

Sutter Pointe

Pleasant Grove Joint Union School District

May 6, 2015

Sutter Pointe Background

- ▶ South Sutter Industrial/Commercial Reserve
- ▶ Development Group: Lennar, Winn, AKT
- ▶ Measure M: November 2004
- ▶ Specific Plan Approved: June 2009
- ▶ Interchange Funding: September 2012

LEGEND

LAND USE ACRES

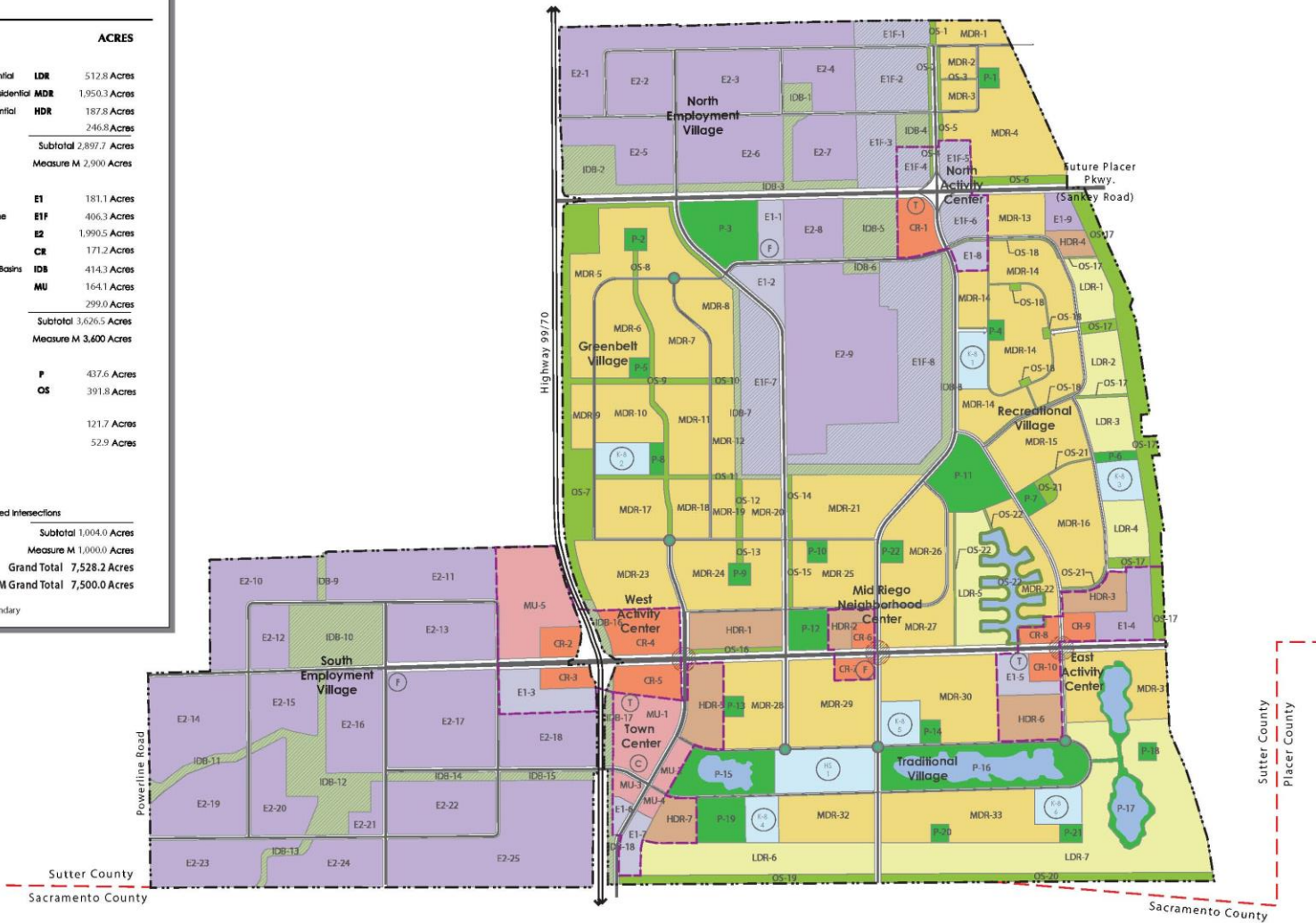
RESIDENTIAL	
Low Density Residential	LDR 512.8 Acres
Medium Density Residential	MDR 1,950.3 Acres
High Density Residential	HDR 187.8 Acres
Residential Roads	246.8 Acres
Subtotal 2,897.7 Acres	
Measure M 2,900 Acres	

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	
Grand Total 7,528.2 Acres	
Measure M Grand Total 7,500.0 Acres	

--- Activity Center Boundary

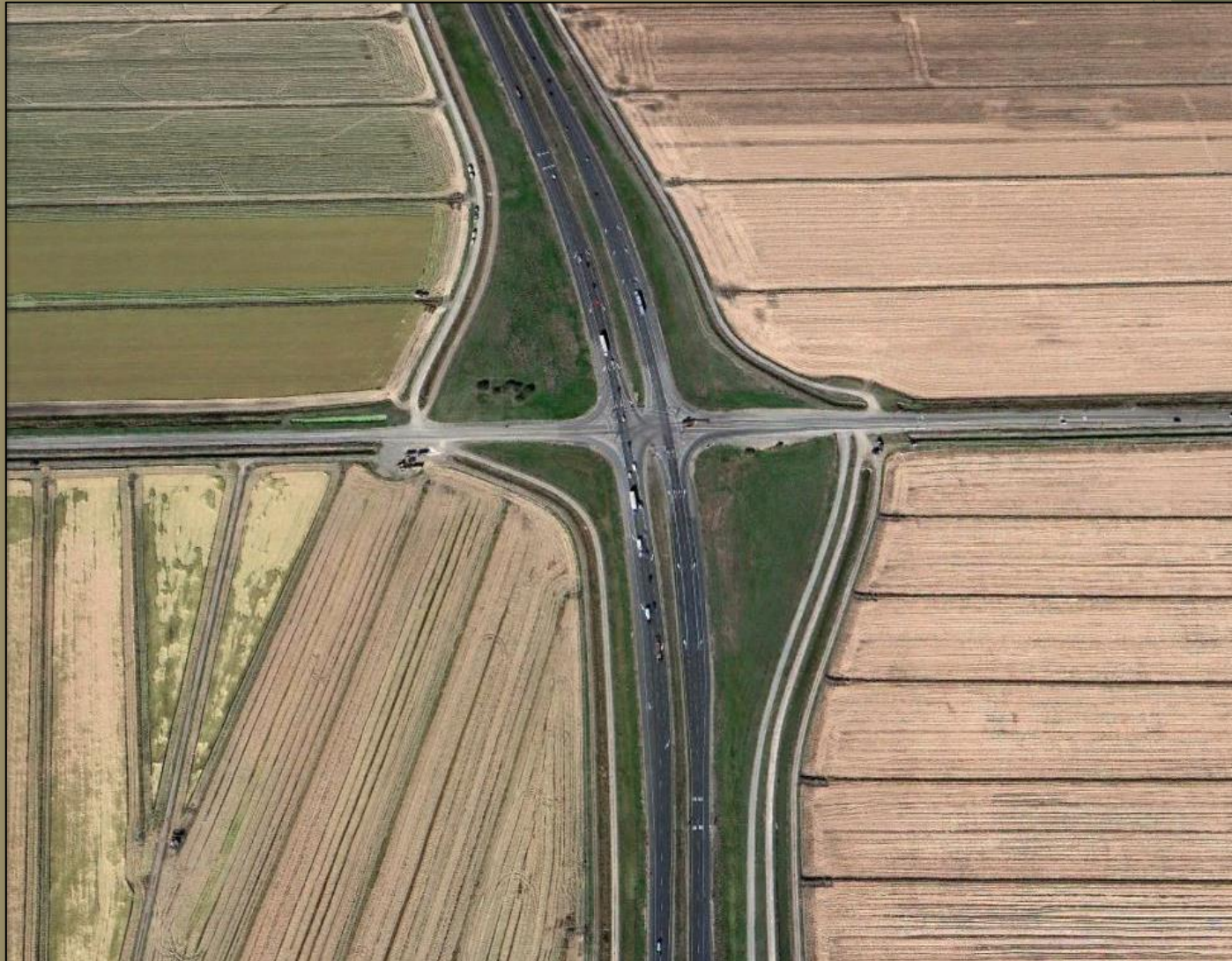
Exhibit C Land Use Plan



Significant Accomplishments

- ▶ Interchange
- ▶ Flood Protection/A99 Designation
- ▶ Principles of Agreement

Interchange at 99 and Riego Rd



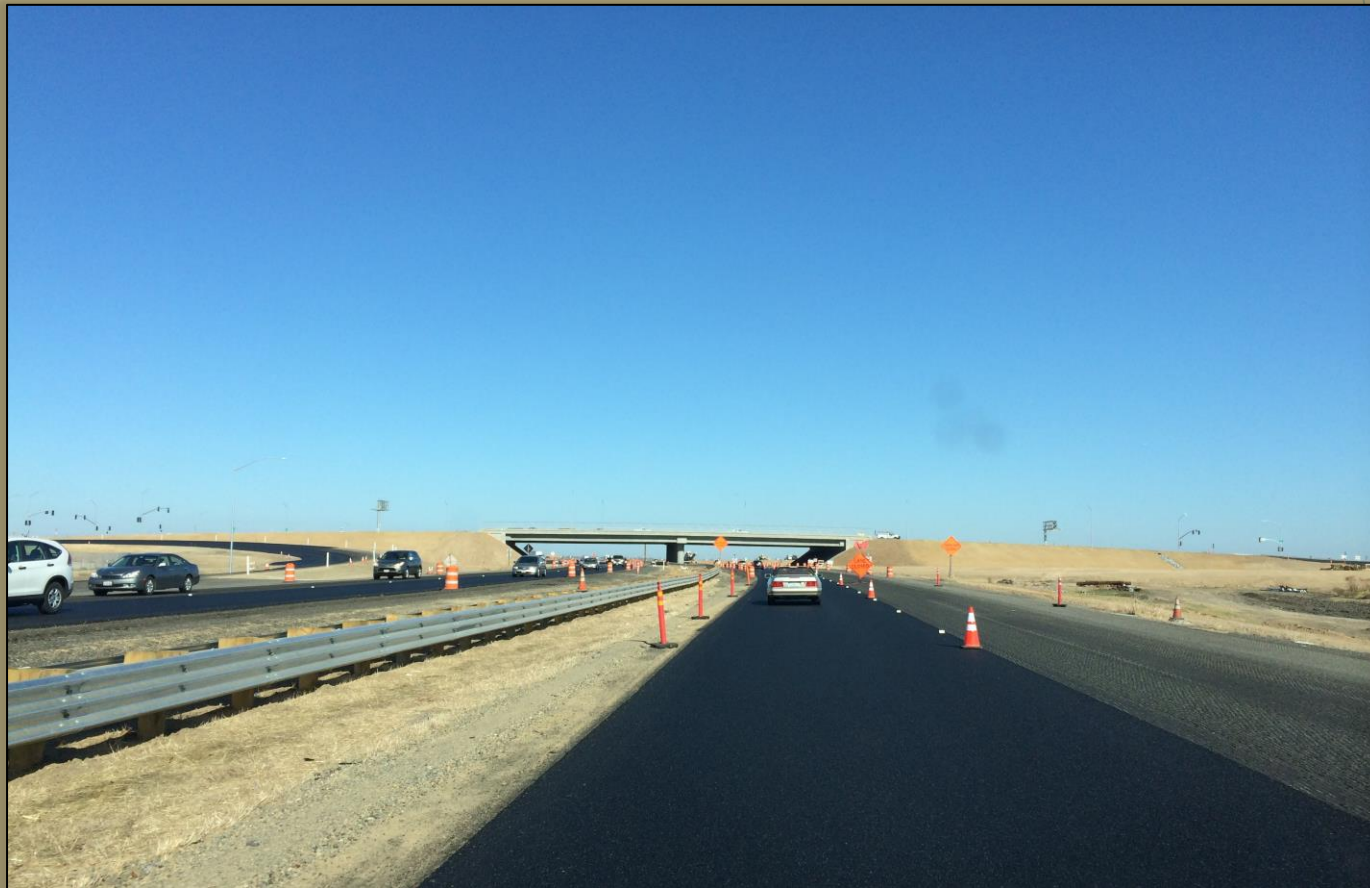
Interchange at 99 and Riego Rd



Interchange Construction Riego Road and Highway 99



Interchange Construction Riego Road and Highway 99



Interchange Construction Riego Road and Highway 99



Interchange Construction Riego Road and Highway 99



Natomas Levee Improvement Program


FEMA - A99 ZONE
Expected June 2015!

9/18/2014
President Obama signs Natomas levee improvement legislation - Sacramento Business Journal

From the Sacramento Business Journal
: <http://www.bizjournals.com/sacramento/news/2014/06/10/obama-signs-natomas-levee-improvement-legislation.html>

President Obama signs Natomas levee improvement legislation

Jun 10, 2014, 8:55am PDT Updated: Jun 10, 2014, 10:47am PDT



Allen Young
Staff Writer - Sacramento Business Journal
[Email](#) | [Twitter](#) | [LinkedIn](#)

President **Barack Obama** signed flood protection legislation today that is expected to [kickstart building](#) in Natomas.

"We are finally here," said Rep. **Doris Matsui**, a Sacramento Democrat, said in a statement. Matsui, who played a key role in promoting the Water Resources Reform and Development Act, joined Sen. **Barbara Boxer** for a signing ceremony at the White House this morning.

The next step will be to ensure that the federal appropriations process moves smoothly, said Assemblyman **Roger Dickinson**, D-Sacramento. Builders back in Sacramento can begin advancing projects forward now in preparation for a lifting of a [five-year building moratorium](#), he said.

"If builders want to be ready to go, whether residential or commercial, this is the time to look at Natomas as an area of opportunity," Dickinson said.

Now that [H.R. 3080](#) is signed, Congress must pass an appropriation to allocate \$600 million to the levee improvement project. The **Federal Emergency Management Agency** will begin reevaluating the Natomas flood plain, an action that is needed to lift the Natomas building moratorium. That process will take up to 18 months.

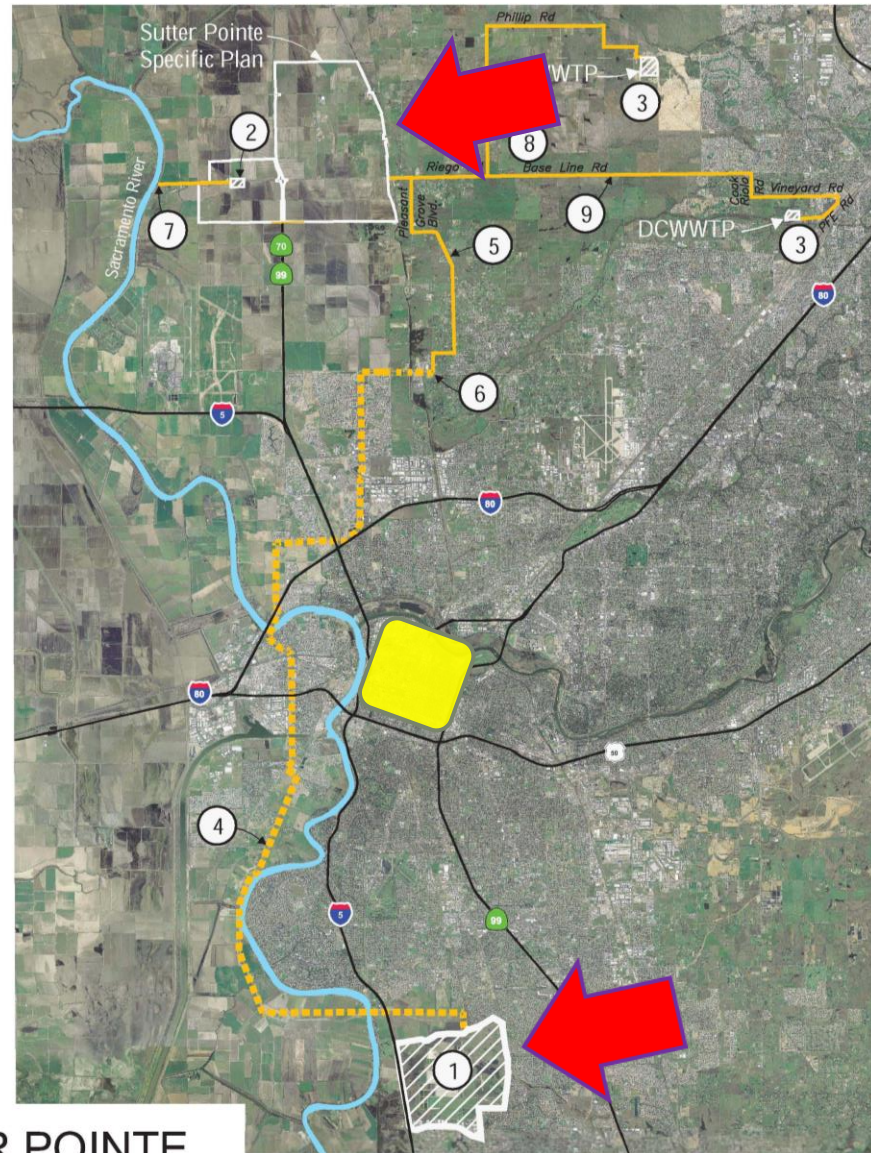
Construction in Natomas was booming in the years following a previous flood moratorium. In the years following 1999, homes and businesses poured in to the 7,000-acre area. But in 2006, the **U.S. Army Corps of Engineers** determined the levees were unsafe, prompting FEMA to rezone the area, imposing restrictive requirements that resulted in a defacto building ban.

Construction is expected to begin next year, but is [expected to be rapid](#) as developers work to finish projects that began before the moratorium, filling in incomplete subdivisions and retail centers. That said, home prices have increased throughout the northwestern Sacramento

<http://www.bizjournals.com/sacramento/news/2014/06/10/obama-signs-natomas-levee-improvement-legislation.html?as=print>

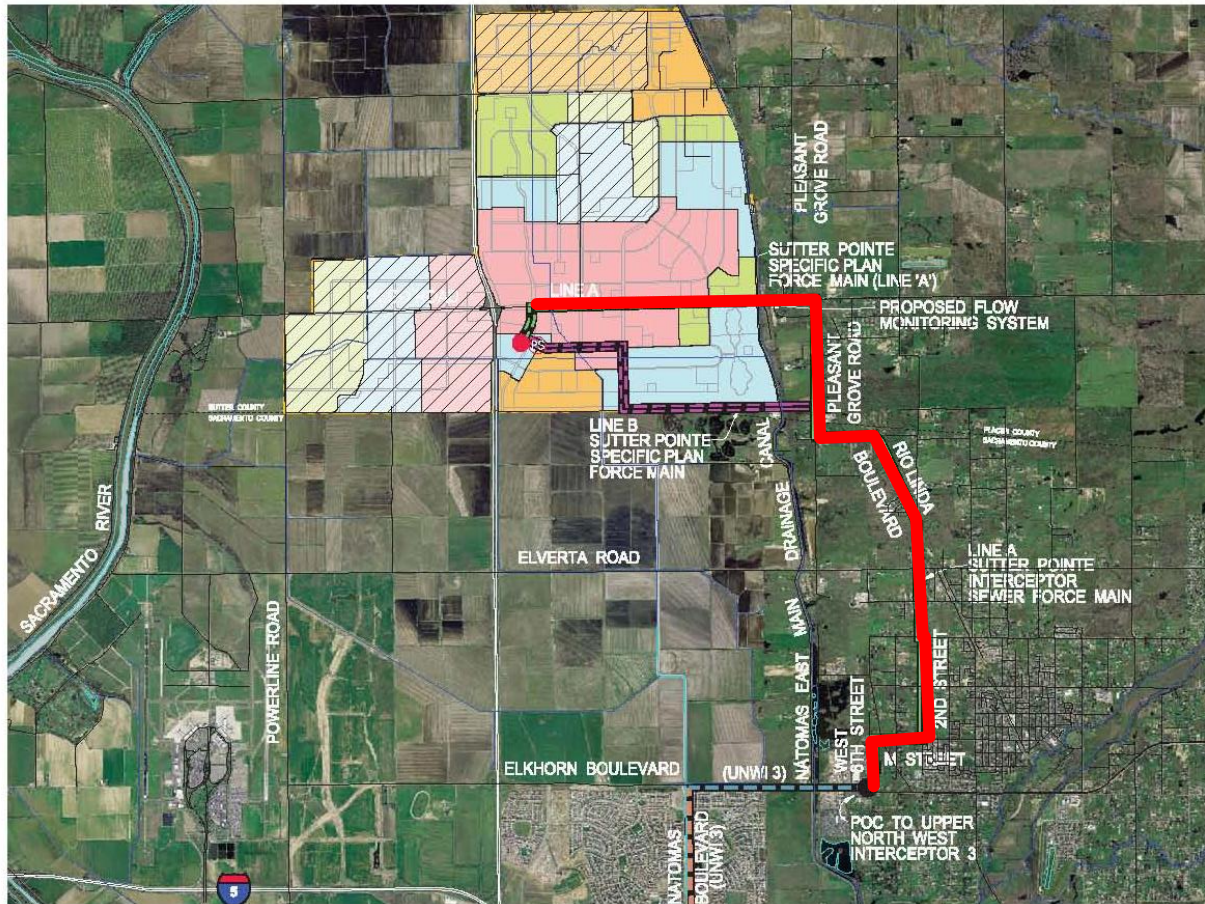
1/2

Sewer Connection



**SUTTER POINTE
MEASURE "M" GROUP**

Sewer Connection



**SUTTER POINT
MEASURE "M" GROUP**



0 2,500

Community Vision

- ▶ Build on Past Successes
- ▶ Meet Future Demand



W E S T L A K E

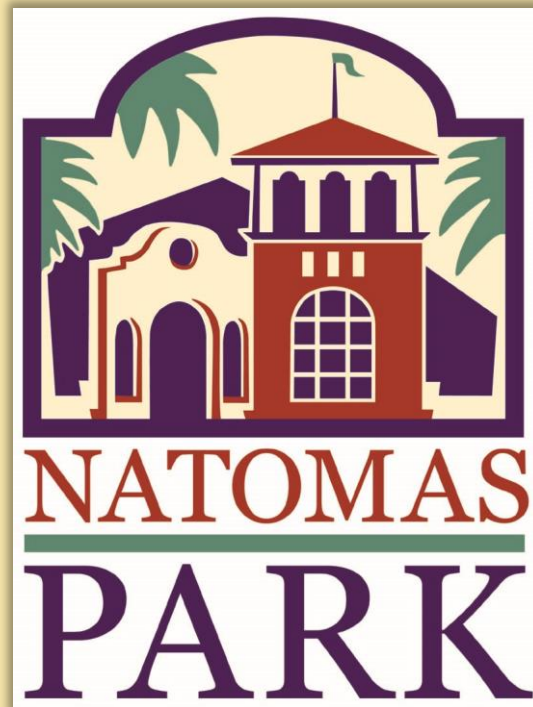
an exclusive waterfront community



W E S T L A K E

an exclusive waterfront community





- ▶ 15,000 square foot Rec Center
- ▶ Lagoon Pool and Lap Pool
- ▶ Community Lounge, Tennis Courts and Fitness Center
- ▶ Approximately 14 acres









HERITAGE PARK







What Has Been Done to Date on Schools?

SUTTER POINTE SCHOOL MITIGATION AGREEMENT BY AND BETWEEN PLEASANT GROVE JOINT UNION SCHOOL DISTRICT AND MEASURE M GROUP

This SUTTER POINTE SCHOOL MITIGATION AGREEMENT ("Agreement") is entered into this 26 day of June, 2009, by and between PLEASANT GROVE JOINT UNION SCHOOL DISTRICT, a public school district organized and existing pursuant to the laws of the State of California ("District"), and the following entities: SOUTH SUTTER LLC, a California limited liability company, SOUTH SUTTER INVESTORS, L.L.C., a California limited liability company, RIEGO HOLDINGS, L.L.C., a California limited partnership (individually a "Measure M Group Member" and collectively referred to as the "Measure M Group"). The District and the Measure M Group are sometimes singularly referred to herein as a "Party" and collectively as the "Parties."

RECITALS

A. The Measure M Group is the master developer of approximately 7,500 acres of land commonly referred to as the Sutter Pointe Specific Plan ("Sutter Pointe" or "Project"), located in the unincorporated western portion of the County of Sutter, California ("County") as shown on Exhibit "A". Sutter Pointe has been designed to be a balanced master planned community consisting of residential dwellings, public facilities, cultural amenities and recreational opportunities.

B. The Measure M Group has submitted applications to the County requesting land use entitlements allowing development of Sutter Pointe with approximately 17,500 residential dwelling units of which 10,475 are single family, 4025 are multi-family and 3,000 units are "age restricted" dwelling units.

C. Sutter Pointe is primarily within the boundaries of the District (Exhibit "B") and East Nicolaus Joint Union High School District, which is a 9-12 school district, ("East Nicolaus") boundaries of which are shown on Exhibit "C").

D. Sutter Pointe, in consultation with the District and East Nicolaus, has proposed school sites within the Sutter Pointe Specific Plan for purposes of ensuring a central dedicated feature and amenity of the community. There is a current project for six K-8 schools ("K-8 School") and one comprehensive high school, along with facilities (collectively referred to as "Facilities" as further defined in Section 1.1 of the Master Facilities and Financing Plan ("Master Plan") for finance and construction of one or more the Supplemental Mitigation Agreements ("SMA") setting forth the terms and conditions that shall be required to fully mitigate the impacts upon the District from the Sutter Pointe project.

E. The Sutter Pointe tentative map process will require compliance with the California Environmental Quality Act for compliance with the California school site planning requirements and compliance with criteria established by the

916241.1

1 EXHIBIT

94-422

RECORDED AND WHEN RECORDED
RETURN TO:

COMMUNITY SERVICES DIRECTOR
COUNTY OF SUTTER
1130 CIVIC CENTER BOULEVARD
YUBA CITY, CA 95993

CONFORMED COPY

COPY of Document Recorded
10-FILE-0007 2009-0012678
has not been compared with
original
SUTTER COUNTY RECORDER

DEVELOPMENT AGREEMENT
BY AND BETWEEN THE COUNTY OF SUTTER
AND FAMILY REAL PROPERTY LIMITED PARTNERSHIP
RELATIVE TO THE
SUTTER POINTE SPECIFIC PLAN

What Has Been Done to Date on Schools?

- ▶ MASTER FACILITIES AND FINANCING PLAN and SUPPLEMENTAL MITIGATION AGREEMENTS
- ▶ Prior to Tentative Subdivision Map - Development Agreement with County AND RECORDED
- ▶ Master Plan
 - ▶ Financing Mechanisms
 - ▶ Process for DESIGN, LOCATION, ACQUISITION, AND CONSTRUCTION
 - ▶ Developers fund District Consultants
 - ▶ Ensures Full Mitigation

What Has Been Done to Date on Schools?

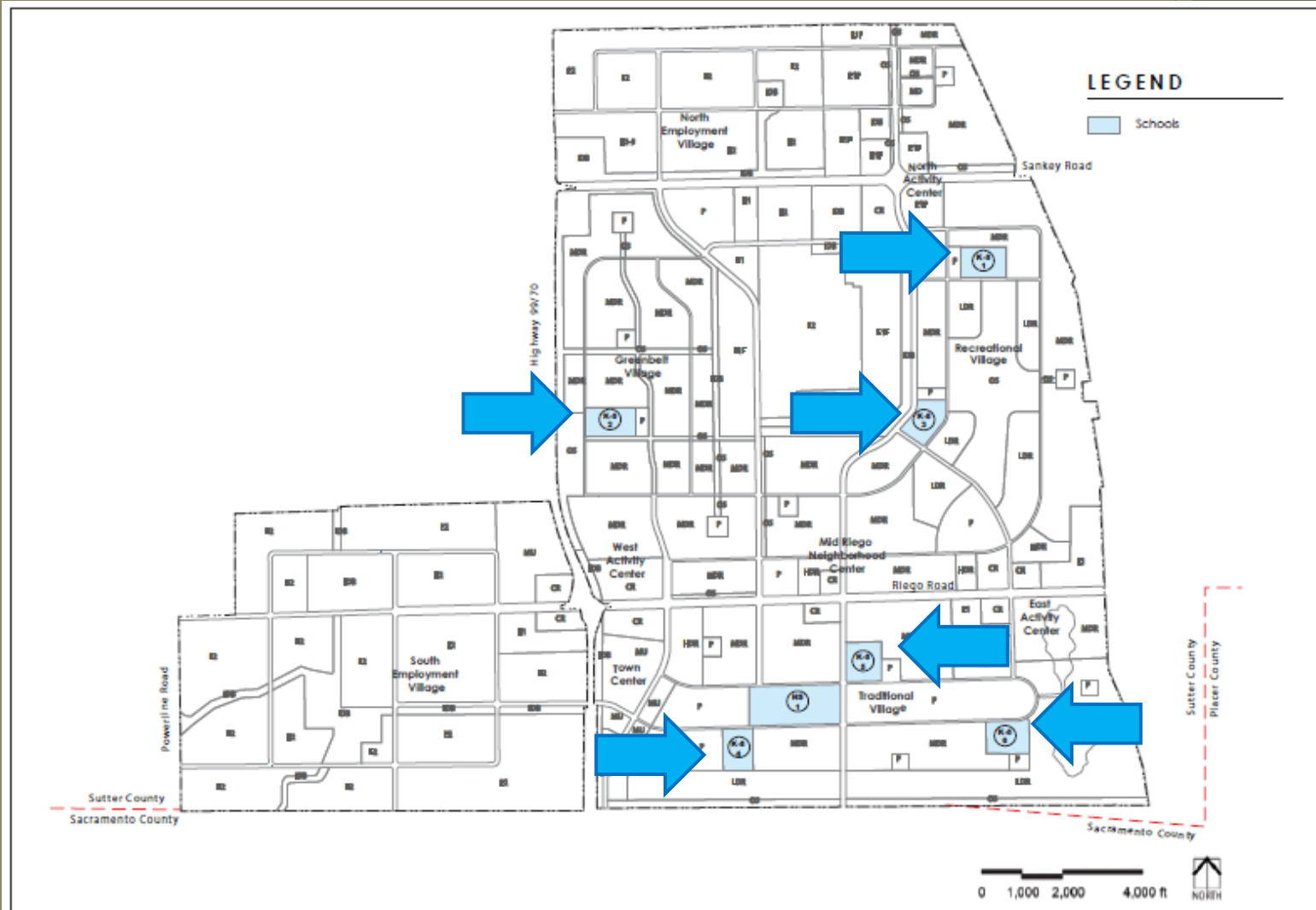


Exhibit 8.2: School Locations

What Has Been Done to Date on Schools?



Exhibit 8.3: Conceptual K-8 School Site

Source: Murray and Downs, 2006

What do we do next?

- ▶ Sewer & Flood Control (2014-18)
- ▶ Wetlands/ESA (2015-17+)
- ▶ Project Level County Entitlements (2016-17)
- ▶ School Master Plan and Mitigation Agreements (2016-17)
- ▶ Financing Plans & Districts (2016-18)
- ▶ Backbone Infrastructure (2017-18)
- ▶ Subdivision Improvements (2019-20)
- ▶ First home construction (2020-21)

SUTTER POINTE PROJECT TIMELINE
Schedule Update May 5, 2015

Task	2014	2015	2016	2017	2018
Sewer Line Connection					
CEQA Documentation					
Negotiate Service and Operating Agreement					
Agreement Approval by Sanitation District/Sutter County					
Environmental Permitting					
Design/Permitting/Right-of-Way					
Construction					
Project-Level Entitlements					
Parks/Open Space Master Plan					
County Facilities Master Plan					
School Master Plan & Ed Specs					
Phasing Study					
Tentative Subdivision Maps					
Tier 2 Development Agreements					
School Mitigation Agreements					
Project-Level CEQA Clearance					
Wetland Permitting/ NBHCP Mitigation					
Wetland Strategy Development					
Wetland Delineation					
Wetlands Permitting					
Mitigation					
Financing Plan/ Urban Services Plan					
Public Facilities Financing Plan Update					
Urban Services Plan Update					
Fee District/County Service Area Formation					
Community Facilities District Formation					
Implementation/ Backbone Infrastructure					
Improvement Plans (Backbone Infrastructure)					
Right-of-Way Acquisition (Off-site Improvements)					
Bidding/Award					
Construction					
Acceptance					

Subdivision improvements 2019
 Home construction & first sales Fall 2020
 Assumes VERY aggressive implementation schedule

Key timeline variable: “Farmed Wetlands”

- ▶ Corps now claiming jurisdiction over rice fields and agricultural ditches
- ▶ Corps unsure how to determine extent of “Farmed Wetlands”
- ▶ Interchange example
- ▶ Corps guidance
- ▶ ERDC
- ▶ Proposed new WOTUS rule (HR 1732, S 1140)
- ▶ Effect on schedule
 - ▶ Schedule assumes 18 months for delineation
 - ▶ Could be 3-5 years +

October 9, 2014

Regulatory Division SPK-2007-01801

Peter Balfour
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, California 95677

Dear Mr. Balfour:

This concerns your request, on behalf of the Measure M Group, for verification of ECORP's January 3, 2007, revised wetland delineation for the Sutter Pointe Specific Plan Area (SPSPA) site. This approximately 7,500-acre site is in the Natomas Basin, east of Power Line Road, south of Howsley Road, and west of Natomas Road in southern Sutter County, California.

We acknowledge there are challenges associated with delineating wetlands on certain agricultural lands, including rice fields, due to irrigation, soils, landscape position, leveling, and other past and ongoing manipulation. These situations are considered difficult to delineate under the Corps Wetland Delineation Manual and Arid West Regional Supplement. On October 31, 2012, the U.S. Army Corps of Engineers, South Pacific Division (SPD), issued a message for districts to follow to assist them in

School Milestones

- ▶ Funding Agreement
 - ▶ Prior to any authorized work
- ▶ School Master Facilities & Financing Plan
 - ▶ Prior to first Tentative Map
- ▶ Supplemental Mitigation Agreement
 - ▶ Prior to each Tentative Map
- ▶ Sites reserved with appropriate Tentative Maps
- ▶ Capacity concurrent with student generation

School Critical Path

- ▶ Funding Agreement
- ▶ Educational Specifications
- ▶ Interim Capacity Strategy

Discussion

