



Project Overview

Lakeside at Sutter Pointe is a planned residential mixed-use community on 873 acres in southern Sutter County’s Sutter Pointe Specific Plan area. Lakeside will have nearly 3,900 new homes supported by 71 acres of business and commercial centers. A 30-acre lake, parks, open space, trails, and new elementary school are among the new community’s proposed amenities. The project is being developed by a partnership of Lennar Homes and Winn Communities.



HOMES FOR ALL GENERATIONS

Lakeside homes will vary in size and style, from high-end lakefront homes to entry-level residences and apartments.

LAKESIDE PHASE 1

Phase 1 of Lakeside at Sutter Pointe includes the 30-acre lake, 1,271 single-family and 193 multi-family homes, a 28-acre employment center, a 9-acre retail center and 15-acre community park on 386 acres located immediately north of Riego Road and west of Natomas Road approximately 1.5 miles east of Highway 99.

JOBS & RETAIL

Lakeside’s first phase includes a 28-acre business employment campus and 9-acre retail center that could accommodate 75,000 square feet of retail space, and 400,000 square feet of office and flex space that could house 1,000 employees.

PUBLIC SAFETY

Lakeside will be served by Sutter County Fire Services and the Sutter County Sheriff.

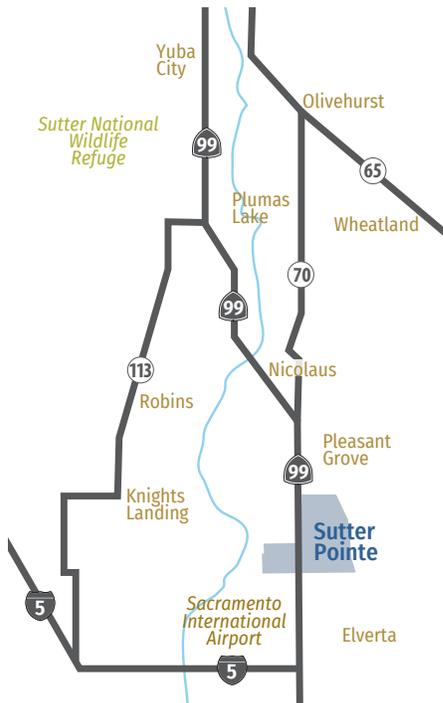
SCHOOLS

Lakeside will be served by a new school in the Pleasant Grove School District and East Nicolaus High School.

TRAILS, PARKS AND OPEN SPACE

Lakeside will be linked with a system of separated Class 1 bike paths, sidewalks and pedestrian trails. Pocket parks, neighborhood parks, appropriately located open space and a community center also are planned.

lakesidesutterpointe.com



Lakeside at Sutter Pointe Phase 1 Plan

REGIONAL ACCESS

The developer-funded Riego Road-Highway 99 interchange completed in 2013 provides safe and convenient access for new Lakeside residents and employees, as well as other planned Sutter Pointe employment centers.

INFRASTRUCTURE

Lakeside will be served by urban infrastructure, including water service from Golden State Water and a connection to the Sacramento Regional Wastewater Treatment Plant near Elk Grove. In addition to funding the Riego Road interchange, the Lakeside developers will build new infrastructure, such as water and sewer systems, to serve the area

SUTTER POINTE SPECIFIC PLAN

The Sutter Pointe Specific Plan and related development agreements were approved on June 30, 2009, by the Sutter County Board of Supervisors. These documents provide the framework for developing a master-planned mixed-use community on 7,528 acres in southern Sutter County that includes a range of housing types, retail businesses and employment centers, while conserving valuable environmental resources. The Specific Plan area is strategically located in Sutter County to take advantage of access via Interstate 5, Interstate 80 and State Route 99.

SCHEDULE

Approvals of the Lakeside at Sutter Pointe Phase 1 tentative maps are expected in the summer/fall 2020. Depending on market conditions, engineering of major infrastructure improvements could start in 2021, and site development and construction of underground utilities and roads could begin in 2022. Initial home construction could start in 2023, with buildout of phase 1 anticipated to take four years to six years.

Right: Lakeside at Sutter Pointe plan with Phase 1 outlined.



Riego Road-Hwy. 99 interchange

Quick Facts

- 30-acre lake
- Space for 1,000 jobs in Phase 1
- Variety of home types
- Abundant parks, open space and trails
- Good regional access

