

# Fee Plan

Sacramento County  
Water Agency

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



Effective Date: February 10, 2026

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

On February 10, 2026, by Resolution Number WA 3202 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 February 10, 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).

**SACRAMENTO COUNTY WATER AGENCY  
CALIFORNIA**

**APPROVED**

BOARD OF DIRECTORS  
by Reso No. WA-3202  
FEB 10 2026

BY   
Clerk of the Board

For the Agenda of:  
February 10, 2026

To: Board of Directors,  
Sacramento County Water Agency

Through: David Villanueva, County Executive

Dave Defanti, Deputy County Executive,  
Community Services

From: Matt Satow, Director, Department of Water Resources

Subject: Adopt An Update To The Sacramento County Water Agency's  
Fee Plans And Engineer's Reports For Zones 11A, 11B, 11C,  
11W And 11N; Introduce An Ordinance Amending Schedule D  
Of Title 2 Of The Sacramento County Water Agency Code;  
Waive Full Reading, And Continue To February 24, 2026, For  
Adoption

District(s): All

**RECOMMENDED ACTION**

1. Adopt the attached Resolution approving the Sacramento County Water Agency's Fee Plans and Engineer's Reports for Zones 11A, 11B, 11C, 11W, and 11N.
2. Introduce the attached ordinance amending Schedule D of Title 2 of the Sacramento County Water Agency Code. Waive full reading of the code and continue to February 24, 2026.

**BACKGROUND**

Development activities, such as grading and paving, significantly increase the imperviousness of land, which in turn increases stormwater runoff volume and flow, impacting water quality. To mitigate these effects, developers and builders are required to pay drainage impact fees (Zone 11 fees) based on the percentage increase in imperviousness created by development. Drainage impact fees are then used to reimburse developers and builders for regionally beneficial drainage improvements.

Established in 1965 and revised in 1996, the Zone 11 regional drainage impact fee program was subdivided by watershed to form Zones 11A, 11B, and 11C. The most recent update to the Zones 11A, 11B, and 11C Fee Plan occurred in 2015. The Zone 11A, 11B, and 11C Fee Program collects fees and reimburses developers for the construction of large drainage features

that drain more than 30 acres. These features include drainage pipes, concrete structures, channel and detention basin excavation, detention basin land, other drainage appurtenances, and review of drainage studies and improvement plans.

The Zone 11W Vineyard Springs Supplemental Fee Program was established on July 15, 2003, and the Zone 11N North Vineyard Station Supplemental Fee Program was established on September 20, 2005. Both supplemental fee programs collect development fees and provide reimbursement to developers or project funding for environmental mitigation associated with channelization of Elder, Gerber, and Laguna creeks. The fee plans were last updated on April 7, 2015.

California Government Code 66001 through 66008 requires drainage impact fee programs to be examined periodically. No updates to the fee plans have been made since 2015. The Fee Plan for Zones 11A, 11B, and 11C (Attachment 1) is updated and includes a revised credit schedule, but no changes to the drainage fees are proposed. The fee plans for Zone 11W (Attachment 2) and 11N (Attachment 3) are updated to reflect the current development projections and project needs going forward, but the fees and credit schedules are not changed. Department of Water Resources staff have conducted focused outreach to the development community through coordination with the North State Building Industry Association (BIA). Fee plan updates have been distributed to the development community, and the BIA was provided with adequate time to review and comment on the updates.

## **DISCUSSION**

### **Zone 11A, B, and C Fee Program**

The regional drainage impact fee program is divided into three large watershed areas known as Zones 11A, 11B, and 11C, as shown in the attached map (Attachment 4). Zone 11A comprises urban and urbanizing areas of the south county in the topographic watershed of Morrison Creek and its tributaries, and Beach Stone Lake tributaries. Zone 11B comprises the area draining toward the American River and its tributaries. Zone 11C comprises the watershed area of Dry Creek and the Natomas East Main Drain.

Fee plans must examine development trends while also considering the unique topography, development characteristics, and trunk drainage needs

to calculate the appropriate fee for each zone. This was accomplished as follows:

- The Zone 11A analysis used estimated trunk drainage quantities for North Vineyard Station, Florin Vineyard Gap, Vineyard Springs, Newbridge, Jackson Township, Mather South, West Jackson Highway Master Plan, and Cordova Hills development areas totaling 6,948 acres. These areas are diverse and provide a reasonable representation of the development trends for the next 20 years.
- The Zone 11B analysis reflects the many infill opportunities and the limited greenfield development area that is available. The analysis used the same trunk drainage quantities from the 2004 fee plan as a baseline, but future trunk drainage construction is very limited, and much of the fees collected are used toward drainage plan review required for complicated infill drainage development.
- The Zone 11C analysis used the draft Elverta Specific Plan (ESP) finance plan for the owners' preferred alternative presented in the October 2013 drainage study. The ESP area of 873 acres provides a reasonable representation of the ultimate build-out of the zone area.

Trunk drainage systems generally consist of large diameter pipes, open channels, detention basins, and the appurtenant features, plus real estate for regionally beneficial flood control detention basin land. Program administration and staff time for reviewing drainage studies and improvement plans are included in the fee for each zone.

Most trunk drainage facilities in the new credit schedule are proposed to increase by 100%, with a few exceptions. No increase to the fees is proposed in any of these zones. Since a large portion of future development will occur in Zone 11A, Zone 11A is used to validate that current fees are sufficient to fund trunk drainage facilities under the new, increased credit unit prices. A comparison of current Zone 11 credit unit prices and proposed increases is shown in Attachment 5.

The fee program for each zone is accounted for separately and designed to provide sustainable long-term funding for development activities. Consequently, these trunk drainage funds have been managed with careful stewardship, resulting in fund balances in the accounts for each of the zones. To ascertain future viability, an analysis of the fund balances, looking

forward several years, is included in the fee plan based on assumptions of future development activity.

Because the Fee Plan is designed to balance the cost for the ultimate build-out of trunk drainage facilities within each zone with the total amount of fees collected, staff will monitor these funds as development trends progress over the next several years and update future projections continually.

#### Zone 11W and 11N Fee Programs

Sacramento County approved three development areas (North Vineyard Station Specific Plan, Florin Vineyard Gap Community Plan, and Vineyard Springs Comprehensive Plan) for development. Elder, Gerber, and Laguna Creeks run through these development areas, which require both drainage improvements and environmental mitigation. The Drainage Master Plans call for widening and improving the conveyance of Elder and Gerber creeks, and adding flood basins on Laguna Creek.

The supplemental fee plans for Zone 11W and Zone 11N, as shown in the attached map (Attachment 6), are updated to reflect the projected drainage development and future fee collection in each zone, and the remaining work to be performed and its cost. The fee plan updates found that current fees are sufficient to fund the program moving forward. No increase in fees or credits is proposed.

The Zone 11A, B, and C Fee Plan update proposes an increase to the unit price credit Schedule D which requires an amendment to the SCWA Code Title 2. The Code amendment which includes a strikethrough Schedule D is introduced here (Attachment 7) and is continued to February 24, 2026.

#### **OUTREACH**

In early 2025, staff reached out to the BIA asking for recommended credit unit prices. Past comments from the development community indicated that the credit unit prices were too low, did not adequately compensate for installing trunk drainage facilities, and did not accurately reflect the increased cost of construction over the preceding 10 years. With this update, credit unit prices are adjusted significantly upwards, which are more in line with industry standard unit prices, but below those unit prices recommended by the BIA. The BIA found the proposed unit prices acceptable. The fee plans have been posted on the Water Resources website, and the BIA and development community have been notified of their availability.

Adopt An Update To The Sacramento County Water Agency's Fee Plans And Engineer's Reports For Zones 11A, 11B, 11C, 11W, And 11N; Introduce An Ordinance Amending Schedule D Of Title 2 Of The Sacramento County Water Agency Code; Waive Full Reading, And Continue To February 24, 2026, For Adoption  
Page 5

### **FINANCIAL ANALYSIS**

The Fee Plan update does not increase the drainage impact fees in any of the zones. Unit credit prices are increased, which would increase credits and reimbursements to developers who install trunk drainage. Current drainage impact fees are determined to be sufficient to fund development of the trunk drainage facilities, but will be reevaluated in five years.

#### Attachment:

RES – SCWA Fee Plan Updates  
ORD – Schedule D Ordinance Amendment  
ATT 1 – Zones 11A, 11B, and 11C Fee Plan  
ATT 2 – Zone 11W Fee Plan  
ATT 3 – Zone 11N Fee Plan  
ATT 4 – Map of Zones 11A, 11B, and 11C  
ATT 5 – Credit Unit Price Comparison  
ATT 6 – Map of Zones 11W and 11N

## **RESOLUTION NO. WA-3202**

### **ADOPT AN UPDATE TO THE SACRAMENTO COUNTY WATER AGENCY'S FEE PLANS AND ENGINEERS REPORTS FOR ZONES 11A, 11B, 11C, 11W, AND 11N**

**WHEREAS**, the Sacramento County Water Agency ("Agency") Board of Directors initiated the Zone 11 regional drainage impact fee program in 1965; and

**WHEREAS**, in 1996 the Agency Board of Directors divided Zone 11 into Zones 11A, 11B, and 11C to finance the construction of drainage facilities necessitated by new construction and development; and

**WHEREAS**, the Sacramento County Water Agency Code requires a Fee Plan for each zone, and the Board of Directors adopted a comprehensive Fee Plan for Zones 11A, 11B, and 11C in 1996, and has revised said Fee Plan from time to time; and

**WHEREAS**, the Board of Directors adopted a Fee Plan for Zone 11N on September 20, 2005, and has revised the Zone 11N Fee Plan from time to time; and

**WHEREAS**, the Board of Directors adopted a Fee Plan for Zone 11W on July 15, 2003, and has revised the Zone 11W Fee Plan from time to time; and

**WHEREAS**, the Fee Plan for Zones 11A, 11B, and 11C needs to be amended to reflect updated credit values for major capital facility construction costs; and

**WHEREAS**, the Zone 11N Fee Plan needs to be updated to reflect updated drainage planning; and

**WHEREAS**, the Zone 11W Fee Plan needs to be updated to reflect updated drainage planning; and

**WHEREAS**, no new impact fees or impact fee increases are associated with these Fee Plan Updates.

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED** that the Sacramento County Water Agency Board of Directors hereby approves the following fee plan updates in the form(s) hereto attached:

- 1) 2026 Engineer's Report for Zones 11A, 11B, and 11C (Fee Plan), Attachment 1, hereto.
- 2) 2026 Engineer's Report Zone 11W (Fee Plan), Attachment 2 hereto.
- 3) 2026 Engineer's Report for Zone 11N (Fee Plan), Attachment 3 hereto.

On a motion by Director Desmond, seconded by Director Rodriguez, the foregoing Resolution was passed and adopted by the Board of Directors of the Sacramento County Water Agency this 10th day of February 2026, by the following vote, to wit:

AYES: Directors Desmond, Hume, Kennedy, Serna, Rodriguez

NOES: None

ABSENT: None

ABSTAIN: None

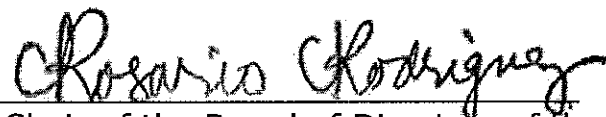
RECUSAL: None

CIVIL SERVICE REFORM ACT (§ 18702.5.)



ATTEST:

  
Clerk of the Board of Supervisors  
of Sacramento County, California,  
and Ex officio Secretary of the  
Board of Directors of the  
Sacramento County Water Agency

  
Chair of the Board of Directors of the  
Sacramento County Water Agency

**FILED**  
BOARD OF DIRECTORS

FEB 10 2026

BY   
CLERK OF THE BOARD

In accordance with Section 25103 of the Government Code  
of the State of California a copy of the document has been  
delivered to the Chair on Feb 10, 2026

By   
Deputy Clerk, Board of Directors

**SACRAMENTO COUNTY WATER AGENCY  
ORDINANCE NO. WAO-\_\_\_\_\_**

**AN ORDINANCE OF THE SACRAMENTO COUNTY WATER AGENCY CODE  
AMENDING APPENDIX 2, SCHEDULE D OF TITLE 2 RELATING TO  
ZONE 11 CREDIT SCHEDULE**

The Board of Directors of the Sacramento County Water Agency ordains as follows:

SECTION 1. Appendix 2, Schedule D of Title 2 of the Sacramento County Water Agency Code is amended to read as shown in Attachment A to this Ordinance.

SECTION 2. This ordinance was introduced and the title thereof read at the regular meeting of the Board of Directors of the Sacramento County Water Agency on \_\_\_\_\_, and on \_\_\_\_\_, further reading was waived by the unanimous vote of the Directors present.

This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days from the date of its passage it shall be published once with the names of the members of the Board of Directors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Sacramento.

On a motion by Director \_\_\_\_\_, seconded by Director \_\_\_\_\_, the foregoing ordinance was passed and adopted by the Board of Directors of the Sacramento County Water Agency, State of California, this \_\_\_\_ day of \_\_\_\_\_ 2026, by the following vote:

AYES: Directors,

NOES: Directors,

ABSENT: Directors,

ABSTAIN: Directors,

RECUSAL: Directors,  
(PER POLITICAL REFORM ACT (§ 18702.5.))

\_\_\_\_\_  
Chair of the Board of Directors  
of the Sacramento County Water Agency

(SEAL)

ATTEST: \_\_\_\_\_  
Clerk of the Board of Supervisors  
of Sacramento County, California,  
and Ex officio Secretary of the  
Board of Directors of the  
Sacramento County Water Agency

3162753

## Table of Contents

|                                                                                           |    |
|-------------------------------------------------------------------------------------------|----|
| Introduction .....                                                                        | 1  |
| Existing Fee Plans.....                                                                   | 1  |
| Update Purpose .....                                                                      | 2  |
| Drainage Studies .....                                                                    | 2  |
| Detention Basins .....                                                                    | 2  |
| Proposed Channel Improvements .....                                                       | 4  |
| Offsite Mitigation .....                                                                  | 4  |
| Elder Creek.....                                                                          | 4  |
| Gerber Creek .....                                                                        | 4  |
| Description of Creditable Work Under This Fee Plan, and its Measurement and Payment ..... | 5  |
| Riparian Enhancement and Landscaping .....                                                | 5  |
| Landscaping (Basin Perimeter).....                                                        | 5  |
| Zone 11N Fund .....                                                                       | 7  |
| Zone 11N Development Impact Fee .....                                                     | 7  |
| California Government Code 66016.5.....                                                   | 8  |
| Figures, Tables and Attachments: .....                                                    | 10 |

# **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 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 Plan 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 a part 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 phases 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**

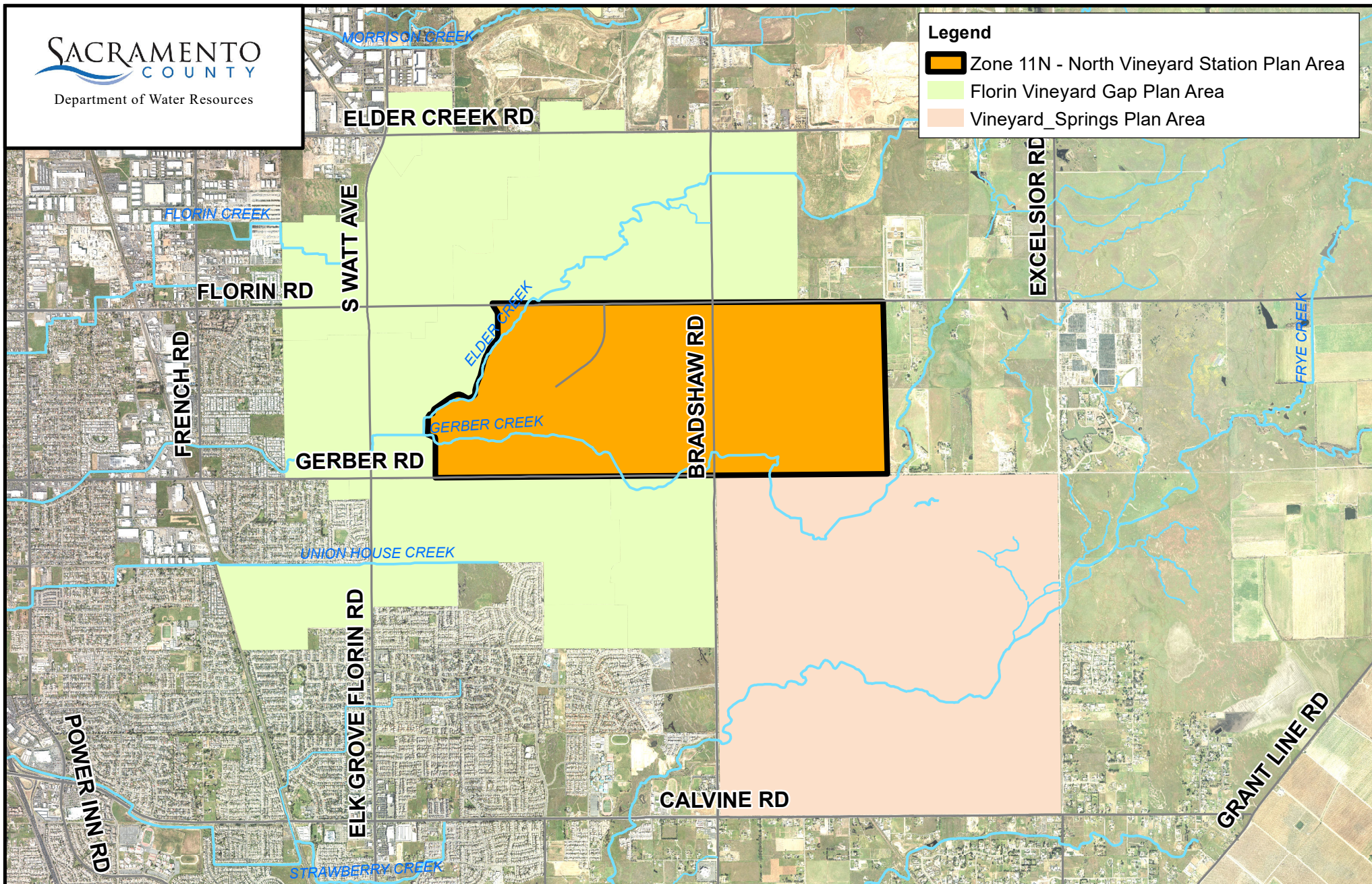
|          |                                                                    |
|----------|--------------------------------------------------------------------|
| Figure 1 | Supplemental Fee Plan Area Prior to 2015 Fee Plan Update           |
| Figure 2 | Zone 11N and 11W Supplemental Fee Plan Areas                       |
| 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 |
|----------------|---------------------------|



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

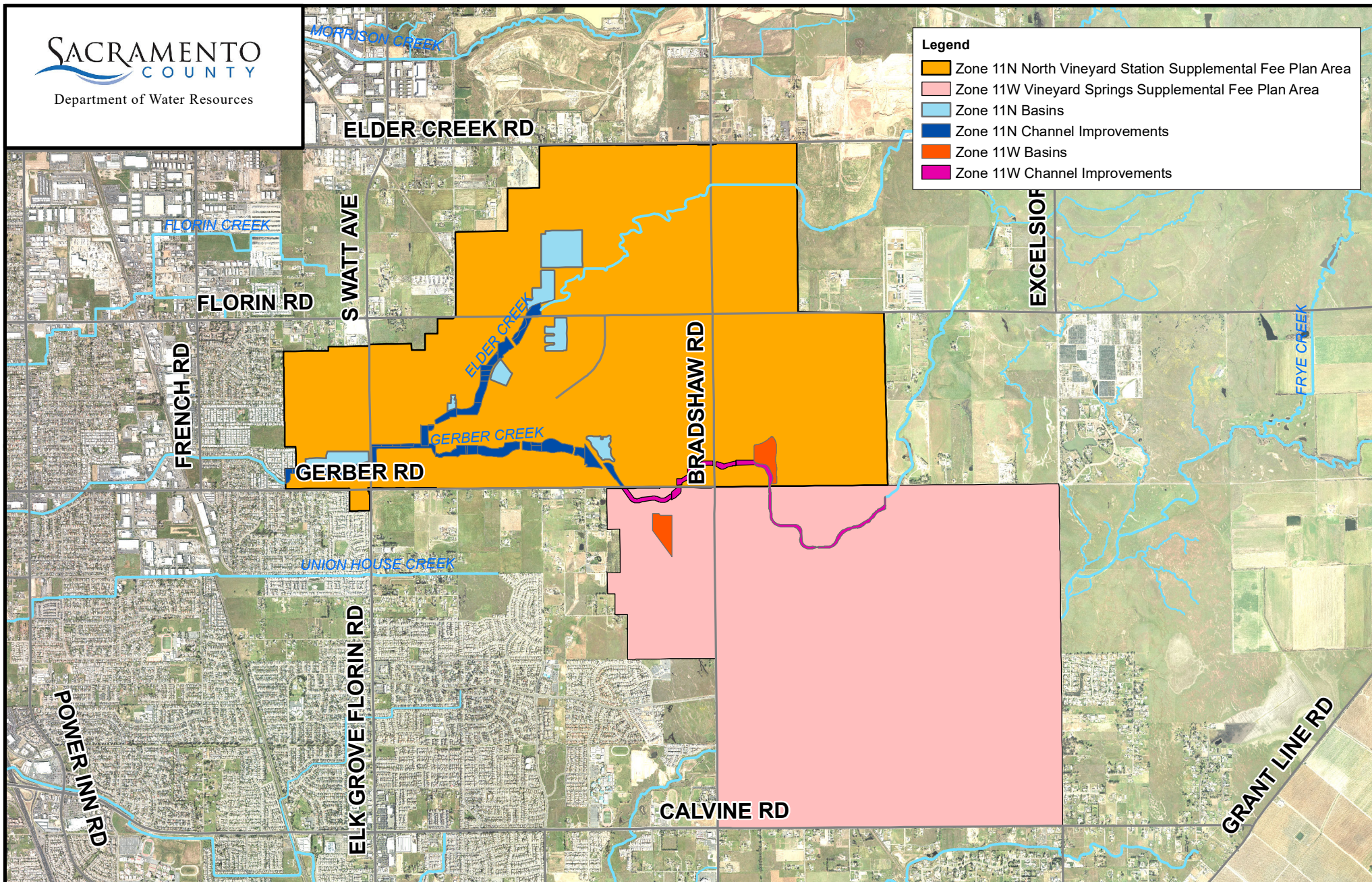
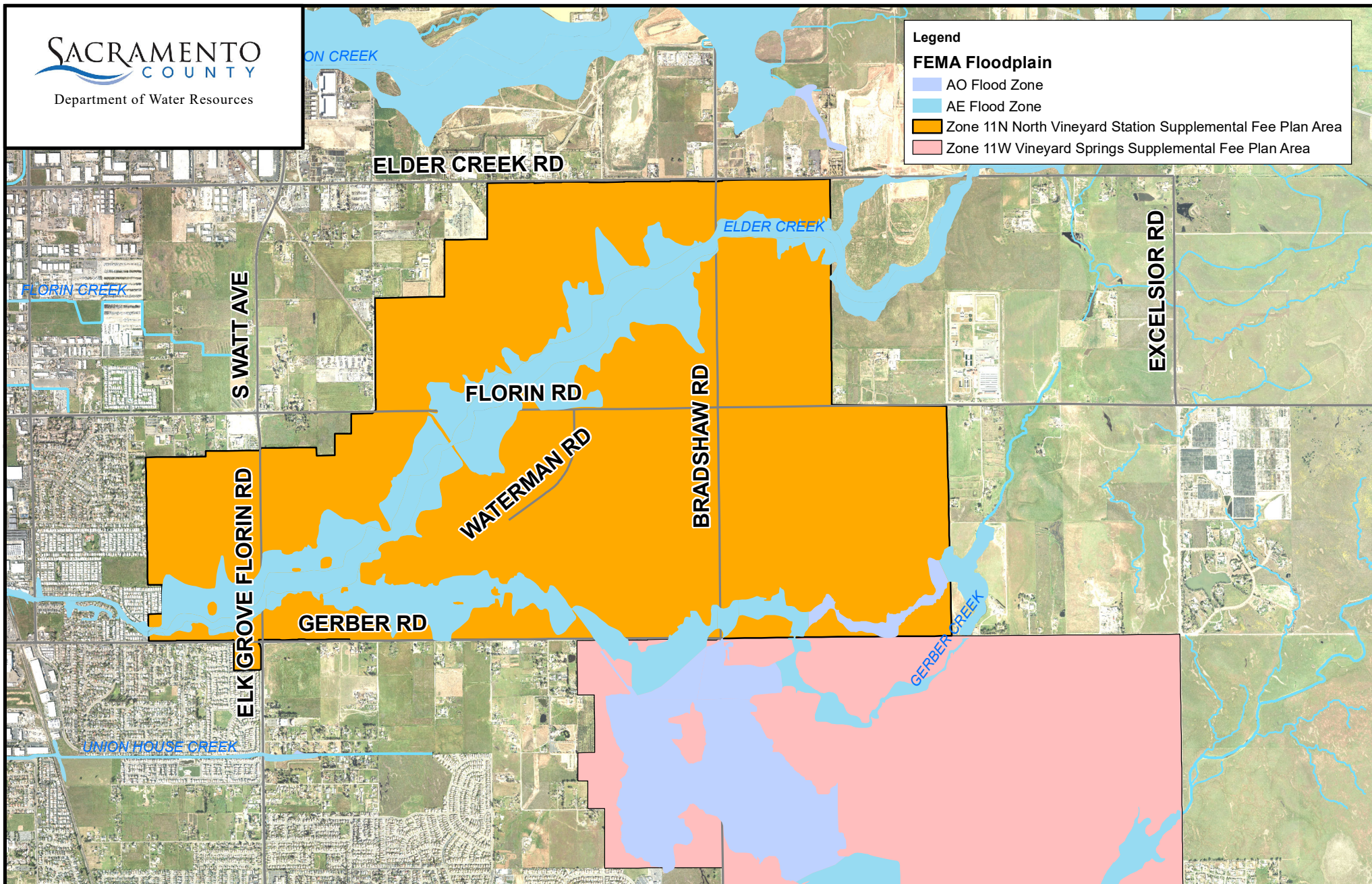


Figure 2  
Zones 11N and 11W Supplemental Fee Plan Areas  
Elder and Gerber Creek Reaches



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

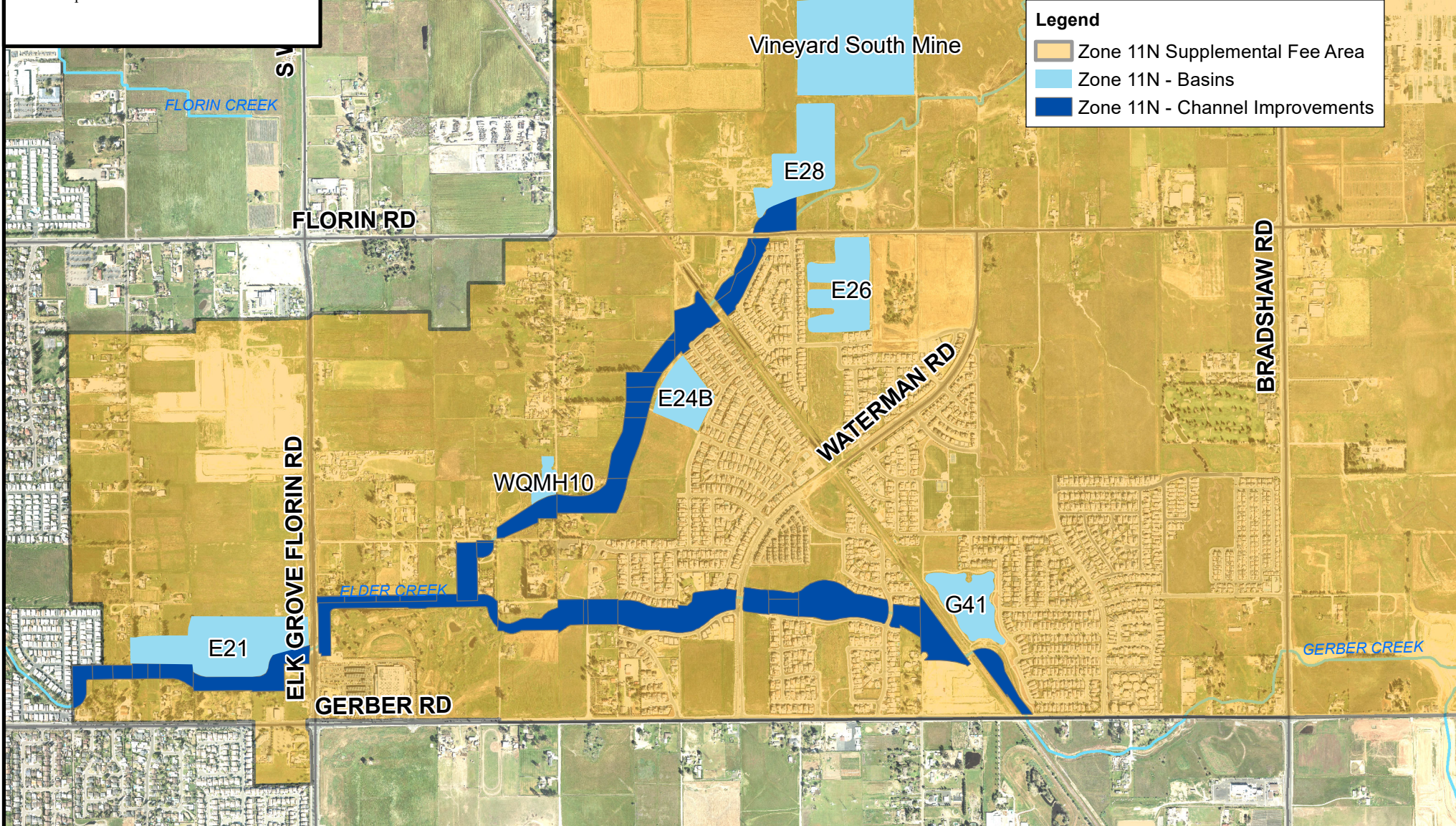
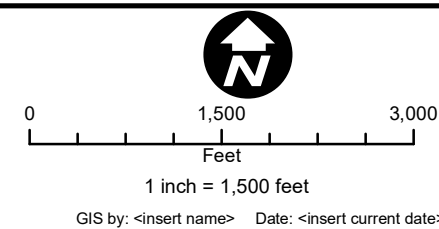
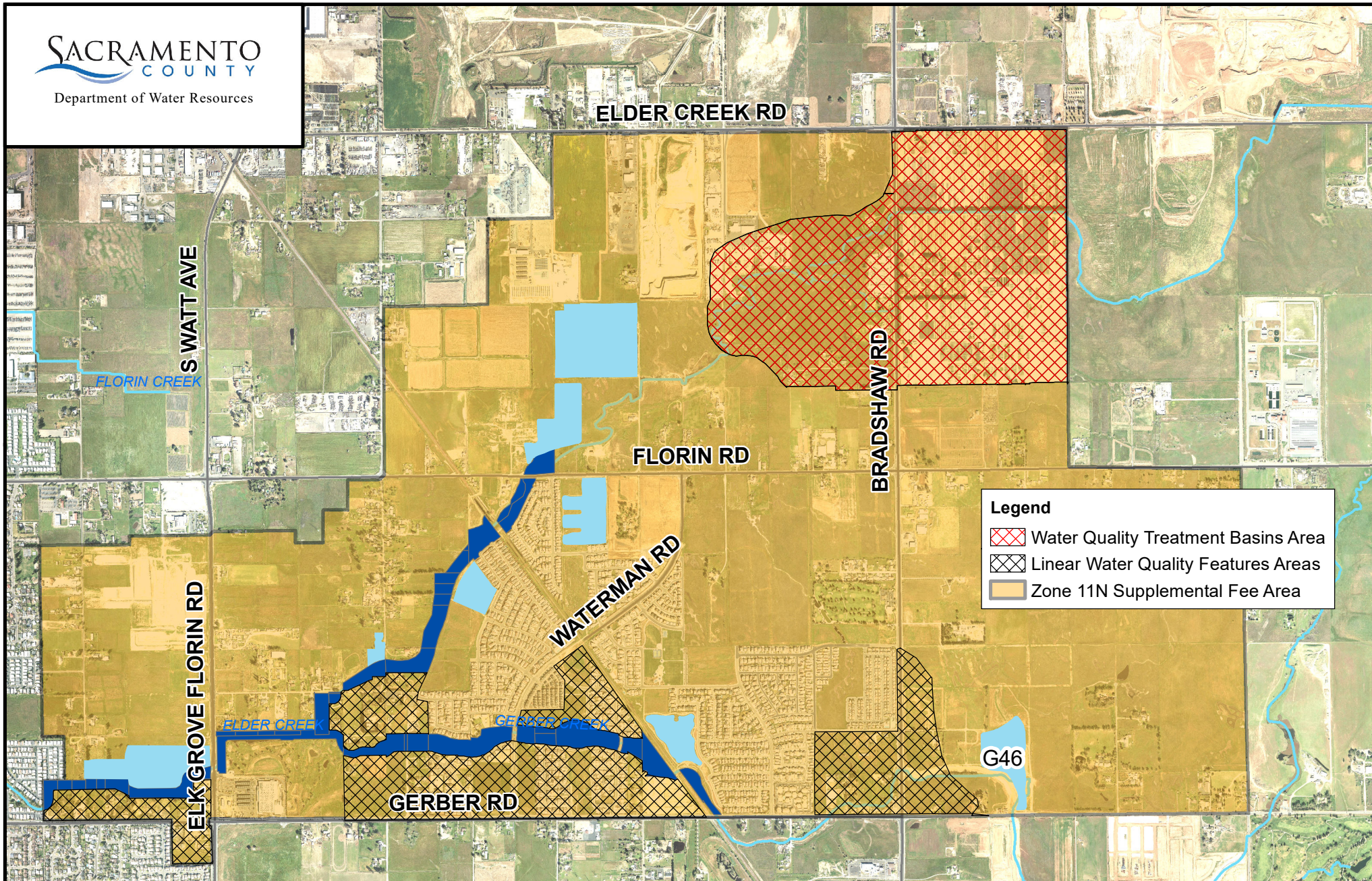


Figure 4  
Zone 11N - Supplemental Fee Program  
Channel and Basin Improvements





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

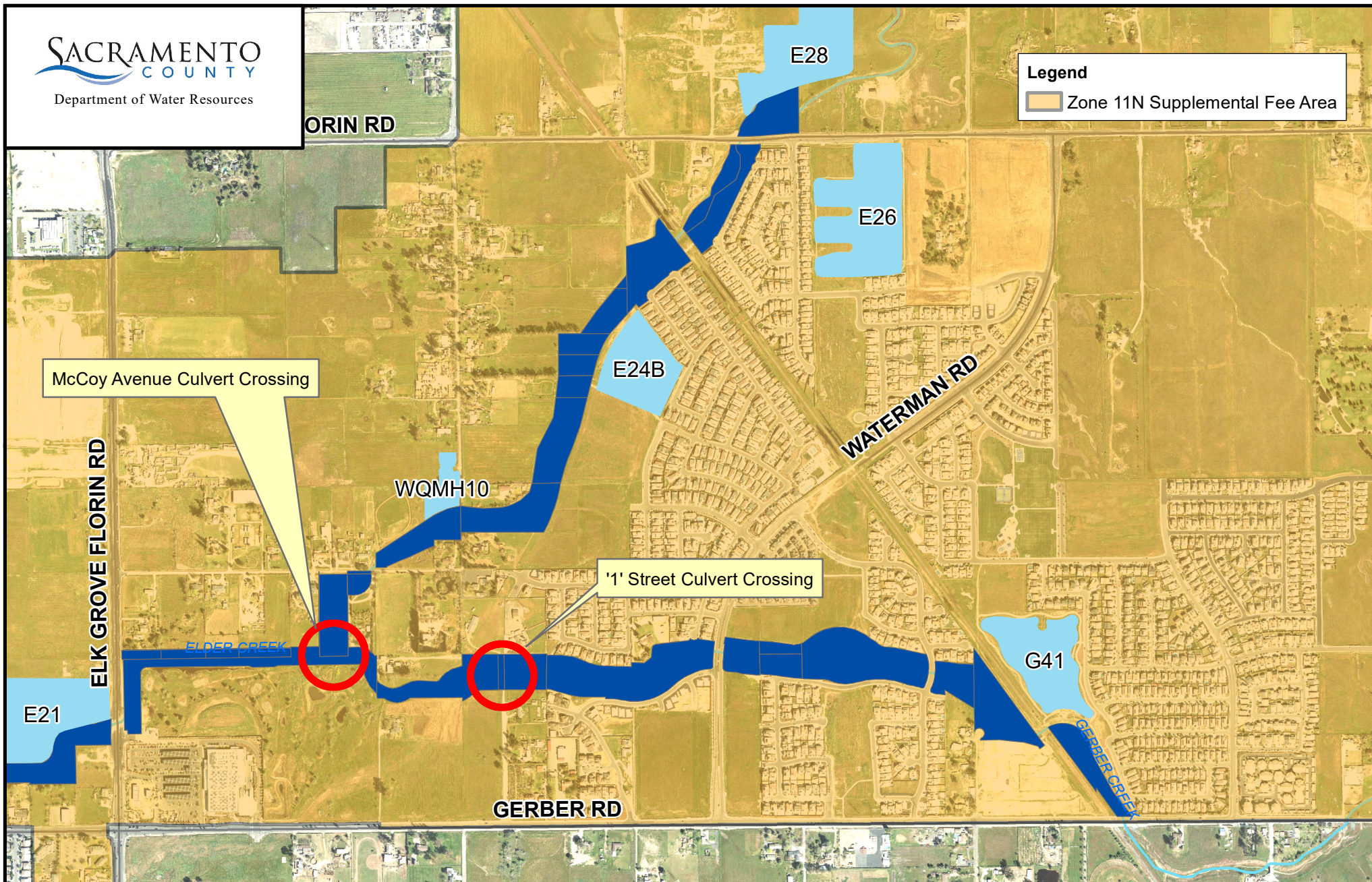
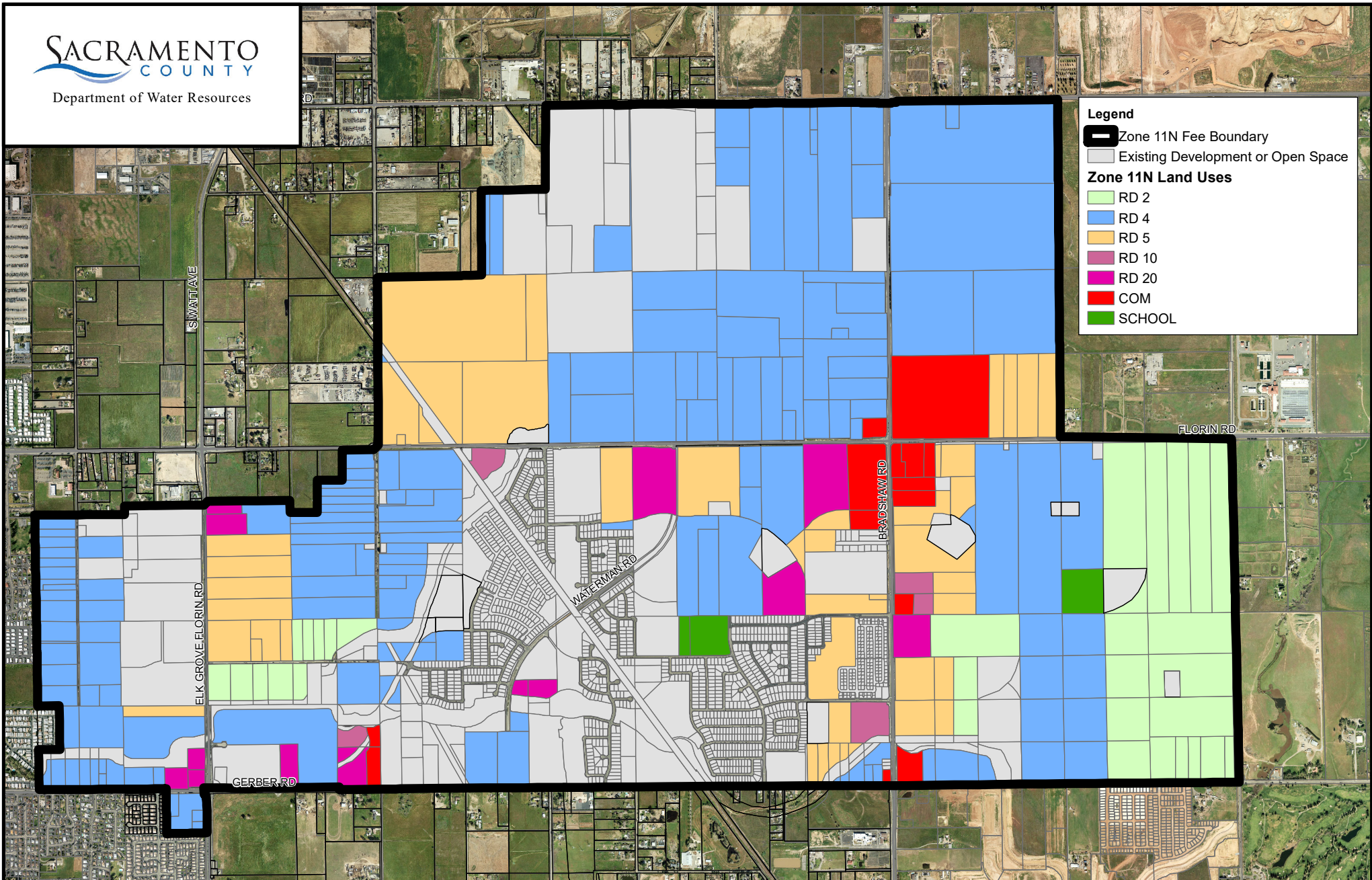


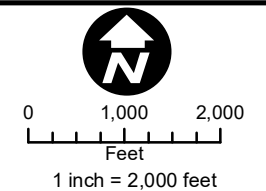
Figure 6  
Zone 11N - Supplemental Fee Program  
Culvert Crossings



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



**Figure 7**  
**Zone 11N - Supplemental Fee Program**  
**Land Uses**



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

| <b>SCHEDULE N</b>                                                                      | <b>9/13/05<br/>Original</b> | <b>2011<br/>Update</b> | <b>2015<br/>update</b> | <b>Effective<br/>March 3,<br/>2025</b> |
|----------------------------------------------------------------------------------------|-----------------------------|------------------------|------------------------|----------------------------------------|
| <b>Credits</b>                                                                         |                             |                        |                        |                                        |
| 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                  |                        |                        |                                        |
| <b>Real Estate Acquisition:</b>                                                        |                             |                        |                        |                                        |
| 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                           |

| <b>Fees per acre* [use straight line interpolation]</b> | <b>9/13/05<br/>Original</b> | <b>2011<br/>Update</b> | <b>2015<br/>update</b> | <b>Effective<br/>March 3,<br/>2025</b> |
|---------------------------------------------------------|-----------------------------|------------------------|------------------------|----------------------------------------|
| 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          | <b>\$3,605,359</b>  |
| Phase 3           | 6,110                    | \$1,100                 | \$6,721,000         | \$236,030        | \$11,500        | \$75,000         | \$170,000        | \$150,000        | \$537,680          | <b>\$7,901,210</b>  |
| Phase 4           | 7,975                    | \$1,100                 | \$8,772,500         | \$570,421        | \$11,500        | \$75,000         | \$150,000        | \$150,000        | \$701,800          | <b>\$10,431,221</b> |
| <b>Total Cost</b> | <b>16,985</b>            |                         | <b>\$18,382,206</b> | <b>\$841,604</b> | <b>\$34,500</b> | <b>\$225,000</b> | <b>\$490,000</b> | <b>\$450,000</b> | <b>\$1,514,480</b> | <b>\$21,937,790</b> |

**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 = <b>\$12,587,904</b>                                                                              |

| Total Cost apportioned to Zone 11N at 79.5% and Zone 11W at 20.5% | 20% Contingency    | TOTAL               |
|-------------------------------------------------------------------|--------------------|---------------------|
| <b>Zone 11N is 79.5% of the Total Cost = \$10,007,384</b>         | <b>\$2,001,477</b> | <b>\$12,008,860</b> |
| <b>Zone 11W is 20.5% of the total Cost = \$2,580,520</b>          | <b>\$516,104</b>   | <b>\$3,096,624</b>  |

**TABLE 2 -Fee Program Costs**

|                                                                       |             |              |           |                     |
|-----------------------------------------------------------------------|-------------|--------------|-----------|---------------------|
| <b>11N Reimbursements</b>                                             |             |              |           |                     |
| 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                        |             |              | \$399,457 |                     |
| Singh Estates                                                         |             |              | \$251,717 |                     |
|                                                                       |             | Sub Total    |           | \$2,778,928         |
| <b>Linear Water Quality Features</b>                                  |             |              |           | \$10,880            |
| <b>Water Quality Basins</b>                                           |             |              |           | \$681,328           |
| <b>Pump Station Removal at Basin G41</b>                              |             |              |           | \$89,696            |
| <b>Reconstruct Weirs at Detention Basins</b>                          |             |              |           | \$218,085           |
| Weir reconstruction at basins G41, E24, and G46 at \$72,695 each      |             |              |           |                     |
| <b>Basin Perimeter Landscaping - \$19/ LF</b>                         |             |              |           |                     |
|                                                                       | 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           |
| <b>Drainage Right of Way Acquisition</b>                              |             |              |           | \$155,276           |
| <b>Basin Land Acquisition</b>                                         |             |              |           | \$4,046,642         |
| <b>Elder/ Gerber Creek Landscape/ Irrigation Project (Phases 2-4)</b> |             |              |           | \$12,008,860        |
| <b>Labor Costs</b>                                                    |             |              |           | \$2,019,563         |
| <b>Loan Transfer from Zone 11A</b>                                    |             |              |           |                     |
| 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         |
|                                                                       |             | <b>TOTAL</b> |           | <b>\$28,831,574</b> |

**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 |

| <b>TABLE 5</b><br><b>Basin Land Acquisition Costs</b> |              |               |             |
|-------------------------------------------------------|--------------|---------------|-------------|
| 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 |
| <b>Revenues:</b>                                        |              |            |            |            |             |            |
| 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   |
| <b>Expenditures:</b>                                    |              |            |            |            |             |            |
| 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**

| <b>SCWA - North Vineyard Station Supplemental Drainage Fee</b><br><b>Fund 315N - Fund Center 2815005</b> |            |            |              |              |              |              |
|----------------------------------------------------------------------------------------------------------|------------|------------|--------------|--------------|--------------|--------------|
| 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   |
| <b>Revenues:</b>                                                                                         |            |            |              |              |              |              |
| 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   |
| <b>Expenditures:</b>                                                                                     |            |            |              |              |              |              |
| 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**

| <b>SCWA - North Vineyard Station Supplemental Drainage Fee</b><br><b>Fund 315N - Fund Center 2815005</b> |              |            |            |              |              |              |
|----------------------------------------------------------------------------------------------------------|--------------|------------|------------|--------------|--------------|--------------|
| 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   |
| <b>Revenues:</b>                                                                                         |              |            |            |              |              |              |
| 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 |
| <b>Expenditures:</b>                                                                                     |              |            |            |              |              |              |
| 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 5<sup>th</sup>, with the same date of value (February 4<sup>th</sup>, 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:

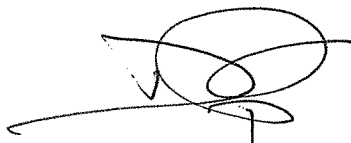
|                                                            |                |
|------------------------------------------------------------|----------------|
| Right of Way with no dedication requirement:               | \$125,000/Acre |
| Water Basins – unencumbered:                               | \$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  
CA State Cert. #AG009699



Michael Pattison, SR/WA  
CA State Cert. #AG026061