Harris & Associates

SACRAMENTO COUNTY

DRAFT RATE ANALYSIS REPORT

STORMWATER UTILITY FEE (SWUII)

DRAFT October 2025

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1. INTRODUCTION

In 1995, Sacramento County (the "County") created a Stormwater Utility Fee to cover the cost of storm drainage engineering, operations and maintenance, and stormwater quality management to the urban and urbanizing portions of the unincorporated areas of the County. There have since been a variety of methods developed to help control the quality of stormwater runoff. This includes planning for low impact design (LID) standards in accordance with the Stormwater Quality Design Manual for the Sacramento Region (July 2018). Currently, developers are responsible for constructing and maintaining their LID facilities. Many developers are requesting that these improvements be located in the public landscape areas and that they be maintained by the County.

In order to provide maintenance for stormwater infrastructure and LID facilities, the County is developing a new Stormwater Utility Fee (SWU II) that includes costs for maintaining and operating stormwater infrastructure, and the additional costs that would be required for maintaining the LID improvements. If a developer wishes to place their stormwater infrastructure and LID improvements in public right-of-way or on property that will be maintained by the County, that development will be required to annex into this new district. The new district will have two tiers, Tier 1 which will include new development areas that have stormwater infrastructure in the public right-of-way or on property that will be maintained by the County and/or contribute stormwater runoff to downstream stormwater management and flood control facilities, and an enhanced Tier 2 which will include new development areas that have LID improvements in the public right-of-way or on property that will be maintained by the County.

These fees would be levied per the California Health and Safety Code Section 5471 et seq. The County will use the SWU II Fee to fund the operation and maintenance of the facilities needed to provide the appropriate facilities and control measures for stormwater management and stormwater quality control.

The purpose of this Rate Analysis Report is to:

- Identify the improvements and maintenance that needs to be funded.
- Review the requirements of Article XIIID of the State Constitution (Proposition 218) relating to requirements for apportioning the costs associated with the County's stormwater runoff system.
- Analyze and recommend an appropriate rate structure and provide estimated rates based on cost data information provided by the County.

2. PROPOSITION 218 REQUIREMENTS

This fee must comply with the provisions of Article XIIID of the California Constitution (Proposition 218). Section 6 of Proposition 218 has the following requirements for all "new, extended, imposed or increased" fees and charges:

1. "Revenues derived from the fee or charge shall not exceed the funds required to provide the property-related service."

2. "Revenues derived from the fee or charge shall not be used for any purpose other than that for which the fee or charge was imposed."

3. "The amount of a fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of the service attributable to the parcel."

4. "No fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question. Fees or charges based on potential or future use of service are not permitted. Standby charges, whether characterized as charges or assessments, shall be classified as assessments and shall not be imposed without compliance with [the assessment section of this code]."

5. "No fee or charge may be imposed for general governmental services including, but not limited to, police, fire, ambulance or library services where the service is available to the public at large substantially the same manner as it is to property owners."

3. BACKGROUND INFORMATION

In accordance with the Federal Clean Water Act of 1972, the United States Environmental Protection Agency (EPA) is required to establish regulations setting forth National Pollution Discharge Elimination System (NPDES) permit standards. The enactment of 1987 amendments to the Federal Clean Water Act (Act) of 1972 imposes permit requirements for discharge of storm waters. The Act allows the EPA to delegate its NPDES permitting authority to states with an approved environmental regulatory program. The State of California is one of the delegated states.

The responsibility for implementing various NPDES permits in the State of California has been delegated to the State Water Resources Control Board (SWRCB). The SWRCB administers NPDES authority through its nine Regional Boards. As an NPDES permittee, the County is required to manage stormwater pollution within its jurisdiction.

In order to provide for the safety of the residents of the County and protect property in the County from the damage associated with flooding and to meet the requirements of the NPDES permit, it is necessary to design, construct, operate, maintain, improve and replace storm drainage facilities which collect storm and surface water runoff and convey and treat such runoff in a safe manner to an acceptable point of discharge. It is also necessary to inspect, monitor, and take enforcement action related to illegal dumping, and illicit discharges. In order to properly fund such facilities and activities, the County has determined that it is necessary to impose on all developing properties in the County a user charge for storm drainage service.

Based on the 2030 General Plan and 13 approved and pending specific plan areas, the County is expected to develop as shown in Table 3-1 below. Pending specific plan areas have been included; however, it should be noted that they are not approved and therefore subject to change. Inclusion in this rate analysis does not confer any entitlement rights, and each specific plan area is required to comply with County requirements and approval process.

Table 3-1. Land Use

	Land Use/Zoning Description	Total Acres	Total Units
Residential			
AR	Agricultural Residential (1-5 DU/AC)	1,291	968
RD1	Single Family Residence, similar to AR-1	792	594
RD2	Low Density SFR (20,000 to 43,559 SF lot) - 2 DU/AC	302	453
RD3	Low Density SFR (10,000 to 19,999 SF lot) - 3 DU/AC	2,013	4,529
RD4	Low Density SFR (8,500 to 9,999 SF lot) - 4 DU/AC	9,309	27,927
RD5	Low Density SFR (5,200 to 8,499 SF lot) - 7 DU/AC	5,297	27,809
RD7	Low Density SFR (4,000 to 5,199 SF lot) - 8 DU/AC	516	3,096
RD8 to RD20	Medium Density Multi-Family Residential - 12 DU/AC	5,000	
RD20 to RD40	High Density Multi-Family Residential - 25 DU/AC	1,330	
Residential Total		**25,850**	**65,376**
Non-Residential			
	Commercial	3,910	
	BP (Business Park)	19	
	Industrial	4,018	
	Parks/ Trail System /Open Space	13,766	
	Schools	556	
	Public/Quasi-Public	677	
	Agriculture	10,093	
	Utility	17	
	Mixed use	424	
Non-Residential Total		**33,480**	
	Total Residential and Non-Residential	**59,330**	

Notes:

1. Total acres consolidated from various Specific Plan Areas Master Planning Documents as provided by the County.

These developments are expected to require significant stormwater drainage and flood control facilities. Based on the development area and improvements that were required in recent developments within the County of Sacramento, Table 3-2 summarizes the improvements that are expected once development is complete.

Table 3-2. Expected Improvements

Infrastructure Type	Estimated Quantity	
48 Inch Manhole	13,459	EA
60 Inch Manhole	174	EA
72 Inch Manhole	154	EA
84 Inch Manhole	32	EA
96 Inch Manhole	10	EA
Drainage Inlets	38,282	EA
Drainage Basins	82	EA
Drainage Basin Total Storage Volume	18,499	AC FT
Drainage Basin Area	1,228	AC
Drainage Basin Outfalls	194	EA
Fencing and Gates - 3' high post and cable	172,384	LF
Erosion Control Rip Rap - Class 1 Backing	4,080	TON
Erosion Control Rip Rap - 1/4 Ton	4,080	TON
Erosion Control Rip Rap - Cobbles	4,080	TON
Access/Maintenance Rd. (1" asph conc)	816,000	SF
Access/Maintenance Rd. (1" aggr base)	816,000	SF
Misc. Concrete - Junction Box	-	CY
Misc. Concrete - Headwall	-	CY
Misc. Concrete - Ramp	16,320	CY
72" Pipe	3,808	LF
66" Pipe	12,864	LF
60" Pipe	49,568	LF
54" Pipe	21,184	LF
48" Pipe	40,640	LF
42" Pipe	40,616	LF
36" Pipe	71,562	LF
33" Pipe	1,760	LF
30" Pipe	48,144	LF
27" Pipe	2,160	LF
24" Pipe	74,752	LF
18" Pipe	6,525,047	LF
Pump Station (less than 500 gpm)	2	EA
Pump Station (500 to 2000 gpm)	11	EA
Pump Station (2000 to 10,000 gpm)	18	EA
Pump Station (10,000 to 100,000 gpm)	3	EA
Bioretention	9,010,822	SF

4. SERVICES FUNDED

Expenditures from the revenue generated from the Stormwater Utility Fee (SWU II) are intended to comply with the requirements set forth in the NPDES permit. The activities and services funded by this fee include, but are not limited to:

1. Administration and oversight of the requirements set forth in the NPDES permit to County departments, developments, and local agencies.
2. Respond to and investigate incidents of illicit discharges and illegal connections to the storm drain system.
3. Periodically inspect facilities for proper handling of materials, chemicals, pollutants, garbage, waste, and debris and prevent any discharges to the storm drain system.
4. Regularly clean and maintain catch basins, the flowline, and storm drainage facilities.
5. Installation and maintenance of water quality devices required to keep pollutants out of the storm drain system.
6. Discourage illegal dumping or discharge of pollutants into the storm drain system by stenciling all County-owned catch basins with a "No Dumping" message.
7. Augment public education and outreach programs in regard to the proper use and function of the storm drainage system and the receiving waters.
8. Develop programs to promote, publicize, and facilitate public reporting of illicit discharges to the storm drain system.
9. Encourage the proper disposal of household hazardous waste (HHW) to prevent the improper disposal to the storm drain system or the sewer system.
10. Discourage the improper disposal of litter, garden clippings, leaves, and pet waste into the street or the storm drain system.
11. Capital replacement of storm drainage, flood control improvements and bioretention improvements at the end of the expected useful life for such improvements.

5. RATE STRUCTURE ANALYSIS

Section 6.b of Article XIIID of the State Constitution (Proposition 218) states that:

> "The amount of a fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of the service attributable to the parcel."

and

> "No fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question."

By definition, all properties that shed stormwater into the County's stormwater drainage system use, or are served by, the County's stormwater drainage system. The amount of use attributed to each parcel is measurable by the amount of storm runoff contributed by the property, which is directly proportional to the amount of impervious area on a parcel (such as buildings and concrete). The more impervious area on a property, the more storm runoff the property generates, the more demand placed on the storm drain system.

The amount each parcel uses the stormwater drainage system is computed by the following formula:

(Parcel Area) x (Impervious Percentage) = Drainage Units

The typical percent impervious (% Impervious) for land uses in the County, have been applied for the purposes of estimating the runoff generated by each property. These are shown in Appendix B.
The more Drainage Units a parcel has, the more storm run-off it generates, and the more it uses and impacts the stormwater drainage system.

It is standard practice to relate other land uses to a developed single family residential (SFR) parcel, instead of working exclusively with drainage units. The median size of a SFR parcel will be approximately 5,500 square feet or 0.126 acres. Therefore, it makes sense to relate all parcels to this median residential property. The runoff from a 0.126-acre SFR parcel is set equal to one Drainage Management Unit (DMU), and this base DMU is calculated as follows:

(5,500 square feet) x 50% = 2,750 square feet of Impervious Area = 1 DMU

or

(0.126 acres of area) x 50% = 0.063 acres of Impervious Area = 1 DMU

Single Family Residential Parcels

As a SFR property increases in size over the median parcel size, the typical percentage of impervious area decreases, as shown in Appendix B. Conversely, as a SFR parcel decreases in size below the median parcel size, the typical percentage of impervious area increases, and such increase is typically proportional to the decrease in size. Therefore, SFR properties are separated into seven (7) groups. The median parcel area for each group was used. and their DMUs are calculated as shown in Table 5-1.

Table 5-1. SFR Drainage Management Units

SFR Category		DMU/Unit
AR	Agricultural Residential (1-5 DU/AC)	3.168
RD1	Single Family Residence, similar to AR-1	3.168
RD2	Low Density SFR (20,000 to 43,559 SF lot) - 2 DU/AC	2.889
RD3	Low Density SFR (10,000 to 19,999 SF lot) - 3 DU/AC	1.636
RD4	Low Density SFR (8,500 to 9,999 SF lot) - 4 DU/AC	1.345
RD5	Low Density SFR (5,200 to 8,499 SF lot) - 7 DU/AC	1.000
RD7	Low Density SFR (4,000 to 5,199 SF lot) - 8 DU/AC	0.836
	Medium Density SFR (1 to 3,999 SF lot)	0.509

Multi-Family Residential Parcels

Multi-Family Residential (MFR) units (including condominiums) are split into categories by the density, or number of dwelling units per acre (DU/Ac) asshown in Table 5-2.

Table 5-2. MFR Drainage Management Units

MFR Category		% Impervious	DMU/Unit
RD8 to RD20	Medium Density Multi-Family Residential - 12 DU/AC	70%	11.088
RD20 to RD40	High Density Multi-Family Residential - 25 DU/AC	80%	12.672

$$\frac{\text{Acreage} \times \%\text{Impervious}}{0.063} = \text{DMUs}$$

Condominium unit parcel areas are calculated by dividing the total area of the condominium complex (which includes the common area) by the number of condominium units, and the total imperviousness of the entire complex is attributed to each individual condo parcel in the complex. (This divides the runoff of the entire complex to each of the individual units.) Because these condominium common areas are taken into consideration in this manner, they are exempt from the charge.

Non-Residential Parcels

All non-residential parcel DMUs will be based on the impervious area (runoff coefficient) table shown in Exhibit B, using the followingformula:

$$\frac{\text{Acreage} \times \%\text{Impervious}}{0.063} = \text{DMUs}$$

All parcels draining into County Low Impact Development Stormwater Utility Fee-maintained drainage infrastructure

are proposed to be charged the same user fee rate per DMU for stormwater runoff treatment. The County Low Impact Development Stormwater Utility Fee is proposed in perpetuity.

For the purposes of this report, County-maintained drainage infrastructure includes streets, pipes, inlets, outlets, storage basins, pump stations, natural drainage courses, and bioretention areas. Parcels related to these types of property uses are exempt from the runoff charge as they are part of the infrastructure being funded. Also exempt from the runoff charge is Caltrans right-of-way because Caltrans manages its own runoff under a separate NPDES permit.

Drainage units may be adjusted based on appeal from the property owner. See the Appeals Process below.

Table 5-3, below, provides a preliminary summary of DMUs for the various land uses in the new development areas of the County.

Table 5-3. Drainage Management Unit Summary

Land Use Description		Total Area (Acres)[1,2]	Number of Units[1]	Impervious %	Impervious Area Per Unit / Per Acre[3]	DMU Per Unit/ Acre[4,5,6]	DMU s[7]
Residential:							
AR	Agricultural Residential (1-5 DU/AC)	1,291	968	20%	8,712	3.17	3,067
RD1	Single Family Residence, similar to AR-1	792	594	20%	8,712	3.17	1,882
RD2	Low Density SFR (20,000 to 43,559 SF lot) - 2 DU/AC	302	453	25%	7,945	2.89	1,309
RD3	Low Density SFR (10,000 to 19,999 SF lot) - 3 DU/AC	2,013	4,529	30%	4,500	1.64	7,411
RD4	Low Density SFR (8,500 to 9,999 SF lot) - 4 DU/AC	9,309	27,927	40%	3,700	1.35	37,575
RD5	Low Density SFR (5,200 to 8,499 SF lot) - 7 DU/AC	5,297	27,809	50%	**2,750**	**1.00**	27,809
RD7	Low Density SFR (4,000 to 5,199 SF lot) - 8 DU/AC	516	3,096	50%	2,300	0.84	2,589
RD8 to RD20	Medium Density Multi-Family Residential - 12 DU/AC	5,000		60%	26,136	9.50	35,640
RD20 to RD40	High Density Multi-Family Residential - 25 DU/AC	1,330		80%	34,848	12.67	12,640
	Residential Total	**25,850**	**65,376**				**129,921**
Non-Residential:							
	Commercial	3,910		90%	39,204	14.26	41,804
	BP (Business Park)	19		90%	39,204	14.26	203
	Industrial	4,018		85%	37,026	13.46	40,577
	Parks/ Trail System /Open Space	13,766		5%	2,178	0.79	-
	Schools	556		50%	21,780	7.92	3,305
	Public/Quasi-Public	677		75%	32,670	11.88	6,030
	Agriculture	10,093		2%	871	0.32	-
	Utility	17		15%	6,534	2.38	30
	Mixed use	424		50%	21,780	7.92	2,516
	Non-Residential Total	**33,480**					**94,464**
	Total Residential and Non-Residential	**59,330**					**224,386**

Notes:

1. Total acres, total units from County of Sacramento Development Areas Specific Plans and Master Plan Documents.
2. Total acres is assumed to be gross acres, allowance of 25% for net acreage.
3. Imperviousness percentages from City and County of Sacramento Drainage Manual.
4. 1 DMU is equivalent to the impervious area associated with an average SFR on a lot of 5,500 square feet, which is estimated to be 2,750 square feet.
5. DMUs for SFR is based on impervious area associated with the middle of the lot size range, with the exception of RD5, which is based on a common SFR lot size.
6. DMUs for MFR, HDR, and Non-Residential Uses based on acreage x impervious percentage, divided by the impervious area associated with 1 DMU.
7. The following land uses are not expected to participate: Parks/Trail System/Open Space and Agriculture. Public/Quasi Public and Utility land uses to be evaluated on a case-by-case basis.

6. COST ESTIMATE

Table 6-1 below shows the estimated costs to maintain infrastructure in the developing areas. Unit costs for maintenance were derived using budget information provided by the County, since the County currently maintains the storm drainage system.

Estimated Maintenance Costs are shown for Tier 1 which will include new development areas that have stormwater infrastructure in the public right-of-way or on property that will be maintained by the County and/or contribute stormwater runoff to downstream stormwater management and flood control infrastructure; and an enhanced Tier 2 which will include new development areas that have LID improvements in the public right-of-way or on property that will be maintained by the County.

Table 6-1. Estimated Maintenance Costs

Tier 1 Maintenance Costs	Estimated Quantity	Unit	Frequency	Cost ($/Unit)	Total Cost/Year
Trunk Lines (larger than 24") - TV Lines	292,306	LF	25 years	$8.80	$102,891.57
Drainage Lines 10"-24" TV	6,599,799	LF	25 years	$5.90	$1,557,552.57
Drainage Lines 10"-24" Cleaning	6,599,799	LF	10 years	$3.70	$2,441,925.64
Drainage Response	4,000	HR	1 year	$99.90	$399,600.00
Drainage Line Repair	5,846	LF	1 year	$452.20	$2,643,611.85
Creek and Channel Maintenance & Repair	189,360	LF	6 years	$53.70	$1,694,772.00
Creeks and Channels Mowing	218	SF	1 year	$8,200.00	$1,787,600.00
Creeks and Channels Herbicides	218	AC	1 year	$815.00	$177,670.00
Clear Trash Racks - Inlets or Outfall	194	EA	1 year	$17.00	$3,291.20
Inlet or Outfall Repair	194	EA	10 year	$5,690.00	$110,158.40
Full Trash Capture Outfall Maintenance	194	EA	1 year	$1,190.00	$230,384.00
Basin De-silt	1,228	AC	25 years	$21,300.00	$1,046,152.04
Basin Herbicides	1,228	AC	1 year	$910.00	$1,117,368.96
Basin Landscape Maintenance	123	AC	1 year	$8,200.00	$1,006,859.94
Access/Maintenance Rd (1" AC overlay)	816,000	SF	10 years	$0.20	$16,320.00
Fencing Annual Maintenance	17,300	LF	1 year	$78.90	$1,364,970.00
Rip Rap Inspection Annual Maintenance	4,080	TON	1 year	$14.00	$57,120.00
			Subtotal Tier 1 Maintenance Costs:		**$15,758,248.18**

Tier 2 Enhanced LID Maintenance Costs	Estimated Quantity	Unit	Frequency	Cost ($/Unit)	Total Cost/Year
Tier 1 Maintenance Costs					$15,758,248.18
HydroMod Basin Maintenance	82	EA	1 year	$36,809.00	$3,003,614.40
Irrigation- LID & Treatment Control Areas	207	AC	1 year	$5,500.00	$1,137,730.00
Herbicides - LID & Treatment Control Areas	207	AC	1 year	$815.00	$168,590.90
Routine Maintenance - LID & Treatment Control Areas	207	AC	2 years	$82,764.00	$8,560,280.52
			Subtotal Tier 2 Enhanced LID Maintenance Costs:		**$28,628,464.00**

Table 6-2 on the following page summarizes estimated capital replacement costs for stormwater infrastructure and LID improvements in the new development areas.

Table 6-2. Estimated Capital Replacement Costs

Tier 1 Capital Replacement Costs	Estimated Quantity	Unit	Frequency	Cost ($/Unit)	Total Cost/Year
48 Inch Manhole	13,459	EA	75 years	$ 13,416.00	$ 2,407,581.70
60 Inch Manhole	174	EA	75 years	$ 18,532.00	$ 43,093.08
72 Inch Manhole	154	EA	75 years	$ 21,473.00	$ 43,976.70
84 Inch Manhole	32	EA	75 years	$ 24,410.00	$ 10,414.93
96 Inch Manhole	10	EA	75 years	$ 26,475.00	$ 3,388.80
Drainage Inlets	38,282	EA	75 years	$ 17,500.00	$ 8,932,571.20
Drainage Basins	82	EA		-	
Drainage Basin Total Storage Volume	18,499	AC FT		-	
Drainage Basin Area	1,228	AC		-	
Drainage Basin Outfalls	194	EA	75 years	$ 12,500.00	$ 32,266.67
Trash Capture	194	EA	25 years	$ 7,500.00	$ 58,080.00
Fencing and Gates - 6' Wrought Iron	172,384	LF	50 years	$ 472.00	$ 1,627,304.96
Erosion Control Rip Rap - Class 1 Backing	4,080	TON	25 years	$ 72.00	$ 11,750.40
Erosion Control Rip Rap - 1/4 Ton	4,080	TON	25 years	$ 77.00	$ 12,566.40
Erosion Control Rip Rap - Cobbles	4,080	TON	25 years	$ 76.00	$ 12,403.20
Access/Maintenance Rd. (1" asph conc)	816,000	SF	50 years	$ 46.70	$ 762,144.00
Access/Maintenance Rd. (1" aggr base)	816,000	SF	50 years	$ 24.90	$ 406,368.00
Misc. Concrete - Ramp	16,320	LF	100 years	$ 128.40	$ 20,954.88
72" Pipe	3,808	LF	100 years	$ 1,444.00	$ 54,987.52
66" Pipe	12,864	LF	100 years	$ 1,350.00	$ 173,664.00
60" Pipe	49,568	LF	100 years	$ 1,204.00	$ 596,798.72
54" Pipe	21,184	LF	100 years	$ 1,100.00	$ 233,024.00
48" Pipe	40,640	LF	100 years	$ 963.00	$ 391,363.20
42" Pipe	40,616	LF	100 years	$ 850.00	$ 345,236.00
36" Pipe	71,562	LF	100 years	$ 722.00	$ 516,674.75
33" Pipe	1,760	LF	100 years	$ 675.00	$ 11,880.00
30" Pipe	48,144	LF	100 years	$ 602.00	$ 289,826.88
27" Pipe	2,160	LF	100 years	$ 540.00	$ 11,664.00
24" Pipe	74,752	LF	100 years	$ 474.00	$ 354,324.48
18" Pipe	6,525,047	LF	100 years	$ -	$ -
Pump Station (less than 500 gpm)	2	EA	75 years	$ 500,000.00	$ 10,666.67
Pump Station (500 to 2000 gpm)	11	EA	75 years	$ 1,000,000.00	$ 149,333.33
Pump Station (2000 to 10,000 gpm)	18	EA	75 years	$ 1,500,000.00	$ 352,000.00
Pump Station (10,000 to 100,000 gpm)	3	EA	75 years	$ 2,500,000.00	$ 106,666.67
				Subtotal Tier 1 Capital Replacement Costs:	**$17,982,975.14**

Tier 2 Enhanced LID Capital Replacement Costs	Estimated Quantity	Unit	Frequency	Cost ($/Unit)	Total Cost/Year
Tier 1 Capital Replacement Costs					$ 17,982,975.14
LID & Treatment Control Areas	9,010,822	SF	10 years	$ 14.00	$ 12,615,150.24
				Subtotal Tier 2 Enhanced LID Capital Replacement Costs:	**$30,598,125.38**

SWU II will impact existing downstream storm water management and flood control facilities, by increasing the area contributing runoff to these County-maintained facilities. For purposes of this Rate Analysis, the proportion of operation and maintenance of these facilities will be based on area. As of March 2025, a single family residential property in SWU I is responsible for $5.84 per month. It is estimated that SWU II at full buildout will increase the

contributing area by 24%, thereby potentially increasing the operation and maintenance costs by $1.37 per month per DMU.

Tables 6-3 and 6-4 summarize estimated annual total costs for Tier 1 and Tier 2 Enhanced LID respectively.

Table 6-3. Estimated Tier 1 Total Costs

Tier 1 Anticipated Expenditure	Estimated Annual Cost
Annual M&O of Backbone Infrastructure	$15,758,000
Annual Capital Replacement Costs	$17,983,000
Annual M&O of Downstream Drainage & Flood Control Facilities	$3,696,237
Additional Infrastructure/Facilities to serve New Devel Areas	$2,073,000
Capital Reserve (10% of O&M)	$1,575,800
Administrative/Regulatory/Program Costs (4%)	$1,349,640
Annual Tier 1 Total	**$42,435,677**

Table 6-4. Estimated Tier 2 Enhanced LID Total Costs

Tier 2 Enhanced LID Anticipated Expenditure	Estimated Annual Cost
Annual M&O of Backbone Infrastructure	$28,628,000
Annual Capital Replacement Costs	$30,598,000
Annual M&O of Downstream Drainage & Flood Control Facilities	$3,696,237
Infrastructure/Facilities needed to serve New Development Areas	$2,073,000
Capital Reserve (10% of O&M)	$2,862,800
Administrative/Regulatory/Program Costs (4%)	$2,369,040
Annual Tier 2 Enhanced LID Total	**$70,227,077**

7. FEE CALCULATIONS

For each of Tier 1 and Tier 2 Enhanced LID, the estimated total annual costs for the proposed storm drain improvements are shown in Tables 6-3 and 6-4 as $42,435,677 and $70,227,077, respectively.

Dividing the estimated total annual costs by the total number of proposed DMU's in the new development areas of the County as shown in Table 5-3 of 224,382 DMUs, the maximum estimated annual Stormwater Utility Fee for Tier 1 is $189.12 per DMU (or **$15.76 per month per DMU**) and for Tier 2 Enhanced LID is $312.97 per DMU (or **$26.08 per month per DMU**) for the 2025-26 fiscal year.

An annual escalator is included to provide the County with the means to address continuing inflation and rising costs of goods and services. The maximum stormwater utility fee will be increased each subsequent Fiscal Year by the annual change in the Consumer Price Index (CPI) from December to December, during the preceding year, for All Urban Consumers, for the West Region, published by the United States Department of Labor, Bureau of Labor Statistics (or a reasonably equivalent index, as determined by the Director of Water Resources).

The actual rate to be levied each year will be as approved by the County at a public hearing, after they consider an Annual Fee Report outlining the estimated annual costs of the program for the ensuing fiscal year.

Table 7-1 provides sample fee calculations for various land uses and parcel sizes.

Table 7-1. Tier 1 & Tier 2 Sample Calculations

Land Use Description		Typical Area (acres)	Impervious Area (acres)	DMUs	FY 2025-26 Tier 1 Sample Fee Per Unit / Per Acre		FY 2025-26 Tier 2 Sample Fee Per Unit / Per Acre	
					Annual	Monthly	Annual	Monthly
Residential:								
AR	Agricultural Residential (1-5 DU/AC)	1.00		3.17	$ 599.13	$ 49.93	$ 991.50	$ 82.63
RD1	Single Family Residence, similar to AR-1	1.00		3.17	$ 599.13	$ 49.93	$ 991.50	$ 82.63
RD2	Low Density SFR (20,000 to 43,559 SF lot) - 2 DU/AC	0.73		2.89	$ 546.38	$ 45.53	$ 904.21	$ 75.35
RD3	Low Density SFR (10,000 to 19,999 SF lot) - 3 DU/AC	0.34		1.64	$ 309.47	$ 25.79	$ 512.14	$ 42.68
RD4	Low Density SFR (8,500 to 9,999 SF lot) - 4 DU/AC	0.21		1.35	$ 254.45	$ 21.20	$ 421.09	$ 35.09
RD5	Low Density SFR (5,200 to 8,499 SF lot) - 7 DU/AC	0.13		1.00	$ 189.12	$ 15.76	$ 312.97	$ 26.08
RD7	Low Density SFR (4,000 to 5,199 SF lot) - 8 DU/AC	0.11		0.84	$ 158.17	$ 13.18	$ 261.76	$ 21.81
RD8 to RD20	Medium Density Multi-Family Residential - 12 DU/AC	1.00	0.60	9.50	$ 1,797.39	$ 149.78	$ 2,974.51	$ 247.88
RD20 to RD40	High Density Multi-Family Residential - 25 DU/AC	1.00	0.80	12.67	$ 2,396.52	$ 199.71	$ 3,966.02	$ 330.50
Non-Residential:								
	Commercial	1.00	0.90	14.26	$ 2,696.08	$ 224.67	$ 4,461.77	$ 371.81
	BP (Business Park)	1.00	0.90	14.26	$ 2,696.08	$ 224.67	$ 4,461.77	$ 371.81
	Industrial	1.00	0.85	13.46	$ 2,546.30	$ 212.19	$ 4,213.89	$ 351.16
	Schools	5.00	2.50	7.92	$ 1,497.82	$ 124.82	$ 2,478.76	$ 206.56
	Mixed use	1.00	0.50	7.92	$ 1,497.82	$ 124.82	$ 2,478.76	$ 206.56

As previously discussed, large parcels with private stormwater infrastructure and self-treating land uses will be required to annex into Tier 1; however, coordination with the County for a project level evaluation may be considered, on a case-by-case basis at the discretion of the of the County.

Appeals Process

If a property owner disagrees with the calculation of his or her fee, based on the parcel area and estimated impervious percentage assigned to the property, then the property owner may appeal the calculation as follows:

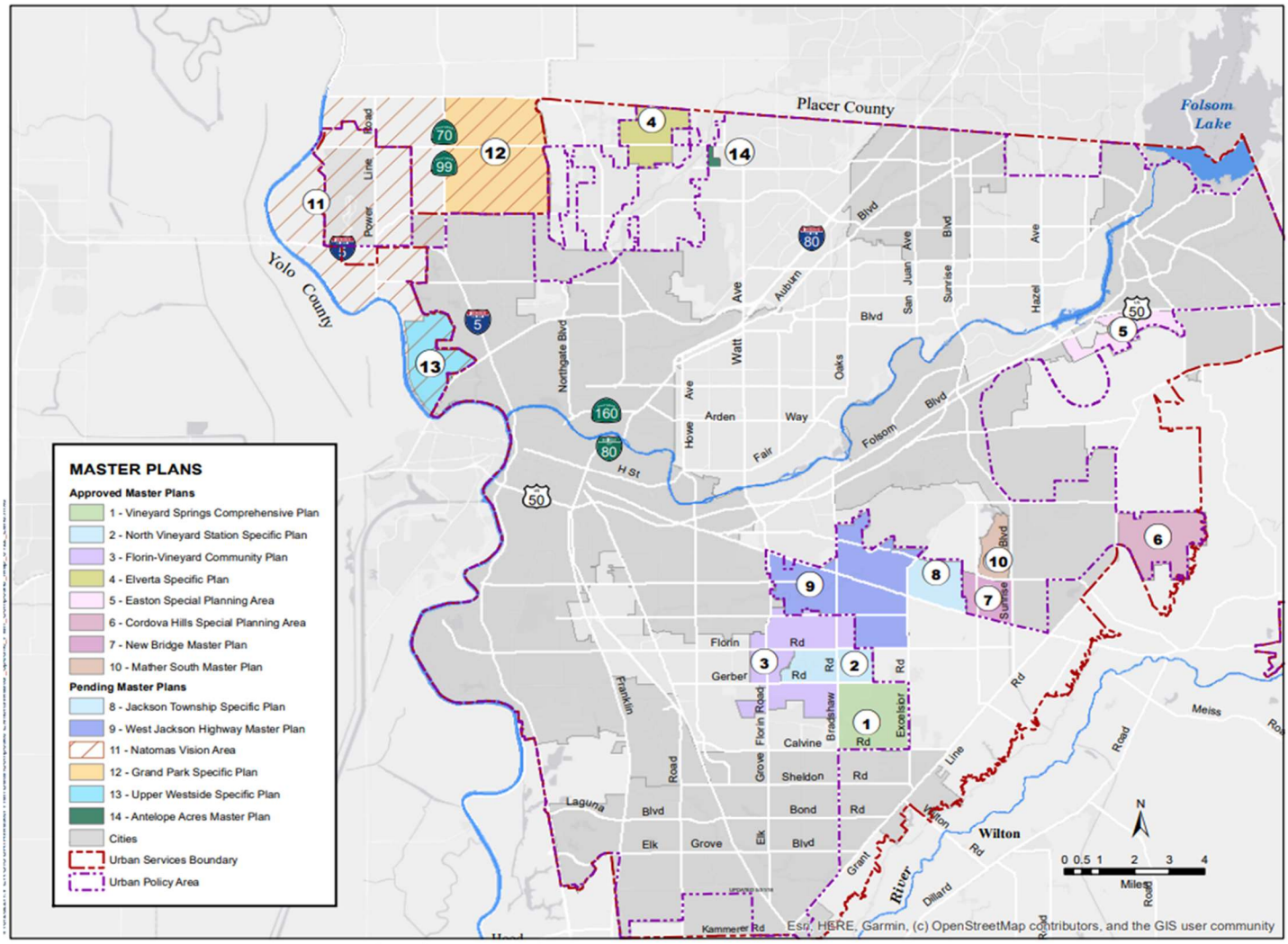
1. Property owner must provide written documentation explaining the reason why the charge should be changed. This documentation must include:
    a. The name, phone number, mailing address, and email address, if available, of the property owner.
    b. The Assessor's Parcel Number (APN) of the property in question.
2. If additional documentation is required or insufficient documentation was submitted, a representative of the Department of Water Resources (Staff) will notify the property owner in writing.
3. Once Staff has determined that sufficient documentation has been submitted, Staff will perform the initial review. Staff will notify the property owner in writing within four (4) weeks from the time sufficient documentation was submitted as to whether or not the fee amount will be changed.
    a. If the determination is to change the fee amount, then the new fee amount will be documented within the County's fee database.
    b. If the determination is that the fee should not be changed, the property owner can appeal Staff's decision in accordance with Sacramento County Code of Ordinances §15.10.100 Administrative Appeal. The appeal must be made in writing and returned no later than four (4) weeks from the date of mailing of Staff's initial review decision. The petition for appeal shall include (1) a complete description of the factual basis for the appeal; (2) the legal basis for the appeal; and (3) the remedy sought by the appellant. Within 10 days after receiving the petition, a written notice will be mailed to the appellant of the date, time and place of a scheduled hearing.

Any adjustment of charges shall be made in accordance with current County Code (Chapter 15.10 Storm Drainage Fee).

Respectfully submitted:

Tamorah Bryant, PE
R.C.E No. C67205
Engineer of Work

APPENDIX A – NEW DEVELOPMENT AREAS



APPENDIX B – EFFECTIVE PERCENT IMPERVIOUS BY LAND USE

Land Use		Impervious %
AR	Agricultural Residential (1-5 DU/AC)	20%
RD1	Single Family Residence, similar to AR-1	20%
RD2	Low Density SFR (20,000 to 43,559 SF lot) - 2 DU/AC	25%
RD3	Low Density SFR (10,000 to 19,999 SF lot) - 3 DU/AC	30%
RD4	Low Density SFR (8,500 to 9,999 SF lot) - 4 DU/AC	40%
RD5	Low Density SFR (5,200 to 8,499 SF lot) - 7 DU/AC	50%
RD7	Low Density SFR (4,000 to 5,199 SF lot) - 8 DU/AC	50%
RD8 to RD20	Medium Density Multi-Family Residential - 12 DU/AC	60%
RD20 to RD40	High Density Multi-Family Residential - 25 DU/AC	80%
	Commercial	90%
	BP (Business Park)	90%
	Industrial	85%
	Parks/ Trail System /Open Space	5%
	Schools	50%
	Public/Quasi-Public	75%
	Agriculture	2%
	Utility	15%
	Mixed use	50%

Source:
City and County of Sacramento Drainage Manual, Volume 2: Hydrology Standards, December 1996
Chapter 5 - Precipitation Losses, Table 5-3. Land Use versus Effective Percent Impervious