

"After we looked at comments from the community and the economic landscape, this is basically right-sizing the project."

– Gerry Kamilos

West Park TAKE 2

Developer Gerry Kamilos plans to develop the area into an industrial center, West Park. A portion of the town of Patterson is at the upper left of the photo.

JOAN BARNETT LEE / jlee@modbee.com

SOLAR FARM



Downsizing by 41 percent significantly reduces costs – and jobs potential. But a new solar farm component could be a cash cow.

BREAKING DOWN THE COST

This chart compares developer Gerry Kamilos' 2008 vision with a scaled-down plan pitched recently. On a 3-2 vote March 8, Stanislaus County supervisors agreed to give him 15 more months to produce studies crucial for development at the former air base near Crows Landing. Having already invested \$5 million, he wants to build a solar farm next year and break ground on the industrial complex in late 2013.

	Old	New
Costs		
Infrastructure	\$723 million	\$332 million
Solar farm	0	\$325 million
Total	\$723 million	\$657 million
Financing		
Main investors	PCCP and Lehman Bros.	PCCP and Spinnaker Energy Group
Redevelopment revenue	\$31.3 million	\$31.3 million
Bonds	\$288.4 million	\$69.8 million
Private solar investment	0	\$325 million
Solar profits	0	\$90 million
Bldg fees/developer equity	\$403 million	\$140.9 million
Total	\$723 million	\$657 million
Land Use (in acres)		
Airport	312	245
Airport industry	250	173
Business park	315	40
Delta-Mendota Canal	113	113
Distribution	65	65
Industrial	2,865	850
Inland port shipping	170	170
Public facilities	55	55
Roads, drains, open space	395	125
Solar farm	0	850
Water, sewer, storm plants	210	90
Work force training	20	20
Medical	30	0
Total	4,800	2,796
Jobs	37,000	17,000
Railroad		
Trains per day	6	2
Containers per year	800,000	200,000
Union Pacific role	Would lease rails to West Park	Would own, operate short-haul operation
Marketing	None determined	CB Richard Ellis hired

Notes: "Building fees and developer equity" refers to a combination of fees charged to new employers and debt that West Park is willing to absorb until realizing a profit when land is leased or sold. West Park's risk under the old plan came to \$110,000 per acre; the revision put it at \$107,000 per acre – an acceptable threshold, Kamilos says.

NEXT STEPS

West Park must deliver a draft environmental impact report, predicting how the project would affect people and nature, including traffic, air quality and farmland preservation analyses. Other elements:

1) Facilities plan. This outlines water, sewer, storm drains, roads and so on. A phasing plan would show a timeline for improvements. A finance plan explains how it all gets paid for.

2) Feasibility study. This crunches costs against benefits such as jobs and tax revenue. It also analyzes the market, showing how the project would stack up against competition.

3) Revenue neutrality study. This predicts whether income from the project would cover government costs for public services such as fire protection, law enforcement and garbage.

4) Specific plan. This applies the county's General Plan policies to a defined area.



Within these documents, county leaders expect detailed information on the short-haul rail proposal to the Port of Oakland as well as the new solar energy component.

Kamilos has promised to update the Board of Supervisors every three months and to reach out to West Side agencies and community groups. After the board meeting, he arranged to brief mayors and city managers of Patterson and Newman. His staff will schedule meetings with local school, water, fire and health care districts, he said. WS-PACE.org, an opposition group, is not available for another week or so, he said.



REACTION



Jim DeMartini

"I'm trying to figure a way that we can trust anything you say."



Dick Monteith

"I believe you've demonstrated over a period of time that you can get things done."



Terry Withrow

"There is nothing to back up whether this is a viable project or not."



Rick Robinson

"Mr. Kamilos is current on all his financial commitments to the county. West Park has been a good partner."



Bill O'Brien

"He was criticized before for making it too big. Now he's criticized for shrinking it."



Vito Chiesa

"After hearing from Patterson residents ... you have your work cut out for you. You see the frustration around here."

Sources: PCCP West Park LLC; Stanislaus County chief executive office; Bee research