

Fee Plan

Sacramento County
Water Agency

Engineer's Report
For
Vineyard Springs Supplemental
Drainage Fee Zone 11W



Effective Date: February 10, 2026

Sacramento County Water Agency
Zone 11W 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 2015 (established by Resolution Number WA-2897).

**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
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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

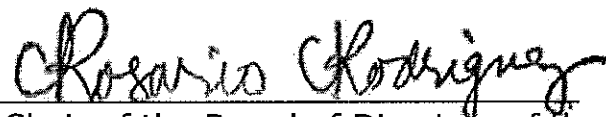
RECUSAL: None

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

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2026 DRAINAGE IMPACT FEE PLAN FOR VINEYARD SPRINGS SUPPLEMENTAL DRAINAGE FEE (KNOWN AS ZONE 11W)

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 Vineyard Springs Comprehensive Plan and Florin Vineyard Gap Community Plan Areas are entirely within Zone 11A of the Sacramento County Water Agency. The Vineyard Springs Supplemental Drainage Fee is accounted for separately as a subaccount of Zone 11A by the Department of Water Resources, in Fund 315W - Fund Center 2815004, and is herein referred to as Zone 11W.

The initial Zone 11W Fee Plan was approved on July 15, 2003, by Resolution WA-2506 and Chapter 2.80 was added to Title 2 of the Sacramento County Water Agency Code by Ordinance number WAO-2509 on August 5, 2003. The first update to the Fee Plan and ordinance was June 2007 (WAO-0070) followed by WAO-0090 on April 14 2015. This Fee Plan supersedes the previous Fee Plans but does not revise Chapter 2.80.

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 (VSCP) area needed to obtain their own US Army Corps permit for along Geber Creek. The permits required establishment of drainage right of way, wetland mitigation, and establishment of a linear landscaped habitat preserve. The existing Zone 11A regional trunk drainage fee program does not account for the cost of these drainage right-of-way acquisition and environmental regulatory requirements. 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 Vineyard Springs Comprehensive Plan area. Areas of the FVGC plan area that drain to Gerber Creek were incorporated into the VSCP area with the 2015 update to the Zone 11W Fee Plan, expanding the area of Zone 11W. Figure 1 shows the original Zone 11W area prior to its expansion in 2015. Some of the Gerber Creek improvements within the Zone 11N Fee Plan that primarily benefit the VSCP area were removed from the Zone 11N Fee Plan and put in the Zone 11N

Fee Plan as a part of the 2015 update. Figure 2 shows the current fee plan areas as well as the channel and basin facilities that the reconfigured Zone 11W 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 under previous fee plans. This Fee Plan looks forward and budgets for work that remains to be completed.

Zone 11W (Vineyard Springs Comprehensive Plan) – Supplemental Fee Update

Drainage Studies

In 1999, the Spink Corporation prepared a drainage master plan for the VSCP. Removal of the inter-basin transfer floodplain that exists between Laguna and Gerber Creeks is an important objective of drainage planning to open further development in the area. Figure 3 shows the existing 100-year floodplain for the Zone 11N and 11W fee plan areas including the Zone AO inter-basin transfer flood plain.

In 2012, West Yost prepared a LOMR application for Laguna Creek which further refined the floodplain mapping and base flood elevations along Laguna Creek. The LOMR also established a flow hydrograph for the inter-basin transfer from Laguna Creek to Gerber Creek. Water Resources used the LOMR model to develop a flood control plan to eliminate the inter-basin transfer by detaining flood flows in detention basins located at the Triangle Rock mining pit and the Southgate Soccer Field Basin as shown in Figure 4. In 2023, Water Resources obtained a CLOMR from FEMA to remove the inter-basin transfer floodplain once the Soccer field and Triangle Rock Mine Basin are constructed.

In 2014, Civil Engineering Solutions, Inc. (CESI) prepared a hydraulic evaluation for the upper Gerber Creek watershed that identified proposed channel improvements to Gerber Creek and optimized the size of the detention basins shown in Figure 4. Channel improvements and basin detention are needed along the upper reach of Gerber Creek starting upstream at Vineyard Road to Gerber Crossing 4 to allow planned development for the Wildhawk North development within the VSCP area.

Detention Basins

The 2015 fee plan update added area within the FVGC Plan Area and the Gerber Creek watershed to the Zone 11W Fee Plan area. The area added to Zone 11W includes future Basin G43. Additionally, future Basin G46 which is located within the Zone 11N Fee Plan area was annexed into Zone 11W 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 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:

Triangle Rock – The Vulcan Materials (Triangle Aggregate) Phase 2 mining south of Florin Road was conditioned upon the applicant's agreement with Sacramento County to provide 1,000 ac-ft of flood storage volume. A spillway was built by the miners in 2013 north of Florin Road allowing peak flow to spill into an existing mined pit. Water Resources plans to design, permit, and construct a drainage structure within Laguna creek to increase the diversion and detainment of flood flow to mitigate the impact of eliminating the inter-basin transfer. This detention basin facility may be moved in the future to the mining south of Florin Road adjacent to Laguna Creek if Vulcan Materials provides an alternate storage site..

Southgate Multi-Use Basin – The Southgate Recreation and Park District and Sacramento County Department of Water Resources have completed construction of a multi-use soccer park and flood control basin. The proposed multi-use facility will work in conjunction with the *Triangle Rock Basin* to eliminate the inter-basin transfer from Laguna Creek to Gerber Creek; flood flows from Laguna Creek overland to Gerber Creek are shown on the effective FEMA Flood Insurance Rate Map (see Zone AO floodplain on Figure 3).

Southgate Water Quality Treatment Basin – This basin, which has already been constructed, serves as an outfall for the Southgate Multi-Use Basin and provides stormwater quality treatment for residential subdivisions development within the VSCP area.

Carmencita Basin – The area north of Calvine Road along Carmencita Avenue is anticipated for future development. A stormwater quality treatment basin will be required as part of the development. The location of this basin is unknown at this time and will be determined during later land development planning.

Basin G43 – This basin, to be located south of Gerber Road and west of Bradshaw Road, is needed for local water quality treatment. The watershed areas that will flow into this basin are from both Florin Vineyard Gap Community Plan and Vineyard Springs Comprehensive Plan.

Basin G46 – The largest flood control detention basin for upper Gerber Creek is the proposed G46 detention basin. This facility provides both storm water quality

treatment and flood control protection. For flood protection purposes, the basin is designed for Gerber Creek to overtop a weir structure and discharge into the basin. It is anticipated that the weir will be adjusted from preliminary development to a weir height that is established based on full build-out conditions of Vineyard Springs Comprehensive Plan and North Vineyard Station Specific Plan development plans.

Wildhawk North Stormwater Basins – Several small water quality treatment basins have been constructed to support development of the Wildhawk North subdivision project in the reach of Gerber Creek in Vineyard Springs Comprehensive Plan Area.

Gerber Creek Channel Improvements

The Wildhawk North project improved Gerber Creek to its ultimate full width and depth starting at the Wildhawk North project site and continuing downstream to the Gerber Road crossing west of Bradshaw Road, thus connecting to channel improvement constructed by others and completing all the planned channel improvements for Elder and Gerber creeks within the three plan areas. The improvements to the upper reach of Gerber Creek were made by and to the benefit of the Wildhawk North project, thus, the supplemental fee costs for the upper reach of Gerber Creek, upstream of the G41 basin, moved from Zone 11N to Zone 11W with the 2015 Fee Plan update.

Offsite Mitigation

Construction of Gerber Creek falls under two Clean Water Act Section 404 permits, one held by the Wildhawk North developers, and one held by the County. These US Army Corps permits required the purchase of seasonal wetland and vernal pool mitigation bank credits as condition of channel and basin excavation. All required mitigation bank credits were purchased by a developer and credits were issued and used against fees. A summary of the credits related to Zone 11W is shown in Table 4.

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

The trunk drainage costs enumerated in Table 2 are measured and paid as described below.

Riparian Enhancement / Landscaping (Channel) - Riparian Enhancement and Riparian Landscaping shall be performed in accordance with the plans developed for the 404 US Army Corps permits. Water Resources has begun to implement a four-phase project to install riparian enhancement landscaping and irrigation to meet permit conditions. Water Resources will install planting and irrigation along the Zone 11W portion of Gerber Creek during the fourth phase of the project which is scheduled to begin in 2025. The project owners for the Wildhawk North development are responsible for riparian enhancement under a separate US Army Corp permit for the reach of upper Gerber Creek through the Wildhawk North project.

The unit price shown in Schedule W for Riparian Enhancement Landscaping allows for fee credits at the unit price per lineal foot measured at the centerline of the

water surface of the 2-year storm event, for landscaping the creek corridor in accordance with the requirements of the Clean Water Act Section 404 Permit(s) for the drainage improvements. 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.

Landscaping (Basin Perimeter) - The unit price shown in Schedule W 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 for the remaining basins, 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. As of the date of this Fee Plan update, credits have been established and used against fees for the water quality treatment basins located in the Wildhawk North development area. For budget purposes, the estimated linear length of basin perimeter landscaping for this fee credit for future basins is described in Table 2.

Erosion Control – This credit amount per lineal foot of channel (center or 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 W 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.

Water Quality Features – The North Vineyard Station Specific Plan drainage master plan describes certain water quality features in the upper reach of Gerber Creek. The unit price shown in Schedule W allows lump sum fee credit for each of these features that are designed and constructed to the satisfaction of the County and no other compensation is allowed. As of the date of this Fee Plan update, all anticipated linear water quality features within the Wildhawk North development area have been constructed and credits issued.

Low Flow Crossings – There is no specific amount budgeted in Table 2 for low flow crossings and a contingency may only be used if approved by the County

Department of Water Resources. 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 fee credit amount will be determined using unit prices from Zone 11 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, all channel work that would require a low flow crossing is considered complete and no other low flow crossings are anticipated.

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. At the time 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 W. As of the date of this Fee Plan update, all channel work that requires truck haul excavation is complete.

Trail/ Drainage Maintenance Access – There is no specific amount budgeted in Table 2 for trails/maintenance access. A contingency is available when and if those facilities are designed and approved as necessary by the County Department of Water Resources. As of the date of this Fee Plan update, all channel work that requires maintenance access is complete, so no further maintenance access is anticipated.

Creek Trail Crossings – The cost price shown in Table 2 for creek trail crossings is for future construction activities. At the time of this fee plan update, Southgate Recreation and Park District has not completed its design and permitting for the trail system and its creek crossings. Therefore, most of the budget for this item will be held for cooperative funding for the trail as it will be an integral part of the work associated with the Clean Water Act Section 404 Permits.

Construct Temporary Weir – Certain detention basin weirs will be adjusted to account for changes in hydrology and Manning's roughness coefficient (n-value) over time as the planning area develops.

Pump Station and Detention Basin at Mining Pit– There is a detention basin at the Triangle aggregate pit north of Florin Road (west of the Folsom South Canal) with a lateral weir parallel to Laguna Creek that was constructed by the miners for the purpose of mitigating Laguna Creek floodplain impacts due to the levee construction protecting the new Triangle mine south of Florin Road. Improvements are needed at Laguna Creek to help divert additional flows into the mining pit. A pump station will be needed to assure there is sufficient flood storage in the basin. Improvements are also needed at the mining pit to stabilize the banks to address water quality

concerns. At the time of this Fee Plan update the pump station is not designed; however, a budget amount is proposed in Table 2 to fund all needed improvements to achieve mitigation objectives.

Pump Station Operation – The amount shown in Table 2 will be set aside to fund the long-term operation of the pump station at the Triangle Rock Basin.

Drainage Right of Way Acquisition – There is no amount budgeted for drainage right of way acquisition in this Fee Plan a limited budget in this fee plan for drainage land not otherwise paid by Zone 11A, including certain reaches of channel and certain detention basins as generally described in Table 2 as supported by Exhibit V-2014 and the right of way value study. Nothing in the Clean Water Act permits or any County planning documents shall compel this fee plan to acquire land at any location, or at any price, or at any time; however, there is necessarily a cap on the amount of right of way cost budgeted herein. 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.

Environmental Mitigation – The County’s Clean Water Act Section 404 Permit with the US Army Corps of Engineers requires mitigation of disturbed seasonal wetlands and vernal pools. There is an allowance for this activity, as further described in Table 4. As of the date of this Fee Plan update, all environmental mitigation credits have been purchased.

Zone 11W Fund

The Zone 11W program is accounted for separately, fund 315W, fund center 2815004. The fee credits for Zone 11W are applied against Zone 11W fees only. The fund revenue, expenses and cash balance are summarized on Table 6.

Zone 11W Development Impact Fee

The fee is proposed to remain unchanged from the 2015 Fee Plan. Similarly, Schedule W unit prices 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 construction of drainage features at the Triangle Rock Basin. The update also accounts for 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 within the Fee Plan area where will be collected at the time of development. Table 3 summarizes the land use types and corresponding area where Zone 11N fees are collected. The estimate of fees that will be collected is reduced by 25% to reflect that some of the currently undeveloped areas will not develop beyond their current use. 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 11W drainage fees are collected and used for the purposes described in SCWA Title Chapter 2.80 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 11W 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 are not directly considered in the land use categorization or impervious surface calculation. The Sacramento County Zone 11W Fee and Credit Schedule W 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 takes into account 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	Zone 11W 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 11W – Supplemental Fee Program Channel and Basin Improvements
Figure 5	Trail Crossing
Figure 6	Zone 11W Supplemental Fee Program Land Uses

Tables

Schedule W	Zone 11W - 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 11W Cash Flow and Cash Balance

Attachments

Exhibit V-2014	Land Valuation Study 2014
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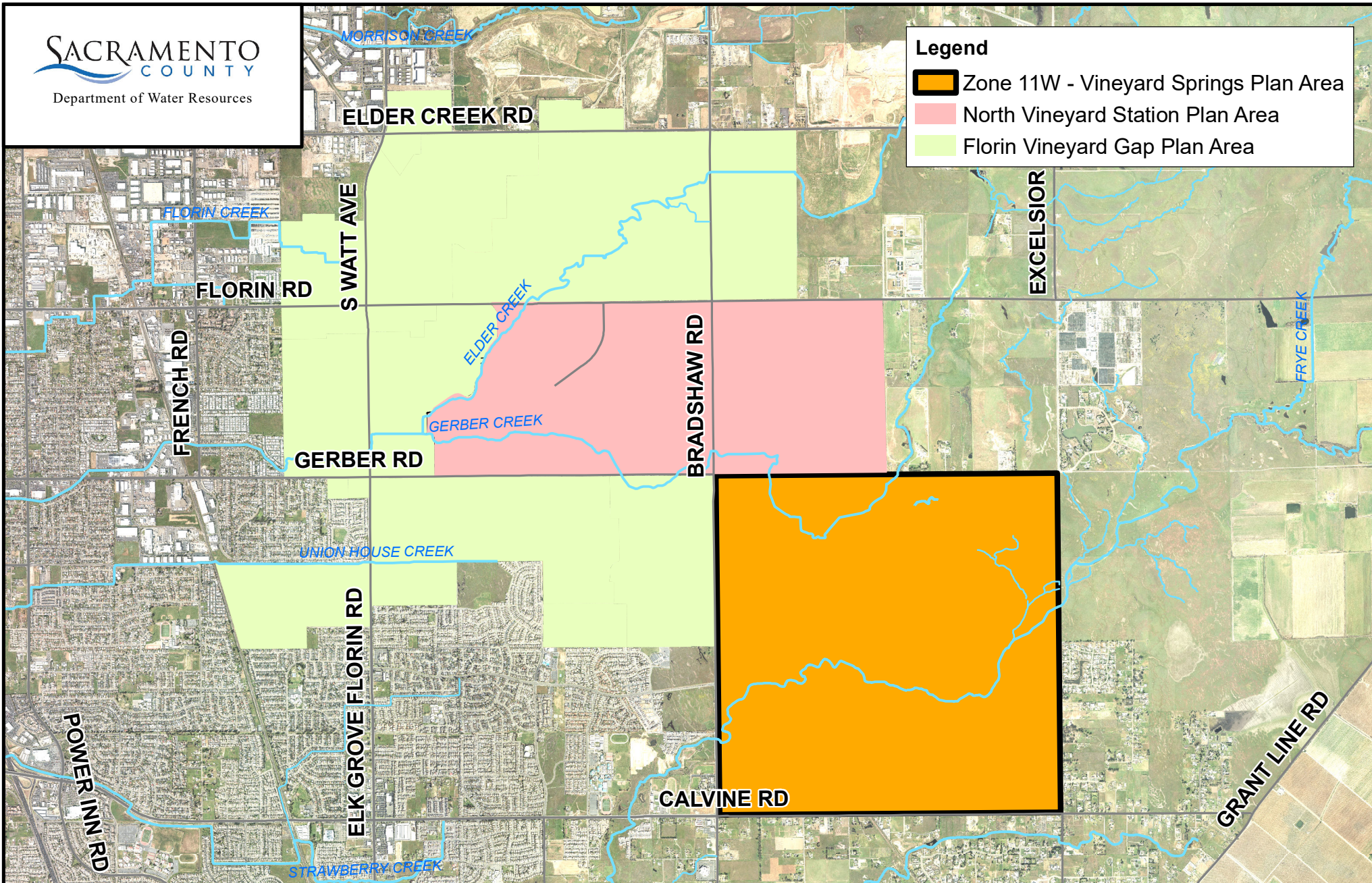


Figure 1

**Zone 11W - Vineyard Springs Comprehensive Plan Area
Supplemental Fee Plan Area Prior to 2015 Fee Plan Update**



0 2,000 4,000
Feet
1 inch = 4,000 feet

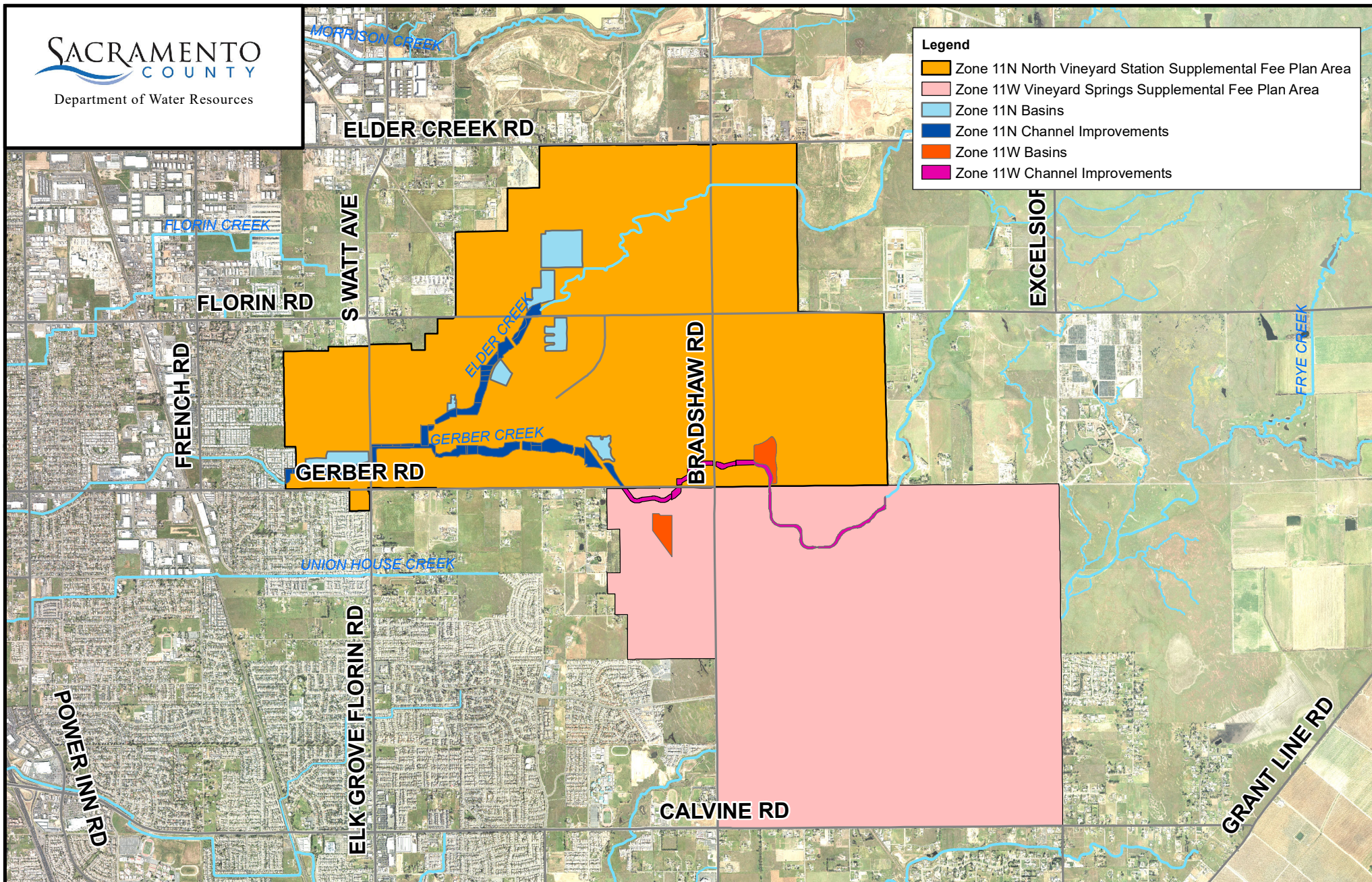


Figure 2
Zones 11N and 11W Supplemental Fee Plan Areas
Elder and Gerber Creek Reaches

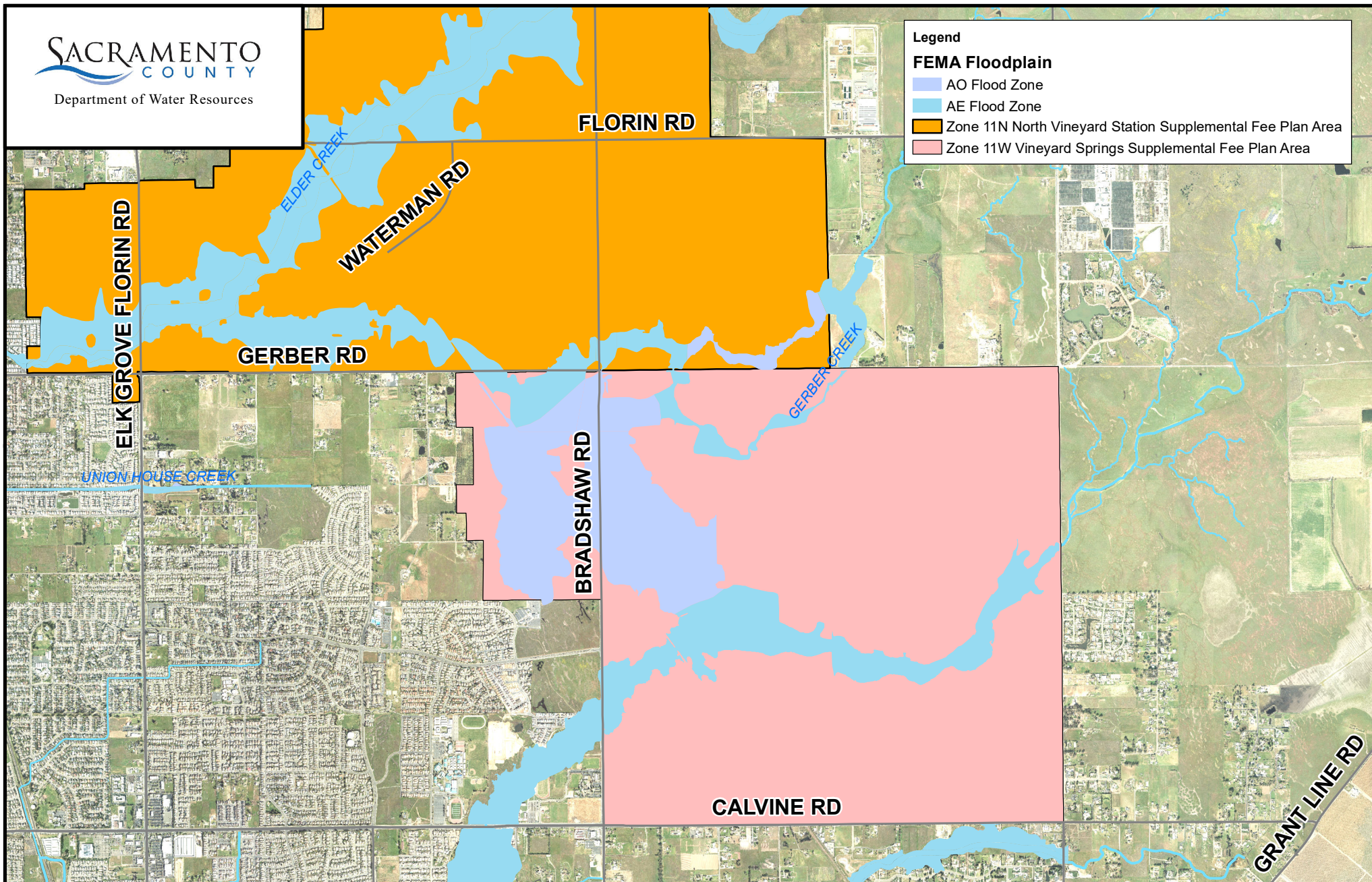


Figure 3
FEMA 100-Year Floodplain Prior to Channel Improvements
Elder and Gerber Creek Reaches



0 1,500 3,000
Feet

1 inch = 3,000 feet

GIS by: MJ

Date: 4-14-23

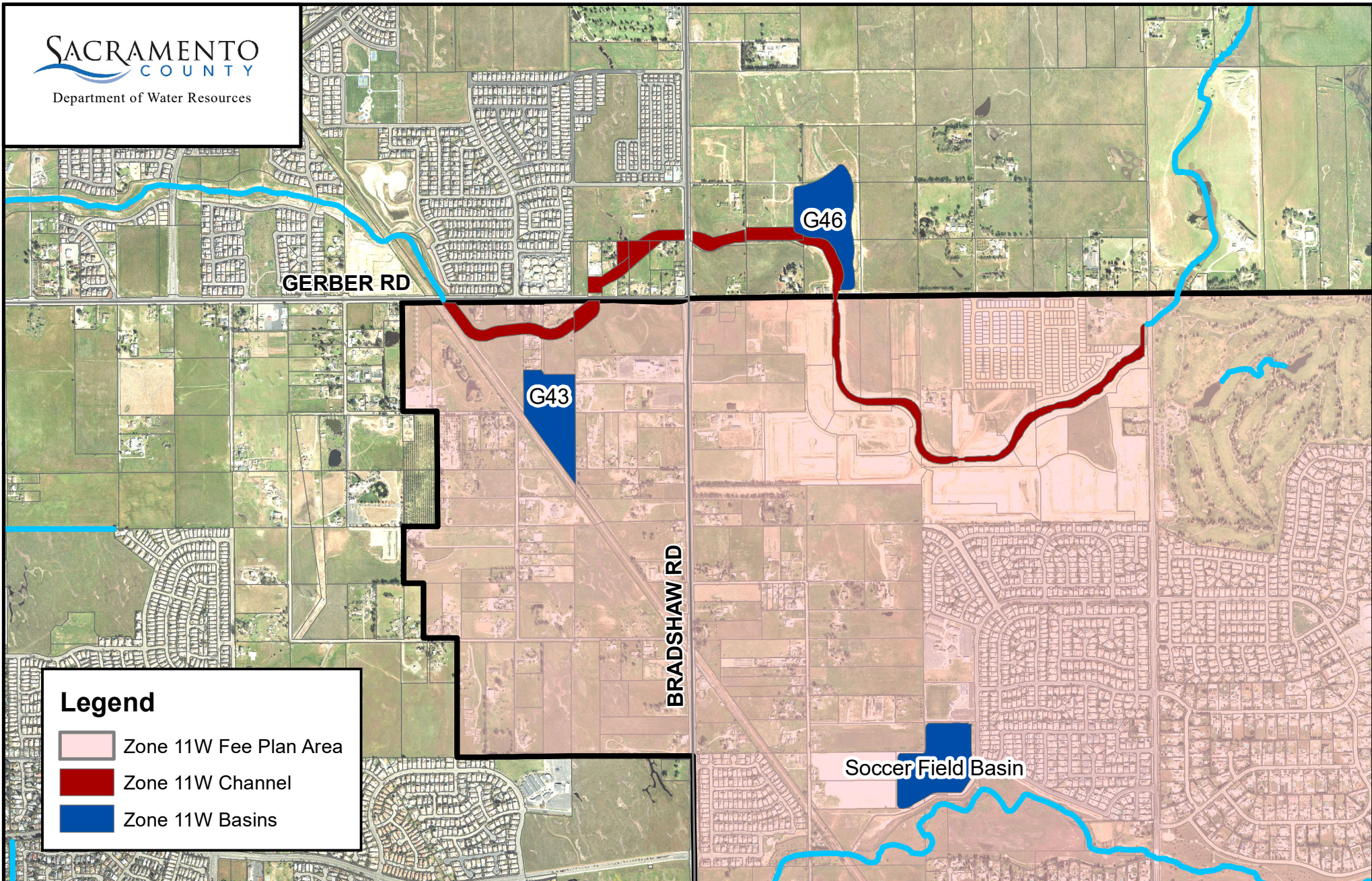


Figure 4
Zone 11W - Supplemental Fee Program
Channel and Basin Improvements



0 750 1,500
Feet

1 inch = 1,500 feet

GIS by: MJ

Date: 6-9-23

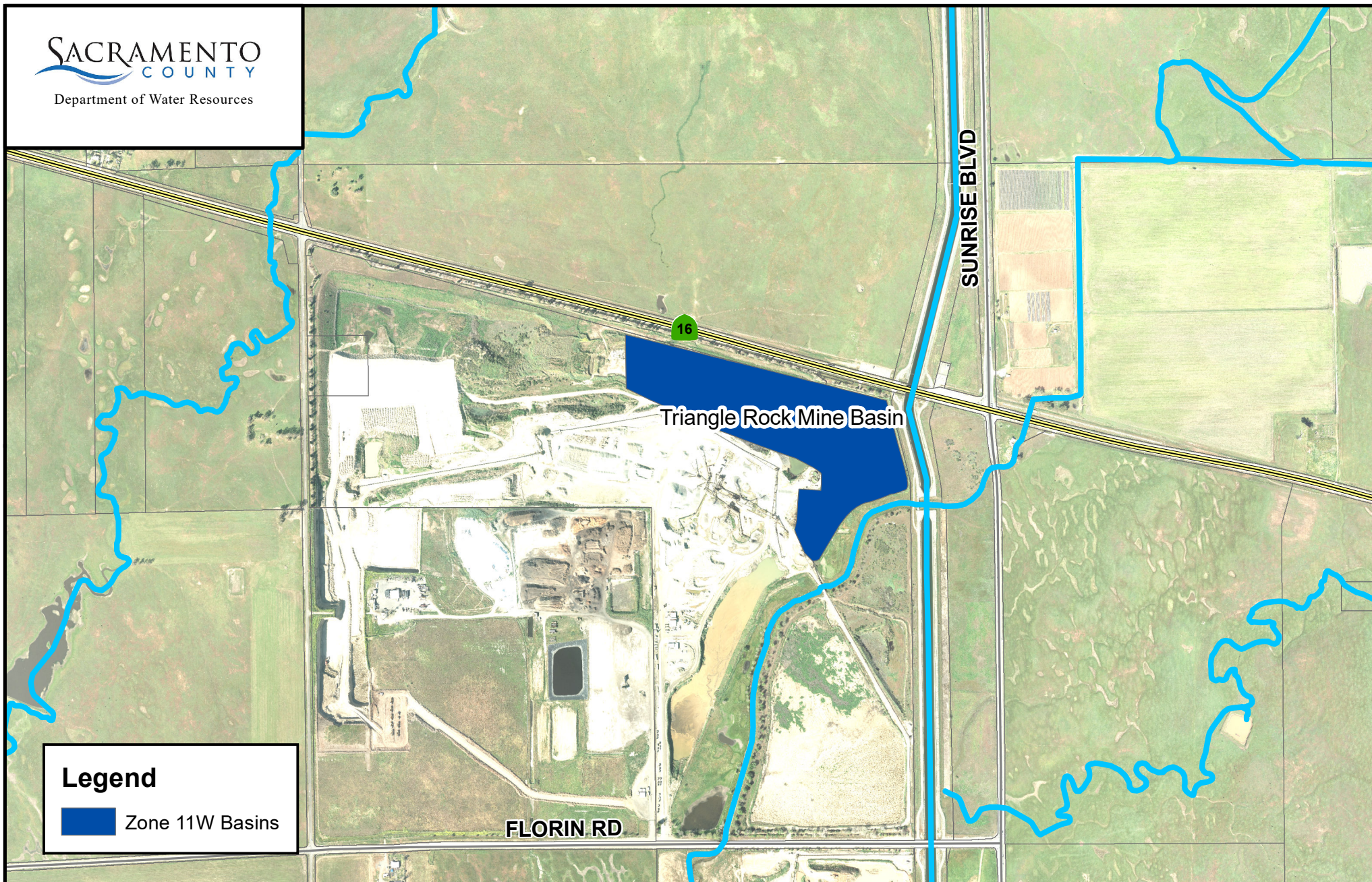


Figure 4
Zone 11W - Supplemental Fee Program
Channel and Basin Improvements



0 750 1,500
Feet

1 inch = 1,000 feet

GIS by: MJ

Date: 6-9-23

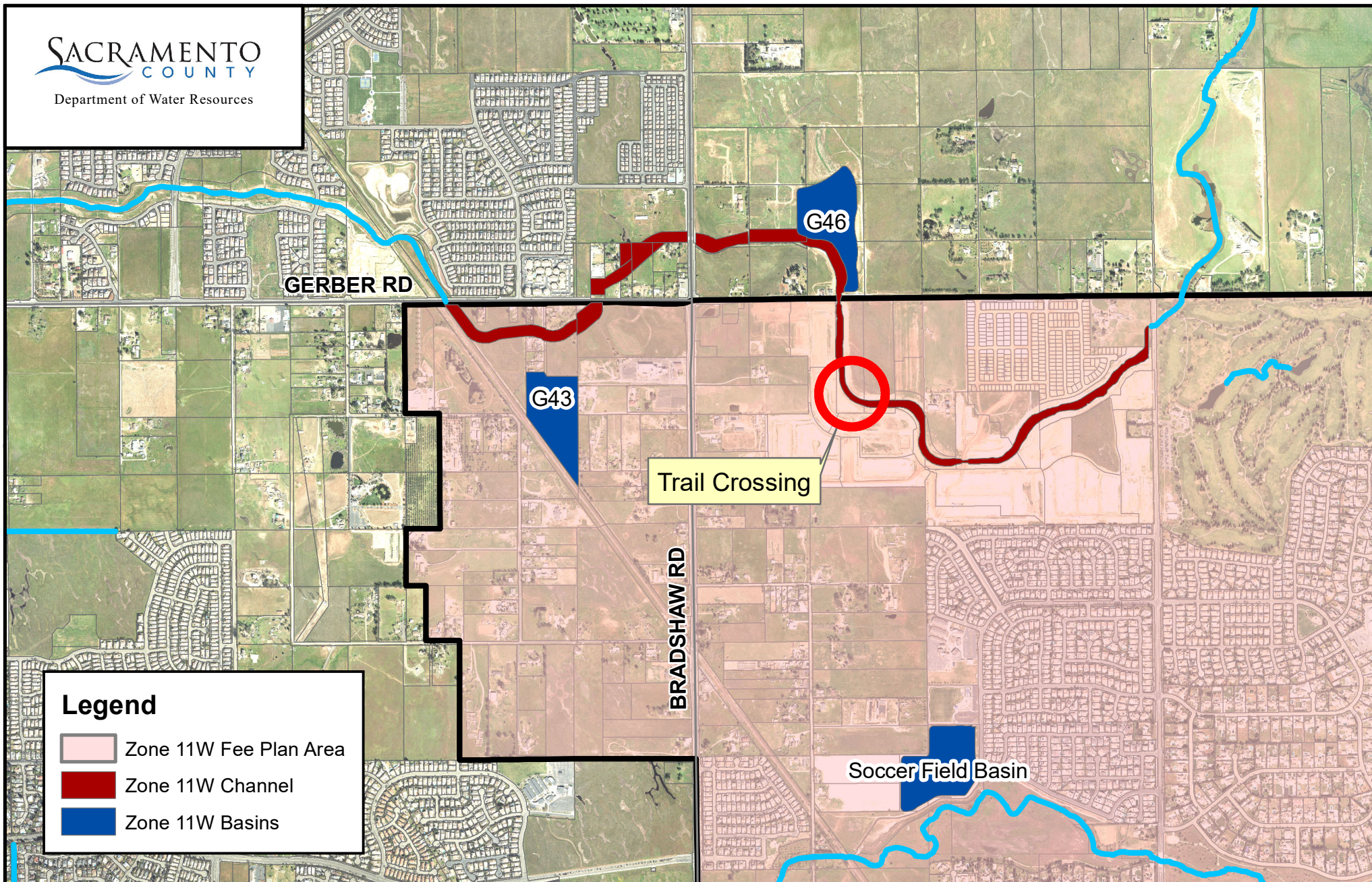


Figure 5
Pedestrian Trail Crossing

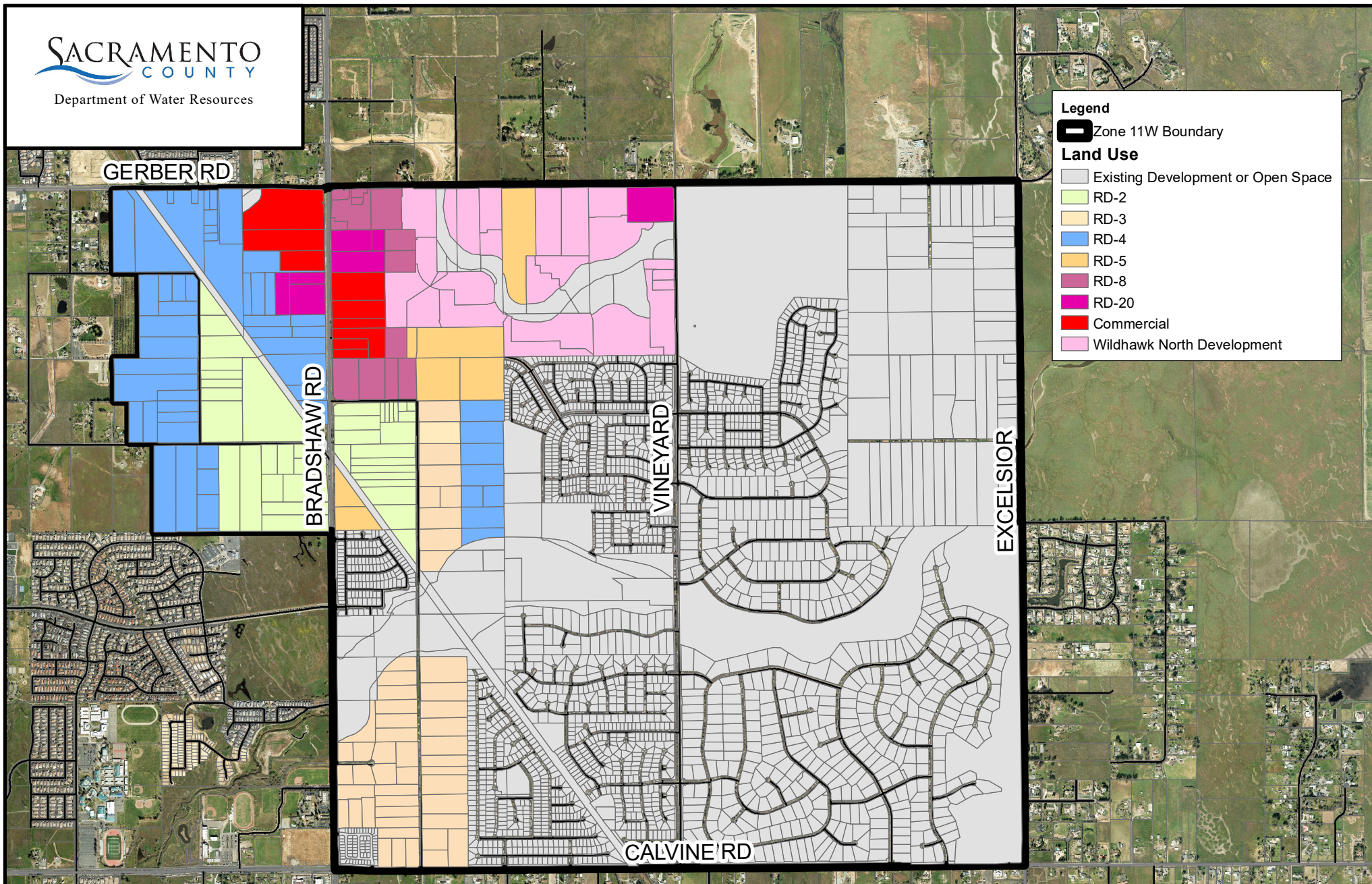


Figure 6
Zone 11W - Supplemental Fee Program
Land Uses



0 1,000 2,000
Feet

1 inch = 2,000 feet

GIS by: MJ

Date: 6-14-2023

Vineyard Springs Comprehensive Plan
Zone 11W Fee and Credit Schedule

SCHEDULE W	9/13/05 Original	2011 Update	2015 update	Effective March 3, 2025
CREDITS				
Riparian Enhancement Landscaping (Channel) [1]	\$46.30	\$73.80	\$63.63	\$87.51 /LF
Riparian Enhancement Landscaping (Basin perimeter) [1]	\$10.14	\$21.28	\$14.72	\$19.11 /LF
Erosion Control (Channel) [2]	\$10.00	\$10.80	\$11.22	\$14.08 /LF
Lineal Water Quality Features [3]	\$5,000	\$5,398	\$5,606	\$7,744 /EA
Trails and Drainage Maintenance Access	Schedule D			
Creek Trail Crossings	Schedule D			
Low Flow Crossing [4]	Schedule D			
Temporary Weir at G46 Basin	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	\$179,328 /AC
Detention Basin (unencumbered), less Zone 11 A credit [7] [8] [9]	\$200,000	\$17,000	\$17,655	\$179,328 /AC
Preserve buffer encumbered by aerial utility easement	\$50,000	\$50,000	\$51,925	\$71,731 /AC
Channel easement (top of bank) encumbered by easement for underground utility	\$12,500	\$6,250	\$6,491	\$8,967 /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	\$0 /AC
Reidence on 1.0 acre	\$ 27,200	\$ 22,994	\$11,922	\$16,467 /AC
Residence on 0.50 acre	\$ 29,341	\$ 24,493	\$12,278	\$16,961 /AC
Residence on 0.20 acre	\$ 35,118	\$ 28,538	\$14,417	\$19,918 /AC
Residence on 0.12 acre	\$ 38,961	\$ 29,925	\$15,763	\$21,777 /AC
Residential RD20 to RD30	\$ 47,440	\$ 36,061	\$17,506	\$24,183 /AC
Commercial (office/retail)	\$ 52,760	\$ 39,926	\$19,358	\$26,743 /AC
School Campus	\$ 41,424	\$ 34,107	\$15,110	\$20,847 /AC
Active Park	\$0	\$0	\$0	\$0 /AC
Open Space	\$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. Price per cubic yard if material is excavated for the benefit of Water Resources and cannot be scraper hauled to a fill site (in addition to Zone 11 A, Schedule D credit amount)
6. Credit amount for land shall be the least of listed values or valuation by County Real Estate Division
7. Land value will be reduced by the cost of wetlands that are being mitigated off-site by this fee plan

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	\$2,001,477	\$12,008,860
Zone 11W is 20.5% of the total Cost = \$2,580,520	\$516,104	\$3,096,624

TABLE 2

Zone 11W Supplemental Fee Program - Fee Program Costs		
11W Reimbursements		\$0
Basin Perimeter Landscaping - \$19/ LF	Linear Feet	
Basin G43	2750	\$52,250
Basin G46	4500	\$85,500
	Subtotal	\$137,750
Creek Trail Crossing		\$200,000
Drainage Right of Way Acquisition		\$0
Basin Land Acquisition		\$3,340,000
Triangle Rock Basin, Weir, Pump Station Construction		\$2,500,000
Riparian Enhancement/ Landscaping (Channel)		
<i>Elder/ Gerber Creek Landscape/ Irrigation Project</i>		\$3,096,624
Contingency		\$500,000
Labor Costs		\$1,000,000
Loan Transfer from Zone 11A		
11/5/2021 Document 110465455	\$3,000,000	
5/10/23 Document 11090824	\$1,000,000	
	Subtotal	\$4,000,000
	TOTAL	\$14,774,374

TABLE 3
Zone 11W Supplemental Fee Area Land Use Fees

Land Uses	Acres	2023 Fee/ Acre	Fee
RD-1	0.0	\$16,165	\$0
RD-2	144.4	\$16,649	\$2,403,986
RD-3	196.6	\$17,617	\$3,463,437
RD-4	470.7	\$18,584	\$8,747,646
RD-5	70.4	\$19,552	\$1,376,461
RD-8	58.9	\$21,377	\$1,259,105
RD-20	39.9	\$23,739	\$947,186
COM	68.1	\$26,252	\$1,787,761
	1049.0	TOTAL	\$19,985,581
		75% of Total	\$14,989,186

1. Assume that 75% 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
Sacramento County 404 Permit Mitigation Condition ¹			
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
		SUB-TOTAL	\$1,599,000
Wildhawk North 404 Permit Mitigation Condition			
Vernal Pool Creation	Toad Hill	1.1	\$330,000
Seasonal Wetland	Cosumnes River Mitigation Bank	0.45	\$13,600
		SUB-TOTAL	\$343,600
TOTAL			\$1,942,600

1. Includes credits within both Zone 11N and 11N creek reaches

TABLE 5

Basin Land Acquisition Costs			
Basin	Size (acres)	Cost	Note
G43	7.1	\$700,000	Based on Appraised Land Value
Triangle Rock Basin	33	\$2,640,000	Assume \$80,000 per acre
	Total	\$3,340,000	

TABLE 6
SCWA - Vineyard Springs Supplemental Drainage Fee
Fund 315W - Fund Center 2815004

Fee Revenue and Expenditure History Zone 11W

	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12
Revenues:							
Fees (cash)	\$ 3,422	\$ -	\$ -	\$ 109,550	\$ -	\$ -	\$ -
Credits used	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Earned Interest	\$ 163,572	\$ 213,039	\$ 184,236	\$ 103,888	\$ 42,170	\$ 21,554	\$ 16,196
Misc. Other Rev.	\$ -	\$ -	\$ -	\$ -	\$ 2,563	\$ -	\$ -
Interfund Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenditures:							
Admin (20 - Object)	\$ 102,198	\$ 152,399	\$ 66,032	\$ 96,442	\$ 70,418	\$ 59,598	\$ 67,533
Credits used	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reimbursements	\$ -	\$ -	\$ -	\$ 312,852	\$ 7,800	\$ 7,800	\$ 7,794
Misc. Other Exp.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land (41 - Object)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Projects (42 - Object)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TABLE 6 Continued

SCWA - Vineyard Springs Supplemental Drainage Fee
Fund 315W - Fund Center 2815004

Fee Revenue and Expenditure History Zone 11W

	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18
Revenues:						
Fees (cash)	\$ -	\$ -	\$ 445,773	\$ -	\$ 80,326	\$ 254,935
Credits used	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Earned Interest	\$ 23,992	\$ 3,892	\$ 10,526	\$ 4,381	\$ 29,097	\$ 38,654
Misc. Other Rev.	\$ -	\$ 8,474	\$ 83,450	\$ -	\$ -	\$ -
Interfund Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenditures:						
Admin (20 - Object)	\$ 8,783	\$ 50,718	\$ 48,717	\$ 385,870	\$ 324,851	\$ 183,615
Credits used	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reimbursements	\$ -	\$ 15,275	\$ -	\$ -	\$ -	\$ -
Misc. Other Exp.	\$ -	\$ -	\$ -	\$ -	\$ 33,933	\$ -
Land (41 - Object)	\$ -	\$ -	\$ 26,125	\$ 463,112	\$ 532,945	\$ 236,018
Projects (42 - Object)	\$ 101,201	\$ -	\$ -	\$ -	\$ -	\$ -

TABLE 6 Continued

SCWA - Vineyard Springs Supplemental Drainage Fee
Fund 315W - Fund Center 2815004

Fee Revenue and Expenditure History Zone 11W

	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Revenues:						
Fees (cash)	\$ -	\$ -	\$ -	\$ 149,415	\$ 913,161	\$ 1,166,438
Credits used	\$ -	\$ -	\$ -	\$ 589,180	\$ 255,204	\$ 326,706
Earned Interest	\$ 59,870	\$ 47,507	\$ 15,275	\$ 18,998	\$ 76,852	\$ 163,886
Misc. Other Rev.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interfund Loan	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 1,000,000	\$ -
Expenditures:						
Admin (20 - Object)	\$ 88,422	\$ 89,952	\$ 45,777	\$ 19,550	\$ 34,426	\$ 71,536
Credits used	\$ -	\$ -	\$ -	\$ 589,180	\$ 255,204	\$ 326,706
Reimbursements	\$ -	\$ 114,930	\$ -	\$ 100,000	\$ 85,075	\$ -
Misc. Other Exp.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land (41 - Object)	\$ 600	\$ 471	\$ 149,784	\$ 491,591	\$ 5,573	\$ 22,032
Projects (42 - Object)	\$ -	\$ 34,855	\$ 170,823	\$ 2,041,000	\$ 1,902,391	(\$981,698)

**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:

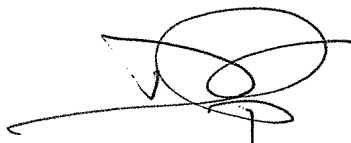
Right of Way with no dedication requirement:	\$125,000/Acre
Water Basins – unencumbered:	\$125,000/Acre
Well Sites and Water Treatment Plant Sites:	\$125,000/Acre
Creek Channel – currently unencumbered:	\$125,000/Acre
Water Basins – encumbered by power line easement:	\$12,000/Acre
Areas within Designated 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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CA State Cert. #AG026061