

CHAPTER 9:
Infrastructure



Providing quality public utilities and infrastructure for future residents and employees is a key objective of the Specific Plan. This section describes the backbone infrastructure systems planned for Sutter Pointe. Objectives and policies presented throughout this section are in accordance with the policies of Sutter County's General Plan and Measure M. Conceptual infrastructure plans are set forth for drainage/flood control, potable water, reclaimed water, sewer, and dry utilities including gas, electricity, and cable services.

Phasing and financing obligations related to public utilities and infrastructures are outlined in Chapter 10, Implementation of the Specific Plan and the Public Facilities Financing Plan (Appendix G). Table 9.1 summarizes the utility providers currently serving and/or planned to serve the Sutter Pointe Specific Plan area in the future.

Objective 9.1-1: *Ensure timely provision of public utilities and services to maintain service levels specified in this plan.*

9.1 UTILITIES AND SERVICE PROVIDERS **TABLE 9.1: RESPONSIBILITY FOR INFRASTRUCTURE SERVICES**

Table 9.1 lists the recommended service providers for each type of infrastructure to be provided within Sutter Pointe. As stated in previous sections of the Specific Plan, it is the intent of Sutter County that Sutter Pointe become an incorporated city at the earliest feasible time in the future. Services listed in Table 9.1 as the responsibility of the County through a Community Service Area (CSA) or Community Services District (CSD) may be transferred to the new city government upon or shortly after incorporation.

Service		Current	Before Incorporation	After Incorporation
"Wet" Utilities	Drainage (within Plan area)	Reclamation District 1000	CSA/CSD/RD 1000	City/ RD 1000
	Drainage (outside Plan area)	Reclamation District 1000	Reclamation District 1000	Reclamation District 1000
	Flood control	Sacramento Area Flood Control Agency	Sacramento Area Flood Control Agency	Sacramento Area Flood Control Agency
	Sewer collection service	N/A	CSA/CSD	City
	Sewer treatment and disposal	N/A	Sacramento Regional County Sanitation District	Sacramento Regional County Sanitation District
	Water (potable)	N/A	CSA/CSD	City
	Water (recycled)	N/A	CSA/CSD	City
"Dry" Utilities	Cable	Comcast	Comcast	Comcast
	Electricity and natural gas	Pacific Gas & Electric	Pacific Gas & Electric	Pacific Gas & Electric
	Telephone	AT&T	AT&T	AT&T

9.2 DRAINAGE AND HYDROLOGY

The Backbone Drainage Plan has been established to provide drainage and flood protection for the Sutter Pointe Specific Plan area. It is intended to satisfy the design criteria of Sutter County, Reclamation District 1000 (RD1000), FEMA National Flood Insurance Program requirements, and National Pollutant Discharge Elimination System (NPDES) requirements to receive storm water from the Sutter Pointe Specific Plan area. See the Drainage Master Plan (Appendix E) that incorporates these strategies.

Policy 9.2-1: *The Backbone Drainage Plan shall be designed to comply with all criteria set forth by all regulatory agencies servicing the Plan area.*

Policy 9.2-2: *Drainage courses outside of graded areas shall be maintained in an undeveloped state. Should modification of these drainage courses be necessary for geotechnical, infrastructure, or other reasons, the disturbed area shall be restored. In addition, some custom graded areas shall be restored to a permanent undeveloped state for drainage purposes.*

Policy 9.2-3: *Drainage structures and detention facilities may be designed to incorporate joint-use facilities where appropriate (wetland recreation, multi-use trails, ponds, active and passive park areas) and/or screened by landscaping, where feasible.*

Policy 9.2-4: *The proposed drainage system shall minimize the amount of erosion and sedimentation from grading/site preparation, and reduce runoff contamination from other land uses within the Specific Plan area.*

Policy 9.2-5: *Runoff from developed areas shall be diverted to water quality detention basins, and use oil and grease traps or other best management practices (BMPs), as determined and approved by the County.*

Policy 9.2-6: *Developed uses shall not be constructed within the Plan area until 100-year flood protection is available.*

Policy 9.2-7: *After 2015 (or the effective date of the Central Valley Flood Protection Plan, whichever is sooner), development activities within the Plan area shall demonstrate that 200-year flood protection is in progress or in place, in compliance with SB 5.*

Policy 9.2-8: *Areas designated “E1 Interim Flood Zone” shall remain undeveloped and available for on-site detention until the entire Plan area enjoys 200-year flood protection.*

The Natomas Basin is protected by a system of levees, as well as a series of reservoirs including Shasta, Oroville, Black Butte, New Bullards Bar, and Folsom Dam, which were designed to reduce flood flows in the Sacramento and American Rivers to a rate that could be safely carried by the downstream levees. Although previous studies of the Natomas Basin levees concluded that they provided sufficient protection against 100-year storm events, a USACE screening level certification analysis in 2008 determined that the weakest portions of the Natomas levee system do not provide 3 percent annual chance flood event protection (USACE 2008).

The Sacramento Area Flood Control Agency (SAFCA) is proceeding with implementation of necessary levee improvements to correct existing deficiencies within portions of the levee system, which are anticipated to be constructed within the next 2 to 5 years. The Natomas Levee Improvement Program (NLIP) will be implemented in three phases, with project construction commencing in 2008 and ending in 2010 with the possibility of extending into 2011, contingent on planning, permitting, or construction delays. The three phases are designed to provide at least 100-year flood protection as quickly as possible while laying the groundwork to achieve at least 200-year flood protection pursuant to SB 5 requirements.

The Specific Plan area, except for Sankey Gap, will be protected from the 200-year flood event pursuant to SB 5 after 2015. The Sankey Gap overflow area, with 100-year flood protection from the NLIP phases described above will be improved to the 200-year flood protection standard by 2025 using future development fees.

Areas designated as “E1 Interim Flood Zone” will remain available for on-site detention until the entire Plan area enjoys 200-year flood protection.

ON-SITE DRAINAGE IMPROVEMENTS

As illustrated in Exhibit 9.1, the plan is designed to provide facilities that will maintain storm water flows originating within the Plan area during and after buildout, at a level equal to or less than pre-development flows. Storm drains ranging in size from 24 to 84 inches will be incorporated within roadways, parks, and open space in locations within the recreational and development areas. Detention facilities, drainage pipes, channels, water quality basins, permanent and temporary inlets, and other flood control facilities will be constructed to meet the design requirements of the Backbone Drainage Plan. Exhibits 9.1 and 9.2 identify areas within Sutter Pointe that will be used to store runoff that spills through the Sankey Gap. The size and capacity of flood control/drainage facilities will be based on appropriate Sutter County and RD 1000 design criteria, as outlined in the Drainage Master Plan (Appendix E).

Improvements to mitigate the Sankey Overflow are currently planned on-site; however, potential alternative locations for the detention storage necessary to mitigate the Sankey Overflow are also planned off-site. Two properties located immediately northeast of the project site—the Barosso and the Lutz properties—have been identified as being potentially available to capture the Sankey Gap overflow. This would involve constructing a levee around the Barosso property and directing flows onto the property via a weir constructed at the elevation of the Sankey Road spill crest.

An additional alternative is proposed for detention storage involving directing the Sankey Gap overflow into a channel flowing westward along the Sankey Road corridor, crossing under Sankey Road and SR 99/70 to be stored at a location west of the project area, but still within the Natomas Basin.

Please refer to the Drainage Master Plan (Appendix E) for additional detail regarding potential off-site storage locations and facilities.

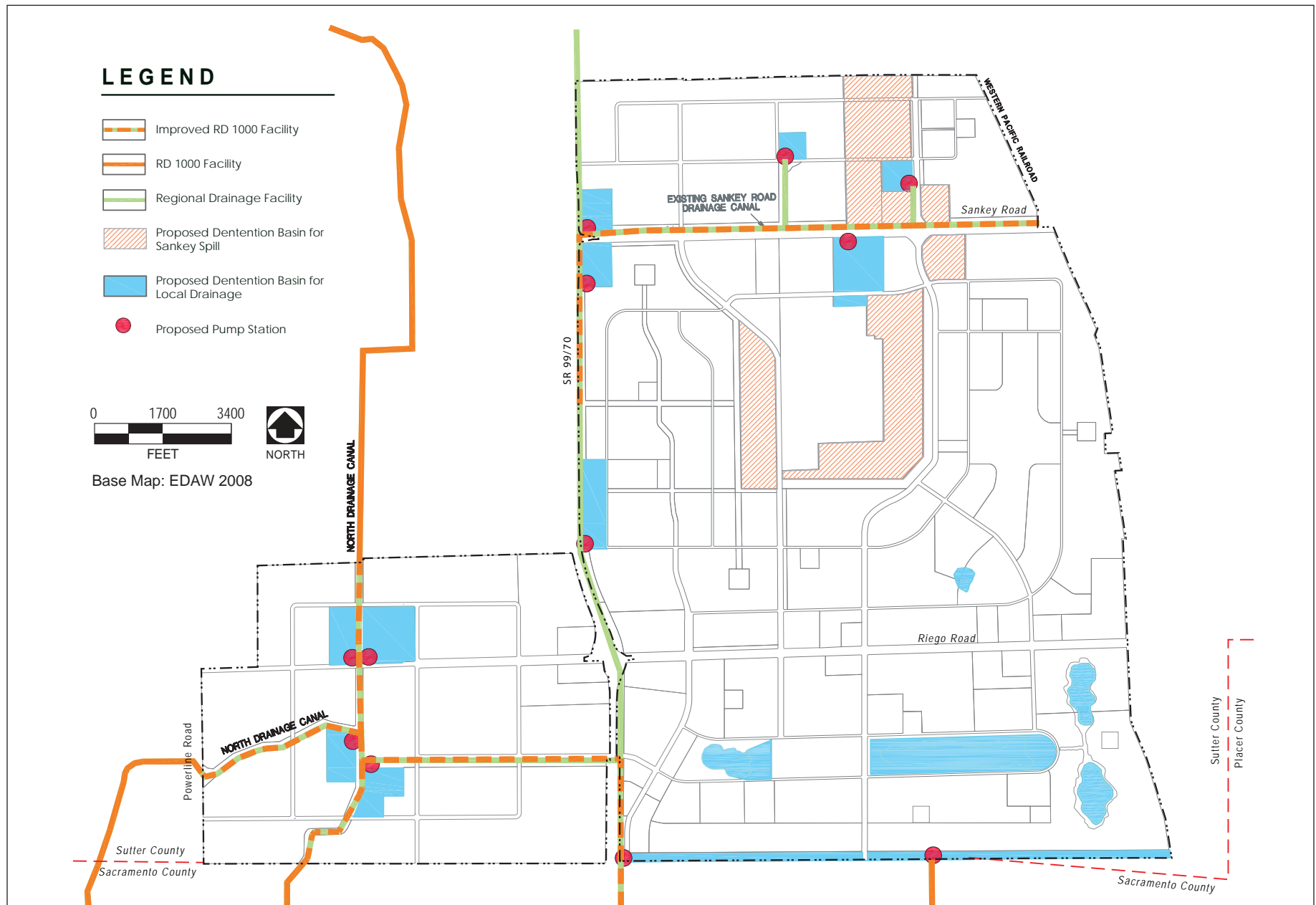


Exhibit 9.1: Backbone Drainage Plan (On-site)

Source: Wood Rodgers, Inc. 2008, Adapted by EDAW 2008

OFF-SITE DRAINAGE IMPROVEMENTS

The off-site improvements of the Backbone Drainage Plan consist of improvements to some of the existing Reclamation District 1000 (RD 1000) channels connecting the Sutter Pointe Specific Plan to existing pumping stations (see Exhibit 9.2).

The East Drainage Channel connecting the Specific Plan area to existing pump stations will be widened. The East Drainage Channel along SR 99/70 is currently 15 feet wide at the bottom and will need to be widened 10 more feet. The side slopes may need to be laid back as well, which would widen it slightly more. The reach of the channel along the north side of Elverta Road is only 10 feet wide at the bottom and will need to be expanded 15 feet to match the total proposed 25-foot width of the upstream channel along SR 99/70. Both channel reaches will be widened on the side of the channel opposite the road.

Operation and maintenance of the flood control/drainage system within the Specific Plan area will be the responsibility of the appropriate agency or district listed in Table 9.1. Any changes in responsibility will not require an amendment to the Specific Plan.

The Backbone Drainage System that shares the roadbeds will be built concurrently with the Backbone Circulation System within each respective development phase, as described in Chapter 10, Implementation. Portions of the backbone drainage system that are not built in the roadbeds will be built prior to the completion of each development phase or as directed by the County.

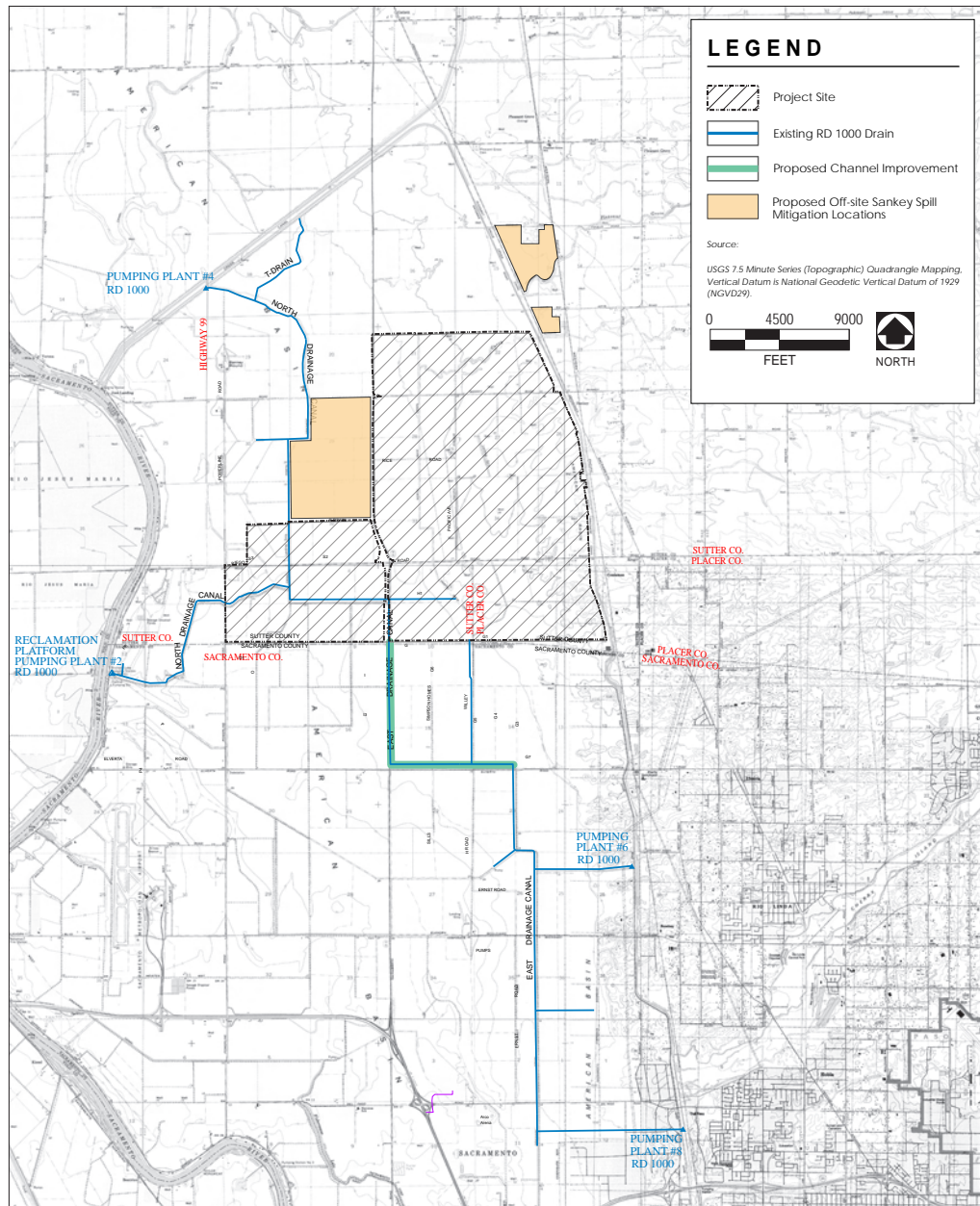


Exhibit 9.2: Backbone Drainage Plan (Off-site)

Source: Wood Rodgers, Inc. 2008, Adapted by EDAW 2008

URBAN RUNOFF MANAGEMENT

The primary methods of protecting surface water resources are controlling storm water runoff from development, protecting stream courses, and preventing non-point source pollution from entering existing surface water. Control of these factors may be accomplished by using both structural and source controls. Structural methods control and diminish storm water flows and flow rates (e.g., detention basins) or trap and remove pollutants (e.g., water quality treatment basins). Source control measures include management programs that reduce or eliminate pollutants from entering surface water (e.g., street sweeping, prevention of spills, and prevention of illegal dumping).

Both structural and source control methods of protecting surface water resources are incorporated into the design of the Sutter Pointe Specific Plan, consistent with existing ordinances.

In its existing undeveloped condition, the 100-year peak storm flow within the RD 1000 system is attenuated within the flat agricultural lands within the basin and pumped out via RD 1000 pumping facilities. To eliminate any flow increase caused by development, and any possible erosion due to this increase, stormwater detention facilities will be constructed to maintain peak storm flows at the level existing prior to development.

In conformance with the Clean Water Act and EPA regulations, the State will require each construction project applicant to prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will be prepared and submitted to the approving agency prior to the start of grading and will contain measures to reduce pollutants and erosion in site runoff.

URBAN RUNOFF CONTAMINATION

In any developed area, urban storm water runoff contains various elements washed from street or parking lot surfaces and from building rooftops. These elements typically include hydrocarbons from street paving, motor oil, detergents from car washing, and other polluting elements from a variety of sources.

The Sutter Pointe Specific Plan's storm drainage systems will be designed to direct runoff flows into on-site detention basins outfitted with integrated water quality treatment in the form of wet water quality treatment volume or extended dry detention. The drainage system will include BMP design features incorporating structural controls consistent with Sutter County requirements as set forth in the Drainage Master Plan (Appendix E).

9.3 WASTEWATER

Sutter County will provide sanitary sewer collection service through a County Service Area (CSA) or Community Services District (CSD) and Sacramento Regional County Sanitation District (SRCSD) will provide sanitary sewer treatment and disposal service for the Sutter Pointe Specific Plan area. Collection service will be taken over by the new city upon incorporation.

A sanitary sewer system consisting of gravity sewer lines with a maximum size of 36 inches in diameter with maximum depths of approximately 30 feet and lift stations will be constructed to collect the sewer flows generated within the Specific Plan area and convey them to a central pumping station proposed to be located near the intersection of SR 99/70 and Riego Road. Flows from this facility will be pumped through force mains to a point of connection with SRCSD's Upper Northwest interceptor at the corner of Elkhorn Boulevard and West 6th Street in Rio Linda. From there, flows will be conveyed to the Sacramento Regional Wastewater Treatment Facility for treatment and discharge to the Sacramento River just downstream of Freeport.

Onsite and offsite wastewater facilities are depicted in Exhibits 9.3 and 9.4. Initially, two parallel force mains (12 inches and 18 inches in diameter) will be installed underground to convey sewer system flows from the Specific Plan area east along Riego Road, south along Pleasant Grove Road, east along Rio Linda Boulevard, east along U Street a short distance to West Second Street, south along West Second Street to M Street, west along M Street to West Sixth Street, and then south along West Sixth Street to a point of connection with the Upper Northwest interceptor, which is currently under construction in Elkhorn Boulevard (Exhibit 9.4). These two force mains will provide sufficient capacity for the development of Phase 1 and Phase A of the Specific Plan, as described in Chapter 10, Implementation. To serve development for the remaining development phases, a third force main will be constructed. This 24-inch-diameter force main will generally follow the same route of the dual force mains from the central pump station to the Upper Northwest interceptor. Please see the Sewer Master Plan (Appendix D) for more detail.

Policy 9.3-1: Provide sufficient wastewater capacity to support the Sutter Pointe community throughout all phases of development.

Policy 9.3-2: Construct on- and off-site wastewater collection and conveyance facilities which will be owned, operated, and maintained by Sutter County through a CSA or CSD, and transferred to the new city government after incorporation of the project site.

Policy 9.3-3: Provide on-site storage of peak wet-weather flows in either an underground or aboveground storage reservoir.

STORAGE FACILITY

A 3.9 million gallon wastewater storage facility will be constructed in a later phase of the project to store peak wet weather flows generated within the community during periods when the SRCSD system is incapable of accepting those flows. During these periods, flows from the Central Pump Station will be shunted to the storage facility where they will be held until discharge to the SRCSD system after peak flows have subsided therein. This storage facility is envisioned to be a partially buried concrete reservoir capable of storing the required volume of peak wastewater flows until they can be released back into the Central Pumping Station by gravity for re-pumping to the SRCSD system. This storage facility will have internal washdown capability to flush and clean the facility of solids deposited during storage. Additionally, this facility will contain odor control facilities.

This storage facility will be built adjacent to the Central Pumping Station and sufficient space for the facility will be reserved in the pump station site. This facility could, also, be included in the adjacent park area where its partially buried design could double as a sloped play field or tennis court area.

The Sutter Pointe Specific Plan area is not located within the boundary of the SRCSD or within its sphere of influence (SOI). In order for the SRCSD to serve Sutter Pointe, the Sacramento County Local Agency Formation Commission (Sacramento LAFCO) will need to amend the boundary of the SOI of the SRCSD to include Sutter Pointe. Sutter County and the SRCSD will take such other actions as necessary to arrange for service, which actions may include preparation of Principles of Agreement, Wastewater Services Agreement, and Operating Agreements.

Principles of Agreement (POA) – This document defines the general terms through which wastewater service will be provided to Sutter Pointe from SRCSD (it identifies the general terms of the WWSA). It summarizes the maximum wastewater flow rates, allowed tributary areas, conveyance and storage facilities to be constructed by Sutter Pointe, how the facilities will be operated, it ensures that there will be no financial impact to current SRCSD rate payers, and ensure that Sutter Pointe’s use of the SRCSD facilities will not impact SRCSD’s current members ability to use the SRCSD facilities. It also summarizes the fees to be charged by SRCSD for the wastewater service. This agreement must be approved by both the Sutter County and SRCSD boards. Execution of this document will lead to the negotiation of the WWSA.

Wastewater Service Agreement (WWSA) – This is the binding contract between Sutter County and SRCSD for providing wastewater service to Sutter Pointe by SRCSD. The wastewater services to be covered are conveyance of wastewater in SRCSD’s Upper and Lower Northwest Interceptor sewer system to the treatment plant, treatment of wastewater at the Sacramento Regional Wastewater Treatment Plant (SRWTP), and disposal of the treated effluent to the Sacramento River.

Operations Agreement (OA) – This is a technical document that identifies in detail the required facilities and how they will be operated.

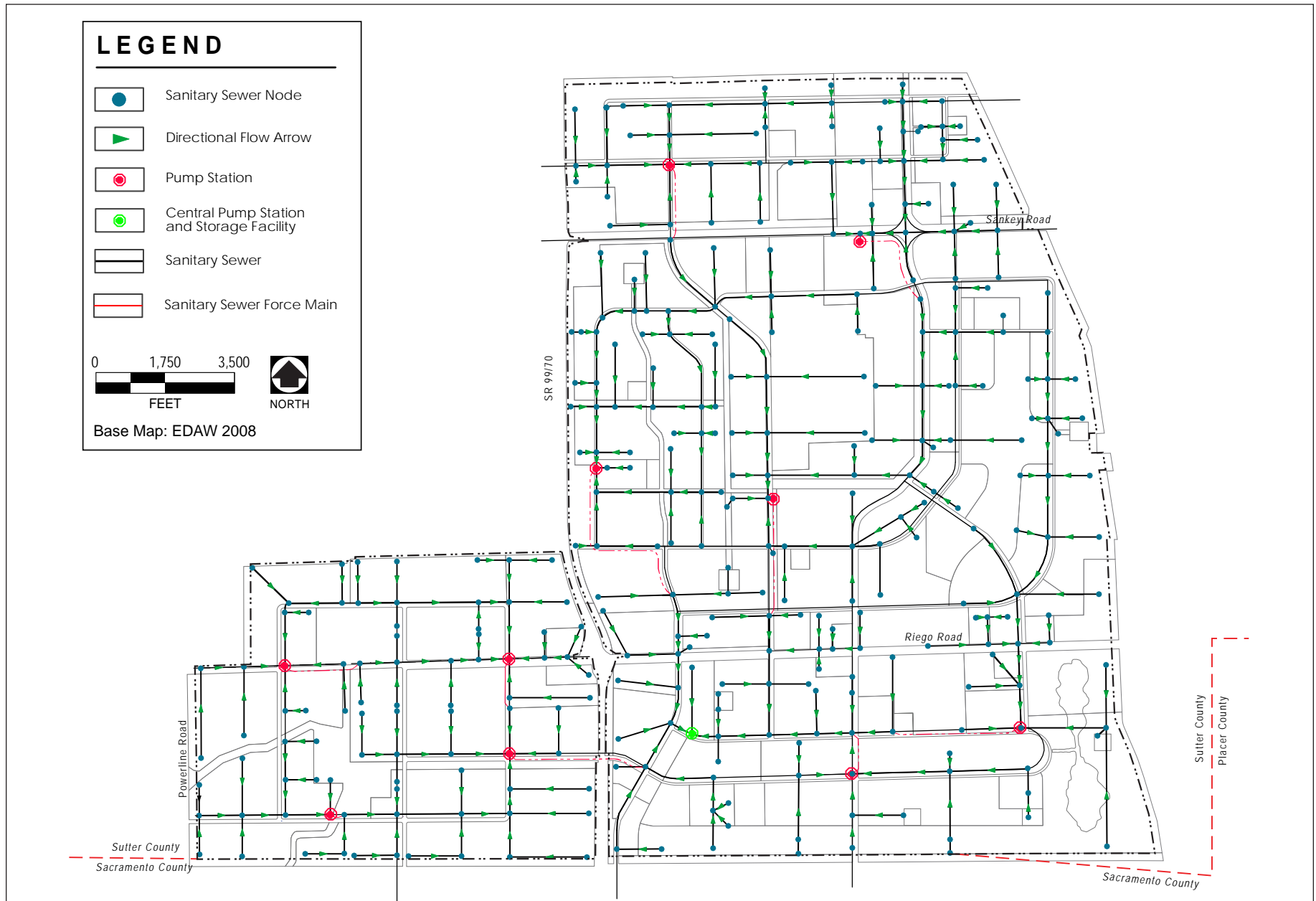


Exhibit 9.3: Backbone Sewer Plan (On-site)

Source: MacKay & Soms, 2008



LEGEND

- Point of Connection to Upper Northwest Interceptor 3
- Sutter Pointe Central Pump Station and Storage Facility
- Sutter Pointe On-Site Sewer Force Main (Line 'B')
- Sutter Pointe Off-Site Sewer Force Main (Line 'A')
- Sutter Pointe On-Site Sewer Force Main (Line 'A')
- Upper Northwest Interceptor 2 (UNWI 2)
- Upper Northwest Interceptor 3 (UNWI 3)
- Project Site Boundary



NORTH Not to Scale

Source: MacKay & Somp, 2008

Exhibit 9.4: Backbone Sewer Plan (Off-site)

9.4 POTABLE WATER

Presently, there are no public water supply facilities in the Plan area. Current development is supported by private wells with limited capacity, and irrigation of agriculture is provided primarily by surface water diverted from the Sacramento River by Natomas Central Municipal Water Company (NCMWC), a private water purveyor. The County intends to provide municipal and industrial (M&I) water service within the Plan area. The County would initially provide groundwater for the early phases of development, and a combination of ground and surface water to meet the ultimate needs of the development. Surface water would be obtained from NCMWC.

It is the intent of the County to provide retail water service to the Plan area through a dependent or independent special district (i.e., a Community Services District, a County Service Area, or some other County agency). A domestic water system to deliver ground and surface water to the Plan area will be developed. Potable water will be provided in sufficient quantity and of acceptable quality to meet the needs of all M&I uses within the Plan area. The water system will include water supply and treatment facilities, storage reservoirs, booster pumps, transmission pipelines, and distribution pipelines to all customers within the Plan area. The system will have the capability of providing adequate supplies during normal and critical dry

years to meet the domestic and fire protection needs of the Plan area. Please see the Water Supply Master Plan (Appendix C) for further detail.

Policy 9.4-1: Provide potable water in sufficient quantity and acceptable quality to meet the needs of all municipal and industrial uses within the Specific Plan area.

Policy 9.4-2: Ensure that the water system is capable of providing adequate supplies during normal and critically dry years to meet the domestic and fire protection needs of the Specific Plan area.

Policy 9.4-3: Large park and open space areas within the Specific Plan area should be pre-plumbed with “purple pipe” to accommodate future conversions to reclaimed water if it becomes available.

Over time, as Sutter Pointe develops, irrigation ditches on-site will be removed and an urban water system developed to deliver groundwater and surface water to the Plan area. Existing urban water users on the project site will be given the opportunity to connect to the system in lieu of continuing to use their private groundwater wells. The new system will include water supply and treatment facilities, aboveground water storage reservoirs, booster pumps, and transmission and distribution pipelines (varying in size from 12 inches to 42 inches in diameter) that will deliver treated water to customers in the Plan area (Exhibits 9.5 and 9.6).

The proposed storage reservoirs will provide for fire, peak-hour equalizing, and emergency storage to adequately serve the Specific Plan area. A total of approximately 34 million gallons (MG) of storage will be required to serve Sutter Pointe at full buildout. At each reservoir site, a booster pump station and dual water tanks will be constructed (5–6 MG total divided between two tanks at each location) to provide the required operational pressures within the water distribution system.

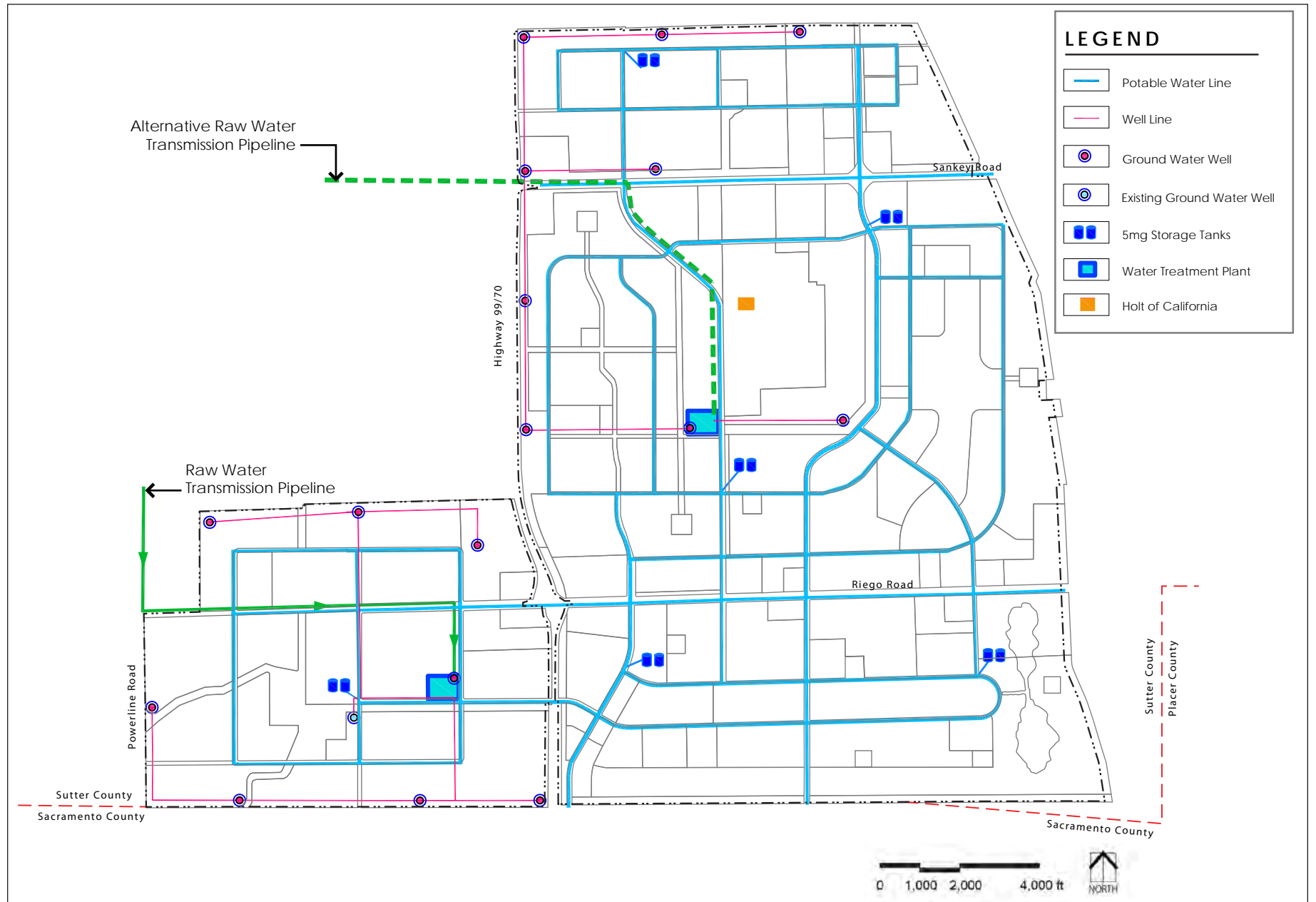


Exhibit 9.5: Backbone Water Plan (On-site)

Source: MacKay & Soms 2007, Adapted by EDAW 2008

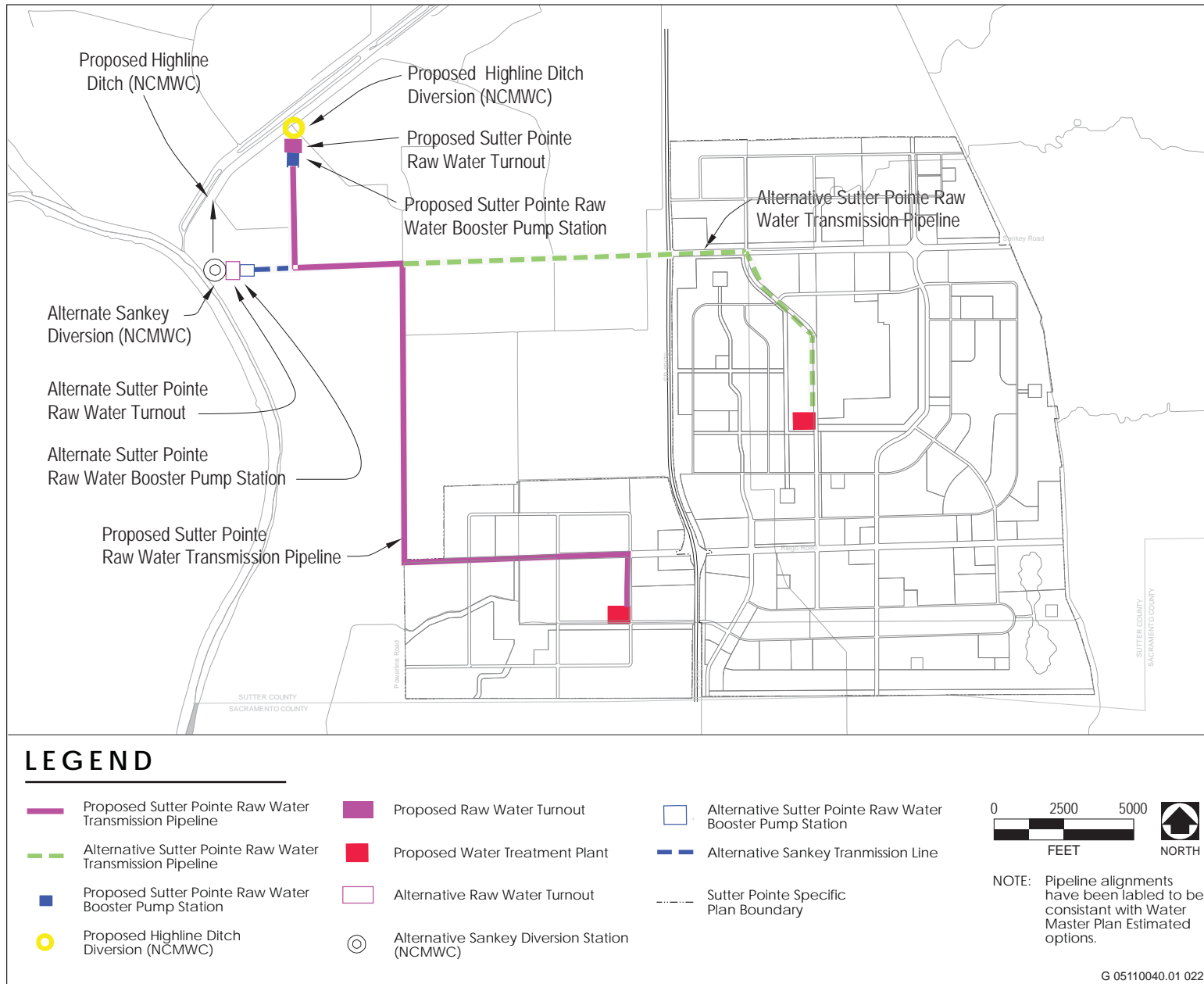


Exhibit 9.6: Backbone Water Plan (Off-site)

Source: MacKay & Somps 2008, Adapted by EDAW 2008

MUNICIPAL AND INDUSTRIAL WATER DEMANDS

Anticipated municipal and industrial (M&I) water demands for the Sutter Pointe Specific Plan area were estimated using currently accepted annual and peak water demand rates for similar land uses within the greater Sacramento metropolitan area. The water supply program will meet these demands of the community at buildout. Groundwater from the aquifers deep below the community will be developed to serve the initial demands, while the conversion of existing surface water rights, which are currently used for agricultural irrigation, from agricultural to M&I uses will be used to meet long-term demands in conjunction with the groundwater.

PROPOSED WATER FACILITIES

A groundwater well field and treatment system will be developed to meet the initial needs of the community. Over time, surface water supply will be developed that will include one or more connections to the NCMWC diversion facilities that draw water from the Sacramento River. In addition, an on-site surface water treatment plant will be constructed, along with an off-site raw water supply pipeline that will connect to NCMWC's river diversion facilities.

It is possible that reclaimed wastewater may be available within the Plan area at some point in the future. Accordingly, the estimated water demands of the community could be reduced to some degree, perhaps significantly, over time. While the likelihood of reclamation becoming a reality within the Plan area is thought to be low at this time, the conversion of large parks and open space areas within the proposed project from potable to reclaimed water supply sources will likely be beneficial over time.

IRRIGATION CANAL

Currently, NCMWC operates and maintains an existing irrigation system for conveying irrigation waters to and through the Plan area. The facilities consist of canals, laterals, underground pipes, turnouts, check gates, and pump stations. It is the intent of the Specific Plan to maintain the operation of this system during the development of the project. The NCMWC Northern Main irrigation canal (a high line ditch) bisects the project area in a north-south direction east of SR 99. Several laterals to the east and west of the canal provide flow to the lands within and outside of the Plan area. Since the existing flow must be maintained through the Plan area, the Specific Plan proposes to replace the existing high line ditch with a new earthen lined high line canal located along a relocated alignment compatible with the Land Use Plan.

For the most part, the existing laterals within the project area do not serve lands outside of the project area. In those cases where a lateral serves lands outside of the project area, the lateral will be relocated as needed to accommodate development and continue to serve the irrigation needs. Laterals that serve only areas within the project area will be abandoned over time as the development builds out.

For conceptual design purposes the new high line canal has been sized to convey the maximum flow capacity of the Northern Pumping Plant. In addition, all proposed interim and permanent laterals have been sized to convey this flow rate. Where the new alignment of the proposed irrigation canal conflicts with proposed roadways and/or drainage ditches, siphons will be constructed to convey the irrigation flows underneath the conflicting facility. Where the proposed laterals connect to the new canal, new turnouts and check gates will be installed. Also, during the various phases of development, existing transfer pumps will be relocated to serve existing laterals to the east.

9.5 DRY UTILITIES

Extensive on-site and off-site dry utilities, including electricity, natural gas, telephone, and cable television, will be required to serve the Sutter Pointe Specific Plan area. In its current condition, the Plan area lacks any significant dry utilities to support urban development. The various on-site and off-site dry utility facilities that will be required are shown on Exhibits 9.7 and 9.8.

Policy 9.5-1: *Electrical, natural gas, telephone, fiber optics, and cable television facilities shall be extended by the utility providers into the Sutter Pointe Specific Plan area to provide utility service to the new development.*

Policy 9.5-2: *The siting and design of energy facilities within Sutter Pointe shall ensure the provision of safe, reliable, efficient, and economical utility service.*

Policy 9.5-3: *Electrical transmission and distribution facilities less than 100,000 volts may be located in any land use designation and shall be located underground in easements or rights of way that permit access for maintenance with minimal disruption of surrounding properties.*

Policy 9.5-4: *Electrical transmission facilities of 100,000 volts and greater may be located in easements or rights of way that permit access for maintenance with minimal disruption of surrounding properties.*

Policy 9.5-5: *Siting of transmission lines of 100,000 volts or greater capacity through established or planned residential areas shall be prohibited. The location and design of new transmission towers near urban areas shall be done in a manner that minimizes visual and environmental impacts, including impacts to viewsheds.*

Policy 9.5-6: *Monopole construction, where practicable, shall be used for new transmission facilities to reduce the visual impact on a corridor's middle and distant views.*

Policy 9.5-7: *Substations shall be enclosed with an eight-foot high masonry block security wall, with a 50-foot landscaped setback along all perimeters of the substation site. Landscaping shall be included in the substation design.*

Policy 9.5-8: *New high pressure gas mains and all other large scale gas transmission and distribution facilities shall be located within railway and electric transmission corridors, along major arterial roads, and wherever possible, within existing easements. If not feasible these gas mains shall be placed as close to existing easements as possible.*

Policy 9.5-9: *The design of all new gas mains shall ensure that the normal building setbacks provided in the zoning requirements and development standards established for all land use zones are sufficient to protect the health and safety of the public from the threat of explosion and fire from gas main rupture.*

Policy 9.5-10: *New high pressure gas mains and all other large scale gas transmission and distribution facilities shall not be located within 1,500 feet of any existing or proposed school site.*

Policy 9.5-11: *The design of all new high-pressure gas mains and all other large scale gas transmission and distribution facilities within 500 feet of any existing or proposed residential land uses shall include the preparation of an estimated annual individual risk assessment by a qualified professional to prove that the individual risk levels are below 1×10^{-6} (one-in-a-million). The design of these facilities shall also be designed in accordance with the minimum standards of the regulatory body governing the utility provider in an urban environment.*

Policy 9.5-12: *All new above ground communications facilities shall be enclosed with an eight-foot high masonry block security wall, with a 50-foot landscaped setback along all perimeters of the facility site.*

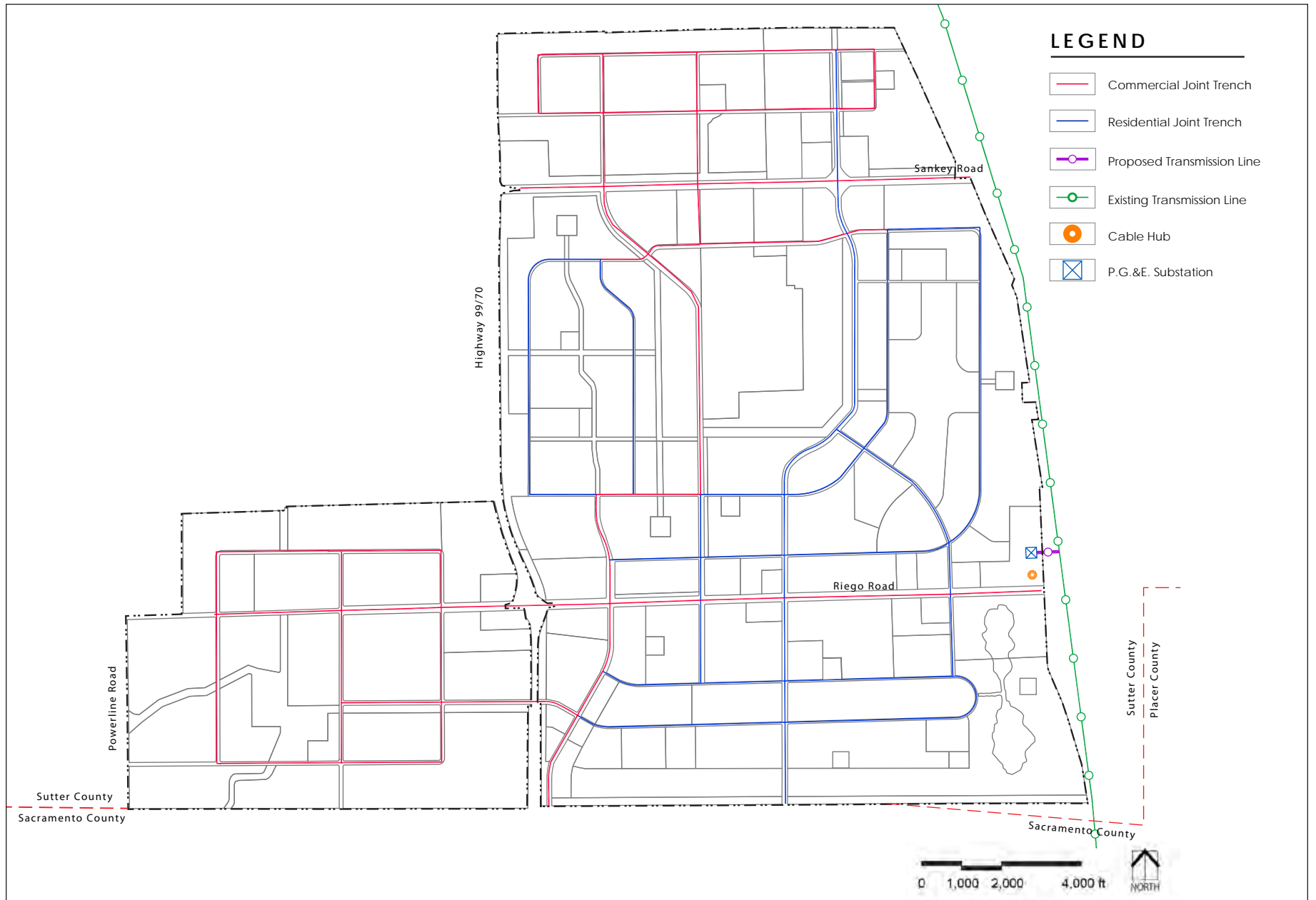


Exhibit 9.7: Dry Utilities (On-site)

Source: MacKay & Soms, 2007

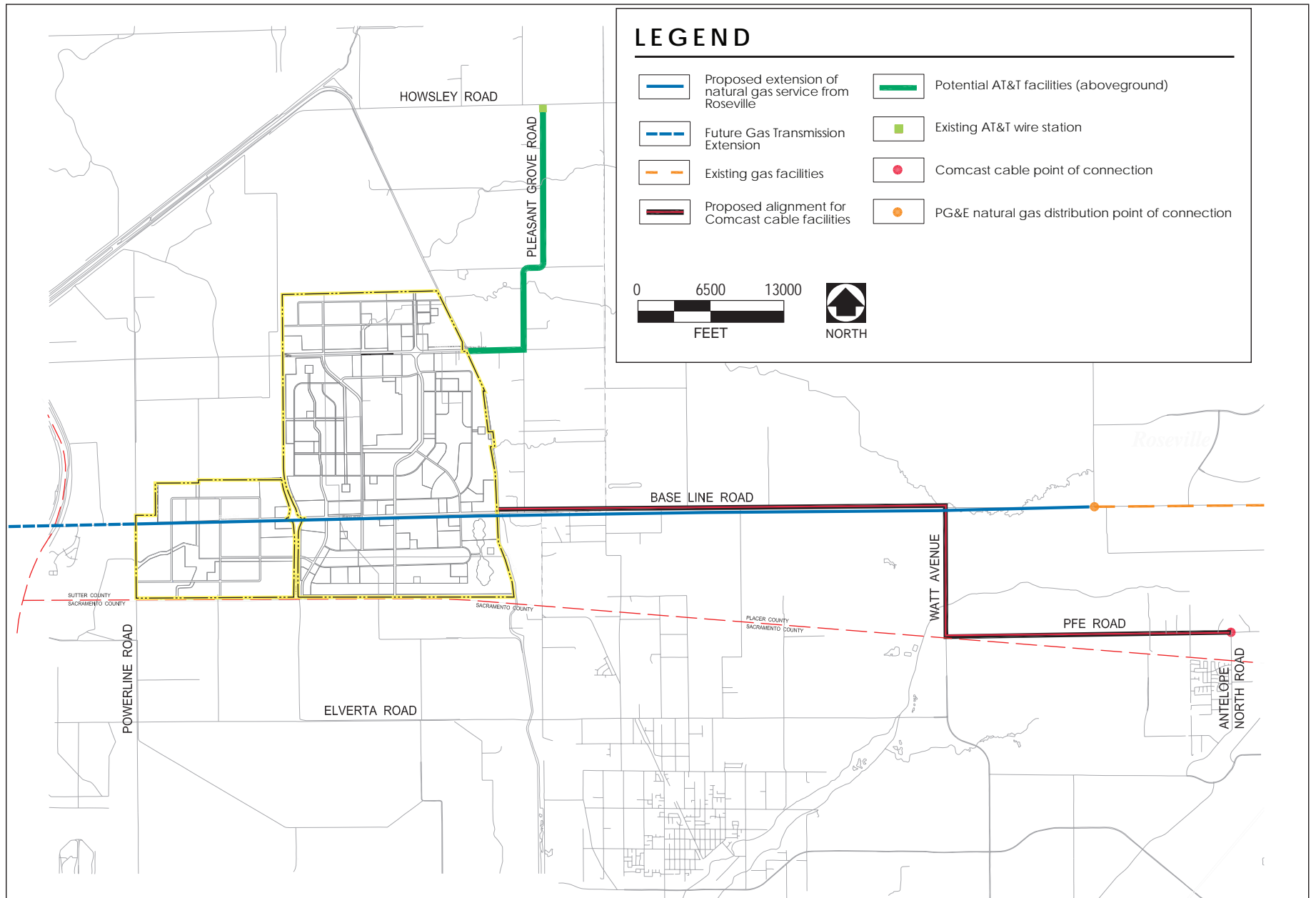


Exhibit 9.8: Dry Utilities (Off-site)

Source: MacKay & Somps, 2008

9.5.1 ELECTRICITY

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

PG&E proposes to construct a primary community substation along the eastern border of the Plan area, just north of Riego Road, which will connect to the existing 115kv tower line abutting the Plan area's eastern boundary. A drop from the existing tower line to the new substation will be constructed. The substation site will require an area approximately 400 feet by 450 feet in size, and will be located as a permitted use in an area designated for E1 land use. From the substation site, underground electrical service will then be extended into the new community through a series of underground trunk feeder lines. Generally, the feeder lines will follow proposed roadway alignments to strategically positioned underground vaults, from which underground primary lines will extend throughout the community to transformers, which will provide power to the various residential, commercial, and industrial users.

9.5.2 NATURAL GAS

PG&E is the local purveyor of natural gas. It does not have any gas service capability within the Plan area. The nearest gas service is approximately 2 miles to the southeast in Rio Linda. PG&E's facility in this location, however, does not have the capacity to serve Sutter Pointe.

PG&E proposes to extend natural gas service westerly along Riego Road (Base Line Road in Placer County) from Roseville to serve the Plan area. This extension will be an 8-inch-diameter distribution line. Alternatively, if timing allows, PG&E proposes to serve Sutter Pointe from a new cross-valley 30-inch-diameter transmission line it intends to construct in 2009 and 2010 along the north side of Riego Road through the Specific Plan area. PG&E intends to extend service throughout the Plan area through an underground distribution system.

9.5.3 TELEPHONE

AT&T is the local telephone service purveyor. It does not have any significant service capability within the Plan area to support urban development.

To provide service to Sutter Pointe, AT&T intends to upgrade an existing exchange building in Pleasant Grove and extend fiber optics, wire telephone, and other digital data services to the Plan area. Once within the Plan area, all facilities will be underground, although temporary aerial facilities may be used on an interim basis.

9.5.4 CABLE TELEVISION

Comcast is the local cable television and digital data service purveyor under an existing franchise agreement with Sutter County. It does not have any facilities in the Plan area. Comcast intends to extend service to Sutter Pointe via existing overhead pole lines from their existing system in western Placer County, west along PFE Road, north along Watt Avenue, and west along Baseline and Riego Roads. Comcast facilities will be underground, although temporary aerial facilities may be used on an interim basis.

9.5.5 SITING OF ENERGY AND COMMUNICATIONS FACILITIES

Good planning practices will assist in minimizing potential land use conflicts, reducing visual impacts, preserving existing land uses, avoiding biological and cultural resources, and minimizing the health, safety, environmental, and aesthetic impacts of the proposed facilities.

ELECTRICAL TRANSMISSION AND DISTRIBUTION FACILITY SITING POLICIES

More than one utility company should share existing and future transmission corridors. Transmission facilities should be located in a manner that maximizes the screening potential of topography and vegetation. Preference will be given to the location of transmission lines first within existing transmission rights of way; and secondly adjacent to railroads.

ELECTRICAL SUBSTATIONS

Electrical substations may be located only in E1 and E2 land use zones and should be designed and constructed in such a manner so as to minimize off-site visual and noise impacts (e.g. walls, landscaping).

NATURAL GAS FACILITIES

To protect public health and safety, gas mains shall be designed to minimize the threat of potential loss of property and human life in the event of a rupture and explosion of the gas main.

COMMUNICATION FACILITIES

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

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