A preliminary estimate of Project Infrastructure CFD special taxes, based on tax rates in comparable projects in the City.

Under the 2-percent test, a total of taxes and assessments that is less than 2 percent of the home sales price indicates financial feasibility. **Table 8-3** shows the 2-percent test for Lakeside, and **Table 8-4** shows the same analysis for the Remaining SPSP Phases. As shown, the taxes and assessments for Sutter Pointe homes amount to between 1.2 percent and 1.85 percent of projected home sales prices. These burdens would be considered feasible under the guidelines established by the Two-Percent Test.

**Table 8-1**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Backbone Infrastructure Cost as a % of Sales Price - Residential Market-Rate Units (15-20% Test)**

Lakeside
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Item [1]	LDR	LDR (AR)	MDR	MDR (AR)	HDR	HDR (AR)
<b>Assumptions</b>						
Unit Square Feet	2,800	2,100	2,000	1,600	1,000	800
Number of Units	935	170	1,453	830	399	-
<b>Finished Unit Selling Price</b>	<b>\$580,000</b>	<b>\$525,000</b>	<b>\$455,000</b>	<b>\$440,000</b>	<b>\$300,000</b>	<b>\$275,000</b>
<b>County/Other Agency Fees</b>						
Processing Fees [1]	\$5,208	\$4,220	\$4,078	\$3,513	\$2,336	\$2,078
Sutter County Development Impact Fee [1]	\$2,862	\$2,850	\$2,511	\$2,516	\$1,959	\$1,961
Regional San Sewer	\$6,479	\$3,887	\$4,859	\$3,887	\$4,859	\$3,887
SAFCA Fee	\$5,880	\$4,410	\$2,400	\$1,920	\$1,200	\$960
Golden State Water Company [2]	\$4,180	\$3,974	\$3,382	\$3,465	\$1,297	\$1,297
<b>Total City/County/Other Agency Fees</b>	<b>\$24,609</b>	<b>\$19,340</b>	<b>\$17,230</b>	<b>\$15,301</b>	<b>\$11,652</b>	<b>\$10,183</b>
Sutter Pointe Special Financing District Fees	\$31,442	\$21,980	\$30,444	\$21,607	\$19,175	\$11,377
School Mitigation Fees [3]	\$16,100	\$1,386	\$11,500	\$1,056	\$5,750	\$528
<b>Total Cost Burden</b>	<b>\$72,151</b>	<b>\$42,705</b>	<b>\$59,174</b>	<b>\$37,965</b>	<b>\$36,576</b>	<b>\$22,088</b>
<b>Infrastructure Cost as % of Unit Sales Price</b>	<b>12.4%</b>	<b>8.1%</b>	<b>13.0%</b>	<b>8.6%</b>	<b>12.2%</b>	<b>8.0%</b>

"cost\_burden"

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

- Below 15%: Clearly feasible.
- 15% - 20%: Questionable feasibility, may depend on other factors such as advance funding requirements and absorption.
- Above 20%: May be infeasible.

As a guideline, a target range for total infrastructure burden is 15-20 percent of the home sales price.

- [1] Specific breakdown and details of fees available on Table 8-2.
- [2] For purposes of this cost burden analysis, Lakeside water costs distributed amongst land uses to identify fair share per unit/sq. ft. costs; see Table E-2 for full breakdown.
- [3] Placeholder school facilities mitigation estimates based on a review of other school mitigation obligations for other newly developing residential communities throughout the Sacramento region. A placeholder amount was used because the school mitigation is still being negotiated between the developer and the school districts. A placeholder amount was used to inform the overall infrastructure cost burden evaluation but has no influence on the ultimate amount that may be negotiated for Lakeside.

Table 8-2  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Detailed Infrastructure Cost Burden

Lakeside

Item	Residential						Nonresidential		
	LDR	LDR (AR)	MDR	MDR (AR)	HDR	HDR (AR)	Commercial	Office	Industrial
<b>Current as of</b>									
<b>Assumptions</b>									
Acres	205	36	227	133	21	-	412	161	2,341
Number of Units	935	170	1,453	830	399	-	-	-	-
Unit Size (square feet)	2,800	2,100	2,000	1,600	1,000	800	5,837,300	2,450,500	41,450,600
Units per Acre / FAR	4.55	4.79	6.39	6.24	18.67	-	0.25	0.30	0.40
Building Valuation Per Unit / Per Sq. Ft. [1]	\$383,432	\$292,404	\$279,400	\$227,384	\$117,400	\$93,920	\$142	\$142	\$106
<b>County Processing Fees</b>									
	<i>per unit</i>						<i>per building square foot</i>		
Building Permit [2]	\$3,008	\$2,418	\$2,334	\$1,997	\$1,284	\$1,132	\$0.50	\$0.49	\$0.38
Plan Review [3]	\$1,955	\$1,572	\$1,517	\$1,298	\$835	\$736	\$0.33	\$0.32	\$0.24
Building Compliance Inspection	\$180	\$180	\$180	\$180	\$180	\$180	\$0.00	\$0.00	\$0.00
CBSC Fee [4]	\$15	\$12	\$11	\$9	\$5	\$4	\$0.01	\$0.01	\$0.00
Seismic/Strong Motion [5]	\$50	\$38	\$36	\$30	\$33	\$26	\$0.04	\$0.04	\$0.03
<b>Subtotal County Processing Fees</b>	<b>\$5,208</b>	<b>\$4,220</b>	<b>\$4,078</b>	<b>\$3,513</b>	<b>\$2,336</b>	<b>\$2,078</b>	<b>\$0.87</b>	<b>\$0.86</b>	<b>\$0.65</b>
<b>Sutter County Development Impact Fees [6]</b>									
General Government [7]	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
Library [7]	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
Sheriff [7]	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
Fire Protection [7]	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
Animal Control	\$108	\$108	\$94	\$94	\$77	\$77	\$0.00	\$0.00	\$0.00
Criminal Justice	\$1,131	\$1,131	\$980	\$980	\$811	\$811	\$0.18	\$0.26	\$0.09
Health & Social Services	\$1,380	\$1,380	\$1,196	\$1,196	\$989	\$989	\$0.22	\$0.32	\$0.11
RD 1000 Fee [8]	\$242	\$230	\$242	\$247	\$83	\$84	\$0.18	\$0.15	\$0.11
<b>Subtotal Sutter County Development Impact Fees</b>	<b>\$2,862</b>	<b>\$2,850</b>	<b>\$2,511</b>	<b>\$2,516</b>	<b>\$1,959</b>	<b>\$1,961</b>	<b>\$0.59</b>	<b>\$0.73</b>	<b>\$0.31</b>
<b>Total County Fees</b>	<b>\$8,070</b>	<b>\$7,069</b>	<b>\$6,589</b>	<b>\$6,030</b>	<b>\$4,296</b>	<b>\$4,039</b>	<b>\$1.46</b>	<b>\$1.59</b>	<b>\$0.96</b>
<b>County/Other Agency Fees</b>									
Regional SAN Sewer [9]	\$6,479	\$3,887	\$4,859	\$3,887	\$4,859	\$3,887	\$0.65	\$1.30	\$0.65
SAFCA Fee [10]	\$5,880	\$4,410	\$2,400	\$1,920	\$1,200	\$960	\$1.57	\$0.79	\$1.14
Golden State Water Company	\$4,180	\$3,974	\$3,382	\$3,465	\$1,297	\$1,297	\$1.43	\$1.02	\$0.89
<b>Subtotal Other Agency Fees</b>	<b>\$12,359</b>	<b>\$8,297</b>	<b>\$7,259</b>	<b>\$5,807</b>	<b>\$6,059</b>	<b>\$4,847</b>	<b>\$2.22</b>	<b>\$2.08</b>	<b>\$1.79</b>
<b>School Mitigation Fees [12]</b>	<b>\$16,100</b>	<b>\$1,386</b>	<b>\$11,500</b>	<b>\$1,056</b>	<b>\$5,750</b>	<b>\$528</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Public Agency Fees</b>	<b>\$40,709</b>	<b>\$20,726</b>	<b>\$28,730</b>	<b>\$16,357</b>	<b>\$17,402</b>	<b>\$10,711</b>	<b>\$5.10</b>	<b>\$4.69</b>	<b>\$3.64</b>
<b>Sutter Pointe Plan Area Fee</b>									
<b>Backbone Infrastructure Improvements</b>									
Riego Road Interchange	\$264	\$79	\$264	\$79	\$151	\$69	\$0.34	\$0.29	\$0.16
On-Site Roadways	\$4,477	\$1,343	\$4,477	\$1,343	\$2,552	\$1,164	\$5.77	\$4.88	\$2.69
Off-Site Roadways	\$15	\$5	\$15	\$5	\$9	\$4	\$0.02	\$0.02	\$0.01
Sewer	\$4,872	\$4,631	\$5,782	\$5,923	\$2,376	\$2,335	\$2.04	\$1.45	\$1.25
Storm Drainage	\$6,576	\$6,251	\$5,854	\$5,996	\$2,606	\$2,561	\$5.50	\$3.93	\$3.38
PG&E Substation	\$424	\$438	\$197	\$197	\$57	\$56	\$0.09	\$0.08	\$0.07
<b>Subtotal Backbone Infrastructure Improvements</b>	<b>\$16,628</b>	<b>\$12,747</b>	<b>\$16,589</b>	<b>\$13,543</b>	<b>\$7,750</b>	<b>\$6,189</b>	<b>\$13.75</b>	<b>\$10.65</b>	<b>\$7.56</b>
<b>Public Facility Improvements</b>									
Parks	\$10,327	\$6,344	\$9,763	\$5,639	\$8,106	\$3,665	\$0.00	\$0.00	\$0.00
Trails	\$102	\$63	\$96	\$56	\$80	\$36	\$0.00	\$0.00	\$0.00
Open Space	\$265	\$163	\$250	\$145	\$208	\$94	\$0.00	\$0.00	\$0.00
Library	\$399	\$245	\$377	\$218	\$313	\$142	\$0.08	\$0.10	\$0.03
Transit	\$308	\$189	\$291	\$168	\$242	\$109	\$0.23	\$0.30	\$0.11
Sheriff	\$603	\$371	\$570	\$329	\$474	\$214	\$0.23	\$0.29	\$0.10
Fire	\$899	\$552	\$850	\$491	\$705	\$319	\$0.34	\$0.44	\$0.15
Government Center	\$1,175	\$722	\$1,111	\$642	\$922	\$417	\$0.22	\$0.29	\$0.10
Corporation Yard	\$423	\$260	\$400	\$231	\$332	\$150	\$0.32	\$0.41	\$0.14
<b>Subtotal Public Facility Improvements</b>	<b>\$14,501</b>	<b>\$8,908</b>	<b>\$13,709</b>	<b>\$7,918</b>	<b>\$11,383</b>	<b>\$5,147</b>	<b>\$1.42</b>	<b>\$1.83</b>	<b>\$0.64</b>
<b>Financing Plan Administration &amp; Updates</b>	<b>\$314</b>	<b>\$324</b>	<b>\$146</b>	<b>\$146</b>	<b>\$42</b>	<b>\$41</b>	<b>\$0.06</b>	<b>\$0.06</b>	<b>\$0.05</b>
<b>Specific Plan Reimbursement Fee [11]</b>	<b>TBD</b>								
<b>Total Sutter Pointe Plan Area Fee</b>	<b>\$31,442</b>	<b>\$21,980</b>	<b>\$30,444</b>	<b>\$21,607</b>	<b>\$19,175</b>	<b>\$11,377</b>	<b>\$15.24</b>	<b>\$12.53</b>	<b>\$8.25</b>
<b>Total Infrastructure Cost Burden</b>	<b>\$72,151</b>	<b>\$42,705</b>	<b>\$59,174</b>	<b>\$37,965</b>	<b>\$36,576</b>	<b>\$22,088</b>	<b>\$20.34</b>	<b>\$17.22</b>	<b>\$11.89</b>

[1] Building valuations are based on Square Foot Construction Costs published by the International Code Council: R-3, VA used for LDR and MDR; R-2, VA used for HDR; B, VA for Commercial and Office; and F-2, IIA for Industrial. LDR and MDR uses also assume a 400 sq. ft. garage, for which U, VB is used. Assumes single-story units (1 \* Unit Size) for each use.

[2] Building Permit fees are based on building valuation; for valuations between \$100,001 to \$500,000: \$1,171.33 for the first \$100,000 plus \$6.48 for each additional \$1,000 or fraction thereof; for valuations greater than \$1,000,001: \$6,163.69 for the first \$1,000,000 plus \$3.55 for each additional \$1,000 or fraction thereof.

[3] As specified alongside Building Permit Fees, Plan Review Fees are 65% of total Building Permit Fees.

[4] CBSC Fee charges \$1 for every \$25,000 of valuation for all use types.

[5] Seismic/Strong Motion Fee is charged by 0.00013 times building valuation for LDR and MDR uses; and 0.00028 times building valuation for HDR and nonresidential uses.

[6] Based on Sutter County Development Impact Fees updated as of March 2012 - February 2013.

[7] Assumes Sutter Pointe development will receive a credit against these fee components.

[8] RD 1000 Development Impact Fee adopted by Sutter County May 13, 2016 and prepared by Larsen Wurzel & Associates, Inc. (LWA) Amounts inflated from FY 2016/17 to current FY 2020/21 using ENR CCI. Fee is assumed to apply to Age-Restricted uses identically to non-Age-Restricted uses. For High-Density Age-Restricted, the fee shown is a directly calculated approximation based on ratio of units per developable acre at full SPSP Buildout. For both Retail and Office, the Commercial rate is used.

[9] For commercial, 0.1\*ESD is used, which is for commercial retail of 50,000 sq. ft. and under; however, dine-in restaurants have fees of up to 2.0\*ESD. Depending on retail use, fees can increase by an order of magnitude. Assumes Office buildings are less than 200,000 sq. ft. For industrial, primary fee is based on water usage, and so a secondary fee is used instead, which is based on gross floor area.

[10] Assumes 100% of square feet is damageable except in the cases of: Office, which is assumed to be 2 stories, so 0.5 of total square footage is damageable; and HDR, which is assumed to be 3 stories, of which 2 are damageable, so 0.67 of total square footage.

[11] This fee may apply to developers who did not participate in the original Specific Plan entitlement effort or who have not yet paid their proportionate share of the entitlement costs.

[12] Placeholder school facilities mitigation estimates based on a review of other school mitigation obligations for other newly developing residential communities throughout the Sacramento region. A placeholder amount was used because the school mitigation is still being negotiated between the developer and the school districts. A placeholder amount was used to inform the overall infrastructure cost burden evaluation but has no influence on the ultimate amount that may be negotiated for Lakeside.

**Table 8-3  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Test of 2%-Sales Price - Single-Family Market Rate Units (2% Test) (Lakeside)**

Item		LDR	LDR (AR)	MDR	MDR (AR)	HDR	HDR (AR)
<b>Assumptions</b>							
Unit Sq. Ft.		2,800	2,100	2,000	1,600	1,000	800
Estimated Average Sales Price [1]		\$580,000	\$525,000	\$455,000	\$440,000	\$300,000	\$275,000
<b>Ad Valorem Taxes [2]</b>							
General Property Tax	1.0000%	\$5,800	\$5,250	\$4,550	\$4,400	\$3,000	\$2,750
High School Bond	0.0260%	\$151	\$137	\$118	\$114	\$78	\$72
Yuba Community College Bond	0.0287%	\$167	\$151	\$131	\$126	\$86	\$79
<b>Total Ad Valorem Taxes</b>	<b>1.0548%</b>	<b>\$6,118</b>	<b>\$5,537</b>	<b>\$4,799</b>	<b>\$4,641</b>	<b>\$3,164</b>	<b>\$2,901</b>
<b>Existing Special Taxes/Assessments</b>							
Reclamation District #1000		\$25	\$25	\$25	\$25	\$5	\$5
Sacramento Area Flood Control Agency Assessment District No. 1		\$37	\$37	\$23	\$23	\$9	\$9
Sacramento Area Flood Control Agency Assessment District CCAD [3]		\$208	\$208	\$186	\$186	\$65	\$65
Sacramento Area Flood Control Agency Assessment District NBAD		\$78	\$78	\$70	\$70	\$25	\$25
<b>Total Existing Special Taxes/Assessments</b>		<b>\$348</b>	<b>\$348</b>	<b>\$304</b>	<b>\$304</b>	<b>\$104</b>	<b>\$104</b>
<b>Sutter Pointe Specific Plan Special Financing District</b>							
Estimated Sutter Pointe Infrastructure CFD Tax Rate (Preliminary)		\$2,000	\$1,700	\$1,850	\$1,250	\$400	\$200
Estimated Sutter Pointe Services CFD Tax Rate (Preliminary) [4]		\$550	\$335	\$515	\$300	\$415	\$185
<b>Total Sutter Pointe Specific Plan Special Financing District</b>		<b>\$2,550</b>	<b>\$2,035</b>	<b>\$2,365</b>	<b>\$1,550</b>	<b>\$815</b>	<b>\$385</b>
<b>Total</b>		<b>\$9,015</b>	<b>\$7,920</b>	<b>\$7,468</b>	<b>\$6,495</b>	<b>\$4,084</b>	<b>\$3,390</b>
<b>Total Taxes &amp; Assessments as % of Sales Price</b>		<b>1.55%</b>	<b>1.51%</b>	<b>1.64%</b>	<b>1.48%</b>	<b>1.36%</b>	<b>1.23%</b>

"2%\_test\_ls"

Source: Sutter County Treasurer-Tax Collector and EPS.

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

[2] Current assumption is that Sutter Pointe is counted under the Pleasant Grove Tax Rate Area.

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

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

**Table 8-4  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Test of 2%-Sales Price - Single-Family Market Rate Units (2% Test) (Remaining Phases)**

Remaining  
Phases

Item	LDR	LDR (AR)	MDR	MDR (AR)	HDR	HDR (AR)
<b>Assumptions</b>						
Unit Sq. Ft.	2,800	2,100	1,800	1,600	1,000	800
Estimated Average Sales Price [1]	\$580,000	\$525,000	\$455,000	\$440,000	\$300,000	\$275,000
<b>Ad Valorem Taxes [2]</b>						
General Property Tax	1.0000%	\$5,800	\$5,250	\$4,550	\$4,400	\$3,000
High School Bond	0.0260%	\$151	\$137	\$118	\$114	\$78
Yuba Community College Bond	0.0287%	\$167	\$151	\$131	\$126	\$86
<b>Total Ad Valorem Taxes</b>	<b>1.0548%</b>	<b>\$6,118</b>	<b>\$5,537</b>	<b>\$4,799</b>	<b>\$4,641</b>	<b>\$3,164</b>
<b>Existing Special Taxes/Assessments</b>						
Reclamation District #1000		\$25	\$25	\$25	\$25	\$5
Sacramento Area Flood Control Agency Assessment District No. 1		\$37	\$37	\$23	\$23	\$9
Sacramento Area Flood Control Agency Assessment District CCAD [3]		\$208	\$208	\$186	\$186	\$65
Sacramento Area Flood Control Agency Assessment District NBAD		\$78	\$78	\$70	\$70	\$25
<b>Total Existing Special Taxes/Assessments</b>		<b>\$348</b>	<b>\$348</b>	<b>\$304</b>	<b>\$304</b>	<b>\$104</b>
<b>Sutter Pointe Specific Plan Special Financing District</b>						
Estimated Sutter Pointe Infrastructure CFD Tax Rate (Preliminary)		\$2,000	\$1,700	\$1,850	\$1,250	\$400
Estimated Sutter Pointe Services CFD Tax Rate (Preliminary) [4]		\$1,675	\$1,150	\$1,445	\$890	\$1,130
<b>Total Sutter Pointe Specific Plan Special Financing District</b>		<b>\$3,675</b>	<b>\$2,850</b>	<b>\$3,295</b>	<b>\$2,140</b>	<b>\$1,530</b>
<b>Total</b>		<b>\$10,140</b>	<b>\$8,735</b>	<b>\$8,398</b>	<b>\$7,085</b>	<b>\$4,799</b>
<b>Total Taxes &amp; Assessments as % of Sales Price</b>		<b>1.75%</b>	<b>1.66%</b>	<b>1.85%</b>	<b>1.61%</b>	<b>1.60%</b>

"2%\_test\_lp"

Source: Sutter County Treasurer-Tax Collector and EPS.

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

[2] Current assumption is that Sutter Pointe is counted under Pleasant Grove Tax Rate Area.

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

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

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## 9. Financing Plan Implementation

This Financing Plan establishes a detailed and specific financing strategy for the Lakeside Project while also seeking to establish a policy and financing framework for development of the Remaining SPSP Phases that will comprise buildout of the entire Sutter Pointe Specific Plan. This chapter identifies the key administration and implementation actions and policies that will be required to carry out the financing strategy and framework proffered herein.

### Implementation

Implementation of the Financing Plan will include near-term efforts related to the Lakeside Project as well as longer term efforts that will be undertaken to refine and calibrate the financing strategy for Remaining Phases development.

#### Lakeside Project

Implementation of the Financing Plan, along with EIR mitigation measures and development agreement provisions will ensure that the public improvements needed to serve the Lakeside Project are constructed consistently with the Specific Plan, EIR, and development agreement requirements. The County will implement the Financing Plan, with near-term and ongoing actions related specifically to the Lakeside project including the following items:

- Approval of the Development Agreement between the developer and the County.
- 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 SPSP Fee Program. (At this time, it has not been decided if the SPSP Fee Program will be implemented publicly or privately, though it is likely that a combined approach will be deployed).
- Forming the CFD(s) or other financing districts and administering subsequent bond sales and tax collection.
- Implementation of the Urban Services Plan completed under separate cover and associated formation of CFDs or Assessment Districts to fund public services.

- Updating the existing Sutter County DIF program to reflect countywide capital facility requirements with consideration to SPSP Public Facilities.
- 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.

### **Remaining SPSP Phases**

Additional infrastructure master planning and environmental analysis will be needed to support future entitlement and development of the Remaining Phases. It is anticipated that the development of the Remaining Phases will occur in multiple phases. As these additional phases proceed, the required Backbone Infrastructure and Public Facility improvements will be updated, and a more precise financing strategy to fund those improvements will be established. The County will then undertake a similar series of ongoing implementation actions to carry out the financing strategy for Remaining Phases development.

## **Updates**

As stated previously, development in the Lakeside Project as well as the remainder of 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 Backbone Infrastructure and Public Facilities occur. Changes should be re-evaluated in the context of the overall financing strategy framework, ensuring that required funding is available when needed. The costs and funding sources for the Project also will need to be adjusted periodically to reflect inflation costs and other possible changes:

- 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.

Developers who construct or pay for backbone infrastructure or public facilities specified in the Financing Plan that are eligible for credit or reimbursement will be required to adhere to the credit and reimbursement provisions specified in the existing fee programs.



## APPENDICES:

- Appendix A: Land Use Assumptions
- Appendix B: Engineering Cost Estimates for Lakeside
- Appendix C: Detailed Public Facilities Cost Estimates
- Appendix D: SPSP Plan Area Fee Cost Allocation Model
- Appendix E: Miscellaneous Impact Fee Revenue Calculations





**APPENDIX A:**  
**Land Use Assumptions**



**Table A-1  
Sutter Pointe Specific Plan  
Urban Services Plan  
Breakdown of Nonresidential Land Use Designations into Retail, Industrial, and Office (Lakeside)**

Item [1]	FAR	Distribution by Land Use Category							
		Total by Zoning Designation		Commercial Retail		Office		Industrial	
		Acres	Sq. Ft.	Acres	Sq. Ft.	Acres	Sq. Ft.	Acres	Sq. Ft.
<b>Formula</b>	<i>a</i>	<i>l</i>	<i>m = a * l</i>	<i>b</i>	<i>c = a * b</i>	<i>d</i>	<i>e = a * d</i>	<i>j = f + g + h + i</i>	<i>k = a * j</i>
<b>Nonresidential Land Use Designations</b>									
<b>Commercial Retail</b>	0.25	25.0	272,300 100.00%	25.0	272,300 100.00%	0.0	- 0.00%	0.0	- 0.00%
<b>Employment 1 (E1)</b>	0.35	44.8	683,000 100.00%	0.0	- 0.00%	44.8	683,000 100.00%	0.0	0 0.00%
<b>Industrial</b>	0.35	0.0	- 100.00%	0.0	- 0.00%	0.0	- 0.00%	0.0	- 100.00%
<b>Employment 2 (E2)</b>	0.42	0.0	- 100.00%	0.0	- 0.00%	0.0	- 100.00%	0.0	- 0.00%
<b>Mixed Use (MU)</b>	0.35	0.0	- 100.00%	0.0	- 100.00%	0.0	- 0.00%	0.0	- 0.00%
<b>Total</b>		<b>69.8</b>	<b>955,300</b>	<b>25.0</b>	<b>272,300</b>	<b>44.8</b>	<b>683,000</b>	<b>0.0</b>	<b>0</b>

"nonres\_breakdown\_ls"

Source: Fehr and Peers 2/21/08 Land Use Allocation; EPS.

[1] Acreage for each land use type based on Fehr and Peer's 2/21/08 traffic analysis (2020 Amendment).

A-1

**Buildout**

**Table A-2  
Sutter Pointe Specific Plan  
Urban Services Plan  
Breakdown of Nonresidential Land Use Designations into Retail, Industrial, and Office (Buildout)**

Item [1]	FAR	Distribution by Land Use Category							
		Total by Zoning Designation		Commercial Retail		Office		Industrial	
		Acres	Sq. Ft.	Acres	Sq. Ft.	Acres	Sq. Ft.	Acres	Sq. Ft.
<b>Formula</b>	<i>a</i>	<i>l</i>	<i>m = a * l</i>	<i>b</i>	<i>c = a * b</i>	<i>d</i>	<i>e = a * d</i>	<i>j = f + g + h + i</i>	<i>k = a * j</i>
<b>Nonresidential Land Use Designations</b>									
<b>Commercial Retail</b>	0.25	171.2	1,864,400	171.2	1,864,400 100.00%	0.0	- 0.00%	0.0	- 0.00%
<b>Employment 1 (E1)</b>	0.35	181.1	2,761,100 100.00%	15.8	241,600 8.75%	79.8	1,217,300 44.09%	85.4	1,302,100 47.16%
<b>Industrial</b>	0.35	406.3	6,194,400 100.00%	23.6	359,300 5.80%	18.5	282,500 4.56%	364.2	5,552,700 89.64%
<b>Employment 2 (E2)</b>	0.42	1,990.5	36,416,600 100.00%	99.5	1,820,800 5.00%	0.0	- 0.00%	1,891.0	34,595,800 95.00%
<b>Mixed Use (MU)</b>	0.35	164.1	2,501,900 100.00%	101.7	1,551,200 62.00%	62.4	950,700 38.00%	0.0	- 0.00%
<b>Total</b>		<b>2,913.2</b>	<b>49,738,400</b>	<b>411.9</b>	<b>5,837,300</b>	<b>160.7</b>	<b>2,450,500</b>	<b>2,340.6</b>	<b>41,450,600</b>

"nonres\_breakdown\_bo"

Source: Fehr and Peers 2/21/08 Land Use Allocation; EPS.

[1] Acreage for each land use type based on Fehr and Peer's 2/21/08 traffic analysis.

A-2





**APPENDIX B:**  
**Engineering Cost Estimates for Lakeside**



**Table B-1  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
SPSP Remaining Phases Improvement Cost Estimates**

Improvement	Buildout (2008\$)	Less Lakeside 2008 Costs	Adjusted Remaining SPSP Phases (2008\$)	Remaining SPSP Phases (2020\$)
<b>ENR Construction Cost Index</b>			<b>8310</b>	<b>11392</b>
<b>Roadway</b>				
On-Site	\$148,592,000	(\$15,234,400)	\$133,357,600	\$182,817,061
Off-Site - Sutter Pointe Share	TBD	TBD	TBD	TBD
<b>Total Roadway</b>	<b>\$148,592,000</b>	<b>(\$15,234,400)</b>	<b>\$133,357,600</b>	<b>\$182,817,061</b>
<b>Sewer [1]</b>	<b>\$174,938,000</b>	(\$10,949,518)	<b>\$163,988,483</b>	TBD
<b>Storm Drainage [1]</b>	<b>\$214,209,000</b>	(\$8,977,000)	<b>\$205,232,000</b>	TBD
<b>Water [1]</b>	TBD	TBD	TBD	TBD
<b>Dry Utilities [2]</b>				
On-Site	\$43,817,000	(\$3,260,760)	\$40,556,240	\$55,597,676
Off-Site	TBD	-	TBD	TBD
<b>Total Dry Utilities</b>	<b>\$43,817,000</b>	<b>(\$3,260,760)</b>	<b>\$40,556,240</b>	<b>\$55,597,676</b>
<b>Subtotal Backbone Infrastructure Improvements</b>	<b>\$581,556,000</b>	<b>(\$38,421,678)</b>	<b>\$543,134,323</b>	<b>\$238,414,737</b>

"adjustment"

Sources: MacKay & Soms and Wood Rodgers.

[1] Costs associated with Remaining SPSP Phases to be determined as part of future master planning efforts.

[2] Dry Utilities are not included as backbone infrastructure in this Financing Plan update.

**Table B-2**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Specific Breakdown of Lakeside Infrastructure Improvement Costs (2020\$)**

Category	Mass Grading	Phase 1A Backbone Infrastructure Offsite	Phase 1B Backbone Infrastructure Offsite	Phase 1 Backbone Infrastructure Onsite	Phases 2 and 3 Backbone Infrastructure Onsite	Riego West (Offsite) [1]	Riego / Baseline East (Offsite) [1]	Subtotal	Contingency (20%)	Engineering, Plan Check and Geotechnical (15%)	Total
Description		SPSP Onsite LS Offsite Riego Road - Interim 2- Lane Phase 1 Facing East	SPSP Onsite LS Offsite Riego Road Phase 2 4 lane divided arterial facing east	SPSP Onsite LS Onsite Street 1 (Modified 4 Lane Residential Collector) and Street 2 (2 Lane Residential Collector)	SPSP Onsite LS Onsite Streets 50 and 51 (2 lane residential collector)	SPSP Onsite LS Offsite Riego Road West of Lakeside (4- lanes)	SPSP Offsite LS Offsite Riego-Baseline East (4-Lanes from Easterly Boundary of Project to Watt Avenue)				
<b>Backbone Infrastructure Improvements</b>											
<b>Roadway</b>											
<b>On-Site</b>											
On-Site (Earthwork/Grading and Streetwork)	\$200,000	\$1,170,873	\$3,467,075	\$3,270,100	\$2,231,460	\$4,700,025	-	\$15,039,533	\$3,007,907	\$2,255,930	\$20,303,369
Median (Landscape)	-	-	\$410,940	\$578,160	-	-	-	\$989,100	\$197,820	\$148,365	\$1,335,285
<b>Concrete</b>											
Sidewalk, Detached	-	-	-	\$792,000	\$729,000	-	-	\$1,521,000	\$304,200	\$228,150	\$2,053,350
Vertical Curb & Gutter	-	-	-	\$492,800	\$453,600	-	-	\$946,400	\$189,280	\$141,960	\$1,277,640
Median Curb	-	-	\$221,780	\$319,280	-	-	-	\$541,060	\$108,212	\$81,159	\$730,431
Single Handicap Ramps	-	-	-	\$50,400	\$61,600	-	-	\$112,000	\$22,400	\$16,800	\$151,200
Sidewalk, Detached, 12' Multi-use Trail	-	-	\$473,040	-	-	-	-	\$473,040	\$94,608	\$70,956	\$638,604
<b>Subtotal, Concrete</b>	-	-	<b>\$694,820</b>	<b>\$1,654,480</b>	<b>\$1,244,200</b>	-	-	<b>\$3,593,500</b>	<b>\$718,700</b>	<b>\$539,025</b>	<b>\$4,851,225</b>
<b>Landscape</b>											
Planters	-	-	\$274,950	\$972,360	\$729,000	-	-	\$1,976,310	\$395,262	\$296,447	\$2,668,019
<b>Miscellaneous</b>											
Traffic Signal (Riego at Pacific Ave)	-	-	-	-	-	\$275,000	-	\$275,000	\$55,000	\$41,250	\$371,250
Light Electrolier	-	\$251,100	-	\$511,500	\$483,600	-	-	\$1,246,200	\$249,240	\$186,930	\$1,682,370
Power Pole Relocations	-	-	\$751,750	-	-	\$1,292,000	-	\$2,043,750	\$408,750	\$306,563	\$2,759,063
Signalized Entry	-	\$825,000	-	-	-	-	-	\$825,000	\$165,000	\$123,750	\$1,113,750
Wetland Mitigation [3]	-	-	-	-	-	-	-	-	-	-	\$284,227
Right-of-Way Acquisition [4]	-	-	-	-	-	-	-	-	-	-	\$355,000
<b>Subtotal, On-Site Roadway</b>	<b>\$200,000</b>	<b>\$2,246,973</b>	<b>\$5,599,535</b>	<b>\$6,986,600</b>	<b>\$4,688,260</b>	<b>\$6,267,025</b>	-	<b>\$25,988,393</b>	<b>\$5,197,679</b>	<b>\$3,898,259</b>	<b>\$35,723,557</b>
<b>Off-Site</b>											
On-Site (Earthwork/Grading and Streetwork)	-	-	-	-	-	-	\$259,875	\$259,875	\$51,975	\$38,981	\$350,831
Median (Landscape)	-	-	-	-	-	-	\$15,000	\$15,000	\$3,000	\$2,250	\$20,250
<b>Landscape</b>											
Planters	-	-	-	-	-	-	-	-	-	-	-
<b>Miscellaneous</b>											
Traffic Signal (Riego at Pacific Ave)	-	-	-	-	-	-	\$275,000	\$275,000	\$55,000	\$41,250	\$371,250
Light Electrolier	-	-	-	-	-	-	-	-	-	-	-
Power Pole Relocations	-	-	-	-	-	-	-	-	-	-	-
Signalized Entry	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal, Off-Site Roadway</b>	-	-	-	-	-	-	<b>\$549,875</b>	<b>\$549,875</b>	<b>\$109,975</b>	<b>\$82,481</b>	<b>\$742,331</b>
<b>Total Roadway</b>	<b>\$200,000</b>	<b>\$2,246,973</b>	<b>\$5,599,535</b>	<b>\$6,986,600</b>	<b>\$4,688,260</b>	<b>\$6,267,025</b>	<b>\$549,875</b>	<b>\$26,538,268</b>	<b>\$5,307,654</b>	<b>\$3,980,740</b>	<b>\$36,465,888</b>

\*breakdown\*

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Table B-2  
 Sutter Pointe Specific Plan  
 Public Facilities Financing Plan  
 Specific Breakdown of Lakeside Infrastructure Improvement Costs (2020\$)

Category	Mass Grading	Phase 1A Backbone Infrastructure Offsite	Phase 1B Backbone Infrastructure Offsite	Phase 1 Backbone Infrastructure Onsite	Phases 2 and 3 Backbone Infrastructure Onsite	Riego West (Offsite) [1]	Riego / Baseline East (Offsite) [1]	Subtotal	Contingency (20%)	Engineering, Plan Check and Geotechnical (15%)	Total
<b>Sewer</b>											
On-Site	-	-	-	\$2,131,355	\$1,462,483	-	-	\$3,593,838	\$718,768	\$539,076	\$4,851,681
Off-Site	-	\$12,078,300	-	-	-	-	-	\$12,078,300	\$2,415,660	\$1,811,745	\$16,305,705
<b>Total Sewer</b>	-	\$12,078,300	-	\$2,131,355	\$1,462,483	-	-	\$15,672,138	\$3,134,428	\$2,350,821	\$21,157,386
<b>Storm Drainage</b>											
Onsite	\$3,194,280	\$4,473,715	-	\$7,228,697	\$4,127,400	-	-	\$19,024,092	\$3,804,818	\$2,853,614	\$25,682,524
Offsite	-	-	-	-	-	\$10,000	\$10,000	\$20,000	\$4,000	\$3,000	\$27,000
Lake A Land Acquisition [5]	-	-	-	-	-	-	-	-	-	-	\$205,000
<b>Total Storm Drainage</b>	\$3,194,280	\$4,473,715	-	\$7,228,697	\$4,127,400	\$10,000	\$10,000	\$19,044,092	\$3,808,818	\$2,856,614	\$25,914,524
<b>Water</b>											
Onsite	-	-	-	\$6,149,100	\$3,202,350	-	-	\$9,351,450	\$1,870,290	\$1,402,718	\$12,624,458
Offsite	-	\$1,002,500	-	-	-	-	-	\$1,002,500	\$200,500	\$150,375	\$1,353,375
<b>Total Water</b>	-	\$1,002,500	-	\$6,149,100	\$3,202,350	-	-	\$10,353,950	\$2,070,790	\$1,553,093	\$13,977,833
<b>Open Space</b>											
Onsite	-	-	-	-	-	-	-	-	-	-	-
Offsite	-	-	-	\$386,377	\$236,980	-	-	\$623,357	\$124,671	\$93,504	\$841,532
<b>Total Open Space</b>	-	-	-	\$386,377	\$236,980	-	-	\$623,357	\$124,671	\$93,504	\$841,532
PG&E Substations and Mains	-	-	-	\$5,000,000	-	-	-	\$5,000,000	\$1,000,000	\$750,000	\$6,750,000
<b>Parks &amp; Open Space</b>											
Linear Park (On-Site)	-	-	-	\$3,281,400	\$300,000	-	-	\$3,581,400	\$716,280	\$537,210	\$4,834,890
<b>Total Parks and Open Space</b>	-	-	-	\$3,281,400	\$300,000	-	-	\$3,581,400	\$716,280	\$537,210	\$4,834,890
<b>Subtotal Backbone Infrastructure Improvements</b>	\$3,394,280	\$19,801,488	\$5,599,535	\$31,163,529	\$14,017,473	\$6,277,025	\$559,875	\$80,813,205	\$16,162,641	\$12,121,981	\$109,942,053

\*breakdown\*

B  
1  
3

**Table B-2**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Specific Breakdown of Lakeside Infrastructure Improvement Costs (2020\$)**

Category	Mass Grading	Phase 1A Backbone Infrastructure Offsite	Phase 1B Backbone Infrastructure Offsite	Phase 1 Backbone Infrastructure Onsite	Phases 2 and 3 Backbone Infrastructure Onsite	Riego West (Offsite) [1]	Riego / Baseline East (Offsite) [1]	Subtotal	Contingency (20%)	Engineering, Plan Check and Geotechnical (15%)	Total
<b>Excluded Costs</b>											
<b>Landscape</b>											
Onsite											
Soundwalls	-	-	-	-	-	-	-	-	-	-	-
Corridor	-	-	-	-	-	-	-	-	-	-	-
Entry Monumentation	-	-	-	-	-	-	-	-	-	-	-
Lots Adjacent to Backbone Roadways (Resid.)	-	-	-	\$1,755,990	-	-	-	\$1,755,990	\$351,198	\$263,399	\$2,370,587
Offsite											
Soundwalls	-	\$261,300	-	-	-	-	-	\$261,300	\$52,260	\$39,195	\$352,755
Corridor	-	\$918,000	\$567,000	-	-	-	-	\$1,485,000	\$297,000	\$222,750	\$2,004,750
Entry Monumentation	-	\$150,000	-	-	-	-	-	\$150,000	\$30,000	\$22,500	\$202,500
Lots Adjacent to Backbone Roadways (Resid.)	-	-	-	-	-	-	-	-	-	-	-
<b>Total Landscape</b>	-	<b>\$1,329,300</b>	<b>\$567,000</b>	<b>\$1,755,990</b>	-	-	-	<b>\$3,652,290</b>	<b>\$730,458</b>	<b>\$547,844</b>	<b>\$4,930,592</b>
<b>Dry Utilities</b>											
On-Site	-	\$848,750	-	\$3,073,000	\$2,835,000	-	-	\$6,756,750	\$1,351,350	\$1,013,513	\$9,121,613
<b>Miscellaneous</b>											
On-Site											
Off-Site											
<b>Total Miscellaneous</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Mass Grading</b>	<b>\$293,000</b>	-	-	-	-	-	-	<b>\$293,000</b>	<b>\$58,600</b>	<b>\$43,950</b>	<b>\$395,550</b>
<b>Total Excluded Costs</b>	<b>\$293,000</b>	<b>\$2,178,050</b>	<b>\$567,000</b>	<b>\$4,828,990</b>	<b>\$2,835,000</b>	-	-	<b>\$10,702,040</b>	<b>\$2,140,408</b>	<b>\$1,605,306</b>	<b>\$14,447,754</b>
<b>Total [6]</b>	<b>\$3,687,280</b>	<b>\$21,979,538</b>	<b>\$6,166,535</b>	<b>\$35,992,519</b>	<b>\$16,852,473</b>	<b>\$6,277,025</b>	<b>\$559,875</b>	<b>\$91,515,245</b>	<b>\$18,303,049</b>	<b>\$13,727,287</b>	<b>\$124,389,807</b>

\*breakdown\*

Sources: Wood Rodgers.

- [1] Both Riego West and Baseline East include Phase 1, 2, and 3 costs.
- [2] In the case of Riego-Baseline East, contains Traffic Signals and Center Median Improvements.
- [3] Wetland Mitigation cost is directly calculated as the product of the \$40,032 per acre NBHCP fee multiplied by 7.1 acres of Riego Road.
- [4] Right-of-Way Acquisition cost is directly calculated as the product of an assumed \$50,000 per acre cost multiplied by 7.1 acres of Riego Road ROW acquisition.
- [5] Lake A Acquisition cost is directly calculated as the product of an assumed \$25,000 per acre cost multiplied by 8.2 acres of On-Site Roadways.
- [6] Totals may differ from source cost estimates slightly because of rounding when calculating Contingency and Engineering, Plan Check and Geotechnical costs.

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# Opinion of Probable Costs

*For*

## Lakeside at Sutter Pointe Backbone Improvements Sutter County

September 17, 2020  
September 22, 2020 (Revised)

### PROJECT COST SUMMARY

<u>CONSTRUCTION COST SUMMARY</u>	<u>WR 2020 ESTIMATED COST</u>
<u>Phase 1 Mass Grade</u>	<u>\$3,687,280</u>
<u>Phase 1A Backbone Infrastructure Offsite</u>	<u>\$21,979,538</u>
<u>Phase 1B Backbone Infrastructure Offsite</u>	<u>\$6,166,535</u>
<u>Phase 1 Backbone Infrastructure Onsite</u>	<u>\$35,992,519</u>
<u>Phases 2 and 3 Backbone Infrastructure Onsite</u>	<u>\$16,852,473</u>
<u>(See Phases 2 and 3 Revisions in Yellow)</u>	
<u>Riego West (Offsite)</u>	<u>\$6,277,025</u>
<u>Riego / Baseline East (Offsite)</u>	<u>\$559,875</u>
<hr/> <b><u>CONSTRUCTION SUBTOTAL</u></b>	<hr/> <b><u>\$91,515,245</u></b>
<u>20% Contingency</u>	<u>\$18,303,049</u>
<u>15% Engineering, Plan Check and Geotechnical</u>	<u>\$13,727,287</u>
<b><u>GRAND TOTAL</u></b>	<b><u>\$123,545,580</u></b>

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Mass Grade

**Opinion of Probable Cost**  
***Lakeside at Sutter Pointe ~ Phase 1 Mass Grade***  
**Sutter County**

Cost Estimate for Mass Grading of Phase 1 Improvements including detention basins. Based upon tentative map dated April 2019.

ITEM	DESCRIPTION	QUANTITY	UNIT	2020 WRI UNIT PRICE	2020 WRI COST
<b>EARTHWORK / GRADING<sup>1</sup></b>					
1.	Excavation (Cut) ~ Basin	798,570	CY	\$4.00	\$3,194,280.00
2.	Excavation (Cut) ~ Backbone Roads	50,000	CY	\$4.00	\$200,000.00
3.	Clearing and Grubbing	386	AC	\$500.00	\$193,000.00
4.	Erosion Control Access and Hydroseed	1	EA	\$100,000.00	\$100,000.00
<b>MASS GRADE SUBTOTAL</b>					<b>\$3,687,280.00</b>

**Notes**

1 Assumes 20% shrink for earthwork.



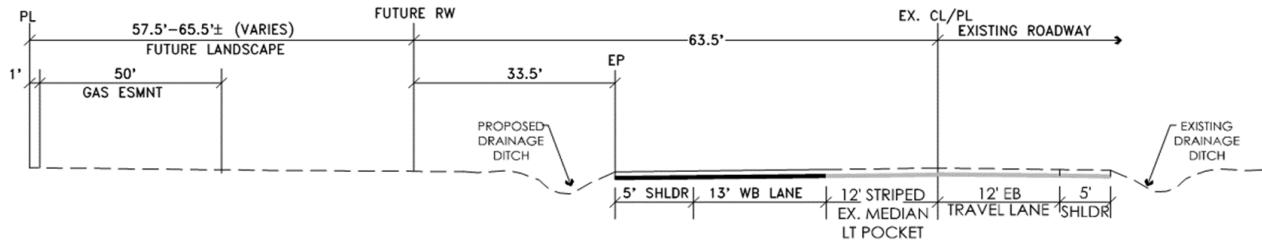
Phase 1A Backbone Offsite

**Opinion of Probable Cost**

*Lakeside at Sutter Pointe ~ Phase 1A Backbone Infrastructure Offsite*

Sutter County

Cost Estimate for Phase 1 Offsite Backbone Improvements based upon 4,850 LF of Riego Road and frontage improvements. Based upon tentative map dated April 2019.



**RIEGO ROAD - INTERIM 2-LANE PHASE 1 FACING EAST**  
STREET SECTION  
NTS

ITEM	DESCRIPTION	QUANTITY	UNIT	2020 WRI UNIT PRICE	2020 WRI COST
<b>EARTHWORK / GRADING</b>					
1.	Erosion Control	1	EA	\$50,000.00	\$50,000.00
2.	Ditch Relocation (North side only)	1	EA	\$50,000.00	\$50,000.00
<b>TOTAL EARTHWORK</b>					<b>\$100,000.00</b>
<b>STREETWORK</b>					
1.	6.5" AC over 23" AB (Including Transitions)	124,390	SF	\$7.75	\$964,022.50
2.	Pavement Removal	13,000	SF	\$2.25	\$29,250.00
3.	Sawcut	4,850	LF	\$10.00	\$48,500.00
4.	Striping & Signage-2 Lane Collector	4,850	LF	\$6.00	\$29,100.00
<b>TOTAL STREETWORK</b>					<b>\$1,070,872.50</b>
<b>CONCRETE</b>					
1.	Concrete Sidewalk, Detached	-	SF	\$9.00	\$0.00
2.	Vertical Curb & Gutter	-	LF	\$28.00	\$0.00
3.	Median Curb, Type 5	-	LF	\$26.00	\$0.00
4.	Single Handicap Ramps	-	EA	\$2,800.00	\$0.00
<b>TOTAL CONCRETE</b>					<b>\$0.00</b>
<b>SANITARY SEWER<sup>1</sup></b>					
1.	Sewer Force Main, 14"	36,900	LF	\$150.00	\$5,535,000.00
2.	4.5 MGD Sewer Lift Station <sup>2</sup>	1	EA	\$4,000,000.00	\$4,000,000.00
3.	Bore and Jack Crossing (Channel) <sup>3</sup>	150	LF	\$1,000.00	\$150,000.00
4.	Bore and Jack Crossing (UPRR)	100	LF	\$1,000.00	\$100,000.00
5.	Force Main Attachments to Structure (Site #5)	1	EA	\$95,000.00	\$95,000.00
6.	Culvert Repair (Site #6)	1	EA	\$10,000.00	\$10,000.00
7.	Culvert Repair (Site #7)	1	EA	\$15,000.00	\$15,000.00
8.	Culvert Repair (Site #8)	1	EA	\$25,000.00	\$25,000.00
9.	Pavement Restoration (Local Roads)	36,900	LF	\$55.00	\$2,029,500.00
10.	Transition Manhole @ Point of Connection	1	EA	\$20,000.00	\$20,000.00
11.	14" Isolation Valve	19	EA	\$5,200.00	\$98,800.00
12.	Future Sewer Line Upsize (Placeholder)	-	EA	\$1,000,000.00	\$0.00
<b>TOTAL SANITARY SEWER SYSTEM</b>					<b>\$12,078,300.00</b>

## Phase 1A Backbone Offsite

### STORM DRAIN SYSTEM

1. DI Lead, 12"	165	LF	\$65.00	\$10,725.00
2. Drain Inlet, Type B	5	EA	\$3,200.00	\$16,000.00
3. Drain Manhole, 48"	7	EA	\$4,620.00	\$32,340.00
4. Drain Pipe, 12"	2,470	LF	\$65.00	\$160,550.00

**TOTAL STORM DRAIN SYSTEM**

**\$219,615.00**

### STORM DRAIN OUTFALL (RD-1000 G2 CANAL)

1. Drain Manhole, 72"	3	EA	\$9,500.00	\$28,500.00
2. Drain Pipe, 42"	1,760	LF	\$185.00	\$325,600.00
3. Drain Outfall Structure, 42"	1	EA	\$100,000.00	\$100,000.00
4. Storm Drain Pump Station (62 cfs)	1	EA	\$3,800,000.00	\$3,800,000.00

**STORM DRAIN OUTFALL**

**\$4,254,100.00**

### WATER DISTRIBUTION SYSTEM

1. Butterfly Valve, 24"	2	EA	\$13,500.00	\$27,000.00
2. Butterfly Valve, 18"	1	EA	\$9,500.00	\$9,500.00
3. Fire Hydrant (incl. Tee and Valve)	5	EA	\$9,300.00	\$46,500.00
4. Water Pipe, 18", PVC C235 DR18	750	LF	\$160.00	\$120,000.00
5. Water Pipe, 24", PVC C235 DR18	4,100	LF	\$195.00	\$799,500.00

**TOTAL WATER DISTRIBUTION SYSTEM**

**\$1,002,500.00**

### LANDSCAPE

1. 6' Masonry Soundwall (adjacent to residential)	2,010	LF	\$130.00	\$261,300.00
2. Landscape - Planters (See Phase 2 Backbone)	-	SF	\$9.00	\$0.00
3. Landscape - Median (See Phase 2 Backbone)	-	SF	\$9.00	\$0.00
4. Landscape - Corridor (West of Street 1- 50' Width)	102,000	SF	\$9.00	\$918,000.00
5. Entry Monumentation	3	EA	\$50,000.00	\$150,000.00

**TOTAL LANDSCAPE**

**\$1,329,300.00**

### MISCELLANEOUS

1. Joint Trench	4,850	LF	\$175.00	\$848,750.00
2. Signalized Entry	3	EA	\$275,000.00	\$825,000.00
3. Light Electrolier	27	EA	\$9,300.00	\$251,100.00

**TOTAL MISCELLANEOUS**

**\$1,924,850.00**

**PHASE 1A OFFSITE TOTAL**

**\$21,979,537.50**

#### Notes

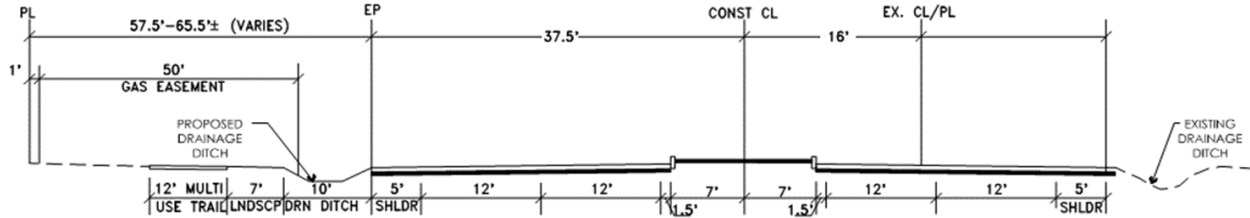
- 1 Offsite Sewer improvements based on Sutter Pointe Regional Wastewater Conveyance project dated September 21, 2015 by McKay and Soms.
- 2 Includes necessary lift station site improvements.
- 3 Assumes bore and jack permitted under drainage channel.
- 4 Not used

**Opinion of Probable Cost**

**Lakeside at Sutter Pointe ~ Phase 1B Backbone Infrastructure Offsite**

Sutter County

Cost Estimate for Phase 2 Offsite Backbone Improvements based upon 4,850 LF of Riego Road and frontage improvements. Based upon tentative map dated April 2019.



**RIEGO ROAD PHASE 2 4 LANE DIVIDED ARTERIAL FACING EAST**

ITEM	DESCRIPTION	QUANTITY	UNIT	2020 WRI UNIT PRICE	2020 WRI COST
<b>EARTHWORK / GRADING</b>					
1.	Erosion Control	1	EA	\$50,000.00	\$50,000.00
2.	Ditch Relocation (North side only)	1	EA	\$80,000.00	\$80,000.00
<b>TOTAL EARTHWORK</b>					<b>\$130,000.00</b>
<b>STREETWORK - PHASE 2</b>					
1.	6.5" AC over 23" AB (Including Transitions)	351,690	SF	\$7.75	\$2,725,597.50
2.	Pavement Removal	250,490	SF	\$2.25	\$563,602.50
3.	Sawcut	180	LF	\$10.00	\$1,800.00
4.	Striping & Signage-4 Lane Collector	4,850	LF	\$9.50	\$46,075.00
<b>TOTAL STREETWORK - PHASE 2</b>					<b>\$3,337,075.00</b>
<b>CONCRETE - PHASE 2</b>					
1.	Concrete Sidewalk (Detached), 12' Multi-use Trail	52,560	SF	\$9.00	\$473,040.00
2.	Vertical Curb & Gutter	-	LF	\$28.00	\$0.00
3.	Median Curb, Type 5	8,530	LF	\$26.00	\$221,780.00
4.	Single Handicap Ramps	-	EA	\$2,800.00	\$0.00
<b>TOTAL CONCRETE - PHASE 2</b>					<b>\$694,820.00</b>
<b>SANITARY SEWER<sup>1</sup></b>					
1.	Sewer Force Main, 14"	-	LF	\$150.00	\$0.00
2.	4.5 MGD Sewer Lift Station <sup>2</sup>	-	EA	\$4,000,000.00	\$0.00
3.	Bore and Jack Crossing (Channel) <sup>3</sup>	-	LF	\$1,000.00	\$0.00
4.	Bore and Jack Crossing (UPRR)	-	LF	\$1,000.00	\$0.00
5.	Force Main Attachments to Structure (Site #5)	-	EA	\$95,000.00	\$0.00
6.	Culvert Repair (Site #6)	-	EA	\$10,000.00	\$0.00
7.	Culvert Repair (Site #7)	-	EA	\$15,000.00	\$0.00
8.	Culvert Repair (Site #8)	-	EA	\$25,000.00	\$0.00
9.	Pavement Restoration (Local Roads)	-	LF	\$55.00	\$0.00
10.	Transition Manhole @ Point of Connection	-	EA	\$20,000.00	\$0.00

**Phase 1B Backbone Offsite**

11. 14" Isolation Valve	-	EA	\$5,200.00	\$0.00
12. Future Sewer Line Upsize (Placeholder)	-	EA	\$1,000,000.00	\$0.00
<b>TOTAL SANITARY SEWER SYSTEM</b>				<b>\$0.00</b>

**STORM DRAIN SYSTEM**

1. DI Lead, 12"	-	LF	\$65.00	\$0.00
2. Drain Inlet, Type B	-	EA	\$3,200.00	\$0.00
3. Drain Manhole, 48"	-	EA	\$4,620.00	\$0.00
4. Drain Pipe, 12"	-	LF	\$65.00	\$0.00
<b>TOTAL STORM DRAIN SYSTEM</b>				<b>\$0.00</b>

**STORM DRAIN OUTFALL (RD-1000 G2 CANAL)**

1. Drain Manhole, 72"	-	EA	\$9,500.00	\$0.00
2. Drain Pipe, 42"	-	LF	\$185.00	\$0.00
3. Drain Outfall Structure, 42"	-	EA	\$100,000.00	\$0.00
4. Storm Drain Pump Station (62 cfs)	-	EA	\$3,800,000.00	\$0.00
<b>STORM DRAIN OUTFALL</b>				<b>\$0.00</b>

**WATER DISTRIBUTION SYSTEM**

1. Butterfly Valve, 24"	-	EA	\$13,500.00	\$0.00
2. Butterfly Valve, 18"	-	EA	\$9,500.00	\$0.00
3. Fire Hydrant (incl. Tee and Valve)	-	EA	\$9,300.00	\$0.00
4. Water Pipe, 18", PVC C235 DR18	-	LF	\$160.00	\$0.00
5. Water Pipe, 24", PVC C235 DR18	-	LF	\$195.00	\$0.00
<b>TOTAL WATER DISTRIBUTION SYSTEM</b>				<b>\$0.00</b>

**LANDSCAPE**

1. 6' Masonry Soundwall (adjacent to residential)	-	LF	\$130.00	\$0.00
2. Landscape - Planters	30,550	SF	\$9.00	\$274,950.00
3. Landscape - Median	45,660	SF	\$9.00	\$410,940.00
4. Landscape - Corridor (East of Street 1)	63,000	SF	\$9.00	\$567,000.00
5. Entry Monumentation	-	EA	\$50,000.00	\$0.00
<b>TOTAL LANDSCAPE</b>				<b>\$1,252,890.00</b>

**MISCELLANEOUS**

1. Joint Trench	-	LF	\$175.00	\$0.00
2. Signalized Entry	-	EA	\$300,000.00	\$0.00
3. Power Pole Relocations (14 Poles S, 1 Pole N)	4,850	LF	\$155.00	\$751,750.00
<b>TOTAL MISCELLANEOUS</b>				<b>\$751,750.00</b>

<b>PHASE 1B OFFSITE TOTAL</b>				<b>\$6,166,535.00</b>
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**Notes**

- 1 Offsite Sewer improvements based on Sutter Pointe Regional Wastewater Conveyance project dated September 21, 2015 by McKay and Somps.
- 2 Includes necessary lift station site improvements.
- 3 Assumes bore and jack permitted under drainage channel.
- 4 Not used

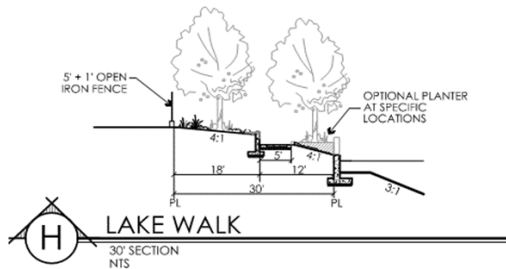
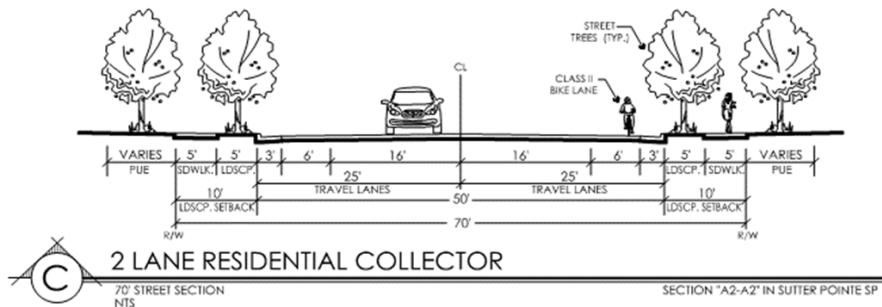
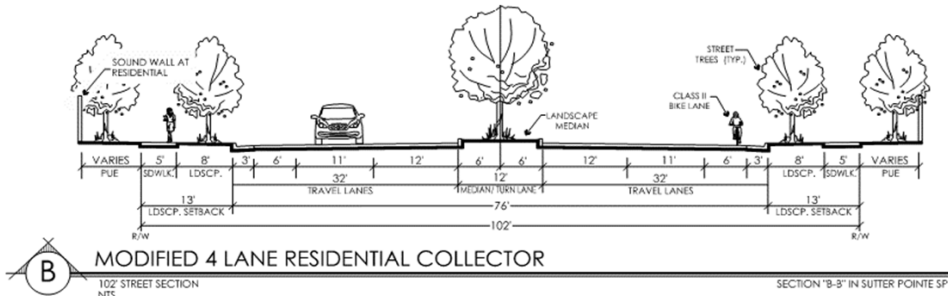
Phase 1 Backbone Onsite

**Opinion of Probable Cost**

*Lakeside at Sutter Pointe ~ Phase 1 Backbone Infrastructure Onsite*

Sutter County

Cost Estimate for Phase 1 Onsite Backbone Improvements based upon 6,140 LF of Street 1 (Section B) and 2,660 LF of Street 2 (Section C). Based upon tentative map dated April 2019.



ITEM	DESCRIPTION	QUANTITY	UNIT	2020 WRI UNIT PRICE	2020 WRI COST
<b>EARTHWORK / GRADING</b>					
1.	Erosion Control	1	EA	\$75,000.00	\$75,000.00
<b>TOTAL EARTHWORK</b>					<b>\$75,000.00</b>
<b>STREETWORK<sup>1</sup></b>					
1.	3.5" AC over 13" AB	117,040	SF	\$5.25	\$614,460.00
2.	5.5" AC over 20.5" AB	356,120	SF	\$7.00	\$2,492,840.00
3.	Striping & Signage-4 Lane Collector	8,780	LF	\$10.00	\$87,800.00
<b>TOTAL STREETWORK</b>					<b>\$3,195,100.00</b>

## Phase 1 Backbone Onsite

### CONCRETE

1. Concrete Sidewalk, Detached	88,000	SF	\$9.00	\$792,000.00
2. Vertical Curb & Gutter	17,600	LF	\$28.00	\$492,800.00
3. Single Handicap Ramps	18	EA	\$2,800.00	\$50,400.00
4. Median Curb, Type 5	12,280	LF	\$26.00	\$319,280.00

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<b>TOTAL CONCRETE</b>	<b>\$1,654,480.00</b>
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### SANITARY SEWER

1. Sanitary Manhole, 48"	14	EA	\$7,000.00	\$98,000.00
2. Sanitary Manhole, 60"	16	EA	\$13,000.00	\$208,000.00
3. VCP Sewer Pipe, 8"	2,576	LF	\$70.00	\$180,320.00
4. VCP Sewer Pipe, 10"	1,481	LF	\$91.00	\$134,771.00
5. VCP Sewer Pipe, 12"	420	LF	\$126.00	\$52,920.00
6. VCP Sewer Pipe, 18"	1,442	LF	\$182.00	\$262,444.00
7. VCP Sewer Pipe, 21"	915	EA	\$260.00	\$237,900.00
8. VCP Sewer Pipe, 24"	3,300	EA	\$290.00	\$957,000.00

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<b>TOTAL SANITARY SEWER SYSTEM</b>	<b>\$2,131,355.00</b>
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### STORM DRAIN SYSTEM

1. DI Lead, 12"	944	LF	\$65.00	\$61,360.00
2. Drain Inlet, Type B	32	EA	\$3,200.00	\$102,400.00
3. Drain Manhole, 48"	8	EA	\$4,620.00	\$36,960.00
4. Drain Manhole, 60"	3	EA	\$6,440.00	\$19,320.00
5. Drain Manhole, 72"	6	EA	\$9,500.00	\$57,000.00
6. Drain Manhole, 84"	5	EA	\$16,100.00	\$80,500.00
7. Drain Pipe, 15"	90	LF	\$70.00	\$6,300.00
8. Drain Pipe, 18"	743	LF	\$78.00	\$57,954.00
9. Drain Pipe, 24"	2,680	LF	\$105.00	\$281,400.00
10. Drain Pipe, 36"	1,597	LF	\$154.00	\$245,938.00
11. Drain Pipe, 42"	231	LF	\$185.00	\$42,735.00
12. Drain Pipe, 48"	1,537	LF	\$205.00	\$315,085.00
13. Drain Pipe, 54"	462	LF	\$245.00	\$113,190.00
14. Drain Pipe, 60"	191	LF	\$285.00	\$54,435.00
15. Drain Pipe, 66"	1,035	LF	\$392.00	\$405,720.00
16. Drain Pipe, 72"	652	LF	\$400.00	\$260,800.00
17. Drain Outfall Structure, 36"	1	EA	\$75,000.00	\$75,000.00
18. Drain Outfall Structure, 42"	2	EA	\$19,600.00	\$39,200.00
19. Drain Outfall Structure, 60"	1	EA	\$100,000.00	\$100,000.00
20. Drain Outfall Structure, 72"	1	EA	\$125,000.00	\$125,000.00

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<b>TOTAL STORM DRAIN SYSTEM</b>	<b>\$2,480,297.00</b>
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### DETENTION BASIN

1. Groundwater Recharge Well (Basin)	1	EA	\$250,000.00	\$250,000.00
2. Fountain	4	EA	\$15,000.00	\$60,000.00
3. Drain Pipe, 42"	210	LF	\$185.00	\$38,850.00
4. Headwall Structure	2	EA	\$75,000.00	\$150,000.00
5. Clay Excavation (Stockpile) <sup>2</sup>	53,800	CY	\$3.00	\$161,400.00
6. Clay Liner Placement	53,800	CY	\$5.00	\$269,000.00
7. Basin Open Iron Fence <sup>3</sup>	11,115	LF	\$0.00	\$0.00
8. Lake Walk Retaining Wall (2' High)	10,890	LF	\$75.00	\$816,750.00
9. Lake Headwall	10,780	LF	\$225.00	\$2,425,500.00
10. 6' PCC Path, Lakewalk	64,100	SF	\$9.00	\$576,900.00

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<b>TOTAL DETENTION BASIN</b>	<b>\$4,748,400.00</b>
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## Phase 1 Backbone Onsite

### WATER DISTRIBUTION SYSTEM

1. Butterfly Valve, 12"	7	EA	\$3,500.00	\$24,500.00
2. Butterfly Valve, 18"	6	EA	\$9,500.00	\$57,000.00
3. Fire Hydrant (incl. Tee and Valve)	16	EA	\$9,300.00	\$148,800.00
4. Gate Valve, 8"	10	EA	\$2,400.00	\$24,000.00
5. Water Pipe, 8", PVC C900	400	LF	\$65.00	\$26,000.00
6. Water Pipe, 12", PVC C900	3,080	LF	\$125.00	\$385,000.00
7. Water Pipe, 18", PVC C235 DR18	4,680	LF	\$160.00	\$748,800.00
8. 2" Blow Off Valve	10	EA	\$3,300.00	\$33,000.00
9. 6" Blow Off Valve	3	EA	\$9,000.00	\$27,000.00
10. Groundwater Well and Treatment Facility	2	EA	\$1,400,000.00	\$2,800,000.00
11. Water Tank (1.5 MG) <sup>4</sup>	1	EA	\$1,875,000.00	\$1,875,000.00

**TOTAL DETENTION BASIN**

**\$6,149,100.00**

### LANDSCAPE

1. Landscape - Planters	108,040	SF	\$9.00	\$972,360.00
2. Landscape - Lake Promenade (Excludes Adj Parks)	364,600	SF	\$9.00	\$3,281,400.00
3. Landscape Lots Adjacent to Backbone (Resid.)	195,110	SF	\$9.00	\$1,755,990.00
4. Landscape - Median	64,240	SF	\$9.00	\$578,160.00
5. Landscape - (OS-22C) <sup>7</sup>	182,952	SF	\$1.10	\$201,247.20
6. Landscape - (OS-17A) <sup>8</sup>	217,800	SF	\$0.85	\$185,130.00

**TOTAL LANDSCAPE**

**\$6,974,287.20**

### MISCELLANEOUS

1. Light Electrolier	55	EA	\$9,300.00	\$511,500.00
2. PG&E Substation and Mains <sup>5</sup>	1	EA	\$5,000,000.00	\$5,000,000.00
3. Joint Trench (Both Sides of Street)	8,780	LF	\$350.00	\$3,073,000.00

**TOTAL MISCELLANEOUS**

**\$8,584,500.00**

**PHASE 1 ONSITE TOTAL**

**\$35,992,519.20**

Notes

- 1 Street structural sections based on Sac County Standards Section 4-7.
- 2 Assumes 12" thick clay liner.
- 3 Fence to be constructed with adjacent villages.
- 4 Storage Tank material is welded steel.
- 5 Amount reflective of McKay and Soms previous estimate and has not been verified.
- 6 Not used
- 7 Landscape along West Boundary (OS-22C, 4.2 AC), 3,800' of Post & Cable (\$30/LF) with Hydroseed (\$0.50/SF)
- 8 Landscape along Natomas Road (OS-17A, 5.0 AC), 2,500' of Post & Cable (\$30/LF) with Hydroseed (\$0.50/SF)

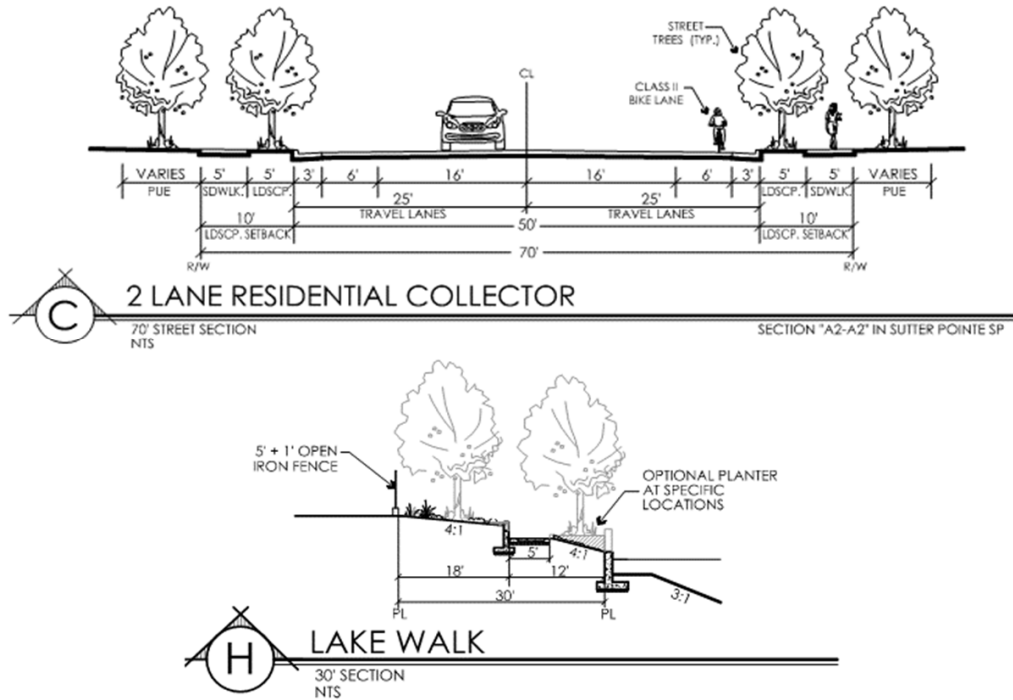
Phase 2 and 3 Backbone Onsite

**Opinion of Probable Cost**

*Lakeside at Sutter Pointe ~ Phases 2 & 3 Backbone Infrastructure Onsite*

Sutter County

Cost Estimate for Phases 2 & 3 Onsite Backbone Improvements based upon 8,100 LF of Streets 50 and 51 (Section C). Based upon tentative map dated April 2019.



ITEM	DESCRIPTION	QUANTITY	UNIT	2020 WRI UNIT PRICE	2020 WRI COST
<b>EARTHWORK / GRADING</b>					
1.	Erosion Control	1	EA	\$75,000.00	\$75,000.00
2.	Grading (Roadway, Streets 50 and 51)	60,000	CY	\$4.00	\$240,000.00
3.	Grading (Northern Basin)	140,000	CY	\$4.00	\$560,000.00
4.	Grading (Existing Stockpile; exported from Phase 1)	160,000	CY	\$4.00	\$640,000.00
5.	Grading (Linear Park; 10' deep and 6:1 Side Slopes)	75,000	CY	\$4.00	\$300,000.00
<b>TOTAL EARTHWORK</b>					<b>\$1,815,000.00</b>
<b>STREETWORK<sup>1</sup></b>					
1.	3.5" AC over 13" AB	356,400	SF	\$5.25	\$1,871,100.00
2.	Striping & Signage-2 Lane Collector	8,100	LF	\$5.60	\$45,360.00
<b>TOTAL STREETWORK</b>					<b>\$1,916,460.00</b>
<b>CONCRETE</b>					
1.	Concrete Sidewalk, Detached	81,000	SF	\$9.00	\$729,000.00
2.	Vertical Curb & Gutter	16,200	LF	\$28.00	\$453,600.00
3.	Single Handicap Ramps	22	EA	\$2,800.00	\$61,600.00
<b>TOTAL CONCRETE</b>					<b>\$1,244,200.00</b>



Phase 2 and 3 Backbone Onsite

**SANITARY SEWER**

1. Sanitary Manhole, 48"	8	EA	\$7,000.00	\$56,000.00
2. Sanitary Manhole, 60"	8	EA	\$13,000.00	\$104,000.00
3. VCP Sewer Pipe, 8"	1,702	LF	\$70.00	\$119,140.00
4. VCP Sewer Pipe, 10"	3,099	LF	\$91.00	\$282,009.00
5. VCP Sewer Pipe, 12"	714	LF	\$126.00	\$89,964.00
6. Sanitary Manhole, 48" (Street 51)	8	EA	\$7,000.00	\$56,000.00
7. VCP Sewer Pipe, 8" (Street 51)	1,334	LF	\$70.00	\$93,380.00
8. VCP Sewer Pipe, 12" (Linear Park)	1,031	LF	\$126.00	\$129,906.00
9. VCP Sewer Pipe, 15" (Linear Park)	2,094	LF	\$154.00	\$322,476.00
10. VCP Sewer Pipe, 18" (Linear Park)	844	LF	\$182.00	\$153,608.00
11. Sanitary Manhole, 48" (Linear Park)	8	EA	\$7,000.00	\$56,000.00
<b>TOTAL SANITARY SEWER SYSTEM</b>			<b>\$1,462,483.00</b>	

**STORM DRAIN SYSTEM**

1. DI Lead, 12"	750	LF	\$65.00	\$48,750.00
2. Drain Inlet, Type B	30	EA	\$3,200.00	\$96,000.00
3. Drain Manhole, 60"	4	EA	\$6,440.00	\$25,760.00
4. Drain Manhole, 72"	8	EA	\$9,500.00	\$76,000.00
5. Drain Manhole, 84"	5	EA	\$16,100.00	\$80,500.00
6. Drain Pipe, 18"	100	LF	\$78.00	\$7,800.00
7. Drain Pipe, 24"	1,500	LF	\$105.00	\$157,500.00
8. Drain Pipe, 36"	850	LF	\$154.00	\$130,900.00
9. Drain Pipe, 42"	450	LF	\$185.00	\$83,250.00
10. Drain Pipe, 48"	1,100	LF	\$205.00	\$225,500.00
11. Drain Pipe, 54"	1,800	LF	\$245.00	\$441,000.00
<b>TOTAL STORM DRAIN SYSTEM</b>			<b>\$1,372,960.00</b>	

**DETENTION BASIN**

1. Groundwater Recharge Well (Basin)	1	EA	\$250,000.00	\$250,000.00
2. Fountain	2	EA	\$15,000.00	\$30,000.00
3. Drain Pipe, 42"	200	LF	\$185.00	\$37,000.00
4. Headwall Structure	2	EA	\$75,000.00	\$150,000.00
5. Clay Excavation (Stockpile) <sup>2</sup>	13,500	CY	\$3.00	\$40,500.00
6. Clay Liner Placement	13,500	CY	\$5.00	\$67,500.00
7. Basin Open Iron Fence <sup>3</sup>	2,900	LF	\$0.00	\$0.00
8. Lake Walk Retaining Wall (2' High)	2,900	LF	\$75.00	\$217,500.00
9. Lake Headwall	2,700	LF	\$225.00	\$607,500.00
10. 6' PCC Path, Lakewalk	17,160	SF	\$9.00	\$154,440.00
<b>TOTAL DETENTION BASIN</b>			<b>\$1,554,440.00</b>	

**WATER DISTRIBUTION SYSTEM**

1. Butterfly Valve, 12"	9	EA	\$3,500.00	\$31,500.00
2. Fire Hydrant (incl. Tee and Valve)	19	EA	\$9,300.00	\$176,700.00
3. Gate Valve, 8"	7	EA	\$2,400.00	\$16,800.00
4. Water Pipe, 8", PVC C900	700	LF	\$65.00	\$45,500.00
5. Water Pipe, 12", PVC C900	8,100	LF	\$125.00	\$1,012,500.00
6. 2" Blow Off Valve	7	EA	\$3,300.00	\$23,100.00
7. Groundwater Well/Treatment Facility (1 Well Deleted)	1	EA	\$1,400,000.00	\$1,400,000.00
8. DELETED- Water Tank (1.5 MG) <sup>4</sup>	-	EA	\$1,875,000.00	\$0.00
9. Water Pipe, 12", PVC C900 (Linear Park)	3,970	LF	\$125.00	\$496,250.00

Phase 2 and 3 Backbone Onsite

TOTAL WATER DISTRIBUTION SYSTEM

\$3,202,350.00

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## Phase 2 and 3 Backbone Onsite

### LANDSCAPE<sup>6</sup>

1. Landscape - Planters (See Landscape Estimates)	81,000	SF	\$9.00	\$729,000.00
2. 5' PCC Path, Linear Park (See Landscape Estimates)	-	SF	\$9.00	\$0.00
3. Landscape - Linear Park (See Landscape Estimates)	-	SF	\$5.00	\$0.00
4. Landscape - (OS-17B, OS-17C) <sup>8</sup>	278,800	SF	\$0.85	\$236,980.00
<b>TOTAL LANDSCAPE</b>				<b>\$965,980.00</b>

### MISCELLANEOUS

1. Light Electrolier	52	EA	\$9,300.00	\$483,600.00
2. Joint Trench (Both Sides of Street)	8,100	LF	\$350.00	\$2,835,000.00
<b>TOTAL MISCELLANEOUS</b>				<b>\$3,318,600.00</b>

<b>PHASES 2 AND 3 ONSITE TOTAL</b>	<b>\$16,852,473.00</b>
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### Notes

- 1 Street structural sections based on Sac County Standards Section 4-7.
- 2 Assumes 12" thick clay liner.
- 3 Fence to be constructed with adjacent villages.
- 4 Storage Tank material is welded steel.
- 5 Amount reflective of McKay and Soms previous estimate and has not been verified.
- 6 Does not include development of Parks
- 7 Not used
- 8 Landscape along Natomas Road (OS-17B and C, 3.9 and 2.5 AC), 2,900 LF Post & Cable(\$30/LF), Hydroseed at (0.50/ SF)

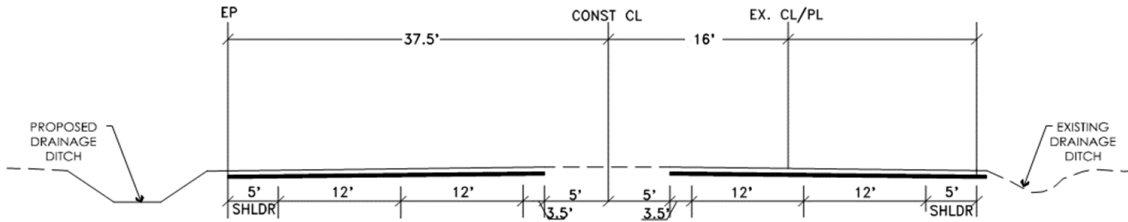
# Riego West

## Opinion of Probable Cost

### Lakeside at Sutter Pointe ~ Riego West Infrastructure Offsite

#### Sutter County

Cost Estimate for Phase 1 (Widening at Pacific Ave Only) and Phase 2/3 Offsite Backbone Improvements based upon 6,800 LF of Riego Road (4-Lanes) from Hwy 99 to Westerly Boundary of Project.



### RIEGO ROAD WEST OF LAKESIDE - 4 LANE DIVIDED ARTERIAL FACING EAST

STREET SECTION  
NTS

#### PHASE 1 (Riego Intersection Widening at Pacific Ave Only)

ITEM	DESCRIPTION	QUANTITY	UNIT	2020 WRI UNIT PRICE	2020 WRI COST
<b>EARTHWORK / GRADING</b>					
1.	Erosion Control	1	EA	\$10,000.00	\$10,000.00
2.	Excavation	3,000	CY	\$5.00	\$15,000.00
3.	Roadside ditch relocation	1	EA	\$10,000.00	\$10,000.00
<b>TOTAL EARTHWORK</b>					<b>\$35,000.00</b>
<b>STREETWORK</b>					
1.	6.5" AC over 23" AB (Including Transitions)	31,400	SF	\$7.75	\$243,350.00
2.	Pavement Removal	1,500	SF	\$2.25	\$3,375.00
3.	Sawcut	1,500	LF	\$10.00	\$15,000.00
4.	Striping & Signage-2 Lane Collector	1	EA	\$5,000.00	\$5,000.00
<b>TOTAL STREETWORK</b>					<b>\$266,725.00</b>
<b>DRAIN</b>					
1.	Culvert extension	1	EA	\$10,000.00	\$10,000.00
<b>TOTAL DRAIN</b>					<b>\$10,000.00</b>
<i>Note: Traffic Signal at Pacific- See Phase 2/3 below</i>					
<b>PHASE 1 SUBTOTAL</b>					<b>\$311,725.00</b>

#### PHASE 2/3 (Riego Widening from Hwy 99 to Westerly Boundary of Project; 6800 LF)

ITEM	DESCRIPTION	QUANTITY	UNIT	2020 WRI UNIT PRICE	2020 WRI COST
<b>EARTHWORK / GRADING</b>					
1.	Erosion Control	1	EA	\$80,000.00	\$80,000.00
2.	Excavation	45,000	CY	\$5.00	\$225,000.00
3.	Roadside ditch relocation (Assumes North Side Only)	1	EA	\$175,000.00	\$175,000.00
<b>TOTAL EARTHWORK</b>					<b>\$480,000.00</b>

## Riego West

### STREETWORK

1. 6.5" AC over 23" AB (65' Wide AC Section)	447,200	SF	\$7.75	\$3,465,800.00
2. Pavement Removal	170,000	SF	\$2.25	\$382,500.00
3. Sawcut	200	LF	\$10.00	\$2,000.00
4. Striping & Signage-4 Lane Arterial	6,800	LF	\$10.00	\$68,000.00

**TOTAL STREETWORK**

**\$3,918,300.00**

### CONCRETE

1. Median Curb, Type 5	-	LF	\$26.00	\$0.00
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**TOTAL CONCRETE**

**\$0.00**

### LANDSCAPE

1. Landscape - Median	-	SF	\$9.00	\$0.00
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**TOTAL LANDSCAPE**

**\$0.00**

### MISCELLANEOUS

1. Joint Trench	-	LF	\$175.00	\$0.00
2. Light Electrolier	-	EA	\$9,300.00	\$0.00
3. Traffic Signal (Riego at Pacific Ave.) (Ultimate Location)	1	EA	\$275,000.00	\$275,000.00
4. Power Pole Relocations (4 Poles N, 22 Poles S Side of Riego)	6,800	LF	\$190.00	\$1,292,000.00

**TOTAL MISCELLANEOUS**

**\$1,567,000.00**

**PHASE 2/3 SUBTOTAL**

**\$5,965,300.00**

**PHASE 1 SUBTOTAL**

\$311,725.00

**PHASE 2/3 SUBTOTAL**

\$5,965,300.00

**RIEGO WEST TOTAL**

**\$6,277,025.00**

Notes

Riego-Baseline East

**Opinion of Probable Cost**

*Lakeside at Sutter Pointe ~ Riego-Baseline East Infrastructure Offsite*

Sutter County

Cost Estimate for Phase 1A (Raised median at Natomas Rd, Add East-bound Left-turn pocket/ Traffic Signal at Pleasant Grove North only).

**PHASE 1A (Riego Intersection at Natomas Road- Raised Center Median to Restrict Left-Turns)**

<b>Center Median Improvements (Riego @ Natomas Rd)</b>	<b>\$15,000.00</b>
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**PHASE 1A (Riego Intersection Widening at Pleasant Grove North Only; Add EB Left-turn Lane/Signal)**

ITEM	DESCRIPTION	QUANTITY	UNIT	2020 WRI UNIT PRICE	2020 WRI COST
<b>EARTHWORK / GRADING</b>					
1.	Erosion Control	1	EA	\$10,000.00	\$10,000.00
2.	Excavation	2,000	CY	\$5.00	\$10,000.00
3.	Roadside ditch relocation	1	EA	\$15,000.00	\$15,000.00
<b>TOTAL EARTHWORK</b>					<b>\$35,000.00</b>
<b>STREETWORK</b>					
1.	6.5" AC over 23" AB (Including Transitions)	26,000	SF	\$7.75	\$201,500.00
2.	Pavement Removal	1,500	SF	\$2.25	\$3,375.00
3.	Sawcut	1,500	LF	\$10.00	\$15,000.00
4.	Striping & Signage-2 Lane Collector	1	EA	\$5,000.00	\$5,000.00
<b>TOTAL STREETWORK</b>					<b>\$224,875.00</b>
<b>DRAIN</b>					
1.	Culvert extension	1	EA	\$10,000.00	\$10,000.00
<b>TOTAL DRAIN</b>					<b>\$10,000.00</b>
<b>TRAFFIC SIGNAL</b>					
1.	Traffic Signal (Ultimate Location)	1	EA	\$275,000.00	\$275,000.00
<b>TOTAL DRAIN</b>					<b>\$275,000.00</b>

<b>PHASE 1A (Riego at Pleasant Grove N) SUBTOTAL</b>	<b>\$544,875.00</b>
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<b>RIEGO-BASELINE EAST TOTAL</b>	<b>\$559,875.00</b>
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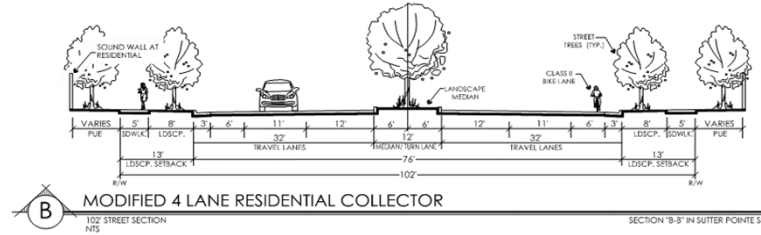
Notes

## **Preliminary Opinion of Costs Notes**

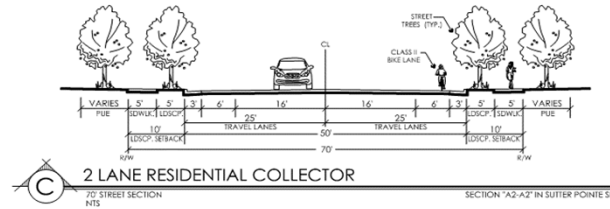
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- 1 This Estimate does not include improvement to the existing bridge at NEMDC
- 2 This Estimate does not include any railroad grade crossing improvements
- 3 Includes full frontage improvements and transitions for Riego Road
- 4 Assumes that no additional offsite RD-1000 improvements are required.
- 5 This preliminary estimate is prepared as a guide only based on conceptual plans and engineering and is subject to change. It has been prepared to a standard of accuracy which, to the best of our knowledge and judgement, is sufficient to satisfy our understanding of the purpose of this estimate. Wood Rodgers makes no warranty, either expressed or implied, as to the accuracy of this estimate.
- 6 This estimate does not consider the following:
  - Financing charges and overhead.
  - Fees not payable to obtain a recorded map
  - Utility infrastructure beyond street right of way.
  - Easement acquisitions.
  - Special Assessments.
  - Construction Staging / Traffic Handling
  - Reimbursement estimates
  - Environmental Mitigation
  - Environmental Costs and Fees
  - Interim service connections for any utilities

Road B (street 1)		5090 lf	
	per section	total	
Walk	10	50900	
Landscape - Plante	16	81440	
CG	2	10180	
AC	58	295220	
Median	12	61080	
Median CG	2	10180	

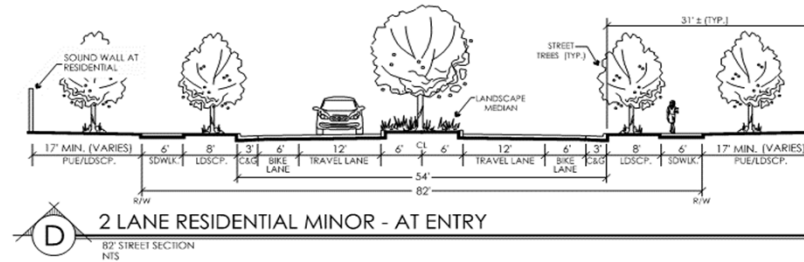


Road C (street 2)		2660 lf	
	per section	total	
Walk	10	26600	
Landscape - Plante	10	26600	
CG	2	5320	
AC	44	117040	
Median	0	0	
Median CG	0	0	



Road D		0 lf	
	per section	total	
Walk	12	0	
Landscape - Plante	16	0	
CG	2	0	
AC	36	0	
Median*	-	0	
Median CG*	-	0	

\*from CAD file directly



<b>Total</b>		7750	
Walk		77500	
Landscape - Planters		108040	
CG		15500	
AC 3.5 over 13		117040	
AC 5.5 over 20.5		295220	
Median		61080	
Median CG		10180	

Street Type by Right-of-Way Width  
 40' and 50' residential streets  
 56' to 74' streets without bus routes  
 56' to 74' streets with bus routes  
 and all cul-de-sac bulbs  
 84' streets  
 108' and 130' streets

Structural Section  
 3" A.C. on 10" A.B.  
 3.5" A.C. on 13" A.B.  
 4" A.C. on 14" A.B.  
 5.5" A.C. on 20.5" A.B.  
 6.5" A.C. on 23" A.B.

E. As an alternate to the preceding structural sections, a full depth asphalt concrete structural section may be used subject to the approval of the Director. Full depth asphalt concrete sections shall be designed in



**UNIT RATES- July 2019**  
**SACRAMENTO AREA (City/County/Rancho Cordova/Elk Grove)**

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DESCRIPTION	UNIT	EPS	Wood Rodgers
		UNIT PRICE	UNIT PRICE
<b>EARTHWORK / GRADING</b>			
Clearing and Grubbing-Roads Greenfield	SF		\$0.28
Clearing and Grubbing	AC		\$500.00
Clearing and Grubbing-Roads Infill	SF		\$0.42
Clearing and Grubbing-Subdivisions Infill	AC		\$1,680.00
Excavation (Cut)	CY	\$5.00	\$4.00
Excavation-Basin (Cut)	CY	\$2.50	\$4.00
Excavation-Infill	CY		\$5.60
Roadway Excavation (Existing Roads)	CY		\$8.40
Erosion Control	AC	\$8,712.00	\$2,100.00
Finish Lot Grading	EA		\$490.00
Stockpile	CY		\$4.00
Import	CY		\$25.00
<b>STREET WORK</b>			
Aggregate Base	TON		\$35.00
6" Aggregate Base	SF		\$2.50
8" Aggregate Base	SF		\$3.00
9" Aggregate Base	SF		\$3.25
10" Aggregate Base	SF		\$3.50
12" Aggregate Base	SF		\$3.75
13" Aggregate Base	SF		\$3.20
14" Aggregate Base	SF		\$3.85
16" Aggregate Base	SF		\$3.90
18" Aggregate Base	SF		\$3.95
20" Aggregate Base	SF		\$4.00
20.5" Aggregate Base	SF		\$4.05
23" Aggregate Base	SF		\$4.25
Asphalt Concrete	TON		\$77.00
1.5" Asphalt Concrete Overlay	SF		\$1.00
2" Asphalt Concrete Overlay	SF		\$1.25
3" Asphalt Concrete	SF		\$1.50
3.5" Asphalt Concrete	SF		\$2.05
4" Asphalt Concrete	SF		\$2.15
5.5" Asphalt Concrete	SF		\$2.95
6" Asphalt Concrete	SF		\$3.40
6.5" Asphalt Concrete	SF		\$3.50
3.5" AC over 13" AB	SF	\$3.95	\$5.25
5.5" AC over 20.5" AB	SF	\$5.70	\$7.00
6.5" AC over 23" AB	SF	\$7.20	\$7.75
12" Access Road (2"AC/6"AB)	SF		\$3.25
Bridge Structure	SF		\$350.00
Bridge Widening	SF		\$490.00
Pavement Removal	SF	\$0.20	\$2.25
Sawcut	LF		\$10.00
Stop Sign with Striping	EA		\$840.00
Street Signs	EA		\$490.00
Striping & Signage-2 Lane Collector	LF	\$0.75	\$5.60
Striping & Signage-4 Lane Collector	LF	\$1.75	\$10.00
Striping & Signage-6 Lane Collector	LF	\$1.50	\$12.00
Striping-Existing 2 Lanes	LF		\$8.40

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DESCRIPTION	UNIT	EPS	Wood Rodgers
		UNIT PRICE	UNIT PRICE
<b>CONCRETE WORK</b>			
PCC Bus Turnout 10" PCC/6" AB	SF		\$12.60
Concrete Sidewalk, Detached	SF	\$6.20	\$9.00
Concrete Sidewalk, Attached	SF	\$6.20	\$7.00
Concrete Median	SF		\$8.50
Vertical Curb & Gutter	LF	\$15.00	\$28.00
Rolled Curb & Gutter	LF	\$15.00	\$30.00
Curb Type 3	LF		\$20.00
Curb Type 4	LF		\$30.00
Median Curb, Type 5	LF	\$18.00	\$26.00
Single Handicap Ramps	EA	\$3,500.00	\$2,800.00
Double Handicap Ramps	EA	\$3,500.00	\$3,500.00
<b>WATER DISTRIBUTION &amp; TRANSMISSION SYSTEM</b>			
Butterfly Valve, 12"	EA	\$2,500.00	\$3,500.00
Butterfly Valve, 16"	EA	\$3,500.00	\$5,600.00
Butterfly Valve, 18"	EA	\$4,000.00	\$9,500.00
Butterfly Valve, 24"	EA	\$7,200.00	\$13,500.00
Butterfly Valve, 30"	EA	\$14,000.00	\$12,000.00
Connect to Existing Water	EA		\$7,000.00
Fire Hydrant (incl. Tee and Valve)	EA	\$5,000.00	\$9,300.00
Gate Valve, 10"	EA		\$3,080.00
Gate Valve, 6"	EA		\$1,680.00
Gate Valve, 8"	EA		\$2,400.00
1" Water Service	EA		\$2,800.00
Purple Pipe System, 4" RCW (incl. fittings & valves)	LF		\$35.00
Purple Pipe System, 10" RCW (incl. fittings & valves)	LF		\$56.00
Purple Pipe System, 12" RCW (incl. fittings & valves)	LF		\$84.00
Purple Pipe System, 16" RCW (incl. fittings & valves)	LF		\$112.00
Purple Pipe System, 6" RCW (incl. fittings & valves)	LF		\$42.00
Purple Pipe System, 8" RCW (incl. fittings & valves)	LF		\$44.80
Water Pipe, 8", PVC C900	LF	\$44.00	\$65.00
Water Pipe, 10", PVC C900	LF		\$105.00
Water Pipe, 12", PVC C900	LF	\$64.00	\$125.00
Water Pipe, 16"	LF		\$140.00
Water Pipe, 18", PVC C235 DR18	LF	\$94.00	\$160.00
Water Pipe, 24", PVC C235 DR18	LF	\$135.00	\$195.00
Air Release Valve	EA		\$7,700.00
2" Blow Off Valve	EA		\$3,300.00
6" Blow Off Valve	EA		\$9,000.00
Groundwater Well and Treatment Facility	EA	\$1,000,000.00	\$1,000,000.00
Water Tank (1.5 MG)	EA	\$1,800,000.00	\$1,500,000.00

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DESCRIPTION	UNIT	EPS	Wood Rodgers
		UNIT PRICE	UNIT PRICE

**SEWER COLLECTOR & TRUNK SYSTEM**

Sanitary Manhole, 48"	EA	\$6,650.00	\$7,000.00
Sanitary Manhole, 60"	EA	\$13,650.00	\$13,000.00
VCP Sewer Pipe, 8"	LF	\$38.00	\$70.00
VCP Sewer Pipe, 10"	LF	\$42.00	\$91.00
VCP Sewer Pipe, 12"	LF	\$57.00	\$126.00
VCP Sewer Pipe, 15"	LF	\$90.00	\$154.00
VCP Sewer Pipe, 18"	LF	\$120.00	\$182.00
VCP Sewer Pipe, 21"	EA	\$158.00	\$260.00
VCP Sewer Pipe, 24"	EA	\$188.00	\$290.00
VCP Sewer Pipe, 27"	EA	\$230.00	\$420.00
VCP Sewer Pipe, 30"	EA	\$282.00	\$364.00
Sewer Force Main, 14"	LF	\$150.00	\$150.00
Concrete Trench Dam	EA		\$2,100.00
Concrete Trench Dam	EA		\$2,800.00
Concrete Trench Dam-depth 30' to 38'	EA		\$4,200.00
Flushing Branch-8"	EA		\$2,100.00
4" Sewer Service	EA		\$2,240.00
4" Sewer Service-depth 16' to 20'	EA		\$2,800.00
Sewer Lift Station	EA		\$1,000,000.00
8" Inside Drop Connection	EA		\$2,100.00

**STORM DRAINAGE COLLECTOR & TRUNK SYSTEM**

DI Lead, 12"	LF	\$60.00	\$65.00
Drain Inlet, Type B	EA		\$3,200.00
Drain Inlet, Type F	EA		\$3,220.00
Drain Manhole, 48"	EA	\$0.00	\$4,620.00
Drain Manhole, 60"	EA	\$4,000.00	\$6,440.00
Drain Manhole, 72"	EA	\$5,000.00	\$9,500.00
Drain Manhole, 84"	EA	\$8,000.00	\$16,100.00
Storm Drain Manhole, 96"	EA	\$8,000.00	\$20,300.00
Drain Manhole, Saddle	EA	\$8,000.00	\$8,960.00
Drain Manhole, Saddle	EA		\$10,500.00
Drain Pipe, 12"	LF	\$60.00	\$65.00
Drain Pipe, 15"	LF		\$70.00
Drain Pipe, 18"	LF		\$78.00
Drain Pipe, 24"	LF		\$105.00
Drain Pipe, 30"	LF		\$140.00
Drain Pipe, 36"	LF	\$115.00	\$154.00
Drain Pipe, 42"	LF	\$160.00	\$185.00
Drain Pipe, 48"	LF	\$180.00	\$205.00
Drain Pipe, 54"	LF	\$195.00	\$245.00
Drain Pipe, 60"	LF	\$210.00	\$285.00
Drain Pipe, 66"	LF	\$230.00	\$392.00
Drain Pipe, 72"	LF	\$250.00	\$400.00
Drainage Outfall Structure, 18"	EA	\$15,000.00	\$8,400.00
Drainage Outfall Structure, 24"	EA	\$15,000.00	\$11,200.00
Drainage Outfall Structure, 30"	EA	\$15,000.00	\$14,000.00
Drain Outfall Structure, 36"	EA	\$15,000.00	\$16,800.00
Drain Outfall Structure, 42"	EA	\$15,000.00	\$19,600.00
Drain Outfall Structure, 48"	EA	\$15,000.00	\$22,400.00
Drain Outfall Structure, 54"	EA	\$15,000.00	\$25,200.00
Drain Outfall Structure, 60"	EA	\$15,000.00	\$26,000.00
Drain Outfall Structure, 66"	EA	\$15,000.00	\$28,000.00

**STORM DRAINAGE COLLECTOR & TRUNK SYSTEM**

DI Lead, 12"	LF		\$65.00
Drain Inlet, Type B	EA		\$3,200.00
Drain Inlet, Type F	EA		\$3,220.00
Drain Manhole, 48"	EA		\$4,620.00
Drain Manhole, 48"	EA		\$5,880.00
Drain Manhole, 60"	EA		\$6,440.00
Drain Manhole, 60"	EA		\$7,840.00
Drain Manhole, 72"	EA		\$9,800.00
Drain Manhole, 72"	EA		\$11,900.00
Drain Manhole, 84"	EA		\$16,100.00
Storm Drain Manhole, 96"	EA		\$20,300.00
Drain Manhole, Saddle	EA		\$8,960.00
Drain Manhole, Saddle	EA		\$10,500.00
Drain Pipe, 12"	LF	\$60.00	\$65.00
Drain Pipe, 15"	LF		\$70.00
Drain Pipe, 18"	LF		\$78.00
Drain Pipe, 24"	LF		\$105.00
Drain Pipe, 30"	LF		\$140.00
Drain Pipe, 36"	LF	\$115.00	\$154.00
Drain Pipe, 42"	LF	\$160.00	\$182.00
Drain Pipe, 48"	LF	\$180.00	\$205.00
Drain Pipe, 54"	LF	\$195.00	\$245.00
Drain Pipe, 60"	LF	\$210.00	\$285.00
Drain Pipe, 66"	LF	\$230.00	\$392.00
Drain Pipe, 72"	LF	\$250.00	\$400.00
Drainage Outfall Structure, 18"	EA	\$15,000.00	\$8,400.00
Drainage Outfall Structure, 24"	EA	\$15,000.00	\$11,200.00
Drainage Outfall Structure, 30"	EA	\$15,000.00	\$14,000.00
Drain Outfall Structure, 36"	EA	\$15,000.00	\$65,000.00

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DESCRIPTION	UNIT	EPS	Wood Rodgers
		UNIT PRICE	UNIT PRICE
Drain Outfall Structure, 42"	EA	\$15,000.00	\$19,600.00
Drain Outfall Structure, 48"	EA	\$15,000.00	\$22,400.00
Drain Outfall Structure, 54"	EA	\$15,000.00	\$25,200.00
Drain Outfall Structure, 60"	EA	\$15,000.00	\$100,000.00
Drain Outfall Structure, 66"	EA	\$15,000.00	\$28,000.00
Drain Outfall Structure, 72"	EA	\$15,000.00	\$125,000.00
<b>STREET LIGHTING</b>			
Service Point	EA		\$7,000.00
Light Electrolier	EA	\$3,960.00	\$9,300.00
Joint Trench	LF	\$70.00	\$175.00
Joint Trench (Both Sides)	LF	\$140.00	\$350.00
<b>LANDSCAPE</b>			
Basin Open Iron Fence3	LF		\$0.00
6' Masonry Soundwall (adjacent to residential)	LF		\$130.00
Lake Walk Retaining Wall (2' High)	LF		\$75.00
Lake Headwall	LF		\$225.00
5' PCC Path, Lakewalk	SF	\$6.20	\$9.00
Post and Cable Fence	LF		\$5.00
Landscape - Lakewalk and Adjacent Parks	SF	\$4.20	\$9.00
Landscape - Planters	SF	\$4.20	\$9.00
Landscape Lots	SF	\$4.20	\$9.00
Landscape - Median	SF	\$7.05	\$9.00
<b>MISCELLANEOUS</b>			
6' Masonry Soundwall (adjacent to residential)	LF		\$150.00
Roadside Ditch	LF		\$2.00
Timber Barricade	LF		\$75.00
Post and Cable Fence	LF		\$7.00



**APPENDIX C:**  
**Detailed Public Facilities Cost Estimates**



**Table C-1**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Detailed Parks Cost by Phase**

Item	Tentative Map Identifier	Acreage [1]	Cost per Acre / Improvement Cost		Engineering (15%)	Contingency (20%)	Total Estimated Cost
			[2]	Cost Estimate			
<b>Lakeside</b>			<i>cost per acre</i>				
<b>Phase 1</b>							
<b>Community Park</b>							
Lot E	P-11A	13.2	\$309,314.32	\$4,082,949	\$612,442	\$816,590	\$5,511,981
<b>Subtotal Community Park</b>		<b>13.2</b>	<b>\$309,314.32</b>	<b>\$4,082,949</b>	<b>\$612,442</b>	<b>\$816,590</b>	<b>\$5,511,981</b>
<b>Neighborhood Park</b>							
Lot F	P-7B	1.5	\$506,602.00	\$759,903	\$113,985	\$151,981	\$1,025,869
Lot G	P-7A	4.1	\$391,723.66	\$1,606,067	\$240,910	\$321,213	\$2,168,190
<b>Subtotal Neighborhood Park</b>		<b>5.6</b>	<b>\$898,325.66</b>	<b>\$2,365,970</b>	<b>\$354,896</b>	<b>\$473,194</b>	<b>\$3,194,060</b>
<b>Mini Park</b>							
Lot H	P-7D (Portion)	0.9	\$755,132.22	\$679,619	\$101,943	\$135,924	\$917,486
Lot I	P-7D (Portion)	0.6	\$1,070,696.67	\$642,418	\$96,363	\$128,484	\$867,264
Lot J	P-7D (Portion)	0.9	\$877,353.33	\$789,618	\$118,443	\$157,924	\$1,065,984
Lot K	P-7D (Portion)	0.8	\$890,000.00	\$712,000	\$106,800	\$142,400	\$961,200
Lot L	P-7D (Portion)	0.9	\$880,425.56	\$792,383	\$118,857	\$158,477	\$1,069,717
Lot M	P-7D (Portion)	1.2	\$603,579.17	\$724,295	\$108,644	\$144,859	\$977,798
Lot S - X (Lakewalk)	P-7D (Portion)	4.5	\$729,200.00	\$3,281,400	\$492,210	\$656,280	\$4,429,890
Lot R (DB) South	P-7E	3.4	-	-	-	-	-
<b>Subtotal Mini Park</b>		<b>13.2</b>	<b>\$5,806,386.94</b>	<b>\$7,621,733</b>	<b>\$1,143,260</b>	<b>\$1,524,347</b>	<b>\$10,289,340</b>
<b>Subtotal Phase 1</b>		<b>32.0</b>	<b>\$439,707.88</b>	<b>\$14,070,652</b>	<b>\$2,110,598</b>	<b>\$2,814,130</b>	<b>\$18,995,380</b>
<b>Phase 2/3</b>							
<b>Neighborhood Park</b>							
Lot P-4A	Lot P-4A	5.0	\$392,040.00	\$1,960,200	\$294,030	\$392,040	\$2,646,270
Lot P-4B	Lot P-4B	1.0	\$566,280.00	\$566,280	\$84,942	\$113,256	\$764,478
Lot P-4C	Lot P-4C	1.0	\$566,280.00	\$566,280	\$84,942	\$113,256	\$764,478
Lot P-4D	Lot P-4D	5.2	\$392,040.00	\$2,038,608	\$305,791	\$407,722	\$2,752,121
Lot P-4E	Lot P-4E	2.9	\$392,040.00	\$1,136,916	\$170,537	\$227,383	\$1,534,837
Lot P-4F	Lot P-4F	5.0	\$392,040.00	\$1,960,200	\$294,030	\$392,040	\$2,646,270
Lot P-6	Lot P-6	4.4	\$392,040.00	\$1,724,976	\$258,746	\$344,995	\$2,328,718
<b>Subtotal Neighborhood Park</b>		<b>24.5</b>	<b>\$3,920,400.00</b>	<b>\$9,953,460</b>	<b>\$1,493,019</b>	<b>\$1,990,692</b>	<b>\$13,437,171</b>
Grading (Linear Park)			\$300,000.00	\$300,000	\$45,000	\$60,000	\$405,000
<b>Subtotal Phase 2/3</b>		<b>24.5</b>	<b>\$418,508.57</b>	<b>\$10,253,460</b>	<b>\$1,538,019</b>	<b>\$2,050,692</b>	<b>\$13,842,171</b>
<b>Subtotal Lakeside</b>		<b>56.5</b>	<b>\$430,515.26</b>	<b>\$24,324,112</b>	<b>\$3,648,617</b>	<b>\$4,864,822</b>	<b>\$32,837,551</b>
<b>Remaining SPSP Phases</b>			<i>improvement cost</i>				
<b>Regional Parks [1]</b>							
P-3		50.0	\$350,000.00	\$17,500,000	\$2,625,000	\$3,500,000	\$23,625,000
P-11		33.0	\$350,000.00	\$11,550,000	\$1,732,500	\$2,310,000	\$15,592,500
<b>Subtotal Regional Parks</b>		<b>83.0</b>		<b>\$29,050,000</b>	<b>\$4,357,500</b>	<b>\$5,810,000</b>	<b>\$39,217,500</b>
<b>Community Parks [1]</b>							
P-12		19.6	\$350,000.00	\$6,860,000	\$1,029,000	\$1,372,000	\$9,261,000
P-15		51.6	\$350,000.00	\$18,060,000	\$2,709,000	\$3,612,000	\$24,381,000
P-16		107.8	\$350,000.00	\$37,730,000	\$5,659,500	\$7,546,000	\$50,935,500
P-17		56.0	\$350,000.00	\$19,600,000	\$2,940,000	\$3,920,000	\$26,460,000
P-19		27.1	\$350,000.00	\$9,485,000	\$1,422,750	\$1,897,000	\$12,804,750
<b>Subtotal Community Parks</b>		<b>262.1</b>		<b>\$91,735,000</b>	<b>\$13,760,250</b>	<b>\$18,347,000</b>	<b>\$123,842,250</b>
<b>Neighborhood Parks [1]</b>							
P-1		5.0	\$392,040.00	\$1,960,200	\$294,030	\$392,040	\$2,646,270
P-2		6.0	\$392,040.00	\$2,352,240	\$352,836	\$470,448	\$3,175,524
P-5		5.0	\$392,040.00	\$1,960,200	\$294,030	\$392,040	\$2,646,270
P-8		5.5	\$392,040.00	\$2,156,220	\$323,433	\$431,244	\$2,910,897
P-9		6.0	\$392,040.00	\$2,352,240	\$352,836	\$470,448	\$3,175,524
P-10		5.5	\$392,040.00	\$2,156,220	\$323,433	\$431,244	\$2,910,897
P-13		5.0	\$392,040.00	\$1,960,200	\$294,030	\$392,040	\$2,646,270
P-14		6.0	\$392,040.00	\$2,352,240	\$352,836	\$470,448	\$3,175,524
P-18		4.0	\$392,040.00	\$1,568,160	\$235,224	\$313,632	\$2,117,016
P-20		4.0	\$392,040.00	\$1,568,160	\$235,224	\$313,632	\$2,117,016
P-21		5.0	\$392,040.00	\$1,960,200	\$294,030	\$392,040	\$2,646,270
P-22		6.2	\$392,040.00	\$2,430,648	\$364,597	\$486,130	\$3,281,375
<b>Subtotal Neighborhood Parks</b>		<b>63.2</b>		<b>\$24,776,928</b>	<b>\$3,716,539</b>	<b>\$4,955,386</b>	<b>\$33,448,853</b>
<b>Subtotal Remaining SPSP</b>		<b>408.3</b>		<b>\$145,561,928</b>	<b>\$21,834,289</b>	<b>\$29,112,386</b>	<b>\$196,508,603</b>
<b>TOTAL SPSP</b>		<b>464.8</b>		<b>\$169,886,040</b>	<b>\$25,482,906</b>	<b>\$33,977,208</b>	<b>\$229,346,154</b>

Source: Wood Rodgers; EPS.

\*parks"

[1] Acreage excludes 2.6 acre clubhouse facility.  
 [2] Costs per acre provided by Wood Rodgers.

**Table C-2  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Park Acres per 1,000 Residents**

<b>Item</b>	<b>Lakeside</b>	<b>Remaining Phases</b>	<b>Buildout</b>
Resident Population	9,317	33,773	43,090
----- Park Acres -----			
<b>Park Type [1]</b>			
Regional Parks	0.0	83.0	83.0
Community Parks	13.2	262.1	275.3
Neighborhood Parks	30.1	63.2	93.3
Mini Parks	13.2	0.0	13.2
<b>Total Park Acres</b>	<b>56.5</b>	<b>408.3</b>	<b>464.8</b>
<b>Park Acres per 1,000 Residents</b>			
Regional Parks	0.00	2.46	1.93
Community Parks	1.42	7.76	6.39
Neighborhood Parks	3.23	1.87	2.17
Mini Parks	1.42	0.00	0.31
<b>Total [2]</b>	<b>6.06</b>	<b>12.09</b>	<b>10.79</b>

"parks\_per\_1k"

[1] Acreage excludes 2.6 acre clubhouse facility.  
[2] Requirement is 5 park acres per 1,000 residents.

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**Table C-3  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Detailed Open Space Costs by Phase**

Item	Acreage [1]	Cost per Acre / Improvement Cost (2008\$)	Cost Estimate	Engineering (15%)	Contingency (20%)	Total Estimated Cost
<b>Lakeside [2]</b>						
		<i>cost per acre</i>				
<b>Phase 1</b>						
Lot O (OS-17A)	5.0	\$37,026.00	\$185,130	\$27,770	\$37,026	\$249,926
Lot N (OS-22C)	4.2	\$47,915.95	\$201,247	\$30,187	\$40,249	\$271,683
<b>Subtotal Phase 1</b>	<b>9.2</b>	<b>\$41,997.50</b>	<b>\$386,377</b>	<b>\$57,957</b>	<b>\$77,275</b>	<b>\$521,609</b>
<b>Phase 2/3</b>						
OS 17-B	3.9	\$38,205.13	\$149,000	\$22,350	\$29,800	\$201,150
OS 17-C	2.5	\$35,200.00	\$88,000	\$13,200	\$17,600	\$118,800
<b>Subtotal Phase 2/3</b>	<b>6.4</b>	<b>\$37,031.25</b>	<b>\$237,000</b>	<b>\$35,550</b>	<b>\$47,400</b>	<b>\$319,950</b>
<b>Subtotal Lakeside</b>	<b>15.6</b>	<b>\$39,960.06</b>	<b>\$623,377</b>	<b>\$93,507</b>	<b>\$124,675</b>	<b>\$841,559</b>
<b>SPSP Remaining Phases</b>						
		<i>improvement cost</i>				
OS-1	1.8	\$40,000/ac.	\$23,522	\$3,528	\$4,704	\$31,755
OS-2	2.3	\$40,000/ac.	\$30,056	\$4,508	\$6,011	\$40,576
OS-3	3.3	\$40,000/ac.	\$43,124	\$6,469	\$8,625	\$58,218
OS-4	2.4	\$40,000/ac.	\$31,363	\$4,704	\$6,273	\$42,340
OS-5	1.5	\$40,000/ac.	\$19,602	\$2,940	\$3,920	\$26,463
OS-6	10	\$40,000/ac.	\$130,680	\$19,602	\$26,136	\$176,418
OS-7	92.3	\$40,000/ac.	\$1,206,176	\$180,926	\$241,235	\$1,628,338
OS-8	1.5	\$40,000/ac.	\$19,602	\$2,940	\$3,920	\$26,463
OS-9	30	\$40,000/ac.	\$392,040	\$58,806	\$78,408	\$529,254
OS-10	1.7	\$40,000/ac.	\$22,216	\$3,332	\$4,443	\$29,991
OS-11	1.3	\$40,000/ac.	\$16,988	\$2,548	\$3,398	\$22,934
OS-12	4.7	\$40,000/ac.	\$61,420	\$9,213	\$12,284	\$82,916
OS-13	1.8	\$40,000/ac.	\$23,522	\$3,528	\$4,704	\$31,755
OS-14	3.3	\$40,000/ac.	\$43,124	\$6,469	\$8,625	\$58,218
OS-15	3.5	\$40,000/ac.	\$45,738	\$6,861	\$9,148	\$61,746
OS-16	4.9	\$40,000/ac.	\$64,033	\$9,605	\$12,807	\$86,445
OS-19	27.1	\$40,000/ac.	\$354,143	\$53,121	\$70,829	\$478,093
OS-20	34	\$40,000/ac.	\$444,312	\$66,647	\$88,862	\$599,821
<b>Subtotal Remaining SPSP</b>	<b>227.4</b>		<b>\$2,971,663</b>	<b>\$445,749</b>	<b>\$594,333</b>	<b>\$4,011,745</b>
<b>Total SPSP</b>	<b>243.0</b>		<b>\$3,595,040</b>	<b>\$539,256</b>	<b>\$719,008</b>	<b>\$4,853,304</b>

"open\_space"

Source: Wood Rodgers; EPS.

[1] Excludes lake acreage.

[2] Lakeside Open Space uses include Hydro seeding and Post and Cable Fencing.

**Table C-4**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Detailed Trails Costs by Phase**

Item	Cost per Linear Ft.	Class 1 Trails [1]					Natomas Road Conversion					Total Estimated Cost
		Quantity	Subtotal Cost	Engineering (15%)	Contingency (20%)	Total	Quantity	Subtotal Cost	Engineering (15%)	Contingency (20%)	Total	
Lakeside	\$55	<i>linear ft.</i> 4,100	\$225,500	\$33,825	\$45,100	<b>\$304,425</b>	<i>linear ft.</i> 5,510	\$14,310	\$2,147	\$2,862	<b>\$19,319</b>	<b>\$323,744</b>
Remaining Phases	\$55	84,390	\$4,641,450	\$696,218	\$928,290	<b>\$6,265,958</b>	3,500	\$9,090	\$1,363	\$1,818	<b>\$12,271</b>	<b>\$6,278,229</b>
SPSP Buildout	\$55	88,490	\$4,866,950	\$730,043	\$973,390	<b>\$6,570,383</b>	9,010	\$23,400	\$3,510	\$4,680	<b>\$31,590</b>	<b>\$6,601,973</b>

"trails\_costs"

Source: MacKay and Soms.

[1] Includes Class 1 Trails in Open Space + Drainage facilities, excluding Natomas Road Conversion.

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**Table C-5  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Estimated Library Facility and Equipment Costs (2020\$) [1]**

Planned Facilities and Sites	Facility Standard	Number	Unit Cost	Total Cost of Planned Facilities
<b>Residents</b>		43,298 residents		
<b>Facilities</b>				
Construction [1]	0.5 square feet per capita	12,000 sq. ft.	\$443 per sq. ft.	\$5,320,568
Land Acquisition [2] FF&E		1.10 acres	\$200,000 per acre	\$220,386
<b>Subtotal Facilities</b>				<b>\$5,540,953</b>
<b>Items [3]</b>				
Collections	2.15 volumes per capita	93,091 items	\$26 per item	\$2,420,379
Technology Workstations	1 station per 2,000	22 items	\$1,454 per item	\$31,480
<b>Subtotal Items</b>				<b>\$2,451,858</b>
<b>Total Library Facility and Equipment Costs</b>				<b>\$7,992,812</b>

*"library"*

Source: Sacramento Public Library Authority; County of Sacramento Library Facilities Impact Fee Study; EPS.

[1] Unit cost estimates based on North Natomas library design-build cost (escalated to 2020\$), including site work, building construction, furniture, equipment, and project planning, design, engineering, environmental, and management services.  
 [2] Assumes 0.25 FAR. Costs based on Sacramento County Library Authority Nexus Study escalated to 2020\$.  
 [3] Unit costs and quantities for collections and computers based on costs provided by Sutter County.

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Table C-6  
 Sutter Pointe Specific Plan  
 Public Facilities Financing Plan  
 Estimated Sheriff Facilities and Equipment Costs

Item	Description	Units	Unit Cost Applied	Estimated Cost
<b>Lakeside</b>				
<b>Phase 1</b>				
Interim Facility	Modular facility colocated with Temporary Fire station. 250 square foot office, common space for faxes, printers, bathroom, and shower. Interview space.	750 sq. ft.	\$100 per sq. ft.	\$75,000
Patrol Car		1 vehicle	\$93,000 per vehicle	\$93,000
Officer Equipment	Uniform, Firearm, Vest, Baton, Flashlight, Pouch, Handcuffs	4 officers	\$5,000 per officer	\$20,000
<b>Subtotal Lakeside Phase 1</b>				<b>\$188,000</b>
<b>Lakeside Remaining</b>				
Temporary Facility [1]	2 offices/interview space colocated with Fire substation	750 sq. ft.	\$401 per sq. ft.	\$300,564
Patrol Car		3 vehicles	\$93,000 per vehicle	\$279,000
Officer Equipment	Uniform, Firearm, Vest, Baton, Flashlight, Pouch, Handcuffs	6 officers	\$5,000 per officer	\$30,000
<b>Subtotal Lakeside Remaining</b>				<b>\$609,564</b>
<b>Subtotal Lakeside</b>				<b>\$797,564</b>
<b>Remaining SPSP Phases</b>				
Full Station	Office Space: 1-2 offices 2 interview rooms and viewing area Adjoining IT room Interim Holding Cell 1 Soft Cell Could be joint use with government center or fire facility	24,000 sq. ft.	\$401 per sq. ft.	\$9,618,041
Community Room	Accommodating ~50 people. Assumes 25 sq.ft. per person. Could be joint use with government center or fire facility.	1,250 sq. ft.	\$401 per sq. ft.	\$500,940
Land Acquisition [2]		1.88 acres	\$200,000 per acre	\$375,232
Patrol Cars/Staff Vehicles [3]		41 vehicles	\$93,000 per vehicle	\$3,813,000
Officer Equipment	Uniform, Firearm, Vest, Baton, Flashlight, Pouch, Handcuffs	42 officers	\$5,000 per officer	\$210,000
<b>Subtotal Remaining SPSP Phases</b>				<b>\$14,517,213</b>
<b>Total Sheriff Facilities</b>				<b>\$15,314,777</b>

\*sheriff\*

[1] Land acquisition included as part of fire substation costs.

[2] Total acreage associated with 6-acre government center distributed between civic buildings and sheriff facilities based on proportionate building square feet occupied by each use.

[3] Includes Patrol Cars and Other (Support) Vehicles; distribution remains TBD. \$93,000 per vehicle cost of Patrol Car used for interim planning purposes.

**Table C-7  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Estimated Fire Facilities Infrastructure and Equipment Costs**

Item	Dwelling Units	Est. New Residential Population	Units	Unit Cost Applied	Estimated Cost	Notes
<b>Phase 1 Lakeside</b>						
<b>Interim Station: Temporary</b>	1,464	4,035				
Portable Building With Awning			1,440 sq. ft.	\$100 per square foot	\$144,000	2 12x60 Modules
Metal Building - Small Engine Bay			1 ls	\$20,000 each	\$20,000	
Type 1 Engine			1 vehicle	\$750,000 per vehicle	\$750,000	
Communications Tower			1.0 ls	\$90,000 each	\$90,000	60' Tower and Communications/Alerting System
Staff Vehicles			1 vehicle	\$70,000 per vehicle	\$70,000	Command vehicle for battalion chief
Firefighter Equipment			7.0 employees	\$4,329 each	\$30,303	
<b>Subtotal Interim Station</b>					<b>\$1,104,303</b>	
<b>Lakeside Remaining Phases</b>	2,323	5,282				
<b>Station 1: Fire Substation</b>						
Fire Station Building [1]			6,120 sq. ft.	\$625 per sq. ft.	\$3,825,000	May be collocated with temporary sheriff facilities.
Land Acquisition [1]			0.5 acres	\$200,000 per acre	\$100,000	
Site Improvements			0.5 acres	\$300,000 per acre	\$150,000	
Type 1 Engine			0 vehicle	\$750,000 per vehicle	\$0	Assumes transferred from temporary station.
Grass Unit			1 vehicle	\$400,000 per vehicle	\$400,000	
Staff Vehicles			0 vehicle	\$70,000 per vehicle	\$0	Command Vehicle transferred from temporary station.
Support Vehicles			1 vehicle	\$50,000 per vehicle	\$50,000	
Firefighter Equipment			3 employees	\$4,329 each	\$12,987	In addition to costs included under temporary facilities
<b>Subtotal Station 1</b>					<b>\$4,537,987</b>	
<b>Subtotal Lakeside</b>	<b>3,787</b>	<b>9,317</b>			<b>\$5,642,290</b>	
<b>SPSP Remaining Phases</b>						
<b>Station 2: Fire Substation</b>	13,713	33,981				
Fire Station Building [1]			6,120 sq. ft.	\$625 per sq. ft.	\$3,825,000	
Land Acquisition [1]			0.5 acres	\$200,000 per acre	\$100,000	
Site Improvements			0.5 acres	\$300,000 per acre	\$150,000	
Type 1 Engine			1 vehicle	\$750,000 per vehicle	\$750,000	
Grass Unit			1 vehicle	\$400,000 per vehicle	\$400,000	
Staff Vehicles			1 vehicle	\$70,000 per vehicle	\$70,000	
Support Vehicles			1 vehicle	\$50,000 per vehicle	\$50,000	
Firefighter Equipment			9 employees	\$4,329 each	\$38,961	
<b>Subtotal Station 2</b>					<b>\$5,383,961</b>	
<b>Station 3: Master Fire Station [2]</b>						
Fire Station Building			11,810 sq. ft.	\$625 per sq. ft.	\$7,381,250	May be collocated with Sheriff facility.
Land Acquisition [1]			1.0 acre	\$200,000 per acre	\$200,000	
Site Improvements			1.0 acre	\$300,000 per acre	\$300,000	
Type 1 Engine			1 vehicle	\$750,000 per vehicle	\$750,000	
Grass Unit			1 vehicle	\$400,000 per vehicle	\$400,000	
Command Unit			1 unit	\$500,000 per unit	\$500,000	
Quint			1 vehicle	\$1,400,000 per vehicle	\$1,400,000	
Rescue Unit			1 vehicle	\$650,000 per vehicle	\$650,000	
Staff Vehicles			1 vehicle	\$70,000 per vehicle	\$70,000	
Support Vehicles			2 vehicle	\$50,000 per vehicle	\$100,000	
Firefighter Equipment			20 employees	\$4,329 each	\$86,580	
<b>Subtotal Station 3</b>					<b>\$11,837,830</b>	
<b>Subtotal SPSP Remaining</b>	<b>13,713</b>	<b>33,981</b>			<b>\$17,221,791</b>	
<b>Total Fire Facilities and Equipment</b>	<b>17,500</b>	<b>43,298</b>			<b>\$22,864,081</b>	

Source: Sutter County, City of Fresno Fire Facilities Fee Program, City of Sacramento Central City Plan Area Fee Program, Cordova Hills Public Facilities Financing Plan and EPS.

"fire\_cost"

[1] Assumes \$500 per square foot in direct building costs plus 25 percent soft costs.

[2] Assumes that additional communications tower will not be needed as radio equipment would be mounted on training tower. If additional communications infrastructure are needed, those costs would be additive to Master Fire Station costs shown.

**Table C-8  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Estimated Other Public Facility Costs**

<b>Public Facility</b>	<b>Size</b>	<b>Unit Cost (Rounded)</b>	<b>Total Estimated Cost</b>
<b>Transit</b>			\$11,000,000
<b>Government Center</b>			
Civic Buildings (excl. Sheriff)	55,500 Bldg. Sq. Ft.	\$400 per Bldg. Sq. Ft.	\$22,200,000
Land Acquisition (excl. Sheriff) [1]	4.12 Acres	\$200,000 per Acre	\$824,768
Ultimate Communications Tower and Equipment [2]		\$500,000	\$500,000
<b>Subtotal Government Center</b>			<b>\$23,524,768</b>
<b>Corporation Yard</b>			
Buildings	68,000 Bldg. Sq. Ft.	\$190 per Bldg. Sq. Ft.	\$12,920,000
Site Preparation	204,732 Site Sq. Ft.	\$5 per Site Sq. Ft.	\$1,023,660
Land Acquisition	4.7 Acres	\$200,000 per Acre	\$940,000
Street Sweeper			\$250,000
<b>Subtotal Corporation Yard</b>			<b>\$15,133,660</b>
<b>Total Public Facilities</b>			<b>\$49,658,428</b>

"sum"

[1] Total acreage associated with 6-acre government center distributed between civic buildings and sheriff facilities based on proportionate building square feet.

[2] Shown cost is a placeholder estimate to be refined.



APPENDIX D:  
SPSP Plan Area Fee Cost Allocation Model





**Table D-1  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Calculation of Lakeside and Remaining SPSP Fair Share Costs for Selected Improvements**

Category	Residential						Nonresidential			Total Funding Obligation
	LDR	LDR (AR)	MDR	MDR (AR)	HDR	HDR (AR)	Commercial Retail	Office	Industrial	
<b>Lakeside Land Uses</b>	935	170	1,453	830	399	0	272,300	683,000	0	
	----- Units -----						----- Bldg. Sq. Ft. -----			
<b>Backbone Infrastructure</b>	----- Fee per Unit -----						----- Fee per Bldg. Sq. Ft. -----			
Riego Road Interchange	\$264	\$79	\$264	\$79	\$151	\$69	\$0.34	\$0.29	\$0.16	\$1,059,707
On-Site Roadways	\$4,477	\$1,343	\$4,477	\$1,343	\$2,552	\$1,164	\$5.77	\$4.88	\$2.69	\$17,957,441
Off-Site Roadways	\$15	\$5	\$15	\$5	\$9	\$4	\$0.02	\$0.02	\$0.01	\$60,997
Sewer	\$4,872	\$4,631	\$5,782	\$5,923	\$2,376	\$2,335	\$2.04	\$1.45	\$1.25	\$21,157,386
Storm Drainage	\$6,576	\$6,251	\$5,854	\$5,996	\$2,606	\$2,561	\$5.50	\$3.93	\$3.38	\$25,914,524
PG&E Substation	\$424	\$438	\$197	\$197	\$57	\$56	\$0.09	\$0.08	\$0.07	\$1,020,318
<b>Public Facilities</b>										
Parks	\$10,327	\$6,344	\$9,763	\$5,639	\$8,106	\$3,665	\$0.00	\$0.00	\$0.00	\$32,837,551
Trails	\$102	\$63	\$96	\$56	\$80	\$36	\$0.00	\$0.00	\$0.00	\$323,744
Open Space	\$265	\$163	\$250	\$145	\$208	\$94	\$0.00	\$0.00	\$0.00	\$841,559
Library	\$399	\$245	\$377	\$218	\$313	\$142	\$0.08	\$0.10	\$0.03	\$1,356,737
Transit	\$308	\$189	\$291	\$168	\$242	\$109	\$0.23	\$0.30	\$0.11	\$1,247,207
Sheriff	\$603	\$371	\$570	\$329	\$474	\$214	\$0.23	\$0.29	\$0.10	\$2,181,742
Fire	\$899	\$552	\$850	\$491	\$705	\$319	\$0.34	\$0.44	\$0.15	\$3,249,767
Government Center	\$1,175	\$722	\$1,111	\$642	\$922	\$417	\$0.22	\$0.29	\$0.10	\$3,993,202
Corporation Yard	\$423	\$260	\$400	\$231	\$332	\$150	\$0.32	\$0.41	\$0.14	\$1,715,892
<b>Financing Plan Administration and Updates</b>	\$314	\$324	\$146	\$146	\$42	\$41	\$0.06	\$0.06	\$0.05	\$755,791
<b>Total Lakeside</b>	<b>\$31,442</b>	<b>\$21,980</b>	<b>\$30,444</b>	<b>\$21,607</b>	<b>\$19,175</b>	<b>\$11,377</b>	<b>\$15.24</b>	<b>\$12.53</b>	<b>\$8.25</b>	<b>\$115,673,565</b>
	----- Units -----						----- Bldg. Sq. Ft. -----			
<b>Remaining SPSP Land Uses</b>	292	64	7,995	1,736	3,426	200	5,565,000	1,767,500	41,450,600	
<b>Backbone Infrastructure</b>	----- Fee per Unit -----						----- Fee per Bldg. Sq. Ft. -----			
Riego Road Interchange	\$264	\$79	\$264	\$79	\$151	\$69	\$0.34	\$0.29	\$0.16	\$11,836,837
On-Site Roadways	\$4,477	\$1,343	\$4,477	\$1,343	\$2,552	\$1,164	\$5.77	\$4.88	\$2.69	\$200,583,177
Off-Site Roadways	\$15	\$5	\$15	\$5	\$9	\$4	\$0.02	\$0.02	\$0.01	\$681,334
PG&E Substation	\$424	\$438	\$197	\$197	\$57	\$56	\$0.09	\$0.08	\$0.07	\$5,729,682
<b>Public Facilities</b>										
Parks	\$16,944	\$10,409	\$16,019	\$9,253	\$13,301	\$6,014	\$0.00	\$0.00	\$0.00	\$196,508,603
Trails	\$541	\$333	\$512	\$296	\$425	\$192	\$0.00	\$0.00	\$0.00	\$6,278,229
Open Space	\$346	\$213	\$327	\$189	\$272	\$123	\$0.00	\$0.00	\$0.00	\$4,011,745
Library	\$399	\$245	\$377	\$218	\$313	\$142	\$0.08	\$0.10	\$0.03	\$6,636,075
Transit	\$308	\$189	\$291	\$168	\$242	\$109	\$0.23	\$0.30	\$0.11	\$9,752,793
Sheriff	\$603	\$371	\$570	\$329	\$474	\$214	\$0.23	\$0.29	\$0.10	\$13,058,034
Fire	\$899	\$552	\$850	\$491	\$705	\$319	\$0.34	\$0.44	\$0.15	\$19,450,314
Government Center	\$1,175	\$722	\$1,111	\$642	\$922	\$417	\$0.22	\$0.29	\$0.10	\$19,531,566
Corporation Yard	\$423	\$260	\$400	\$231	\$332	\$150	\$0.32	\$0.41	\$0.14	\$13,417,768
<b>Financing Plan Administration and Updates</b>	\$314	\$324	\$146	\$146	\$42	\$41	\$0.06	\$0.06	\$0.05	\$4,244,209
<b>Total Remaining SPSP Phases</b>	<b>\$27,132</b>	<b>\$15,482</b>	<b>\$25,556</b>	<b>\$13,586</b>	<b>\$19,795</b>	<b>\$9,014</b>	<b>\$7.71</b>	<b>\$7.15</b>	<b>\$3.61</b>	<b>\$511,720,367</b>

\*"dist"

I-D-1

Riego Road Interchange

**Table D-2**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Infrastructure Cost Allocation: RIEGO ROAD INTERCHANGE**

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.
Formula	A	B	C	D	E=B*D or C*D	F=E/Total Trips	G=Total Cost*F	H=G/A	I=G/B	J=G/C
<b>Residential</b>				<i>per unit</i>						
Low-Density	428.4	1,227		1.00	1,227	2.5%	\$324,165	\$757	\$264	-
Low-Density (Age-Restricted)	84.4	234		0.30	70	0.1%	\$18,537	\$220	\$79	-
Medium-Density	1,533.6	9,448		1.00	9,448	19.4%	\$2,495,869	\$1,627	\$264	-
Medium-Density (Age-Restricted)	416.7	2,566		0.30	770	1.6%	\$203,367	\$488	\$79	-
High-Density [1]	178.6	3,825		0.57	2,180	4.5%	\$575,961	\$3,224	\$151	-
High-Density (Age-Restricted)	9.2	200		0.26	52	0.1%	\$13,737	\$1,497	\$69	-
<b>Subtotal Residential</b>	<b>2,650.9</b>	<b>17,500</b>			<b>13,747</b>	<b>28.2%</b>	<b>\$3,631,636</b>			
<b>Nonresidential</b>				<i>per 1,000 sq. ft.</i>						
Commercial Retail	411.9		5,837,300	1.29	7,530	15.4%	\$1,989,245	\$4,830	-	\$0.34
Office	160.7		2,450,500	1.09	2,671	5.5%	\$705,615	\$4,390	-	\$0.29
Industrial	2,340.6		41,450,600	0.60	24,870	50.9%	\$6,570,048	\$2,807	-	\$0.16
<b>Subtotal Nonresidential</b>	<b>2,913.2</b>		<b>49,738,400</b>		<b>35,072</b>	<b>71.8%</b>	<b>\$9,264,908</b>			
<b>Total</b>	<b>5,564.1</b>	<b>17,500</b>	<b>49,738,400</b>		<b>48,819</b>	<b>100.0%</b>	<b>\$12,896,544</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.

Source: Riego Road Interchange Reimbursement Agreement; Fehr and Peers; and EPS.

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

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

"rr\_alloc\_bo"

D-2

**On-Site Roadways:  
Buildout**

**Table D-3  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Infrastructure Cost Allocation: ON-SITE ROADWAYS**

Item	Land Uses			Cost Allocation Basis			Roadway Cost Allocation			
	Developable Acres	Residential Units	Building Sq. Ft.	Peak Hour Trips Per Unit/Sq. Ft. [1]	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	428.4	1,227		1.00	1,227	2.5%	\$5,493,198	\$12,822	\$4,477	-
Low-Density (Age-Restricted)	84.4	234		0.30	70	0.1%	\$314,121	\$3,723	\$1,343	-
Medium-Density	1,533.6	9,448		1.00	9,448	19.4%	\$42,294,180	\$27,578	\$4,477	-
Medium-Density (Age-Restricted)	416.7	2,566		0.30	770	1.6%	\$3,446,197	\$8,271	\$1,343	-
High-Density	178.6	3,825		0.57	2,180	4.5%	\$9,760,040	\$54,641	\$2,552	-
High-Density (Age-Restricted)	9.2	200		0.26	52	0.1%	\$232,782	\$25,359	\$1,164	-
<b>Subtotal Residential</b>	<b>2,650.9</b>	<b>17,500</b>			<b>13,747</b>	<b>28.2%</b>	<b>\$61,540,518</b>			
<b>Nonresidential</b>				<i>per 1,000 sq. ft.</i>						
Commercial Retail	411.9		5,837,300	1.29	7,530	15.4%	\$33,709,091	\$81,842	-	\$5.77
Office	160.7		2,450,500	1.09	2,671	5.5%	\$11,957,118	\$74,392	-	\$4.88
Industrial	2,340.6		41,450,600	0.60	24,870	50.9%	\$111,333,891	\$47,567	-	\$2.69
<b>Subtotal Nonresidential</b>	<b>2,913.2</b>		<b>49,738,400</b>		<b>35,072</b>	<b>71.8%</b>	<b>\$157,000,100</b>			
<b>Total</b>	<b>5,564.1</b>	<b>17,500</b>	<b>49,738,400</b>		<b>48,819</b>	<b>100.0%</b>	<b>\$218,540,618</b>			

"onsite\_roads\_alloc\_bo"

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: Wood Rodgers, MacKay & Soms, and EPS.

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

D-3

Off-Site Roadways:  
Buildout

**Table D-4**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Infrastructure Cost Allocation: OFF-SITE ROADWAYS**

Item	Land Uses			Cost Allocation Basis			Roadway Cost Allocation			
	Developable Acres	Residential Units	Building Sq. Ft.	Peak Hour Trips Per Unit/Sq. Ft. [1]	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	428.4	1,227		1.00	1,227	2.5%	\$18,659	\$44	\$15	-
Low-Density (Age-Restricted)	84.4	234		0.30	70	0.1%	\$1,067	\$13	\$5	-
Medium-Density	1,533.6	9,448		1.00	9,448	19.4%	\$143,663	\$94	\$15	-
Medium-Density (Age-Restricted)	416.7	2,566		0.30	770	1.6%	\$11,706	\$28	\$5	-
High-Density	178.6	3,825		0.57	2,180	4.5%	\$33,153	\$186	\$9	-
High-Density (Age-Restricted)	9.2	200		0.26	52	0.1%	\$791	\$86	\$4	-
<b>Subtotal Residential</b>	<b>2,650.9</b>	<b>17,500</b>			<b>13,747</b>	<b>28.2%</b>	<b>\$208,248</b>			
<b>Nonresidential</b>				<i>per 1,000 sq. ft.</i>						
Commercial Retail	411.9		5,837,300	1.29	7,530	15.4%	\$114,502	\$278	-	\$0.02
Office	160.7		2,450,500	1.09	2,671	5.5%	\$40,616	\$253	-	\$0.02
Industrial	2,340.6		41,450,600	0.60	24,870	50.9%	\$378,175	\$162	-	\$0.01
<b>Subtotal Nonresidential</b>	<b>2,913.2</b>		<b>49,738,400</b>		<b>35,072</b>	<b>71.8%</b>	<b>\$533,293</b>			
<b>Total</b>	<b>5,564.1</b>	<b>17,500</b>	<b>49,738,400</b>		<b>48,819</b>	<b>100.0%</b>	<b>\$742,331</b>			

*"offsite\_roads\_alloc\_bo"*

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: Wood Rodgers, MacKay & Soms, and EPS.

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

D-4

**Table D-5**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Infrastructure Cost Allocation: PG&E SUBSTATION**

Item	Land Uses			Cost Allocation	PG&E Substation Cost Allocation			
	Developable Acres	Residential Units	Building Sq. Ft.	Basis Distribution of Developable 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	428.4	1,227		7.7%	\$519,730	\$1,213	\$424	-
Low-Density (Age-Restricted)	84.4	234		1.5%	\$102,365	\$1,213	\$438	-
Medium-Density	1,533.6	9,448		27.6%	\$1,860,518	\$1,213	\$197	-
Medium-Density (Age-Restricted)	416.7	2,566		7.5%	\$505,458	\$1,213	\$197	-
High-Density	178.6	3,825		3.2%	\$216,691	\$1,213	\$57	-
High-Density (Age-Restricted)	9.2	200		0.2%	\$11,136	\$1,213	\$56	-
<b>Subtotal Residential</b>	<b>2,650.9</b>	<b>17,500</b>		<b>47.6%</b>	<b>\$3,215,897</b>			
<b>Nonresidential</b>								
Commercial Retail	411.9		5,837,300	7.4%	\$499,664	\$1,213	-	\$0.09
Office	160.7		2,450,500	2.9%	\$194,990	\$1,213	-	\$0.08
Industrial	2,340.6		41,450,600	42.1%	\$2,839,449	\$1,213	-	\$0.07
<b>Subtotal Nonresidential</b>	<b>2,913.2</b>		<b>49,738,400</b>	<b>52.4%</b>	<b>\$3,534,103</b>			
<b>Total</b>	<b>5,564.1</b>	<b>17,500</b>	<b>49,738,400</b>	<b>100.0%</b>	<b>\$6,750,000</b>			

"pge\_alloc\_bo"

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, MacKay & Soms, and EPS.

D-5

Fire: Buildout

Table D-6  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Infrastructure Cost Allocation: FIRE

Item	Land Uses			Cost Allocation Basis			Fire Cost Allocation			
	Developable Acres	Residential Units	Building Sq. Ft.	Persons per HH / Emp. per Acre [1]	Total Persons / Employees (Weighted)	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 (C/D)*0.5</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	428.4	1,227		2.93	3,595	4.9%	\$1,102,765	\$2,574	\$899	-
Low-Density (Age-Restricted)	84.4	234		1.80	421	0.6%	\$129,133	\$1,530	\$552	-
Medium-Density	1,533.6	9,448		2.77	26,171	35.4%	\$8,026,949	\$5,234	\$850	-
Medium-Density (Age-Restricted)	416.7	2,566		1.60	4,106	5.5%	\$1,259,299	\$3,022	\$491	-
High-Density	178.6	3,825		2.30	8,798	11.9%	\$2,698,328	\$15,106	\$705	-
High-Density (Age-Restricted)	9.2	200		1.04	208	0.3%	\$63,797	\$6,950	\$319	-
<b>Subtotal Residential</b>	<b>2,650.9</b>	<b>17,500</b>			<b>43,298</b>	<b>58.5%</b>	<b>\$13,280,271</b>			
<b>Nonresidential</b>				<i>sq. ft. per employee</i>	<i>weighting factor: 50%</i>					
Commercial Retail	411.9		5,837,300	450	6,486	8.8%	\$1,989,321	\$4,830	-	\$0.34
Office	160.7		2,450,500	350	3,501	4.7%	\$1,073,723	\$6,680	-	\$0.44
Industrial	2,340.6		41,450,600	1,000	20,725	28.0%	\$6,356,766	\$2,716	-	\$0.15
<b>Subtotal Nonresidential</b>	<b>2,913.2</b>		<b>49,738,400</b>		<b>30,712</b>	<b>41.5%</b>	<b>\$9,419,810</b>			
<b>Total</b>	<b>5,564.1</b>	<b>17,500</b>	<b>49,738,400</b>		<b>74,010</b>	<b>100.0%</b>	<b>\$22,700,081</b>			

"fire\_alloc\_bo"

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: Wood Rodgers, MacKay & Soms, The Gregory Group; EPS.

[1] Refer to page 3-28, Table 3.6 of Sutter Pointe Specific Plan.

Sheriff: Buildout

Table D-7  
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 / Sq. Ft. per Emp. [1]	Total Persons / Employees (Weighted)	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 (C/D)*0.5</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	428.4	1,227		2.93	3,595	4.9%	\$740,345	\$1,728	\$603	-
Low-Density (Age-Restricted)	84.4	234		1.80	421	0.6%	\$86,694	\$1,027	\$371	-
Medium-Density	1,533.6	9,448		2.77	26,171	35.4%	\$5,388,919	\$3,514	\$570	-
Medium-Density (Age-Restricted)	416.7	2,566		1.60	4,106	5.5%	\$845,435	\$2,029	\$329	-
High-Density	178.6	3,825		2.30	8,798	11.9%	\$1,811,532	\$10,142	\$474	-
High-Density (Age-Restricted)	9.2	200		1.04	208	0.3%	\$42,830	\$4,666	\$214	-
<b>Subtotal Residential</b>	<b>2,650.9</b>	<b>17,500</b>			<b>43,298</b>	<b>58.5%</b>	<b>\$8,915,755</b>			
<b>Nonresidential</b>				<i>sq. ft. per employee</i>	<i>weighting factor: 50%</i>					
Commercial Retail	411.9		5,837,300	450	6,486	8.8%	\$1,335,538	\$3,243	-	\$0.23
Office	160.7		2,450,500	350	3,501	4.7%	\$720,847	\$4,485	-	\$0.29
Industrial	2,340.6		41,450,600	1,000	20,725	28.0%	\$4,267,637	\$1,823	-	\$0.10
<b>Subtotal Nonresidential</b>	<b>2,913.2</b>		<b>49,738,400</b>		<b>30,712</b>	<b>41.5%</b>	<b>\$6,324,022</b>			
<b>Total</b>	<b>5,564.1</b>	<b>17,500</b>	<b>49,738,400</b>		<b>74,010</b>	<b>100.0%</b>	<b>\$15,239,777</b>			

"sheriff\_alloc\_bo"

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, MacKay & Soms, and EPS.

[1] Refer to page 3-28, Table 3.6 of Sutter Pointe Specific Plan.

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Government Center:  
Buildout

Table D-8  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Infrastructure Cost Allocation: GOVERNMENT CENTER

Item	Land Uses			Cost Allocation Basis			Government Center Cost Allocation			
	Developable Acres	Residential Units	Building Sq. Ft.	Persons per HH / Sq. Ft. per Emp. [1]	Total Persons / Employees (Weighted)	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 (C/D)*0.5</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	428.4	1,227		2.93	3,595	6.1%	\$1,442,025	\$3,366	\$1,175	-
Low-Density (Age-Restricted)	84.4	234		1.80	421	0.7%	\$168,861	\$2,001	\$722	-
Medium-Density	1,533.6	9,448		2.77	26,171	44.6%	\$10,496,401	\$6,844	\$1,111	-
Medium-Density (Age-Restricted)	416.7	2,566		1.60	4,106	7.0%	\$1,646,717	\$3,952	\$642	-
High-Density	178.6	3,825		2.30	8,798	15.0%	\$3,528,455	\$19,754	\$922	-
High-Density (Age-Restricted)	9.2	200		1.04	208	0.4%	\$83,424	\$9,088	\$417	-
<b>Subtotal Residential</b>	<b>2,650.9</b>	<b>17,500</b>			<b>43,298</b>	<b>73.8%</b>	<b>\$17,365,883</b>			
<b>Nonresidential</b>				<i>sq. ft. per employee</i>	<i>weighting factor: 25%</i>					
Commercial Retail	411.9		5,837,300	450	3,243	5.5%	\$1,300,663	\$3,158	-	\$0.22
Office	160.7		2,450,500	350	1,750	3.0%	\$702,024	\$4,368	-	\$0.29
Industrial	2,340.6		41,450,600	1,000	10,363	17.7%	\$4,156,198	\$1,776	-	\$0.10
<b>Subtotal Nonresidential</b>	<b>2,913.2</b>		<b>49,738,400</b>		<b>15,356</b>	<b>26.2%</b>	<b>\$6,158,885</b>			
<b>Total</b>	<b>5,564.1</b>	<b>17,500</b>	<b>49,738,400</b>		<b>58,654</b>	<b>100.0%</b>	<b>\$23,524,768</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.

"gov\_alloc\_bo"

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

[1] Refer to page 3-28, Table 3.6 of Sutter Pointe Specific Plan.



Transit: Buildout

**Table D-9**  
**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	Building Sq. Ft.	Persons per HH/ Sq. Ft. per Emp. [1]	Total Persons/Emp.	Distribution of Persons	Cost Assignment	Per Acre	Per Unit	Per Sq. Ft.
Formula	A	B	C	D	E = A*D or C/D	F = E / Total Persons	G=Total Cost*F	H=G/A	I=G/B	J=G/C
<b>Residential</b>				<i>persons per HH</i>						
Low-Density	428.4	1,227		2.93	3,595	3.4%	\$377,661	\$882	\$308	-
Low-Density (Age-Restricted)	84.4	234		1.80	421	0.4%	\$44,224	\$524	\$189	-
Medium-Density	1,533.6	9,448		2.77	26,171	25.0%	\$2,748,964	\$1,792	\$291	-
Medium-Density (Age-Restricted)	416.7	2,566		1.60	4,106	3.9%	\$431,268	\$1,035	\$168	-
High-Density	178.6	3,825		2.30	8,798	8.4%	\$924,088	\$5,173	\$242	-
High-Density (Age-Restricted)	9.2	200		1.04	208	0.2%	\$21,848	\$2,380	\$109	-
<b>Subtotal Residential</b>	<b>2,650.9</b>	<b>17,500</b>			<b>43,298</b>	<b>41.3%</b>	<b>\$4,548,053</b>			
<b>Nonresidential</b>				<i>sq. ft. per employee</i>						
Commercial Retail	411.9		5,837,300	450	12,972	12.4%	\$1,362,553	\$3,308	-	\$0.23
Office	160.7		2,450,500	350	7,001	6.7%	\$735,429	\$4,575	-	\$0.30
Industrial	2,340.6		41,450,600	1,000	41,451	39.6%	\$4,353,964	\$1,860	-	\$0.11
<b>Subtotal Nonresidential</b>	<b>2,913.2</b>		<b>49,738,400</b>		<b>61,424</b>	<b>58.7%</b>	<b>\$6,451,947</b>			
<b>Total</b>	<b>5,564.1</b>	<b>17,500</b>	<b>49,738,400</b>		<b>104,722</b>	<b>100.0%</b>	<b>\$11,000,000</b>			

*"transit\_alloc\_bo"*

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] Refer to page 3-28, Table 3.6 of Sutter Pointe Specific Plan.

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Table D-10  
Sutter Pointe Specific Plan  
Public Facilities Financing Plan  
Infrastructure Cost Allocation: CORPORATION YARD

Item	Land Uses			Cost Allocation Basis			Roadway Cost Allocation			
	Developable Acres	Residential Units	Building Sq. Ft.	Persons per HH/ Sq. Ft. per Emp. [1]	Total Persons/Emp.	Distribution of Persons	Cost Assignment	Per Acre	Per Unit	Per Sq. Ft.
Formula	A	B	C	D	E = A*C or C/D	F = D / Total Persons	G=Total Cost*F	H=G/A	I=G/B	J=G/C
<b>Residential</b>				<i>persons per HH</i>						
Low-Density	428.4	1,227		2.93	3,595	3.4%	\$519,581	\$1,213	\$423	-
Low-Density (Age-Restricted)	84.4	234		1.80	421	0.4%	\$60,843	\$721	\$260	-
Medium-Density	1,533.6	9,448		2.77	26,171	25.0%	\$3,781,990	\$2,466	\$400	-
Medium-Density (Age-Restricted)	416.7	2,566		1.60	4,106	3.9%	\$593,334	\$1,424	\$231	-
High-Density	178.6	3,825		2.30	8,798	8.4%	\$1,271,348	\$7,118	\$332	-
High-Density (Age-Restricted)	9.2	200		1.04	208	0.2%	\$30,059	\$3,275	\$150	-
<b>Subtotal Residential</b>	<b>2,650.9</b>	<b>17,500</b>			<b>43,298</b>	<b>41.3%</b>	<b>\$6,257,154</b>			
<b>Nonresidential</b>				<i>sq. ft. per employee</i>						
Commercial Retail	411.9		5,837,300	450	12,972	12.4%	\$1,874,584	\$4,551	-	\$0.32
Office	160.7		2,450,500	350	7,001	6.7%	\$1,011,794	\$6,295	-	\$0.41
Industrial	2,340.6		41,450,600	1,000	41,451	39.6%	\$5,990,129	\$2,559	-	\$0.14
<b>Subtotal Nonresidential</b>	<b>2,913.2</b>		<b>49,738,400</b>		<b>61,424</b>	<b>58.7%</b>	<b>\$8,876,506</b>			
<b>Total</b>	<b>5,564.1</b>	<b>17,500</b>	<b>49,738,400</b>		<b>104,722</b>	<b>100.0%</b>	<b>\$15,133,660</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.

"corpyard\_alloc\_bo"

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

[1] Refer to page 3-28, Table 3.6 of Sutter Pointe Specific Plan.

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Library: Buildout

**Table D-11**  
**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/ Sq. Ft. per Emp [1]	Total Persons Served	Distribution of Persons	Cost Assignment	Per Acre	Per Unit	Per Sq. Ft.
Formula	A	B	C	D	E = A*D	F = E/Total Persons	G=Total Cost*F	H=G/A	I=G/B	J=G/C
<b>Residential</b>				<i>persons per HH</i>						
Low-Density	428.4	1,227		2.93	3,595	6.13%	\$489,945	\$1,144	\$399	-
Low-Density (Age-Restricted)	84.4	234		1.80	421	0.72%	\$57,372	\$680	\$245	-
Medium-Density	1,533.6	9,448		2.77	26,171	44.62%	\$3,566,274	\$2,325	\$377	-
Medium-Density (Age-Restricted)	416.7	2,566		1.60	4,106	7.00%	\$559,491	\$1,343	\$218	-
High-Density	178.6	3,825		2.30	8,798	15.00%	\$1,198,833	\$6,712	\$313	-
High-Density (Age-Restricted)	9.2	200		1.04	208	0.35%	\$28,344	\$3,088	\$142	-
<b>Subtotal Residential</b>	<b>2,650.9</b>	<b>17,500</b>			<b>43,298</b>	<b>73.46%</b>	<b>\$5,900,259</b>			
<b>Nonresidential</b>				<i>sq. ft. per employee E = C/D *25%</i>						
Commercial Retail	411.9		5,837,300	450	3,243	5.53%	\$441,915	\$1,073	-	\$0.08
Office	160.7		2,450,500	350	1,750	2.98%	\$238,521	\$1,484	-	\$0.10
Industrial	2,340.6		41,450,600	1,000	10,363	17.67%	\$1,412,116	\$603	-	\$0.03
<b>Subtotal Nonresidential</b>	<b>2,913.2</b>		<b>49,738,400</b>		<b>15,356</b>	<b>26.18%</b>	<b>\$2,092,552</b>			
<b>Total</b>	<b>5,564.1</b>	<b>17,500</b>	<b>49,738,400</b>		<b>58,654</b>	<b>100.00%</b>	<b>\$7,992,812</b>			

"library\_alloc\_bo"

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, MacKay & Soms, and EPS.

[1] Refer to page 3-28, Table 3.6 of Sutter Pointe Specific Plan.

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**Table D-12**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Infrastructure Cost Allocation: FINANCING PLAN ADMINISTRATION & UPDATES**

Item	Land Uses			Cost Allocation Basis	Cost Assignment	Total Cost		
	Developable Acres	Residential Units	Building Sq. Ft.	Distribution of Developable Acres		Per Acre	Per Unit	Per Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E=Total Cost*D</i>	<i>F=E/A</i>	<i>G=E/B</i>	<i>H=E/C</i>
<b>Residential</b>				<i>% of total acres</i>				
Low-Density	428.4	1,227		7.7%	\$384,985	\$899	\$314	-
Low-Density (Age-Restricted)	84.4	234		1.5%	\$75,826	\$899	\$324	-
Medium-Density	1,533.6	9,448		27.6%	\$1,378,162	\$899	\$146	-
Medium-Density (Age-Restricted)	416.7	2,566		7.5%	\$374,413	\$899	\$146	-
High-Density	178.6	3,825		3.2%	\$160,512	\$899	\$42	-
High-Density (Age-Restricted)	9.2	200		0.2%	\$8,249	\$899	\$41	-
<b>Subtotal Residential</b>	<b>2,650.9</b>	<b>17,500</b>		<b>47.6%</b>	<b>\$2,382,146</b>			
<b>Nonresidential</b>								
Commercial Retail	411.9		5,837,300	7.4%	\$370,122	\$899	-	\$0.06
Office	160.7		2,450,500	2.9%	\$144,437	\$899	-	\$0.06
Industrial	2,340.6		41,450,600	42.1%	\$2,103,295	\$899	-	\$0.05
<b>Subtotal Nonresidential</b>	<b>2,913.2</b>		<b>49,738,400</b>	<b>52.4%</b>	<b>\$2,617,854</b>			
<b>Total</b>	<b>5,564.1</b>	<b>17,500</b>	<b>49,738,400</b>	<b>100.0%</b>	<b>\$5,000,000</b>			

*"formup\_alloc\_bo"*

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.

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Sewer: Lakeside

**Table D-13**  
**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 [1]	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	205.4	935		6.0	1,232	21.5%	\$4,555,270	\$22,178	\$4,872	-
Low-Density (Age-Restricted)	35.5	170		6.0	213	3.7%	\$787,303	\$22,178	\$4,631	-
Medium-Density	227.3	1,453		10.0	2,273	39.7%	\$8,401,597	\$36,963	\$5,782	-
Medium-Density (Age-Restricted)	133.0	830		10.0	1,330	23.2%	\$4,916,024	\$36,963	\$5,923	-
High-Density [2]	21.4	399		12.0	257	4.5%	\$949,199	\$44,355	\$2,376	-
High-Density (Age-Restricted) [3]	-	-		12.0	-	-	-	-	\$2,335	-
<b>Subtotal Residential</b>	<b>622.6</b>	<b>3,787</b>			<b>5,305</b>	<b>92.7%</b>	<b>\$19,609,393</b>			
<b>Nonresidential</b>				<i>per acre</i>						
Commercial Retail	25.0	-	272,300	6.0	150	2.6%	\$554,439	\$22,178	-	\$2.04
Office	44.8	-	683,000	6.0	269	4.7%	\$993,554	\$22,178	-	\$1.45
Industrial [3]	-	-	-	6.0	-	-	-	-	-	\$1.25
<b>Subtotal Nonresidential</b>	<b>69.8</b>	<b>-</b>	<b>955,300</b>		<b>419</b>	<b>7.3%</b>	<b>\$1,547,993</b>			
<b>Total</b>	<b>692.4</b>	<b>3,787</b>	<b>955,300</b>		<b>5,724</b>	<b>100.0%</b>	<b>\$21,157,386</b>			

"sewer\_alloc\_ls"

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: Wood Rodgers, MacKay & Soms, and EPS.

[1] ESD stands for equivalent standard dwelling. ESDs/acre provided by Wood Rodgers.

[2] Any Mixed Use units are included in High-Density Residential. Any Mixed Use development square footage is included in the commercial retail and office acreages shown, and the fee will be split between the residential and non-residential portions.

[3] Per Unit and Per Sq. Ft. rates for High-Density Age-Restricted and Industrial uses, respectively, are directly calculated approximations based on ESD per acre assumptions and land uses at full SPSP Buildout.

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Drainage: Lakeside

Table D-14  
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	205.4	935		0.40	82	23.7%	\$6,148,955	\$29,936	\$6,576	-
Low-Density (Age-Restricted)	35.5	170		0.40	14	4.1%	\$1,062,745	\$29,936	\$6,251	-
Medium-Density	227.3	1,453		0.50	114	32.8%	\$8,505,706	\$37,421	\$5,854	-
Medium-Density (Age-Restricted)	133.0	830		0.50	67	19.2%	\$4,976,942	\$37,421	\$5,996	-
High-Density	21.4	399		0.65	14	4.0%	\$1,041,042	\$48,647	\$2,606	-
High-Density (Age-Restricted) [1]	-	-		0.65	-	-	-	-	\$2,561	-
<b>Subtotal Residential</b>	<b>622.6</b>	<b>3,787</b>			<b>290</b>	<b>83.9%</b>	<b>\$21,735,390</b>			
<b>Nonresidential</b>				<i>per acre</i>						
Commercial Retail	25.0	-	272,300	0.80	20	5.8%	\$1,496,825	\$59,873	-	\$5.50
Office	44.8	-	683,000	0.80	36	10.4%	\$2,682,310	\$59,873	-	\$3.93
Industrial [1]	-	-	-	0.80	-	-	-	-	-	\$3.38
<b>Subtotal Nonresidential</b>	<b>69.8</b>	<b>-</b>	<b>955,300</b>		<b>56</b>	<b>16.1%</b>	<b>\$4,179,134</b>			
<b>Total</b>	<b>692.4</b>	<b>3,787</b>	<b>955,300</b>		<b>346</b>	<b>100.0%</b>	<b>\$25,914,524</b>			

"drain\_alloc\_ls"

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, MacKay & Somp, and EPS.

[1] Per Unit and Per Sq. Ft. rates for High-Density Age-Restricted and Industrial uses, respectively, are directly calculated approximations based on ESD per acre assumptions and land uses at full SPSP Buildout.

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**Table D-15  
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</i>	<i>E=D/Total Persons</i>	<i>F=Total Costs*E</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>			<i>persons per HH</i>					
Low-Density	205.4	935	2.93	2,740	29.4%	\$247,447	\$1,205	\$265
Low-Density (Age-Restricted)	35.5	170	1.80	306	3.3%	\$27,639	\$779	\$163
Medium-Density	227.3	1,453	2.77	4,025	43.2%	\$363,537	\$1,599	\$250
Medium-Density (Age-Restricted)	133.0	830	1.60	1,328	14.3%	\$119,950	\$902	\$145
High-Density	21.4	399	2.30	919	9.9%	\$82,986	\$3,878	\$208
High-Density (Age-Restricted) [2]	-	-	1.04	-	0.0%	-	-	\$94
<b>Subtotal Residential</b>	<b>622.6</b>	<b>3,787</b>		<b>9,317</b>	<b>100.0%</b>	<b>\$841,559</b>		
<b>Nonresidential [3]</b>								
Commercial Retail	25.0	-						
Office	44.8	-						
Industrial	-	-						
<b>Subtotal Nonresidential</b>	<b>69.8</b>	<b>-</b>						
<b>Total</b>	<b>692.4</b>	<b>3,787</b>		<b>9,317</b>	<b>100.0%</b>	<b>\$841,559</b>		

*"open\_alloc\_ls"*

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, MacKay & Soms, and EPS.

[1] Refer to page 3-28, Table 3.6 of Sutter Pointe Specific Plan.

[2] Per Unit rate is a directly calculated approximation based on ratios of persons per household assumption values.

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

**Table D-16**  
**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*E</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>			<i>persons per HH</i>					
Low-Density	205.4	935	2.93	2,740	29.4%	\$95,192	\$463	\$102
Low-Density (Age-Restricted)	35.5	170	1.80	306	3.3%	\$10,633	\$300	\$63
Medium-Density	227.3	1,453	2.77	4,025	43.2%	\$139,851	\$615	\$96
Medium-Density (Age-Restricted)	133.0	830	1.60	1,328	14.3%	\$46,144	\$347	\$56
High-Density	21.4	399	2.30	919	9.9%	\$31,924	\$1,492	\$80
High-Density (Age-Restricted) [2]	-	-	1.04	-	0.0%	-	-	\$36
<b>Subtotal Residential</b>	<b>622.6</b>	<b>3,787</b>		<b>9,317</b>	<b>100.0%</b>	<b>\$323,744</b>		
<b>Nonresidential [3]</b>								
Commercial Retail	25.0	-						
Office	44.8	-						
Industrial	-	-						
<b>Subtotal Nonresidential</b>	<b>69.8</b>	<b>-</b>						
<b>Total</b>	<b>692.4</b>	<b>3,787</b>		<b>9,317</b>	<b>100.0%</b>	<b>\$323,744</b>		

*"trails\_alloc\_ls"*

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, MacKay & Somps, and EPS.

[1] Refer to page 3-28, Table 3.6 of Sutter Pointe Specific Plan.

[2] Per Unit rate is a directly calculated approximation based on ratios of persons per household assumption values.

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

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**Table D-17**  
**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*E</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>			<i>persons per HH</i>					
Low-Density	205.4	935	2.93	2,740	29.4%	\$9,655,358	\$47,008	\$10,327
Low-Density (Age-Restricted)	35.5	170	1.80	306	3.3%	\$1,078,476	\$30,380	\$6,344
Medium-Density	227.3	1,453	2.77	4,025	43.2%	\$14,185,170	\$62,407	\$9,763
Medium-Density (Age-Restricted)	133.0	830	1.60	1,328	14.3%	\$4,680,446	\$35,191	\$5,639
High-Density	21.4	399	2.30	919	9.9%	\$3,238,100	\$151,313	\$8,106
High-Density (Age-Restricted) [2]	-	-	1.04	-	0.0%	-	-	\$3,665
<b>Subtotal Residential</b>	<b>622.6</b>	<b>3,787</b>		<b>9,317</b>	<b>100.0%</b>	<b>\$32,837,551</b>		
<b>Nonresidential [3]</b>								
Commercial Retail	25.0	-						
Office	44.8	-						
Industrial	-	-						
<b>Subtotal Nonresidential</b>	<b>69.8</b>	<b>-</b>						
<b>Total</b>	<b>692.4</b>	<b>3,787</b>		<b>9,317</b>	<b>100.0%</b>	<b>\$32,837,551</b>		

*"parks\_alloc\_ls"*

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, MacKay & Soms, and EPS.

[1] Refer to page 3-28, Table 3.6 of Sutter Pointe Specific Plan.

[2] Per Unit rate is a directly calculated approximation based on ratios of persons per household assumption values.

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

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Open Space: Remaining  
Phases

**Table D-18**  
**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	223.0	292	2.93	856	2.5%	\$101,040	\$453	\$346
Low-Density (Age-Restricted)	48.9	64	1.80	115	0.3%	\$13,579	\$278	\$213
Medium-Density	1,306.3	7,995	2.77	22,146	65.2%	\$2,614,489	\$2,001	\$327
Medium-Density (Age-Restricted)	283.7	1,736	1.60	2,778	8.2%	\$327,936	\$1,156	\$189
High-Density	157.2	3,426	2.30	7,879	23.2%	\$930,146	\$5,916	\$272
High-Density (Age-Restricted)	9.2	200	1.04	208	0.6%	\$24,556	\$2,675	\$123
<b>Subtotal Residential</b>	<b>2,028.3</b>	<b>13,713</b>		<b>33,981</b>	<b>100.0%</b>	<b>\$4,011,745</b>		
<b>Nonresidential [2]</b>								
Commercial Retail	386.9	-		-	-	-	-	-
Office	115.9	-		-	-	-	-	-
Industrial	2,340.6	-		-	-	-	-	-
<b>Subtotal Nonresidential</b>	<b>2,843.4</b>	<b>-</b>				<b>-</b>		
<b>Total</b>	<b>4,871.7</b>	<b>13,713</b>		<b>33,981</b>	<b>100.0%</b>	<b>\$4,011,745</b>		

*"open\_alloc\_rp"*

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, MacKay & Soms, and EPS.

[1] Refer to page 3-28, Table 3.6 of Sutter Pointe Specific Plan.

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

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**Table D-19**  
**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	223.0	292	2.93	856	2.5%	\$158,124	\$709	\$541
Low-Density (Age-Restricted)	48.9	64	1.80	115	0.3%	\$21,251	\$435	\$333
Medium-Density	1,306.3	7,995	2.77	22,146	65.2%	\$4,091,576	\$3,132	\$512
Medium-Density (Age-Restricted)	283.7	1,736	1.60	2,778	8.2%	\$513,207	\$1,809	\$296
High-Density	157.2	3,426	2.30	7,879	23.2%	\$1,455,642	\$9,259	\$425
High-Density (Age-Restricted)	9.2	200	1.04	208	0.6%	\$38,429	\$4,186	\$192
<b>Subtotal Residential</b>	<b>2,028.3</b>	<b>13,713</b>		<b>33,981</b>	<b>100.0%</b>	<b>\$6,278,229</b>		
<b>Nonresidential [2]</b>								
Commercial Retail	386.9	-						
Office	115.9	-						
Industrial	2,340.6	-						
<b>Subtotal Nonresidential</b>	<b>2,843.4</b>	<b>-</b>						
<b>Total</b>	<b>4,871.7</b>	<b>13,713</b>		<b>33,981</b>	<b>100.0%</b>	<b>\$6,278,229</b>		

"trails\_alloc\_rp"

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, MacKay & Soms, and EPS.

[1] Refer to page 3-28, Table 3.6 of Sutter Pointe Specific Plan.

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

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**Table D-20**  
**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	223.0	292	2.93	856	2.5%	\$4,949,273	\$22,192	\$16,944
Low-Density (Age-Restricted)	48.9	64	1.80	115	0.3%	\$665,144	\$13,607	\$10,409
Medium-Density	1,306.3	7,995	2.77	22,146	65.2%	\$128,066,355	\$98,034	\$16,019
Medium-Density (Age-Restricted)	283.7	1,736	1.60	2,778	8.2%	\$16,063,381	\$56,630	\$9,253
High-Density	157.2	3,426	2.30	7,879	23.2%	\$45,561,616	\$289,794	\$13,301
High-Density (Age-Restricted)	9.2	200	1.04	208	0.6%	\$1,202,834	\$131,037	\$6,014
<b>Subtotal Residential</b>	<b>2,028.3</b>	<b>13,713</b>		<b>33,981</b>	<b>100.0%</b>	<b>\$196,508,603</b>		
<b>Nonresidential [2]</b>								
Commercial Retail	386.9	-						
Office	115.9	-						
Industrial	2,340.6	-						
<b>Subtotal Nonresidential</b>	<b>2,843.4</b>	<b>-</b>						
<b>Total</b>	<b>4,871.7</b>	<b>13,713</b>		<b>33,981</b>	<b>100.0%</b>	<b>\$196,508,603</b>		

"parks\_alloc\_rp"

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, MacKay & Soms, and EPS.

[1] Refer to page 3-28, Table 3.6 of Sutter Pointe Specific Plan.

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

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**APPENDIX E:**  
**Miscellaneous Impact Fee Revenue Calculations**



Table E-1  
 Sutter Pointe Specific Plan  
 Public Facilities Financing Plan  
 Other Public Facilities Development Impact Fee Revenue Calculation

Land Use	Lakeside				Remaining Phases				Buildout			
	Animal Control	Criminal Justice	Health & Social Services	Total Lakeside	Animal Control	Criminal Justice	Health & Social Services	Total Remaining Phases	Animal Control	Criminal Justice	Health & Social Services	Total Buildout
<b>Residential</b>												
Low-Density Residential	\$101,120.25	\$1,057,428.90	\$1,290,487.00	<b>\$2,449,036.15</b>	\$31,590.62	\$330,347.57	\$403,156.42	<b>\$765,094.61</b>	\$132,710.87	\$1,387,776.47	\$1,693,643.42	<b>\$3,214,130.76</b>
Medium-Density Residential	\$136,189.69	\$1,423,257.09	\$1,737,540.99	<b>\$3,296,987.77</b>	\$749,361.98	\$7,831,244.40	\$9,560,541.27	<b>\$18,141,147.64</b>	\$885,551.67	\$9,254,501.49	\$11,298,082.26	<b>\$21,438,135.41</b>
High-Density Residential	\$30,858.29	\$323,806.27	\$394,986.05	<b>\$749,650.60</b>	\$264,622.97	\$2,776,776.98	\$3,387,173.95	<b>\$6,428,573.90</b>	\$295,481.25	\$3,100,583.25	\$3,782,160.00	<b>\$7,178,224.50</b>
<b>Subtotal Residential</b>	<b>\$268,168.23</b>	<b>\$2,804,492.26</b>	<b>\$3,423,014.04</b>	<b>\$6,495,674.52</b>	<b>\$1,045,575.56</b>	<b>\$10,938,368.95</b>	<b>\$13,350,871.64</b>	<b>\$25,334,816.15</b>	<b>\$1,313,743.78</b>	<b>\$13,742,861.21</b>	<b>\$16,773,885.68</b>	<b>\$31,830,490.67</b>
<b>Nonresidential</b>												
Commercial	\$0.00	\$49,367.99	\$60,314.45	<b>\$109,682.44</b>	\$0.00	\$1,008,934.50	\$1,232,647.50	<b>\$2,241,582.00</b>	\$0.00	\$1,058,302.49	\$1,292,961.95	<b>\$2,351,264.44</b>
Office	\$0.00	\$176,555.50	\$215,964.60	<b>\$392,520.10</b>	\$0.00	\$456,898.75	\$558,883.50	<b>\$1,015,782.25</b>	\$0.00	\$633,454.25	\$774,848.10	<b>\$1,408,302.35</b>
Industrial	\$0.00	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00	\$3,755,424.36	\$4,609,306.72	<b>\$8,364,731.08</b>	\$0.00	\$3,755,424.36	\$4,609,306.72	<b>\$8,364,731.08</b>
<b>Subtotal Nonresidential</b>	<b>\$0.00</b>	<b>\$225,923.49</b>	<b>\$276,279.05</b>	<b>\$502,202.54</b>	<b>\$0.00</b>	<b>\$5,221,257.61</b>	<b>\$6,400,837.72</b>	<b>\$11,622,095.33</b>	<b>\$0.00</b>	<b>\$5,447,181.10</b>	<b>\$6,677,116.77</b>	<b>\$12,124,297.87</b>
<b>Total Fee Revenue [1]</b>	<b>\$268,168.23</b>	<b>\$3,030,415.75</b>	<b>\$3,699,293.09</b>	<b>\$6,997,877.06</b>	<b>\$1,045,575.56</b>	<b>\$16,159,626.56</b>	<b>\$19,751,709.36</b>	<b>\$36,956,911.48</b>	<b>\$1,313,743.78</b>	<b>\$19,190,042.31</b>	<b>\$23,451,002.45</b>	<b>\$43,954,788.54</b>

*\*other\_facilities\_revenue\**

Source: Sutter County Development Impact Fees, updated Mar. 2012 - Feb. 2013.

[1] Excludes Sutter County DIF revenues generated by Fire, Sheriff, General Government and Library components. Assumes Sutter Pointe will receive a partial credit against those components of the fee based on Sutter Pointe facilities constructed. Exact amount of this credit remains TBD.

**Table E-2**  
**Sutter Pointe Specific Plan**  
**Public Facilities Financing Plan**  
**Estimated Golden State Water Company Fee [1]**

Item	Land Uses			Cost Allocation Basis [1]			Water Cost Allocation			
	Developable Acres	Residential Units	Building Sq. Ft.	Acre Ft./Yr [2]	Total Acre Ft./Yr	Distribution of Total Flow	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 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	205.4	935		3.67	754	28.0%	\$3,908,444	\$19,028	\$4,180	-
Low-Density (Age-Restricted)	35.5	170		3.67	130	4.8%	\$675,510	\$19,028	\$3,974	-
Medium-Density	227.3	1,453		4.17	948	35.2%	\$4,914,426	\$21,621	\$3,382	-
Medium-Density (Age-Restricted)	133.0	830		4.17	555	20.6%	\$2,875,577	\$21,621	\$3,465	-
High-Density	21.4	399		4.67	100	3.7%	\$518,165	\$24,213	\$1,297	-
High-Density (Age-Restricted)	-	-		4.67	0	0.0%	-	-	\$1,297	-
<b>Subtotal Residential</b>	<b>622.6</b>	<b>3,787</b>			<b>2,486</b>	<b>92.2%</b>	<b>\$12,892,122</b>			
<b>Nonresidential</b>				<i>per acre</i>						
Commercial Retail	25.0	-	272,300	3.0	75	2.8%	\$388,865	\$15,555	-	\$1.43
Office	44.8	-	683,000	3.0	134	5.0%	\$696,846	\$15,555	-	\$1.02
Industrial	-	-	-	3.0	0	0.0%	-	-	-	\$0.89
<b>Subtotal Nonresidential</b>	<b>69.8</b>	<b>-</b>	<b>955,300</b>		<b>209</b>	<b>7.8%</b>	<b>\$1,085,710</b>			
<b>Total</b>	<b>692.4</b>	<b>3,787</b>	<b>955,300</b>		<b>2,696</b>	<b>100.0%</b>	<b>\$13,977,833</b>			

*"water\_alloc\_bo"*

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

[1] Represents proxy estimate for potential future Golden State Water Company fee calculated by allocating estimated Lakeside water costs to Lakeside land uses. Actual Golden State mechanism remains to be determined and may be a fee, incremental acquisition through user rates, or other mechanism or combination of mechanisms.

[2] Factors provided by Wood Rodgers as used in Sutter Pointe Water Studies, 3/13/2020.