

SACRAMENTO COUNTY WATER AGENCY CALIFORNIA

For the Agenda of:
Agenda Date
15 minutes

DRAFT

To: Board of Directors
Sacramento County Water Agency

From: Department of Water Resources

Subject: **North Vineyard Station Specific Plan Supplemental Drainage Fee Study and Ordinance**

Contact: George Booth, (916)874-6484

Overview

The North Vineyard Station Specific Plan Public Facilities Financing Plan dated November 10, 2004 was adopted by the Board of Supervisors and includes drainage facilities to be funded by Zone 11A and through a supplemental drainage fee. A Water Agency ordinance is required to implement the supplemental fee. This item provides for approval of the drainage fee study that establishes the supplemental fee amount, and introduces the required ordinance.

Recommendations

1. Execute a Resolution approving the attached Drainage Fee Study.
2. Introduce an ordinance adding Chapter 2.81, Title 2 of the Sacramento County Water Agency Code for the Supplemental Drainage Fee in the North Vineyard Station Specific Plan Area. Waive full reading of the ordinance and continue to **DATE [at least one week hence]**, for adoption.

Measures/Evaluation

Measures/Evaluation are not applicable to this agenda item.

Fiscal Impact

Approval of this item will have no impact on the general fund. The project funds will be accounted for separately from the Zone 11A funds within the Water Agency.

BACKGROUND:

The North Vineyard Station (NVS) Public Facilities Financing Plan (PFFP) was adopted and estimated the cost of drainage facilities required for drainage within the specific plan area, riparian habitat mitigation, and flood control for Gerber and Elder Creeks. The drainage facilities identified in the PFFP were determined by the North Vineyard Station Drainage Master Plan, approved by the Department of Water Resources. The PFFP defines the nexus between development in the North Vineyard Station Specific Plan Area and the required drainage facilities. The attached Drainage Fee Study delineates which facilities will be paid by Zone 11A and which will be paid by the supplemental drainage fee.

DISCUSSION:

A supplemental drainage fee is required to fund various appurtenances that are not paid for by Zone 11A. The costs include riparian enhancement, erosion control, linear water quality features, low flow driveway crossings, box culverts on private roads, temporary pump stations, temporary weirs, acquisition of channel and buffer land, and acquisition costs of detention basin land. The supplemental drainage fee will only be imposed in the North Vineyard Station plan area. There is a mechanism for annual adjustment to fees and credits based on the Engineering News Record Construction Cost Index.. The fee revenues will be accounted for separately from the Zone 11A funds within the Water Agency.

Real estate valuation was done by Pattison Associates and is included in the Drainage Fee Study. Real estate is the vast majority of this supplemental fee. The Drainage section of the PFFP for North Vineyard Station, dated November 10, 2004 showed a supplemental drainage fee amount of \$17,476,700, while the Supplemental Drainage Fee being presented today has a total fee amount of \$40,907,309. The increase is predominately due to the real estate values which have inflated substantially since the conception of the plan.

Public outreach was targeted and included existing property owners, the Building Industry Association, and the community planning advisory council.

This has been reviewed by County Counsel.

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Respectfully submitted,

Approved:

Keith DeVore, Director
Department of Water Resources

Terry Schutten
County Executive

By: _____
Cheryl Creson, Administrator
Municipal Services Agency

Attachments:

Drainage Fee Study
Ordinance
Resolution

CC: Michael Peterson, George Booth, Bill Forrest, Pete Hall, Ted Thatcher – Water Resources
Susan Goetz, Bob Davison – Infrastructure Finance Section
Ray Thompson, Holly Gilchrist, Stephanie Percival, Keith Floyd – County Counsel
AFS