

Fee Plan

Sacramento County
Water Agency

Engineer's Report
For
North Vineyard Station Supplemental Drainage
Fee Zone 11N



Effective Date: _____ 2026

**Sacramento County Water Agency
Zone 11N Fee Plan and Engineer's Report**

On _____, 2026, by Resolution Number WA _____, the Board of Directors of the Sacramento County Water Agency, a statutorily created district operating under authority of and pursuant to the provisions of the Sacramento County Water Agency Act (California Water Code, Appendix, Chapter 66, commencing at Section 66-1 et seq.), adopted the _____, 2026 Fee Plan and Engineer's Report, thereby replacing the Fee Plan and Engineer's Report dated June 6, 2015 in its entirety, effective coincident with the updated Sacramento County Water Agency Code, Title 2, Chapter 2.81 on November 1, 2011 (WA-2815, WAO-0078).

RESOLUTION

[Insert the resolution adopting the Fee Plan]

[Insert resolution page 2]

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2026 DRAINAGE IMPACT FEE PLAN FOR NORTH VINEYARD STATION SUPPLEMENTAL DRAINAGE FEE (KNOWN AS ZONE 11N)

Introduction

This Fee Plan is drawn pursuant to the Water Agency Code, Title 2, specifically Sections 2.25.020 Content of Fee Plan and 2.25.040 Requisite Findings. As stated in Section 2.25.060, the Fee Plan is to be reviewed and adjusted as necessary and periodically. Where conflicts arise, the Water Agency Code shall take precedence.

The North Vineyard Station Specific Plan (NVSSP) Area is entirely within Zone 11A of the Sacramento County Water Agency. The North Vineyard Station Specific Plan Supplemental Drainage Fee is accounted for separately as a subaccount of Zone 11A by the Sacramento County Department of Water Resources (Water Resources), in Fund 315N - Fund Center 2815005, and is herein referred to as Zone 11N.

The initial Zone 11N Fee Plan was approved by WAO-WA0061 on September 20, 2005, as an ordinance amending the Sacramento County Water Agency Code, Title 2 adding Chapter 2.81 relating to the supplemental drainage fee in the North Vineyard Station Specific Plan Area. The first update to the Fee Plan and ordinance was approved by WA-2815 and WAO-0078 on November 8, 2011, followed by the most recent update approved by WAO-0089 on April 14, 2015. This Fee Plan update supersedes the previous Fee Plans but does not revise Chapter 2.81 or Schedule N.

Existing Fee Plans

Sacramento County has approved three planned development areas (North Vineyard Station Specific Plan, Florin Vineyard Gap Community Plan, and Vineyard Springs Comprehensive Plan). Major creeks (Elder, Gerber, and Laguna Creeks) run through these planned areas, which require drainage improvements outlined in the area's drainage master plans. To construct the necessary drainage improvements in these creeks, the County needed to obtain a permit, under the Clean Water Act, from the U.S. Army Corps of Engineers. Additionally, developers of the Wildhawk North project located within the Vineyard Springs Comprehensive Plan area needed to obtain their own US Army Corps permit for work along Geber Creek. The permits require establishment of drainage right of way, wetland mitigation, and of a linear landscaped habitat preserve. The existing Zone 11A regional trunk drainage fee program does not account for the cost of drainage right of way acquisition, environmental regulatory requirements and certain stormwater quality treatment facilities. The Vineyard Springs Supplemental Drainage Fee, Zone 11W, and the North Vineyard Station Supplemental Drainage Fee, Zone 11N, were established to cover these additional costs. The Florin Vineyard Gap Community (FVGC) Plan Area does not have a supplemental drainage fee. Drainage improvements identified in the FVGC Drainage Master Plan also benefit the North Vineyard Station plan area. Areas of the FVGC plan area that drain to Elder and Gerber creeks were incorporated into the North Vineyard Station fee plan area with the 2015 update to the Zone 1N Fee Plan, expanding the area of Zone 11N. Figure 1 shows the original Zone 11N area prior to its expansion in 2015. Some of the Gerber Creek improvements within the Zone 11N Fee Plan area that benefit the Vineyard Springs

Comprehensive Plan Area were removed from the Zone 11N Fee Plan as a part of the 2015 update. These improvements were moved to the Zone 11W Fee Plan area as a part of a separate Fee Plan update. Figure 2 shows the current fee plan areas as well as the channel and basin facilities that the reconfigured fee plan areas will pay for.

Update Purpose

The supplemental fee program for Zone 11N is being updated, in accordance with California Government Code 66001, et seq. and Sacramento County Water Agency Code requirements, to reflect updated drainage studies, phased development plans, current design, and improvements that have already been made in accordance with previous fee plans. This Fee Plan looks forward and budgets for work that remains to be completed.

Drainage Studies

The Zone 11N supplemental Fee program encompasses the North Vineyard Station Specific Plan (NVSSP) Area. As part of the NVSSP planning process, MacKay & Soms Civil Engineers, Inc. prepared a Drainage Master Plan, dated January 30, 1998. In 2003, Wood Rodgers, Inc. prepared a drainage master plan update and phasing for the North Vineyard Station Specific Plan. The master plan identified key flood control measures necessary to mitigate the impacts to Gerber and Elder Creeks because of the planned land use for the NVSSP. Figure 3 presents the 100-year floodplain that existed prior to improvements within the plan areas, and which must be mitigated to promote development. Based on the hydraulic analysis presented in these drainage master plans, a combination of channel improvements and detention facilities are proposed to mitigate the development impacts of the North Vineyard Station Specific Plan, as shown in Figure 4.

Detention Basins

The 2015 fee plan update added areas of the Florin Vineyard Gap Community Plan that are in the Gerber Creek watershed to the Zone 11N North Vineyard Station Supplemental Fee Plan area. Basin G46 located within North Vineyard Station was annexed into the Zone 11W Florin Vineyard Supplemental Fee Plan Area in 2015 because this basin better serves development within the FVGC Plan area.

The drainage design calls for various detention basins serving local watershed areas as well as regional flood control. There is nothing about this Fee Plan or the Drainage Master Plans that forces the County or the Sacramento County Water Agency to acquire land at any particular time or at any particular price; however, the budget to acquire land within the Fee Plan area is necessarily capped by the amounts available in the fee plan funds as calculated and identified by this Fee Plan.

The drainage studies and County land use plans are a guide. Physically, basins can be equally functional if relocated upstream or downstream of the locations described in those planning documents. Nothing in this fee plan compels the Sacramento County Water Agency to acquire land. Basins in the master planning documents include the following:

Basin E21 – The basin is located on the lower reach of Elder Creek immediately downstream of Elk Grove Florin-Road. Basin E21 serves as a storm water quality

treatment basin and provide limited flood control mitigation basin for areas to the north of Elder Creek within the FVGC Plan Area, including the Gardner Parke Subdivision and other developing areas in the vicinity of Elk Grove-Florin Road. The Gardner Parke development constructed the first phase of Basin E21 located at APN 065-0070-059. This basin is expected to expand to the west to mitigate additional areas of development along Gardner Ave. This basin is within the portion of the Florin Vineyard Gap Community Plan Area that was annexed into the Zone 11N Fee Plan in 2015.

Basin WQGC – This water quality treatment basin was identified in the 2015 Fee Plan update and is located just upstream of Elk Grove – Florin Road. Basin WQGC is no longer needed as the Champions Oaks project that would have drained to the basin now plans to construct several smaller and privately maintained bio-retention facilities.

Basin WQMH10 – The basin is located along the north side of Elder Creek, immediately west of Hedge Avenue. It will serve as storm water quality treatment basin for areas within the Florin Vineyard Gap Community Plan Area. This basin is within the portion of the Florin Vineyard Gap Community Plan Area that has been annexed into the Zone 11N Fee Plan as a part of the 2015 Fee Pan update.

Basin E24B – This basin is required to provide flood control mitigation and storm water quality treatment. The basin is located as shown in Figure 4 and receives drainage from the North Vineyard Station Specific Plan Area, particularly the Vineyard Creek development. The basin was constructed as a part of the Vineyard Creek Phase 1 construction.

Basin E26 – This basin is required to provide flood control mitigation and storm water quality treatment. The basin is not immediately adjacent to Elder Creek but drains to the creek via a discharge pipe. The flows into this basin are from the North Vineyard Station Specific Plan Area, particularly the development areas to the east of the Vineyard Creek project. The basin was excavated as a part of the Vineyard Creek Phase 1 Rough Grading Plan and is being completed under approved improvement plans for Basin E 26.

Basin E28 – This basin is required to provide flood control mitigation and storm water quality treatment. The proposed site is adjacent to Elder Creek immediately upstream of Florin Road on the right side of the creek (looking downstream). The flows into this basin are from the Florin Vineyard Gap Community Plan Area, particularly the development areas to the north side of Upper Elder Creek. This basin is within the portion of the Florin Vineyard Gap Community Plan Area that has been annexed into the Zone 11N Fee Plan as apart of this update.

Basin E31 – This basin was originally identified in the drainage master plan to mitigate for on-site flood and water quality flows for future development on the north side of Florin Road and west of Bradshaw Road. Updated drainage master planning has relocated the storage component of this basin into Basin E26. As a result, the Basin E31 detention basin location is now a pipe culvert connection to Basin E26.

Basin E24A – This basin site was identified in the 2015 Fee Plan update, but recent

drainage planning and modeling has determined the basin is no longer needed. Flows into this basin are from North Vineyard Station, from the future development west of the railroad tracks and south of Gerber Creek. Current updated drainage master planning has determined that this basin is not needed for flood control mitigation, but areas that would have drained to this basin will still need to provide for water quality treatment at the time of development.

Basin G41 – This facility provides both storm water quality treatment and flood control protection. Basin G41 was constructed as a part of the VineyardPoint development.

Basin G46 – This basin is required to provide flood control mitigation and storm water quality treatment. For flood protection purposes, the basin is designed for Gerber Creek to overtop a weir structure and discharge into the basin. The weir height is established based on full build-out conditions of the Vineyard Springs Comprehensive Plan and North Vineyard Station Specific Plan development plans.

Proposed Channel Improvements

Development in the North Vineyard Station Specific Plan Area and parts of the Florin Vineyard Gap Community Plan Area drain toward ElderCreek and Gerber Creek. For these areas to develop, channel improvements must be implemented, thus allowing for gravity drainage, stormwater pollution reduction, and flood control. As of the date of this Fee Plan update, all channel excavation work within the Zone 11N Fee Plan area has been completed. Additional work is needed to create riparian habitat within the excavated channels, which includes planting trees and other vegetation and installing irrigation systems.

Offsite Mitigation

The US Army Corp permit required the purchase of seasonal wetland and vernal pool mitigation bank credits as condition of channel and basin excavation. All required credits were purchased by a developer and credits were issued and used against fees. A summary of the credits purchased is shown in Table 4.

Elder Creek

Elder Creek also has been widened and deepened and is being landscaped and developed into a preserve. This work will be completed under the oversight of the US Army Corps of Engineers as jurisdictional waters and the County's Clean Water Act 404 permit. Southgate Recreationand Park District intends to serve as the preserve manager and a third-party conservationist will oversee the preserve.

Gerber Creek

Gerber Creek has been widened and deepened and is being landscaped and developed into a preserve. This work will be completed under the oversight of the US Army Corps of Engineers as jurisdictional waters and the County's Clean Water ActSection 404 Permit. Southgate Recreationand Park District intends to serve as the preserve manager and a third-party conservationist will oversee the preserve.

Description of Creditable Work Under This Fee Plan, and its Measurement and Payment

Riparian Enhancement and Landscaping

Riparian Enhancement and Riparian Landscaping shall be done in accordance with the planting and habitat plan developed by ECORP and Water Resources and approved by the Federal Regulators. Water Resources is implementing a four-phase project to install landscaping and irrigation within the creek corridors to meet 404 Permit requirements. The first and second phases are complete, the third phase is in design, and the fourth phase is scheduled for 2025. The budget for the planting and irrigation project is detailed in Table 1 and represents the total design and construction budget for the project.

Landscaping (Basin Perimeter)

The unit price shown in Schedule N for Riparian Enhancement / Landscaping (Basin Perimeter) allows for fee credits at the unit price per lineal foot measured at the 100-year water surface of the basin. At the time of this Fee Plan update, the basin perimeter landscaping is not designed, thus the unit price fee credit is not allowed until the landscaping is designed and approved to the satisfaction of the County and of Southgate Recreation and Park District as part of an anticipated joint use agreement. The unit price shall be deemed adequate and complete compensation for all labor materials, tools, equipment and incidentals for doing all the work involved in constructing the landscaping to the satisfaction of the County and no other compensation is allowed. For budget purposes, the linear length of basin perimeter landscaping for this fee credit item is described on Table 2. Actual landscaping credit will determine at the time of landscape design.

Erosion Control – This credit amount per lineal foot of channel (center of the 10-year water, not the low flow meander) is for additional erosion control work within the constructed channel including jute mats or other methods to allow for the passage of flowing water while providing opportunity for root establishment by the hydroseed mix and no additional compensation is allowed. The unit price shown in Schedule N for erosion control includes jute mat or equivalent needed to stabilize the channel for hydroseeding (paid by Zone 11A fee credits). The area is the actual area applied as shown on the approved improvement plans. The unit price shall be deemed adequate and complete compensation for all labor materials, tools, equipment and incidentals for doing all the work involved in constructing the erosion control to the satisfaction of the County and no other compensation is allowed. As of the date of this Fee Plan update, all channel work that would require erosion control has been completed.

Linear Water Quality Features - The North Vineyard Station Specific Plan drainage master plan describes certain linear water quality features required to treat in the upper reach of Elder Creek and lower reach of Gerber Creek. The unit price shown in Schedule N allows a lump sum fee credit for each of the features that are designed and constructed to the satisfaction of the County and no other compensation is allowed. The areas that are not supported by a regional detention basin and are eligible for Linear Water Quality fee credits is shown in Figure 5.

Water Quality Basins – The North Vineyard Station Specific Plan drainage master plan describes an area in the upper reach of Elder Creek as shown in Figure 5

that will not drain into a planned regional water quality treatment/ flood control basin. This area will require stormwater quality runoff treatment by as yet unplanned basins. Credit will be provided for the construction of these basins based on Schedule D unit costs.

Low Flow Crossings – The creek alignment requires certain driveway crossings for access to private property disrupted by the drainage improvement project. These crossings are not designed at the time of this fee plan update. The budgeted amount shown in Table 2 is an estimate, and the actual fee credit amount will be determined using unit prices from Schedule D. Relocation or addition of crossings will be at the discretion of the Agency and the state and federal wetland environmental regulators. Other crossings for the convenience of a particular developer for phased development of the drainage project will not be paid under this fee program. There is no credit under this fee plan for low flow trail crossings that will be constructed in the preserve for Southgate Recreation and Park District. As of the date of this Fee Plan update no low flow crossings are anticipated to be constructed within the Zone 11N plan area.

Truck Haul Excavated Material - There is no specific amount budgeted in Table 2 for truck haul and contingency may only be used if such hauling is directed by the County and there is no viable site to place the material via scraper haul. As of the date of this Fee Plan update, it is not anticipated that any excavated material will be truck-hauled. The unit price shall be limited to the amount shown in Schedule N.

Culvert Crossings – This item is budgeted lump sum per each, and no additional compensation is allowed. These creek crossings are for specific county roads not included in the road fee. There are two locations at channel reaches shown in Figure 6. As of the date of this Fee Plan update, all culvert crossings that are eligible for credits have been constructed.

Temporary Pump Station – The phased drainage scheme in the 2003 Drainage Master Plan allows construction of detention basins on channels that would not have gravity outfall. The fee plan budgets credits for a portion of the cost of temporary pump station at G41. The pump station at G41 has been constructed and credits have been apportioned and used.

Remove Temporary Pump Stations – Upon completion of downstream detention basin(s) and channel construction, the temporary pump stations will be removed and stored at a location designated by the Department of Water Resources. The lump sum credit amount shown on Table 2 is the maximum allowance.

Construct Temporary Weirs at Detention Basins – The phased drainage scheme in the 2003 Drainage Master Plan requires later adjustment of certain weirs at detention basins. The permanent weir will be credited under Zone 11A, therefore, there is a lump sum allowance for construction of the temporary components of the weirs where approved. The amount shown on Table 2 is the maximum allowed credit for this work, lump sum per site. Payment will be in accordance with Zone 11 Schedule D unit prices for rock and concrete. In no case will the compensation exceed the amount shown on Table 2.

Drainage Right of Way Land Acquisition – It was agreed in the initial North Vineyard

Station Specific Plan finance plan that the Fee Plan would help offset the cost, or lost opportunity, associated with the alignment of the new creek channel since Zone 11A would not fund channel right of way acquisition. As of the date of this Fee Plan, all channel land has been acquired in either fee title or by drainage easements. If there is a need to acquire channel right of way in the future that is located outside of a drainage easement it shall be acquired per the real estate acquisition costs in Schedule N. The US Army Corp permit requires the future preserve to be owned in fee title, and there will be costs associated with converting drainage easement to fee title which are estimated and included in Table 2. Actual costs will be determined by appraised value of land and in accordance with requirements of the County Real Estate Division.

Drainage Basin Land Acquisition – Similarly, Zone 11A does not fund the acquisition of basins designed for stormwater quality treatment. However, Zone 11A will participate in regionally beneficial flood control basins that includes a stormwater quality component. The drainage master plan for North Vineyard Station and FVGC plans includes basins for regional flood control funded by Zone 11A, and includes other basins for stormwater quality funded by Zone 11N. Table 5 describes how acquisition of Zone 11N drainage right of way is budgeted, as supported by Exhibit V-2014 and the land valuation study, but does not guarantee acquisition of any particular property at any particular price; however, it does necessarily limit the ability of the fund to pay. Fee credits will be at the unit prices described in Exhibit V; however, land acquisition must be in accordance with requirements of the County Real Estate Division. As of the date of this Fee Plan update credits have been issued for most detention basin acquisitions except for basins E28, WQMH10, expansion of E21, and the Vineyard South Mine.

Zone 11N Fund

The Zone 11N program is accounted for separately, fund 315N, fund center 2815005. The fee credits for Zone 11N are applied against Zone 11N fees only. The fund revenue and expenses and cash balance are summarized on Table 6.

Zone 11N Development Impact Fee

The fee is proposed to remain unchanged from the 2015 Fee Plan update. Similarly, Schedule N credits also remain unchanged. However, the estimate for program costs is updated to account for significantly higher costs for the planting and irrigation project along Elder and Gerber creeks and other eligible cost. The update also accounts for the sunk costs for constructed facilities and land acquisition, as well as the remaining land that will be developed within the Fee Plan area. Figure 7 shows both the areas within the Fee Plan area already developed and where fees have been collected, and undeveloped areas with the North Vineyard Station land uses where fees will be collected at the time of development. Table 3 summarizes the land use types and corresponding area where Zone 11N fees will be collected. The estimate for fees collected is reduced by 50% to reflect that some of the currently undeveloped areas will likely not develop due to landowner plans to continue current agriculture and industrial uses, and because some of the area north of Florin Road has not been master planned and is expected to take beyond 20 years to fully buildout this area. Additionally, the fees are generally collected over an area that is less than the actual size of the parcel to account for certain exemptions. Overall, it is shown that fees expected to be collected over the next 20 years are adequate to pay for all program costs in that

period.

California Government Code 66016.5

As allowed under California Government Code 66016.5, Sacramento County is making a finding herein that residential square footage is not an appropriate metric to calculate fees imposed on housing development projects.

Zone 11N drainage fees are collected and used for the purposes described in SCWA Title Chapter 2.81 and this Fee Plan. The fees largely pay for mitigation due to construction of drainage facilities needed for development of the plan areas. From a hydrologic standpoint, impervious area, which is directly linked to land use, is the single most important factor used in determining stormwater runoff rates and volumes, and correspondingly the size of drainage facilities and the need for mitigation. Therefore, Zone 11N fees are based on land use type and density of residential units which is directly correlated to impervious cover and runoff.

Assembly Bill 602 (California Government Code section 66016.5) requires that for a nexus study adopted after July 1, 2022, fees imposed on a housing development project shall be calculated proportionately to the square footage of the proposed residential units. However, a nexus study is not required to comply with this requirement if the local agency makes a finding that;

1. **66016.5 (1a)(5)(B)(i):** Explain why square footage is not appropriate metric to calculate fees imposed on a housing development project.
2. **66016.5 (1a)(5)(B)(ii):** Provides a reasonable relation between the fee charged and the impact posed by the development.
3. **66016.5 (1a)(5)(B)(iii):** Ensure that smaller developments are not charged disproportionate fees.

The following paragraphs address each of these requirements and makes the following findings for why the nexus study should not comply with the square footage requirement.

1. **California Government Code 66016.5 (1a)(5)(B)(i):** Drainage facilities are designed based on an estimation of runoff using computer modeled design storms. The effective percent impervious surface of a runoff area is a key parameter used in the runoff models and is primarily interrelated to land use. Land use categories were correlated to the effective percent impervious surface and used in the Plan Update modeling. As is common for hydrologic analysis, residential land use categories were determined from the number of individual units per acre. The size (square footage) of the individual residential units is not directly considered in the land use categorization or impervious surface calculation. The Sacramento County Zone 11N Fee and Credit Schedule N lists the land uses and corresponding fee per acre. These residential land use categories are adopted from Table 5-3 of the Sacramento City/ County Hydrology Standards – Volume 2, dated December 1996. It is not considered practicable to develop a drainage impact fee program based on the square footage of an individual residential structure because of the variability in size of different structures and because imperviousness considers other residential development land cover such as patios, driveway and site features. Also, drainage impact fees are calculated and

collected at the time of improvement and grading plan approval, often before the size of the residential structure has been determined.

2. **California Government Code 66016.5 (1a)(5)(B)(ii):** Impacts to runoff are determined by computer models that utilize effective new impervious surface percentage as the key runoff parameter. The effective impervious percentage is correlated to residential land use categories which are used in the runoff modeling. Because drainage impact fees are based on these same or interpolated residential land use categories, there is a reasonable relation between the fee charged and the impact posed by the development.
3. **California Government Code 66016.5 (1a)(5)(B)(iii):** The impact fees are based on the effective impervious percentage of a project regardless of the project size. Large lot residential projects tend to have less impervious area than commercial projects and therefore relatively lower impact fees.

Therefore, the Sacramento County Water Agency finds that the Placer County Fair Share Impact fee program shall not be calculated proportionately to the square footage of the proposed residential units and will be calculated based on impervious percentage.

Figures, Tables and Attachments:

Figures

Figure 1	Supplemental Fee Plan Area Prior to 2015 Fee Plan Update
Figure 2	Zone 11N and 11W Supplemental Fee Plan Areas
Figure 3	FEMA 100-Year Floodplain Prior to Channel Improvements
Figure 4	Zone 11N – Supplemental Fee Program Channel and Basin Improvements
Figure 5	Linear Water Quality Features and Water Quality Basins Areas
Figure 6	Culvert Crossings
Figure 7	Zone 11N Supplemental Fee Program Land Uses

Tables

Schedule N	Zone 11N Credit and Fee Schedule
Table 1	North Vineyard Station Landscaping and Irrigation Project Costs
Table 2	North Vineyard Station Fee Plan Worksheet
Table 3	Fee Area Calculation
Table 4	Seasonal Wetland and Vernal Pool Mitigation Bank Credits
Table 5	Basin Land Costs
Table 6	Zone 11N Cash Flow and Cash Balance

Attachments

Exhibit V-2014	Land Valuation Study 2014
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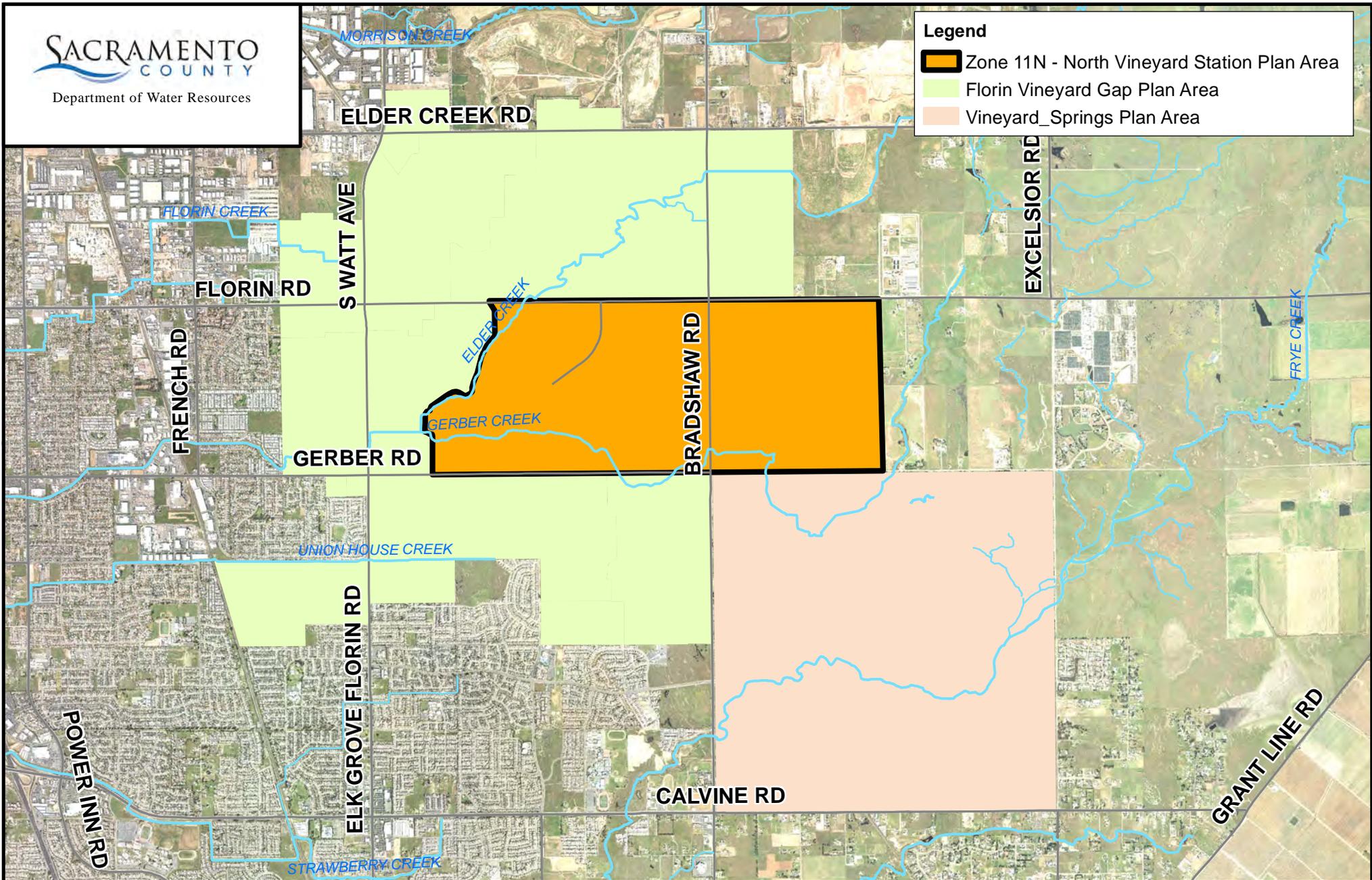


Figure 1
Zone 11N - North Vineyard Station Plan Area
Supplemental Fee Plan Area Prior to 2015 Fee Plan Update

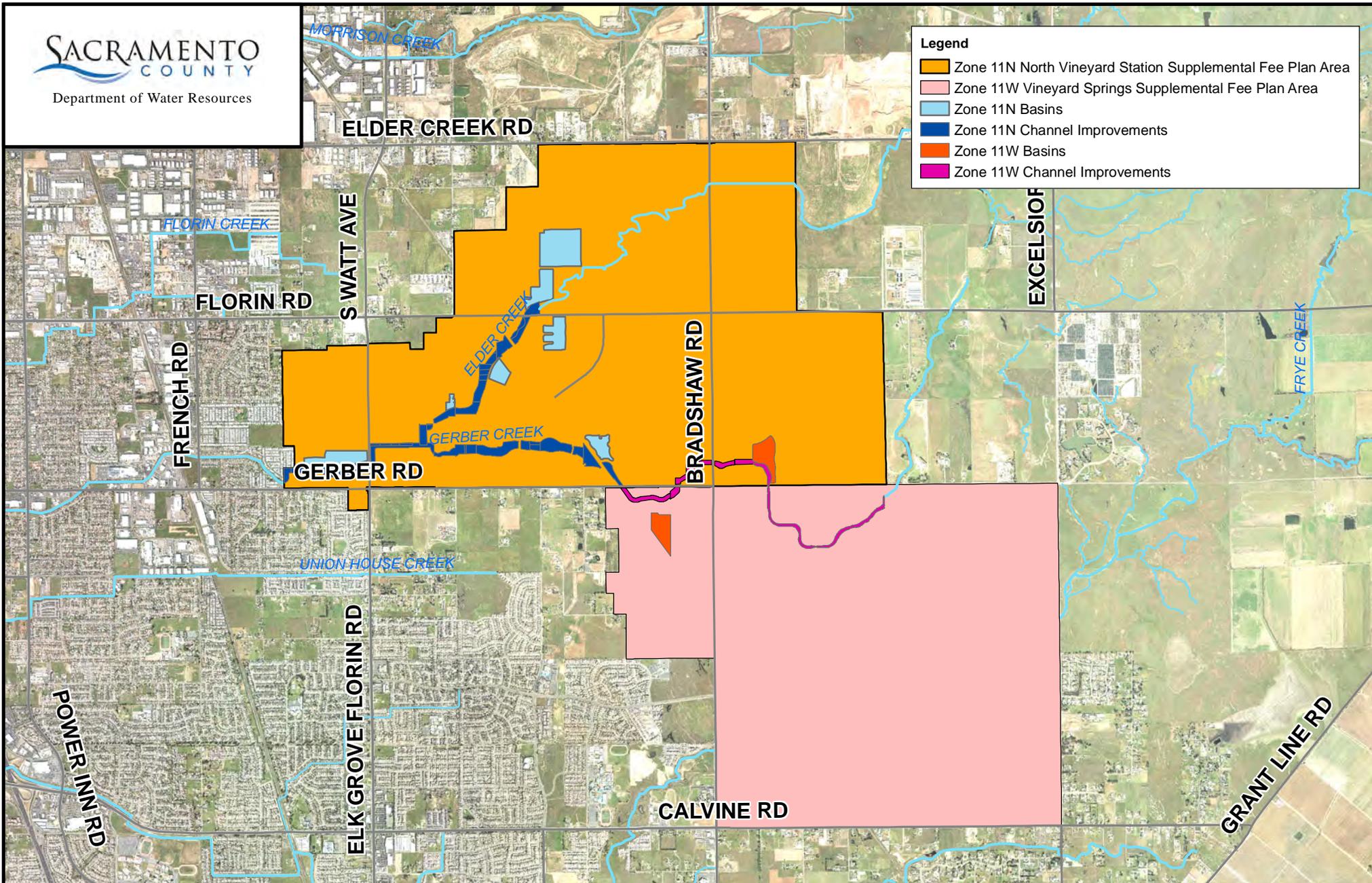


0 2,100 4,200
Feet

1 inch = 4,000 feet

GIS by: MJ

Date: 4-14-23



Legend

- Zone 11N North Vineyard Station Supplemental Fee Plan Area
- Zone 11W Vineyard Springs Supplemental Fee Plan Area
- Zone 11N Basins
- Zone 11N Channel Improvements
- Zone 11W Basins
- Zone 11W Channel Improvements

Figure 2
Zones 11N and 11W Supplemental Fee Plan Areas
Elder and Gerber Creek Reaches



0 2,000 4,000
Feet
1 inch = 4,000 feet
GIS by: MJ Date: 4-14-23

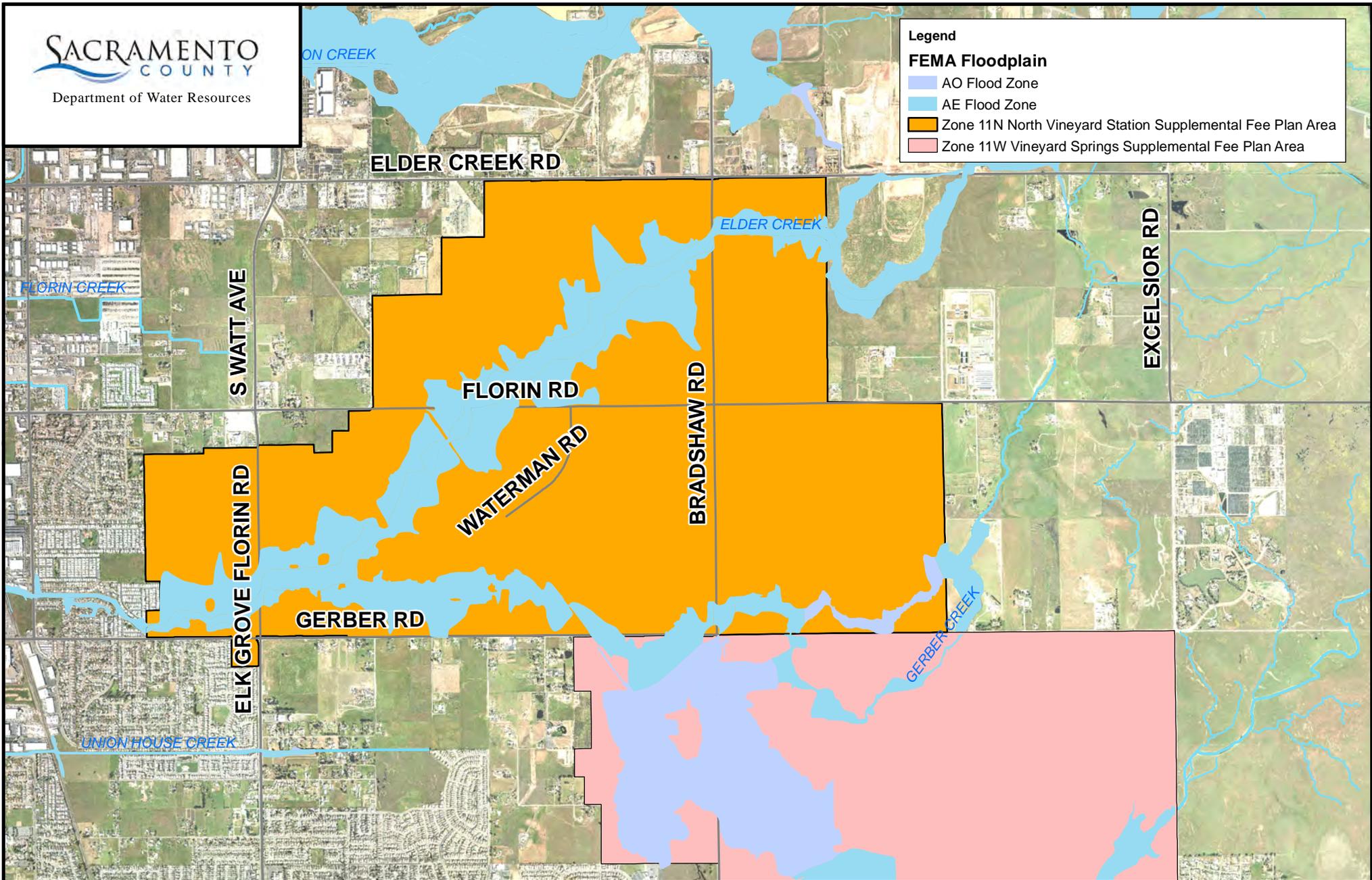


Figure 3
FEMA 100-Year Floodplain Prior to Channel Improvements
Elder and Gerber Creek Reaches



0 1,500 3,000
Feet

1 inch = 3,000 feet

GIS by: MJ

Date: 4-14-23

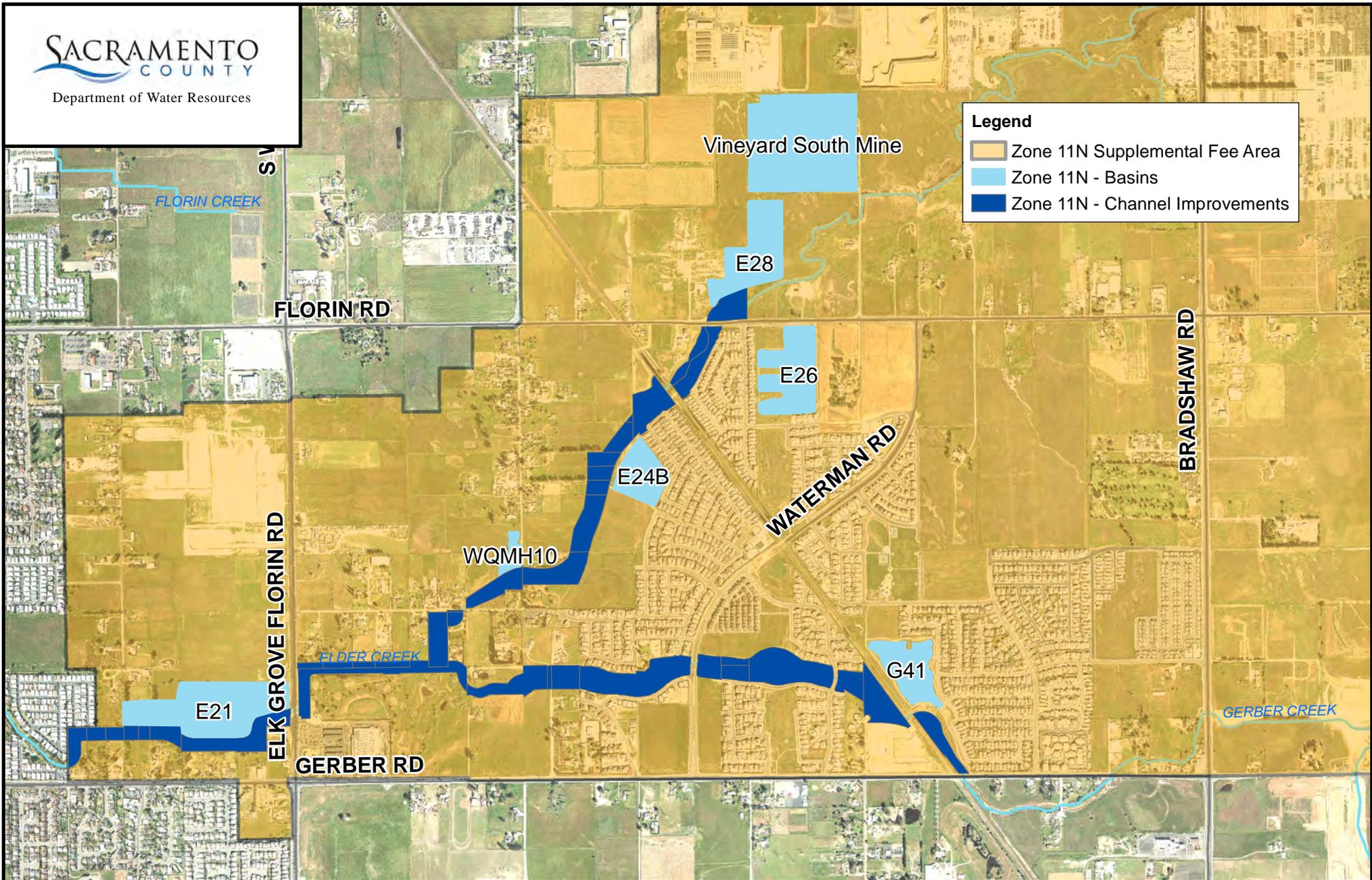
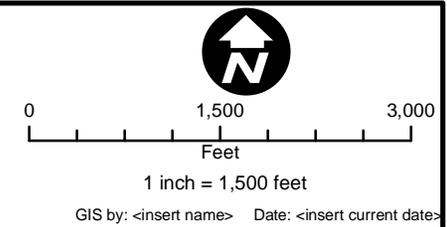


Figure 4
Zone 11N - Supplemental Fee Program
Channel and Basin Improvements



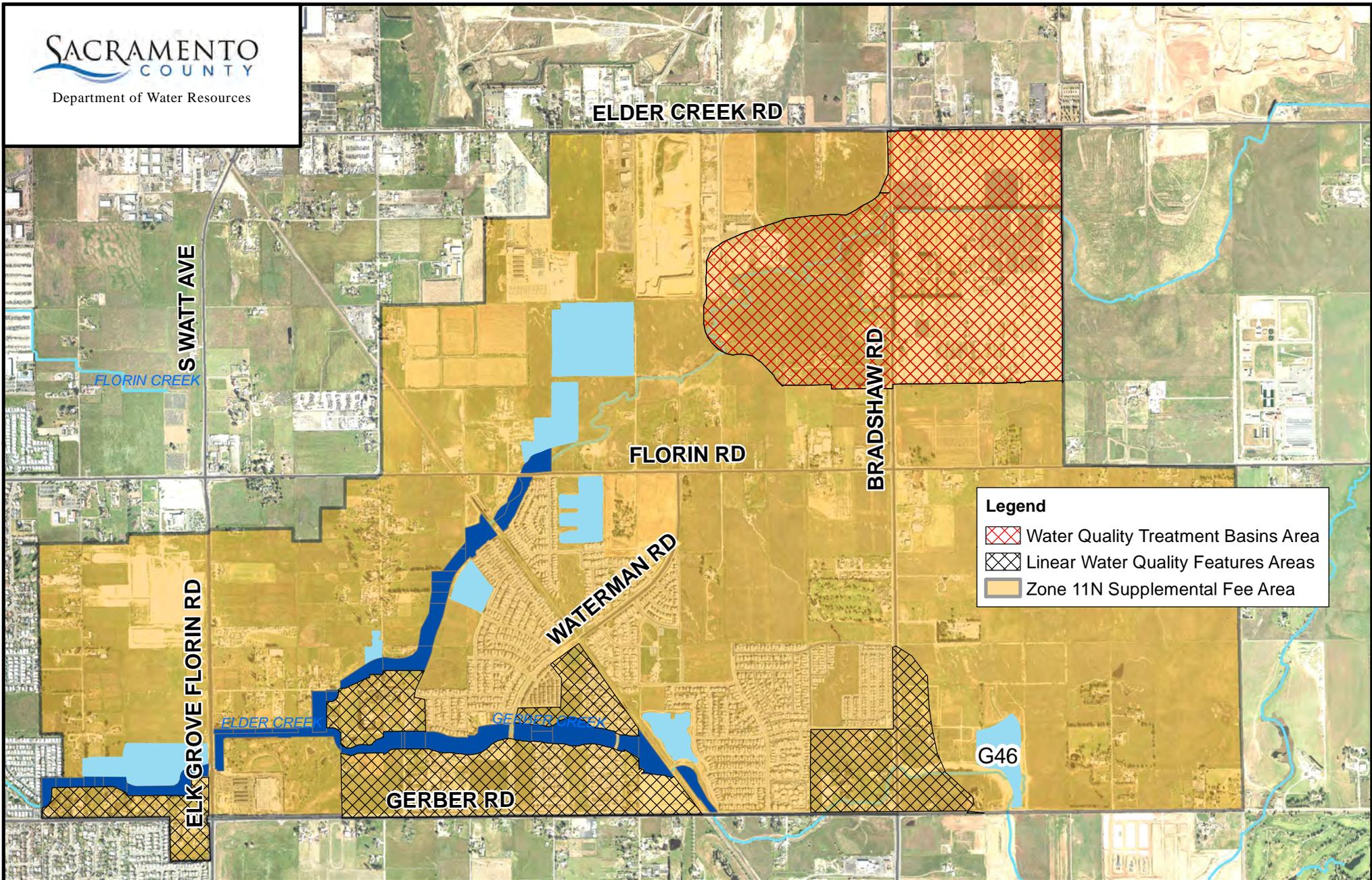


Figure 5
Zone 11N - Supplemental Fee Program
Linear Water Quality Features and Water Quality Basins Areas



0 1,000 2,000
Feet

1 inch = 2,000 feet

ORIN RD

Legend
Zone 11N Supplemental Fee Area

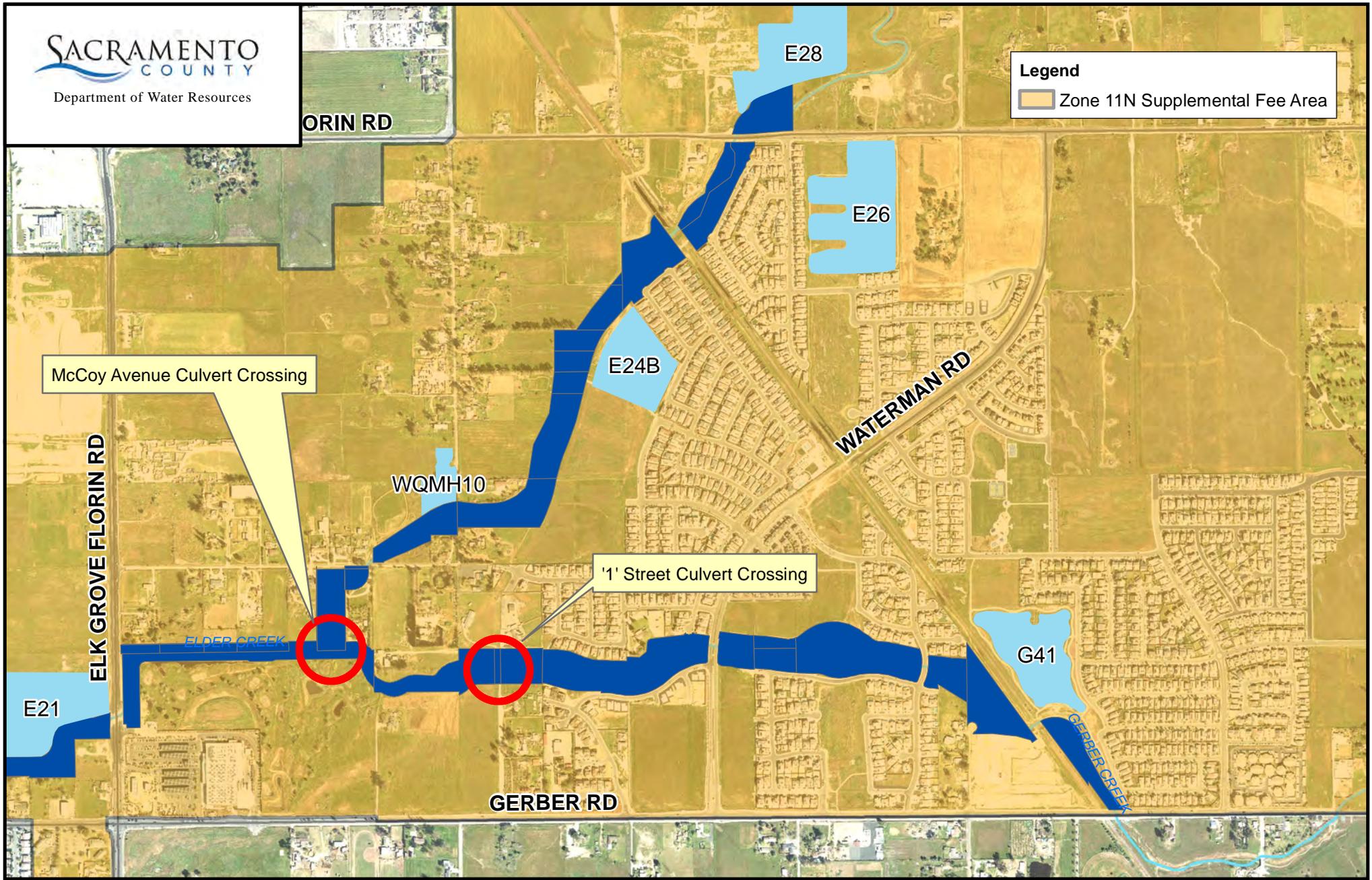
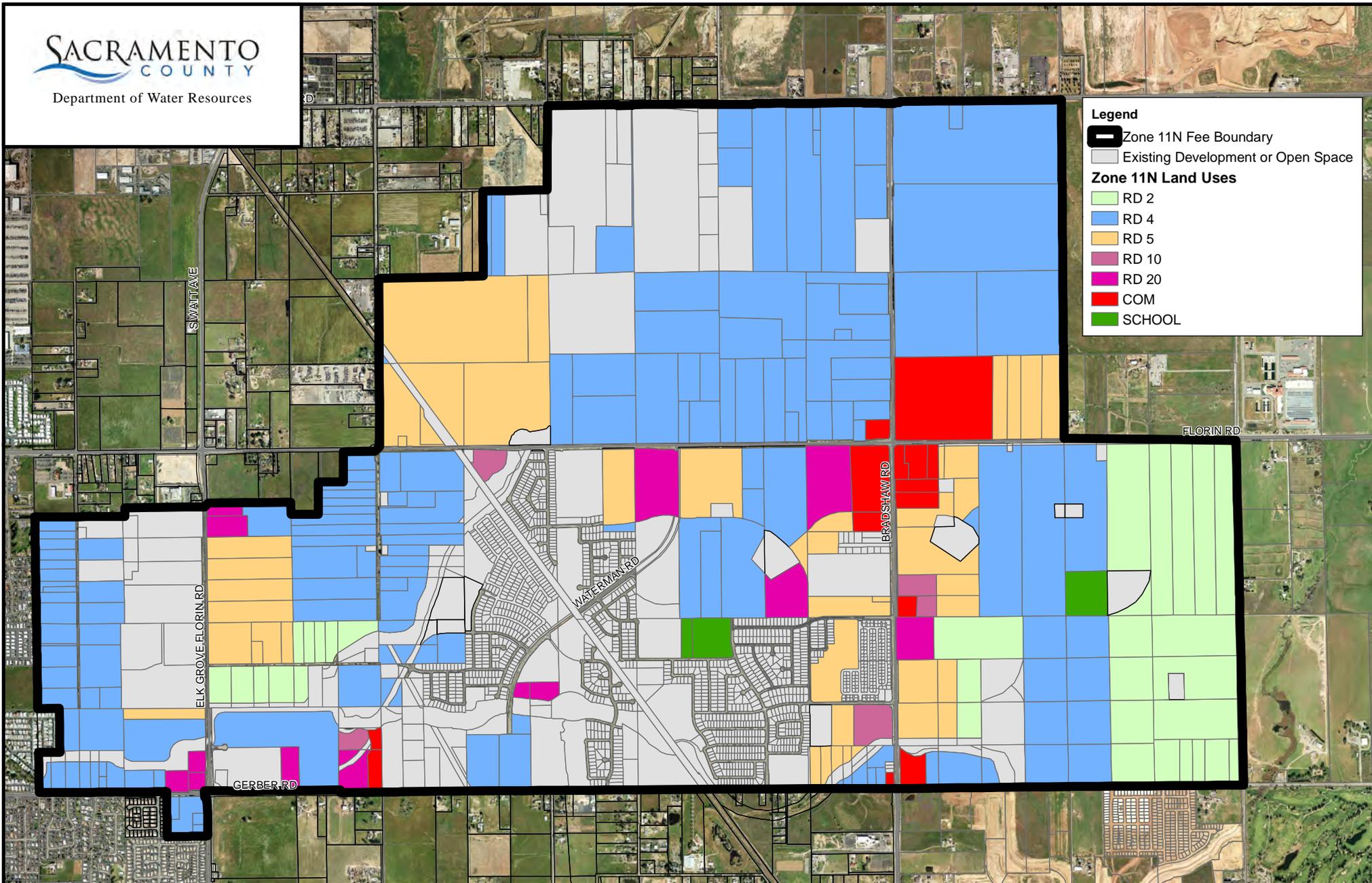


Figure 6

Zone 11N - Supplemental Fee Program
Culvert Crossings



0 1,000
Feet
1 inch = 1,000 feet



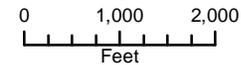
Legend

- Zone 11N Fee Boundary
- Existing Development or Open Space

Zone 11N Land Uses

- RD 2
- RD 4
- RD 5
- RD 10
- RD 20
- COM
- SCHOOL

Figure 7
Zone 11N - Supplemental Fee Program
Land Uses



1 inch = 2,000 feet

**North Vineyard Station Supplemental Drainage
Zone 11N Fee and Credit Schedule**

SCHEDULE N	9/13/05 Original	2011 Update	2015 update	Effective March 3, 2025
Credits				
Riparian Enhancement Landscaping (Channel) [1]	\$46.30	\$73.80	\$63.63	\$87.90 /LF
Riparian Enhancement Landscaping (Basin perimeter) [1]	\$10.14	\$21.28	\$14.72	\$20.35 /LF
Erosion Control (Channel) [2]	\$10.00	\$10.80	\$11.22	\$15.50 /LF
Lineal Water Quality Features [3]	\$5,000.00	\$5,398.00	\$5,606	\$7,743 /EA
Low Flow Crossing [4]	Schedule D			
Box Culvert [4]	Schedule D			
Temporary Pump Station [5]	\$216,000	\$233,201	\$242,179	\$334,548 /EA
Remove Temp Pump Station [6]	\$80,000	\$86,371	\$89,696	\$123,906 /EA
Construct Temporary Weir at Detention Basin E24B	Schedule D			
Construct Temporary Weir at Detention Basin E24A	Schedule D			
Construct Temporary Weir at Detention Basin G41	Schedule D			
Real Estate Acquisition:				
Channel easement in existing and future 100-yr floodplain (top of bank future channel)	\$50,000	\$50,000	\$51,926	\$71,731 /AC
Preserve channel buffer above top of bank [7] [8] [9]	\$300,000	\$125,000	\$129,813	\$179,325 /AC
Detention Basin (unencumbered), less Zone 11 A credit [7] [8] [9]	\$200,000	\$17,000	\$17,655	\$24,388 /AC
Preserve buffer encumbered by aerial utility easement	\$50,000	\$50,000	\$51,925	\$71,729 /AC
Channel easement (top of bank) encumbered by easement for underground utility	\$12,500	\$6,250	\$6,491	\$8,965 /AC
Preserve buffer encumbered by easement for underground utility	\$75,000	\$31,500	\$32,713	\$45,190 /AC

Fees per acre* [use straight line interpolation]	9/13/05 Original	2011 Update	2015 update	Effective March 3, 2025
Residence on 2.0 acre or larger parcel	\$0		\$0	\$0 /AC
Reidence on 1.0 acre	\$ 27,200	\$ 22,994	\$17,863	\$24,675 /AC
Residence on 0.50 acre	\$ 29,341	\$ 24,493	\$18,948	\$26,173 /AC
Residence on 0.25 acre	\$ 35,118	\$ 28,538	\$21,877	\$30,222 /AC
Residence on 0.20 acre	\$ 38,961	\$ 29,925	\$22,884	\$31,612 /AC
Residence on 0.14 acre	\$ 41,424	\$ 34,107	\$25,922	\$35,808 /AC
Residence on 0.10 acre	\$ 44,746	\$ 35,186	\$26,708	\$36,893 /AC
Residential RD20 to RD30	\$ 47,440	\$ 36,061	\$27,345	\$37,775 /AC
Commercial (office/retail)	\$ 52,760	\$ 39,926	\$30,165	\$41,668 /AC
School Campus	\$ 41,424	\$ 34,107	\$25,922	\$35,808 /AC
Sports Field	\$0	\$0	\$0	\$0 /AC
Impervious Areas of Park	\$0	\$0	\$0	\$0 /AC

Footnotes:

* Acreage, over which fee is applied, is calculated same as Zone 11 per Section 2.50.050(H)

1. Credit amount shall be the least of actual cost or unit price shown in this fee plan
2. Jute mat or equivalent (hydroseed is Zone 11A on Schedule D)
3. Credit for fine grading and erosion work at non-trunk inline water quality as shown on landscape plan
4. Credit amount shall be the least of Schedule D unit price or total shown in this fee plan for each feature
5. Credit amount shall be the least of actual cost or unit price shown in this fee plan
6. Credit amount shall be actual cost or unit price shown in this fee plan
7. Maximum land value credit if not encumbered (e.g. by existing easement, vernal pool, wetland)
8. Assuming Zone 11A maximum obligation of \$100,000 per

acre (2004), ENR inflated to \$112,158 \$154,935 /AC

9. Credit calculation for buffer and basin land encumbered by wetlands, requiring off-site mitigation per Corps permit, will be less zero dollars or the unit price shown less the actual off-site mitigation cost, whichever is greater.

TABLE 1

NORTH VINEYARD STATION OPENS SPACE PRESERVE TRAIL AND LANDSCAPING - REMAINING CONSTRUCTION PHASE COSTS

Remaining Phases	Construction Extent (LF)	Construction Unit Price	Construction	Water Service	Permits	Surveys	DWR Eng	SacDOT Eng	CMID	Total
Phase 2	2,900	\$996	\$2,888,706	\$35,153	\$11,500	\$75,000	\$170,000	\$150,000	\$275,000	\$3,605,359
Phase 3	6,110	\$1,100	\$6,721,000	\$236,030	\$11,500	\$75,000	\$170,000	\$150,000	\$537,680	\$7,901,210
Phase 4	7,975	\$1,100	\$8,772,500	\$570,421	\$11,500	\$75,000	\$150,000	\$150,000	\$701,800	\$10,431,221
Total Cost	16,985		\$18,382,206	\$841,604	\$34,500	\$225,000	\$490,000	\$450,000	\$1,514,480	\$21,937,790

Phase 2: 2022/23 - NVS Elder Creek/ Gerber Creek (EC Ph 1B)

Phase 3: 2023 - NVS EC/GC Ph 3 (EC Ph3/5, GC Ph1A/2)

Phase 4: 2024- NVS EC/GC Ph 4 (EC Ph1A, GC Ph3/4/5)

Total Cost reduced by 42.62% to reflect portion of project funded by Zone 11A and reimbursed by Southgate Rec and Park for recreation improvements.
 Total Cost of project funded by Zone 11N and 11W = **\$12,587,904**

Total Cost apportioned to Zone 11N at 79.5% and Zone 11W at 20.5%	20% Contingency	TOTAL
Zone 11N is 79.5% of the Total Cost =	\$10,007,384	\$12,008,860
Zone 11W is 20.5% of the total Cost =	\$2,580,520	\$3,096,624

TABLE 2 -Fee Program Costs

11N Reimbursements				
Gerber Creek Phase 1 - '2' Street Culvert Crossing			\$156,251	
Vineyard Creek Unit 4 and 5 (Gerber Creek Channel/ Buffer Land)			\$275,085	
Vineyard Creek Unit 4 and 5 Wetland Mitigation			\$707,814	
Elder Creek Phase 1A Land			\$988,604	
Phase 3 McCoy and Phase 2 "1" Passillis Street Singh Estates			\$399,457	
			\$251,717	
			Sub Total	\$2,778,928
Linear Water Quality Features				\$10,880
Water Quality Basins				\$681,328
Pump Station Removal at Basin G41				\$89,696
Reconstruct Weirs at Detention Basins				\$218,085
Weir reconstruction at basins G41, E24, and G46 at \$72,695 each				
Basin Perimeter Landscaping - \$19/ LF			Linear Feet	
Basin E21WQ		1700	\$32,300	
Basin E28		3500	\$66,500	
E24B (Vineyard Creek)		2190	\$41,610	
E26		4000	\$76,000	
Basin WQMH10		1210	\$22,990	
G46		3970	\$75,430	
E24A		3240	\$61,560	
			Subtotal	\$376,390
Drainage Right of Way Acquisition				\$155,276
Basin Land Acquisition				\$4,046,642
Elder/ Gerber Creek Landscape/ Irrigation Project (Phases 2-4)				\$12,008,860
Labor Costs				\$2,019,563
Loan Transfer from Zone 11A				
5/14/2015 Document 108588117			\$803,500	
3/8/2016 Document 108809404			\$1,000,000	
6/30/2017 Document 109191684			\$642,426	
5/28/2019 Document 109740069			\$1,000,000	
11/1/2021 Document 110461164			\$1,000,000	
5/10/2023 Document 11098277			\$2,000,000	
			Subtotal	\$6,445,926
			TOTAL	\$28,831,574

TABLE 3
North Vineyard Station Land Use Fees

Land Uses	Acres	2023 Fee/ Acre	Fee
RD-1	0.0	\$24,222	\$0
RD-2	257.2	\$25,693	\$6,608,732
RD-4	1319.3	\$29,667	\$39,138,441
RD-5	392.4	\$31,032	\$12,176,488
RD-7.14	0.0	\$35,151	\$0
RD-10	21.9	\$36,216	\$791,605
RD-20	80.9	\$37,081	\$3,001,653
COM	179.3	\$40,904	\$7,334,422
School	21.0	\$35,151	\$737,553
	2321.4	TOTAL	\$69,788,894
		50% of Total	\$34,894,447

1. Assume that only 50% of future developable land will buildout over the next 20 years.

TABLE 4
Seasonal Wetland and Vernal Pool Mitigation Bank Credits

Credit Type	Bank	Area (acres)	Cost
Seasonal Wetland	Cosumnes River Mitigation Bank	0.41	\$61,500
Vernal Pool Creation	Toad Hill	1.95	\$487,500
Vernal Pool Creation	Toad Hill	0.1	\$25,000
Preservation	Klotz	2.05	\$1,025,000
		TOTAL	\$1,599,000

TABLE 5
Basin Land Acquisition Costs

Basin	Size (acres)	Cost Per Acre	Cost
E28	13.7	\$176,034	\$2,411,661
WQMH10	2.1	\$176,034	\$369,671
Vineyard South Mine	33	\$23,940	\$790,020
E21 Expansion	2.7	\$176,034	\$475,291
		Total	\$4,046,642

1. E21 Size based on expansion determined by Level 4 Drainage Analysis for Gardner Parke
2. Cost per acre based on ENR escalation of 2014 Pattison Valuation Study

TABLE 6

SCWA - North Vineyard Station Supplemental Drainage Fee						
Fund 315N - Fund Center 2815005						
Fee Revenue and Expenditure History Zone 11N						
	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12
Revenues:						
Fees (cash)	\$ 1,045,700	\$ -	\$ -	\$ -	\$ 168,597	\$ 4,435
Credits used	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Earned Interest	\$ 23,598	\$ 45,747	\$ 26,775	\$ 11,920	\$ 5,522	\$ 4,370
Misc. Other Rev.	\$ -	\$ -	\$ -	\$ 3,559	\$ -	\$ -
Interfund Loan		\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 1,069,298	\$ 45,747	\$ 26,775	\$ 15,479	\$ 174,119	\$ 8,805
Expenditures:						
Admin (20 - Object)	\$ 895	\$ 10,146	\$ 5,598	\$ 22,545	\$ 93,579	\$ 193,958
Credits used	\$ -	\$ -	\$ -	\$ -		\$ -
Reimbursements	\$ -	\$ -	\$ 15,913	\$ -	\$ (15,913)	\$ -
Misc. Other Exp.	\$ -	\$ 450	\$ -	\$ -	\$ 600	\$ -
Land (41 - Object)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185,242
Projects (42 - Object)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 895	\$ 10,596	\$ 21,511	\$ 22,545	\$ 78,267	\$ 379,200

TABLE 6 - Continued

SCWA - North Vineyard Station Supplemental Drainage Fee						
Fund 315N - Fund Center 2815005						
Fee Revenue and Expenditure History Zone 11N						
	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18
Revenues:						
Fees (cash)	\$ -	\$ -	\$ 280,600	\$ 192,083	\$ 103,045	\$ 176,824
Credits used	\$ -	\$ -	\$ 1,438,990	\$ 283,359	\$ 897,148	\$ 707,296
Earned Interest	\$ 4,020	\$ 543	\$ 1,346	\$ 1,683	\$ 6,766	\$ 7,353
Misc. Other Rev.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interfund Loan	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -
Total Revenues	\$ 4,020	\$ 543	\$ 1,720,936	\$ 1,477,125	\$ 1,006,959	\$ 891,473
Expenditures:						
Admin (20 - Object)	\$ -	\$ 57,977	\$ 308,693	\$ 214,274	\$ 237,775	\$ 146,899
Credits used	\$ -	\$ -	\$ 1,438,990	\$ 283,359	\$ 897,148	\$ 707,296
Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540
Misc. Other Exp.	\$ -	\$ 6,500	\$ 3,500	\$ 1,550	\$ 3,965	\$ 38
Land (41 - Object)	\$ 245,177	\$ -	\$ 394,508	\$ 432,970	\$ 369,762	\$ 320,695
Projects (42 - Object)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 489,426
Total Expenditures	\$ 245,177	\$ 64,477	\$ 2,145,691	\$ 932,153	\$ 1,508,651	\$ 1,664,894

TABLE 6 - Continued

SCWA - North Vineyard Station Supplemental Drainage Fee						
Fund 315N - Fund Center 2815005						
Fee Revenue and Expenditure History Zone 11N						
	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Revenues:						
Fees (cash)	\$ 112,162	\$ 79,251	\$ -	\$ 979,600	\$ 1,162,948	\$ 1,768,129
Credits used	\$ 448,648	\$ 317,005	\$ -	\$ 658,939	\$ 192,949	\$ 142,557
Earned Interest	\$ 18,976	\$ 33,099	\$ 10,789	\$ 7,325	\$62,462	\$137,155
Misc. Other Rev.	\$ 642,426	\$ -	\$ -	\$ -	\$ -	\$ -
Interfund Loan	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000	\$ 2,000,000	\$ -
Total Revenues	\$ 2,222,212	\$ 429,355	\$ 10,789	\$ 2,645,864	\$ 3,418,359	\$ 2,047,841
Expenditures:						
Admin (20 - Object)	\$ 105,020	\$ 107,303	\$ 48,147	\$ 18,143	\$ 91,416	\$ 51,108
Credits used	\$ 448,648	\$ 317,005	\$ -	\$ 658,939	\$ 192,949	\$ 142,557
Reimbursements	\$ -	\$ -	\$ 100,000	\$ 201,114	\$ 357,686	\$ 293,784
Misc. Other Exp.	\$ 8	\$ -	\$ 206	\$ -	\$ -	\$ -
Land (41 - Object)	\$ 51,119	\$ -	\$ 2,930	\$ 108,094	\$ 849	\$ -
Projects (42 - Object)	\$ -	\$ 69,797	\$ 397,593	\$ 940,303	\$ 1,475,912	\$ 1,971,443
Total Expenditures	\$ 604,795	\$ 494,105	\$ 548,877	\$ 1,926,593	\$ 2,118,812	\$ 2,458,892

**UPDATED VALUATION STUDY
NORTH VINEYARD STATION COMMUNITY PLAN
SACRAMENTO COUNTY, CALIFORNIA**

**PREPARED FOR:
COUNTY OF SACRAMENTO
3711 BRANCH CENTER DRIVE
SACRAMENTO, CA 95827-3807**

Pattison & Associates, Inc.

Real Estate Appraisals

March 28, 2014

Michael M. Morse
Director
Department of General Services
County of Sacramento
3711 Branch Center Drive
Sacramento, CA 95827-3807

Re: Updated and Revised Valuation Study, North Vineyard Station Community Plan, County of Sacramento, California

Dear Mr. Morse:

We have revised our valuation study, dated February 5, 2014, based on information provided by our client that we did not have available at that time. This information, a comparison of development exaction fees for different planning areas, prepared by MuniFinancial, indicates that development fees within the North Vineyard Station Community Plan area are significantly higher than we originally believed. Thus, we have made some adjustments to our study, based on this information provided. In accordance with your request and authorization, we have prepared a revised report containing a valuation study on areas within the North Vineyard Station Community Plan, for the purpose of forming and expressing an opinion of a general estimate of the market value of certain types of properties within the Plan Area, for creating a financing plan and calculating developer impact fees for this community plan. This is a revision of the report dated February 5th, with the same date of value (February 4th, 2014). This is an update of the valuation study our firm prepared in May 2009, which was an update of a study prepared by our firm in April 2005. The original 2005 valuation study and the 2009 update are included in the addenda of this report for support and reference.

Based on an inspection of properties in this area and a review and analysis of market data, it is our opinion that a general estimate of the market value of the proposed types of properties, in fee simple, as of February 4, 2014, is as follows:

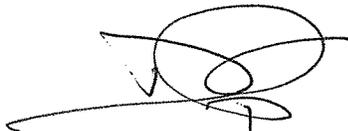
Right of Way with no dedication requirement:	\$125,000/Acre
Water Basins – unencumbered:	\$125,000/Acre
Well Sites and Water Treatment Plant Sites:	\$125,000/Acre
Creek Channel – currently unencumbered:	\$125,000/Acre
Water Basins – encumbered by power line easement:	\$12,000/Acre
Areas within Designated Flood Plains:	\$12,000/Acre
Right of Way within an area that would require dedication:	\$60,000/Acre

Creek Channel – existing creek:	\$2,000/Acre
Areas Encumbered by Drainage Easements:	\$2,000/Acre
Underlying fee in sewer interceptor easement:	\$50,000/Acre or \$3,000/Acre

Please note that for the water basins, well sites and treatment plant sites which have reservation agreements with specified dates of value, our opinion from the original study has not changed (as the date of value has not changed). Please see the original study in the addenda for the valuation details of these types of properties.

Respectfully submitted,

PATTISON & ASSOCIATES, INC.



Dwight Pattison, SR/WA, IFAS
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