

**SACRAMENTO COUNTY WATER AGENCY
DEVELOPMENT IMPACT FEE
FIVE-YEAR FINDINGS REPORT**

**FISCAL YEARS ENDING
JUNE 30, 2020
THROUGH
JUNE 30, 2024**

Prepared for:

Sacramento County Water Agency
Board of Directors

Prepared by:

Sacramento County Water Agency
Drainage Development Section

**Sacramento County Water Agency
Development Impact Fee Five-Year Findings Report
Fiscal Years Ending
June 30, 2020 through June 30, 2024**

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Sacramento County Water Agency Zone 11 A, B and C
Development Impact Fee Program
Drainage Development Fee
Five-Year Findings Report
Fiscal Years FY2020 – FY2024

A. Identify the purpose to which the fee is to be put

The Sacramento County Water Agency formed the Zone 11 Fee Program in 1965 for the purpose of providing funding for the construction of major drainage facilities. The area within Zone 11 includes urbanized and urbanizing areas of unincorporated Sacramento County. All development that impairs the perviousness of land is required to pay a drainage impact fee to offset the cost of drainage facilities necessary for development. Fees are calculated based on a published fee plan that is periodically updated.

B. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged

The Fee Plan includes calculations that determine the average cost of constructing drainage facilities. These costs are based on actual construction costs per unit length of measurement. Zone 11 is divided into three separate fee areas (Zones 11A, 11B, and 11B) determined by watershed and similar drainage infrastructure needs. The total cost of all eligible drainage facilities within each Zone are estimated, and a per acre cost is determined. The per acre fees vary for different types of development based on average percent of impervious area. These costs are varied by land use type and corresponding imperviousness percentage identified in the Sacramento County Hydrology Standards Manual. The Sacramento County Water Agency Board finds these fees are apportioned within Zones 11A, 11B, and 11C based on the need for drainage facilities created by the proposed development and the stormwater runoff resulting from the development project.

C. Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements.

Zones 11A, 11B, and 11C drainage impact fees are paid by the project owner when development is proposed that impacts stormwater runoff. Fees are collected at the time of improvement plan or building permit approval. The table below shows all revenues earned by the Vineyard Fee Program over the last five fiscal years.

Zone 11A, B and C Drainage Impact Fees Collected

	FY29-20	FY20-21	FY22-23	FY23-24	FY23-24
Drainage Impact Fees	3,045,638.00	4,709,103.65	4,718,035.21	4,624,700.61	3,485,963.00
Interest Earned	734,322.00	271,475.00	236,648.00	1,193,350.61	1,647,762.00
Svc Fees - Others	13,395.80	15,441.60	23,299.60	16,366.40	14,469.40
Total	3,793,355.80	4,996,020.25	4,977,982.81	5,834,417.62	5,148,194.40

D. Designate approximate dates when revenue in Part C (above) is expected

Collection of drainage impact fees is ongoing and occurs with the pace of development in each of the zones. Reserves are kept in the County wide pooled interest-bearing account. Collected fees are used to reimburse drainage infrastructure improvements. Funds listed in the table above have been deposited in the County wide pooled interest-bearing account.

Sacramento County Water Agency Zone 11N
North Vineyard Station Plan Area Development Impact Fee Program
Supplemental Drainage Development Fee
Five-Year Findings Report
Fiscal Years FY2020 – FY2024

A. Identify the purpose to which the fee is to be put

The North Vineyard Station Supplemental Drainage Fee Plan incorporates all of the North Vineyard Station Specific Plan (NVSSP) Area and a large portions of the Florin Vineyard Gap Community Plan (FVGCP) Area both located in central Sacramento County. The supplemental drainage impact fee program was adopted by the Sacramento County Water Agency Board of Directors to pay for drainage related work that is not covered by the Zone 11A drainage impact fee program. The supplemental fee program covers the cost of acquiring channel and detention basin lands, and environmental permitting and mitigation.

B. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged

The North Vineyard Station Supplemental Drainage Fee Plan identifies and assigns costs to acquire basin and channel land and pay for environmental permitting and habitat mitigation related to drainage improvements needed for development. The Fee Plan also identifies area remaining to be developed within the NVSSP and FVGCP area. The supplemental costs are spread over the remaining area to be developed with fees apportioned to varying land uses based on average percent of impervious area and resulting increases in stormwater runoff.

C. Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements.

Zone 11N drainage impact fees are paid by the project owner when development is proposed that impacts stormwater runoff. Fees are collected at the time of improvement plan or building permit approval. The table below shows all revenues earned by the Vineyard Fee Program over the last five fiscal years.

Zone 11N Drainage Impact Fees Collected

	FY19-20	FY20-21	FY22-23	FY23-24	FY23-24
Drainage Impact Fees	79,251.00	0.00	979,600.00	1,166,942.20	1,768,129.00
Interest Earned	33,099.00	10,789.00	7,325.00	62,462.00	137,155.00
Total	112,350.00	10,789.00	986,925.00	1,229,404.20	1,905,284.00

D. Designate approximate dates when revenue in Part C (above) is expected

Collection of drainage impact fees is ongoing and occurs with the pace of development in each of the zones. Reserves are kept in the County wide pooled interest-bearing account. Collected fees are used to reimburse drainage infrastructure improvements. Funds listed in the table above have been deposited in the County wide pooled interest-bearing account.

**Sacramento County Water Agency Zone 11W
Vineyard Springs Comprehensive Plan Area Development Impact Fee
Program
Supplemental Drainage Development Fee
Five-Year Findings Report
Fiscal Years FY2020 – FY2024**

A. Identify the purpose to which the fee is to be put

The Vineyard Springs Comprehensive Plan (VSCP) Area is approximately 1,000 acres located in the south-central portion of Sacramento County north of the City of Elk Grove. A VSCP supplemental drainage impact fee program was adopted by the Sacramento County Water Agency Board of Directors to pay for drainage related work that is not covered by the Zone 11A drainage impact fee program. The supplemental fee program covers the cost of acquiring channel and detention basin lands, and environmental permitting and mitigation.

B. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged

The VSCP Supplemental Drainage Fee Plan identifies and assigns costs to acquire basin and channel land and pay for environmental permitting and habitat mitigation related to drainage improvements needed for development. The Fee Plan also identifies area remaining to be developed within the VSCP area. The supplemental costs are spread over the remaining area to be developed with fees apportioned to varying land uses based on average percent of impervious area and resulting increases in stormwater runoff.

C. Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements.

Zone 11W drainage impact fees are paid by the project owner when development is proposed that impacts stormwater runoff. Fees are collected at the time of improvement plan or building permit approval. The table below shows all revenues earned by the Vineyard Fee Program over the last five fiscal years.

Zone 11W Drainage Impact Fees Collected

	FY19-20	FY20-21	FY22-23	FY23-24	FY23-24
Drainage Permits	0.00	0.00	149,415.00	913,161.00	1,166,438.00
Interest Earned	47,507.21	15,275.03	18,998.00	76,852.00	163,886.00
Total	47,507.21	15,275.03	168,413.00	990,013.00	1,330,324.00

D. Designate approximate dates when revenue in Part C (above) is expected

Collection of drainage impact fees is ongoing and occurs with the pace of development in each of the zones. Reserves are kept in the County wide pooled interest-bearing account. Collected fees are used to reimburse drainage infrastructure improvements. Funds listed in the table above have been deposited in the County wide pooled interest-bearing account.

**Sacramento County Water Agency Zone 11X
Beach Stone Lake Flood Volume Mitigation Development Impact Fee
Program
Drainage Development Fee
Five-Year Findings Report
Fiscal Years FY2020 – FY2024**

A. Identify the purpose to which the fee is to be put

The Beach Stone Lake Flood Volume Mitigation Fee (Zone 11X) is collected and held in reserve for a flood reduction and mitigation projects to benefit properties in the Beach Stone Lake and Point Pleasant areas of Sacramento County impacted by increased development in the Zone 11A – Morrison Creek Watershed. Funds may be used for such efforts as providing flood insurance, elevating and or protecting structures, or a flood reduction project formulated by the State or County.

B. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged

The Zone 11A Fee Plan established a set per acre Zone X sub-fee for land uses with a density greater than one dwelling unit per quarter acre and lower fees for less dense properties. The current fees were initially established to construct a project to help raise a road to provide flood protection to Point Pleasant but it has since been determined that raising the road will impact other areas and the project is now considered impracticable. The County continues to evaluate alterative projects and provides floodproofing options for existing structures.

C. Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements.

The Zone 11X drainage impact fee is paid by the project owner when development is proposed that impacts stormwater runoff. Fees are collected at the time of improvement plan or building permit approval. The table below shows all revenues earned by the Beach Stone Lake Volume Mitigation Program over the last five fiscal years.

Zone 11X Drainage Impact Fees Collected

	FY19-20	FY20-21	FY22-23	FY23-24	FY23-24
Drainage Impact Fees	49,457.00	91,337.00	288,628.00	139,121.00	265,404.00
Interest Earned	64,266.00	23,199.00	22,621.00	113,302.00	148,903.00
Total	113,723.00	114,536.00	311,249.00	252,423.00	414,307.00

D. Designate approximate dates when revenue in Part C (above) is expected

Collection of drainage impact fees is ongoing and occurs with the pace of development in each of the zones. Funds listed in the table above have been deposited in the County wide pooled interest-bearing account.