RECLAMATION DISTRICT NO. 1000
BOARD OF TRUSTEES
REGULAR BOARD MEETING

1633 GARDEN HIGHWAY
SACRAMENTO, CA 95833

FRIDAY, MARCH 11, 2022
8:00 A.M.

WEB & TELEPHONE MEETING ONLY

MODIFIED BROWN ACT REQUIREMENTS IN LIGHT OF STATE OF EMERGENCY

In compliance with CA Assembly Bill 361, members of the Board of Trustees and members of the public will participate in this meeting by teleconference. The call-in information for the Board of Trustees and the public is as follows:

Join the meeting from your computer, tablet or smartphone.
https://www.gotomeet.me/rd1000

You can also dial in using your phone.
United States (Toll Free): 1 866 899 4679
United States: +1 (571) 317-3116

Access Code: 539-716-757

If you don't already have the GoToMeeting application downloaded, please allow yourself additional time prior to the meeting to install the free application on your computer, tablet, or smartphone. The application is not required to participate via phone.

Any member of the public on the telephone may speak during Public Comment or may email public comments to kking@rd1000.org and comments will be read from each member of the public. During this period of modified Brown Act Requirements, the District will use best efforts to swiftly resolve requests for reasonable modifications or accommodations with individuals with disabilities, consistent with the Americans with Disabilities Act, and resolving any doubt whatsoever in favor of accessibility. Requests for reasonable modifications under the ADA may be submitted to the email address noted above, or by phone directly to the District.

All items requiring a vote of the Board of Trustees will be performed as a roll call vote to ensure votes are heard and recorded correctly. In addition, the meeting will be recorded and participation in the meeting via GoToMeeting and/or phone will serve as the participants acknowledgment and consent of recordation.

1. PRELIMINARY

1.1. Call Meeting to Order
1.2. Roll Call
1.3. Approval of Agenda
1.4. Pledge of Allegiance
1.5. Conflict of Interest (*Any Agenda items that might be a conflict of interest to any Trustee should be identified at this time by the Trustee involved)*

2. PRESENTATIONS

2.1. System Wide Improvement Framework – Kevin King (RD 1000 General Manager)

3. PUBLIC COMMENT (NON-AGENDA ITEMS)

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under the Public Comments section. Speaker times are limited to three (3) minutes per person on any matter within RD 1000's jurisdiction, not on the Agenda.

Public comments on agenda or non-agenda items during the Board of Trustees meeting are for the purpose of informing the Board to assist Trustees in making decisions. Please address your comments to the President of the Board. The Board President will request responses from staff, if appropriate. Please be aware the California Government Code prohibits the Board from taking any immediate action on an item which does not appear on the agenda unless the item meets stringent statutory requirements (see California Government Code Section 54954.2 (a)).

Public comments during Board meetings are not for question and answers. Should you have questions, please do not ask them as part of your public comments to the Board. Answers will not be provided during Board meetings. Please present your questions to any member of RD 1000 staff via e-mail, telephone, letter, or in-person at a time other than during a Board meeting.

4. INFORMATIONAL ITEMS

4.1. GENERAL MANAGER'S REPORT: Update on activities since the February 2022 Board Meeting.

4.2. OPERATIONS MANAGER'S REPORT: Update on activities since the Feb. 2022 Board Meeting.

4.3. DISTRICT COUNSEL'S REPORT: Update on activities since the February 2022 Board Meeting.

5. CONSENT CALENDAR

The Board considers all Consent Calendar items to be routine and will adopt them in one motion. There will be no discussion on these items before the Board votes on the motion, unless Trustees, staff or the public request specific items be discussed and/or removed from the Consent Calendar.

5.1. APPROVAL OF MINUTES: Approval of Minutes from February 11, 2022 Regular Board Meeting.

5.2. TREASURER'S REPORT: Approve Treasurer's Report for February 2022.

5.3. EXPENDITURE REPORT: Review and Accept Report for February 2022.

5.4. BUDGET TO ACTUAL REPORT: Review and Accept Report for February 2022.

5.5. ASSEMBLY BILL 361: Review and Consider Adoption of Resolution No. 2022-03-01 - Proclaiming a Local Emergency, Ratifying the Covid-19 State of Emergency, and Authorizing Remote Teleconference Meetings of Reclamation District No. 1000 Pursuant to The Ralph M. Brown Act.

5.6. NATOMAS FOUNTAINS: Review and Consider Authorizing the General Manager to Execute Funding Agreement with Tricap Development, LLC. for Natomas Fountains Development Project Processing.

5.7. AUTHORIZATION TO ACCEPT EASEMENT: Review and Consider Adoption of Resolution No. 2022-03-02 Authorizing General Manager to Accept Grant of Access Easement Deed from Tricap Development, LLC.

5.8. NATOMAS FOUNTAINS: Review and Consider Adoption of Resolution No. 2022-03-03 Authorizing General Manager to Quit Claim Grant of Easement Deed.

6. SCHEDULED ITEMS

6.1. CITY OF SACRAMENTO STORMWATER FEE: Review and Consider Authorizing the General Manager to Submit a Ballot on behalf of the District in the City of Sacramento's Water Pollution & Flood Prevention Measure.

6.2. GREENBRIAR DEVELOPMENT: Review and Consider Adoption of Resolution No. 2022-03-04 Authorizing the General Manager to Execute Real Estate Transfer Agreement with Greenbriar Project Owner, LLC. for Acquisition of Lone Tree Canal.

6.3. CONSOLIDATED CAPITAL ASSESSMENT DISTRICT NO. 2: Review and Consider Authorizing the General Manager to Execute Agreement with Sacramento Area Flood Control Agency for Consolidated Capital Assessment District No. 2 (CCAD2).

6.4. DISTRICT GENERAL ELECTION 2022: Review and Consider Adoption of Resolution No. 2022-03-05: Calling District 2022 General Election.

6.5. SACRAMENTO COUNTY TREASURY OVERSIGHT COMMITTEE: Review and Consider Nomination for Special Districts Representatives for the Sacramento County Treasury Oversight Committee.

7. BOARD OF TRUSTEE'S COMMENTS/REPORTS

7.1. BOARD ACTIVITY UPDATES:

7.1.1. RD 1000 Committee Meetings Since Last Board Meeting

- Executive Committee (Gilbert & Lee Reeder) March 2, 2022
- Personnel Committee (Jones, Bains & Barandas) March 8, 2022

7.1.2. RD 1000 Committees No Meetings Since Last Board Meeting

- Finance Committee (Gilbert, Bains & Burns)
- Legal Committee (Avdis, Barandas & Gilbert)
- Operations Committee (Bains, Barandas & Burns)
- Urbanization Committee (Lee Reeder, Burns & Jones)

8. CLOSED SESSION

8.1. PERSONNEL EVALUATION: Pursuant to Government Code § 54957, hold annual personnel evaluation of the General Manager. The Board will appraise and comment upon the performance of the General Manager. If any substantial changes in duties, compensation or benefits are to be considered or proposed, they will be considered in open session.

9. RECONVENE TO OPEN SESSION

9.1. Report from Closed Session.

10. ADJOURN

RECLAMATION DISTRICT 1000

DATE: MARCH 11, 2022 **AGENDA ITEM NO. 4.1**

TITLE: **General Manager's Report – March 2022**

SUBJECT: **Update on Activities Since the February 2022 Board of Trustees Meeting**

EXECUTIVE SUMMARY:

This Staff Report is intended to report the noteworthy activities and events of the District. Noteworthy activity from February 2022 included continued coordination on Natomas Levee Improvement Project with the United States Army USACE of Engineers, SAFCA and others, District Financial Plan Development, Coordination with the City of Sacramento on the Natomas Basin Interior Levee Re-Certification, Coordination with Consultants and Community on SWIF Encroachment Remediation, Engineering Design on Pumping Plant 8, 2022 General District Election, and Processing of Development Requests In summary, the District had a productive and successful month. Our key activities and achievements are presented below:

BACKGROUND:

1. **Administration Services**
    a. Human Resources
        i. No Update.
    b. Fiscal Year 2022-2023 Budget
        i. Budget Timeline: The intent of the schedule provided below is to outline the steps and milestones necessary to have a final budget ready for the Trustees to consider for adoption at the June 2022 scheduled Board Meeting.
            - **Personnel Committee** (Week of April 4th) – Meet and review Staff's recommendation on Cost-of-Living Adjustments (COLA) and Salary Adjustments.
            - **Operations Committee** (Week of April 11th) – Meet and review Budget assumptions for Operations & Maintenance (O&M) and Capital Improvement Program (CIP).
            - **Finance Committee** (Week of April 18th) – Meet and review Draft Budget and Projected Cash Flow Analysis.
            - **RD 1000 Board Meeting** (May 13, 2022) - Present Draft Budget to Trustees for review and comment. Staff to receive comments from the Trustees and adjust as directed.
            - **RD 1000 Board Meeting** (June 10, 2022) – Present Final Budget to Trustees for consideration of adoption.

c. Comprehensive Financial Plan

i. Worked with NBS to prepare draft Comprehensive Financial Plan for review by Finance Committee. Draft report was presented to the Board in December 2020. Staff received comments and worked with NBS to revise the report. A final draft was presented to the Finance Committee on January 5, 2021.
ii. The Board of Trustees approved the Financial Plan at the January 2021 Regular Meeting and directed staff to work on developing a scope of work for Phase 2.
iii. The District worked with NBS to develop Phase 2 of the Financial Plan; the Board of Trustees approved the Professional Services Agreement (PSA) with NBS on March 12, 2021 for Phase 2.
iv. GM King executed the PSA with NBS on May 4, 2021.
v. Phase 2 Kickoff Meeting occurred in June 2021.
vi. Held team meeting with NBS on September 1, 2021, to discuss progress on Phase 2.1.
vii. Check-in call to review Report 1st draft scheduled on September 22 has been rescheduled to October 6 to allow NBS more time to prepare the report.
viii. District received the draft Phase 2.1 Report from NBS on November 19, 2021. Finance Committee reviewed the Phase 2.1 Report on November 23, 2021.
ix. Board approved Phase 2.1 and Authorized GM to proceed with Phase 2.2 on December 10, 2021.
x. Phase 2.2 1st Draft is due to the District on February 28, 2022. District has received the first draft and attempting to schedule a Finance Committee Meeting to review during the 3rd week of March, 2022.

2. District Operations

a. Routine Operations & Maintenance:

i. District Crews continue to perform routine maintenance and operations of the District's infrastructure. See Agenda Item 4.2 for information regarding activities performed in February 2021.

3. Capital Improvement Projects

a. Pumping Plant #8

i. KSN is currently working on Pumping Plant #8 preliminary design and construction phasing plan.

4. Natomas Levee Improvement Projects

The Corps continues to work with the State and SAFCA to identify borrow sources. The site near the Sacramento Regional Sanitation District treatment plant is being tested for suitability; the potential borrow from the Sutter Pointe development that is breaking ground in 2022 is being tested by SAFCA. SAFCA is also in negotiations with the Brookfield

property in Sutter County adjacent to the PGCC south of Howsley Road which would provide sufficient borrow for the remainder of the Natomas Project. The Corps continues with steps necessary for material from their Lower American River bank protection sites to be delivered to Natomas for use in Reach B. The Corps rejected the contractor's proposal for commercial borrow for Reach A due to cost. The Corps is evaluating needs for each Reach and available sources to minimize delays and maximize efficiency

a. Reach A
   i. The Contract was awarded on September 23 to Ahtna-Great Lakes (joint venture) for the base contract. The contractor has sent cut off wall mix designs for review. Construction is still scheduled to commence in 2022 for three years.
   ii. Work at Plants 1A and 1B are options for Reach A contract to be awarded following resolution of an issue the Corps has with the SAFCA/RD 1000 agreement for work at Plant 1. The District is working with SAFCA and Corps Counsel to resolve the issue and ensure Plant 1A and 1B are operational during the flood season throughout the project.
   iii. Tree removal work started in November and is completed for this year. . SAFCA/State continue coordinating with the Corps on SMUD, AT&T and PGE relocations.

b. Reach B
   i. Construction continued on Reach B including relocation of the Riverside Canal and replacement of other Natomas Water Company facilities. The Corps is working on logistics to have borrow material for Reach B to be delivered on site in 2022 from work on the Lower American River bank protection sites being done by the Corps. The Corps is evaluating whether to continue the current contract or award a new contract when the borrow material is delivered and available.
   ii. District staff has been coordinating with Corps Project Management team to monitor construction on outfall, discharge pipes, pumps and electrical to get plant operational. Current schedule is to have Plant 3 operational by late-March 2022. Garden Highway closure between San Juan Rd and Powerline Rd is expected to re-open April 2022.
   iii. Construction at the I-5 window crossing the Sacramento River south of Bayou Road consists of levee widening, construction of a seepage berm on the landside, and intersection modifications for North Bayou Way and Garden Highway. The contractor has winterized the site with coordination from District field staff. The Corps is evaluating the current contract as it relates to contractor selection for project completion next year.

c. Reach C
   i. The Reach C project is complete, and the District is providing the operation and maintenance.

d. Reach D
   i. The reconstruction of Pumping Plant 4, discharge pipes and outfall structure has entered month 11. The plant will be non-operational this flood season as the electrical protection equipment procurement is 36 weeks from the order date of 2/14/21. Completion target date of Plant 4 is November 2022.
   ii. The Corps is working on the package to turn the previously completed levee improvements in Reach D over to the non-federal sponsors (and RD 1000) though the District has effectively taken over the O&M of the levee.

e. Reach E
   i. The State, SAFCA and RD 1000 continue to work with the design team to resolve issues as the Corps works on the 100% plans which have been delayed to March. The proposed borrow site is the Kaufman property adjacent to the project. Critical issue continues to be securing right of way and coordination with PG&E to move their utility lines outside the proposed levee construction. The current scheduled has slipped with contract award November 2022 but construction still in 2023 and 2024.
   ii. SAFCA and State DWR are in negotiations for right of way acquisition based on the ROW Take letter from the Corps issued in July. SAFCA anticipates at least one property will go to eminent domain which could impact the contract award. SAFCA is also negotiating with the Brookfield site for a full take which could provide sufficient borrow for the remainder of the Natomas project.

f. Reach F
   i. The Corps is working on the 95% plans which are due in May 2022. A field meeting with the design team from Minnesota occurred in February with SAFCA, State and District in attendance.
   ii. State and SAFCA continue working with the Corps on key issues affecting design; particularly the proposed takes on properties with existing structures, the work near Pumping Plant No. 6 and a borrow source. A portion of the borrow is proposed from the Kaufmann site sharing with Reach E. There is a deficit of 250,000 cy needed to complete Reach F and G. The material from the Sutter Pointe project or potentially from Brookfield could be used for this reach. Contract Award still scheduled for late 2022 and construction in 2023 and 2024 if a borrow site can be identified.

g. Reach G
   i. See notes above for Reach F as Reaches F and G are combined into a single design and construction contract.

h. Reach H

i. The Corps is processing the contract modification to complete the fence relocations, patrol road and I-80 berm. SAFCA continues acquisition of rights needed to complete patrol road and fence relocations. This project will continue through 2022 as these contract modifications are negotiated and rights of way acquired. Paving has been completed from the Arden/Garden Connector to Pump Plant #8.

i. Reach I

i. Construction of the cutoff wall has been completed and project finalization and turnover to SAFCA and the District is in progress. A final construction report has been submitted for SAFCA and the District to review.

ii. Design for the Reach I Contract 2 to construct a patrol / maintenance road and perform levee slope flattening has been completed. SAFCA is working on real estate acquisition and coordination with utilities for relocation. Contract for tree removal was awarded in January 2022 for public parcels pending right of way acquisition; trees on private parcels will be removed in late 2022 (November/December). The levee construction is scheduled to be done in 2023.

j. Other Projects

i. Plant 5 replacement—Design for Plant 5 replacement has been delayed to 2022 due to lack of funding. Corps is coordinating with SAFCA on the designer selection

ii. Highway 99 Window – HDR Engineers are doing the design for the closure of the Highway 99 crossing gap at the Natomas Cross Canal. The Corps design team is working on 95% plans to be submitted for review in May 2022. The proposed fix is a slurry wall across the freeway lanes from the top of the levee which will require partial closures on Highway 99 across the Cross Canal. The schedule is to award the contract in June 2023 with construction in 2023 and 2024.

5. Miscellaneous

a. DWR Flood Maintenance Assistance Program (FMAP)

i. District was notified by DWR of approval of FMAP funds for 2021/2022 District will receive $792K in award in FY 2021/2022.

ii. General Manager King signed the FMAP 2021/2022 Funding Agreement and submitted to DWR on October 7.

iii. Funding Agreement for FY 2021/2022 was executed on March 23, 2021.

iv. District submitted an application for FMAP 2022/2023 funds on May 28, 2021.

v. GM King awarded construction contract to Emerald Site Services on September 3, 2021 for Vegetation Removal. Emerald was the sole

respondent to the District's Request for Proposals, as has been the case in the two previous FMAP Grants.

vi. Vegetation Removal has been completed for FMAP FY 2021/2022.

vii. General Manager King signed the Funding Agreement for FMAP FY2022/2023 on November 4, 2021.

viii. Funding Agreement was finalized in February 2022.

ix. District will solicit Requests for Proposals on March 15, 2022, and recommend to the Board for Contract award at the May 2022 Board of Trustees meeting.

b. Sacramento Area Flood Control Agency (SAFCA)

i. Board Meeting – February 17, 2022 (Attachment 1)

c. System Wide Improvement Framework (SWIF)

i. The District submitted a revised SWIF to the Central Valley Flood Protection Board and the United States Army USACE of Engineers on August 31, 2020, awaiting approval.

ii. Board of Trustees approved outreach Scope of Services with Allen Strategic in November 2021. GM King is working with Allen Strategic to implement the outreach before the end of the year, with an initial letter out to Garden Highway property owners with encroachments that need to be corrected in 2022.

iii. Letter to 92 Property Owners along Garden Highway was mailed on January 21, 2022. (Attachment 2)

iv. The District held a Public Outreach Meeting with the Property Owners on Febraury 23, 2022, to collaborate and discuss abatement measures.

d. Natomas Basin Hydraulic Model

i. Board of Trustees approved contract with CESI on October 9, 2020.

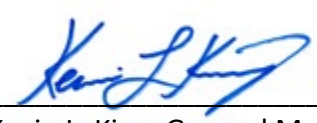
ii. District held kick-off meeting on February 3, 2021.

iii. GM King is coordinating with City and County on funding agreement. City approved the agreement in April 2021 and Sacramento County approved the agreement on May 4, 2021. GM King is working to collect signatures to execute the agreement and subsequently invoice the City and County respectively.

ATTACHMENTS:

1. SAFCA Board Meeting – February 17, 2022

STAFF RESPONSIBLE FOR REPORT:



Kevin L. King, General Manager

Date: 03/04/2022

SAFCA
Sacramento Area Flood Control Agency

Board of Directors Action Summary of February 17, 2022 - 3:00 PM

WEBEX MEETING

Directors/Alternates Present: Avdis, Conant, Frost, Harris, Holloway, Jennings, Kennedy, Nottoli, Lee Reeder, Serna, Shah

Directors Absent: Ashby, Desmond

ROLL CALL

PUBLIC COMMENTS

SEPARATE MATTERS

1. Resolution No. 2022-009 - Proclaiming a Local Emergency Persists, Re-Ratifying the COVID-19 State of Emergency, and Re-Authorizing Remote Teleconference Meetings of the Sacramento Area Flood Control Agency Board of Directors Pursuant to the Ralph M. Brown Act (Goldberg)

Motion By Director Mat Conant, seconded by Director Jeff Harris to Approve Resolution No, 2022-019.

AYES: Avdis, Conant, Frost, Harris, Holloway, Jennings, Kennedy, Nottoli, Reeder, Serna, Shah
NOES: (None)
ABSTAIN: (None)
ABSENT: Ashby, Desmond
RECUSAL: (None)

2. Information - Central Valley Flood Protection Plan (Bardini)

Government Code Section 54956.8 - Conference with Real Property Negotiators.
Property: 6001 Natomas Road, Pleasant Grove, CA 95668. Sutter County
APN: 35-080-022
Agency Negotiators: Richard M. Johnson, Jason D. Campbell, Jeremy D. Goldberg, John A. Bassett, Matt DeGroot
Negotiating Party: Leland C. Linn
Under Negotiation: Price and terms of payment

No action - nothing to report at this time

Government Code Section 54956.8 - Conference with Real Property Negotiators.
Property: 5999 Natomas Road, Pleasant Grove, CA 95668. Sutter County
APNs: 35-120-003, 35-120-007
Agency Negotiators: Richard M. Johnson, Jason D. Campbell, Jeremy D. Goldberg, John A. Bassett, Matt DeGroot
Negotiating Party: Robert Leal, on behalf of Odysseus Farms
Under Negotiation: Price and terms of payment

No action - nothing to report at this time

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Government Code Section 54956.8 - Conference with Real Property Negotiators.
Property: 2245 Orchard Lane, Sacramento, CA 95833. Sacramento County
APNs: 274-0270-007, 274-0560-048, 274-0560-054
Agency Negotiators: Richard M. Johnson, Jason D. Campbell, Jeremy D. Goldberg, John A. Bassett, Matt DeGroot
Negotiating Party: Mark Wellendorf, Brian Manning, Esq. on behalf of Swallows Nest Homeowners Association
Under Negotiation: Price and terms of payment

Motion by Director Serna and seconded by Director Avdis to continue this Item and Resolution No. 2022-018 to the March 17, 2022 - SAFCA Board of Director's Meeting. In addition, staff was directed to continue negotiations, and if successful, the details will be made public when they are reduced to writing.

AYES:	Avdis, Conant, Frost, Harris, Holloway, Jennings, Kennedy, Nottoli, Reeder, Serna, and Shah
NOES:	(None)
ABSTAIN:	(None)
RECUSE:	(None)
ABSENT:	Ashby, Desmond

Government Code Section 54956.9 - Consultation with Agency Counsel Regarding Existing Litigation (Goldberg, Johnson, Campbell, Bassett)
Name of Case: SAFCA v. Carol J. Johnson, as trustee of the Carol J. Johnson Trust, et al., Sacramento Superior Court Case No. 34-2019-00248521

No action - nothing to report at this time

EXECUTIVE DIRECTOR'S REPORT

3. Information - Executive Director's Report for February 17, 2022 (Johnson)

CONSENT MATTERS

Motion By Director Jeff Harris, seconded by Director Mat Conant

AYES: Avdis, Conant, Frost, Harris, Holloway, Jennings, Kennedy, Nottoli, Reeder, Serna, Shah
NOES: (None)
ABSTAIN: (None)
ABSENT: Ashby, Desmond
RECUSAL: (None)

4. Approving the Action Summary for January 20, 2021 (Russell)

5. Resolutions - Setting the Time and Locations for SAFCA Meetings for March 2022 through February 2023 (Russell)

   A. Resolution No. 2022-010 - Board of Directors' Meetings
   B. Resolution No. 2022-011 - Executive Committee Meetings

6. Resolution No. 2022-012 - Authorizing the Executive Director to Execute Amendment No. 5 to Contract No. 1407 with Grant A. Kreinberg of Water Resource Consultants for Project Management Services (Ghelfi)

7. Resolution No. 2022-013 - Approving Contract Change Order No. 3 and Approving Final Quantities for the North Area Streams Levee Improvement Project - Miscellaneous Improvements, Contract No. 4471, Sacramento County, California, with Sierra National Construction Inc., Accepting the Contract as

Complete and Authorizing the Executive Director to File a Notice of Completion (Ghelfi)

8. Resolution No. 2022-014 - Awarding an Agricultural Land Lease in Natomas for Swainson's Hawk Habitat Mitigation for the Natomas Levee Improvement Project to R & S Farms for Sacramento County Assessor's Parcel Numbers 201-0270-092, 201-0270-093, and 201-0270-080, and Authorizing the Executive Director to Execute the Lease (Saucier)

9. Resolution No. 2022-015 - Authorizing the Executive Director to Execute an Agreement with Reclamation District No. 1000 for Alteration of Facilities and Temporary Use of the Plant 1A-1B Premises for the Natomas Levee Improvement Project (Bassett)

10. Resolution No. 2022-016 - Amending SAFCA's Real Estate Acquisition Incentive Program (Johnson)

11. Resolution No. 2022-017 - Authorizing an Increase in the Executive Director's Authority to Execute Agreements for Relocation of Sacramento Municipal Utility District Electrical Distribution Facilities Related to Reach A of Natomas Levee Improvement Project (Bassett)

SEPARATE MATTERS

12. Public Hearing - Resolution of Necessity No. 2022-018 - Authorizing an Eminent Domain Action to Condemn Real Property Interests for the Reach A Component of Phase 4b of the Natomas Levee Improvement Project - Easement Interest Acquisitions Over Portions of Sacramento County Assessor's Parcel Numbers 274-0270-007, 274-0560-048, and 274-0560-054 - Property Owners: Swallows Nest Homeowners Association (DeGroot)

Motion by Director Serna and seconded by Director Avdis to continue Resolution No. 2022-018 to the March 17, 2022 - SAFCA Board of Director's Meeting.

AYES:	Avdis, Conant, Frost, Harris, Holloway, Jennings, Kennedy, Nottoli, Reeder, Serna, and Shah
NOES:	(None)
ABSTAIN:	(None)
RECUSE:	(None)
ABSENT:	Ashby, Desmond

13. Public Hearing - Resolutions of Necessity No. 2022-019 - Authorizing an Eminent Domain Action to Condemn Real Property Interests for the Reach E Component of Phase 4b of the Natomas Levee Improvement Project - Fee and Easement Interest Acquisitions Over Portions of Sutter County Assessor's Parcel Number 35-080-022 - Property Owner: Leland C. Linn (DeGroot)

Motion By Director Mat Conant, seconded by Director Jeff Harris to approve Resolution No. 2022-019.

AYES: Avdis, Conant, Frost, Harris, Holloway, Jennings, Kennedy, Nottoli, Lee Reeder, Serna, Shah
NOES: (None)
ABSTAIN: (None)
ABSENT: Ashby, Desmond
RECUSAL: (None)

14. Public Hearing - Resolutions of Necessity No. 2022-020 - Authorizing an Eminent Domain Action to Condemn Real Property Interests for the Reach E Component of Phase 4b of the Natomas Levee Improvement Project - Fee and Easement Interest Acquisitions Over Portions of Sutter County Assessor's Parcel Numbers 35-120-003 and 35-120-007 - Property Owner: Odysseus Farms (DeGroot)

Motion By Director Brian Holloway, seconded by Director Sue Frost to approve Resolution No. 2022-020.

AYES: Avdis, Conant, Frost, Harris, Holloway, Jennings, Kennedy, Nottoli, Lee Reeder, Serna, Shah
NOES: (None)
ABSTAIN: (None)
ABSENT: Ashby, Desmond
RECUSAL: (None)

Respectfully submitted,
Lyndee Russell

RECLAMATION DISTRICT 1000

DATE: MARCH 11, 2022 **AGENDA ITEM NO. 4.2**

TITLE: **Operations Manager's Report – March 2022**

SUBJECT: **Update on Activities Since the February 2022 Board of Trustees Meeting**

EXECUTIVE SUMMARY:

This Staff Report is intended to inform the Board and serve as the official record of the activities the District's field staff engaged in for the month of February 2022. As well as provide information regarding District facility use and local weather impacts on District facilities and river levels. Noteworthy activities include placement of ¾" AB along district roads as well as garbage removal along Garden Highway and the Natomas East Main Drainage Canal. District crews began mowing along the outer perimeter of the SREL, from Powerline Road to Elverta Road (Zone D). Two (2) large homeless encampments were removed in coordination with RD 1000, Sacramento County and Sacramento County Con-Crews. Encampments were located on the East Main Drainage Canal near Airport Road, and C-1 Channel near pumping plant #8. After months of coordinating with Consolidated Communications and Terrapin Technology, it appears we have a solution to improve our Corporation Yard internet services. The current internet service is unreliable and constantly inoperable, which effects the Auto Shop and our SCADA server. I am in the beginning stages of applying for a California Department of Fish & Wildlife stream bed alteration permit related to trash removal in the Natomas East Main Drainage Canal. This permit is needed to perform any and all activities within the channel itself. Although this month has been extremely busy, 32 hours of Incident Commander training has been completed.

The Operations Manager's report was created to provide monthly updates to the Board of Trustees on field related activities within the District boundaries, as well as provide a historical record. This allows for the District and the public an opportunity to refer back to data trends over time regarding the weather impact on District facilities, crew activities, and local river and canal conditions as well as general District activities from month to month.

RECOMMENDATION:

There are no staff recommendations, the information provided is strictly informational.

ATTACHMENTS:

1. Operations Manager's Report Data Sheet

STAFF RESPONSIBLE FOR REPORT:

_____ Date: 03/03/2022
Gabriel J. Holleman, Operations Manager

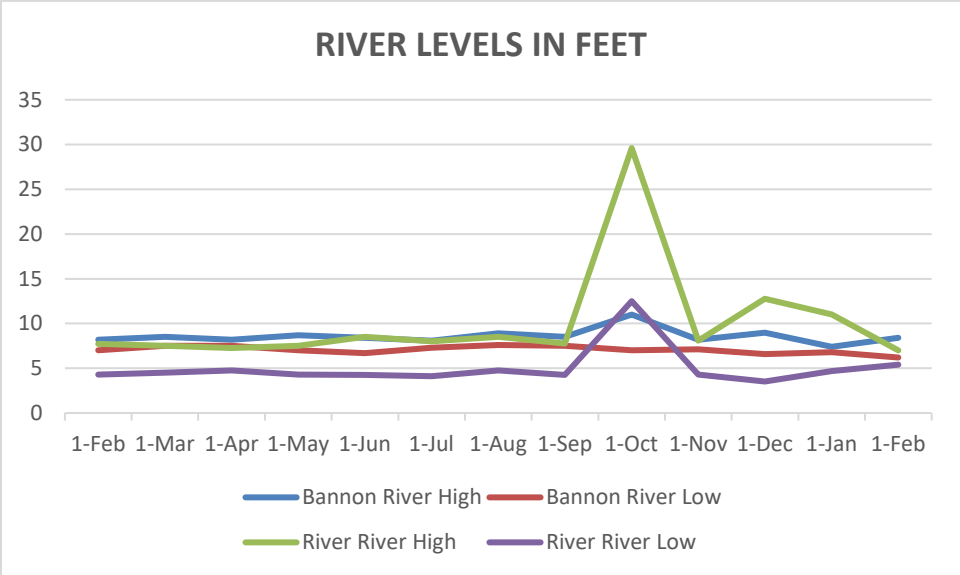
_____ Date: 03/03/2022
Kevin L. King, General Manager

Operations Manager's Report
February 2022

River Levels:

Bannon H: 8.4'
L: 6.2'

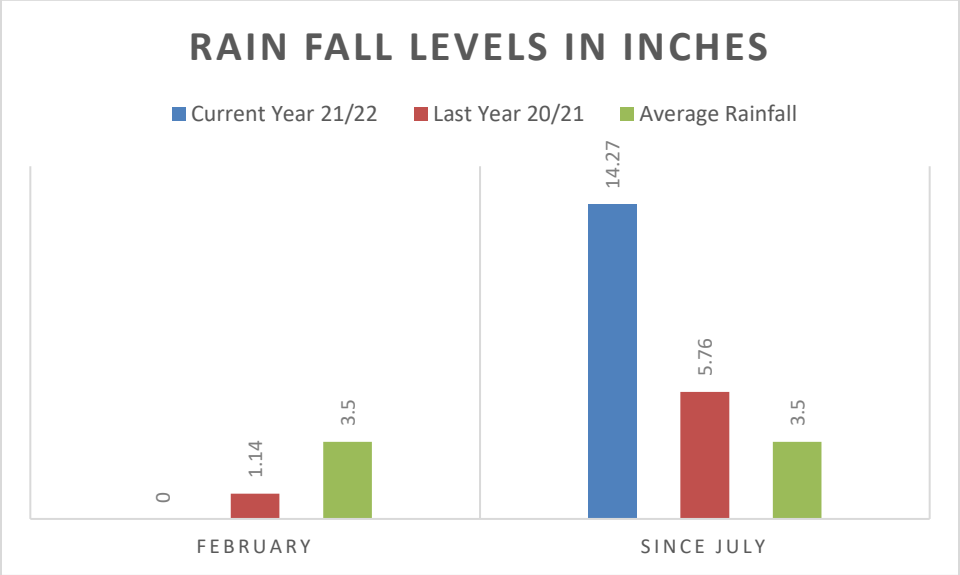
River H: 7'
L: 5.4'



Rain Fall Totals:

February 2022
Rain Totals = 0"
Feb Average = 3.5"

Rain Totals Since
July 1, 2021 = 14.27"



Safety Topics for the Month of February
Basic Excavation Safety – Safety Tips For Sloped & Benched Excavations
Biological Hazards – Brief Descriptions of Bacteria and Viruses
Biological Hazards – Primary Modes of Bacteria and Virus Transportation
Biological Hazards – Common Signs and Symptoms of Infection

District Requests Received
The District received multiple requests related to trash, debris and abandoned vehicles along District facilities. Staff and local law enforcement were deployed to remove these items within District boundaries.

The chart below represents various activities the field crew spent their time working on during the

RD 1000 Field Crew	*Field Hours Worked	Activity
	310	Mowing
	230	Garbage
	90	Equipment Maintenance
	52	Ditch Maintenance
	48	Access Road A/B Program

month of February, 2022.

**Hours worked do not include the Operations Manager's time.*

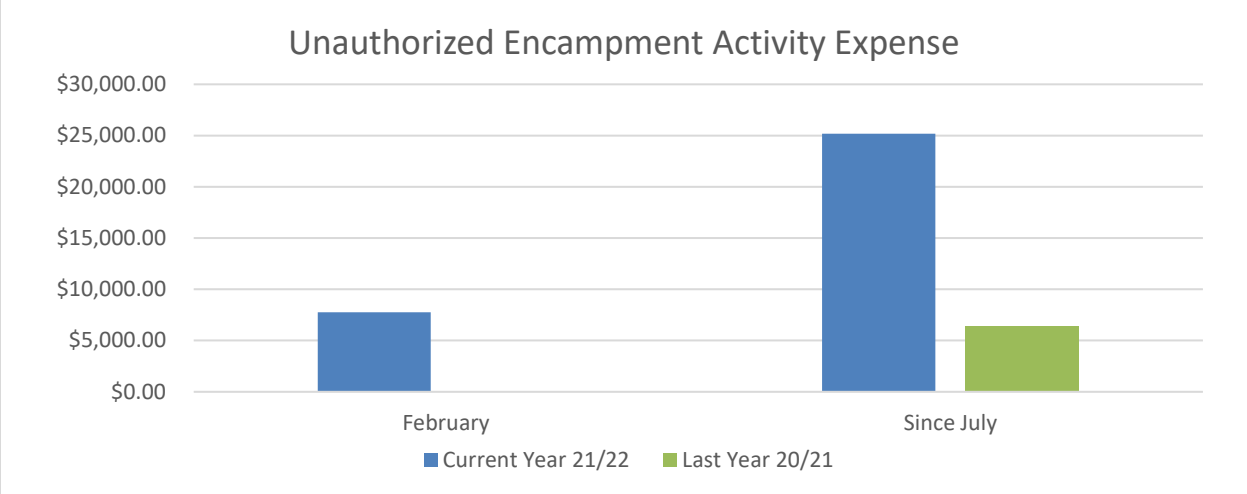
Pumping

Please see the pumping data below as it relates to the month of January within the Basin. Pump totals in the month of February were 2756.39 Ac-ft. These totals reflect rice decomposition water releases and dewatering wells at pumping plant #4 (Reach D).

Pumping Plant	Pump	Hours / Ac-ft
Plant 1B	Pump #6	138 Hrs / 1352.4 Ac-ft
Plant 2	Pump #2	106.1 Hrs / 307.69 Ac-ft
Plant 8	Pump #3	288.5 Hrs / 1096.3 Ac-ft

Unauthorized Encampment Activity During the month of February, the District spent a total of 149 hours on unauthorized encampment related work with a total cost to the District of $7,773.06. This total includes labor, * equipment costs.

Unauthorized Encampment Activity – Year to Date This fiscal year to date the District has spent a total of 339 crew hours on unauthorized encampment activity for a total cost to the district of $25,190.17. This total includes labor,* equipment costs.



RECLAMATION DISTRICT 1000

DATE: **MARCH 11, 2022** **AGENDA ITEM NO. 4.3**

TITLE: **District Counsel's Report – March 2022**

SUBJECT: **Update on Activities Since the February 2022 Board of Trustees Meeting**

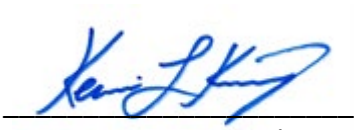
EXECUTIVE SUMMARY:

Reclamation District 1000's (RD 1000; District) General Counsel, Rebecca Smith and/or Scott Shapiro to provide verbal report of work performed during the month of February 2022.

ATTACHMENTS:

None

STAFF RESPONSIBLE FOR REPORT:



Date: 03/04/2022

Kevin L. King, General Manager

RECLAMATION DISTRICT 1000

DATE: **MARCH 11, 2022** **AGENDA ITEM NO. 5.1**

TITLE: **Approval of Minutes**

SUBJECT: **Approval of Minutes from February 11, 2022 Regular Board Meeting**

EXECUTIVE SUMMARY:

This staff report serves as the official record of the Board of Trustees' monthly meetings. This document details meeting participants, proof of items discussed, summaries of board meeting discussion, and the Board's actions.

Staff recommends Board approval of meeting minutes from the February 11, 2022 Regular Board Meeting (Attachment No. 1).

BACKGROUND:

The Ralph M. Brown Act (Gov. Code §54950 et seq.) governs meetings by public commissions, boards and councils, and public agencies in California. The Act facilitates public transparency and public participation in local government decisions. The Act also contains specific exemptions from the open meeting requirements where governmental agencies have a demonstrated need for confidentiality. To further comply with transparency, Reclamation District No. 1000 documents meetings of the Board of Trustees through Board Minutes.

RECOMMENDATION:

Staff recommends the Board approve the Minutes from February 11, 2022, Regular Board Meeting.

ATTACHMENTS:

1. February 11, 2022 Board Meeting Minutes

STAFF RESPONSIBLE FOR REPORT:

_____ Date: 03/02/2022
Joleen Gutierrez, Administrative Service Manager

_____ Date: 03/02/2022
Kevin L. King, General Manager

RECLAMATION DISTRICT NO. 1000
BOARD OF TRUSTEES MEETING

FEBRUARY 11, 2022
MEETING MINUTES

In compliance with CA Assembly Bill 361, members of the Board of Trustees and members of the public participated in this meeting by teleconference. This meeting was recorded without objection. Present were Board President Thom Gilbert; Board Vice President Elena Lee Reeder; Trustee Nick Avdis; Trustee Jag Bains; Trustee Tom Barandas; Trustee Chris Burns; Debra G. Jones; and Co-General Counsel Scott Shapiro; Co-General Counsel Rebecca Smith; General Manager Kevin King; Operations Manager Gabriel Holleman, Administrative Services Manager Joleen Gutierrez, and Administrative Assistant Christina Forehand.

1. PRELIMINARY

1.1. Call Meeting to Order

Board President Thom Gilbert called the meeting to order at 8:00 am.

1.2. Roll Call

PRESENT: Trustee Thom Gilbert, Trustee Nick Avdis (departed the meeting at 8:25 am), Trustee Jag Bains, Trustee Tom Barandas, Trustee Chris Burns, Trustee Debra G. Jones
ABSENT: Trustee Elena Lee Reeder (arrived at meeting at 8:02 am)

1.3. Approval of Agenda

AYES: Trustee Thom Gilbert, Trustee Elena Lee Reeder, Trustee Nick Avdis, Trustee Jag Bains, Trustee Tom Barandas, Trustee Chris Burns; Trustee Debra G. Jones
NOES: None
ABSTAIN: None
ABSENT: None
ACTION: The February 11, 2022 Board Meeting Agenda is approved.

1.4. Pledge of Allegiance

Trustee Thom Gilbert led the Pledge of Allegiance.

1.5. Conflict of Interest (*Any Agenda items that might be a conflict of interest to any Trustee should be identified at this time by the Trustee involved)*

There were no conflicts of interest identified by the Trustees.

2. PRESENTATIONS

2.1. No Scheduled Presentations

3. PUBLIC COMMENT (NON-AGENDA ITEMS)

There were no public comments made.

4. INFORMATIONAL ITEMS

4.1. GENERAL MANAGER'S REPORT: Update on activities since the January 2022 Board Meeting.

A copy of the General Manager's Report has been included in the Board packet. General Manager Kevin King provided a verbal report out on the following:

Garden Highway Encroachment Abatement

General Manager Kevin King stated the SWIF letter (notification of vegetation levee encroachments) was mailed on January 21 to roughly 100 property owners. A copy of the letter was included in the February 11 Board packet (see Item 4.1 Attachment No. 2). GM King made known that staff is working to educate property owners in violation of State and federal standards for flood protection. Staff is currently working with the State to accept some vegetation encroachments as long as we can see through the levees and meet the O/M manual standards. FMAP grant funding will be used to incentivize property owners to come into compliance. GM King reported that the District's website would be updated on February 22 or 23 for affected property owners to access SWIF related meeting materials and information.

CSDA Grant funding opportunities.

GM King would like to register with CSDA for upcoming grant funding opportunities. CSDA will then monitor for grant funding match opportunities.

State Trash Cleanup Grant

Applications were due 2/1; GM King reviewed the grant application package, however the District didn’t have enough time to put together a through application prior to the submittal deadline. He noted that District trash issues directly related to the homeless population would have been excluded from this opportunity; knowing this, our application may not have been successful.

Cal-OES Grant Funding for Capital Improvement Work

GM King will work with KSN to submit a grant application next week to Cal-OES for capital improvement work. A Special Board meeting may be scheduled to authorize GM King to apply.

CSDA Leadership Conference for Board Members

GM King notified Trustees of this educational opportunity and announced a saving if three Trustees attended.

Misc. Questions by Trustees

Trustee Barandas asked if Trustees could attend the February 23 outreach meeting. GM King made known that Trustees are welcome to attend as observers only. GM King stated the community meeting would be recorded and shared with Trustees who cannot attend.

Trustee Avdis requested a trash cleanup in the drainage channel on the NEMDEC and requested the district work with other agencies to share costs for cleanup as much as possible. GM King acknowledged the request.

Hydraulic Model and Geotechnical Exploration

Trustee Burns inquired about page 9 - Hydraulic Model. GM King made known the city/county agreement has been fully executed, and city payment has been received. The county will be making payments over three years.

GM King made known he is working on a separate agreement with the city regarding geotechnical exploration. He is waiting to hear back from the city to see if this project can move forward.

GM King reported having a project team meeting with the city. He stated that he is still waiting to receive a project schedule and update from Tom Plumber with CESI.

Rosin Court

Legal counsel and GM King reviewed the city's lease agreement for Rosin Court. A revision with deal points was sent back to the city during the first week of February. When GM King hears back from the city, he will bring the matter back to the Board to approve, deny or continue to negotiate.

General Manager Evaluation

Trustee Debra G. Jones asked General Manager King to include last year's evaluation, job description, and the Board's goals and objectives for the performance period. GM King stated that Counsel Shapiro and Smith would send out the documents. In March's Closed Session Meeting, the Board can decide a path forward to evaluate further, if necessary.

4.2. OPERATIONS MANAGER'S REPORT: Update on activities since the January 2022 Board Meeting.

A copy of the Operations Manager's Report has been included in the February 2022 Board packet. There were no questions or comments made.

4.3. DISTRICT COUNSEL'S REPORT: Update on activities since the January 2022 Board Meeting.

Co-General Counsel Rebecca Smith gave a verbal preview of the District's upcoming Election of Trustees on November 8, 2022. The Election Timeline will be distributed to Trustees.

Trustee Debra G. Jones asked if the land use matters would go through the Urbanization Committee to review and make a recommendation to the Board. A committee meeting will be scheduled.

5. CONSENT CALENDAR

The Board considers all Consent Calendar items to be routine and will adopt them in one motion. There is no discussion on these items before the Board votes on the motion, unless Trustees, staff, or the public request specific items be discussed and/or removed from the Consent Calendar.

FIRST/SECOND: Trustee Bains/Trustee Lee Reeder
AYES: Trustee Thom Gilbert, Trustee Elena Lee Reeder, Trustee Jag Bains, Trustee Tom Barandas, Trustee Chris Burns, Trustee Debra G. Jones
NOES: None
ABSTAIN: None
ABSENT: Trustee Nick Avdis

ACTION: Motion to approve Consent Calendar Items 5.1 – 5.9 is approved.

5.1. APPROVAL OF MINUTES: Approval of Minutes from January 14, 2022, Regular Board Meeting.

5.2. TREASURER'S REPORT: Approve Treasurer's Report for January 2022.

5.3. EXPENDITURE REPORT: Review and Accept Report for January 2022.

5.4. BUDGET TO ACTUAL REPORT: Review and Accept Report for January 2022.

5.5. ASSEMBLY BILL 361: Review and Consider Adoption of Resolution No. 2022-02-01 - Proclaiming a Local Emergency, Ratifying the Covid-19 State of Emergency, and Authorizing Remote Teleconference Meetings of Reclamation District No. 1000 Pursuant to The Ralph M. Brown Act.

Trustee Chris Burns asked if the District would shift back to in-person meetings when the Governor rescinds his order. Counsel Smith explained that a quorum is required at the District office. Remote locations (including residences) would need to be accessible to the public to come in and participate.

5.6. LOCAL HAZARD MITIGATION PLAN UPDATE: Review and Consider Adoption of Resolution No. 2022-02-02 – Adopting the Sacramento County Local Hazard Mitigation Plan Update.

5.7. WARRANT FOR FUND TRANSFER: Review and Consider Approval of Warrant for Transferring Funds between Investment Accounts.

5.8. RECEIVE AND FILE: Receive and File Sacramento County Annual Investment Policy of the Pooled Investment Fund – Calendar Year 2022.

5.9. ALTERATION & TEMPORARY USE AGREEMENT: Review and Consider Authorizing the General Manager to Execute an Alteration and Temporary Use Agreement with the Sacramento Area Flood Control Agency for District Facilities (Pumping Plants 1A & 1B).

6. SCHEDULED ITEMS

6.1. No Scheduled Items.

7. BOARD OF TRUSTEE'S COMMENTS/REPORTS

7.1. BOARD ACTIVITY UPDATES:

7.1.1. RD 1000 Committee Meetings Since Last Board Meeting

- Executive Committee (Gilbert & Lee Reeder) February 3, 2022

7.1.2. RD 1000 Committees No Meetings Since Last Board Meeting

- Finance Committee (Gilbert, Bains & Burns)
- Legal Committee (Avdis, Barandas & Gilbert)
- Operations Committee (Bains, Barandas & Burns)
- Personnel Committee (Jones, Bains & Barandas)
- Urbanization Committee (Lee Reeder, Burns & Jones)

8. CLOSED SESSION

8.1. No Scheduled Closed Session Items.

9. ADJOURN

FIRST/SECOND: Trustee Burns/Trustee Jones

AYES: Trustee Thom Gilbert, Trustee Elena Lee Reeder, Trustee Nick Avdis, Trustee Jag Bains, Trustee Tom Barandas, Trustee Chris Burns, Trustee Debra G. Jones

NOES: None

ABSTAIN: None

ABSENT: Trustee Nick Avdis

ACTION: Motion to adjourn is approved. The meeting is adjourned.

RECLAMATION DISTRICT 1000

DATE: **MARCH 11, 2022** **AGENDA ITEM NO. 5.2**

TITLE: **Treasurer's Report**

SUBJECT: **Approve Treasurer's Report for February 2022**

EXECUTIVE SUMMARY:

This Staff Report is intended to inform the Board of the current total funds in the District's checking and money market accounts, Sacramento County Treasurer Fund, State Treasurer Local Agency Investment Fund (LAIF), and the City of Sacramento Pooled Investment Fund.

The Staff Report attachment provides the monthly beginning and ending balances of its Operations and Maintenance cash flow. The report considers the current month's receipts, fund to fund transfers, accounts payable, and payroll. Notable fund and cash flow items during February 2022 are featured in the attached Treasurer's Report.

The District maintains funds in the California State Controller Local Agency Investment Fund (LAIF), the Sacramento County Treasurer, and Bank of the West. The District's primary source of income is property assessments. Assessments are collected through respective Sacramento and Sutter County tax bills.

Annually, the Board of Trustees approves a Resolution designating officers and signatories to the Operations and Maintenance Fund held by the Sacramento County Treasurer. The District's Financial Reserve Policy guides current, future, and unexpected funding requirements. The District's Investment Policy guides investments made by the District of any surplus or reserve funds it may have.

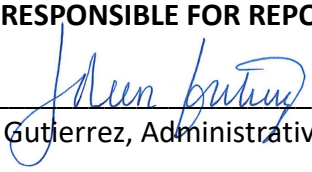
RECOMMENDATION:

Staff recommends the Board approve the February 2022 Treasurer's Report.

ATTACHMENTS:

1. Treasurer's Report February 2022

STAFF RESPONSIBLE FOR REPORT:



Joleen Gutierrez, Administrative Services Manager Date: 03/02/2022

Kevin L. King, General Manager Date: 03/02/2022

Reclamation District 1000
Treasurer's Report
February 2022

Treasurer's Report for February 2022

February 2022	**Ending Balance @ 2/28/22**
Total Funds at 2/28/22	**10,113,603.45**
Bank of the West - O & M Checking* (new)**	174,867.72
Bank of the West - Money Market**	110,459.77
Money Market II**	36,430.96
Sacramento County Treasurer	6,862,627.74
State Treasurer - Local Agency Investment Fund	744,718.53
City of Sacramento - Pool A	2,184,498.73

February 2022 - Operations and Maintenance Cash Flow	**Money Market**	**Money Market II**	**Operating Checking (new)**	**Combined O&M**
Beginning Balance at 2/1/22	110,458.10	136,430.62	292,842.18	539,730.90
Transfers from money market to operating accounts	(400,000.00)	-	400,000.00	-
Transfers from LAIF to money market account	400,000.00	-	-	400,000.00
Transfers between Money Market II and Operating account	-	(100,000.00)	100,000.00	-
Monthly interest	1.67	0.34	-	2.01
Current months receipts	-	-	5,636.93	5,636.93
Accounts Payable*	-	-	(532,160.03)	(532,160.03)
Payroll	-	-	(91,451.36)	(91,451.36)
Ending Balance at 2/28/22	**110,459.77**	**36,430.96**	**174,867.72**	**321,758.45**

*See Attached Check Register
**Included in O&M cash flow

Current months receipts are made up of the following:

Sacramento City Fire Department	5,596.93
Bank fee refund	40.00
	5,636.93

RECLAMATION DISTRICT 1000

DATE: **MARCH 11, 2022** **AGENDA ITEM NO. 5.3**

TITLE: **Expenditure Report**

SUBJECT: **Review and Accept Reports for February 2022**

EXECUTIVE SUMMARY:

This Staff Report advises the Board of monthly expenditures and explains any expenses outside of the usual course of business. Staff recommends the Board review and accept the Expenditure Reports for February 2022.

Expenses

The Administrative Services Manager reviews, and the General Manager approves expenditures. This activity is disclosed monthly as an attachment to this staff report.

The Expenditure Report (Attachment 1) has a few note items $95,845 to SMUD, $15,257 to KSN for Pumping Plant 8 project coordination, pipeline inspections, site reviews, preparations of pipe conditions assessment and technical memorandum, and $13,633 to Holt for hydraulic pump repairs on Unit #14.

RECOMMENDATION:

Staff recommends the Board review and accept the Expenditure Reports for February 2022.

ATTACHMENTS:

1. February 2022 Expenditure Report – O&M Account NEW

STAFF RESPONSIBLE FOR REPORT:

_____ Date: 03/02/2022
Joleen Gutierrez, Administrative Services Manager

_____ Date: 03/02/2022
Kevin L. King, General Manager

February 2022 Expenditure Report – O&M

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Cash and Investments							**292,842.18**
1011.00 · Bank of the West O&M Checking							**292,842.18**
Check	02/02/2022	EFT	Cal Pers			400.00	292,442.18
Check	02/02/2022	EFT	Cal Pers			6,335.01	286,107.17
Check	02/02/2022	EFT	Cal Pers			3,557.27	282,549.90
Check	02/02/2022	EFT	Cal Pers			3,406.64	279,143.26
Check	02/02/2022	EFT	Cal Pers			939.38	278,203.88
Transfer	02/02/2022			Funds Transfer	100,000.00		378,203.88
Bill Pmt - Check	02/03/2022	232022	Alhambra & Sierra Springs	Inv 6169212012822		51.68	378,152.20
Bill Pmt - Check	02/03/2022	3442325941	City of Sacramento	Acct 1905200485		19.12	378,133.08
Bill Pmt - Check	02/03/2022	51013	Airgas NCN	Inv 9121867769		541.10	377,591.98
Bill Pmt - Check	02/03/2022	51014	Bartel Associates,LLC	Inv 22-012		2,040.00	375,551.98
Bill Pmt - Check	02/03/2022	51015	Brookman Protection Services, Inc.	Inv 22-010		7,800.00	367,751.98
Bill Pmt - Check	02/03/2022	51016	Cintas	Inv 4106317762		61.81	367,690.17
Bill Pmt - Check	02/03/2022	51017	City of Sacramento - Revenue Division	Inv YCTYMC00426		1,424.00	366,266.17
Bill Pmt - Check	02/03/2022	51018	Holt of California	Inv 140038496		13,633.37	352,632.80
Bill Pmt - Check	02/03/2022	51019	Interstate Oil Company	Inv 577561		4,369.64	348,263.16
Bill Pmt - Check	02/03/2022	51020	J Franko Electric	Inv 22027		2,004.10	346,259.06
Bill Pmt - Check	02/03/2022	51021	Jani-King	Inv 02220168		659.82	345,599.24
Bill Pmt - Check	02/03/2022	51022	Kjeldsen, Sinnock & Neudeck, Inc.	Inv 32057		15,257.06	330,342.18
Bill Pmt - Check	02/03/2022	51023	Nordic Industries, Inc.	Inv 10915		6,226.65	324,115.53
Bill Pmt - Check	02/03/2022	51024	Occupational Health Centers of CA			253.00	323,862.53
Bill Pmt - Check	02/03/2022	51025	Replicon	Inv 96127		60.45	323,802.08
Bill Pmt - Check	02/03/2022	51026	Smile Business Products			227.14	323,574.94
Bill Pmt - Check	02/03/2022	51027	SMUD	Acct 7000000317		95,845.43	227,729.51
Bill Pmt - Check	02/03/2022	51028	Streamline	Inv A14C0AB6-0015		200.00	227,529.51
Bill Pmt - Check	02/03/2022	51029	Terrapin Technology Group	Inv 21-1930		1,155.14	226,374.37
Bill Pmt - Check	02/03/2022	51030	US Bank Corp			1,243.35	225,131.02
General Journal	02/04/2022			2/4/22 payroll activity		14,393.88	210,737.14
General Journal	02/04/2022			2/4/22 payroll activity		33,084.72	177,652.42
Bill Pmt - Check	02/08/2022	3944547523	City of Sacramento			4.65	177,647.77
Bill Pmt - Check	02/08/2022	12109218981	Comcast	Acct 8155600381146169		241.60	177,406.17
Bill Pmt - Check	02/08/2022	03943884269	PG&E	Acct 8886406823-9		456.43	176,949.74
Bill Pmt - Check	02/08/2022	80044123119	Waste Management of Sacramento			795.02	176,154.72
Bill Pmt - Check	02/08/2022	51031	ACWA JPIA	Inv 0681480		1,664.74	174,489.98
Bill Pmt - Check	02/08/2022	51032	Airgas NCN	Inv 9986218434		406.12	174,083.86
Bill Pmt - Check	02/08/2022	51033	Allenstrategic	Inv 1703		3,831.25	170,252.61

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill Pmt - Check	02/08/2022	51034	AT&T	Inv 17700026		810.12	169,442.49
Bill Pmt - Check	02/08/2022	51035	Carson Landscape Industries			1,140.00	168,302.49
Bill Pmt - Check	02/08/2022	51036	Cintas	Inv 4109070014		61.81	168,240.68
Bill Pmt - Check	02/08/2022	51037	Holt of California			1,982.37	166,258.31
Bill Pmt - Check	02/08/2022	51038	Richardson & Company LLP	Inv 112000		615.00	165,643.31
Bill Pmt - Check	02/08/2022	51039	SCI Consulting Group	Inv SBS10158		7,999.20	157,644.11
Bill Pmt - Check	02/08/2022	51040	US Bank Corp			811.97	156,832.14
Bill Pmt - Check	02/08/2022	51041	Yolo County Public Works	January 2022		579.00	156,253.14
Transfer	02/09/2022			Funds Transfer	200,000.00		356,253.14
Payment	02/09/2022		City of Sac - Fire		5,596.93		361,850.07
Check	02/11/2022	EFT	ADP			97.22	361,752.85
Bill Pmt - Check	02/14/2022	2142022	Alhambra & Sierra Springs	Inv 21217024020522		24.33	361,728.52
Bill Pmt - Check	02/14/2022	51042	Bartel Associates,LLC	Inv 22-087		564.00	361,164.52
Bill Pmt - Check	02/14/2022	51043	Cintas			216.91	360,947.61
Bill Pmt - Check	02/14/2022	51044	Core Equipment	Inv 1334		7,960.00	352,987.61
Bill Pmt - Check	02/14/2022	51045	County of Sacramento - Municipal Servces	Inv 66916		163.10	352,824.51
Bill Pmt - Check	02/14/2022	51046	Downey Brand LLP			2,335.00	350,489.51
Bill Pmt - Check	02/14/2022	51047	Duperon Corporation	Inv 23674		57,891.35	292,598.16
Bill Pmt - Check	02/14/2022	51048	Grainger, Inc.			395.98	292,202.18
Bill Pmt - Check	02/14/2022	51049	NBS	Inv 1221000730		2,000.00	290,202.18
Bill Pmt - Check	02/14/2022	51050	Nordic Industries, Inc.	Inv 10950		3,411.34	286,790.84
Bill Pmt - Check	02/14/2022	51051	Valley Tire Center, Inc.	Inv 85849		362.02	286,428.82
Bill Pmt - Check	02/15/2022	1002046834	Cal Pers	March 2022		21,704.82	264,724.00
General Journal	02/17/2022			2/15/22 payroll activity		30,293.68	234,430.32
General Journal	02/17/2022			2/15/22 payroll activity		13,679.08	220,751.24
Bill Pmt - Check	02/22/2022	5347407984	City of Sacramento	Acct 5450844000		43.70	220,707.54
Bill Pmt - Check	02/22/2022	2806704	Napa Auto Parts			129.72	220,577.82
Bill Pmt - Check	02/22/2022	1458582244	Verizon	Inv 9899479850		237.72	220,340.10
Bill Pmt - Check	02/22/2022	5347387141	City of Sacramento	Acct 2007944000		146.72	220,193.38
Bill Pmt - Check	02/22/2022	51052	Allenstrategic	Inv 1684		1,187.50	219,005.88
Bill Pmt - Check	02/22/2022	51053	Chavez Accountancy Corporation	Inv 5164		1,062.50	217,943.38
Bill Pmt - Check	02/22/2022	51054	Cintas			97.72	217,845.66
Bill Pmt - Check	02/22/2022	51055	Green Light Termite and Pest	Inv 012417147		85.00	217,760.66
Bill Pmt - Check	02/22/2022	51056	Interstate Oil Company			6,071.60	211,689.06
Bill Pmt - Check	02/22/2022	51057	Montage Enterprises	Inv 93069		1,704.59	209,984.47
Bill Pmt - Check	02/22/2022	51058	NorCal Kenworth	Inv 156313		5,931.55	204,052.92
Bill Pmt - Check	02/22/2022	51059	Pape Machinery	Inv 13320558		367.82	203,685.10

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill Pmt - Check	02/22/2022	51060	Smile Business Products	Inv 1018124		166.26	203,518.84
Bill Pmt - Check	02/22/2022	51061	Valley Hydraulics & Machine, Inc.	Inv 128012		48.21	203,470.63
Transfer	02/22/2022			Funds Transfer	200,000.00		403,470.63
General Journal	02/22/2022			Monthly bank fee		40.00	403,430.63
General Journal	02/22/2022			Monthly bank fee refund	40.00		403,470.63
Check	02/23/2022	EFT	ADP			152.90	403,317.73
Bill Pmt - Check	02/25/2022	2252022	Stratton Agency			153,565.00	249,752.73
Check	02/25/2022	EFT	ADP			81.47	249,671.26
Check	02/25/2022	EFT	Bank of the West			35.00	249,636.26
Bill Pmt - Check	02/28/2022	2282022	Alhambra & Sierra Springs	Inv 6169212022522		79.06	249,557.20
Bill Pmt - Check	02/28/2022	5968773603	City of Sacramento	Acct 1905200485		19.12	249,538.08
Bill Pmt - Check	02/28/2022	05908074908	PG&E	Acct 370236178-9		31.84	249,506.24
Bill Pmt - Check	02/28/2022	05920749117	PG&E	Acct 8886406823-9		292.04	249,214.20
Bill Pmt - Check	02/28/2022	51062	Boutin Jones, Inc.	Inv 148073		855.00	248,359.20
Bill Pmt - Check	02/28/2022	51063	California Natural Resources Agency	Steelhead Creek Trash Removal		809.25	247,549.95
Bill Pmt - Check	02/28/2022	51064	MBK Engineers	Inv 22-01-4170		3,449.25	244,100.70
Bill Pmt - Check	02/28/2022	51065	Mead & Hunt	Inv 328426		5,912.00	238,188.70
Bill Pmt - Check	02/28/2022	51066	Natomas Chamber of Commerce	Inv 4330		225.00	237,963.70
Bill Pmt - Check	02/28/2022	51067	Nordic Industries, Inc.	Inv 10987		2,616.68	235,347.02
Bill Pmt - Check	02/28/2022	51068	Smile Business Products			227.14	235,119.88
Bill Pmt - Check	02/28/2022	51069	SMUD	Acct 7000000317		44,525.05	190,594.83
Bill Pmt - Check	02/28/2022	51070	Terrapin Technology Group	Inv 22-0104		2,450.59	188,144.24
Bill Pmt - Check	02/28/2022	51071	Valley Tire Center, Inc.	Inv 86992		19.00	188,125.24
Check	02/28/2022	EFT	Cal Pers			400.00	187,725.24
Check	02/28/2022	EFT	Cal Pers			3,110.40	184,614.84
Check	02/28/2022	EFT	Cal Pers			3,375.03	181,239.81
Check	02/28/2022	EFT	Cal Pers			6,372.09	174,867.72
Total 1011.00 · Bank of the West O&M Checking					505,636.93	623,611.39	174,867.72
					505,636.93	623,611.39	174,867.72
TOTAL					**505,636.93**	**623,611.39**	**174,867.72**

Activity Summary	
Transfers from money market account	400,000.00
Transfers from FMAP account	100,000.00
Current months receipts	5,596.93
Bank fee refund	40.00
Accounts payable disbursements	-532,160.03
Payroll disbursements	-91,451.36
Net activity	-117,974.46

RECLAMATION DISTRICT 1000

DATE: **March 11, 2022** **AGENDA ITEM NO. 5.4**

TITLE: **Budget to Actual Report**

SUBJECT: **Review and Accept Report for February 2022**

EXECUTIVE SUMMARY:

This Staff Report provides a monthly budgetary snapshot of how well the District meets its set budget goals for the fiscal year. The monthly Budget to Actual Report contains a three-column presentation of actual expenditures, budgeted expenditures, and the Budget percentage. Each line item compares budgeted amounts against real-to-date expenses. Significant budgeted line item variances (if any) will be explained in the Executive Summary of this report.

Attachment 1 provides a year-to-date report for the month ending February 28, 2022. The most significant expenditures under Administration are Insurance, Mitigation Land Expenses, Property Tax Assessments, and District Memberships. Significant expenses under Operations are under Field Services.

BACKGROUND:

The Board of Trustees adopts a budget annually in June. District staff prepares the budget, which presents the current year's budget versus expenditures and a proposed budget for the upcoming fiscal year.

Three Board committees review the draft budget before being presented to the Board for adoption in June. The Personnel Committee reviews the wage and benefits portion of the budget. The Operations Committee reviews the Capital expenditures Budget. After the two committees review and make recommendations to the budget, the final draft is prepared for the Finance Committee to consider. After review by the Finance Committee, the final Proposed Budget is presented to the entire Board for adoption at a regular Board meeting.

RECOMMENDATION:

Staff recommends the Board review and accept the Budget to Actual Report for February 2022.

ATTACHMENTS:

1. Budget to Actual Report February 2022

STAFF RESPONSIBLE FOR REPORT:

_____ Date: 03/02/2022
Joleen Gutierrez, Administrative Services Manager

_____ Date: 03/02/2022
Kevin L. King, General Manager

Reclamation District No. 1000
Budget to Actual Comparison
July 1, 2021 to February 28, 2022 Eight Months Ending of Fiscal 2022)

	Year to Date July 1, 2021 to February 28, 2022	Budget	Percent of Budget
Operation & Maintenance Income			
Property Assessments	1,153,098	2,250,000	51.25%
Rents	11,194	24,000	46.64%
Interest Income	23,842	55,000	43.35%
SAFCA - O/M Assessment	-	1,400,000	0.00%
Misc Income	7,239	-	Not Budgeted
FMAP Grant	387,682	792,000	48.95%
Annuitant Trust Reimbursement	-	70,000	0.00%
Security Patrol Reimbursement	37,750	45,000	83.89%
Total	**1,620,805**	**4,636,000**	34.96%
Restricted Fund			
Metro Airpark Groundwater Pumping	25,716	25,000	102.86%
Total Combined Income	**1,646,521**	**4,661,000**	**35.33%**
Administration, Operations and Maintenance - Expenses			
Administration			
Government Fees/Permits	2,995	12,500	23.96%
Legal	28,263	65,000	43.48%
Liability/Auto Insurance	151,566	160,000	94.73%
Office Supplies	2,529	4,500	56.20%
Computer Costs	20,869	34,900	59.80%
Accounting/Audit	41,750	56,800	73.50%
Admin. Services	8,103	22,000	36.83%
Utilities (Phone/Water/Sewer)	8,816	16,400	53.76%
Mit. Land Expenses	4,995	5,300	94.25%
Administrative Consultants	54,516	114,500	47.61%
Assessment/Property Taxes (SAFCA - CAD)	13,173	8,500	154.98%
Admin - Misc./Other Expenses	1,218	2,800	43.50%
Memberships	34,876	39,700	87.85%
Office Maintenance & Repair	13,791	31,500	43.78%
Payroll Service	1,557	4,500	34.60%
Public Relations	21,664	49,000	44.21%
Small Office & Computer Equipment	-	10,000	0.00%
Election	-	10,000	0.00%
Conference/Travel/Professional Development	181	20,500	0.88%
Sub Total	**410,862**	**668,400**	**61.47%**
Personnel/Labor			
Wages	731,425	1,139,323	64.20%
Group Insurance	90,182	105,084	85.82%
Worker's Compensation Insurance	20,754	31,000	66.95%
OPEB - ARC	-	83,751	0.00%
Dental/Vision/Life	14,885	23,000	64.72%
Payroll Taxes	63,525	86,589	73.36%
Pension	162,954	262,604	62.05%
Continuing Education	785	5,000	15.70%
Trustee Fees	18,000	35,000	51.43%
Annuitant Health Care	65,819	85,000	77.43%
Sub Total	**1,168,329**	**1,856,351**	**62.94%**

Operations			
Power	331,337	500,000	66.27%
Supplies/Materials	15,444	25,000	61.78%
Herbicide	117,302	240,000	48.88%
Fuel	42,949	40,000	107.37%
Field Services	132,837	91,000	145.97%
Field Operations Consultants	11,500	20,000	57.50%
Equipment Rental	7,960	5,000	159.20%
Refuse Collection	11,657	45,000	25.90%
Equipment Repair/Service	30,218	15,000	201.45%
Equipment Parts/Supplies	19,225	60,000	32.04%
Facility Repairs	224,210	527,000	42.54%
Shop Equipment (not vehicles)	762	5,000	15.24%
Field Equipment	1,292	20,000	6.46%
Misc/Other 2	549	500	109.80%
Utilities - Field	7,919	11,000	71.99%
Government Fees/Permits - Field	5,117	10,000	51.17%
FEMA Permits	-	1,500	0.00%
Sub Total	**960,278**	**1,616,000**	**59.42%**
Equipment			
Equipment	88,795	430,000	20.65%
Sub Total	**88,795**	**430,000**	
Consulting/Contracts/Memberships			
Engineering/Technical Consultants	67,753	182,500	37.12%
Security Patrol	63,600	80,000	79.50%
Temporary Admin	-	15,000	0.00%
Sub Total	**131,353**	**277,500**	**47.33%**
FMAP Expenditures			
LOI/SWIF (Consultants)	29,533	20,000	147.67%
Equipment	255,507	601,000	42.51%
Operations & Maintenance (Field)	151,551	162,850	93.06%
Administrative	-	8,150	0.00%
Sub Total	436,591	**792,000**	**55.13%**
Total A, O & M Expenses	**3,196,208**	**5,640,251**	**56.67%**
Capital Expenses			
Capital Office Upgrades	4,395	30,000	14.65%
Capital RE Acquisition	-	50,000	0.00%
Capital Office Facility Repair	-	30,000	0.00%
Capital Facilities	15,257	1,250,000	1.22%
Sub Total	**19,652**	**1,360,000**	**1.45%**
Total All Expenditures	**3,215,860**	**7,000,251**	**45.94%**

RECLAMATION DISTRICT 1000

DATE: **MARCH 11, 2022** **AGENDA ITEM NO. 5.5**

TITLE: **Assembly Bill 361**

SUBJECT: **Review and Consider Adoption of Resolution No. 2022-03-01**

EXECUTIVE SUMMARY:

On September 16, 2021, Governor Gavin Newsom signed Assembly Bill 361 into law, codifying certain modified requirements for teleconference meetings held by state and local public agencies, similar to those previously authorized and extended by executive order during the COVID-19 State of Emergency. This staff report briefly summarizes AB 361 and describes what Reclamation District No. 1000 (District) must do to utilize the modified requirements for holding remote meetings.

BACKGROUND:

The Ralph M. Brown Act (Brown Act), which governs local public agency meetings, traditionally permitted agencies to utilize teleconferencing (audio or video) for public meetings, subject to certain heightened requirements aimed to preserve public participation.

- Agendas must identify each teleconference location
- Agendas must be posted at each teleconference location
- Physical access for the public must be provided at each teleconference location
- Board actions must be taken by roll call vote
- One board member must be physically present at each meeting location and quorum of the board must participate within the agency's jurisdictional boundaries
- Members of the public must have an opportunity to address the Board from any teleconference location

(Gov. Code, § 54953(b)(3).) However, the rising spread of COVID-19 and the imposition of stay-at-home orders made some of those teleconference requirements untenable, leaving many public agencies unable to hold meetings at all.

On March 4, 2020, Governor Newsom proclaimed a State of Emergency due to COVID-19. Pursuant to that State of Emergency Proclamation, the Governor issued a series of executive orders (N-25-20, N-29-20, and N-35-20) which, among other things, provided several exceptions to the normal Brown Act teleconference rules to permit local agencies to continue meeting while stay-at-home orders were in effect or where meeting in person would pose a risk to health or safety. The executive orders allowed agencies to meet without first identifying or providing public access to each teleconference location, and without maintaining a physical presence of members within agency boundaries, though roll call votes and public participation were still required. On

June 15, 2021, as vaccinations increased and in-person restrictions eased, Governor Newsom issued Executive Order N-08-21 which provided the Brown Act modifications would expire on September 30, 2021.

AB 361:

With the State of Emergency still in place and variant cases on the rise, AB 361 was introduced to provide a longer-term solution for teleconference meetings during states of emergency, effective until January 1, 2024. While not limited to COVID-19, the legislation mirrors many of the allowances made under the Governor's executive orders. AB 361 amends Section 54953 of the Government Code to allow the legislative body of a local agency to meet remotely without complying with the normal teleconference rules for agenda posting, physical location access, or quorum rules. To do so, one of three scenarios must exist, all of which require that the Governor has proclaimed a State of Emergency pursuant to Government Code section 8625:

A. State or local officials have imposed or recommended measures to promote social distancing;
B. The agency is holding a meeting for the purpose of determining whether meeting in person would present imminent risks to the health or safety of attendees; or
C. The agency is holding a meeting and has determined that meeting in person would present imminent risks to the health or safety of attendees.

(Gov. Code, § 54953(e)(1).)

An agency that holds a meeting under either of the three scenarios must continue to post its agenda in the time required by the Brown Act, and ensure that the public is able to address the board directly through teleconference means. (*Id*. at subd. (e)(2). If a disruption prevents the public agency from broadcasting the meeting or receiving public comments in real time, the board may take no further action until those functions are restored; any actions taken during such a disruption are subject to legal challenge. (*Id*.)

Assuming the State of Emergency remains in effect and an agency wishes to continue meeting under the modified rules, it must adopt an initial resolution within 30 days of the first teleconference meeting (which applies retroactively to that first meeting), and then must adopt an extension resolution at least every 30 days thereafter. (*Id.* at subd. (e)(3).) The resolutions must contain findings stating that the agency has reconsidered the circumstances of the State of Emergency and at least one of the following circumstances exist:

i. The State of Emergency continues to directly impact the ability of the members to meet safely in person; or
ii. State or local officials continue to impose or recommend measures to promote social distancing.

(*Id.*) The requirement for agencies to affirm by resolution every 30 days that the State of Emergency continues to necessitate remote meetings did not exist under the executive orders, and may present a logistical challenge for agencies that meet quarterly—or even monthly when meetings are separated by more than 30 days. Where an agency is not able to rely on regular meetings to adopt extension resolutions within that time frame, the agency has two potential options:

- Hold a special "AB 361" remote meeting within the 30-day window simply to re-authorize the AB 361 exceptions.
- Allow the initial resolution or extension resolution to lapse and approve a new initial resolution at the next agency meeting, subject to the same substantive and procedural requirements as the first.

It should be noted it is not entirely clear from the text of the statute that an agency may simply adopt a new initial resolution after failing to adopt an extension resolution within 30 days, and still take advantage of the retroactive application of the modified teleconference rules for that meeting. For a number of practical reasons, including the variability of active COVID-19 cases and the development of new state or local recommendations and orders, it might become necessary to do so. A conservative approach, and the one we recommend, would be to avoid lapses by holding a special meeting every 30 days to reauthorize the modified teleconference rules.

Once AB 361 authorization lapses, the normal Brown Act rules will apply and an agency seeking to hold a teleconference meeting will once again be required to post agendas and provide public access at each remote location, identify those locations in the agenda, and maintain a quorum of the board within agency boundaries. If a meeting is not held in conformity with AB 361, board members may not teleconference from their residences or other locations which are not open and accessible to the public.

CLARIFICATION ON IMPLEMENTATION DATE:

Upon its signing on September 16, 2021, AB 361 became effective immediately. However, on September 20, 2021, the Governor issued Executive Order N-15-21, clarifying that the changes in AB 361 shall be suspended until October 1, 2021, when the modified Brown Act provisions under Executive Order N-08-21 are set to expire.

CONCLUSION:

AB 361 provides relief to many agencies that have grown accustomed to the modified Brown Act teleconference rules under the emergency executive orders, though the 30-day authorization window could require agencies to hold more special meetings. Without the AB 361 exceptions, agencies will be obligated to return to normal in-person meetings or provide public access at each remote location under the traditional teleconference rules, starting October 1, 2021.

TITLE: AB 361

RECOMMENDATION:

Staff recommends the Board review and consider adoption of Resolution No. 2022-03-01

ATTACHMENTS:

1. Resolution No. 2022-03-01

STAFF RESPONSIBLE FOR REPORT:

_____ Date: 03/03/2022

Kevin L. King, General Manager

RECLAMATION DISTRICT NO. 1000

RESOLUTION NO. 2022-03-01

A RESOLUTION OF THE BOARD OF TRUSTEES OF RECLAMATION DISTRICT NO. 1000 PROCLAIMING A LOCAL EMERGENCY PERSISTS, RE-RATIFYING THE COVID-19 STATE OF EMERGENCY, AND RE-AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF RECLAMATION DISTRICT NO. 1000 PURSUANT TO THE RALPH M. BROWN ACT.

At a regular meeting of the Board of Trustees of Reclamation District No. 1000 held at the District Office on the 11th day of March 2022, the following resolution was approved and adopted:

WHEREAS, Reclamation District No. 1000 (District) is committed to preserving and nurturing public access and participation in meetings of the Board of Trustees; and

WHEREAS, all meetings of the District are open and public, as required by the Ralph M. Brown Act (Gov. Code, §§ 54950 – 54963) ("Brown Act"), so that any member of the public may attend, participate, and watch the District's legislative body conduct its business; and

WHEREAS, Assembly Bill 361 added Government Code section 54953(e) to make provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, a proclamation is made when there is an actual incident, threat of disaster, or extreme peril to the safety of persons and property within the jurisdictions that are within the District's boundaries, caused by natural, technological, or human-caused disasters; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, the Board of Trustees previously adopted a Resolution, number 2022-02-01 on February 11, 2022, finding that the requisite conditions exist for the District to conduct remote teleconference meetings without compliance with paragraph (3) of subdivision (b) of section 54953; and

WHEREAS, such conditions persist in the District, specifically, on March 4, 2020, Governor Gavin Newsom proclaimed a State of Emergency to exist in California due to the threat of COVID-

19; despite sustained efforts, the virus continues to spread and has impacted nearly all sectors of California; and

WHEREAS, the Board of Trustees does hereby find that the ongoing risk posed by the highly transmissible COVID-19 virus has caused, and will continue to cause, conditions of peril to the safety of persons within the District that are likely to be beyond the control of services, personnel, equipment, and facilities of the District; and

WHEREAS, as a consequence of the local emergency persisting, the Board of Trustees does hereby find that the District shall continue to conduct its meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that the Board shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision(e) of section 54953; and

WHEREAS, all meeting agendas, meeting dates, times, and manner in which the public may participate in the public meetings of the District and offer public comment by telephone or internet-based service options including video conference are posted on the District website and physically outside of the District office.

NOW, THEREFORE BE IT RESOLVED THAT:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Affirmation that Local Emergency Exists. The Board has reconsidered the conditions of the state of emergency and proclaims that a local emergency persists throughout the District because the high risk of transmissibility of COVID-19 continues to pose an imminent risk to the safety of persons in the District.

Section 3. Re-ratification of Governor's Proclamation of a State of Emergency. The Board hereby ratifies the Governor of the State of California's Proclamation of State of Emergency, effective as of its issuance date of March 4, 2020.

Section 4. Remote Teleconference Meetings. District staff are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

Section 5. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) April 10, 2022, or such time the Board of Trustees adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the District may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

ON A MOTION BY Trustee _____, seconded by Trustee _____, the foregoing resolution was passed and adopted by the Board of Trustees of Reclamation District No. 1000, this 11th day of March 2022, by the following vote, to wit:

AYES: Trustees:

NOES: Trustees:

ABSTAIN: Trustees:

RECUSE: Trustees:

ABSENT: Trustees:

_____

Thomas M. Gilbert

President, Board of Trustees

Reclamation District No. 1000

CERTIFICATION:

I, Joleen Gutierrez, Secretary of Reclamation District No. 1000, hereby certify that the foregoing Resolution 2022-03-01 was duly adopted by the Board of Trustees of Reclamation District No. 1000 at the regular meeting held on the 11th day of March 2022 and made a part of the minutes thereof.

_____

Joleen Gutierrez, District Secretary

RECLAMATION DISTRICT 1000

DATE: **MARCH 11, 2022** **AGENDA ITEM NO. 5.6**

TITLE: **Natomas Fountains**

SUBJECT: **Review and Consider Authorizing the General Manager to Execute Funding Agreement with Tricap Development, LLC. for Natomas Fountains Development Project Processing.**

EXECUTIVE SUMMARY:

Reclamation District No. 1000 (RD 1000; District) was approached by landowners within the proposed Natomas Fountains development area, to review development plans and other related items. The District has drafted a Development Project Processing Funding Agreement (Attachment No. 1) with the project landowners. Staff is seeking authorization to execute the Funding Agreement for Natomas Fountains Development Project Processing.

RECOMMENDATION:

Staff recommends the Board review and consider authorizing the General Manager to Execute the Funding Agreement for Natomas Fountains Development Project Processing. (Attachment No. 1).

FINANCIAL IMPACT:

Reimbursement of District expenses to process Development Project.

ATTACHMENTS:

1. Funding Agreement for Natomas Fountains Development Project Processing

STAFF RESPONSIBLE FOR REPORT:

Kevin L. King, General Manager

Date: 03/03/2022

RECLAMATION DISTRICT NO. 1000
FUNDING AGREEMENT FOR NATOMAS FOUNTAINS DEVELOPMENT PROJECT PROCESSING

THIS AGREEMENT is made this _____, of _____, 2022, by and between Reclamation District No. 1000, a California public agency ("District"), and Tricap Development, LLC, a California limited liability company ("Landowner"), who agree as follows:

1. Recitals. This Agreement is made with reference to the following background recitals:

1.1. Landowner own or control a property located in the City of Sacramento (APN 225-0160-0000) which is part of the proposed Natomas Fountains development project (the "Project") which is adjacent to and will impact existing District drainage facilities including required access for the District's continued operations and maintenance of the facilities. Landowner proposes to develop a portion of the the Project and have submitted a development application for the Project to the City of Sacramento (the "Application").

1.2. Pursuant to state law and District policies, District will review and process Landowners' request by performing the following tasks, including but not limited to: preparing and/or reviewing plans and specifications for facilities and providing related services; preparing staff reports and recommendations, conditions, resolutions, findings and other Project related documents; and noticing and conducting Board of Trustees' public hearings and meetings, if necessary (the "Project Processing Tasks").

1.3. The District has determined that the Project does not provide any benefits to District's ratepayers other than Landowner and therefore, that state law and policy requires Landowner to fund District's costs of performing the Project Processing Tasks to avoid the gifting of ratepayer funds for a private purpose. To obtain the necessary services in a timely and appropriate manner, Landowner therefore agrees to provide funding to District to cover such costs, on and subject to the terms of this Agreement.

2. Project Processing Tasks. District, through its staff, legal, engineering and other consultants, and Board of Trustees, will perform and undertake the Project Processing Tasks.

3. Funding for Project Processing Tasks.

3.1. Landowner agrees to provide an initial deposit of $5,000 to District as funding for the Project Processing Tasks. District will draw on this initial deposit to pay or reimburse periodic invoices from District's consultants and to reimburse District for the cost of District staff time and materials. The funding may be used retroactively to reimburse District's costs incurred before execution of this Agreement for performing Project Processing Tasks. If at any time before completion of the Project Processing Tasks the deposit balance is less than $2,500, District reserves the right to either demand additional deposits in an amount sufficient to replenish the deposit fund up to the initial deposit amount of $5,000 or to request payment from Landowner on an invoice-by-invoice basis. Landowners will make any deposit or payment to District within 15

days of the date of District's invoice or demand.

3.2. In addition to funding on-going Project Processing Tasks in accordance with paragraph 3.1 above, any Project Processing Task that requires District to enter into an agreement with a consultant or to purchase materials and supplies costing $7,500 or more shall be funded in advance by Landowner. To obtain such advance funding, District will advise Landowners in writing of the cost and purpose of the proposed Project Processing Task. If Landowner concurs that the work is a necessary Project Processing Task, it will advance the total estimated cost of the work under the consultant agreement to District within 15 days of the written notice of the proposed Project Processing Task. If Landowner objects to the proposed work, it will send District a written notice of the objection(s) and specific ground(s) therefore within ten days of receipt of the District's notice, and request that District meet and confer to modify the proposal to address Landowner's concerns or to otherwise resolve the dispute within 30 days of Landowner's written notice to District. If the dispute is not resolved after meeting and conferring, District in its sole discretion may give written notice to Landowner that District will proceed with the proposed Project Processing Task and require Landowners to fund such task. If Landowner then refuse to fund the work in the time provided in paragraph 3.1, such refusal will constitute a default and District may elect to terminate this Agreement as provided in paragraph 7.2.

3.3. If any requested deposit or payment is not made in accordance with paragraph 3.1, District will notify Landowner and Landowner will have ten days to cure the default. If Landowner does not make a deposit or payment within the ten-day cure period or if the deposit funds become depleted, then District may suspend all work on the Project Processing Tasks until receipt of Landowner's deposit or payment and/or may elect to declare a default and terminate the Agreement in accordance with section 7 hereof.

3.4. District will deposit Landowner deposits into a special accounting fund for the purpose of paying and reimbursing District costs on the Project Processing Tasks (the "Project Fund"). Any Landowner's deposit remaining upon completion of the Project Processing Tasks will be refunded without interest to Landowner within ninety (90) days following completion of the Project Processing Tasks. The Project Processing Tasks shall be deemed complete upon (i) termination of this Agreement pursuant to Section 7.1 of this Agreement, below, (ii) the execution and delivery by the District of an Irrevocable Offer to Dedicate certain of its lands to the City of Sacramento, or other similar instrument ("IOD"), or (iii) written notice from the District to Landowner of the District's decision to decline to provide such IOD. If the final total Project Processing Tasks costs exceed the amount of the deposit(s), Landowner will pay the difference to the District within the time specified in paragraph 3.2 above.

4. **Record Keeping.** District will keep and maintain accurate accounting and bookkeeping records relating to the Project Processing Tasks costs and Project Fund, including all deposits into the fund and all District costs paid or reimbursed from the fund. Landowner and their employees, accountants, attorneys and agents may review, inspect, copy and audit these records, including all source documents.

5. **No District Commitment on Project.** District reserves complete discretion regarding the Project Processing Tasks and related documents and District's decisions concerning the Project. Nothing in this Agreement will in any way commit or obligate District to approve the Project or consent to the Application or any other development project application. District also reserves complete

discretion regarding the contents, analysis and conclusions of any Project Processing Task documents, including determination of Landowner's compliance with District ordinances, rules and regulations and satisfaction of any conditions. District staff and consultants will work directly for District and be responsible only to District.

6. **Documents.** Any documents prepared or compiled by District staff or consultants under contract with District relating to the Project Processing Tasks will be and remain the property of District.

7. **Term and Termination.**

7.1. This term of this Agreement is one year running from its effective date

7.2. This Agreement will remain in effect for the term provided in paragraph 7.1 above, unless earlier terminated upon the occurrence of: (a) Landowner's failure to cure any default of its obligations under this Agreement; (b) Landowner's failure to satisfy any conditions of the Application or expiration of the Application; (c) Landowner's written notice to District that the Application or Project is being withdrawn, suspended or terminated; (d) any determination by District that it is unable to provide any services to the Project due to a change in any federal, state or local law, ordinance, rule, regulation or policy; or (e) District and/or Landowner's termination of this Agreement upon 30 days written notice.

7.3. If Landowner defaults on any obligation under this Agreement, District will have the right to exercise any and all rights and remedies available to it under law and equity, including the right to terminate this Agreement, and to collect the costs of such cure from Landowner, including attorneys' fees as provided in paragraph 8.7 of this Agreement. If this Agreement is terminated as provided in this section, any deficit in or balance from the Project Fund for all District unpaid, reimbursable costs incurred for the Project will be immediately due and payable by Landowner to District in accordance with paragraph 3.1 of this Agreement. Landowner's obligations under this paragraph will survive any termination of this Agreement.

8. **General Provisions.**

8.1. Integration. This Agreement, constitutes the sole, final, complete, and integrated statement of the terms of this contract among the parties concerning the subject matter addressed herein, and supersedes all prior negotiations, representations or agreements, either oral or written, that may be related to the subject matter of this Agreement, except those other documents that are expressly referenced in this Agreement.

8.2. Assignment. Landowners may not assign this Agreement to any other party except upon notice to District and District's written consent to the proposed assignment.

8.3. Successors and Assigns. Subject to the provisions of paragraph 8.2, this Agreement will bind and inure to the benefit of the respective successors, assigns, heirs, devisees and personal representatives of the parties.

8.4. Amendment. This Agreement may be modified or amended only by a subsequent written agreement approved and executed by both parties. Amendment by District requires approval of the Board of Trustees and execution by the General Manager.

8.5. Governing Law and Venue. Except as otherwise required by law, this Agreement will be interpreted, governed by, and construed under the laws of the State of California. The County of Sacramento will be venue for any state court litigation.

8.6. No Third-Party Beneficiaries. Landowner will not be deemed to be a third-party beneficiary to any consultant services contract funded in whole or in part by this Agreement.

8.7. Attorney's Fees. In the event any legal action is brought to enforce or construe this Agreement, the prevailing party will be entitled to an award of reasonable attorney's fees, expert witness and consulting fees and costs, litigation costs and costs of suit

8.8. Notices. Any notice, demand, invoice or other communication required or permitted to be given under this Agreement will be in writing and served personally or sent by prepaid, first class U.S. mail or overnight mail and addressed as follows:

District:	Landowner:
Reclamation District No. 1000 1633 Garden Highway Sacramento, CA 95833 Attention: Kevin King	Tricap Development, LLC 2203 13th Street Sacramento, CA 95818 Attention: Ken King

Any party may change its address by notifying the other party in writing of the change of address.

8.9. Indemnification. Landowner will exonerate, hold harmless, indemnify and defend District, and its trustees, officers, employees, agents, consultants and volunteers from and against any and all suits, actions, judgments, legal or administrative proceedings, arbitrations, claims, demands, causes of action, damages, liabilities, interest, attorney fees, fines, penalties, losses, costs or expenses of whatsoever kind or nature (collectively, "Claims"), directly arising out of: 1) the District's performance of any Project Processing Tasks; or 2) in any other way related to the subject matter of this Agreement or the Project, if any such Claim arises out of any act or omission of Landowner or its Trustees, officers, employees, independent contractors, lenders, guests, invitees or agents. Neither the expiration nor earlier termination of this Agreement nor completion of the acts to be performed under this Agreement shall release Landowners from its obligation to indemnify District as to any Claim, so long as the event upon which the Claim is predicated shall have occurred prior to effective date of any such expiration or earlier termination or completion and arose out of or was in any way connected with performance or operations under this Agreement, the Project Processing Tasks by Landowners, its directors, officers, employees, independent contractors, lenders, guests, invitees or agents, or any one of them.

8.10. Board of Trustees Approval. This Agreement is entered into subject to ratification by the Board of Trustees of District at its regular meeting on March 11, 2022. If District's Board

of Trustees fails to ratify this Agreement at such meeting, District shall return Landowner's deposit to Landowner.

//signatre page(s) follow(s)//
//remainder of page intentionally blank//

RECLAMATION DISTRICT NO. 1000

By: _____ Date:_____

Kevin L. King

General Manager

LANDOWNER

TRICAP DEVELOPMENT

a

By: _____ Date: 02.22.2022

Name: Ken King

Title: Managing Member

RECLAMATION DISTRICT 1000

DATE: **MARCH 11, 2022** **AGENDA ITEM NO. 5.7**

TITLE: **Authorization to Accept Easement**

SUBJECT: **Review and Consider Adoption of Resolution No. 2022-03-02: Authorizing General Manager to Accept Grant of Access Easement Deed from Tricap Development, LLC.**

EXECUTIVE SUMMARY:

Reclamation District 1000 (RD 1000; District) has been working with Tricap Development, LLC. to accommodate the planned development known as the Natomas Fountains, while allowing the District to continue to provide access for ongoing maintenance and operation of the District's facilities.

Staff recommends the Board review and consider adoption of Resolution No. 2022-03-02 authorizing the General Manager to accept the Grant of Access Easement Deed as provided in Attachment 1 of this staff report.

RECOMMENDATION:

Staff recommends the Board review and consider adoption of Resolution No. 2022-03-02 authorizing the General Manager to accept the Grant of Access Easement Deed as provided in Attachment 1 of this staff report.

FINANCIAL IMPACT:

None.

ATTACHMENTS:

1. Resolution No. 2022-03-02: Authorizing the General Manager to Accept Grant of Access Easement Deed from Tricap Development, LLC.

STAFF RESPONSIBLE FOR REPORT:

_____ Date: 03/03/2022

Kevin L. King, General Manager

RECLAMATION DISTRICT NO. 1000

RESOLUTION NO. 2022-03-02

A RESOLUTION OF THE BOARD OF TRUSTEES OF RECLAMATION DISTRICT NO. 1000 AUTHORIZING THE GENERAL MANAGER TO ACCEPT GRANT OF ACCESS EASEMENT DEED FROM TRICAP DEVELOPMENT, LLC

At a regular meeting of the Board of Trustees of Reclamation District No. 1000 held at the District Office on the 11th day of March 2022, the following resolution was approved and adopted:

WHEREAS, the Board of Trustees ("Board") of Reclamation District No. 1000 ("District") is a reclamation district created by act of the legislature of the State of California, approved April 8, 1911; and,

WHEREAS, the Tripcap Development, LLC ("Owner") is a limited liability company established pursuant to the laws of the State of California; and,

WHEREAS, Owner has the need to convey easement deeds to District, to allow District access for the District's purpose and use for existing and future flood control projects; and,

WHEREAS, Owner has provided to District an access easement deed as provided in Attachment 1 to this resolution; and,

WHEREAS, pursuant to Government Code section 27281, the District Board has authority to accept such assignment of easements from Owner upon the execution of the certificate of acceptance set forth in Attachment 2 to this resolution; and,

WHEREAS, the Board desires to authorize the District General Manager to execute the certificate of acceptance on behalf of the District.

NOW THEREFORE BE IT RESOLVED THAT: The Board of Trustees of Reclamation District No. 1000 hereby accepts the grant of easement deed from Owner as provided in Attachment 1 of this resolution and authorizes the General Manager to execute the certification of acceptance Attachment 2.

ON A MOTION BY Trustee _____, seconded by Trustee _____ the foregoing resolution was passed and adopted by the Board of Trustees of Reclamation District No. 1000, this 11th day of March 2022, by the following vote, to wit:

AYES: Trustees

NOES: Trustees:

ABSTAIN: Trustees:

RECUSE: Trustees:

ABSENT: Trustees:

_____

Thomas M. Gilbert

President, Board of Trustees

Reclamation District No. 1000

CERTIFICATION:

I, Joleen Gutierrez, Secretary of Reclamation District No. 1000, hereby certify that the foregoing Resolution 2022-03-02 was duly adopted by the Board of Trustees of Reclamation District No. 1000 at the regular meeting held on the 11th day of March 2022 and made a part of the minutes thereof.

_____

Joleen Gutierrez, District Secretary

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

NAME Reclamation District No. 1000

MAILING ADDRESS 1633 Garden Highway

CITY, STATE ZIP CODE Sacramento, CA 95833

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

Documentary Transfer Tax $___- 0 -_____
___ Computed on value of interest conveyed.
___ Computed on value of interest conveyed less liens and encumbrances remaining thereon at time of sale.
___ No property transfer tax due.

By:_____

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, the receipt and adequacy of which is hereby acknowledged, _____ ("Grantor"), hereby grants to RECLAMATION DISTRICT NO. 1000, a public entity of the State of California created under Cal. Stats. 1911, Chapter 412, its successors and assigns ("Grantee"), a non-exclusive and perpetual easement for access, operations and maintenance purposes along the District's East Main Drain and incidental purposes upon and across that certain real property located in the County of Sacramento as described on Exhibit "A" (the "Easement Area") attached hereto and incorporated herein by this reference. Grantor covenants and agrees for itself, its successors and assigns, as a covenant running with the land, that Grantor will not commence or allow other uses in the Easement Area which may interfere with Grantee's use, and agrees to provide to Grantee an opportunity to review and approve of any such other uses and to enter into a joint use agreement with any such other users within the Easement Area prior to the granting of any rights therefore or the commencement of any such other uses.

Dated:_____, 2022

GRANTOR

_____

_____

{00923309}

ALL-PURPOSE ACKNOWLEDGMENT FOR CALIFORNIA

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, 2010, before me, _____,
Date Name And Title Of Officer (e.g. "Jane Doe, Notary Public")

personally appeared _____,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

_____
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

CAPACITY CLAIMED BY SIGNER

☐ Individual
☐ Corporate Officer

_____
Title(s)

☐ Partner(s) ☐ Limited ☐ General
☐ Attorney-In-Fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other: _____

Signer is representing:
Name Of Person(s) Or Entity(ies)

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
Title or Type of Document

_____
Number Of Pages

_____
Date Of Document

_____
Signer(s) Other Than Named Above

ALL-PURPOSE ACKNOWLEDGMENT FOR CALIFORNIA

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, 2010, before me, _____,
Date Name And Title Of Officer (e.g. "Jane Doe, Notary Public")

personally appeared _____,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

_____
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

CAPACITY CLAIMED BY SIGNER

☐ Individual
☐ Corporate Officer

_____
Title(s)

☐ Partner(s) ☐ Limited ☐ General
☐ Attorney-In-Fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other: _____

Signer is representing:
Name Of Person(s) Or Entity(ies)

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
Title or Type of Document

_____
Number Of Pages

_____
Date Of Document

_____
Signer(s) Other Than Named Above

EXHIBIT "A"

ALL THAT REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCEL 4, AS SHOWN ON THE FINAL MAP OF "CORAL BUSINESS CENTER", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 340 OF MAPS, AT PAGE 9, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF TRUXEL ROAD WITH THE WESTERLY BOUNDARY OF SAID PARCEL 4; THENCE FROM SAID **POINT OF BEGINNING**, ALONG SAID WESTERLY BOUNDARY, NORTH 00°16'01" WEST, 66.90 FEET; THENCE, LEAVING SAID WESTERLY BOUNDARY, SOUTH 17°41'38" EAST, 10.71 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 134.00 FEET, THROUGH A CENTRAL ANGLE OF 15°38'41", WITH AN ARC LENGTH OF 36.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 25°30'59" EAST, 36.48 FEET; THENCE SOUTH 33°20'19" EAST, 27.59 FEET; THENCE SOUTH 39°11'05" EAST, 69.39 FEET; THENCE SOUTH 43°59'10" WEST, 18.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1924.00 FEET, THROUGH A CENTRAL ANGLE OF 02°45'43", WITH AN ARC LENGTH OF 92.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 44°37'59" WEST, 92.74 FEET TO THE **POINT OF BEGINNING**; CONTAINING 2,760 FEET MORE OR LESS.

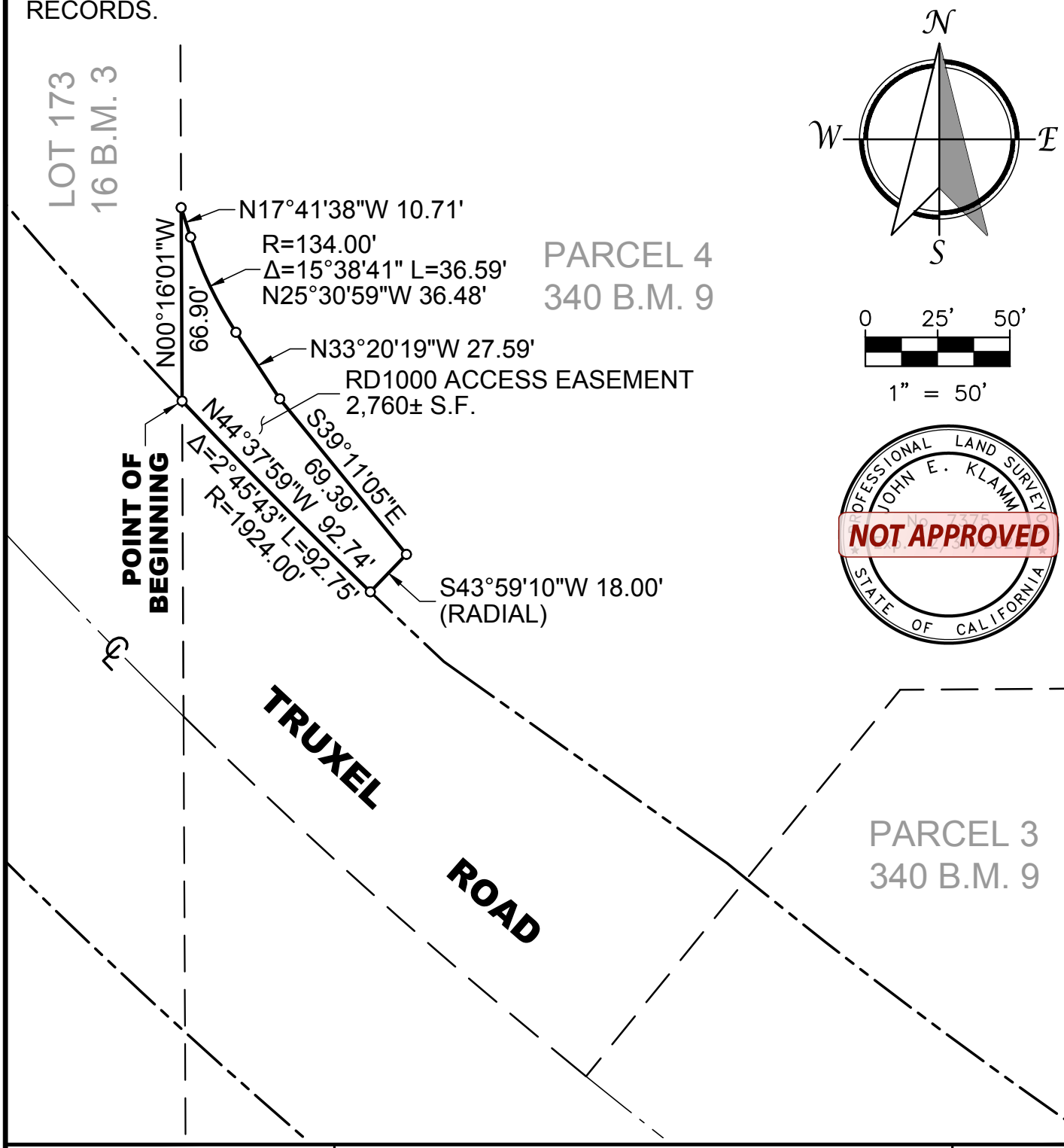
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS IDENTICAL WITH THE WESTERLY BOUNDARY OF PARCEL 4, AS SHOWN ON THE FINAL MAP OF "CORAL BUSINESS CENTER", FILED IN BOOK 340 OF MAPS, AT PAGE 9, SACRAMENTO COUNTY RECORDS.

_____

DATE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS IDENTICAL WITH THE WESTERLY BOUNDARY OF PARCEL 4, AS SHOWN ON THE FINAL MAP OF "CORAL BUSINESS CENTER", FILED IN BOOK 340 OF MAPS, AT PAGE 9, SACRAMENTO COUNTY RECORDS.



RSC ENGINEERING
1420 Rocky Ridge Dr.
Suite 150
Roseville, CA 95661
Ph: 916.788.2884
Fax: 916.788.4408

EXHIBIT "B"
RD1000 ACCESS EASEMENT
PORTION OF PARCEL 4,
CORAL BUSINESS CENTER, 340 B.M. 9
CITY OF SACRAMENTO, CALIFORNIA

SCALE: 1"=50'
DATE: 03/02/2022
SHEET 1 OF 1

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by this deed dated_____ from the first party to the RECLAMATION DISTRICT NO. 1000 ("RD 1000"), is hereby accepted pursuant to RD 1000 Board of Trustees Resolution No. 2022-03-02, and the Grantee consents to recordation thereof by its duly authorized officer.

By_____ Dated: _____ , 20___

Kevin L. King
General Manager

RECLAMATION DISTRICT 1000

DATE: **MARCH 11, 2022** **AGENDA ITEM NO. 5.8**

TITLE: **Natomas Fountains**

SUBJECT: **Review and Consider Adoption of Resolution No. 2022-03-03: Authorizing General Manager to Quit Claim Grant of Easement Deed.**

EXECUTIVE SUMMARY:

Reclamation District 1000 (RD 1000; District) has been working with the Natomas Fountains Development to accommodate the planned development while allowing the District to continue to provide ongoing maintenance and operation and protection of the District's facilities.

Staff recommends the Board review and consider adoption of Resolution No. 2022-03-03 authorizing the General Manager to Quitclaim the Grant of Easement Deed as provided in Attachment 1 of this staff report.

RECOMMENDATION:

Staff recommends the Board review and consider adoption of Resolution No. 2022-03-03 authorizing the General Manager to Quitclaim the Grant of Easement Deed as provided in Attachment 1 of this staff report.

ATTACHMENTS:

1. Resolution No. 2022-03-03: Quitclaim Grant of Easement Deed

STAFF RESPONSIBLE FOR REPORT:

_____ Date: 03/03/2022

Kevin L. King, General Manager

RECLAMATION DISTRICT NO. 1000

RESOLUTION NO. 2022-03-03

A RESOLUTION OF THE BOARD OF TRUSTEES OF RECLAMATION DISTRICT NO. 1000 AUTHORIZING GENERAL MANAGER TO EXECUTE QUITCLAIM DEED FOR EXISTING EASEMENTS WITHIN THE NATOMAS FOUNTAINS DEVELOPMENT IN THE CITY OF SACRAMENTO

At a regular meeting of the Board of Trustees of Reclamation District No. 1000 held at the District Office on the 11th day of March 2022, the following resolution was approved and adopted:

WHEREAS, Reclamation District No. 1000 (District) has an existing easement located within the proposed Natomas Fountains Development in the City of Sacramento (Development); and

WHEREAS, the easement was granted as part of a prior proposed development at the site to get access to the RD 1000 East Main Drain, but is not viable with the new Development as proposed; and

WHEREAS, the Development has agreed to provide an alternate access and operations and maintenance easement from Truxel Boulevard to the East Drain which would negate the need for this existing access easement.

NOW, THEREFORE BE IT RESOLVED THAT: The District's General Manager, Kevin L. King, is hereby authorized to execute on behalf of Reclamation District No. 1000 the attached Quitclaim Deed for the existing easement held by the District within the proposed Natomas Fountains Development project in the City of Sacramento as further described in the attached document.

ON A MOTION BY Trustee _____, seconded by Trustee _____, the foregoing resolution was passed and adopted by the Board of Trustees of Reclamation District No. 1000, this 11th day of March 2022, by the following vote, to wit:

AYES: Trustees:

NOES: Trustees:

ABSTAIN: Trustees:

RECUSE: Trustees:

ABSENT: Trustees:

_____

Thomas M. Gilbert

President, Board of Trustees

Reclamation District No. 1000

CERTIFICATION:

I, Joleen Gutierrez, Secretary of Reclamation District No. 1000, hereby certify that the foregoing Resolution 2022-03-03 was duly adopted by the Board of Trustees of Reclamation District No. 1000 at the special meeting held on the 11th day of March 2022 and made a part of the minutes thereof.

_____

Joleen Gutierrez, District Secretary

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned Grantor declares:
DOCUMENTARY TRANSFER TAX $ _____
☐ Computed on full value of property conveyed, or
☐ Computed on full value less liens and encumbrances remaining at time of sale
☐ Unincorporated Area
☐ City of Sacramento

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged, RECLAMATION DISTRICT 1000, a _____ ("**Transferor**") does hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to ETHAN CONRAD, an Unmarried Man ("**Transferee**"), all of its right, title and interest in and to the following described real property located in the City of Sacramento, County of Sacramento, State of California:

See Exhibit "A" (Legal Description) attached hereto and incorporated herein by this reference.

See Exhibit "B" (Map) attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, the Quitclaim Deed is made and executed as of _____ ___, 2022.

"TRANSFEROR"

RECLAMATION DISTRICT 1000,
a _____

By: _____
Name: _____
Its: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of _____)

On _____, before me, _____ [name and title], personally appeared, _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature (Seal)

EXHIBIT A TO QUITCLAIM DEED
LEGAL DESCRIPTION

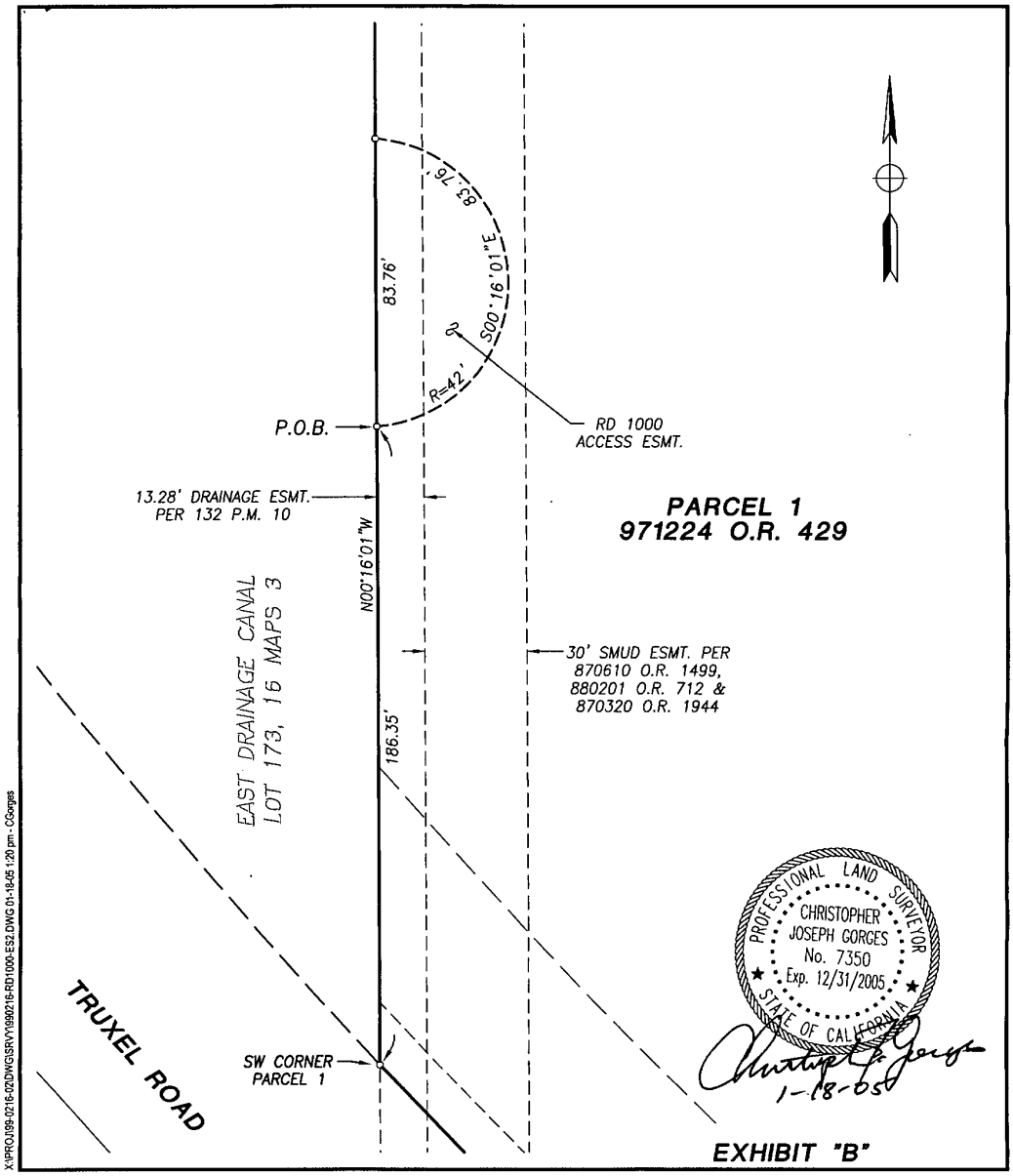
All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

A portion of Parcel 1 as said parcel is described in that certain "Certificate of Compliance for Lot Line Adjustment" recorded in Book 971224, Page 429, Official Records of Sacramento County, more particularly described as follows:

BEGINNING at a point on west line of the above referenced Parcel 1 from which the southwest corner thereof bears South 00°16'01" East 186.35 feet; thence from the point of beginning and along the west line of said Parcel 1 North 00°16'01" West 83.76 feet; thence leaving said west line along the arc of a non-tangent curve to the right, concave to the west, having a radius of 42 feet and being subtended by a chord bearing South 00°16'01" East 83.76 feet to the point of beginning.

Containing 2,506 square feet, more or less.

EXHIBIT B TO QUITCLAIM DEED
MAP



X:\PROJ\99-0216-02\DWG\SRVY\990216-RD1000-ES2.DWG 01-18-05 1:20 pm - CGorges

MORTON & PITALO, INC.
CIVIL ENGINEERING • PLANNING • SURVEYING
1788 Tribute Road, Suite 200 • Sacramento, CA 95815
phone: 916.927.2400 • fax: 916.567.0120 • survey fax: 916.927.1185
email: engr@mpengr.com • web: www.mpengr.com

DRAWN:	JSZ	JOB NO:	990216.02
CHECKED:	CJG	DATE:	JAN. 2005
SCALE:	1"=40'	SHEET:	1 of 1

PLAT TO ACCOMPANY
RD 1000 ACCESS EASEMENT LEGAL DESCRIPTION
BEING A PORTION OF PARCEL 1, 971224 O.R. 429
CITY OF SACRAMENTO CALIFORNIA

RECLAMATION DISTRICT 1000

DATE: MARCH 11, 2022 **AGENDA ITEM NO. 6.1**

TITLE: **City of Sacramento Stormwater Fee**

SUBJECT: **Review and Consider Authorizing the General Manager to Submit Ballots on behalf of the District in the City of Sacramento's Water Pollution and Flood Protection Measure.**

EXECUTIVE SUMMARY:

Reclamation District No. 1000 (RD 1000; District) has an opportunity to participate in the City of Sacramento's (City) Water Pollution and Flood Protection Measure. To continue protecting clean, local water, the City of Sacramento is proposing a ballot measure to fund repairs and improvements to its aging stormwater system, which protects homes, businesses, local rivers and water sources.

The measure would include an increase in fees paid by industrial, commercial and residential property owners, to:

- Protect drinking water quality and supplies
- Keep toxic chemicals, sewage and human waste out of rivers and creeks
- Prevent sewage and human waste from overflowing onto neighborhood streets
- Provide safe, clean water for future droughts and emergencies
- Replace aging and deteriorating pumps that prevent flooding
- Repair aging water pipelines and infrastructure

All funds raised would be used only for Sacramento's stormwater system, subject to citizen oversight and public audits. There has not been a new stormwater system fee since 1996.

Attachment No. 1 provides more detail on the measure. Attachment No. 2 is the Cityof Sacramento's Storm Drain Utility – Fee Study dated December 8, 2021. Both documents are provided for reference.

Reclamation District No. 1000 owns the parcels listed in Table 1 on the following page which are subject to the proposed fee. Table 1 also includes the associated monthly and annual cost per parcel.

Table 1 - RD 1000 APN's Subject to City's Stormwater Fee

APN	Approximate Monthly Fee	Approximate Annual Cost
237-0031-001	$1.00	$12.00
225-0170-060	$1.00	$12.00
225-0180-012	$1.00	$12.00
225-0180-044	$1.00	$12.00
225-0180-005	$1.00	$12.00
225-0220-002	$1.00	$12.00
225-0220-025	$1.00	$12.00
225-0220-092	$1.00	$12.00
225-1040-021	$1.00	$12.00
250-0121-009	$1.00	$12.00
250-0171-001	$1.00	$12.00
250-0360-001	$1.00	$12.00
263-0260-016	$1.00	$12.00
274-0190-001	$1.00	$12.00
201-0300-078	$6.86	$82.32
250-0360-011	$52.99	$635.88
225-1700-074	$8.10	$97.20
225-0220-013	$3.73	$44.76
225-1660-058	$2.09	$25.08
201-0100-004	$1.00	$12.00
201-0100-001	$1.00	$12.00
225-0040-001	$1.00	$12.00
225-0060-023	$1.00	$12.00
225-0070-006	$1.00	$12.00
225-0070-008	$1.00	$12.00
225-0080-033	$1.00	$12.00
225-0080-034	$1.00	$12.00
225-0140-0054	$1.00	$12.00
225-0150-002	$1.00	$12.00
Total	**$97.77/mo**	**$1,173.24/yr**

TITLE: City of Sacramento Stormwater Fee

RECOMMENDATION:

Staff recommends the Board review and consider Authorizing the General Manager to Submit Ballots on behalf of the District, in support of the City of Sacramento's Water Pollution and Flood Protection Measure by March 16, 2022.

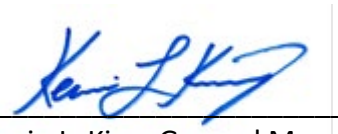
FINANCIAL IMPACT:

Utility Expense of $1,173.24 Annually .

ATTACHMENTS:

1. City of Sacramento Water Pollution & Flood Prevention Measure Brochure.
2. City of Sacramento Storm Drain Utility – Fee Study (December 8, 2021)

STAFF RESPONSIBLE FOR REPORT:



_____ Date: 03/02/2022

Kevin L. King, General Manager

City of SACRAMENTO
Department of Utilities

Water Pollution & Flood PREVENTION MEASURE

BALLOT INFORMATION GUIDE

This background information is intended to help you complete your enclosed ballot.

For additional information, visit SacramentoWaterPollutionFloodPrevention.com, call (916) 808-4971 or email DOUPIO@cityofsacramento.org.

La Ciudad está proponiendo un cargo para financiar un programa de mejoras capitales para la infraestructura de desagües pluviales de la Ciudad. Este financiamiento es necesario para proteger los suministros de agua local y ofrecer agua potable limpia mediante el tratamiento de aguas residuales, la administración de arroyos, riachuelos y escurrimiento pluvial para evitar las inundaciones y reducir la basura y la contaminación. Por favor llame al 916-808-5011 para más información. Hay intérpretes disponibles.

市政府提議一項收費，用以資助本市暴雨排放基礎設施這一重大改善項目。需要這項資金，以便能透過處理廢水、管 理溪流和暴雨徑流防止洪患，並且減少垃圾與污染等舉措，達到保護當地供水並提供清潔飲用水的目的。如需更多資 訊，請致電916-808-5011。備有口譯服務。

Городские власти предлагают взымать сбор, который пойдёт на финансирование капитальной модернизации городской инфраструктуры ливневой канализации. Такие меры необходимы, чтобызащитить городскую систему водоснабжения и обеспечить население чистой питьевой водой. Финансирование пойдёт на очистку сточных вод, ливневых стоков, слежение за чистотой воды в ручьях и реках, что в итоге предотвратит случаи затопления и уменьшит загрязнение воды. За дополнительной информацией звоните по телефону 916-808-5011. Предоставляются услуги переводчиков.

Lub Nroog pom zoo kom muaj ib qho nqi los pab txhawb rau txoj kev pab txhim kho lub Nroog cov kav dej nag ntws. Yuav tau muaj qhov nyiaj pab no los tiv thaiv cov dej thiab muab cov dej huv zoo haus los ntawm txoj kev kho cov dej tsis huv, kev tswj kho cov kwj deg me, kwj deg txhawv thiab cov dej nag kom muaj chaw ntws tsis kom tiv thaiv tau txoj kev musj dej nyab thiab txo tsawg cov khib nyhiab thiab kev paug phem. Thov hu rau 916-808- 5011 kom paub meej ntxiv. Muaj neeg txhais lus.

CITY OF SACRAMENTO WATER POLLUTION & FLOOD PREVENTION MEASURE

BACKGROUND

The City of Sacramento has an essential role in providing clean drinking water and protecting local water supplies by performing primary treatment of wastewater, managing creeks, streams and stormwater runoff to prevent flooding and cleaning up trash and pollution.

Stormwater runoff can carry pollution, pesticides and harmful bacteria into our local rivers, creeks and streams, and on into the Delta. Most drinking water in Sacramento is produced from the American and Sacramento rivers. Keeping these local water sources safe and clean is essential to protect public health and long-term water supplies for our region.

AGING, DETERIORATING STORMWATER SYSTEM

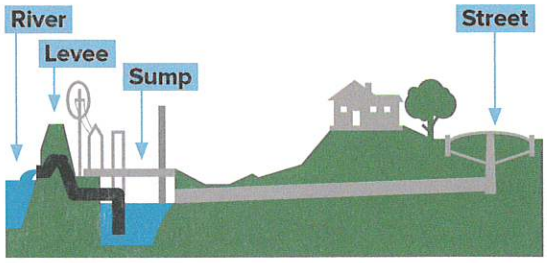
Sacramento's local system of storm drains, levees, pumps and pipes collect and help filter stormwater to protect our rivers and waterways from pollution. Levees, creeks and canals help protect Sacramento communities by holding stormwater during large storms to prevent flooding neighborhoods and streets.

Sacramento's storm drain system is up to 100 years old, and many levees, pipes and pumps are rapidly deteriorating. Without repairs or improvements, there is increased risk of polluting our rivers and water sources, and of flooding in many communities.

Replacing 50-year-old storm drain infrastructure ▲

UNIQUE LOCAL CHALLENGES

High risk of flooding: Many experts agree that Sacramento's flood risk is the second highest in the nation compared to other cities at risk from flooding caused by rivers because it sits at a low elevation on a flood plain and is largely surrounded by levees. In most cities, stormwater drains out using gravity. The City of Sacramento's stormwater system relies on a complicated system of pumps to drain stormwater into creeks and rivers.



Sewage mixes with stormwater in places: In many neighborhoods, including downtown, Sacramento relies on a "combined system" where sewage and stormwater are collected and conveyed in the same system of pipes. If old pipes or pumps break in these areas, floodwater could include raw sewage, which can be harmful to public health and damage homes and rivers.

LOCAL FUNDING MEASURE

To continue to protect clean, local water, the City of Sacramento has sent you a ballot regarding a measure to fund repairs, maintenance and improvements to its aging stormwater system, which protects homes, businesses, local rivers and water sources. A stormwater fee has not been proposed since 1996.

The Water Pollution and Flood Prevention Measure would fund repairs, maintenance and improvements to Sacramento's aging stormwater system, which protects local rivers and water sources from pollution and toxins, and protects homes and businesses from flooding. If approved by majority vote, the measure would generate approximately $20 million a year. These funds would be used to:

- Repair aging water pipelines and other infrastructure;
- Replace aging and deteriorating pumps to prevent flooding;
- Protect local water quality and water supplies;
- Keep trash and harmful chemicals out of the American and Sacramento rivers and local creeks;
- Prevent sewage and human waste from flooding neighborhood streets; and
- Provide safe, clean water for future droughts and emergencies.

Installation of 42" reinforced concrete pipe to replace an old pipe beneath 3rd Street

Funds would be raised by a fee based on impervious surfaces (buildings and pavement), to be paid by industrial, commercial, residential and other property owners. The proposed monthly fee for your type of property is estimated by the rate chart below. Fees would be in effect until ended by voters. All funds raised would be used only for Sacramento's stormwater system, subject to citizen oversight and public audits.

Low income customers may qualify for utility bill assistance. Property owners who have errors with their property type, acreage, or number of units listed in County Assessor data may correct this information with the County of Sacramento.

Single Family Residential Property		**Avg. Gross Parcel Area**	**ISC**	**Monthly Fee**
Single Family #1	Parcel Gross Area less than 1/10 acre	2,878 sq. ft	0.66	$3.13
Single Family #2 *(most homeowners)*	Parcel Gross Area between 1/10 acre & 1/4 acre	6,681 sq. ft	0.54	$5.94
Single Family #3	Parcel Gross Area greater than 1/4 acre	18,718 sq. ft	0.35	$10.78
Multi-Family Residential Property		**Avg. Gross Parcel Area**	**ISC**	**Monthly Fee**
Multi-Family #1	50+ Units per Acre *(High Density)*	489 sq. ft	0.84	$0.67 per unit
Multi-Family #2	11-50 Units per Acre *(Medium Density)*	2,093 sq. ft	0.70	$2.41 per unit
Multi-Family #3	1-10 Units per Acre *(Low Density)*	6,845 sq. ft	0.52	$5.84 per unit

Residential Fee = Average gross square feet x Impervious Surface Coefficient (ISC) x $0.01975 annually

Non-Residential Property Type	**ISC**
Agriculture	0.04
Public & Utilities	0.44
Industrial/Retail/Commercial	0.86
Office/Recreational/Church & Welfare/Personal Care & Health	0.80
Airport	0.30
Common Areas	0.30
Golf; Park; Cemetery; Misc; Vacant	0.10
Exempt	0.00

Non-Residential Fee = Gross square feet x Impervious Surface Coefficient (ISC) x $0.01975 annually

Scan this QR code to use the City's rate calculator.

TYPES OF PROJECTS TO BE FUNDED INCLUDE:

▲ *1962 severely corroded welded steel pipe recently removed from Sacramento river levee*

Rehabilitation & Replacement — Repairing aging and deteriorating stormwater pipelines and infrastructure

Failed Metal Pipe, Pump Stations, Ditches, Channels, Detention Basins, Combined Sewer System, Sump Electrical Rehab, Electronic Monitoring/Security System upgrades (IT/SCADA)

Regulatory Programs — Keeping pollution, trash and harmful chemicals out of rivers, creeks and local water sources

Trash Capture, Water Quality Improvements, Flood Management, Combined Sewer System Long-Term Control Plan (to keep chemicals out of local water sources)

◀ *Pollution, trash, toxins, chemicals, pesticides and plastic need to be kept out of local rivers, creeks and streams*

Improvement Programs — Protecting water supplies and infrastructure against droughts, floods and emergencies

Basin Improvement Program, Security & Emergency Preparedness, All-Weather Electrical System Improvements, Generators, Other Facility Improvements

Canal restoration and protection ▶

Planning & Asset Management — Reducing long-term costs by properly monitoring and planning stormwater infrastructure improvements

Data collection on pipelines, pump and system age and condition, Hydrologic and Hydraulic Modeling, Drainage Basin Master Planning, Long-Term Planning

◀ *More than 850 miles of mainline pipes, 30,000 drainage inlets and 100 sump (pump) stations must be regularly inspected and maintained*

CITY OF SACRAMENTO STORM DRAIN UTILITY

Property Related Fee Study

December 8, 2021

Prepared by:
NBS
helping communities fund tomorrow
nbsgov.com

Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516

TABLE OF CONTENTS

1. INTRODUCTION

1.1 Purpose of the Fee Study

This Property Related Fee Study (Fee Study) provides the data analysis, rationale, and recommended calculations to establish a property related fee which is proposed to provide funding for the City of Sacramento, Department of Utilities, Storm Drain Utility Capital Improvement Program (CIP).

This Fee Study describes the methodology and develops the rate to allocate the costs of providing additional Storm Drain Utility services to the parcels within the City. The rate was developed by analyzing the parcel data provided by the County of Sacramento, assigning parcels to customer classes, and applying an Impervious Surface Coefficient (ISC) to each parcel's area. The Rate Methodology is described in detail in Section 4 of this Fee Study.

The proposed Fee must comply with all applicable laws as described in Section 2.

1.2 NBS' Assumptions and Reliance

NBS relied on a number of underlying data sources to develop the proposed rates herein. The data includes, but is not limited to, the following.

1. Assessor of the County of Sacramento's parcel data
2. City of Sacramento description and cost of services
3. State of California, Office of Environmental Health Hazard Assessment's Impervious Surface Coefficient data

This information, including the City's budgets, capital improvement costs, and information from City staff and the City's consultants were provided by sources NBS believes and assumes to be reliable, although NBS has not independently verified this data. NBS' use of such information and assumptions is reasonable for the purpose of this Fee Study and its recommendations.

2. LEGISLATIVE COMPLIANCE

2.1 Assessment and Property Related Fee Reform (Proposition 218)

Adopted in 1996, Proposition 218 added Article XIII D to the California Constitution and thereby established new procedural and substantive requirements for property related fees and charges. The following requirements are found in Article XIII D Section 6.

> (a) Procedures for New or Increased Fees and Charges. An agency shall follow the procedures pursuant to this section in imposing or increasing any fee or charge as defined pursuant to this article, including, but not limited to, the following:
>
> > (1) The parcels upon which a fee or charge is proposed for imposition shall be identified. The amount of the fee or charge proposed to be imposed upon each parcel shall be calculated. The agency shall provide written notice by mail of the proposed fee or charge to the record owner of each identified parcel upon which the fee or charge is proposed for

imposition, the amount of the fee or charge proposed to be imposed upon each, the basis upon which the amount of the proposed fee or charge was calculated, the reason for the fee or charge, together with the date, time, and location of a public hearing on the proposed fee or charge.

(2) The agency shall conduct a public hearing upon the proposed fee or charge not less than 45 days after mailing the notice of the proposed fee or charge to the record owners of each identified parcel upon which the fee or charge is proposed for imposition. At the public hearing, the agency shall consider all protests against the proposed fee or charge. If written protests against the proposed fee or charge are presented by a majority of owners of the identified parcels, the agency shall not impose the fee or charge.

(b) Requirements for Existing, New or Increased Fees and Charges. A fee or charge shall not be extended, imposed, or increased by any agency unless it meets all of the following requirements:

(1) Revenues derived from the fee or charge shall not exceed the funds required to provide the property related service.

(2) Revenues derived from the fee or charge shall not be used for any purpose other than that for which the fee or charge was imposed.

(3) The amount of a fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of the service attributable to the parcel.

(4) No fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question. Fees or charges based on potential or future use of a service are not permitted. Standby charges, whether characterized as charges or assessments, shall be classified as assessments and shall not be imposed without compliance with Section 4.

(5) No fee or charge may be imposed for general governmental services including, but not limited to, police, fire, ambulance or library services, where the service is available to the public at large in substantially the same manner as it is to property owners. Reliance by an agency on any parcel map, including, but not limited to, an assessor's parcel map, may be considered a significant factor in determining whether a fee or charge is imposed as an incident of property ownership for purposes of this article. In any legal action contesting the validity of a fee or charge, the burden shall be on the agency to demonstrate compliance with this article.

(c) Voter Approval for New or Increased Fees and Charges. Except for fees or charges for sewer, water, and refuse collection services, no property related fee or charge shall be imposed or increased unless and until that fee or charge is submitted and approved by a majority vote of the property owners of the property subject to the fee or charge or, at the option of the agency, by a two-thirds vote of the electorate residing in the affected area. The election shall be conducted not less than 45 days after the public hearing. An agency may adopt procedures similar to those for increases in assessments in the conduct of elections under this subdivision.

This Fee Study addresses the following Proposition 218 requirements.

Article XIII D Section 6.

(a) (1) The listing of all assessor's parcels and the proposed Fee for each is provided in APPENDIX D. The basis upon which the amount of the proposed Fee is calculated is found in Section 4.1 and the reason for the Fee or charge is found in Section 3.1.

(b) (1) The total cost of services limitation can be found in Section 5.4.

(2) The Fee use limitation can be found in Section 7.

(3) The proportional cost limitation can be found in Section 4.6 and 5.3.

(4) The future services prohibition can be found in Section 5.3.1.

(5) The general governmental services prohibition can be found in Section 3.1. The Fee is proposed to only be levied on assessor's parcels as found in Section 3.4.

(c) The City will conduct a property owner election per Section 2.2

2.2 Proposition 218 Omnibus Implementation Act

Shortly after Proposition 218 was adopted, the Legislature adopted the Proposition 218 Omnibus Implementation Act of 1997 (the Omnibus Act) to clarify the measure. The Omnibus Act was further amended by SB 231 which became effective January 1, 2018 (the Amended Act). As it relates to storm drains, the Amended Act defined the meaning of "sewer" services to include "…services necessary to collect, treat, or dispose of sewage, industrial waste, or surface or storm waters, and any entity that collects, treats, or disposes of any of these necessarily provides sewer service."[1]. This amendment causes storm drain services to be placed in the same category as sewer, water, and refuse collection services which are exempted from approval by a vote of the property owners, or of the electorate, as described above in Article XIII D Section 6(c). The Amended Act has yet to be validated by legal action, and as such the City is not seeking to exempt this proposed property related fee from the election approval requirements of Article XIII D Section 6(c).

2.3 City Charter

The Charter of the City of Sacramento (City Code) provides for the establishment of rates for storm drain service per the following City Code Section 13.08.400 shown below.

Rates, fees, and charges for sewer service and storm drain service are established, and shall be charged for sewer service and storm drain service. The amount of the rates, fees, and charges shall be set from time to time by ordinance or resolution of the city council. The city council may set rates, fees, and charges for sewer service and storm drain service in amounts that apply uniformly throughout the city, or may establish separate amounts for: (1) sewer service rendered by the separate sewer system; (2) sewer service rendered by the combined sewer system; (3) storm drain service rendered by the storm drain system; (4) storm drain service rendered by the combined sewer system; and/or (5) combined sewer and storm drain service rendered by the combined sewer system. (Ord. 2011-051 § 9; Ord. 2005-020 § 2)

In addition, the City shall bill and collect the Fee per City Code Section 13.12.

[1] *Government Code §53751.(m)*

3. CITY DATA

3.1 Background

The City of Sacramento has an essential role in protecting local water supplies and providing clean drinking water by treating wastewater, managing creeks, streams, and stormwater runoff to prevent flooding, and reducing trash and pollution. Stormwater runoff can carry pollution, pesticides, and harmful bacteria into the local rivers, creeks, streams, and on into the Delta.

Sacramento's local system of storm drains, levees, pumps, and pipes collect, filter, and clean stormwater to protect rivers and waterways from pollution. Levees, creeks, and canals help protect Sacramento communities from flooding by holding and conveying stormwater during large storms to prevent flooding neighborhoods and streets.

Sacramento's storm drainage system is up to 100 years old, and many levees, pipes, and pumps are rapidly deteriorating. Without repairs or improvements, there is increased risk of polluting the rivers and water sources, and of flooding in many areas of the City. A new stormwater fee has not been adopted since 1996. The proposed stormwater fee is needed to fund additional services related to a Capital Improvement Program (CIP).

Sacramento's flood risk is among the highest in the nation because it sits at a low elevation on a flood plain and is largely surrounded by levees. In most cities, stormwater drains by gravity. The City of Sacramento's stormwater system relies on a complex system of pumps to drain stormwater into creeks and rivers.

Many neighborhoods, including downtown Sacramento, rely on a "combined system" where sewage and stormwater are collected and conveyed in the same system of pipes. If old pipes or pumps fail in these areas, floodwater could include raw sewage, which can be harmful to public health and damage homes and rivers.

3.2 Services Provided

The proposed Fee will be used to implement a CIP for the City of Sacramento, Department of Utilities Storm Drainage System and to operate and maintain those improvements. The City does not currently have funding for a CIP and therefore the CIP projects and their associated maintenance are separate from the storm drain services currently provided by the City. The projects, programs, and support services included in the CIP would not otherwise exist without the proposed fee, and as such, provide new, additional services to parcels served by the City's Storm Drain Utility.

This City's Fiscal Year 20221/22 Approved Budget[2] provides the following definitions.

> **Capital Assets** - Capital assets include land, improvements to land, easements, buildings, building improvements, vehicles, machinery, equipment, works of art and historical treasures, infrastructure, and all other tangible or intangible assets that are used in operations and that have initial useful lives extending beyond a single reporting period (fiscal year).

[2] *https://www.cityofsacramento.org/-/media/Corporate/Files/Finance/Budget/Approved_22/FY2021_22-Approved-Operating-Budget_for-Web.pdf?la=en amento.org) Pages 409, 410*

Capital Improvement - A specific undertaking involving procurement, construction or installation of facilities or related equipment that improves, preserves, enhances, or modernizes the City's provision of municipal services, has a useful life of at least five years, and costs in excess of $20,000. CIPs may include construction or major repair of City buildings and facilities such as streets, roads, storm drains, traffic signals, parks, community centers, etc.

Capital Improvement Program (CIP) - An ongoing five-year plan of single and multiple year capital expenditures which is updated annually.

In addition to the 5-year CIP, the City also utilizes a 20-year CIP forecast to provide long range planning in order to improve and rehabilitate the entirety of the storm drain system in perpetuity.

Both CIPs, the 5-year and the 20-year forecast, are updated annually to provide continued short and long-range planning to reflect changes such as project completion, rescheduling, reprioritization, emergency needs, cost updates, regulatory requirements, and other changes as required to efficiently deliver the CIP.

The 20-year CIP forecast addresses the long term needs of the entire storm drain system and is implemented incrementally via the 5-year CIP. The 20-year forecast is in place to guide the City to accomplish a 100-year capital asset replacement cycle which is the City's, and the storm drain industry's best practice goal.

The City's current 20-year CIP forecast (dated December 2021) is included as Appendix E to this Rate Study and describes some of the projects and programs (or works) to be funded. This forecast is not inclusive of all works to be funded with the proposed fee. The authorized use of the proposed fee includes the required support activities (e.g., cost allocation plan, administration, etc.) to implement the CIP, including but not limited to design, planning, engineering, operations, maintenance, and administration of the CIP. In addition to the foregoing, reimbursement to other City funds may be made for emergency expenditures or other CIP related costs as defined above. The City may also accumulate funds in order to complete large scale CIP projects in a timely manner. The proposed Fee is also subject to the voter approved General Fund Tax on City-operated water, sewer, storm drainage and solid waste enterprises set forth in Section 3.20.010 of the Sacramento City Code.

The Cost Allocation Basis developed in Section 4.1 relies on the fact that the 20-year CIP will be implemented in perpetuity, and that the works listed in the 20-year CIP and funded by the proposed Fee will, over time, equally serve all parcels in the City, unless said parcels are exempt under Section 5.3.1 of this Fee Study.

The projects and programs listed below are examples of eligible expenses the proposed Fee will fund.

Rehabilitation & Replacement – Repairing aging and deteriorating storm drainage pipelines and infrastructure

Failed Corrugated Metal Pipe, Pump Stations, Ditches, Channels, Detention Basins, Combined Sewer System, Sump Electrical Rehab, Electronic Monitoring/Security System upgrades (IT/SCADA)

Regulatory Programs– Keeping pollution, trash, and pesticides out of rivers, creeks, and local water sources

Trash Capture, Water Quality Improvements, Floodplain Management, CSS Long Term Control Plan (to prevent chemicals from entering local water sources)

Planning & Asset Management– Reducing long-term costs by properly maintaining and planning stormwater infrastructure

Data collection on pipeline, pump and system age and condition, Hydrologic and Hydraulic Modeling, Drainage Basin Master Planning, Long-Term Planning

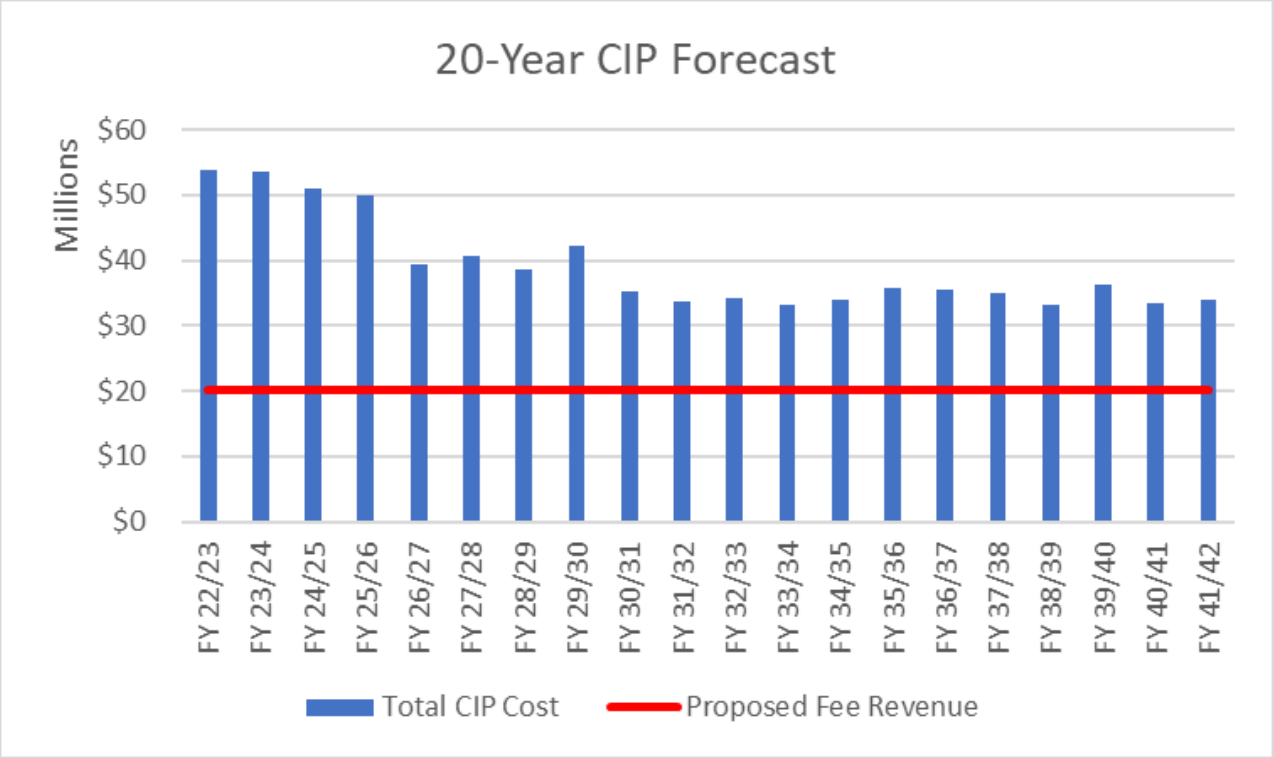
Improvement Program– Protecting water supplies and infrastructure against droughts, floods, and emergencies

Basin Improvement Program, Security & Emergency Preparedness, All-Weather Electrical System Improvements, Generator Procurement, Other Facility Improvements

3.3 Cost of Services Summary

The projects listed in Section 3.2 of this Fee Study is not an inclusive list of the unfunded programs and is subject to change due to the ongoing nature of the work being performed in perpetuity and may also change due to unforeseen emergencies or changing priorities. The City's current 20-year CIP forecast is included as Appendix E to this Rate Study.

The total CIP and associated costs are summarized below[3].



5.1 of this Fee Study.

The graph above shows the total annual estimated CIP costs in relation to the total annual estimated fee revenue and demonstrates that the estimated revenues will not exceed the estimated costs to provide the service.

These projects and services are not general governmental services as defined above in Section 2.1 of this Fee Study.

[3] *File: Drainage 20YR Capital Investment Plan_Rate Adjustment Review 11.30.2021.xlsx (Tab: Drainage CIP)*

3.4 Parcel Data Summary

The following table provides a summary of parcel counts and gross parcel area for parcels grouped into Customer Classes based upon the County of Sacramento Assessor's land use data. The Customer Classes were developed per Section 4.4. The Fee is proposed to only be charged upon Assessor's Parcels.

Customer Class[1]	Parcel Count	% of Parcels	Parcel Area[2]
Agriculture	14	0.01%	13,525,142
Airport	3	0.00%	7,819,020
Cemetery	19	0.01%	3,321,553
Churches & Welfare	556	0.36%	57,587,159
Common Area	910	0.59%	27,567,514
Exempt	919	0.59%	71,799,799
Exempt City	41	0.03%	4,643,046
Golf	9	0.01%	35,626,568
Industrial	2,065	1.33%	174,728,046
MFR1	2,360	1.52%	9,913,236
MFR2	10,736	6.93%	119,602,925
MFR3	3,837	2.48%	59,828,298
Miscellaneous	1,062	0.69%	9,401,486
Office	1,792	1.16%	87,862,786
Park	780	0.50%	107,876,306
Personal Care & Health	118	0.08%	9,938,198
Public & Utilities	1,093	0.71%	127,176,698
Recreational	21	0.01%	5,345,266
Retail / Commercial	3,202	2.07%	106,138,100
SFR1	18,085	11.68%	52,052,377
SFR2	94,051	60.73%	628,368,878
SFR3	7,452	4.81%	139,488,082
Vacant	5,754	3.72%	251,074,555
TOTALS	**154,879**	**100.02%**	**2,110,685,038**

1. MFR = Multi-Family Residential, SFR = Single-Family Residential
2. Gross Parcel Area in Square Feet (SqFt.)

The dwelling unit counts for the Multi-Family Residential (MFR) parcels are shown in the table below.

Customer Class	Dwelling Unit Count
MFR1	20,260
MFR2	57,144
MFR3	8,740
TOTAL	86,144

4. RATE METHODOLOGY

4.1 Cost Allocation Basis

As discussed in Section 2.1, the California Constitution requires the Fee to be based upon the following, "The amount of a fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of the service attributable to the parcel."[4]

NBS developed the proposed Fee to be charged upon each parcel based upon the following concepts.

1. The City's storm drains, and specifically the proposed services, are designed to manage an estimated total amount of storm water flows.
2. The total costs to provide the proposed services is proportionate to the total amount of estimated storm water flows which require management by the Department of Utilities.
3. The cost to provide the proposed services to each parcel is proportionate to the estimated storm water flows generated by each parcel to the total storm water flows generated by all parcels served.

Therefore, the total cost to provide the service can be allocated to each parcel based upon each parcel's proportionate share of the total storm water flows generated by all the parcels served. This is represented in the calculation below.

(Total Cost of Service) x (Each Parcel's % of Total Runoff) = (Each Parcel's Proportional Cost of Service)

The above is a straightforward allocation of costs based upon each parcel's proportionate demand for service. The following Section describes the methodology for calculating each parcel's storm water runoff.

4.2 Estimation of Runoff

For the purpose of estimating storm water flows in this context, the primary method, and industry standard, is to estimate the amount of impervious surface area present on a parcel. An impervious surface is a hard surface that covers the ground such as a building, driveway, parking lot, patio, sidewalk, or other surface that prevents water from percolating into the ground. These impervious surfaces create storm water runoff that must be managed by the storm water system. This impervious area is determined to be the governing data point and is directly proportionate to estimating the amount of storm water runoff created by a parcel and therefore allocating the proportionate cost of the services to each parcel.

4.3 Impervious Surface Coefficient

To estimate the amount of impervious area on a given parcel an Impervious Surface Coefficient (ISC) is used. The ISC represents the percentage of a parcel that is composed of an impervious surface in relation to the total parcel area, as represented in the calculation below.

ISC = Impervious Surface Area / Total Parcel Area

[4] *California Constitution Article XIII D Section 6.(b)(3)*

Land uses can vary greatly in the percentages of impervious surface area. Land uses such as an agricultural use will be very different from an industrial use in terms of percentages of total impervious area. Individual ISCs have been developed to recognize these differences among various land uses.

This Fee Study relies upon the State of California, Office of Environmental Health Hazard Assessment,[5] California Environmental Protection Agency's Impervious Surface Coefficients as presented in the User's Guide for the California Impervious Surface Coefficients (December 2010) (ISC Report). The ISC Report includes data from property in the City of Sacramento in its analysis and subsequent calculation of ISCs. While the ISC Report is used as a State-wide benchmark for ISCs, it is especially applicable to the City of Sacramento's land use analysis and ISC development. The ISCs were developed based upon statistical analysis of the data sets of each particular land use category.

4.4 Customer Classes

In order to match the appropriate ISC to a parcel, the land use must be evaluated. NBS relied on the Assessor of the County of Sacramento's (Assessor) land use data to assign ISCs which correspond to the land uses found in the ISC Report. NBS created Customer Classes to best join the Assessor's data to the ISC Report data. The creation of Customer Classes allows the grouping of parcels which share similar service demand (share of proportional cost) characteristics and are assigned to a class based upon the applicable Assessor's data. The Customer Classes correspond to respective Impervious Surface Coefficients. The Customer Classes were developed in accordance with the practices described in the American Water Works Association Manual M1, Principles of Water; Rates, Fees and Charges (Seventh Edition), Chapter III.2.

Appendix A contains the listing of all Assessor's land use codes and the associated assignment to a Customer Class. In any case where an ISC was not available for a particular land use in the ISC Report, NBS relied upon data from the City's Department of Utilities (DOU) to estimate the ISC. Reference to these calculations is included in Appendix B. NBS developed residential and non-residential Customer Classes based on the Assessor's secured roll data as described below.

4.4.1 RESIDENTIAL

NBS developed six residential Customer Classes comprised of three single-family and three multi-family classes. The residential Customer Classes were created to provide ease of understanding by the property owners, streamline administration which lowers overhead costs, and allow the adjustment or correction of outlying (or incorrect) data points.

NBS assigned single-family parcels to a Customer Class first according to the Assessor's land use code as shown in Appendix A, and next according to the gross parcel area.

The single-family Customer Classes are based upon the gross parcel area.

SFR1 Parcel Gross Area < 4,356 SqFt.
SFR2 Parcel Gross Area >= 4,356 SqFt. < 10,890 SqFt.
SFR3 Parcel Gross Area > = 10,890 SqFt.

NBS assigned multi-family parcels to a Customer Class based upon the density of dwelling units per gross parcel acre. If a multi-family parcel had no gross parcel area data, the building square footage was used as

[5] https://oehha.ca.gov/

substitute. If a multifamily parcel had no gross parcel area data or building square footage data, it was assigned to the MFR1 Customer Class until area data becomes available.

MFR1 High Density 50+ dwelling units per gross parcel acre
MFR2 Medium Density 11-50 dwelling units per gross parcel acre
MFR3 Low Density 1-10 dwelling units per gross parcel acre

4.4.2 NON-RESIDENTIAL

NBS assigned non-residential parcels to a Customer Class according to the Assessor's land use codes as shown in Appendix A.

4.5 Residential Dwelling Unit Density and ISC

As previously discussed, the ISC is used to approximate the impervious surface area of a parcel based upon the general utilization of, and/or number of dwelling units located upon each parcel. NBS developed the Customer Classes in order to best match an ISC to a particular land use. Additional consideration was given to the residential Customer Classes since the ISC will vary according to the density of dwelling units. It is clear that a higher the number of dwelling units per acre will result in an increase in the amount impervious surface area (ISC) per acre. Section 4.4.1 shows the Customer Classes and the related grouping of parcels based upon the dwelling unit density. The density is expressed in gross parcel area for single-family homes and dwelling units per gross parcel acre for multi-family homes.

To arrive at the appropriate ISC for the residential Customer Classes, the average gross parcel area for all parcels in each residential Customer Class was used to establish the dwelling unit density per acre for that Customer Class. This is represented in the calculation below. The terms are specific to each Customer Class.

(Total Parcel Area for all Parcels) ÷ (Total Number of Dwelling Units[1]) = (Average Parcel Area)

(1 Acre) ÷ (Average Parcel Area) = (Density of Dwelling Units per Acre)

The parcel data tables in Section 3.3 show the majority (60%) of all parcels in the City are in the SFR2 Customer Class so this class was selected for the sample ISC calculation below.

Customer Class	Total Gross Area (SqFt)	Total Parcels	Average Gross Area per Parcel
SFR2	628,368,878	÷ 94,051	= 6,681.15

Customer Class	1 Acre (SqFt)	Avg. Gross Area per Parcel	Dwelling Units per Acre
SFR2	43,560	÷ 6,681.15	= 6.5198

The dwelling units per acre is rounded to 7 and the ISC Report calculates an ISC of 0.54 for residential properties of 7 dwelling units per gross acre. This process is performed for all residential Customer Classes to determine the respective ISCs. Note, the SFR Customer Classes have 1 dwelling unit per parcel where MFR Customer Classes may have more than 1 dwelling unit per parcel, and this must be considered in the calculation to arrive at the correct ISC.

Non-residential parcels are found to have more uniform ISCs which relate solely to land use and no additional calculations are required. The ISCs for all Customer Classes are assigned per the table below.

Customer Class	ISC
Agriculture	0.04
Airport	0.30
Cemetery	0.10
Church & Welfare	0.80
Common Area	0.30
Exempt	0.00
Golf	0.10
Industrial	0.86
MFR1	0.84
MFR2	0.70
MFR3	0.52
Miscellaneous	0.10
Office	0.80
Park	0.10
Personal Care & Health	0.80
Public & Utilities	0.44
Recreational	0.80
Retail /Commercial	0.86
SFR1	0.66
SFR2	0.54
SFR3	0.35
Vacant	0.10

In the case where an ISC for a particular Customer Class was not provided in the ISC Report, NBS performed independent research and/or relied upon data from the DOU to estimate the ISC. Data regarding ISC estimations is included in Appendix A.

4.6 Net Impervious Area

Once a parcel's gross area (or average gross area in the case of residential uses) and the applicable ISC is known, the Net Impervious Area (NIA) of each residential Customer Class or each parcel for non-residential parcels can be calculated. The NIA represents the estimated area of hardened surfaces on each parcel which generates storm water runoff. The NIA is directly proportional to the estimated amount of storm water runoff generated by each parcel and serves as the reasonable basis to proportionally allocate the costs to provide the storm drain service to each parcel.

Residential Property

For each residential Customer Class, all parcels within the class have the gross acreage averaged per dwelling unit to then determine the appropriate ISC for the class as shown in Section 4.5. The resulting average gross acreage per dwelling is multiplied by the ISC to determine the NIA per dwelling unit in the respective residential Customer Class and is represented in the calculation below. Note, the SFR Customer Classes are calculated on a per parcel basis where MFR Customer Classes are calculated on a per dwelling unit basis, and this must be considered in the calculation to arrive at the correct NIA.

Average Gross Parcel Area per Dwelling Unit x ISC = NIA per Dwelling Unit in the Customer Class

Non- Residential Property

For each non-residential Customer Class, all parcels are assigned the respective ISC as shown in Section 4.5. Each parcel's gross acreage is multiplied by the ISC to determine the NIA for each parcel and is represented in the calculation and resulting table below.

Gross Parcel Area x ISC = NIA for each Parcel

Customer Class	Gross Parcel Area[1]	ISC	Net Impervious Area[1]
Agriculture	13,525,142	0.04	541,006
Airport	7,819,020	0.30	2,345,706
Cemetery	3,321,553	0.10	332,155
Churches & Welfare	57,587,159	0.80	46,069,727
Common Area	27,567,514	0.30	8,270,254
Exempt	71,799,799	0.00	0
Exempt City	4,643,046	0.00	0
Golf	35,626,568	0.10	3,562,657
Industrial	174,728,046	0.86	150,266,120
MFR1	9,913,236	0.84	8,327,118
MFR2	119,602,925	0.70	83,722,048
MFR3	59,828,298	0.52	31,110,715
Miscellaneous	9,401,486	0.10	940,149
Office	87,862,786	0.80	70,290,229
Park	107,876,306	0.10	10,787,631
Personal Care & Health	9,938,198	0.80	7,950,558
Public & Utilities	127,176,698	0.44	55,957,747
Recreational	5,345,266	0.80	4,276,213
Retail / Commercial	106,138,100	0.86	91,278,766
SFR1	52,052,377	0.66	34,354,569
SFR2	628,368,878	0.54	339,319,194
SFR3	139,488,082	0.35	48,820,829
Vacant	251,074,555	0.10	25,107,455
TOTALS	**2,110,685,038**		**1,023,630,846**

1. Area in SqFt.

5. RATE STRUCTURE

5.1 Rate Calculation

Section 4.1 declares the basis of proportionately allocating the costs to provide the service to each parcel is based upon each parcel's proportionate share of the total estimated storm water flows generated by all the parcels served and is shown again below.

(Total Cost of Service) x (Each Parcel's % of Total Runoff) = (Each Parcel's Proportional Cost of Service)

Sections 4.2 through 4.6 described the calculations which develop the data necessary to determine each parcel's proportionate share of runoff which is equal to each parcel's share of the total NIA. Section 3.3 summarizes the total estimated annual cost of services.

The result of this calculation can best be expressed in terms of cost per NIA (in SqFt) as shown below.

(Total Cost of Service) ÷ (Total NIA) = ($ per NIA)

$20,250,000 ÷ 1,023,630,846 = $0.0197825 per Net Impervious SqFt.

5.2 Administrative Billing Adjustment & Rounding

The DOU invoices users on a monthly basis for utility services provided as further discussed in Section 6. In order to properly allocate a minimum Fee to parcels which will fund the provision of the service and the associated administrative costs, a $1 per month minimum rate per parcel is established. In addition, the allocation of costs across such a large number of parcels gives rise to an element of rounding which increases the overall revenue generated. The rate of $0.0197825 per Net Impervious SqFt. calculated above is adjusted downward to account for the preceding conditions and to not generate revenue above the amount required to provide the service. The rate of $0.01975 per Net Impervious SqFt. is established to meet the limitation of revenue generation criteria.

5.3 Maximum Annual Rates

The Maximum Annual Rates for the Residential Customer Classes are shown in the table below.

Residential Property		Maximum Annual Rate	Per
SFR1	Parcel Gross Area < 4,356 SqFt.	$37.52	Parcel
SFR2	Parcel Gross Area >= 4,356 SqFt. < 10,890 SqFt.	71.25	Parcel
SFR3	Parcel Gross Area > = 10,890 SqFt.	129.39	Parcel
MFR1	50+ Units per Acre (High Density)	8.0969	Dwelling Unit
MFR2	11-50 Units per Acre (Medium Density)	28.8625	Dwelling Unit
MFR3	1-10 Units per Acre (Low Density)	70.1236	Dwelling Unit

Certain MFR1 parcels are affected by the $1 per month minimum billing amount described in Section 5.2 above. These MFR1 parcels contain a single dwelling unit. The annual rate of $8.0969 per dwelling unit for a single dwelling unit on a parcel is insufficient to meet the $1 per month billing minimum and the monthly amount is adjusted to $1 resulting in $12 per year charged.

This does not affect the rate of other MFR1 parcels with two or more dwelling units. If a MFR1 parcel has two dwelling units, the annual rate is $16.1938 and the monthly rate is $1.35, there is no monthly billing adjustment. MFR1 parcels have an average of 8.6 dwelling units per parcel.

The Maximum Annual Rates for the Non-Residential Customer Classes are shown in the table below.

Non-Residential Property	Maximum Annual Rate Per Net Impervious SqFt.
Agriculture	$0.01975
Airport	0.01975
Cemetery	0.01975
Church & Welfare	0.01975
Common Area	0.01975
Golf	0.01975
Industrial	0.01975
Miscellaneous	0.01975
Office	0.01975
Park	0.01975
Personal Care & Health	0.01975
Public & Utilities	0.01975
Recreational	0.01975
Retail/Commercial	0.01975
Vacant	0.01975
Exempt	0.00000

Certain Non-Residential parcels are affected by the $1 per month minimum billing amount described in Section 5.2 above. These Non-Residential parcels contain less than 607.5949 Net Impervious Square Feet. All Non-Residential parcels that contain less than 607.5949 Net Impervious Square Feet will have a monthly billing adjustment to $1 per month. Non-Residential parcels have an average of 26,036 Net Impervious Square Feet.

The above rates demonstrate the proportional allocation of the costs to provide the service to each parcel based on each parcel's percentage of total Net Impervious Area. If any proportionality is found to be lost in this allocation or in the services provided, the City may make funds available from other sources to restore the required proportionality.

5.3.1 EXEMPT PROPERTY

No Fee shall be charged to any Assessor's Parcels that meet any of the following conditions.

1. Assessor's parcels that solely comprise a street or roadway (either publicly or privately owned) and are considered by the DOU to be part of the Storm Water conveyance system.
2. Assessor's parcels determined by the DOU to be comprised of area, which is part of, or appurtenant to, the City's storm drain system.
3. Assessor's parcels determined by the DOU to not receive service.

4. Assessor's parcels determined by the DOU which detain all runoff on site.

5.4 Rate Decrease and Increase

If, in any Fiscal Year, the DOU determines that the revenue to be raised from the application of the Maximum Annual Rates exceed the projected cost to provide the totality of the services described in Section 3.2, the DOU shall reduce the Maximum Annual Rates for such Fiscal Year "Proportionately" to appropriately fund the services. "Proportionately" means the ratio of the Annual Rate is equal to the Maximum Annual Rate charged to all Assessor's Parcels. The resulting rate shall become the Annual Rate effective for the respective Fiscal Year. See Section 6.2 for the procedures to adjust the Fee as described above.

The Maximum Annual Rate is not subject to increase.

6. BILLING AND COLLECTION

6.1 Department Of Utilities

The Fee will be collected in the same manner and at the same time as other utility services provided by the City. The Fee shall be billed as needed to fund the cost of services and shall be subject to reduction per Section 5.4. The billing for the storm drain utility service shall comply with the City Code Chapter 13.12.

6.2 Method of Fee Calculation

The Rates developed in this Fee Study shall be applied to calculate the Fee charged to each assessor's parcel each month as provided in Appendix C.

7. USE OF FUNDS

The City shall deposit the Fees collected in a separate account and only use the revenue for the services listed herein. The revenues are limited to the paying the costs of services as described in Section 3.2 and may not be used for any other purpose.

APPENDICES

A. County Use Code to Customer Class Assignments
B. ISC Development
C. Fee Calculation Methodology
D. Listing of Parcels and Fee Amount
E. City of Sacramento Capital Improvement Program (CIP)

CITY OF SACRAMENTO STORM DRAIN UTILITY - COUNTY LAND USE CODES TO CUSTOMER CLASS ASSIGNMENTS

LUC DIGIT					COUNTY LUC DESCRIPTION	ASSIGN TO CUSTOMER CLASS	MFR UNIT COUNT	NOTES
1	2	3	4	5				
General Land Use	Specific Land Use	Occupancy	N/A	N/A				
A = RESIDENTIAL DWELLING UNIT					OCCUPANCY DIGIT 3			
A	1	A			A - Subdivision	SFR1-3		1
A	1	B			B - Non-subdivision	SFR1-3		1
A	1	C			C - Rural home site (under 2 acres)	SFR1-3		1, 3
A	1	D			D - Rural home site (2 to 5 acres)	SFR1-3		1, 3
A	1	E			E - Rural home site (over 5 acres & primary use is res)	SFR1-3		1, 3
A	1	F			F - Condominium	MFR1-3	1	2
A	1	G			G - Planned Unit Development	SFR1-3		1
A	1	H			H - Row house	MFR1-3	1	2
A	1	J			J - Half-plex	MFR1-3	1	2
A	2	A			A - 2 single family units	MFR1-3	2	2
A	2	B			B - Duplex	MFR1-3	2	2
A	3	A			A - 3 single family units	MFR1-3	3	2
A	3	B			B - 1 single family unit, 1 duplex	MFR1-3	3	2
A	3	C			C - Triplex	MFR1-3	3	2
A	4	A			A - 4 single family units	MFR1-3	4	2
A	4	B			B - 1 single family unit, 1 triplex	MFR1-3	4	2
A	4	C			C - 2 single family units, 1 duplex	MFR1-3	4	2
A	4	D			D - 2 duplexes	MFR1-3	4	2
A	4	E			E - Fourplex	MFR1-3	4	2
General Land Use	Specific Land Use	DWELLING UNITS - HUNDREDS	DWELLING UNITS - TENS	DWELLING UNITS - SINGLES	SPECIFIC LAND USE DIGIT 2			
A	D				D - Res Conversion	MFR		4,2
A	E				E - Low rise apartment (less than 4 stories)	MFR		4,2
A	F				F - High rise apartment	MFR		4,2
A	G				G - Court (More than 4 units.)	MFR		4,2
A	H				H - Mobile home park	MFR		4,2
A	J				J - Hotel	RETAIL /COMMERCIAL		
A	K				K - Boarding house	RETAIL /COMMERCIAL		
A	L				L - Rooming house	RETAIL /COMMERCIAL		
A	M				M - Sorority or fraternity house	RETAIL /COMMERCIAL		
A	N				N - Motel	RETAIL /COMMERCIAL		
A	Q				Q - Common area (condo/PUD)	COMMON AREA		
A	R				R - Bed & breakfast inn	RETAIL /COMMERCIAL		
General Land Use	Specific Land Use	LOCATION & OWNERSHIP	N/A	SECONDARY USE				
A	T				T - Mobile home	MFR1-3	1	2
General Land Use	Specific Land Use	Occupancy	N/A	Secondary Use				
B = RETAIL /COMMERCIAL					SPECIFIC LAND USE DIGIT 2			
B	A				A - Small retail	RETAIL /COMMERCIAL		
B	B				B - Store/Office combo	RETAIL /COMMERCIAL		
B	C				C - Restaurant	RETAIL /COMMERCIAL		
B	D				D - Large retail	RETAIL /COMMERCIAL		
B	E				E - Shopping center	RETAIL /COMMERCIAL		
B	F				F - Vehicle oriented	RETAIL /COMMERCIAL		
B	G				G - Auction yard	RETAIL /COMMERCIAL		
B	H				H - Advertising	RETAIL /COMMERCIAL		
B	I				I - Nursery	RETAIL /COMMERCIAL		
B	Q				Q - Common area	COMMON AREA		

CITY OF SACRAMENTO STORM DRAIN UTILITY - COUNTY LAND USE CODES TO CUSTOMER CLASS ASSIGNMENTS

LUC DIGIT					COUNTY LUC DESCRIPTION	ASSIGN TO CUSTOMER CLASS	MFR UNIT COUNT	NOTES
1	2	3	4	5				
General Land Use	Specific Land Use	Occupancy	N/A	Secondary Use				
C = OFFICE					SPECIFIC LAND USE DIGIT 2			
C	A				A - Office, general	OFFICE		
C	B				B - Large single tenant	OFFICE		
C	C				C - Bank	OFFICE		
C	D				D - Savings & loan	OFFICE		
C	E				E - Broadcasting, Radio/TV	OFFICE		
C	F				F - Post office	OFFICE		
C	G				G - Medical/Dental office, clinic, laboratory	OFFICE		
C	H				H - Veterinarian office, clinic, hospital	OFFICE		
C	Q				Q - Common area	COMMON AREA		
C	J				J - Residential conversion	OFFICE		
General Land Use	Specific Land Use	DWELLING UNITS - HUNDREDS	DWELLING UNITS - TENS	DWELLING UNITS - SINGLES				
D = PERSONAL CARE AND HEALTH					SPECIFIC LAND USE DIGIT 2			
D	A				A - Acute care hospital, MD on duty 24 hours	PERSONAL CARE & HEALTH		
D	B				B - Skilled Nursing Facility, RN on duty 24 hours	PERSONAL CARE & HEALTH		
D	C				C - Residential care facility	PERSONAL CARE & HEALTH		
D	D				D - Retirement home	PERSONAL CARE & HEALTH		
D	E				E - Day nursery	PERSONAL CARE & HEALTH		
D	F	C - CEMETARY			F - Cemetery & Mortuary related	CEMETARY		
D	F	M - MORTUARY			F - Cemetery & Mortuary related	CHURCH & WELFARE		
D	F	X - COMBINATION			F - Cemetery & Mortuary related	CEMETARY		
General Land Use	Specific Land Use	Exemption Status	N/A	Secondary Use				
E = CHURCH & WELFARE					SPECIFIC LAND USE DIGIT 2			
E	E				E - Church	CHURCH & WELFARE		
E	F				F - Private school	CHURCH & WELFARE		
E	K				K - Private social	CHURCH & WELFARE		
General Land Use	Specific Land Use	Occupancy	N/A	Secondary Use				
F = RECREATIONAL					SPECIFIC LAND USE DIGIT 2			
F	A				A - Golf course	GOLF		
F	B				B - Bowling	RECREATIONAL		
F	C				C - Skating	RECREATIONAL		
F	D				D - Race track	RECREATIONAL		
F	E				E - Marina	PARK		
F	F				F - Theater	RETAIL /COMMERCIAL		
F	G				G - Private club	RETAIL /COMMERCIAL		
F	H				H - Sports courts, fields, stadium	PARK		6

CITY OF SACRAMENTO STORM DRAIN UTILITY - COUNTY LAND USE CODES TO CUSTOMER CLASS ASSIGNMENTS

LUC DIGIT					COUNTY LUC DESCRIPTION	ASSIGN TO CUSTOMER CLASS	MFR UNIT COUNT	NOTES
1	2	3	4	5				
General Land Use	Specific Land Use	Occupancy	SUBDIVISION TYPE	Secondary Use				
G = INDUSTRIAL					SPECIFIC LAND USE DIGIT 2			
G	A				A - Light	INDUSTRIAL		
G	B				B - Heavy	INDUSTRIAL		
G	C				C - Warehouse	INDUSTRIAL		
G	D				D - Building materials	INDUSTRIAL		
G	E				E - Aerospace	INDUSTRIAL		
G	F				F - Truck/transit terminal	INDUSTRIAL		
G	G				G - Food processing	INDUSTRIAL		
G	H				H - Inspection & weighing station	INDUSTRIAL		
G	I				I - Airport (private)	AIRPORT		
G	J				J - Mining	INDUSTRIAL		
G	K				K - Railroad spur	INDUSTRIAL		
G	L				L - Mini-storage	INDUSTRIAL		
G	M				M - Multi-tenant	INDUSTRIAL		
G	Q				Q - Common area	COMMON AREA		
General Land Use	PRIMARY & SECONDARY USE	SPECIAL	SOIL	RESIDENCE COUNT				
H = AGRICULTURE					PRIMARY & SECONDARY USE DIGIT 2			
H	A				A - Special	AGRIULTURE		
H	B				B - Row crop	AGRIULTURE		
H	C				C - Row crop & field crop	AGRIULTURE		
H	D				D - Row crop & irrig. pasture	AGRIULTURE		
H	E				E - Row crop & dry pasture	AGRIULTURE		
H	F				F - Field crop	AGRIULTURE		
H	G				G - Field crop & row crop	AGRIULTURE		
H	H				H - Field crop & irrig. pasture	AGRIULTURE		
H	I				I - Field crop & dry pasture	AGRIULTURE		
H	J				J - Irrigated pasture	AGRIULTURE		
H	K				K - Irrig. pasture & row crop	AGRIULTURE		
H	L				L - Irrig. pasture & field crop	AGRIULTURE		
H	M				M - Irrig. pasture & dry pasture	AGRIULTURE		
H	N				N - Dry pasture	AGRIULTURE		
H	O				O - Dry pasture & row crop	AGRIULTURE		
H	P				P - Dry pasture & field crop	AGRIULTURE		
H	Q				Q - Dry pasture & irrig. pasture	AGRIULTURE		
H	R				R - Tailings	AGRIULTURE		
H	S				S - Dry pasture & tailings	AGRIULTURE		
H	T				T - Field crop & tailings	AGRIULTURE		
H	U				U - Irrigated pasture & tailings	AGRIULTURE		

CITY OF SACRAMENTO STORM DRAIN UTILITY - COUNTY LAND USE CODES TO CUSTOMER CLASS ASSIGNMENTS

LUC DIGIT					COUNTY LUC DESCRIPTION	ASSIGN TO CUSTOMER CLASS	MFR UNIT COUNT	NOTES
1	2	3	4	5				
General Land Use	PROPOSED USE	TYPE & SIZE	STREET IMPROVEMENTS	UTILITY SERVICES				
I = VACANT					PROPOSED USE DIGIT 2			
I	A				A - Residential	VACANT		5
I	B				B - Retail/Commercial	VACANT		5
I	C				C - Office	VACANT		5
I	D				D - Personal care & health	VACANT		5
I	F				F - Recreational	VACANT		5
I	G				G - Industrial	VACANT		5
I	H				H - Agricultural	VACANT		5
General Land Use	Specific Land Use	CHARACTER OF USE	N/A	N/A				
M = MISCELLANEOUS					SPECIFIC LAND USE DIGIT 2			
M	AWAY				AWAY - Walkway	PARK		
M	BRID				BRID - Bridal path, hiking trail, etc.	PARK		
M	DITC				DITC - Drainage ditch	EXEMPT		
M	EROD				EROD - Eroded or waste land	VACANT		
M	FLOD				FLOD - Flood plain land	EXEMPT		
M	GATE				GATE - Irrigation	EXEMPT		
M	INRT				INRT - Mineral rights	EXEMPT		
M	LEVE				LEVE - Levee land	EXEMPT		
M	PARK				PARK - Park, greenbelt, etc.	PARK		
M	ROAD				ROAD - Private road	EXEMPT		
M	SMAL				SMAL - Too small or too irregularly shaped for any foreseeable use.	MISCELLANEOUS		
M	TAIL				TAIL - Dredger tailings	MISCELLANEOUS		
M	UTIL				UTIL - Utility , power, sewer, etc.	PUBLIC & UTILITIES		
M	WELL				WELL - Well and pump, etc.	PUBLIC & UTILITIES		

NOTES

1 ASSIGN TO SFR 1-3 DEPENDING ON PARCEL GROSS AREA
2 ASSIGN TO MFR 1-3 DEPENDING ON DWELLING UNITS PER GROSS ACRE
3 IF LUC AND GROSS AREA CONFICT, GROSS AREA GOVERNS
4 DETERMINE MFR DWELLING UNIT COUNT BY SUMMING LAND USE CODE DIGITS 3, 4, 5.
5 CHECK FOR STRUCTURE VALUES, IF "SIGNIFICANT" DETERMINE IF PARCEL SHOULD BE CLASSIFIED AS DEVELOPED
6 IF STRUCTURE VALUE PRESENT ASSIGN TO RECREATIONAL

APPENDIX B

City of Sacramento – Storm Drain Utility

Property Related Fee – Impervious Surface Coefficients

SECTION 1 AIRPORT

The following Airport parcels were evaluated to estimate an Impervious Surface Coefficient.

APN	Total Acres
035-0010-031-0000	102.83
035-0010-049-0000	54.25
035-0010-050-0000	347.90
Total Acres	**504.98**
Hard Surface Acres	**154.12**
% ISC Estimate	30.5%
Rounded to 30%	

View No.	Hard Acres
View 1	8.45
View 2	88.17
View 3	21.34
View 4	13.81
View 5	7.45
View 6	10.4
View 7	4.5
Hard Surface Acres	**154.12**

View 1

APPENDIX B

City of Sacramento – Storm Drain Utility

Property Related Fee – Impervious Surface Coefficients

View 2

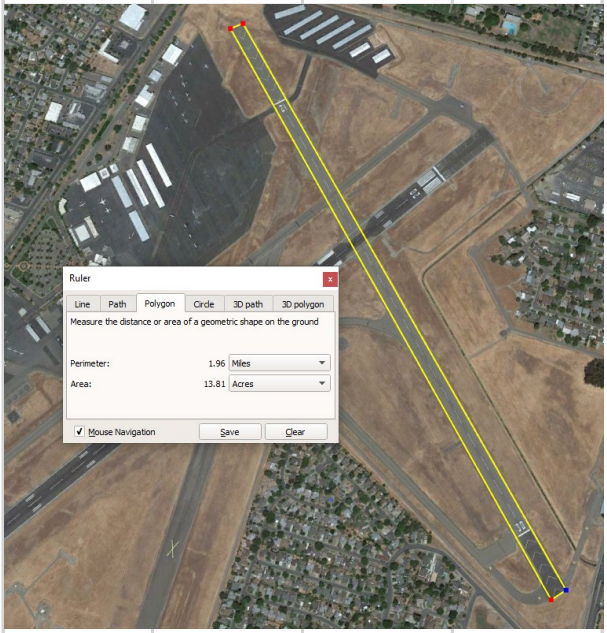
View 3

APPENDIX B

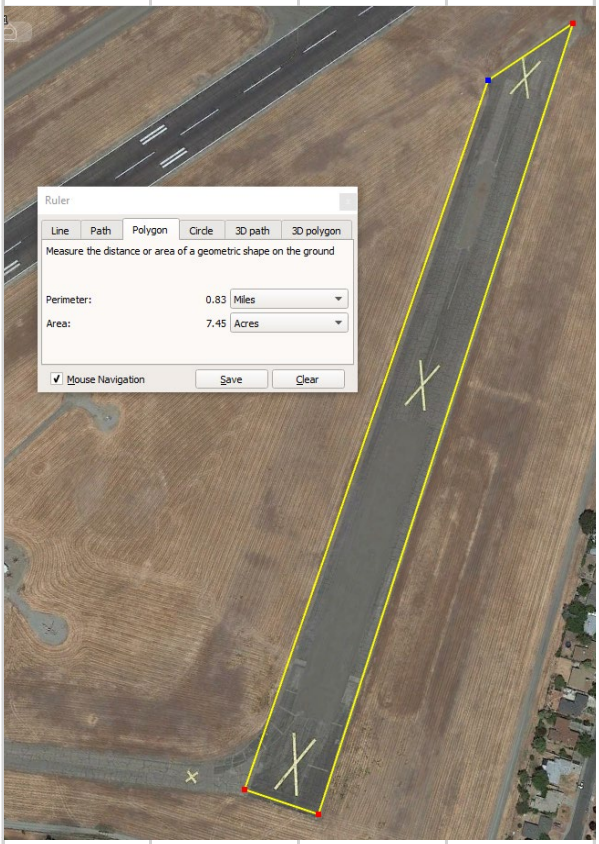
City of Sacramento – Storm Drain Utility

Property Related Fee – Impervious Surface Coefficients

View 4



View 5

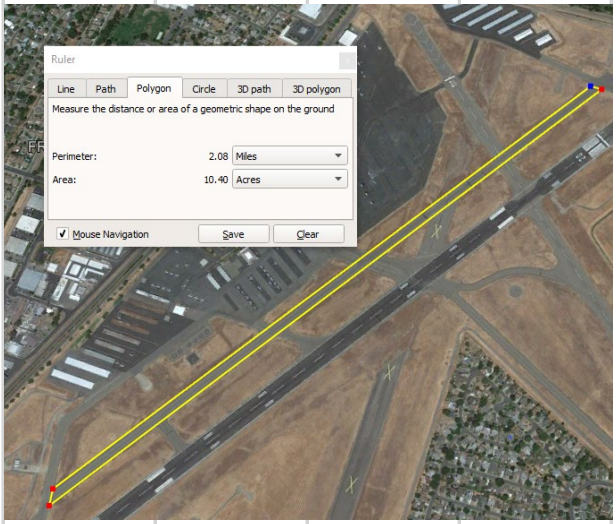


APPENDIX B

City of Sacramento – Storm Drain Utility

Property Related Fee – Impervious Surface Coefficients

View 6



View 7

APPENDIX B

City of Sacramento – Storm Drain Utility

Property Related Fee – Impervious Surface Coefficients

SECTION 2

Item 1 Common Areas

File ID: 2019-00659, May 21, 2019, Consent Item 11.

Passed for Publication on 05/14/2019; Published 05/17/2019.

This item was studied by the City and addressed in a rate modification of the Storm Drainage Service Rate Schedule. The City previously studied and determined that Common Area parcels contained approximately 30% impervious surfaces and this translates into a 0.30 Impervious Surface Coefficient used in this study.

Item 2 Vacant & Similar (Golf Course, Park, Cemetery)

Ordinance No. 2016-0019, May 10, 2016.

Passed for Publication on 04/26/2016; Published 04/29/2016.

This item was studied by the City and addressed in a rate modification of the Storm Drainage Service Rate Schedule. The City previously studied and determined that vacant areas together with the City's parks contained approximately 11% impervious surfaces. NBS considered the similarity of impervious surface coverages between golf courses, parks, cemeteries, and vacant areas and estimated a 10% impervious surface area and used a 0.10 Impervious Surface Coefficient in this study.

APPENDIX C

CITY OF SACRAMENTO
Department of Utilities – Storm Drain Utility Fee Calculation Methodology

A property related fee as hereinafter defined shall be levied and collected on all Assessor's Parcels within the City of Sacramento commencing on July 1, 2022, in an amount determined by the City Council or its designee, through the application of the fee calculation methodology as described below. All Assessor's Parcels in the City, unless exempted by law or by the provisions hereof, shall be charged the property related fee for the purposes, to the extent, and in the manner herein provided. The property related fee's establishment, charge, and use of revenues shall comply with the California Constitution Article XIIID Section 6, and the California Government Code §53750 et. seq.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Accessory Dwelling Unit" or "ADU" means a secondary residential unit of limited size, as defined in California Government Code Section 65852.2 as that may be amended from time to time, that is accessory to a primary dwelling unit. The ADU may be on the same Assessor's Parcel as the primary dwelling unit or may be on a separate Assessor's Parcel created for the ADU. Accessory Dwelling Units are not considered Dwelling Units for purposes of the Fee.

"Alternative Data" means data obtained by the DOU which may more accurately represent an Assessor Parcel's Land Use Code, Gross Parcel Area, number of dwelling units, and/or any other data affecting the calculation of the Fee.

"Annual Rate" means the rate established each Fiscal Year to generate the necessary revenue required to fund the cost of Services as described in Section E herein.

"Assessor's Data" means Land Use Code, gross parcel area, number of dwelling units and/or other information regarding assessor's parcels contained in the records of the County Assessor affecting the calculation of the Fee.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

"Assessor's Parcel Map" means an official map of the County Assessor designating parcels by Assessor's Parcel number.

"Assessor's Parcel Number" means a series of fourteen numbers/digits that are used by the County Assessor as a file number to inventory or identify property.

"Billing Period" means the regular monthly billing cycle for the City's utility services and as further defined in the Sacramento City Code 13.12.050.

"City " means the City of Sacramento.

"City Code" means the Charter of the City of Sacramento.

APPENDIX C

"City Council" means the City Council of the City of Sacramento.

"County" means the County of Sacramento.

"County Assessor" means the Assessor of the County of Sacramento.

"Customer Class" means the grouping of Assessor's Parcels which share similar service demand (share of proportional cost) characteristics and are assigned to a class based upon the applicable Property Data. The Customer Classes correspond to respective Impervious Surface Coefficients. The Customer Classes were developed in accordance with the practices described in the American Water Works Association Manual M1, Principles of Water; Rates, Fees and Charges (Seventh Edition), Chapter III.2.

"Department of Utilities (DOU)" means the Department of Utilities of the City of Sacramento.

"Fee" means the property related fee described herein.

"Fee Administrator" means the Department of Utilities, or designee thereof, responsible for calculating the property related fee, and/or providing for the billing and collection of the property related fee.

"Fee per Billing Period" means the amount of the Fee charged to each Assessor's Parcel as calculated monthly per Section D.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Gross Parcel Area" means the total area of an Assessor's Parcel as shown in the Property Data.

"Impervious Surface Coefficient (ISC)" means the factor developed by the State of California Environmental Protection Agency, Office of Environmental Health Hazard Assessment (https://oehha.ca.gov/) as presented in the User's Guide for the California Impervious Surface Coefficients (December 2010). The ISC is the decimal value that reflects the percentage of any land use category that is made up of hardened surfaces. The factor is used to approximate the Impervious Surface Area of an Assessor's Parcel based upon the general utilization of, and/or number of dwelling units located upon, the Assessor's Parcel(s). In any case where an ISC was not available for a particular Customer Class, the City relied upon data from the DOU to estimate the ISC.

"Land Use Code" means the six-digit code assigned by the County Assessor used to describe an Assessor's Parcel's land use.

"Maximum Annual Rate" means the Maximum Annual Rate for each Fiscal Year as shown in Section C.

"Minimum Fee per Billing Period" means one dollar ($1) per Assessor's Parcel.

APPENDIX C

"Net Impervious Surface Area" means the Gross Parcel Area multiplied by the Impervious Surface Coefficient. The resulting area value serves as the reasonable basis to proportionally allocate the costs to provide the storm drain service to each Assessor's Parcel.

"Property Data" means Assessor's Data, Assessor's Map and/or Alternative Data which is determined by the Fee Administrator to be most accurate and that which is used as the basis to calculate the Fee.

"Proportionately" means the ratio of the Annual Rate is equal to the Maximum Annual Rate charged to all Assessor's Parcels.

"Rate per Billing Period" means the Annual Rate effective for the applicable Fiscal Year divided by twelve.

"Services" means the City's Storm Drainage System Capital Improvement Program as further defined in Section 3.2 of the City of Sacramento Storm Drain Utility Property Related Fee Study prepared by NBS dated December 8, 2021 (Fee Study).

"State" means the State of California.

"Unit Count" means the number of multifamily dwelling units located upon an Assessor's Parcel as shown in the Property Data.

B. ASSIGNMENT TO CUSTOMER CLASSES

Each Fiscal Year, or more frequently as determined by the DOU, all Assessor's Parcels shall be evaluated and assigned to a Customer Class as shown on the table below. Assignment to Customer Classes shall be based upon the Property Data.

CUSTOMER CLASSES	
Agriculture	Miscellaneous
Airport	Office
Cemetery	Park
Church & Welfare	Personal Care & Health
Common Area	Public & Utilities
Exempt	Recreational
Golf	Retail/Commercial
Industrial	SFR1
MFR1	SFR2
MFR2	SFR3
MFR3	Vacant

APPENDIX C

For residential property, assignment to a Customer Class shall be first according to the Land Use Code, and next according to the Gross Parcel Area. There are two categories of residential Customer Classes, which are single family and multifamily categories.

The single-family categories contain three Customer Classes based upon the Gross Parcel Area.

SFR1 Parcel Gross Area < 4,356 SqFt.
SFR2 Parcel Gross Area >= 4,356 SqFt. < 10,890 SqFt.
SFR3 Parcel Gross Area > = 10,890 SqFt.

The multifamily categories contain three Customer Classes based upon the density of dwelling units per Gross Parcel Area. If a multifamily Assessor's Parcel has no Gross Parcel Area data, the building square footage may be used as substitute. If a multifamily Assessor's Parcel has no Gross Parcel Area data or building square footage data, it shall be assigned to the MFR1 Customer Class until area data becomes available.

MFR1 High Density 50+ dwelling units per gross parcel acre
MFR2 Medium Density 11-50 dwelling units per gross parcel acre
MFR3 Low Density 1-10 dwelling units per gross parcel acre

For non-residential property, assignment to a Customer Class shall be according to the Land Use Code.

Attachment A contains the listing of all Land Use Codes and the associated assignment to a Customer Class.

C. MAXIMUM ANNUAL RATES

The Maximum Annual Rate per Customer Class is shown in the tables below.

RESIDENTIAL CUSTOMER CLASSES		MAXIMUM ANNUAL RATE	PER
SFR 1	Parcel Gross Area < 4,356 SqFt.	$37.52	Parcel
SFR 2	Parcel Gross Area >= 4,356 SqFt. < 10,890 SqFt.	71.25	Parcel
SFR 3	Parcel Gross Area > = 10,890 SqFt.	129.39	Parcel
MFR1	High Density 50+ Dwelling Units per acre	8.0969	Dwelling Unit
MFR2	Medium Density 11-50 Dwelling Units acre	28.8625	Dwelling Unit
MFR3	Low Density 1-10 Dwelling Units per acre	70.1236	Dwelling Unit

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NON-RESIDENTIAL CUSTOMER CLASSES	ISC	MAXIMUM ANNUAL RATE	PER SQUARE FOOT
Agriculture	0.04	$0.01975	Net Impervious Surface Area
Airport	0.30	0.01975	Net Impervious Surface Area
Cemetery	0.10	0.01975	Net Impervious Surface Area
Church & Welfare	0.80	0.01975	Net Impervious Surface Area
Common Area	0.30	0.01975	Net Impervious Surface Area
Golf	0.10	0.01975	Net Impervious Surface Area
Industrial	0.86	0.01975	Net Impervious Surface Area
Miscellaneous	0.10	0.01975	Net Impervious Surface Area
Office	0.80	0.01975	Net Impervious Surface Area
Park	0.10	0.01975	Net Impervious Surface Area
Personal Care & Health	0.80	0.01975	Net Impervious Surface Area
Public & Utilities	0.44	0.01975	Net Impervious Surface Area
Recreational	0.80	0.01975	Net Impervious Surface Area
Retail/Commercial	0.86	0.01975	Net Impervious Surface Area
Vacant	0.10	0.01975	Net Impervious Surface Area
Exempt	0.00	0.00000	Net Impervious Surface Area

D. METHOD OF CALCULATING THE FEE PER BILLING PERIOD

The Fee per Billing Period shall be calculated as follows.

Step 1: Determine the Rate per Billing Period.

Step 2: Assign all Assessor's Parcels to a Customer Class per Section B.

Step 3: Calculate the preliminary fee per billing period

A. For Residential Property: Customer Classes SFR1-3 & MFR1-3

Multiply the Rate per Billing Period by the number of dwelling units (SFR Classes have one dwelling unit) to arrive at the preliminary fee per billing period.

B. For Non-Residential Property: All other Customer Classes

The preliminary fee per billing period for Non-Residential Property shall be calculated as follows:

X = Gross Parcel Area
Y = Impervious Surface Coefficient for the respective Customer Class
Z = Rate per Billing Period

X x *Y* x *Z* = Preliminary fee per billing period per Assessor's Parcel

Step 4: Apply the Minimum Fee per Billing Period as applicable

Review the preliminary fee per billing period for each Assessor's Parcel and apply the greater of the preliminary fee per billing period as calculated in Step 3 above, or the Minimum Fee per Billing Period, to arrive at the Fee per Billing Period.

A change of Property Data may be recognized at any time and may result in a new Fee per Billing Period. If the change results in an increase of the Fee per Billing Period, this is not considered an "increase" according to, and in the context of, the California Government Code §53750(h)(3).

E. REDUCTION OF THE FEE

Each Fiscal Year the DOU shall determine the revenue required to provide the Services. If the DOU determines that the revenue to be raised from the application of the Maximum Annual Rates is less than or equal to the projected cost to provide the totality of the services described in Section 3.2 of the Fee Study, the DOU shall charge the Maximum Annual Rate for the respective Fiscal Year. This rate shall then become the Annual Rate effective for the respective Fiscal Year.

If the DOU determines that the revenue to be raised from the application of the Maximum Annual Rates exceed the projected cost to provide the totality of the services described in Section 3.2 of the Fee Study, the DOU shall reduce the Maximum Annual Rates for such Fiscal Year "Proportionately" to appropriately fund the services. This rate shall then become the Annual Rate effective for the respective Fiscal Year.

A change of Property Data may be recognized at any time and may result in a new Fee per Billing Period. If the change results in an increase of the Fee per Billing Period, this is not considered and "increase" according to, and in the context of, the California Government Code §53750(h)(3).

F. EXEMPTIONS

No Fee shall be charged to any Assessor's Parcels that meet any of the following conditions.

1. Assessor's parcels that solely comprise a street or roadway (either publicly or privately owned).
2. Assessor's parcels determined by the DOU to be comprised of area, which is part of, or appurtenant to, the City's storm drain system.
3. Assessor's parcels determined by the DOU to not receive Service.
4. Assessor's parcels determined by the DOU which detain all runoff on site.

G. APPEALS AND INTERPRETATIONS

Any property owner may file a written appeal of the Fee with the Fee Administrator claiming that the Property Data, the amount, or calculation of the fee is not correct. The appeal shall contain the following information.

1. The Assessor's Parcel Number (APN) of the property in question.
2. The name, phone number, mailing address, and email address, if available, of the property owner.
3. The specific reason the fee is in error.
4. All documentation supporting the appeal.

An appeal may be filed at any time. If additional documentation is required, or insufficient documentation was submitted, a representative of the DOU Staff will notify the property owner in writing. Once DOU Staff has determined that sufficient documentation has been submitted, The Fee Administrator will perform the review. The Fee Administrator shall review the appeal, meet with the appellant if the Fee Administrator deems necessary, and advise the appellant of its determination.

If any appeal involves disputed Assessor's Data, the property owner shall also submit a request to the County Assessor requesting a correction of the property characteristics maintained by the County Assessor (see https://assessor.saccounty.net/ResourcesForRealtors/Pages/CorrectingPropertyCharacteristics.aspx). If applicable, a copy of this request shall be included in the appeal documentation.

If the property owner disagrees with the Fee Administrator's decision relative to the appeal, the property owner may then file a written appeal pursuant to the process set forth in Sacramento City Code section 13.12.070 with the Director of the DOU. Upon receipt of a timely request for hearing from the owner, the director shall provide owner written notice of the date, time, and location of the informal hearing, which shall be scheduled not less than ten days after the date of the Director's notice of the hearing to the owner. The hearing shall be held before a department employee designated by the director to conduct the hearing, who shall mail a written notice of his or her decision to the owner at the owner's address as soon as practicable after the hearing. The decision is the City's final administrative determination of the matter.

If the decision of the Fee Administrator or subsequent decision by the Director of the DOU requires the Fee to be modified or changed in favor of the property owner, the DOU shall correct the amount in the next feasible billing from the date of correction. Any refund or credit of previously paid amounts shall be subject to the provisions and limitations of the City Code Title 13 Chapter 12.

This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

H. MANNER AND TERM OF COLLECTION

The Fee will be collected in the same manner and at the same time as other utility services provided by the City. The Fee shall be levied as needed to fund the cost of Services and shall be subject to reduction per Section E.

20 YEAR DRAINAGE CIP PROGRAM

CIP Programs/Projects	FY 21/22 Next Year	FY 22/23 Year 1	FY 23/24 Year 2	FY 24/25 Year 3	FY 25/26 Year 4	FY 26/27 Year 5	FY 27/28 Year 6	FY 28/29 Year 7	FY 29/30 Year 8	FY 30/31 Year 9	FY 31/32 Year 10	FY 32/33 Year 11	FY 33/34 Year 12	FY 34/35 Year 13	FY 35/36 Year 14	FY 36/37 Year 15	FY 37/38 Year 16	FY 38/39 Year 17	FY 39/40 Year 18	FY 40/41 Year 19	FY 41/42 Year 20	Totals
BASE CIP CONTINGENCY	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$1,500,000**	**$31,500,000**
Base Reserve	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$31,500,000
REHABILITATION/REPLACEMENT	**$4,224,310**	**$27,460,000**	**$25,975,000**	**$28,130,000**	**$28,065,000**	**$18,615,000**	**$20,465,000**	**$18,315,000**	**$23,115,000**	**$15,845,000**	**$14,545,000**	**$15,095,000**	**$14,095,000**	**$14,795,000**	**$16,095,000**	**$16,495,000**	**$15,795,000**	**$14,095,000**	**$17,195,000**	**$14,095,000**	**$14,695,000**	**$377,204,310**
Pipe Rehabilitation/Replacement Program	**$2,929,310**	**$7,000,000**	**$7,000,000**	**$7,000,000**	**$7,000,000**	**$7,000,000**	**$7,000,000**	**$7,000,000**	**$7,000,000**	**$7,000,000**	**$7,000,000**	**$7,000,000**	**$7,000,000**	**$7,000,000**	**$7,000,000**	**$7,000,000**	**$7,000,000**	**$7,000,000**	**$7,000,000**	**$7,000,000**	**$7,000,000**	**$142,929,310**
FY17-21 Proposed Failed CMP Replacement - Franklin/Fruitridge 84" Siphon Replacement	$0		$1,300,000																			
Pipe R&R	$0	$7,000,000	$5,700,000	$7,000,000	$7,000,000	$7,000,000	$7,000,000	$7,000,000	$7,000,000	$7,000,000	$7,000,000	$7,000,000	$7,000,000	$7,000,000	$7,000,000	$7,000,000	$7,000,000	$7,000,000	$7,000,000	$7,000,000	$7,000,000	$138,700,000
Pump Outfall Replacement	$2,929,310																					
Combined Pipe Rehabilitation/Replacement Program	**$0**	**$3,000,000**	**$3,000,000**	**$3,000,000**	**$3,000,000**	**$3,000,000**	**$3,000,000**	**$3,000,000**	**$3,000,000**	**$3,000,000**	**$3,000,000**	**$3,000,000**	**$3,000,000**	**$3,000,000**	**$3,000,000**	**$3,000,000**	**$3,000,000**	**$3,000,000**	**$3,000,000**	**$3,000,000**	**$3,000,000**	**$60,000,000**
Combined Sump & Treatment Facility Rehabilitation/Replacement Program	**$45,000**	**$8,795,000**	**$8,795,000**	**$12,215,000**	**$12,215,000**	**$3,465,000**	**$3,615,000**	**$3,615,000**	**$3,965,000**	**$545,000**	**$45,000**	**$45,000**	**$45,000**	**$45,000**	**$45,000**	**$45,000**	**$45,000**	**$45,000**	**$45,000**	**$45,000**	**$45,000**	**$57,765,000**
Pioneer Roof	$0	$8,750,000	$8,750,000	$8,750,000	$8,750,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,000,000
CWTP Chain & Flight Replacement	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$525,000
CWTP & Pioneer Chemical Tank Replacement	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$420,000
Pioneer Solids Removal and Disinfection Improvements	$0	$0	$0	$0	$0	$0	$150,000	$150,000	$500,000	$500,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,300,000
Sump 1 Upgrade	$0	$0	$0	$ 3,420,000.00	$ 3,420,000.00	$ 3,420,000.00	$ 3,420,000.00	$ 3,420,000.00	$ 3,420,000.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$20,520,000
Sump 107 Rehab/Replacement																						$0
Sump Rehabilitation Program	**$450,000**	**$6,825,000**	**$5,650,000**	**$4,350,000**	**$4,350,000**	**$3,650,000**	**$4,750,000**	**$3,350,000**	**$5,050,000**	**$3,950,000**	**$3,150,000**	**$3,750,000**	**$2,750,000**	**$3,450,000**	**$4,750,000**	**$5,150,000**	**$4,450,000**	**$2,750,000**	**$5,850,000**	**$2,750,000**	**$3,350,000**	**$84,525,000**
Electrical (sub-total)	$0	$6,300,000	$4,000,000	$3,900,000	$2,700,000	$3,200,000	$4,300,000	$2,900,000	$4,600,000	$3,500,000	$2,700,000	$3,300,000	$2,300,000	$3,000,000	$4,300,000	$4,700,000	$4,000,000	$2,300,000	$5,400,000	$2,300,000	$2,900,000	$72,600,000
VFD Replacements	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$5,250,000
Sump 96 Trash Rack		$0	$1,200,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,200,000
Sump 141 Trash Rack	$0	$0	$0	$0	$1,200,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,200,000
Sump 132 Diesel Engine Repair	$0	$75,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$75,000
Flap Gate Replacement	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$420,000
Screen Hoist Replacement	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$840,000
Pump Bowl Assembly Replacement	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$80,000	$1,680,000
Pavement Repairs	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$840,000
Submersible Pump Replacement	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$420,000
Channel & Ditch Rehabilitation/Replacement Program	**$0**	**$570,000**	**$550,000**	**$550,000**	**$550,000**	**$550,000**	**$1,250,000**	**$500,000**	**$3,250,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$13,770,000**
Special Project - Pocket Canal Lining	$0	$200,000	$200,000	$200,000	$200,000	$200,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,000,000
Sears Ditch	$0	$0	$0	$0	$0	$0	$0	$0	$2,750,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,750,000
Riza Ditch	$0	$0	$0	$0	$0	$0	$750,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$750,000
Magpie Creek Fencing	$0	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$20,000
Channel	$0	$350,000	$350,000	$350,000	$350,000	$350,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$9,250,000
Flood Gate Rehabilitation/Replacement Program	**$0**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$3,000,000**
Facility Repair Program	**$0**	**$320,000**	**$30,000**	**$65,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$415,000**
NACY	$0	$80,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$80,000
1391	$0	$80,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$80,000
CWTP Lab Building Roof	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
CWTP Chlorine Building Roof	$0	$0	$30,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,000
CWTP Electric Shop Roof	$0	$35,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,000
CWTP Other Small Buildings Roof	$0	$0	$0	$65,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$65,000
CWTP Electric Shop HVAC	$0	$125,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$125,000
Transformer Replacement Program	**$0**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$2,000,000**
Energy Efficiency Program	**$300,000**	**$200,000**	**$200,000**	**$200,000**	**$200,000**	**$200,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$2,300,000**
Downtown Specific Plan Public Facilities Program	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$10,500,000**
PLANNING	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$3,150,000**
Flow Metering Program	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$3,150,000**
REGULATORY	**$1,205,000**	**$13,960,000**	**$13,455,000**	**$11,855,000**	**$11,755,000**	**$11,755,000**	**$11,605,000**	**$11,605,000**	**$10,505,000**	**$10,505,000**	**$10,505,000**	**$10,505,000**	**$10,505,000**	**$10,505,000**	**$10,505,000**	**$10,505,000**	**$10,505,000**	**$10,505,000**	**$10,505,000**	**$10,505,000**	**$10,505,000**	**$223,760,000**
ADA Improvement Program	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$105,000**
Air Quality Generator Program	**$0**	**$1,500,000**	**$1,750,000**	**$250,000**	**$250,000**	**$250,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,000,000**
Retrofit Compliance (after market)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Retrofits and Replacements	$0	$0	$250,000	$250,000	$250,000	$250,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,000,000
Building 19 Power System	$0	$500,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$500,000
Sump 157 Pump Engine Repower	$0	$1,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,000,000
Sump 160 Diesel Pump Engines 3 & 4 Repower	$0	$0	$1,500,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,500,000
Water Quality Control Program - Pocket Canal Groundwater Supply Wells	**$0**	**$755,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$755,000**
Water Quality Control Program - Trash Capture	**$700,000**	**$1,200,000**	**$1,200,000**	**$1,100,000**	**$1,000,000**	**$1,000,000**	**$1,100,000**	**$1,100,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$8,400,000**
Water Quality Priority Pollutant Control Program	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$10,500,000**
CSS Improvement Program (NPDES)CC	**$0**	**$10,000,000**	**$10,000,000**	**$10,000,000**	**$10,000,000**	**$10,000,000**	**$10,000,000**	**$10,000,000**	**$10,000,000**	**$10,000,000**	**$10,000,000**	**$10,000,000**	**$10,000,000**	**$10,000,000**	**$10,000,000**	**$10,000,000**	**$10,000,000**	**$10,000,000**	**$10,000,000**	**$10,000,000**	**$10,000,000**	**$200,000,000**
O&M SUPPORT	**$600,000**	**$600,000**	**$600,000**	**$600,000**	**$600,000**	**$600,000**	**$600,000**	**$600,000**	**$600,000**	**$600,000**	**$600,000**	**$600,000**	**$600,000**	**$600,000**	**$600,000**	**$600,000**	**$600,000**	**$600,000**	**$600,000**	**$600,000**	**$600,000**	**$12,600,000**
Unplanned Corrective Maintenance Program	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$5,250,000**
Drain Inlet Replacement Program	**$300,000**	**$300,000**	**$300,000**	**$300,000**	**$300,000**	**$300,000**	**$300,000**	**$300,000**	**$300,000**	**$300,000**	**$300,000**	**$300,000**	**$300,000**	**$300,000**	**$300,000**	**$300,000**	**$300,000**	**$300,000**	**$300,000**	**$300,000**	**$300,000**	**$6,300,000**
Manhole Rehabilitation/Replacement Program	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$1,050,000**
INFORMATION TECHNOLOGY	**$1,363,660**	**$2,552,320**	**$2,673,980**	**$1,176,000**	**$688,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$350,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$350,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$350,000**	**$100,000**	**$10,803,960**
IT Projects Program	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$2,100,000**
DOU IT Master Plan	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Citywide IT Digital Strategy	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$2,100,000
SCADA Fiber & Radios	**$100,000**	**$100,000**	**$100,000**	**$100,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$400,000**
SCADA Program	**$1,163,660**	**$2,352,320**	**$2,473,980**	**$976,000**	**$338,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,303,960**
DOC Equipment Program	**$0**	**$0**	**$0**	**$0**	**$250,000**	**$0**	**$0**	**$0**	**$0**	**$250,000**	**$0**	**$0**	**$0**	**$0**	**$250,000**	**$0**	**$0**	**$0**	**$0**	**$250,000**	**$0**	**$1,000,000**
IMPROVEMENT	**$6,595,000**	**$7,585,000**	**$9,105,000**	**$7,555,000**	**$7,185,000**	**$6,713,000**	**$6,285,000**	**$6,285,000**	**$6,320,000**	**$6,320,000**	**$6,320,000**	**$6,320,000**	**$6,355,000**	**$6,320,000**	**$6,473,000**	**$6,285,000**	**$6,285,000**	**$6,320,000**	**$6,320,040**	**$6,320,000**	**$6,320,000**	**$139,586,040**
Security and Emergency Preparedness Program	**$495,000**	**$495,000**	**$495,000**	**$495,000**	**$695,000**	**$293,000**	**$285,000**	**$285,000**	**$320,000**	**$320,000**	**$320,000**	**$320,000**	**$355,000**	**$320,000**	**$473,000**	**$285,000**	**$285,000**	**$320,000**	**$320,040**	**$320,000**	**$320,000**	**$7,816,040**
Video Surveillance (cameras)	$225,000	$225,000	$225,000	$225,000	$225,000	$23,000	$35,000	$35,000	$70,000	$70,000	$70,000	$70,000	$70,000	$70,000	$23,000	$35,000	$35,000	$70,000	$70,040	$70,000	$70,000	$2,011,040
CWTP	$0	$0	$0	$0	$0	$23,000	$0	$0	$0	$0	$0	$0	$0	$0	$23,000	$0	$0	$0	$0	$0	$0	$46,000
Sump 2	$0	$0	$0	$0	$0	$0	$35,000	$0	$0	$0	$0	$0	$0	$0	$0	$35,000	$0	$0	$0	$0	$0	$70,000
Pioneer Reservoir	$0	$0	$0	$0	$0	$0	$0	$35,000	$0	$0	$0	$0	$0	$0	$0	$0	$35,000	$0	$0	$0	$0	$70,000
Sump 153	$0	$0	$0	$0	$0	$0	$0	$0	$70,000	$0	$0	$0	$0	$0	$0	$0	$0	$70,000	$0	$0	$0	$140,000
Sump 19	$225,000	$0	$0	$0	$0	$0	$0	$0	$0	$70,000	$0	$0	$0	$0	$0	$0	$0	$0	$70,000	$0	$0	$365,000
Sump 58	$0	$225,000	$0	$0	$0	$0	$0	$0	$0	$0	$70,000	$0	$0	$0	$0	$0	$0	$0	$0	$70,000	$0	$365,000
Sump 17	$0	$0	$225,000	$0	$0	$0	$0	$0	$0	$0	$0	$70,000	$0	$0	$0	$0	$0	$0	$0	$0	$70,000	$365,000
Sump 64	$0	$0	$0	$225,000	$0	$0	$0	$0	$0	$0	$0	$0	$70,000	$0	$0	$0	$0	$0	$0	$0	$0	$295,000
Sump 151	$0	$0	$0	$0	$225,000	$0	$0	$0	$0	$0	$0	$0	$0	$70,000	$0	$0	$0	$0	$0	$0	$0	$295,000
Physical and Perimeter Security (fencing)	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$5,250,000
Sump 9	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sump 10	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sump 147	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sump 151	$0	$0	$0	$0	$0	$0	$0	$70,000	$0	$0	$0	$0	$0	$0	$70,000	$0	$0	$0	$0	$0	$0	$140,000
Sump 153	$0	$0	$0	$0	$0	$70,000	$0	$0	$0	$0	$0	$0	$70,000	$0	$0	$0	$0	$0	$0	$70,000	$0	$210,000
Sump 157	$0	$100,000	$0	$0	$0	$0	$0	$0	$70,000	$0	$0	$0	$0	$0	$0	$70,000	$0	$0	$0	$0	$0	$240,000
Pioneer Reservoir	$0	$0	$0	$35,000	$0	$0	$0	$0	$0	$0	$35,000	$0	$0	$0	$0	$0	$0	$35,000	$0	$0	$0	$105,000
Sump 19	$0	$0	$0	$0	$70,000	$0	$0	$0	$0	$70,000	$0	$0	$0	$0	$0	$0	$0	$0	$70,000	$0	$0	$210,000
Sump 58	$0	$0	$0	$0	$0	$0	$70,000	$0	$0	$0	$0	$0	$0	$70,000	$0	$0	$0	$0	$0	$0	$70,000	$210,000
Security Communication (radios and consoles)	$0	$0	$0	$0	$200,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$200,000	$0	$0	$0	$0	$0	$0	$400,000
Facility Access Control (Hirsch/Best)	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$0	$0	$0	$0	$0	$0	$35,000	$0	$0	$0	$0	$0	$0	$0	$0	$155,000
Basin Improvement Program	**$6,000,000**	**$6,000,000**	**$8,000,000**	**$6,000,000**	**$6,000,000**	**$6,000,000**	**$6,000,000**	**$6,000,000**	**$6,000,000**	**$6,000,000**	**$6,000,000**	**$6,000,000**	**$6,000,000**	**$6,000,000**	**$6,000,000**	**$6,000,000**	**$6,000,000**	**$6,000,000**	**$6,000,000**	**$6,000,000**	**$6,000,000**	**$128,000,000**
Basin Improvements	$6,000,000	$6,000,000	$6,000,000	$6,000,000	$6,000,000	$6,000,000	$6,000,000	$6,000,000	$6,000,000	$6,000,000	$6,000,000	$6,000,000	$6,000,000	$6,000,000	$6,000,000	$6,000,000	$6,000,000	$6,000,000	$6,000,000	$6,000,000	$6,000,000	$126,000,000
Sump 99 Generator	$0	$0	$2,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,000,000
Fixed Load Bank Program	**$0**	**$890,000**	**$310,000**	**$660,000**	**$490,000**	**$420,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,770,000**
Other	**$100,000**	**$200,000**	**$300,000**	**$400,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,000,000**
Natomas Internal Drainage Canals/Levees	$100,000	$200,000	$300,000	$400,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,000,000
Historic Magpie Creek	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Chicken Ranch/Strong Ranch Sloughs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Arcade Creek	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
South Sac Streams Group (SSSG)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
CIP TOTAL	**$15,637,970**	**$53,807,320**	**$53,458,980**	**$50,966,000**	**$49,943,000**	**$39,433,000**	**$40,705,000**	**$38,555,000**	**$42,290,000**	**$35,270,000**	**$33,720,000**	**$34,270,000**	**$33,305,000**	**$33,970,000**	**$35,673,000**	**$35,635,000**	**$34,935,000**	**$33,270,000**	**$36,370,040**	**$33,520,000**	**$33,870,000**	**$798,604,310**

RECLAMATION DISTRICT 1000

DATE: **MARCH 11, 2022** **AGENDA ITEM NO. 6.2**

TITLE: **Greenbriar Development**

SUBJECT: **Review and Consider Adoption of Resolution No. 2022-03-04 Authorizing the General Manager to Execute Real Estate Transfer Agreement with Greenbriar Project Owner, LLC. for Acquisition of Lone Tree Canal**

EXECUTIVE SUMMARY:

Reclamation District No. 1000 (RD 1000; District) was approached by Greenbriar Project Owner, LLC. (a project specific entity created by Integral Communities), herein referred to as "Greenbriar", regarding their 28.3 acre Lone Tree Canal Preserve which serves as a portion of the habitat mitigation strategy for the Greenbriar development project in October 2020. The preserve includes approximately 5,200 lineal feet of the Lone Tree Canal along the western edge of the development property. The District currently holds an easement over the canal for water conveyance. Staff presented to the Board of Trustees on October 9, 2020, Greenbriar's proposal for discussion and direction. Staff was directed to work with the Greenbriar to develop a transfer agreement and return to the Board for consideration.

Greenbriar obtained all required regulatory agency permits and has begun project construction. Improvements to the property required under their permits are nearly complete. After completion of those improvements they will record a Conservation Easement over the property to ensure long term preservation of the property. They will also fund a long-term endowment which will ensure funding for maintenance and compliance with all agency reporting requirements in perpetuity.

The endowment funding should ensure that the property owner will have little or no on-going costs associated with ownership of the property other than any charge for water used, and property taxes, neither of which would be applicable to the District. The approximately $770,000 endowment Greenbriar is responsible for includes money for annual costs to cover all agency required monitoring and reporting as well as money for site security, vegetation management, erosion control, and mosquito abatement (Attachment No. 1).

Greenbriar is looking for long term ownership solutions for all the mitigation properties. The balance of their mitigation includes sites actively farmed for rice and alfalfa and will be under separate ownership. If approved by the Board, the District would hold title to the Lone Tree Canal property. The basic idea is that Greenbriar complete their required improvements, record the conservation easement, fund the required endowment, and then "sell" the property to the District for $1.

The District and Greenbriar have drafted a Real Estate Transfer Agreement (Exhibit "A" included in Attachment No. 2 (Resolution No. 2022-03-04) of this Staff Report)).

RECOMMENDATION:

Staff recommends the Board Review and Consider Adoption of Resolution No. 2022-03-04: Authorizing the General Manager to Execute Real Estate Transfer Agreement with Greenbriar Project Owner, LLC. for Acquisition of Lone Tree Canal (Attachment No. 2).

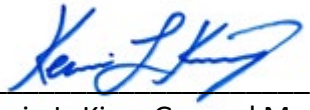
FINANCIAL IMPACT:

Unbudgeted Expense of $1.00 in Fiscal Year 2021/2022.

ATTACHMENTS:

1. Lone Tree Canal Preserve – SSMP and PAR
2. Resolution No. 2022-03-04

STAFF RESPONSIBLE FOR REPORT:



Date: 03/03/2022

Kevin L. King, General Manager

Greenbriar Development Project

Lone Tree Canal Reserve

Site Specific Management Plan
February 2017

Prepared for:
Greenbriar Project Owner, LP
500 La Gonda Way, Suite 102
Danville, CA 94526

Prepared by:
HELIX Environmental Planning, Inc.
11 Natoma Street, Suite 155
Folsom, CA 95630

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Chapter 1.0 Introduction

1.1 Background

On behalf of Greenbriar Project Owner, LP (Project Applicant), HELIX Environmental Planning, Inc. (HELIX) has prepared this Site Specific Management Plan (Plan) to serve as a guide for establishment, maintenance and long-term management of the Lone Tree Canal Reserve, that would occur in conjunction with the proposed Greenbriar Development Project (Project). As part of the Greenbriar Conservation Strategy, which involves the establishment of several reserves in the Natomas Basin (*i.e.*, Lone Tree Canal Reserve, North Nestor Reserve, Moody Reserve, Spangler Reserve), implementation of the Lone Tree Canal Reserve is intended to offset in part Project impacts to state and federal listed species and to conserve and restore habitat for species covered by the Natomas Basin Habitat Conservation Plan (NBHCP; Covered Species; City of Sacramento *et al.* 2003).

The Project's planned development activities have the potential to impact federal- and state-listed species including the federal- and state-listed as threatened giant garter snake (GGS, *Thamnophis gigas*) and the state-listed as threatened Swainson's hawk (SWHA; *Buteo swainsoni*). In addition, several species that are not federal- or state-listed, but are considered "special-status" because they are protected by a variety of other federal and state regulations, also have the potential to be impacted by development activities on the Greenbriar Project Site and Off-site Improvement Lands.

As outlined in this plan, the Lone Tree Canal Reserve will preserve 28.3 acres along the western edge of the Greenbriar Project Site, including approximately 5,200 feet of Lone Tree Canal, and will provide a buffer between Lone Tree Canal and the Greenbriar development. While the Lone Tree Canal Reserve is not intended to provide habitat for all of the special-status species impacted by the proposed project, it will provide high-quality habitat for many of the species potentially impacted by development activities on the Greenbriar Project Site and Off-site Improvement Lands and will, in conjunction with the Project's other proposed reserves and additional proposed reserves, adequately offset any impacts to all special-status species.

This Plan is prepared in support of Section 7 consultation with the U.S. Fish and Wildlife Service (USFWS), and an application for a Section 2081 permit from CDFW for potential incidental take of SWHA on the Greenbriar Project Site. Impacts to special-status species that would potentially occur as a result of the proposed project and the Project's complete conservation strategy are described in a variety of technical documents prepared to support the above-mentioned processes including the *Greenbriar Development Project Conservation Strategy* (HELIX 2017a), *Greenbriar Development Project: Greenbriar Project Site and Off-site Improvement Lands Biological Resources Evaluation* (HELIX 2013), the *Greenbriar Development Project Biological Assessment* (HELIX 2017b), and the *Greenbriar Development Project California Endangered Species Act (Section 2081) Incidental Take Permit Application* (HELIX

2017c). This plan provides a summary of the Project's development impacts to special-status species and habitats as well as a summary of the Project's proposed reserves. For further information, the reader is referred to the documents listed above.

1.2 Goals and Objectives

The goals of the proposed activities on the Lone Tree Canal Reserve are to contribute to the Project's overall conservation strategy by: (1) offsetting impacts to wetland and upland habitats potentially utilized by listed and other special-status species; and, (2) contributing to the goals of the NBHCP by preserving a site that contributes to reserve connectivity in the Natomas Basin and habitat connectivity for GGS between the central and northern portions of the Natomas Basin.

In order to achieve the goals contained in this Plan, the objectives are to: (1) establish the Lone Tree Canal Reserve to preserve 28.3 acres within the Natomas Basin in perpetuity; (2) enhance the reach of Lone Tree Canal between Interstate-5 and Elkhorn Boulevard as habitat for GGS; (3) enhance and preserve a 200-225 foot wide grassland buffer on the east bank of the canal as upland habitat for GGS. Management of the Lone Tree Canal Reserve will be funded by a non-wasting endowment held by a third party, and will be the responsibility of the Reserve Operator. Preservation will be through a conservation agreement that will be recorded for the property.

1.2.1 Type and Area of Habitat to be Preserved

The 28.3-acre Lone Tree Canal Reserve will include the approximately 5,200-foot reach of Lone Tree Canal between Interstate-5 and Elkhorn Boulevard. The canal is managed for drainage and flood control by Reclamation District (RD) 1000, which holds an easement over the canal. The RD 1000 easement area would be included in the Lone Tree Canal Reserve and RD 1000 maintenance activities within its easement would take precedence over reserve management priorities for the canal. Nevertheless, the Lone Tree Canal Reserve would provide additional preservation for the canal as 3.1 acres of open water habitat for GGS. Approximately 0.2 acre of existing seasonal wetland in the southern end of the reserve would be preserved as well. The environmental setting of the Lone Tree Canal Reserve is described further in **Chapter 3.0**.

1.2.2 Type and Area of Habitat to be Restored and Enhanced

The portion of the Lone Tree Canal Reserve outside of Lone Tree Canal (23.75 acres) is currently managed for agriculture, and would be restored and enhanced as grassland. Existing winter grain fields, disturbed areas, and abandoned ditches would be disked and seeded with a native perennial grassland seed mix. Agriculture would be discontinued, and the land would be managed as upland habitat for GGS and other NBHCP Covered Species. An additional 1.25 acres of seasonal wetland would be created along the east bank of Lone Tree Canal by recontouring the existing 1:1 slope of the bank to a 3:1 slope.

1.3 Site Selection

The Lone Tree Canal Reserve was chosen as a reserve site due to its importance as a connectivity corridor for GGS between the central and northern portions of the Natomas Basin.

1.4 Ownership Status, Legal Arrangements and Protection Instrument

The Lone Tree Canal Reserve site is under the ownership of Greenbriar Project Owner, LP. The Lone Tree Canal Reserve will be managed in perpetuity under a Conservation Agreement requiring that the property be managed for the benefit of NBHCP Covered Species in perpetuity. The Conservation Agreement will include the entire 28.3-acre Lone Tree Canal Reserve, will be recorded on the property, and will include the City of Sacramento, USFWS, and CDFW as signatories along with the Reserve Operator and the endowment holder.

Chapter 2.0 Project Background

2.1 Project Location and Summary

2.1.1 Location of Greenbriar Development Project

The Greenbriar Project Site and Off-site Improvement Lands are located within Section 4, Township 9 North, and Section 33, Township 10 North; Range 4 East on the United States Geological Survey (USGS) 7.5-minute "Taylor Monument" quadrangle (quad) map. **Figure 1** depicts the locations of the Greenbriar Project Site and Off-site Improvement Lands within the region, along with the Project's proposed reserves. The Greenbriar Project Site comprises a 577-acre property northwest of the Interstate-5/State Route 99 interchange; the Off-site Improvement Lands comprise 12.76 acres adjacent to that property.

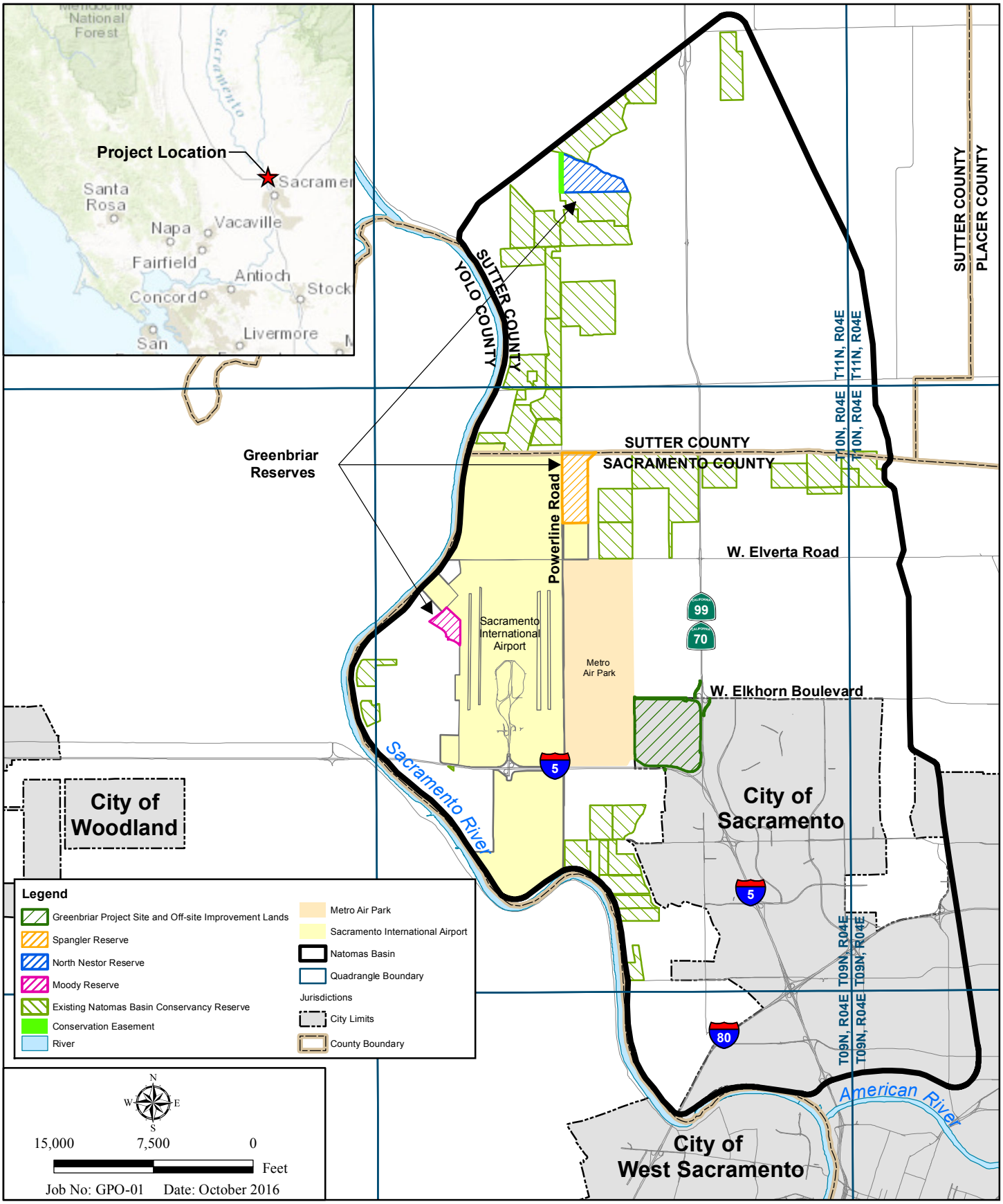
2.1.2 Summary of Greenbriar Development Project

The Greenbriar Development Project is a proposed transit-oriented mixed-density residential and retail/commercial development, designed to incorporate the planned Green Line to the Airport Light Rail connection, as well as improvements previously included in the planned Metro Air Park development west of the Greenbriar Project Site (**Figure 2**). The Greenbriar Development Project would result in development impacts to 537.0 acres on the Greenbriar Project Site, and 5.3 acres of Off-site Improvement Lands, for a total of 542.3 acres. The remaining 40.0 acres of the Greenbriar Project Site would be avoided for potential future road improvements (1.6 acres), avoided and permanently conserved as the Lone Tree Canal Reserve (28.3 acres), or has already been developed and mitigated by another entity (10.1 acres). The remaining 7.46 acres of the Off-site Improvement Lands are existing pavement and development by another entity that has already been mitigated. **Figure 3** depicts the project design.

The Greenbriar Development Project includes approximately 3.0 acres of permanent impacts from road crossings over Lone Tree Canal (**Figure 3**). These areas are not included in the Lone Tree Canal Reserve.

2.1.3 Summary of the Greenbriar Conservation Strategy

The Greenbriar Development Project includes a preservation component intended to offset project impacts to biological resources in the Greenbriar Project Site and Off-site Improvement Lands. The preservation component of the project comprises 557 acres in 4 permanent reserves: Lone Tree Canal, North Nestor, Moody, and Spangler. The Lone Tree Canal Reserve is located along the western edge of the Greenbriar Project Site, and the remaining reserves are located on off-site lands in the Natomas Basin. A site-specific management plan consistent with the NBHCP has been prepared for each of these reserves, including this plan for the Lone Tree Canal Reserve.



Regional Locator and Site Vicinity

GREENBRIAR DEVELOPMENT PROJECT

HELIX Environmental Planning

Figure 1

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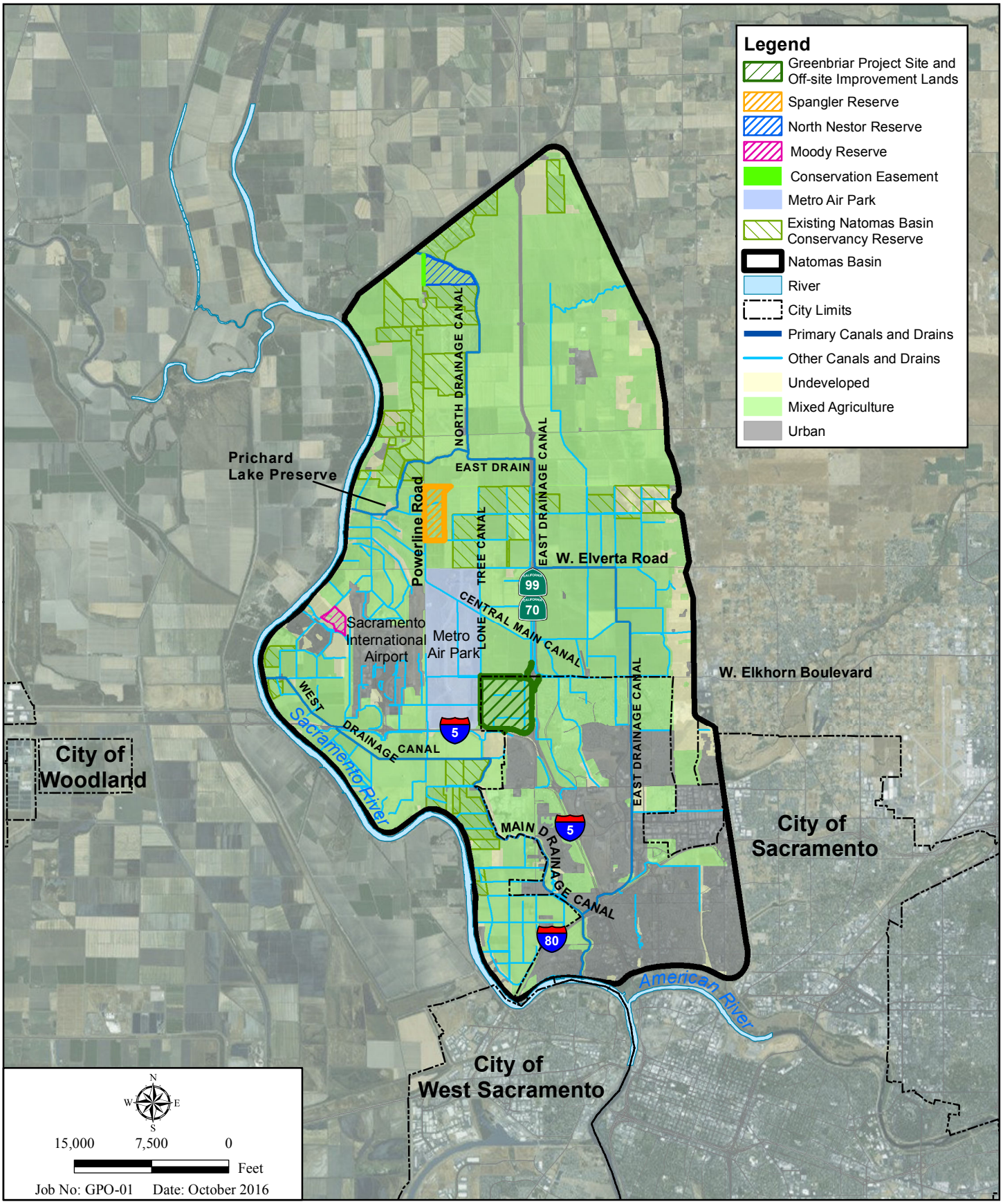

Source: TNBC, DWR (1998, 2000, 2010) *Aerial:* ESRI 2014

Environmental Setting

GREENBRIAR DEVELOPMENT PROJECT

HELIX Environmental Planning

Figure 2

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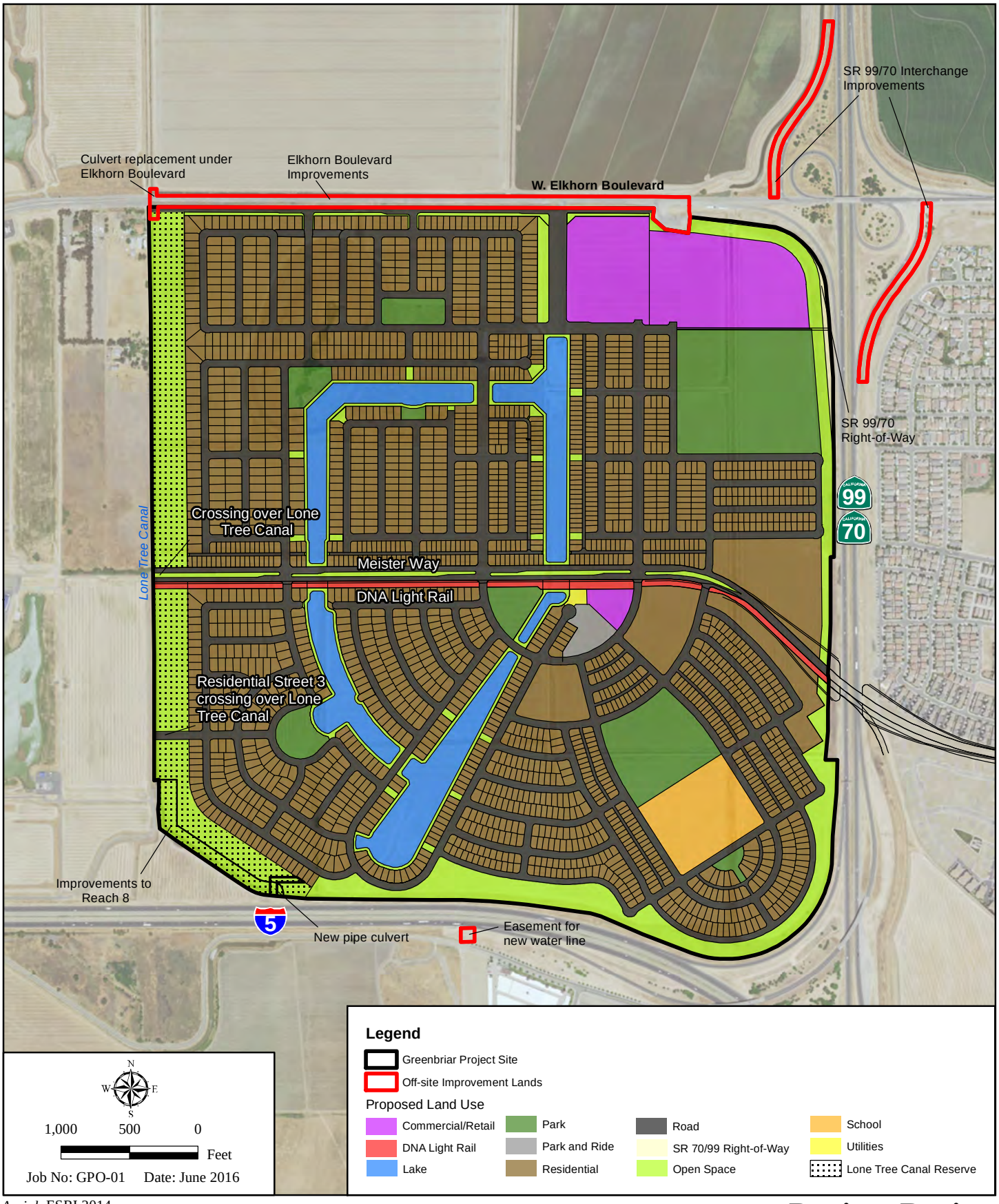

Aerial: ESRI 2014

Project Design

GREENBRIAR DEVELOPMENT PROJECT

HELIX Environmental Planning

Figure 3

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2.1.4 Project Schedule

The proposed development at the Greenbriar Project Site is expected to be phased for completion over a 5 to 10 year period, with construction commencing in 2017. Development on the Greenbriar Project Site will be constructed in at least two phases: the first phase(s) likely will involve constructing the proposed development north of Meister Way, and the latter phase(s) will involve constructing the proposed development south of Meister Way. The Lone Tree Canal Reserve will be established, including execution of the Conservation Agreement and installation of proposed habitat enhancement, during the first phase of development on the Greenbriar Project Site.

2.2 Project Impacts

2.2.1 Jurisdictional Waters

The Greenbriar Development Project would result in temporary and permanent impacts to potentially jurisdictional waters of the U.S. and waters of the State on the project site (including the Lone Tree Canal Reserve) and Off-site Improvement Lands through construction of the proposed development, and permanent impacts to potentially jurisdictional waters of the U.S. and waters of the State on the Spangler Reserve site through installation of proposed habitat creation/restoration in the Spangler Reserve. Implementation of habitat restoration in the Lone Tree Canal Reserve would result in temporary impacts to 3.1 acres of jurisdictional waters of the U.S. in Lone Tree Canal. Temporary impacts would result from proposed recontouring of the east bank of the canal.

Implementation of the creation/restoration and preservation component of the Project at the Spangler Reserve is anticipated to fully offset impacts to jurisdictional waters. The Lone Tree Canal Reserve is not proposed to offset any impacts to jurisdictional waters of the U.S.

2.2.2 Special-Status Species

Special-status species with the potential to be impacted by Project activities on the Greenbriar Project Site and Off-site Improvement Lands include GGS, western pond turtle (*Emys marmorata*), tri-colored blackbird (*Agelaius tricolor*), western burrowing owl (*Athene cunicularia*), Aleutian cackling goose (*Branta canadensis leucopareia*), Swainson's hawk, white-tailed kite (*Elanus leucurus*), loggerhead shrike (*Lanius ludovicianus*), white-faced ibis (*Plegadis chihi*), bank swallow (foraging habitat only; *Riparia riparia*), and Sanford's arrowhead (*Sagittaria sanfordii*) (HELIX 2013). Potential impacts to these species are briefly discussed below.

The Greenbriar Project Site provides approximately 35.21 acres of suitable habitat for the federally threatened GGS as well as western pond turtle. Lone Tree Canal and a spur along an intersecting interior canal provide approximately 3.21 acres of potential aquatic habitat for GGS and western pond turtle, and a potentially suitable movement/dispersal corridor. Based on the definition of GGS habitat that is commonly used by the USFWS in Biological Opinions, including the *Programmatic Biological Opinion for*

U.S. Army Corps of Engineers Projects with relatively small impacts on GGS (USFWS 1997), suitable upland habitat incorporates 200 feet of uplands adjacent to suitable aquatic habitat. Therefore approximately 32 acres of upland habitat adjacent to suitable aquatic habitat is present on the Greenbriar Project Site. This upland habitat may also be used by western pond turtle.

Foraging habitat is present on the Greenbriar Project Site for tri-colored blackbird, western burrowing owl, Aleutian cackling goose, Swainson's hawk, loggerhead shrike, white-faced ibis, and bank swallow. These bird species are not expected to nest on the site. One plant species, Sanford's arrowhead, also has the potential to occur in Lone Tree Canal and be impacted by the proposed project.

Chapter 3.0 Lone Tree Canal Reserve Description

3.1 Reserve Location

The Lone Tree Canal Reserve is located in the southern portion of the Natomas Basin in the City of Sacramento, along the western edge of the Greenbriar Project Site (**Figure 1**).

3.2 Existing Land Use

Land uses in the vicinity of the Lone Tree Canal Reserve include Interstate-5, Elkhorn Boulevard, active and inactive agricultural land, commercial/industrial development in the Metro Air Park, and residential development. The Reserve is bordered on the north by Elkhorn Boulevard, on the south by Interstate-5, on the east by the Greenbriar Development, and on the west by undeveloped lands in the Metro Air Park.

The Lone Tree Canal Reserve consists of active agricultural land used for hay production and Lone Tree Canal.

3.3 Topography

The Lone Tree Canal Reserve is located in the Natomas Basin in the Sacramento Valley. Terrain in the immediate area is primarily flat, with elevations ranging from 18-23 feet above mean sea level (amsl). The site has been actively cultivated for decades and has been graded and leveled to create fields. There is no natural topography remaining in the site.

3.4 Soils

The Lone Tree Canal Reserve contains three soil mapping units in three soil series (NRCS 2016): Clear Lake clay, hardpan substratum, 0 to 1 percent slopes; Jacktone clay, drained, 0 to 2 percent slopes; Cosumnes silt loam, partially drained, 0 to 2 percent slopes. These soils are all described as poorly drained or somewhat poorly drained alluvial soils occurring on basin floors up to an elevation of 100 feet amsl. All have a frequency of flooding of “rare” and a frequency of ponding of “none”, and have a depth to water table of 0 inches. All three soil series are listed on the 2015 National Hydric Soils List. Clear Lake clay and Jacktone clay are predominantly clay soils with a cemented duripan layer at depths of 34 to 48 inches. Cosumnes silt loam grades from silt loam, through silty clay loam and stratified clay loam, to clay with increasing depth.

3.5 Hydrology

Lone Tree Canal functions within the managed drainage system of the Natomas Basin, and has hydrologic connectivity to drainages off-site. Lone Tree Canal is approximately 3.5 miles in length,

beginning at Elverta Road approximately two miles north of the reserve and terminating in the RD 1000 West Drainage Canal approximately 3,000 feet south of Interstate-5. Water levels in the reach of Lone Tree Canal in the reserve are currently maintained by: (1) backwater from the West Drainage Canal, which inundates the southern 3,200 feet of Lone Tree Canal in the reserve; (2) a 15-inch culvert outfall from a GGS habitat ditch created by Metro Air Park that discharges water pumped from a groundwater well into Lone Tree Canal directly upstream of Elkhorn Blvd.; (3) upstream agricultural discharges into Lone Tree Canal and the L2 canal maintained by RD 1000 that empties into Lone Tree Canal immediately upstream of Elkhorn Blvd. Hydrology in the upland portion of the reserve is driven by natural precipitation and runoff.

3.6 Proposed Enhancement

Enhancement activities in Lone Tree Canal Reserve include recontouring the east bank of Lone Tree Canal, and seeding existing winter grain fields with a native perennial grassland seed mix.

3.7 Habitat Types

The dominant vegetation community and land cover type (referred to as habitat types) in the Lone Tree Canal Reserve is grassland, with minor amounts of open water and seasonal wetland habitat (**Table 1**).

Table 1. Existing Habitat in the Lone Tree Canal Reserve

Habitat Type	Total
Grassland	23.75
Seasonal wetland	1.45
Active canal (open water)	3.1
Total	**28.3**

3.7.1 Grassland

Upland areas adjacent to Lone Tree Canal are in agricultural use for grass hay production.

3.7.2 Seasonal Wetland

Seasonal wetlands in the reserve consist of approximately 0.2 acre of seasonal wetland in grass hay fieldsat the southern end of the reserve, and emergent wetland vegetation along the water line in Lone Tree Canal. The seasonal wetland is characterized by seasonal dominance of non-native Italian ryegrass (*Festuca perennis*). Seasonal wetlands on the banks of Lone Tree Canal are dominated by tule (*Schoenoplectus acutus*) below the water line, and dallis grass (*Paspalum dilatatum*), tall flatsedge (*Cyperus eragrostis*), and bristly ox-tongue (*Heminthotheca echioides*) above the water line. Tules are periodically removed from the channel by RD 1000 to maintain flow capacity in the canal.

3.7.3 Active Canal

The reach of Lone Tree Canal in the reserve includes approximately 3.1 acres of open water habitat at least 12 inches deep year-round. The active channel is maintained largely free of emergent vegetation by RD 1000; however, the channel bottom supports herbaceous aquatic species, especially water milfoil (*Myriophyllum spicatum*) and lanceleaf water-plantain (*Alisma lanceolatum*).

3.8 Aquatic Functions and Values

Because the hydrology of Lone Tree Canal is managed by RD 1000, the functions and values are largely limited to wildlife habitat and maintenance of biodiversity. It does however perform some functions of flood attenuation, pollutant filtration, and sediment capture. Seasonal wetlands in the reserve likely provide minimal functions of groundwater recharge by collecting and retaining precipitation from surrounding uplands.

3.9 Jurisdictional Waters

Seasonal wetlands and Lone Tree Canal are jurisdictional waters of the U.S. and waters of the State.

3.10 NBHCP Covered Species

Based on analysis conducted for the Biological Resources Evaluation of the Greenbriar Project Site by HELIX in 2013 (HELIX 2013), 7 NBHCP Covered Species have potential to occur on the Lone Tree Canal Reserve. This potential is based on species' habitat affinities and ranges, and the habitats available in the reserve. Of these 7 species, only white-faced ibis has been observed on the Reserve property; the remaining 7 species have nearest reported occurrences ranging from adjacent lands to more than 4.5 miles from the Reserve (**Table 2**).

Table 2. Status of NBHCP Covered Species with Potential to Occur on the Lone Tree Canal Reserve

Species Name[1] (Common Name)	Regulatory Status[2]	Status on the Reserve[3]	Status in the Region[3]
		Plants	
Sagittaria sanfordii (Sanford's arrowhead)	--/--/1B.2	No records.	No records in the Natomas Basin.
		Reptiles	
Emys marmorata (western pond turtle)	--/--/SSC	No records.	Records from Fisherman's Lake, Pritchard Lake, and Elkhorn pumping station.
Thamnophis gigas (giant garter snake)	FT/ST/--	Observed in Lone Tree Canal off-site during surveys in 1999 and 2003.	104 individuals trapped in TNBC reserves in 2015.
		Birds	
Agelaius tricolor (tri-colored blackbird)	--/--/SSC	No records.	No records of nesting in the Natomas Basin since 2011.
Athene cunicularia (western burrowing owl)	--/--/SSC	No observations since 2012; one observation in Dec. 2012.	One record from 0.75-mile north of the site; numerous records from throughout the Natomas Basin.
Branta canadensis leucopareia (Aleutian Canada goose)	FD/--/--	No records.	No records in the Natomas Basin since surveys began in 2004.
Buteo swainsoni (Swainson's hawk)	--/ST/--	One observation of foraging in 2012; no nest habitat in the reserve.	Documented nest sites throughout the Natomas Basin; one nest site <0.1-mile northwest of the reserve.
Lanius ludovicianus (loggerhead shrike)	--/--/SSC	Observed in 2005 and 2012.	Common, known to nest in the Natomas Basin.
Plegadis chihi (white-faced ibis)	--/WL/--	No records.	Common and increasing in the Natomas Basin.
Riparia riparia (bank swallow)	--/ST/--	No records.	Does not nest in the Natomas Basin. Migrating birds may forage.

[1]Source: Biological Resources Evaluation for the Greenbriar Project Site (HELIX 2013).
[2]Regulatory Status: Federal listing/State listing/Other State status. FT=Federal threatened; FD=Federal delisted; ST=State threatened; SSC=Species of Special Concern; WL=wait-list
[3]Status taken from California Natural Diversity Database record search dated 3/19/2015, and NBHCP Effectiveness Monitoring Reporting for 2015 (ICF 2016)

The Lone Tree Canal Reserve provides potential habitat for all of the NBHCP Covered Species listed in **Table 2**, and is expected to contribute to the overall multi-species conservation strategy of the NBHCP.

The suitability of the Lone Tree Canal Reserve for the Covered Species listed in **Table 2** is discussed in detail in the following sections.

3.10.1 Western Pond Turtle

Western pond turtle has not been observed in the Lone Tree Canal Reserve. The reserve provides suitable habitat for turtles in the form of Lone Tree Canal and adjacent upland basking and hibernation sites.

3.10.2 Giant Garter Snake

GGS has been observed off-site in Lone Tree Canal in focused surveys performed in 1998-1999 and 2003, and the canal is presumed to be occupied by GGS. A habitat assessment of the Greenbriar Project Site conducted in 2010 considered Lone Tree Canal to be "good" quality aquatic habitat for GGS; however, the suitability of upland habitat on the site for overwinter hibernation was restricted by plowing in the fall for agriculture (Berryman 2010). Dispersal of GGS into the reserve from the south is limited by the long culvert under Interstate-5. North of Elkhorn Boulevard, Lone Tree Canal is connected to an extensive network of canals that likely support GGS, and the culvert under Elkhorn Boulevard is not a substantial barrier to GGS passage.

Recountouring of the east bank of the canal is intended to improve the value of the canal and adjacent uplands for GGS by reducing the steepness and increasing the vegetative cover of the land-water interface, and by increasing the area of shallow-water foraging habitat in the canal. Cessation of agriculture in the adjacent uplands will increase the value of those areas as over-wintering habitat.

3.10.3 Tri-colored Blackbird

The Lone Tree Canal Reserve does not support nesting habitat for tri-colored blackbird. The grassland may provide suitable foraging habitat for flocks nesting off-site; however, there are no known nesting sites near the reserve.

3.10.4 Western Burrowing Owl

Western burrowing owl has not been observed in the Greenbriar Project Site since a lone individual was observed in a remnant building foundation in December of 2012 (CDFW 2012). The Lone Tree Canal Reserve supports potentially suitable habitat for burrowing owl in the grasslands and canal banks.

3.10.1 Aleutian Canada Goose

Aleutian Canada goose has not been observed in the Natomas Basin; however, the Lone Tree Canal Reserve supports suitable winter foraging habitat for this species in the form of grassland.

3.10.2 Swainson's Hawk

The Lone Tree Canal Reserve does not support trees suitable for SWHA nesting; however, there are large trees west of the reserve, and a documented SWHA nest site less than one mile northwest of the reserve. The grassland habitat on the reserve provides suitable foraging habitat for Swainson's hawks nesting in the region, and SWHA has been observed foraging on the Greenbriar Project Site.

3.10.3 White-faced Ibis

The Lone Tree Canal Reserve does not support suitable nesting or foraging habitat for white-faced ibis. This species nests in dense emergent marsh vegetation and forages in wet areas such as flooded fields.

Chapter 4.0 Greenbriar Conservation Strategy

4.1 Overall Conservation Strategy

The project proponent proposes a layered, multi-species mitigation approach providing 557.1 acres of reserve to offset 542.3 acres of net impacts associated with the Greenbriar Development Project (1.03 acre of reserve per 1 acre impacted). The project's reserves include the 28.3-acre Lone Tree Canal Reserve, 219.1-acre North Nestor Reserve, 74.3-acre Moody Reserve, and 235.4-acre Spangler Reserve, all located in the Natomas Basin. Of the 557.1 acres of proposed reserve lands, rice agriculture will comprise approximately 46.6 percent, managed marsh complex approximately 25.8 percent, and upland habitat approximately 27.6 percent (**Table 3**).

Table 3. Proposed Land Uses in the Greenbriar Project Reserves (acres)

Reserve	Rice Agriculture	Upland	Managed Marsh Complex	Total
Spangler Reserve	40.3	53.1	142.0	235.4
Moody Reserve	--	74.3	--	74.3
North Nestor Reserve	219.1	--	--	219.1
Lone Tree Canal Reserve	--	26.5	1.8	28.3
Total	**259.4**	**153.9**	**143.8**	**557.1**

4.2 Conservation Strategy at the Lone Tree Canal Reserve

The Lone Tree Canal Reserve will be managed as habitat for GGS , SWHA, and other Covered Species. The reserve will have no active land uses and will be undisturbed except for routine maintenance such as trash removal and RD 1000 maintenance activities. Entry into the reserve will be restricted by a GGS exclusion barrier/wrought iron fence along the eastern edge where the reserve borders the Greenbriar development. The GGS barrier/fence will prevent GGS from entering developed areas, and will discourage the entry of people and domestic animals into the reserve. The remainder of the reserve boundary will be fenced, with locked gates on all access roads. The perpetual management of the Lone Tree Canal Reserve as open space for the benefit of GGS will, along with management of rice cultivation, uplands, and wetlands on the other proposed reserves, offset impacts to GGS, SWHA, and other Covered Species resulting from the proposed Greenbriar Development Project.

Chapter 5.0 Maintenance and Long-Term Management

Management of the Lone Tree Canal Reserve will be funded by a non-wasting endowment held by a third party, and will be the responsibility of the Reserve Operator. Preservation will be through a Conservation Agreement that will be recorded for the property and will include the Reserve Operator, the endowment holder, the City of Sacramento, CDFW, and USFWS as signatories.

5.1 Land Use

This plan assumes that the Lone Tree Canal Reserve will be managed as open space in perpetuity, and that RD 1000 management of Lone Tree Canal as an earthen drainage and flood control channel subject to periodic vegetation removal will continue unchanged. The conservation agreement will not affect RD 1000 management or its easement on Lone Tree Canal.

5.2 Aquatic Resources

Regulatory authority, regulated activities, and permit requirements for impacts to aquatic resources are defined in Sections 404 and 401 of the Clean Water Act, Section 1602 of the California Fish and Game Code, and the Porter Cologne Water Quality Control Act. Direct impacts include placement of fill, discharge of pollutants, dredging, extraction of materials from the bed or banks, and diversion; indirect impacts include alteration of surface or subsurface hydrology, and vegetation removal.

Impacts to jurisdictional aquatic resources in the Lone Tree Canal Reserve are limited to temporary imapcts to the east bank of the canal during bank recountouring that will occur prior to the establishment of the reserve. Permanent impacts to Lone Tree Canal associated with proposed crossings at Elkhorn Boulevard, Meister Way, and Residential Street 3 that are part of the Greenbriar Development Project are located outside of the Lone Tree Canal Reserve, and will be offset by wetland creation at the Spangler Reserve.

Temporary disturbance resulting from RD 1000 channel maintenance in Lone Tree Canal is not associated with establishment or maintenance of the Lone Tree Canal Reserve, and is not the responsibility of the Greenbriar Development Project proponent or the Reserve Operator.

Prior to any action that would result in additional direct or indirect impacts besides those described above, the Reserve Operator shall obtain prior approval of the signatories to the conservation agreement and appropriate permits from USACE, CDFW, and RWQCB.

5.3 Reserve Operations

The following conditions are intended to ensure that operation of the Lone Tree Canal Reserve is consistent with the goal of managing the site as habitat for Covered Species, especially GGS and SWHA. The intent of this plan is that the Lone Tree Canal Reserve should function in perpetuity as open space.

5.3.1 Hunting

Hunting shall not be allowed on the Lone Tree Canal Reserve. Signs shall be placed on the perimeter of the reserve stating that the property is private property managed as wildlife habitat and that hunting is strictly prohibited.

5.3.2 Other Public Incursion

All public incursion, including vehicular recreation, dumping, trash-burning, camping, loitering, parking, archery, or target shooting shall be prohibited on the Lone Tree Canal Reserve. Signs shall be placed on the perimeter of the property stating that the property is private property managed as wildlife habitat and that trespass is strictly prohibited.

5.3.3 Community Outreach

The Reserve Operator will coordinate with the Greenbriar Development Homeowners Association(s) to educate the community regarding the nature and purpose of the Lone Tree Canal Reserve and to engage in public relations and other management actions designed to reduce public incursion into the reserve. Such actions may include installing interpretive signs on the GGS exclusion barrier/wrought iron fence between the development and the reserve, educating the public about the effects of feral and domestic cats on wildlife, periodically presenting information to the community regarding the condition of the reserve and effects of unauthorized incursions (e.g., photos of trails, vandalism, displays of trash collected from the reserve, etc), and designing landscaping on the developed side of the barrier that discourages entry into the reserve.

5.3.4 Reserve Maintenance

Fence and Signage

The Reserve Operator will be responsible for maintaining the reserve side of the GGS exclusion barrier/wrought iron fence free of vegetation, trash, and debris, and for repairing damage to the GGS exclusion barrier, other fencing, and signage.

Invasive Weed Control

Weed control will be conducted as necessary to minimize competition that could prevent the establishment of native species. As weeds become evident, they should be removed by hand or controlled with the proper herbicides. Maintenance personnel will be responsible for knowing the

difference between weeds and native species non-native plant material will be removed from the reserve and disposed of in a licensed landfill.

Remedial Planting

No container stock will be installed in the reserve. If native plant establishment is not apparent in portions of the reserve in the spring following installation, additional seed will be applied during the next October – November and supplemental watering or other remedial measures taken as indicated following investigation into cause(s) of establishment failure. Given the current condition of the reserve as non-irrigated grass hay agriculture, it is likely that native seed will successfully establish.

Vegetation Clearing

RD 1000 will maintain Lone Tree Canal within its 90 to 100-foot wide easement, primarily to maintain flood control functions. RD 1000 maintenance activities will include mowing upland areas for fire hazard reduction, and vegetation/sediment removal from the channel. Mowing is expected to occur annually after the end of the growing season but the timing/frequency may be adjusted to increase foraging value for Swainson's hawk; vegetation/sediment removal is expected to occur every 3-4 years.

Trash and Debris Removal

The Reserve Operator will keep the reserve free of trash and debris.

Shooting, Trapping, and Vermin Control

Hunting of game and target shooting, by any means including firearms and archery, shall be prohibited on the Lone Tree Canal Reserve without exception. Trapping or shooting of pests, or removal of depredating animals, shall not occur without consultation with and written approval from USFWS and CDFW (this plan acknowledges that use of poison to control rodents in the banks of Lone Tree Canal will be at the discretion of RD 1000 and beyond the control of the Reserve Operator).

Damage

Damage to the reserve occurring as a result of unusual weather or vandalism will be repaired promptly.

5.3.5 Water Levels in Lone Tree Canal

Aquatic habitat shall be maintained throughout the GGS active season in Lone Tree Canal, in perpetuity. This is the legal responsibility and obligation of the MAP Property Owners' Association (MAP POA). The MAP HCP includes provisions to ensure that water levels are maintained at or above 12 inches of depth. If water is not provided to Lone Tree Canal by the MAP to meet the habitat requirements of GGS, as required by the MAP HCP, and USFWS exhausts its enforcement options, water will be provided to the section of Lone Tree Canal within the Lone Tree Canal Reserve through the 8-inch drainpipe that is part

of the Greenbriar Development Project design. This 8-inch drainpipe drains the detention basins/lakes that are part of the Greenbriar Development Project.

Assuming this backup water responsibility was a mitigation measure in the City of Sacramento's Draft EIR for the Greenbriar Project. However, as stated in the EIR, the project applicant shall only assume this responsibility if it has been sufficiently demonstrated to the City of Sacramento that USFWS has exhausted all reasonable means to compel MAP to comply with the relevant conditions of the MAP Incidental Take Permit. If necessary, the Reserve Operator shall coordinate with the Greenbriar Development Project Homeowners Association(s) to release water from the detention basins/lakes in the Greenbriar Development in sufficient quantity to meet the responsibility to maintain water levels in Lone Tree Canal or provide water to the canal by other means.

5.3.6 Summary of Reserve Management Activities

Table 4 provides a summary of allowed and prohibited activities in the Lone Tree Canal Reserve. The Reserve Operator shall be responsible for ensuring that reserve operations comply with these restrictions.

Table 4. Summary of Reserve Management Activities

Activity	Status[1]
Routine Operations	
Fence and Sign Repair	Allowed
Invasive Weed Control	Allowed
Trash Removal	Allowed
Not Anticipated	
Burning for thatch or weed management	Agency and Air Quality Management District Approval
Construction (trails, utility lines)	Agency Approval
Trapping/Removal of Depredating Animals	Agency Approval
Release of water to maintain water levels in Lone Tree Canal	Agency Approval
Prohibited	
Development/Land Use Changes	Not Allowed
Dumping	Not Allowed
Hunting/Shooting	Not Allowed
Trash-burning	Not Allowed
Vehicular Recreation	Not Allowed

[1]Status of the activity in the restoration area: Agency Approval= activity is allowed after consultation with and written approval from USFWS and CDFW; Allowed = activity is allowed as routine operations and does not require Agency notification; Not Allowed = activity is not permitted.

5.4 Biological Monitoring

Biological monitoring of the Lone Tree Canal Reserve shall be conducted annually by a qualified biologist. The Reserve Operator shall be responsible for retaining a qualified biologist. The qualified biologist is not required to possess take permits from USFWS or CDFW.. General monitoring will consist of an assessment of site condition, including adherence to all operational conditions described in this plan, photo-documentation, and a general avian and wildlife survey.

5.4.1 Site Condition

The biological monitor will inspect the site and assess general site conditions in light of the reserve operations conditions described in this plan. The assessment will include 100 percent visual coverage of the reserve property, and will describe any evidence of violations of the reserve operations conditions described in this plan. The assessment will include the presence and condition of perimeter fencing and signing described in **Sections 5.3.1** and **5.3.2**. The survey will also include noting infestations of invasive weeds.

5.4.2 Photo-documentation

Representative photographs of the reserve will be taken from established points.

5.4.3 General Avian and Wildlife Survey

A general avian and wildlife survey shall be conducted on foot, by slowly walking a route that provides coverage of all habitats in the reserve. The surveyor will note all avian species observed or detected. This survey should be conducted in late March or early April, as that period is the beginning of the general avian breeding season, when nest-building and territorial behaviors are most evident.

5.5 Reporting

The Reserve Operator will prepare an annual report for submittal to the USFWS and CDFW. The annual report will include an assessment of the general condition of the reserve, adherence to the operations conditions described in this plan, photos showing site conditions, and the results of the general avian and wildlife survey. The report will include an accounting of the total dollar amount expended on maintenance and monitoring, lists of plant and animal species observed during site visits, and any recommendations for changes to reserve management for the coming year. The annual report will be submitted to USFWS and CDFW by January 31st of each year.

Chapter 6.0 Adaptive Management Plan

If reserve operations cannot be carried out as outlined in this plan, the Reserve Operator will notify the USFWS and CDFW. Modifications to this management plan may be proposed as needed and submitted to the USFWS, CDFW, and City of Sacramento for approval. No substantive modifications to the operation of the Lone Tree Canal Reserve will be made without approval by the USFWS and CDFW.

If monitoring or other information indicates that the reserve is not progressing towards meeting the goals of this Plan, the Reserve Operator must notify the USFWS and CDFW as soon as possible. USFWS and CDFW will evaluate and pursue measures to address deficiencies in the Plan in consultation with the responsible parties. Measures will be implemented as necessary to ensure that the reserve meets goals comparable to those described in the Plan objectives including but not limited to: site modifications, design changes, revisions to maintenance requirements, and revisions to monitoring requirements.

Chapter 7.0 Transfer and Replacement

7.1 Transfer

Any subsequent transfer of responsibilities under this management plan to a different Reserve Operator shall be requested by the Reserve Operator in writing to USFWS and CDFW, and shall require written approval by those agencies.

7.2 Replacement

If the Reserve Operator fails to implement the reserve operations conditions described in this plan and is notified of such failure in writing by USFWS or CDFW, the Reserve Operator shall have 90 days to cure such failure. If failure is not cured within 90 days, the Reserve Operator may request a meeting with the agencies to resolve the failure. Such meeting shall occur within 30 days or a longer period if approved by the agencies. Based on the outcome of the meeting, or if no meeting is requested, the agencies may designate a replacement Reserve Manager in writing by amendment of this plan. If the Reserve Operator fails to designate a replacement, then such public or private land or resource management organization as is acceptable to and directed by the agencies may enter onto the reserve property in order to fulfill the purposes of this plan.

Chapter 8.0 References

8.1 Literature Cited

Berryman, E. 2010. *Giant Garter Snake Habitat, Greenbriar Property, Sacramento*. Memo to AKT Development Corporation, dated October 4.

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Estimated Endowment Costs for Long-Term Resources Management Associated with the Greenbriar Reserve (28.3-acre Lone Tree Reserve), City of Sacramento, California. March 28, 2019.

Activity/Actions Required	SSMP Section	Responsible Party	Description	Frequency Required	Actions Required	Unit	Number of Units	Cost/Unit	Total Cost	Divide Years	Annual Cost (Part 1) or Cost (Part 2)
PART 1. MONITORING AND MANAGEMENT COSTS											
Element A.1 - Biological Monitoring											
Task A.1-1 – Vegetation Monitoring	**5.4**	**RO = Reserve Operator**	Conduct vegetation monitoring.	Years 1, 5, 10, 15, 20, and every 5 years thereafter in perpetuity	Conduct field mapping to determine plant community types present and species composition.	Hours	6	100.00	600.00	5	120.00
Task A.1-2 – Vegetation Monitoring	**5.4**	**RO**	Digitally link data to GIS database.	5 Years	Download GPS data and link to GIS database.	Hours	2	100.00	200.00	5	40.00
Task A.1-3 – Vegetation Monitoring	**5.4**	**RO**	Analyze data.	5 Years	Analyze monitoring data and compare with baseline and previous years' data.	Hours	2	100.00	200.00	5	40.00
Task A.1-4 – Biological Monitoring	**5.4**	**RO**	Transporation Cost	Annually	Daily cost for transportation, including ATV, vehicle, and/or GPS as appropriate.	Days	1	250.00	250.00	1	250.00
Subtotal											$ 450.00
Element A.2 - Special-Status Species Monitoring											
Task A.2-1 – Giant Garter Snake	**5.4**	**RO**	Monitoring and reporting for Giant Garter Snake, Western Pond Turtle and habitat.	5 Years	Two surveys during active period for visual occurance and presence of habitat. Reporting.	Hours	16	125.00	2,000.00	5	400.00
Task A.2-2 – Nesting Raptors and General Wildlife	**5.4**	**RO**	Monitoring and reporting for nesting raptors- targeting SWHA. General wildlife survey.	5 Years	Two surveys during active nesting period (April through July). And reporting.	Hours	8	100.00	800.00	5	160.00
Task A.2-3 – Special-Status Species Monitoring	**5.4**	**RO**	Transporation Cost	Annually	Daily cost for transportation, including ATV, vehicle, and/or GPS as appropriate.	Days	3	250.00	750.00	5	150.00
Subtotal											$ 710.00

Estimated Endowment Costs for Long-Term Resources Management Associated with the Greenbriar Reserve (28.3-acre Lone Tree Reserve), City of Sacramento, California. March 28, 2019.

Activity/Actions Required	SSMP Section	Responsible Party	Description	Frequency Required	Actions Required	Unit	Number of Units	Cost/Unit	Total Cost	Divide Years	Annual Cost (Part 1) or Cost (Part 2)
Element B.1 - Vegetation Management											
Task B.1-1 – Vegetation Management	**5.3.4**	**RO**	Conduct site inspection to determine presence of and document invasive vegetation during late February to mid-March. Document thatch levels.	Seasonally	Review guidance materials on what species may threaten site and how to manage for them; Conduct site inspection to determine presence and document location of invasive vegetation by filling out monitoring form, taking photos, GPS documentation and mapping. Determine wetland vegetation management / invasive plant control. Document thatch levels.	Hours	8	140.00	1,120.00	1	$ 1,120.00
Task B.1-2 – Vegetation Management	**5.3.4**	**RO**	Use weed control chemicals or mow using hand equipment to control invasive plants (grazing is preferred method).	Annually	Purchase weed control chemicals.	ls	1	200.00	200.00	1	200.00
Task B.1-3 – Vegetation Management	**5.3.4**	**RO**	Use weed control chemicals or mow using hand equipment to control invasive plants (grazing is preferred method).	Annually	Purchase or rent field work items--protective items, spray rig, etc.	ls	1	250.00	250.00	1	250.00
Task B.1-4 – Vegetation Management	**5.3.4**	**RO**	Use weed control chemicals or mow using hand equipment to control invasive plants (grazing is preferred method).	Annually	Apply weed control chemicals or mow affected areas.	ls	1	1,500.00	1,500.00	1	1,500.00
Task B.1-5 – Vegetation Management	**5.3.4**	**RO**	Manage thatch by annual string trimming.	Annually	Biological monitoring during string trimming activities.	Hours	24	100.00	2,400.00	1	$ 2,400.00
Task B.1-6 – Vegetation Management	**5.3.4**	**RO**	Manage thatch by annual string trimming.	Annually	Use string trimmers to clear excessive thatch annually. Cut to 6 inches or greater in stubble height and according to GGS guidelines.	Acres	26.5	400.00	10,600.00	1	$ 10,600.00
Task B.1-7 – Vegetation Management	**5.3.4**	**RO**	Supervise vegetation management activities.	Annually	Supervise vegetation management activities and agency coordination.	Hours	4	140.00	560.00	1	560.00

Estimated Endowment Costs for Long-Term Resources Management Associated with the Greenbriar Reserve (28.3-acre Lone Tree Reserve), City of Sacramento, California. March 28, 2019.

Activity/Actions Required	SSMP Section	Responsible Party	Description	Frequency Required	Actions Required	Unit	Number of Units	Cost/Unit	Total Cost	Divide Years	Annual Cost (Part 1) or Cost (Part 2)
Task B.1-8 – Vegetation Management	**5.3.4**	**RO**	Transporation Cost	Annually	Daily cost for transportation, including ATV, vehicle, and/or GPS as appropriate.	Days	5	250.00	1,250.00	1	1,250.00
Subtotal											$ 17,880.00
Element B.2 – Sedimentation and Erosion											
Task B.2-1 – Sedimentation and Erosion	**5.4**	**RO**	Inspect site for sedimentation and/or erosion problems.	Annually, after the first heavy, continuous rainfall period > 1 inch	Following a rainfall period > 1 inch, document any sedimentation or erosion problems on maintenance monitoring form.	Hours	1	140.00	140.00	1	$ 140.00
Task B.2-2 – Sedimentation and Erosion	**5.4**	**RO**	Transporation Cost	Annually	Daily cost for transportation, including ATV, vehicle, and/or GPS as appropriate.	Days	0.5	250.00	125.00	1	125.00
Subtotal											$ 265.00
Element C.1 – Site Security											
Task C.1-1 - Site Security	**5.4**	**RO**	Inspect site for unauthorized access, vandalism, and trash.	Annually	Inspect site and document signs of encroachment or trash on maintenance form, GPS locations), and create map showing locations).	Hours	4	100.00	400.00	1	$ 400.00
Task C.1-2 - Site Security	**5.3.4**	**RO**	Remove trash and debris. Fill tire ruts and fill and level soil surface where necessary. Confer with County and/or resource agencies if necessary.	Annually	Pick up and remove trash and debris. Ensure that no trash and debris accumulate on or directly adjacent to the GGS exclusion fence.	Hours	4	100.00	400.00	1	400.00
Task C.1-3 - Site Security	**5.3.4**	**RO**	Dispose of trash and debris.	Annually	Dispose of trash and debris at local approved landfill.	ls	1	35.00	35.00	1	35.00
Task C.1-4 - Site Security	**5.3.4**	**RO**	Replace or repair signs as necessary.	Annually	Repair or replace signage as necessary.	ls	1	15.00	15.00	1	15.00
Task C.1-5 - Site Security	**5.3.4**	**RO**	Transporation Cost	Annually	Daily cost for transportation, including ATV, vehicle, and/or GPS as appropriate.	Days	0.5	250.00	125.00	1	125.00
Subtotal											$ 975.00

Estimated Endowment Costs for Long-Term Resources Management Associated with the Greenbriar Reserve (28.3-acre Lone Tree Reserve), City of Sacramento, California. March 28, 2019.

Activity/Actions Required	SSMP Section	Responsible Party	Description	Frequency Required	Actions Required	Unit	Number of Units	Cost/Unit	Total Cost	Divide Years	Annual Cost (Part 1) or Cost (Part 2)
Element C.2 – Mosquito Abatement											
Task C.2 - Mosquito Abatement	**5.4**	**RO**	Conduct annual inspection for potential mosquito habitat and abundance of mosquitos onsite. Coordinate with mosquito abatement district as necessary.	Once annually during mosquito breeding season	Document conditions at site regarding presence/absence of vector breeding areas; photograph, GPS, and map potential problem areas; and coordinate with mosquito vector control district as necessary.	Hours	1	140.00	140.00	1	$ 140.00
Subtotal											$ 140.00
Element C.3 – Fences, gates, locks, signage.											
Task C.3-1 – Fences, gates, locks, signs.	**5.3.4**	**RO**	Inspect fences, gates, locks, and signs.	Annually	Inspect for damage or need for maintenance.	Hours	4	100.00	400.00	1	400.00
Task C.3-2 – Fences, gates, locks, signs.	**5.3.4**	**RO**	Repair barb wire fences and gates as needed.	Annually	Maintain fence and gates (proper tension, attachments to posts, broken wire, etc.).	ls	1	1,000.00	1,000.00	1	1,000.00
Task C.3-3 – Fences, gates, locks, signs.	**5.3.4**	**RO**	Replace all barb wire fencing and posts.	Assumes every 30 years	Replace worn fence with 30 year gauge metal fencing. Assumes 5-strand barb wire on metal posts with 10 foot centers with end post braces for tension support.	ln ft	6,990	7.00	48,930.00	20	2,446.50
Task C.3-4 – Fences, gates, locks, signs.	**5.3.4**	**RO**	Replace gates. 7 gates.	Assumes every 30 years	Replace worn gates with 16 foot wide rolled steel gate (e.g. Powder River) with braced supports on both sides.	each	7	750.00	5,250.00	30	175.00
Task C.3-5 – Fences, gates, locks, signs.	**5.3.4**	**RO**	Repair/replace signs as needed.	Annually	Repair or replace signs that have fallen, broken, are illegible or have poor supporting posts.	ls	1	100.00	100.00	1	100.00
Task C.3-6 – Fences, gates, locks, signs.	**5.3.4**	**RO**	Replace locks as needed.	Every 5 years	Replace locks on the gates with hardened steel pad locks.	each	7	15.00	105.00	5	21.00
Task C.3-7 – Fences, gates, locks, signs.	**5.3.4**	**RO**	Repair giant garter snake exclusion fence as needed.	Every 5 years	Repair the giant garter snake exclusion fence as needed.	ls	1	5,000.00	5,000.00	5	1,000.00

Estimated Endowment Costs for Long-Term Resources Management Associated with the Greenbriar Reserve (28.3-acre Lone Tree Reserve), City of Sacramento, California. March 28, 2019.

Activity/Actions Required	SSMP Section	Responsible Party	Description	Frequency Required	Actions Required	Unit	Number of Units	Cost/Unit	Total Cost	Divide Years	Annual Cost (Part 1) or Cost (Part 2)
Task C.3-8 – Fences, gates, locks, signs.	**5.3.4**	**RO**	Transporation Cost	Annually	Daily cost for transportation, including ATV, vehicle, and/or GPS as appropriate.	Days	1	250.00	250.00	1	250.00
Subtotal											$ 5,392.50
Element D.1 – Annual Report											
Task D.1-1 - Prepare Annual Report	**5.5**	**RO**	Prepare Annual Report	Annually	Describe status of the Preserve, positives and negatives with references biological resources and management. Provide summary of management actions, including grazing summary. Provide recommendations for remedial actions.	Hours	8	190.00	1,520.00	1	1,520.00
Task D.1-2 - Prepare Biological Section of Annual Report	**5.5**	**RO**	Prepare biological section every 5 years as described in Management Plan.	5 years	Prepare biological section of the accounting and management report based on analysis of data from biological monitoring as scheduled and described for Element A.1 and A.2. Assess change's) in biological resources by comparing current data with baseline and previous years' data. Include illustrative figures & maps for comparative purposes. Make recommendations as necessary.	Hours	4	140.00	560.00	5	$ 112.00
Subtotal											$ 1,632.00
Record Keeping and Reporting											
Record Keeping and Reporting	**RO Admin**	**RO**	Annual Work Plan	Annually	Prepare work plan and annual budget for internal use based management plan and on annual budget allocations	Hours	4	190.00	760.00	1	760.00
Record Keeping and Reporting	**RO Admin**	**RO**	Maintain Periodic Inspection Documentation and Annual Report	Annually	Collect and maintain documentation of all (1) management/maintenance activities by date, (2) maintenance monitoring forms, (3) vendor invoices and receipts, (4) biological data and data forms, and (5) track budget status and spending allocations on form data sheet.	Hours	2	140.00	280.00	1	280.00
Subtotal											$ 1,040.00
Administration											

Estimated Endowment Costs for Long-Term Resources Management Associated with the Greenbriar Reserve (28.3-acre Lone Tree Reserve), City of Sacramento, California. March 28, 2019.

Activity/Actions Required	SSMP Section	Responsible Party	Description	Frequency Required	Actions Required	Unit	Number of Units	Cost/Unit	Total Cost	Divide Years	Annual Cost (Part 1) or Cost (Part 2)
Administration	**RO Admin**	**RO**	Contracts with vendors	Annually	Manage contracts	Hours	2	140.00	280.00	1	$ 280.00
Administration	**RO Admin**	**RO**	Accompany ANRT or Agencies on site visits as needed.	Annually	Coordinate and meet on-site with ANRT and Agencies as necessary.	Hours	4	140.00	560.00	1	560.00
Administration	**RO Admin**	**RO**	Accounting	Annually	Bookkeeping	Hours	2	140.00	280.00	1	280.00
Administration	**RO Admin**	**RO**	Taxes	Annually	Property Taxes	Acres	28	-	-	1	-
Administration	**RO Admin**	**RO**	Insurance	Annually	Insurance	ls	1	2,000.00	2,000.00	1	2,000.00
Administration	**Conservation Easement Manager (CEM)**	**Non-Profit**	Endowment management, site visit; site conservation easement compliance, review of compliance reports, annual report submittal.	Annually	Site inspections and review of reports prepared by reserve operator.	Contract Item	1	5,000.00	5,000.00	1	5,000.00
Subtotal											$ 8,120.00
TOTAL ANNUAL ITEMIZED COSTS											**$ 36,604.50**
Contingency (Annual Costs)											
								Rate			
Contingency	**RO Admin**	**RO**	Contingency for unanticipated items	Annually	Fund is to cover unanticipated items and activities necessary in order to meet the goal of the conservation area	item	$ 36,604.50	**10%**	3,660.45	1	$ 3,660.45
Subtotal											$ 3,660.45
TOTAL ANNUAL COSTS WITH CONTINGENCY											**$ 40,264.95**
Funding							**Income**	**Cap Rate**	**Endowment:**		
Funding	**Endowment Management**	**Non-Profit**	Establish endowment fund for implementation of the Management Plan by Reserve Operator.	Single Payment	Receive endowment funds and establish endowment	Single Payment	$ 40,264.95	**3.5%**			$ 1,150,427.14
ENDOWMENT REQUIREMENTS FOR ANNUAL LONG-TERM MANAGEMENT AND MAINTENANCE											**$ 1,150,427.14**

Estimated Endowment Costs for Long-Term Resources Management Associated with the Greenbriar Reserve (28.3-acre Lone Tree Reserve), City of Sacramento, California. March 28, 2019.

Activity/Actions Required	SSMP Section	Responsible Party	Description	Frequency Required	Actions Required	Unit	Number of Units	Cost/Unit	Total Cost	Divide Years	Annual Cost (Part 1) or Cost (Part 2)
PART 2. NON-RECURRING MONITORING AND MANAGEMENT COSTS											
Non-Annual Monitoring Costs											
Restricted Endowment (Three-Year Funding Account) Years 1 - 3 Monitoring	**Conservation Easement Manager (CEM)**	**Non-Profit**	Provides funding of the first three years of management and monitoring expenses.	During Years 1 - 3	Perform maintenance monitoring activities.	Item	1	120,794.85			120,794.85
Subtotal											$ 120,794.85
Conservation Easement Manager Fees											
Fee to be charged by Reserve Operator (aka Land Manager)	**RO Admin**	**Land Manager**	Initiation of Management	one time only	Final coordination with agencies regarding document finalization, assemble all documents, prepare annual event calander, coordination with Conservation Easement Manager and Endowment Holder.	Item	1	20,000.00			20,000.00
Fee to Be Charged by Endowment Holder	**Conservation Easement Manager (CEM)**	**Non-Profit**	Conservation Easement Fee	one time only	Pay Fee	Item	1	20,000.00			20,000.00
Fee to Be Charged by Endowment Holder	**Conservation Easement Manager (CEM)**	**Non-Profit**	For Non-Profit legal/emergency fund	one time only	Establish Fund	One Time Payment	$ 1,150,427.14	**1.0%**			11,504.27
Subtotal											$ 51,504.27
TOTAL NON-RECURRING ITEMIZED COSTS, CONSERVATION EASEMENT MANAGER FEES, AND ENDOWMENT HOLDER FEES											**$ 172,299.12**
ENDOWMENT COSTS FOR ANNUAL COSTS AND NON-RECURRING COSTS AND FEES											**$ 1,322,726.26**

SUMMARY: ENDOWMENT REQUIREMENTS FOR LONG TERM MANAGEMENT AND MAINTENANCE

				Part 1.	Endowment to Provide Annual Income of:				$ 40,264.95		$ 1,150,427
				Part 2.	One time Payment for Non-Recurring Monitoring Costs:						120,794.85
				Part 3.	One Time Payment for Non-Recurring Fees						51,504.27
											$ 1,322,726.26

Assumption #1: Repair and maintenace activities by RD1000 may occur as necessary using an approach meant to minimize disturbance to covered species or their habitat. RD1000 will be responsible for canal maintenance, including sediment removal as needed.

Assumption #2: Repair and replacement of the GGS exclusion fence will be the responsibility of the individual lot owners, or HOA as appropriate, enforceable through CC&R verbiage.

Assumption #3: Damage occuring as a result of unusual weather or vandalism will be repaired promptly under the supervision of the Reserve Operator, funding may include contingency funds as identified above (with approval of the CE grantee). If the money necessary to repair the damage exceeds what can be provided by PAR contingency funding, then the balance of costs will be provided by the Land Owner.

Assumption #4: Reserve Operator will be responsible for repair/replacement of approximately 1800 ln ft of 5-strand barb wire fencing to be installed perpendicular to the channel at the north and south perimeter boundary, plus gates. The west side fence, GGS exclusion fence, fence associated with the residendital street 3 crossing, and fence associated with the light rail channel crossing will be maintained by others (i.e. RD1000, MAP POA, HOA, and/or Light Rail Authority).

RECLAMATION DISTRICT NO. 1000

RESOLUTION NO. 2022-03-04

A RESOLUTION OF THE BOARD OF TRUSTEES OF RECLAMATION DISTRICT NO. 1000 AUTHORIZING THE GENERAL MANAGER TO EXECUTE A REAL ESTATE TRANSFER AGREEMENT WITH GREENBRIAR PROJECT OWNER, LLC. FOR ACQUISTION OF LONE TREE CANAL

At a regular meeting of the Board of Trustees of Reclamation District No. 1000 held at the District Office on the 11th day of March 2022, the following resolution was approved and adopted:

WHEREAS, The Greenbriar Project, LLC. ("Owner") holds title to approximately 28.3 acres of property in and around the Lone Tree Canal ("Property"); and

WHEREAS, the Property will be operated as a preserve to provide mitigation for the benefit of certain species, in connection with other development carried out by the Owner; and

WHEREAS, District holds an easement through the Property, and participates in maintenance activities within that easement; and

WHEREAS, pursuant to Water Code § 50930 and Government Code § 27281, Reclamation District No. 1000 may acquire by purchase, condemnation, gift, lease or other legal means, such real or personal property as is necessary for accomplishing the purposes of the District; and

WHEREAS, acquisition of the Property will facilitate the District's flood protection and maintenance efforts in the area; and

WHEREAS, Owner wishes to transfer title to the Property to the District at no cost to the District, subject to the terms and conditions of a transfer agreement, attached hereto as Exhibit A; and

WHEREAS, District's acceptance of the Property is specifically conditioned on Owner's provision for the ongoing management of, and funding for, any required conservation activities on the Property.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Board of Trustees accepts the dedication of the Property. The President of the Board of Trustees is authorized and instructed to execute the Transfer Agreement on behalf of the District.
2. The Board of Trustees authorizes the District Secretary to certify the District's acceptance of the Property by executing and delivering a Certificate of Acceptance

ON A MOTION BY Trustee _____, seconded by Trustee _____ the foregoing resolution was passed and adopted by the Board of Trustees of Reclamation District No. 1000, this 11th day of March 2022, by the following vote, to wit:

AYES: Trustees

NOES: Trustees:

ABSTAIN: Trustees:

RECUSE: Trustees:

ABSENT: Trustees:

_____

Thomas M. Gilbert

President, Board of Trustees

Reclamation District No. 1000

CERTIFICATION:

I, Joleen Gutierrez, Secretary of Reclamation District No. 1000, hereby certify that the foregoing Resolution 2022-03-04 was duly adopted by the Board of Trustees of Reclamation District No. 1000 at the regular meeting held on the 11th day of March 2022 and made a part of the minutes thereof.

_____

Joleen Gutierrez, District Secretary

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Transfer Agreement by and between Reclamation District No. 1000 and The Greenbriar Project, LLC (Byron Tract) dated _____(a copy of which is attached hereto and incorporated herein), execution of which on the part of Reclamation District No. 1000 was authorized by Resolution No. 2022-03-04 on March 11, 2022 is hereby accepted by order of the Board of Trustees, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: March ___, 2022

By: _____

Thomas M. Gilbert

President, Board of Trustees

RECLAMATION DISTRICT 1000

DATE: **MARCH 11, 2022** **AGENDA ITEM NO. 6.3**

TITLE: **Consolidated Capital Assessment District No. 2**

SUBJECT: **Review and Consider Authorizing the General Manager to Execute Agreement with Sacramento Area Flood Control Agency for Consolidated Capital Assessment District No. 2 (CCAD2).**

EXECUTIVE SUMMARY:

The record flood of 1986 exposed numerous deficiencies in the flood control system protecting Sacramento area floodplains along the lower American and Sacramento Rivers and their tributaries. Since that time, over $2 billion in flood control improvements have been made to the system. Currently, there are $4.4 billion in authorized Federal projects under construction, with about $2.6 billion left to complete. When completed, will provide much of the Sacramento area with approximately 300-year level of flood protection.

The majority of funding for the construction of Sacramento area flood control projects comes from the Federal and State governments. In most cases, the local community is required to pay about 10.5% of a project's costs. In other words, local residents are responsible for paying about ten cents for every dollar that is invested in improving the flood control system.

As the local project sponsor, the Sacramento Are Flood Control Agency (SAFCA) pays this share on behalf of the residents that benefit from the flood control improvements. Since SAFCA does not receive general tax revenues, it raises the local share through property assessments. The costs for ongoing maintenance of flood control facilities is also provided through property assessments.

There are two types of property assessments administered by SAFCA:

1. Operations and Maintenance (O&M) – Provides funding for ongoing maintenance of existing flood control facilities and the Agency's planning and engineering activities. There is one SAFCA O&M assessment: Operation and Maintenance District No. 1.
2. Benefit Assessment Districts – Formed to raise the capital required to construct new flood control projects. Benefit assessment districts are in place for a fixed number of years and can only be formed by the approval of affected property owners, usually through a mail balloting process. There are two SAFCA benefit assessment districts that are currently active: Natomas Basin Local Assessment District and Consolidated Capital Assessment District No. 2.

<u>Consolidated Capital Assessment District No. 2 (CCAD 2)</u>

CCAD 2 was formed in 2016 and will be in effect for 30 years. The assessment contributes toward the following flood control projects that, when completed, will provide a minimum 200-year level of flood protection and potentially well beyond that figure:

- Folsom Dam Improvements
- American River Levee Improvements
- Sacramento River Levee Improvements
- Natomas Basin Levee Improvements
- South Sacramento Streams Group Improvements
- North Sacramento Streams Improvements
- Levee Modernization

As noted above, a portion of the improvement program will focus on the levees protecting the Natomas area that are operated and maintained by Reclamation District No. 1000 (RD 1000; District). SAFCA anticipates that RD1000 will operate, maintain, repair, rehabilitate and replace ("OMRR&R") the improved levees and related facilities in the Natomas area in accordance with the now existing U.S. Army Corps of Engineers levee maintenance standards and State Central Valley Flood Protection Board guidelines, with funds provided in part by CCAD2.

In order to formalize the funding between SAFCA and the District, the agencies have developed an Agreement for the Consolidated Capital Assement District No. 2 (Attachment No. 1). The OMRR&R obligations associated with the improved levees and related facilities in the Natomas area are more specifically described in the Engineer's Report (Exhibit A of Attachment No.1) associated with CCAD 2.

RECOMMENDATION:

Staff recommends the Board Review and Consider Authorizing the General Manager to Execute Agreement with Sacramento Area Flood Control Agency for Consolidated Capital Assessment District No. 2 (CCAD2) (Attachment No. 1)

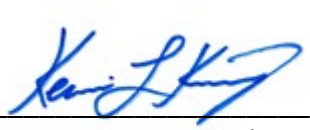
FINANCIAL IMPACT:

Annual District Revenue of no less than $1.4 Million, with possible escalation per year of 1.5%, through Fiscal Year 2046/2047.

ATTACHMENTS:

1. Agreement with Sacramento Area Flood Control Agency for Consolidated Capital Assessment District No. 2 (CCAD2).

STAFF RESPONSIBLE FOR REPORT:



_____ Date: 03/02/2022

Kevin L. King, General Manager

SAFCA AGREEMENT _____

RD1000 AGREEMENT _____

This Agreement shall be effective the _____day of _____2022, by and between the Sacramento Area Flood Control Agency, a public entity of the State of California formed as a joint powers agency ("SAFCA") and Reclamation District No. 1000, a special district formed by Special Act of the California Legislature ("RD1000") in consideration of the covenants hereinafter set forth.

RECITALS:

A. After successfully concluding a hearing and ballot approval procedure under Proposition 218, SAFCA has formed a new Consolidated Capital Assessment District No. 2 ("CCAD 2") which authorizes the levying and collection of special benefit assessments commencing in calendar year 2017, and annually thereafter for a period of Thirty (30) years. These assessments will cover the local share of the cost of regional flood control improvements protecting the Sacramento area so as to provide the area with "200-year" urban standard flood protection. A portion of the improvement program will focus on the levees protecting the Natomas area that are operated and maintained by RD1000.

B. SAFCA anticipates that RD1000 will operate, maintain, repair, rehabilitate and replace ("OMRR&R") the improved levees and related facilities in the Natomas area in accordance with the now existing U.S. Army Corps of Engineers levee maintenance standards and State Central Valley Flood Protection Board guidelines, with funds provided in part by the new assessment. The OMRR&R obligations associated with the improved levees and related facilities in the Natomas area are more specifically described in the Engineer's Report associated with CCAD 2 ("Engineer's Report"), attached hereto as **Exhibit A**, and the Operation, Maintenance, Repair, Replacement, and Rehabilitation Agreement Between the Central Valley Flood Protection Board and Reclamation District 1000 and the Sacramento Area Flood Control Agency for the Natomas Levee Improvement Program, attached hereto as **Exhibit B**.Toward this end, RD1000 and SAFCA discussed the scope and cost implications of this activity and agreed that SAFCA should include an element in the Natomas area portion of the CCAD 2, to be levied in 2017-18 and annually thereafter, for the duration of the assessment district, to cover a portion of RD1000's OMRR&R expenses. The CCAD 2 included the sum of $1,300,000 for system operation and OMRR&R raised for RD1000 in Fiscal Year 2017-18, the amount rose to $1,400,000 in Fiscal Year 2018-2019, 2019-2020 and 2020-2021.

AGREEMENT:

1. SAFCA agrees that its CCAD 2 assessment may rise in proportion to an escalation index described in the Engineer's Report or as otherwise to be determined by the parties, and if appropriate, reallocated in a manner consistent with the Engineer's Report. In no event shall the amount to be collected for RD1000 be decreased. These sums will be provided to RD1000 in support of its OMRR&R expenses within RD1000's boundary.

2. If and to the extent that the anticipated costs of such OMRR&R of the improved levees and related facilities exceeds the amount to be raised and collected for RD1000 by SAFCA hereunder, RD1000 may request in writing, with suitable backup documentation to support said request, a reasonable increase in the amount to be so raised and collected, and SAFCA shall accommodate such request to the extent that it is reasonably able to do so.

3. RD1000 will retain all of its own O&M assessment authority (including the right to create a new Assessment Roll and/or to increase its rate of assessment upon compliance with Proposition 218) and will continue to levy its own O&M assessment against its current Operation and Maintenance Assessment Roll.

4. That portion of SAFCA's CCAD 2 assessment, and annual assessments thereafter, within the Natomas area for RD1000 OMRR&R expenses shall be separately identified and, reasonably promptly after collection, placed in a segregated account earmarked for transfer to RD1000.

5. SAFCA agrees to undertake commercially reasonable efforts to collect its current fiscal year CCAD 2 assessment and to levy and collect subsequent years' annual assessments and pay to RD1000 that proportion of the amount assessed within the Natomas area for RD1000's OMRR&R expenses as set forth in paragraph 1. hereof reasonably promptly after collection thereof.

6. RD1000 and SAFCA shall each have the right to examine and audit the books and records of the other with reference to the 2017-18 assessment, the and annual assessments thereafter, and the OMRR&R expenses claimed pursuant to this Agreement.

7. RD 1000 shall report annually to SAFCA on the use of CCAD 2 funds for the OMRR&R expenses. The use of funds provided by CCAD 2 shall be consistent with the uses identified in the CCAD 2 Engineer's Report, including provision of reserves for all portion of the OMRR&R as defined by U.S. Army Corps of Engineers Engineering Circular 1165-2-218 and such subsequent revisions as are applicable.

8. This agreement shall automatically renew on an annual basis for the duration of the assessment district, unless terminated by both of the parties.

RECLAMATION DISTRICT NO. 1000	SACRAMENTO AREA FLOOD CONTROL AGENCY
By:_____	By:_____
Kevin L. King General Manager	Richard M. Johnson Executive Director
Date:_____	Date:_____

APPROVED AS TO FORM:

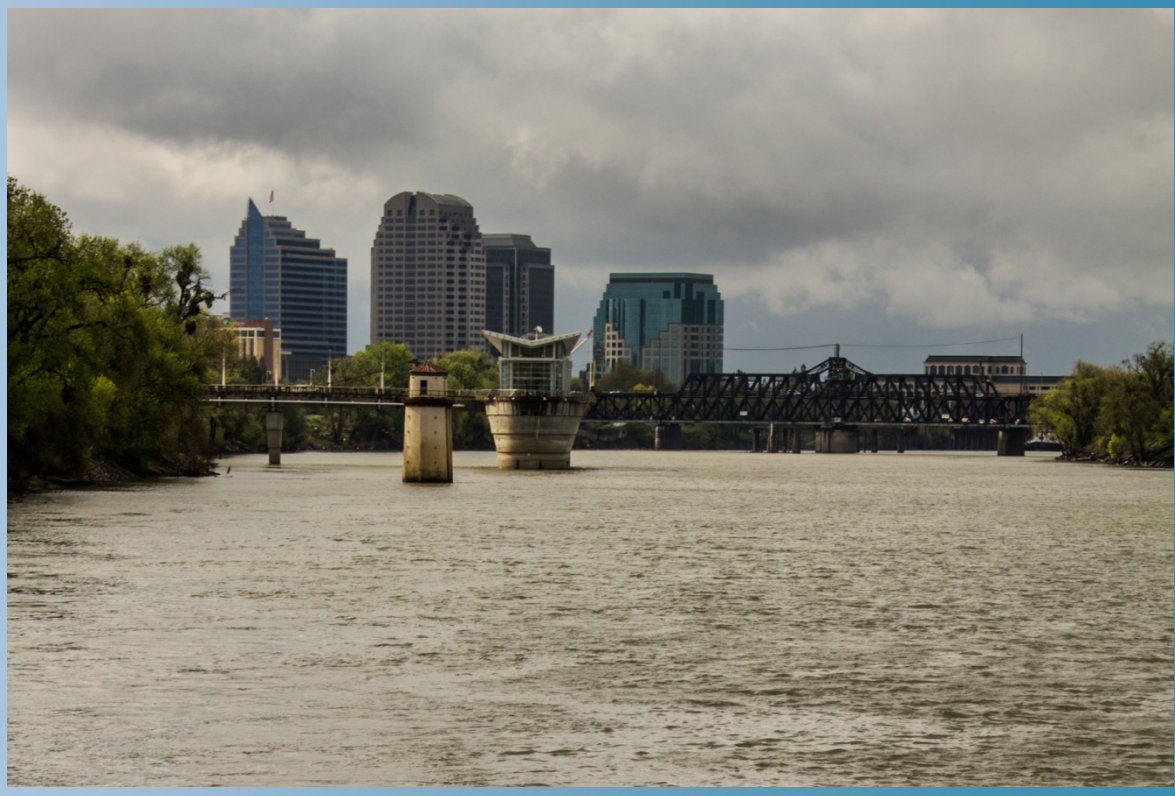
By:_____
Rebecca Smith
Downey Brand, LLC
RD 1000 General Counsel

By:_____
Jeremy D. Goldberg
SAFCA Counsel

ENGINEER'S REPORT

SACRAMENTO AREA FLOOD CONTROL AGENCY

CONSOLIDATED CAPITAL ASSESSMENT DISTRICT No. 2



Prepared for:
Sacramento Area Flood Control Agency

Prepared by:
WSP Parsons Brinckerhoff

June 13, 2016

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1.0 INTRODUCTION

1.1 BACKGROUND

The record flood of 1986 exposed numerous deficiencies in the flood control system along the lower American and Sacramento Rivers and their tributaries. This system protects significant portions of the City of Sacramento and other low lying lands within the Sacramento area's levee protected floodplains. The deficiencies included: (1) unstable levees along the east bank of the Sacramento River that were susceptible to failure due to the material used in their construction, (2) inadequate conveyance capacity in the drainage channels around the Natomas Basin that serve to divert runoff from the foothills into the Sacramento and American Rivers, and (3) inadequate reservoir storage and channel conveyance capacity for controlling large floods in the American River watershed.

In order to address these deficiencies the U. S. Army Corps of Engineers (USACE) with the support of the State of California (State) and the Sacramento Area Flood Control Agency (SAFCA) initiated the American River Watershed Investigation. The investigation showed that the floodplains exposed to inundation in the event of a levee failure covered approximately 110,000 acres; supported a residential population of about 400,000 people; and contained more than 100,000 residential, commercial and industrial structures with a collective value in excess of $50 billion. Because most of the exposed areas would flood to depths of 5 feet or more and in many places to depths of 10 feet or more, a single uncontrolled flood could result in a significant loss of life. Property damage from a flood event has been estimated to potentially exceed $20 billion. In light of these risks the investigation focused on construction of a flood detention dam along the American River near Auburn in combination with raising and strengthening the levees along the tributary streams and drainage canals around the Natomas Basin with the aim of providing 200-year or greater level of flood protection to the Sacramento area. This plan was presented to Congress in 1992. However, in the face of opposition to the flood detention dam, Congress authorized only the levee improvements around the Natomas Basin and directed that these improvements should proceed while USACE re-evaluated options for the whole watershed.

During the succeeding quarter century, a new plan has taken shape incrementally as USACE and its partners have focused on improving the physical and operational capabilities of Folsom Dam and increasing the conveyance capacity of the levee system downstream of the dam. The elements of this plan have steadily evolved throughout this period as new perceptions of flood risk and new more rigorous levee design standards have been adopted in response to the record flood of 1997 in the Sacramento Valley and Hurricane Katrina in New Orleans in 2005. As a consequence, the cost of achieving a 200-year or greater level of flood protection has also evolved forcing USACE to secure a series of congressionally approved augmentations to the cost of the projects in the American River Watershed. This has in turn compelled SAFCA on several occasions to restructure its local financing mechanisms.

Throughout this period, SAFCA has pursued the following flood risk management objectives: (1) complete the projects necessary to provide 100-year flood protection for developed areas in Sacramento's major floodplains as quickly as possible; (2) achieve the State of California's 200-year flood protection standard for these areas within the timeframe allowed by the Legislature; and (3) improve the resiliency, robustness and structural integrity of the flood control system over time so that the system can safely contain flood events larger than a 200-year flood. These objectives have been shaped by a variety of federal and state flood risk management standards

and guidelines. Under the National Flood Insurance Program (or NFIP) the Federal Emergency Management Agency (or FEMA) requires participating communities to provide at least a 100-year level of flood protection to floodplain areas in order to avoid mandatory high cost flood insurance requirements and development restrictions. Under the Central Valley Flood Protection Act of 2008, the State requires cities and counties to provide urban areas in the Central Valley with a 200-year or greater level of flood protection by the year 2025 in order to avoid restrictions on new development in floodplain areas. Finally, under Executive Order 13690 federal agencies are required to use the best available flood risk management data, including protection against a 500-year flood, in locating and citing new structures funded by the Federal Government.

In pursuit of its flood risk management objectives over the past two decades, SAFCA has relied on the following local funding mechanisms:

- North Area Local Project (NALP) Capital Assessment District. This district was formed in 1995 to cover the local share of the cost of raising and strengthening levees along the streams and drainage channels protecting the Natomas Basin and portions of North Sacramento as authorized by Congress in 1992;
- American River/South Sacramento Streams Group (AR/SSSG) Capital Assessment District. This district was formed in 2000 to cover the cost of modifying Folsom Dam and improving the levees along the lower American River and Morrison Creek and its tributaries in South Sacramento as authorized by Congress in 1996 and 1999;
- Consolidated Capital Assessment District (CCAD). This district was formed in 2007 to replace the NALP and AR/SSSG Capital Assessment Districts. It absorbed the outstanding indebtedness of the NALP District and provided the local share of the cost of a greatly expanded flood risk management program by comparison to what was anticipated when the NALP and AR/SSSG Districts were formed. The elements of this expanded program included constructing a new bridge across the American River below Folsom Dam; building a new auxiliary spillway at Folsom Dam and raising the dam to provide additional flood water storage capacity; and constructing improvements to the levees in the Natomas, North Sacramento and Pocket areas based on new engineering standards (particularly related to addressing the risk of levee underseepage) adopted in the aftermath of the 1997 flood in the Sacramento Valley.
- Development Impact Fee (or DIF) Program. Created in 2008, the purpose of this program is to mitigate any short term or long-term increase in expected flood damages caused by new development in the areas protected by CCAD projects. Toward this end, a one-time fee is imposed on such development and the resulting revenue is used to reduce the risk of uncontrolled flooding so as to offset the potential increase in flood damages due to new development. Until SAFCA's 200-year or greater flood protection objective is achieved, DIF revenues are to be used to cover shortfalls in the state and federal funding for the projects needed to achieve this objective. Thereafter, these revenues are to be invested in measures that will reduce the probability of uncontrolled flooding. This investment will ensure that as new development occurs in floodplain areas thereby increasing the potential consequences of such flooding, the governmental exposure to flood damage costs (as measured by expected annual damage) will remain unchanged.
- Natomas Basin Local Assessment District (or NBLAD). This district was formed in 2011 to augment the funds available through the CCAD to improve the levees around the

Natomas Basin in order to meet new levee design standards adopted by USACE and the State of California in the aftermath of Hurricane Katrina.

For the reasons discussed below, SAFCA has reached another critical point in the evolution of its flood risk management program where the local revenues generated by the CCAD, even with the augmentation provided by the NBLAD and DIF program, are inadequate to address changes in federal and state engineering standards and flood risk management policies that were not anticipated at the time the CCAD and NBLAD were formed. Thus, as in 2007, SAFCA must ask affected property owners to consider replacing their existing consolidated capital assessment district with a new consolidated capital assessment district in order to provide the local revenues necessary to achieve SAFCA's flood risk management objectives.

1.2 CHANGES SINCE 2007

As described below the changes since 2007 that have had the greatest impact on SAFCA's flood risk management program consist of:

- Changes in federal and state levee design standards that have greatly expanded the footprint and cost of the improvements needed to adequately protect the Natomas basin;
- Changes in NFIP levee accreditation standards that have altered the urgency of improving the levees along the Sacramento River east levee (outside the Natomas basin) and in the North Sacramento Streams area;
- Changes in USACE's approach to managing the risk of erosion along the American and Sacramento Rivers that have greatly increased the footprint and cost of ensuring the integrity of the levee systems in these areas;
- Changes in federal and state levee maintenance policies that have increased the level of effort and cost needed to conduct appropriate flood monitoring and response activities along the landside toe of portions of the levee systems along the Sacramento and American Rivers and their tributaries;
- Changes in state and federal floodplain mapping standards and guidelines that have altered the assumed impacts of interior railway embankments on the depth and extent of uncontrolled flooding caused by levee system failures; and
- Changes in the federal methodology for calculating the likely structural damages (based on flood depth) that would be caused by uncontrolled flooding on residential, commercial, industrial, and governmental structures.

These changes are summarized as follows:

Natomas Project. The CCAD funded effort to improve the levees protecting the Natomas basin (Natomas Levee Improvement Program or NLIP) has experienced significant changes since the CCAD was formed in 2007. Most notably, the levee footprint along the Sacramento River has been significantly expanded to accommodate USACE's post-Katrina policy of strictly enforcing levee encroachment and access standards and prohibiting trees and other woody vegetation on federal project levees. In addition, the levee footprint along the east side of Natomas has been greatly extended to address more rigorous state and federal embankment and foundation stability requirements. Finally, unanticipated delays in federal authorization and implementation of the project have escalated project costs. Formation of the Natomas Basin

Local Assessment District in 2011 addressed most of the added costs. In fact, when NBLAD was formed it was thought that the Federal Government would provide virtually all of the cost of completing the project with SAFCA and the State covering their contributions using credits accumulated through investments in project construction prior to Federal authorization. However, in 2012, USACE modified its crediting provisions. As a result, no matter how much credit has been accumulated, non-federal sponsors must provide all lands, easements, relocations, rights of way and disposal sites (LERRDs) that are needed to support the project. In order to raise its share of the cost of the remaining LERRDs, SAFCA needs to raise additional funds beyond what is available through the CCAD and NBLAD.

Levee Accreditation. The levee systems outside Natomas were certified by USACE in 1998 (North Sacramento), 2004 (American River) and 2006 (Sacramento River). However, in 2013 USACE withdrew these certifications (American and Sacramento River) or allowed them to expire (North Sacramento) reflecting USACE's effort to heighten the standards governing the NFIP in the aftermath of Hurricane Katrina. Faced with the risk that the areas protected by the affected levees could be mapped into the regulatory 100-year floodplain, SAFCA retained a team of engineering consultants and initiated its own levee accreditation program. USACE also evaluated the federal interest in a program to achieve similar flood risk reduction goals. These efforts have involved a comprehensive evaluation of the levees, identification of actionable deficiencies, and development of a plan to correct these deficiencies as quickly as possible. Because it is anticipated that it will take USACE several years to receive federal authorization and funding for the necessary work, SAFCA is proposing to proceed in advance of federal authorization using local funds and funds remaining in the State's flood protection bond account. This early implementation strategy will require financial commitments beyond what was anticipated in the CCAD.

American and Sacramento River Erosion Control. USACE's decision to withdraw its levee certifications has occurred in the context of a general reevaluation of the levee systems in the Sacramento area outside Natomas. This reevaluation has focused not only on the levee embankment and foundation stability issues at the heart of SAFCA's levee accreditation effort, but also on channel erosion issues outside the scope of that effort. Historically, these erosion issues have been addressed as needed through the Sacramento River Bank Protection Program which was set up to remediate only the most severe erosion problems as they manifest themselves on a site by site basis. However, USACE is now recommending an extensive proactive erosion control program to safely contain high velocity flows in the American River channel and persistently high river stages along the Sacramento River. Under this approach, the extent of the riverbank protection work recommended by USACE for congressional authorization is far greater than what was anticipated in the CCAD.

Levee Modernization. After Hurricane Katrina, USACE significantly tightened its levee maintenance and inspection requirements. In addition, the 2012 Central Valley Flood Protection Plan (CVFPP) includes state adopted urban levee design criteria (or ULDC) under which cities and counties are required to remove unacceptable encroachments from the landside slope of project levees and obtain physical access to or visibility of the space along the landside toe of these levees for levee inspection, maintenance and flood fighting purposes. Although the CCAD includes a levee integrity element that addresses encroachment removal and access acquisition, the scope of these activities under the ULDC far exceeds what was anticipated in the CCAD.

Floodplain Mapping. As part of the Central Valley Flood Protection Act of 2008, the California Legislature directed the Department of Water Resources (DWR) to develop 200-year

floodplain maps for all urban areas in the Central Valley. In carrying out this responsibility, DWR updated the approach to floodplain modeling that was used to create the floodplain maps that informed the CCAD. In particular, DWR reevaluated the likely impact of the several railway embankments that crisscross the floodplain in Sacramento. The floodplain map supporting the CCAD was developed in the 1980's. It assumed that the railway embankments would act as a barrier to floodwaters escaping the levee system and thus affect the depth and extent of the flooding that would result from a levee failure. Consistent with current engineering practice, DWR assumed that railway embankments not otherwise designed to meet current urban levee design standards would fail when subjected to the hydrostatic pressure of interior flooding. This assumption has altered the extent of the floodplain area that would benefit from improving Sacramento's levee systems by comparison to the area encompassed by the CCAD.

Inundation Damage. The depth-damage curves used to apportion the benefits of the existing CCAD were developed by USACE in the 1980's as part of the American River Watershed Investigation. Subsequent to the formation of the CCAD, USACE reevaluated the benefits of the Folsom Dam Modification Project and completed a general reevaluation of the levee systems in the Sacramento area. In support of these studies, USACE updated their earlier depth-damage curves. As reflected in the USACE PACR (2010), separate curves were used for one-story and two-story residential structures and contents based on depth-percent damage curves developed by the USACE Institute for Water Resources and presented in Economic Guidance Memorandum (EGM) 04-01, *Generic Depth-Damage Relationships for Residential Structures*. Curves for non-residential (commercial, industrial, public and agricultural) structures were developed based on the May 1997 Final Report, *Depth Damage Relationships in Support of Morganza to the Gulf, Louisiana Feasibility Study,* USACE, New Orleans District. Finally, specific curves for non-residential contents were developed for 22 land use categories and building types in the Sacramento Metropolitan area. The updated depth damage curves indicate that slightly greater losses (by depth and percentage of total structure value) accrue to residential structures and slightly less to commercial and industrial structures by comparison to the curves used in the 2007 Engineer's Report. The new curves have thus altered the distribution of the special benefits that would result from improving the levee systems in Sacramento by comparison to the distribution used for the CCAD.

1.3 PURPOSE OF ENGINEER'S REPORT

The purpose of this Engineer's Report is to document the above changes and identify the impacts of these changes on the scope and cost of the flood risk management program covered by the CCAD. This will enable affected property owners to make a well informed decision as to whether or not a new consolidated capital assessment district, which would be known as Consolidated Capital Assessment District No. 2 (CCAD 2) should be formed to replace the CCAD. This report follows the organizational structure of the 2007 Final Engineer's Report in order to make it as easy as possible to track the differences between the current CCAD and the proposed CCAD 2. Accordingly, changes in the scope of the projects and activities that must be funded by CCAD 2 are described in Chapter 2.0. The impact of these changes on SAFCA's share of the cost of these projects and activities is identified in Chapter 3.0. The Agency's plan to finance these increased costs is set forth in Chapter 4.0. The assessment methodology used to apportion these costs among the properties that receive a special benefit from the flood risk management projects and activities funded by the new district is described in Chapter 5.0.

2.0 DESCRIPTION OF FUNDED PROJECTS AND ACTIVITIES

2.1 GENERAL

CCAD 2 would provide the local share of the cost of carrying out the improvement projects and activities necessary to achieve SAFCA's flood risk management objectives. These projects and activities are essentially the same as the projects and activities covered by the existing CCAD but with an expanded scope and cost. CCAD 2 would also provide funds to refinance the outstanding principal balance of bonds issued and other obligations incurred in connection with the existing CCAD and in anticipation of CCAD 2. The following descriptions summarize the affected projects and activities and where appropriate highlight the changes in scope that have occurred since 2007.

2.2 FOLSOM DAM MODIFICATIONS PROJECT

The Folsom Dam Modifications Project consists of physical and operational modifications to Folsom Dam and Reservoir that would improve the efficiency and effectiveness of the dam's flood control operations. These modifications – consisting of a new auxiliary spillway to increase the dam's low level outlet capacity, a new water control manual governing flood control operations, and an increase in the height of the dam to enlarge the dam's floodwater storage capacity - have been authorized separately but are treated herein as a single project. When combined with improvements to the downstream levee system, these modifications would enable the flood control system to safely contain floods exceeding the State's 200-year urban level of flood protection standard along the Lower American River.

The physical modifications to Folsom Dam that would be funded by the new assessment district are as follows:

- constructing a new gated auxiliary spillway
- replacing or modifying the existing three emergency spillway gates
- constructing a 3.5-foot concrete parapet wall along the top of the dam's earthen dikes and wing dams

The auxiliary spillway is being constructed on a natural ridge in the area east of the concrete dam (see Figure 2-1) at an elevation that will substantially increase the dam's low-level discharge capacity. This new facility includes a concrete-lined approach channel and discharge chute in the left abutment below the left wing dam leading down to Folsom Dam's existing stilling basin, which is being enlarged to handle the increased discharges through the spillway. These discharges will be controlled through the installation of six submerged tainter gates (23 feet wide by 33 feet high) that will be operated conjunctively during flood events with Folsom Dam's five existing main spillway gates.

Construction of a 3.5-foot concrete parapet wall along the top of Folsom's earthen dikes and wing dams would allow dam operators to add approximately 50,000 acre-feet of additional surcharge storage capacity to the flood control operation. Modification or replacement of Folsom Dam's three existing emergency spillway gates would allow this space to be used without overtopping and possibly damaging these gates or causing them to fail.

These physical improvements will allow the Federal Government to implement a new water control manual for Folsom Dam that would replace the current variable storage space operation

(also known as "Folsom Reoperation"). The new water control manual would improve the efficiency of the flood control operation while at the same time reducing the impacts of this operation on the other beneficial uses of the dam. This would be accomplished through a weather forecast-informed operation that would maintain a minimum amount of reservoir storage space for flood control storage throughout the flood season and increase this space as necessary at the outset of a flood event. The increase would be based on (1) the flood control space available behind the largest non-federal dams in the American River watershed, (2) the infiltration capacity of the watershed, and (3) the expected runoff of the flood event.

There have been no substantial changes in the Folsom Dam Modification Project since 2007. The new auxiliary spillway element of the project is expected to be completed in 2017 at which time the new water control manual would take effect. The dam raise element of the project is expected to be completed in 2022 or 2023.

FIGURE 2-1: FOLSOM DAM MODIFICATIONS PROJECT

2.3 FOLSOM BRIDGE CONSTRUCTION

The Folsom Bridge Project involves constructing a permanent bridge and roadway across the American River downstream of Folsom Dam. This bridge replaces public use of the roadway across Folsom Dam, which was designed and built to service the dam. The Folsom Bridge Project was authorized by Congress because of the long-term disruption to traffic that would result from the prolonged construction associated with dam modifications. Despite the subsequent closure of Folsom Dam Road for security and public safety reasons, the bridge remains an integral part of the Folsom Dam modification effort, with flood control contributing about one-fourth of the total cost of the project.

There have been no substantial changes in the Folsom Bridge Project since 2007. Project construction was completed in 2009. The new bridge is located just below the dam between the intersections of Folsom Dam Road with East Natoma Street on the east and Folsom-Auburn Road on the west.

2.4 AMERICAN RIVER LEVEE IMPROVEMENTS

Work to improve the levees along the Lower American River has been ongoing for nearly two decades. The objective of this work is to ensure that these levees can safely contain the sustained high velocity releases from Folsom Dam that will become a part of the new flood operation plan for the American River when ongoing improvements to the dam are completed and the new water control manual is implemented. Toward this end, CCAD 2 would be used to fund the following improvements to the American River levee system:

- raising approximately 12,500 feet of the north levee of the American River from Watt Avenue to the Cal Expo area west of H Street approximately 1 foot to ensure that there is 3 feet of freeboard above the 160,000-cfs flow;
- reconstructing 4,300 feet of the non-federal levee along the south bank of the American River upstream of the Mayhew Drain and bringing this levee into the federal system;
- constructing a closure structure with flap gates across the Mayhew Drain to prevent backup of floodwater on Folsom Boulevard during high-flow events in the American River and installing cutoff walls in the east and west levees of the Mayhew Drain;
- constructing approximately 2 miles of cutoff walls along the north levee of the American River and installing cutoff wall closure structures at several roadway and utility crossings along the north and south levees of the American River to control underseepage; and
- armoring portions of the north and south levees of the American River and their adjacent banks to address the potential for erosion during sustained high-flow events.

All of the above improvements were identified in the 2007 Final Engineer's Report and, with the exception of the erosion control work, construction is expected to be completed by the end of 2016. Since 2007, however, the scope of the erosion control improvements that are needed to safely contain sustained high flow (160,000 cfs) events in the Lower American River has significantly increased. The 2007 Final Engineer's Report assumed that this work would affect about 2 to 3 miles of riverbank on both sides of the river. The USACE's American River Common Features General Reevaluaton Report (ARCF GRR) estimates that as much as 11 or 12 miles of riverbank could be affected. CCAD 2 would include funding for the local share of the cost of this enlarged erosion control program.

2.5 SACRAMENTO RIVER LEVEE IMPROVEMENTS

The Sacramento River east levee between the mouth of the American River and the Town of Freeport was the focus of a substantial erosion control and seepage remediation effort in the period prior to 2007. This effort supported a determination by USACE in 2006 that this levee segment was sufficiently improved to meet the minimum standards of the NFIP for providing a 100-year level of flood protection. Accordingly, the 2007 Final Engineer's Report focused on the additional work that was required to meet the State's 200-year urban level of flood protection standard along the Sacramento River. This work included:

- raising portions of the levee in the Pocket area and in the vicinity of Freeport to provide adequate freeboard above the 200-year design water surface; and
- constructing a combination of cutoff walls and relief wells in the vicinity of the Pocket area to control underseepage.

The assumptions supporting this levee improvement program have changed significantly since 2007. First, in August 2013, reflecting a post-Katrina trend toward stricter application of urban levee design and maintenance standards, USACE withdrew its determination that the levee met the minimum standards of the NFIP. Second, in 2015 USACE issued the ARCF GRR recommending an improvement program for this levee segment that is much broader than the program identified in the 2007 Final Engineer's Report. These developments have shaped the improvements that would be funded by CCAD 2.

When USACE withdrew its accreditation of this segment of the Sacramento River east levee, SAFCA initiated its own re-accreditation process outside USACE that has involved a detailed evaluation of the levee. This evaluation has identified significant levee embankment and foundation stability problems and relatively minor erosion issues that must be addressed in order to meet applicable NFIP standards and the State's urban levee design criteria. Relying more on existing information and with an eye to avoiding an underestimate of long-term problems, the ARCF GRR has identified similar if not slightly greater levee embankment and foundation stability problems, a much greater susceptibility to long term erosion, and more than a mile of levee freeboard deficiencies.

In order to meld these respective evaluations and related improvement recommendations into a single program, CCAD 2 would fund the following improvements:

- Construct a combination of cutoff walls and relief wells at a series of locations totaling about 7 miles along the Sacramento River east levee including the Little Pocket and Pocket areas to mitigate seepage and meet embankment and foundation stability requirements;
- Remove high-hazard encroachments and levee vegetation in various segments of the levee between Miller Park and Freeport.
- Construct up about 9 miles of erosion control improvements at multiple sites along the water side of the levee between the mouth of the American River and Freeport.

The levee embankment and foundation stability improvements reflect the results of SAFCA's detailed evaluation of these problems. The removal of high hazard encroachments and levee vegetation is required to meet USACE and state urban levee design criteria. A long-term erosion control program is consistent with the recommendation in the GRR and reflects a shift in

USACE policy toward a more proactive approach to addressing erosion issues affecting urban levees in the Sacramento Valley.

Levee freeboard issues identified in the GRR would be addressed by improvements to the Sacramento Weir and Bypass. The local share of the cost of these improvements would be funded through SAFCA's DIF Program or other sources outside the new CCAD 2.

2.6 NATOMAS LEVEE IMPROVEMENT PROGRAM

Completion of SAFCA's North Area Local Project (NALP) in the 1990's substantially reduced the risk of flooding in the Natomas basin from the American River and its tributaries east of the basin. However, levee evaluations completed after the flood of 1997 indicated that the risk of flooding due to high flows in the Sacramento River and its tributary streams was greater than previously believed. In fact, these evaluations showed that many segments of the levee system protecting the Natomas basin fell short of the NFIP's minimum 100-year flood protection standards. In order to address the identified 100-year deficiencies and lay the groundwork for meeting the State's 200-year urban level of flood protection standard in Natomas, the 2007 Final Engineer's Report called for implementation of the Natomas Levee Improvement Program that included the following elements:

- freeboard increases along portions of the Sacramento River east levee and the Natomas Cross Canal (NCC) south levee, the Pleasant Grove Creek Canal (PGCC) west levee and portions of the Natomas East Main Drainage Canal (NEMDC) west levee;
- erosion control along the Sacramento River east levee, the NCC south levee, and possibly the PGCC and NEMDC west levee; and
- underseepage remediation on the NCC south levee, the Sacramento River east levee, the American River north levee, and the PGCC and NEMDC west levee.

These improvements encompassed approximately 26 miles of the 42 mile perimeter levee system around Natomas. However, not long after the adoption of the Final Engineer's Report, it became clear that the scope of the NLIP was inadequate to address the more rigorous levee design standards that were adopted at the federal and state levels following Hurricane Katrina. Of particular importance were (1) USACE's post-Katrina determination to strictly enforce policies requiring adequate access to levees for operation, maintenance and flood fighting activities, adequate visibility of levee structures for monitoring purposes, and prohibiting trees and other woody vegetation on levees; and (2) the continued evolution of federal and state standards for remediating the risk of levee underseepage. In order to meet these requirements, the scope of the NLIP was enlarged to include construction of a new adjacent levee extending for more than 18 miles along the Sacramento River east levee between the mouth of the NCC and Interstate 80. This structure expanded the width of the existing levee by up to 40 feet, thus triggering a substantial increase in land acquisition, utility and water infrastructure relocation, and associated habitat mitigation activities. In addition, improvements to address underseepage vulnerabilities affecting an additional 14 miles of the perimeter levee system primarily along the east side of the Natomas basin were identified as deficient based on current federal and state standards and improvements to these levees were added to the project.

These changes in the project footprint were documented by USACE in its American River Watershed Common Features Project, Natomas Basin 2010 Post Authorization Change Report (or PACR) which was transmitted to Congress in 2010 and authorized as part of the Water Resources Reform and Development Act of 2014. Reflecting this authorization, SAFCA must provide the local share of the cost of the following improvements:

- Raising 5 miles of the NCC south levee and install deep seepage cutoff walls to address identified levee height and levee embankment and foundation stability deficiencies.
- Constructing a new adjacent levee extending for approximately 18.3 miles along the landside of the Sacramento River East Levee between the mouth of the NCC and the Interstate-5 crossing of the American River to address current engineering standards governing levee vegetation and encroachments; setting the top of the new levee approximately 3 to 5 feet above the height of the existing levee in the 12-mile reach between Power Line Road and the mouth of the NCC to address identified levee height deficiencies; and installing deep cutoff walls, seepage berms and relief wells along the entire 18.3-mile reach to address identified levee embankment and foundation stability deficiencies.
- Raising and widening approximately 3.3 miles of the PGCC west levee between the NCC and Sankey Road and installing deep seepage cutoff walls to address identified levee height and levee embankment and foundation stability deficiencies.
- Widening portions of the NEMDC West Levee between Sankey Road and SAFCA's NEMDC Stormwater Pumping Facility and installing about 10.7 miles of seepage cutoff walls to address identified levee embankment and foundation stability deficiencies.
- Installing deep seepage cutoff walls along portions of the NEMDC West Levee between Northgate Boulevard and SAFCA's NEMDC Stormwater Pumping Facility to address identified levee embankment and foundation stability deficiencies.
- Installing deep seepage cutoff walls along about 1.8 miles of the American River North Levee between Interstate-5 and Northgate Boulevard and flattening the landside slope of the levee as necessary to address identified levee embankment and foundation stability deficiencies.
- Improving ten drainage pumping plants and their associated drainage canal facilities along the Sacramento River East Levee, the NCC South Levee, the American River north levee and the NEMDC West Levee to accommodate the increased height and width of these levees and meet current engineering standards for such drainage facilities in urban or urbanizing areas.
- Relocating existing irrigation canals along the landside toe of the Sacramento River East Levee and relocating and reconstructing three existing irrigation pumping plants along the waterside of the levee to accommodate the increased height and width of this levee.
- Acquiring the lands necessary to support the above levee and irrigation and drainage facility improvements.
- Creating a mosaic of woodland, managed marsh, canal, upland, and managed grassland habitats to compensate for the impacts of these levee and irrigation and drainage facility improvements on vegetation and wildlife habitats in the project area.

- Modifying the existing drainage infrastructure on the bufferlands north of Sacramento International Airport and along the Airport's west runway to reduce waterfowl use of these areas and lower the risk of inflight damage to aircraft entering and exiting the Airport.
- Creating the drainage facilities necessary to manage stormwater runoff in the vicinity of the Sankey Road gap in the PGCC west levee.

FIGURE 2-2: NATOMAS LEVEE IMPROVEMENT PROGRAM

2.7 SOUTH SACRAMENTO STREAMS GROUP PROJECT

Improvements to the major levees included in the South Sacramento Streams Group (SSSG) were authorized by Congress in 1999 in order to provide increased flood protection to the southern portions of the City of Sacramento. As set forth in the 2007 Final Engineer's Report, these improvements include:

- excavating selected reaches of Morrison Creek, Elder Creek, Florin Creek, and Unionhouse Creek and constructing floodwalls to increase the channel capacity and ensure safe containment of design flood flows;
- retrofitting stream passage beneath several local bridge crossings to ensure efficient passage of flood flows;
- realigning portions of existing levees; and
- installing box culverts at several Florin Creek crossings to increase the effective flow area and reduce the head loss.
- Providing flood insurance or flood proofing for residential structures in the Beach Lake floodplain downstream of the project.

Most of this work has been completed, with only the improvements along Florin Creek upstream of Franklin Boulevard remaining to be constructed by the end of 2017. In order to ensure that these remaining improvements provide at least a 100-year level of flood protection to properties within the Florin Creek floodplain, SAFCA has entered into an agreement with the Southgate Recreation and Park District and secured state and local funding commitments to construct a multi-objective detention basin at Florin Creek Park. CCAD 2 would cover a portion of the cost of this improvement along with the local share of the cost of the SSSG improvements included in the 2007 Final Engineer's Report as identified above.

2.8 NORTH SACRAMENTO STREAMS FLOOD CONTROL IMPROVEMENTS

The North Sacramento area east of Natomas contains several urbanized floodplains that are threatened by peak flood flows in the streams that run through the area, including Dry Creek, Robla Creek, Arcade Creek, and Magpie Creek (the "North Sacramento Streams" or "NSSG"). These streams are hydraulically connected to the lower American River through the NEMDC/Steelhead Creek, which forms the eastern boundary of the Natomas area and carries flows from these streams to the lower American River in flood conditions. Substantial improvements to the levees along these streams were completed as part of SAFCA's NALP in the 1990's, thus providing at least a 100-year level of flood protection to much of the North Sacramento area.

Anticipating that additional improvements might be required to achieve the State's 200-year level of flood protection standard in this area, the 2007 Final Engineer's Report called for the following measures affecting the Dry Creek north levee, the Dry/Robla Creek south levee, the NEMDC/Steelhead Creek east levee, the Arcade Creek north and south levees and the Magpie Creek Diversion Channel (MCDC) west levee:

- subsurface investigations and geotechnical analyses of the NEMDC/Steelhead Creek east levee, Dry Creek north levee, the Dry/Robla Creek south levee, and the Arcade Creek

north and south levees to evaluate their ability to ensure safe containment of design flood flows;

- retrofitting the levees and appurtenant drainage features to resist stability, through-seepage, and underseepage issues identified by the above investigations and analyses;
- rehabilitating the MCDC west levee in the vicinity of Raley Boulevard to prevent or reduce overflow into the old Magpie Creek floodplain; and
- acquiring right-of-way to allow maintenance of the flood control facilities.

The investigations and analyses needed to determine the actual scope of these improvements have only recently been concluded. They have included new hydrological modeling studies, detailed subsurface investigations and geotechnical analyses by the state and SAFCA, and a general reevaluation of the flood risk management needs of the North Sacramento area by USACE. As in other areas, the impetus for SAFCA's detailed investigations was a determination by USACE that the findings supporting North Sacramento's 100-year flood protection status from the 1990's would not be relevant after 10-years and would thus no longer support this determination as of 2008.

As a result, SAFCA has included the North Sacramento Streams area in its levee re-accreditation program and has identified a number of levee embankment and foundation stability problems along the north and south levees of Arcade Creek and a portion of the east levee of the NEMDC/Steelhead Creek that must be addressed in order to meet applicable NFIP standards and the State's urban levee design criteria. In addition, SAFCA has highlighted a need for a long-term corridor management program along the NEMDC and its tributaries to ensure that design water surface elevations can be maintained. The ARCF GRR has identified similar levee embankment and foundation stability problems along Arcade Creek and the NEMDC as well as a need to manage water surface elevations in the NEMDC to ensure that adequate levee freeboard is maintained. The ARCF GRR also includes recommendations for structural and non-structural improvements to the MCDC west levee along Raley Boulevard.

Reflecting these determinations, CCAD 2 would fund the following improvements:

- Implementing about 4 miles of geotechnical improvements including installing cutoff walls, seepage berms, and relief wells along portions of the Arcade Creek North and South Levees and the NEMDC east levee to address identified vulnerabilities to the threat of levee underseepage.
- Preserving floodplain storage in the Magpie Creek floodplain upstream of Raley Boulevard, raise about 2,100 feet of the existing MCDC west levee in the vicinity of Raley Boulevard; and extend the existing levee about 1,000 feet to the west .
- Implementing a corridor management plan along portions of NEMDC/Steelhead Creek and its tributaries to reestablish the flood conveyance capacity and riparian quality of portions of the stream channels in the North Sacramento area that have been severely impacted by the growth of nonnative invasive plants such as water primrose, water hyacinth, and red sesbania.

2.9 ENVIRONMENTAL ENHANCEMENTS

CCAD 2 would also provide funding for the environmental enhancements along the American River Parkway and at Folsom Dam that were identified in the 2007 Final Engineer's Report.

These project components were authorized by Congress to complement the effort to increase the flood control storage capacity of the dam. They reflect SAFCA's statutory mandate to carry out the Agency's flood control responsibilities in a manner that provides optimum protection to the environment, and, based on existing State law and SAFCA's accumulated experience in implementing large scale flood control improvement programs, these environmental enhancement activities are likely to reduce the local cost of the overall improvement program by providing more favorable cost sharing ratios while expediting completion of the program, and contributing to species recovery.

In the Parkway, the environmental enhancements would include grading and excavating soils on the floodplain and creating side channels off the main American River channel. The side channels will provide hydrology supportive of wetlands and riparian habitat in the Woodlake and Bushy Lake areas on the north side of the river where nonnative vegetation would be removed and replaced with native trees and shrubs suited to riparian woodland, wetlands, and oak woodland/savannah landscapes.

At Folsom Dam the environmental enhancements would involve improving the temperature control shutters that are used to manage the temperature of water entering the dam's power-generating turbines and being discharged to the lower American River. The current manual operation of these facilities is labor intensive, time-consuming. Therefore, water is released less frequently than desirable for maintaining optimal temperature conditions in the river during the summer and fall seasons for protected anadromous fish while managing the size of the reservoir to be optimally responsive to potential flooding conditions on short notice. CCAD 2 would provide a share of the funding needed to redesign and mechanize the shutter system in order to increase operational efficiency of the dam and improve downstream fish habitat conditions.

2.10 LEVEE MODERNIZATION

The State's 200-year urban level of flood protection standard incorporates new urban levee design criteria which include standards for long-term encroachment and vegetation management and landside levee access/visibility. Under these requirements cities and counties in the Central Valley have until July 2016 to adopt a plan to address the following issues:

- Encroachments that have not been permitted or interfere with operation, maintenance, or flood-fight capability must be eventually removed or permitted.
- Trees and other woody vegetation must be monitored and maintained according to levee vegetation management criteria adopted by the State which currently establish a "vegetation management zone" (including the landside levee slope, crown and upper 1/3 of the waterside slope) in which trees are trimmed up to 5 feet above the ground (12-foot clearance above the crown road) and thinned for visibility and access while brush, trees, and other woody vegetation less than 4 inches in diameter at breast height, weeds, or other such vegetation over 12 inches high are to be removed in an authorized manner. Trees within this vegetation management zone that constitute an unacceptable risk to levee integrity or operation and maintenance due to age, disease or other causes must be removed.
- For levee systems that currently have development within 20 feet of the landside toe of the levee, the rights necessary to create a minimum 10-foot-wide landside clear zone or to

meet visibility requirements over a 20-foot-wide landside zone must be secured. Visibility requirements are met if fencing, walls, structures, vegetative screens, and other physical obstructions that could restrict the ability to conduct inspections of the landside toe and adjacent 20 feet have been modified or removed to allow for visual inspection of the ground surface.

The plan must provide for meeting these conditions at a reasonable time in the future with up to 40 years allowed for acquisition of the requisite access/visibility rights.

It is assumed that these conditions will be met in the Natomas area as part of the federal phase of the Natomas Levee Improvement Program. Outside Natomas, SAFCA is working with the City of Sacramento, the County of Sacramento, and the American River Flood Control District on a plan to bring the levees along the American River and Sacramento Rivers and a limited portion of Arcade Creek into compliance with the state standards over the next three to four decades.

2.11 SYSTEM OPERATION AND MAINTENANCE

CCAD 2 would also fund a broad range of flood control system operation and maintenance activities extending from regular urban levee maintenance to a variety of waterside and landside levee strengthening efforts, including bank protection, encroachment management, vegetation management, improved system access, levee monitoring and flood fight operations during a flood event, and repairs to damaged infrastructure. As identified in the 2007 Final Engineer's Report, this category of funded activities would also include any operation and maintenance responsibilities imposed on SAFCA in connection with the Folsom Dam Modification Project and the associated improvement of the dam's temperature control shutters. Most of the funded levee operation and maintenance activities would be provided by Reclamation District No. 1000, the American River Flood Control District and the City of Sacramento while the operation and maintenance activities related to the Folsom Dam Modification Project would be performed by the U. S. Bureau of Reclamation (or BOR) and funded by CCAD 2.

2.12 CCAD DEBT REFINANCING

CCAD 2 would provide funding to refinance bonds issued by the existing CCAD in 2007, 2008, 2012, and 2015. This refinancing activity is a necessary precondition to creating CCAD 2. Consistent with obligations incurred by SAFCA in connection with the existing CCAD bonds, the refinancing cannot occur until Fiscal Year 2017-18. Accordingly, this would be the earliest point at which CCAD 2 assessments could be levied assuming the district formation process is successful. In order to cover project costs until that time, SAFCA may consider issuing bond anticipation notes that would be payable when the initial CCAD 2 assessments are levied. CCAD 2 would also provide funding to retire these notes.

3.0 ESTIMATED COST OF FUNDED PROJECTS AND ACTIVITIES

3.1 GENERAL

This section discusses the estimated costs of the projects and activities that would be funded by CCAD 2 and compares these estimated costs to the estimates presented in the 2007 Final Engineer's Report. This comparison highlights the changes that have occurred since 2007 in the assumptions underlying SAFCA's determination of the local share of these costs. SAFCA anticipates that virtually all of the funded capital improvement projects will be federally authorized and will be subject to cost sharing by the Federal Government and the State of California under established cost sharing guidelines. As a general rule, the cost share to be provided by the Federal Government for projects authorized prior to 1999 is 75 percent while for projects authorized in 1999 or after, this share is 65 percent. Under applicable state law, local sponsors must provide at least 30 percent of the remaining non-federal share while the State provides a maximum of 70 percent of the non-federal share. In practice, this means that for projects authorized prior to 1999, SAFCA's minimum share of the total project cost is generally 7.5 percent; while for projects authorized in 1999 or later, this minimum share is 10.5 percent. The Federal Government will also provide 50 percent of the total cost of federally authorized environmental enhancement projects, with the State and local interests providing equal shares of the remaining 50 percent.

A key variable in this regard is the timing of project construction. The 2007 Final Engineer's Report recognized that in the case of the Natomas Levee Improvement Program, it made sense for SAFCA to take advantage of federal crediting provisions that allow non-federal sponsors to initiate projects in advance of federal authorization and receive credit for covering the federal share of the cost of pre-authorization work that can then be used to cover a portion of the non-federal share of the cost of post-authorization work. These crediting provisions are designed to expedite flood risk management by encouraging early implementation of measures that have a high likelihood of receiving federal authorization once the appropriate federal feasibility studies and approvals are in place.

In practice, at least since 2007, the demand for federal funding for flood risk management projects has exceeded the pace at which USACE can complete the necessary studies and Congress can provide the required project authorizations and appropriations. This imbalance has been addressed by an increase in state funding made possible by voter approval of nearly $5 billion in state bonds for flood control in 2006 and by local property owner approval of increased special benefit assessments such as those proposed in the 2007 Final Engineer's Report. During the last decade, other local agencies have followed SAFCA's Natomas example by launching early implementation projects in the Yuba Basin, Sutter Basin, West Sacramento, and elsewhere in the Central Valley. Additionally, as discussed below, SAFCA itself has initiated a levee accreditation program that could lead to early implementation of needed improvements along the Sacramento River east levee and in the North Sacramento Streams area.

The growing imbalance of state/local versus federal funding for flood risk management efforts in the Central Valley is creating a large volume of federal credits in a fiscally constrained federal environment. This makes it unlikely that established cost sharing allocations can be achieved. Accordingly, as discussed below, the local cost shares to be covered by CCAD 2 are calculated assuming few federal credits are received. This has the effect of increasing the required local contribution for projects that involve early implementation of improvements in order to meet

minimum 100-year or 200-year flood protection requirements in advance of congressional authorization of these improvements.

3.2 FOLSOM DAM MODIFICATIONS

As discussed in Chapter 2.0, the Folsom Dam Modifications Project consists of three elements – constructing a new auxiliary spillway, adopting a new water control manual, and raising the top of the dam – each of which was separately authorized by Congress between 1999 and 2007. The project is intended to increase the dam's low level discharge and surcharge storage capacities in order to increase the reservoir storage space available for flood control. The initial design of the improvements needed to accomplish these objectives was revised pursuant to a Post-Authorization Change Report which the USACE prepared in cooperation with the BOR and which Congress authorized in 2007. Based on preliminary cost estimates, the 2007 Final Engineer's Report estimated that the redesigned project, which includes a new gated auxiliary spillway, replacement or modification of the dam's existing three emergency spillway gates, and a new 3.5-foot concrete parapet wall along the top of the dam's earthen dikes and wing dams, would be constructed for a total cost of $1.5 billion. This estimate assumed that about $225 million of this cost would be attributable to dam safety leaving $1.275 billion to be funded by USACE through its flood control program. SAFCA's 10.5 percent share of this flood control cost was estimated to be $133.8 million, with the State providing 24.5 percent, or $312.4 million, and the Federal Government providing 65 percent or $828.8 million.

Ten years later, as the major portion of the project – construction of a new auxiliary spillway – nears completion, it appears that the total project cost will be less than estimated in the 2007 Final Engineer's Report. Based on new estimates provided by USACE, it appears that the total cost will be about $1.04 billion, which is about 18 percent lower than originally thought. This will reduce the federal, state and local cost shares accordingly, lowering SAFCA's contribution to $109.7 million.

3.3 FOLSOM BRIDGE CONSTRUCTION

The Folsom Bridge Project was authorized by Congress in 2003. This authorization allocated a portion of the total cost of the project to flood control in order to mitigate for the required closure of Folsom Dam Road due to the modification of Folsom Dam. The project was completed in 2009 for a total cost of $122.0 million of which $30.5 million was allocated to flood control. SAFCA's 10.5 percent share of this cost is $3.2 million – slightly lower than the $4.7 million estimate in the 2007 Final Engineer's Report. The balance of the cost of the project has been provided by the Federal Government, the State, and the City of Folsom, which served as the non-federal sponsor of the project.

3.4 AMERICAN RIVER LEVEE IMPROVEMENTS

Improvements to the levees along the American River downstream of Folsom Dam were initially authorized by Congress in 1996 as part of the American River Common Features Project. The authorized improvements consisted primarily of seepage control measures, including deep cutoff walls and closure structures along extensive reaches of the levee system. In 1999 and again in 2004, Congress broadened the scope of the authorized project to include raising portions of the

north and south levees of the American River and construction of a closure structure across the Mayhew Drain. A portion of this work was completed prior to 2007. The 2007 Final Engineer's Report anticipated that the remainder of the work covered by the 1996 and 1999 authorizations would be completed at cost of approximately $100 million. Because these improvements were initially authorized in 1996, SAFCA's share of this cost was assumed to be 7.5 percent or $7.5 million, with the State contributing 17.5 percent or $17.5 million, and the Federal Government contributing 75 percent or $75 million.

As this portion of the project nears completion, it is clear that these estimates were low. The current estimate for this work is $269.37 million, of which SAFCA's share is $20.24 million, the State's share is $47.23 million and the Federal Government's share is $201.9 million.

The 2007 Final Engineer's Report also anticipated that additional improvements to the American River levee system would be needed to accommodate the more efficient operation of Folsom Dam that will be possible once the Folsom Dam Modifications Project is completed. These additional improvements will consist primarily of erosion control measures to ensure that the levee system can safely contain sustained flows up to 160,000 cubic feet per second in the event of an extreme flood in the American River watershed. It was recognized that these improvements would require Congressional authorization and that in order to secure this authorization USACE would need to complete a general reevaluation of the scope of the American River Common Features Project. Based on a preliminary analysis of the erosion risk by SAFCA consultants, the extent of the erosion work was thought to be relatively limited and the Final Engineer's Report estimated that the cost of this work would be $60 million, of which SAFCA's 10.5 percent share would be $6.3 million, the State's 24.5 percent share would be $14.7 million, and the Federal Government's 65 percent share would be $39 million.

Now that USACE has completed its reevaluation of the risk of erosion along the Lower American River and issued the ARCF GRR, it is clear that the assumptions supporting the 2007 Final Engineer's Report were not as conservative as is now the practice. For funding purposes, SAFCA and its consultants focused on the most immediate erosion risks affecting no more than 1 to 2 miles of the system. The GRR took a much longer term, more expansive and conservative approach and concluded that as many as 11 to 12 miles of the system could be susceptible to erosion. Erosion improvements on this scale were analyzed in the program level environmental impact report supporting the 2007 Final Engineer's Report. However, the cost of the improvements identified in the GRR will require a much larger local contribution than anticipated in the 2007 Final Engineer's Report. The GRR indicates that the cost for addressing this erosion risk over time could be as much as $500 million. SAFCA's share of this cost is assumed to be $66.0 million, with the State's share totaling $154.0 million and the Federal Government's share totaling $280.0 million.

In total, the 2007 Final Engineer's Report assumed that SAFCA's share of the cost of the American River levee improvements would be $13.8 million. Based on the above changes, this share has now risen to $86.24 million.

3.5 SACRAMENTO RIVER LEVEE IMPROVEMENTS

As discussed above, the 2007 Final Engineer's Report recognized that significant improvements to the east levee of the Sacramento River would be needed between the mouth of the American River and the Town of Freeport to meet the State's 200-year urban level of flood protection

standard. Lacking definitive information in advance of USACE completing its general re-evaluation of this levee segment, the Final Engineer's Report assumed that underseepage control measures, including deep cutoff walls would be needed along much of this 12 mile reach of the levee system and that some levee raising through the installation of flood walls along the top of the levee might also be required. The estimated total cost of these improvements was $340 million. SAFCA's 10.5 percent share of this cost was $35.7 million, the State's 24.5 percent share was $83.3 million, and the Federal Government's 65 percent share was $221 million.

Now that SAFCA has completed a detailed geotechnical analysis of this levee and USACE has completed its general reevaluation and issued the ARCF GRR, the cost estimates in the 2007 Final Engineer's Report need to be adjusted.

First of all, as discussed in Chapter 2.0, SAFCA has identified a series of levee embankment and foundation deficiencies as well as some high hazard levee vegetation and encroachments and relatively minor erosion issues that must be addressed in order to meet the NFIP's minimum 100-year flood protection standards and the State's 200-year urban level of flood protection standards. The cost of this work is estimated to be $120 million. Without an aggressive construction schedule, the areas protected by this levee, including the Pocket and Little Pocket areas and portions of downtown Sacramento, would likely be mapped into the regulatory 100-year floodplain. Accordingly, SAFCA has secured a commitment of State funds to cover up to 70 percent of the cost of this work. SAFCA is required to provide a 30 percent local match. With these funds in place, construction could be completed in about 3 years. This would likely address the risk of remapping and avoid the imposition of high cost flood insurance requirements and development restrictions in the protected area. The estimated local share of this cost is $38.2 million, with a State contribution of $81.8 million.

Second, while it is believed that the above investments would address all identified levee embankment and foundation stability issues associated with the levee, the extent of the erosion work included in the early implementation project would fall far short of what is recommended in the ARCF GRR. There, as in the case of the Lower American River, USACE has taken a long-term, expansive and conservative approach to what may be needed to maintain the integrity of the levee over time. Accordingly, the GRR recommends implementation of about 9 miles of erosion control improvements at a total cost of approximately $400 million. SAFCA's share of this cost is $52.8 million, the State's share is $123.2 million, and the Federal Government's share is $224.0 million.

In total, the 2007 Final Engineer's Report assumed that SAFCA's share of the cost of the Sacramento River levee improvements would be $35.7 million. Based on the above changes, this share has now risen to $91.0 million.

3.6 NATOMAS LEVEE IMPROVEMENT PROGRAM

Improvements to the levees protecting the Natomas basin were initially authorized in 1992 as a separate element of the ongoing American River Watershed Investigation. These improvements consisted primarily of raising levees along the streams and canal system bordering the southeastern flank of the basin and extending eastward into the North Sacramento and Rio Linda areas of the City of Sacramento and the County of Sacramento. These improvements were designed to safely contain extreme floods in the American River watershed and the watersheds

contributing run-off to the tributary streams. SAFCA constructed these improvements as part of the North Area Local Project.

In 1996, Congress authorized improvements to the east levee of the Sacramento River downstream of the Natomas Cross Canal (NCC) and to the north levee of the American River west of Northgate Boulevard to control high flows in the Sacramento and American River watersheds. These improvements were included as the Natomas Elements of the American River Common Features Project. In 1999, Congress broadened this authorization to include improvements to the south levee of the NCC. These improvements focused primarily on addressing identified levee freeboard deficiencies. However, as other risk factors, including susceptibility to underseepage, began to generate increased concern particularly following the 1997 flood in the Sacramento Valley, it became clear that improvements beyond the scope of the 1996 and 1999 authorizations would be needed to provide a high level of flood protection to Natomas.

Based on evaluations of the levee system conducted by SAFCA in 2006, the 2007 Final Engineer's Report called for improvements to 26 miles of the 42 mile perimeter levee system around the Natomas basin. These improvements focused on the Sacramento River east levee, the American River north levee, the NCC south levee and the Pleasant Grove Creek Canal west levee. It was assumed that identified levee freeboard and embankment and foundation stability issues could be addressed by raising and strengthening these levees within their existing footprints in a manner similar to other levee improvements in the Sacramento area. It was also assumed that the levees occupying most of the east side of the basin were largely shielded from high water in the Sacramento and American River channels by high ground along the PGCC and by SAFCA's pumping facility along the NEMDC/Steelhead Creek near the mouth of Dry Creek and thus did not require extensive improvement. Based on these assumptions, the 2007 Final Engineer's Report concluded that the objective of providing 200-year or greater level of flood protection to the Natomas basin could be achieved through a program of levee improvements with an estimated cost of $414 million. SAFCA's 10.5 percent share of this cost was $43.5 million, the States 24.5 percent share was $101.4 million, and the Federal Government's 65 percent share was $269.1 million.

It was thought that these improvements would be subsequently authorized by Congress once confirmed by USACE through their general reevaluation process. Accordingly, the Federal Government's share of project related costs incurred prior to the authorization could qualify as federal credits and be used to reduce non-federal contributions to this federally authorized project or other subsequently authorized federal projects. On this basis, SAFCA secured state funding to support early implementation of the improvements that were identified as necessary to provide at least a 100-year level of flood protection to the Natomas basin. These improvements were estimated to cost $260 million with a SAFCA 30 percent share of $78 million and State 70 percent share of $182 million. The Final Engineer's Report assumed that the $34.5 million in additional local funds that were needed to make up SAFCA's share of the cost would be advanced from SAFCA's share of the cost of other USACE projects identified in the 2007 Final Engineer's Report and repaid in the federal credits.

Within two years of the adoption of the 2007 Final Engineer's Report, it became clear that the report had not fully anticipated shifts in federal and state policies and engineering standards that were occurring in the aftermath of Hurricane Katrina. In particular, USACE's adoption of a strict policy on levee access and visibility and prohibiting trees and other woody vegetation on

project levees undermined the fix-in-place design of the NLIP along the Sacramento River east levee and compelled SAFCA to use an adjacent levee design for this 18 mile segment of the levee system that greatly increased the footprint and overall cost of the project. In addition, as more detailed evaluations of the levees along the east side of the Natomas basin were completed and the levee embankment and foundation stability requirements of the State's new urban levee design criteria were applied to these levees, SAFCA was compelled to include these levee segments in the NLIP .

These changes in project design were subsequently confirmed in USACE's PACR for Natomas which served as the first product of the general reevaluation process. As a result, the overall cost of the project has more than doubled – rising by SAFCA's estimate to a total of $963.0 million while the cost of the early implementation phase of the project has increased to $407.0 million. Less than 5 percent of this early implementation cost remains unexpended. SAFCA's share of this element of the project is estimated to be $130.5 million, with the State providing the remaining $273.9 million. This leaves about $556.0 million in cost to complete the overall project. About $105.3 million of this remaining cost is allocable to the cost of the lands, easements, rights of way, relocations and disposal areas (LERRDs) necessary to support project completion. USACE has indicated that credits accrued by the State and SAFCA through the early implementation phase of the project can only be used to offset non-federal contributions to remaining project costs other than LERRDs. Accordingly, it is assumed that the State and SAFCA will cover all remaining LERRDs costs while the Federal Government covers all remaining project costs other than LERRDs.

In addition, USACE has indicated that the State and SAFCA must contribute an amount equal to at least 5 percent of the remaining cost of the Project including the cost of LERRDs. By SAFCA's estimate this remaining cost is $556 million. 5 percent of this amount is $27.8 million. SAFCA must provide 30 percent of this cost as well as 30 percent of the cost of the remaining LERRDs.

On this basis, SAFCA's share of the remaining project cost is $39.9 million bringing the overall local contribution to $170. 4 million; the State's share of the remaining project cost is $93.2 million bringing their share of the overall project cost to $367.1 million; and the Federal Government's share of the remaining project cost is $422.9 million. SAFCA estimates that this allocation will leave approximately $158.5 million in unused federal credits of which $111 million are allocable to the State and $47.5 million to SAFCA.

In total, the 2007 Final Engineer's Report assumed that SAFCA's share of the cost of the Natomas Levee Improvement Program would be $43.5 million. Based on the above changes, this share has now risen to $170.4 million.

3.7 SOUTH SACRAMENTO STREAMS GROUP PROJECT

The South Sacramento Streams Group (SSSG) Project consists of improvements to the levees and channels along Morrison Creek and its tributaries in South Sacramento, raising the Beach Lake Levee which extends eastward from the Sacramento River to Morrison Creek, and constructing a ring levee around the Sacramento County Wastewater Treatment Plant Facility (Treatment Facility). These improvements were authorized by Congress in 1999. The improvements to the Beach Lake Levee and the ring levee around the Treatment Facility were completed in the 1990's prior to authorization of the remainder of the project at a cost of

approximately $30 million. The 2007 Final Engineer's Report estimated that the work remaining along Morrison Creek and its tributaries would cost an additional $85 million. SAFCA's 10.5 percent share of this cost offset by credits for the work accomplished prior to project authorization was estimated to be $3 million with the State absorbing $20.3 million and the Federal Government $61.7 million.

The SSSG Project is expected to be completed by the end of 2017. While the footprint of the project has not changed substantially, project costs have exceeded the expectations of the 2007 Final Engineer's Report. SAFCA's current estimate is that the federally authorized portion of the project will end up costing about $117.5 million of which SAFCA's share (adjusted for credits earned) will be $6.5 million, the State's share will be $28.5 million and the Federal Government's share will be $82.5 million. In addition, SAFCA has secured state and local grant funding outside the federal project to complete needed project improvements along Unionhouse Creek and Florin Creek between Franklin Boulevard and Highway 99. These projects have a total cost of $8.4 million of which $6.4 million is being covered by state and local grant funds and $2.0 million by SAFCA bringing SAFCA's total contribution to the SSSG Project to $8.5 million – an increase of $5.5 million from the 2007 Final Engineer's Report.

3.8 NORTH SACRAMENTO STREAMS FLOOD CONTROL IMPROVEMENTS

SAFCA implemented substantial improvements to the levees along the canal system and tributary streams in the North Sacramento Streams area east of the Natomas basin during the 1990's as part of the North Area Local Project. These improvements included construction of a new levee and pump station along the north side of Dry Creek, and levee raising and strengthening along the east side of the NEMDC/Steelhead Creek, the south side of Dry/Robla Creek, and the north and south sides of Arcade Creek. With these improvements in place, the affected levees met the NFIP's minimum 100-year flood protection standards, thus allowing the areas protected by these levees to be removed from the 100-year regulatory floodplain.

The 2007 Final Engineer's Report assumed that additional improvements would be needed to address known deficiencies along the left levee of the Magpie Creek Diversion Channel near Raley Boulevard and to meet the State's 200-year urban level of flood protection standard elsewhere in the North Sacramento Streams area. Lacking definitive information on the scope and cost of these improvements, the 2007 Final Engineer's Report assumed that this work could be completed for a total cost of $16.7 million. Because federal cost sharing was assured only for the Magpie Creek element of this program, it was assumed that SAFCA's share of the total cost would be $5 million, the State's share would be $7.3 million, and the Federal Government's share would be $4.4 million.

Since 2007, USACE has completed a general reevaluation of the levee system in the North Sacramento Streams area, and SAFCA and the State have conducted detailed evaluations of levee embankment and foundation conditions in the area. These evaluations have documented geotechnical deficiencies affecting about 4 miles of the north and south levees of Arcade Creek and the east levee of the NEMDC/Steelhead Creek; identified channel roughness issues that have the potential to raise design water surface elevations along the NEMDC/Steelhead Creek; and confirmed the long standing need for improvements to the Magpie Creek Diversion Channel. USACE has included the improvements that are needed to address these deficiencies in the ARCF GRR. However, it could be several years before these improvements are federally

authorized and constructed. In the meantime, USACE has made it clear that prior determinations indicating that these levee systems meet the NFIP's minimum standards for 100-year flood protection are no longer valid. As a result, the portions of the North Sacramento Streams area that are protected by these levees could be mapped into the 100-year regulatory floodplain and subjected to high cost flood insurance requirements and development restrictions if the identified deficiencies are not quickly addressed. To address this issue, SAFCA has secured state funds to implement the necessary improvements in advance of any congressional authorization or appropriations.

Based on this approach, SAFCA estimates that the cost of early implementation of the improvements needed to meet federal 100-year levee accreditation standards and state 200-year urban level of flood protection standards will be $36 million. SAFCA's share of this cost will be $10.8 million and the State's share will be $25.2 million. The cost of implementing a corridor management plan to address channel roughness issues is estimated to be $10 million which would be evenly split ($5 million each) between the State and SAFCA. The cost of structurally improving the Magpie Creek Diversion Channel and better managing the floodplain adjacent to the channel is estimated to be $15.7 million of which SAFCA's share would be $0.7 million, the State's share would be $5.0 million, and the Federal Government's share would be $10 million. Under these assumptions, SAFCA's total contribution to flood risk management in the North Sacramento Streams area would be $16.5 million – an increase of $9.8 million from the 2007 Final Engineer's Report.

3.9 ENVIRONMENTAL ENHANCEMENTS

As part of the authorization of the Folsom Dam Raise Project in 2004, Congress also authorized a series of environmental enhancement projects under the USACE's ecosystem restoration authority. These projects include improvements to the temperature control facilities that govern the inflow of reservoir water to Folsom Dam's hydropower penstocks, and enhancements to upland and floodplain habitats in the Woodlake and Cal Expo areas of the American River Parkway. The 2007 Final Engineer's Report estimated that the total cost of these improvements would be $40 million. It was assumed that the Federal Government's share of this cost would be 65 percent and that the remaining non-federal share of the cost would be split equally between the State and SAFCA with each party contributing 17.5 percent.

Since that time, the federal share of the cost was reduced and will be limited to 50 percent, thereby raising the State and SAFCA shares to 25 percent each. In addition, the estimated cost of this element of the program has risen to $45 million. On this basis, the portion of the cost allocable to the Federal government would be $22.5 million and the cost shares allocable to the State and SAFCA would be $11.25 million each. This represents an increase of $4.25 million from the 2007 Final Engineer's Report.

3.10 LEVEE MODERNIZATION

SAFCA estimates that significant portions of the levee systems along the American River, the Sacramento River and Arcade Creek do not meet the landside access/visibility requirements of the State's urban levee design criteria. Based on a screening level review of the existing conditions in the non-compliant levee reaches, this issue affects approximately 11 miles of these

levee systems. As noted in Chapter 2.0, the rights necessary to secure the requisite access or visibility must be secured over the next 40 years. Based on a rough estimate of the value of the affected property interests, SAFCA estimates that acquisition of these rights, on a willing seller basis wherever possible, could cost as much as $67.5 million including planning, engineering and legal costs. These costs would be incurred incrementally throughout the 30 year term of CCAD 2 in a manner that would allow this element of the CCAD 2 program to be completed in 2047.

3.11 SYSTEM OPERATION AND MAINTENANCE

As a condition of securing federal and state cost sharing for all of the above projects, SAFCA must provide assurances that the constructed improvements are maintained in accordance with adopted federal and state standards. These projects principally involve improvements to the existing levee system in the Sacramento area. SAFCA has consulted with its member agencies responsible for maintaining the affected improvements to develop an appropriate cost estimate for meeting the required federal and state assurances. In 2007, the agencies agreed on a cost formula that they believed would allow them to carry out the necessary operation and maintenance activities. The formula was based on an estimate of the extent of the levee improvements within each local maintenance district and an estimate of the cost per mile that is needed to cover the maintenance effort. As set forth in Table 3-1, this formula assumed a total of 72 miles of improved levee multiplied by $25,000 per mile to generate an annual total maintenance cost of $1.8 million.

TABLE 3-1: SYSTEM OPERATION AND MAINTENANCE COSTS (2007 FINAL ENGINEER'S REPORT)

Project Feature	Length of Levees to Maintain	Annual Levee Maintenance Cost ($25,000/mi)	Folsom Dam Annual Maintenance Cost	Total Annual Maintenance Cost
Folsom Dam			$1,000,0000	**$1,000,000**
American River Levees	20 miles	$500,000		**$500,000**
Sacramento River Levees	12 miles	$300,000		**$300,000**
Natomas Levees	24 miles	$600,000		**$600,000**
South Sacramento Streams Group Levees and Floodwalls	12 miles	$300,000		**$300,000**
North Sacramento Streams Levees	4 miles	$100,000		**$100,000**
TOTAL	72 miles	$1,800,000	$1,000,000	**$2,800,000**

In addition, the 2007 Final Engineer's Report assumed that $1 million per year would be needed to cover the cost of any reservoir operation or dam maintenance obligations imposed on SAFCA in connection with the Folsom Dam Modifications Project. Since it was recognized that this project would not be completed for about 10 years, the 2007 Final Engineer's Report anticipated that funds collected for this purpose could be used during this 10 year period to address the most pressing encroachment issues along the Lower American and Sacramento Rivers.

Since 2007, it has become clear that adjustments in the cost estimates to operate and maintain project facilities in accordance with current federal and state standards are needed. First, because the 2007 Final Engineer's Report and CCAD did not include any specific provisions for cost escalation and because there has been no substantial growth in CCAD assessments since 2007, there has been no opportunity to adjust the annual formula to reflect a decade of cost escalation. Second, the length of the levees subject to maintenance needs to be adjusted to reflect unanticipated increases in the scope of project improvements. Third, additional funds are needed to repair, replace and rehabilitate levees as now required under applicable federal and state standards. Fourth, additional funds need to be added to the long-term maintenance cost of the Folsom Dam Modification Project to reflect the addition of the temperature shutter enhancements to the facilities that will likely require ongoing operational attention. These adjustments are reflected in Table 3-2 which escalates the cost per levee mile, increases the total miles of levee to be maintained, and adds to annual cost of maintaining Folsom Dam improvements, including the temperature shutters.

TABLE 3-2: SYSTEM OPERATION AND MAINTENANCE COSTS (PROPOSED)

Project Feature	Length of Levees to Maintain	Annual Levee Maintenance Cost	Folsom Dam Annual Maintenance Cost	Total Annual Maintenance Cost
Folsom Dam			$1,500,0000	**$1,500,000**
American River Levees	20 miles	$700,000		**$700,000**
Sacramento River Levees	9 miles	$300,000		**$300,000**
Natomas Levees	42 miles	$1,400,000		**$1,400,000**
South Sacramento Streams Group Levees and Floodwalls	12 miles	$400,000		**$400,000**
North Sacramento Streams Levees	8 miles	$280,000		**$280,000**
TOTAL	91 miles	$3,080,000	$1,500,000	**$4,580,000**

3.12 CCAD DEBT REFINANCING

SAFCA has financed its share of the cost of existing CCAD projects by issuing a series of bonds in 2007, 2008, 2012, and 2015 which produced proceeds totaling $191.7 million for this purpose. The proceeds of the 2007 bond were also used to refinance $34.5 million in outstanding debts of the North Area Local Project (NALP) Capital Assessment District No. 2, which was terminated once this indebtedness was discharged. Similarly, CCAD 2 would provide funds to refinance the outstanding indebtedness of the existing CCAD, which would be terminated when CCAD 2 assessments are levied and this outstanding indebtedness, currently estimated at $170.8 million, is discharged.

3.13 SUMMARY

As described above, since the adoption of the 2007 Final Engineer's Report substantial changes have occurred in the scope and cost of the improvements needed to achieve SAFCA's flood risk management objectives. The changes in scope are outlined in Chapter 2.0 while the changes in project costs are outlined in the preceding sections of this chapter. In order to highlight these cost changes, Table 3-3 presents a summary of the total cost of the projects described in the 2007 Final Engineer's Report and the cost shares allocable to the participating agencies while Table 3-4 presents a summary of the total cost of the projects that would be funded by CCAD 2 including costs of the projects funded by existing CCAD bonds which will be refinanced by CCAD 2. The costs allocable to federal dam safety improvements at Folsom Dam along with the annual costs for Levee Modernization and System Operations and Maintenance (see Tables 3-1 and 3-2 for a comparison) are excluded from these tables. This comparison shows an overall increase in the total capital cost of SAFCA's flood risk management program of about 50 percent and increase in the cost shares allocable to the State and SAFCA of over 90 percent. The disproportionate increase in the non-federal share of the increased cost reflects the impact of broadening the scope of the improvements that would be implemented in advance of congressional authorization and funding for these improvements and reducing the value of the federal credits generated by these early implementation projects.

TABLE 3-3: PROJECT COSTS[1] AND COST-SHARES (2007 FINAL ENGINEER'S REPORT)

PROJECT FEATURE	PROJECT COST	FEDERAL SHARE	STATE SHARE	SAFCA SHARE	CITY OF FOLSOM SHARE
Folsom Dam Improvements	$1,275.0	$828.8	$312.4	**$133.8**	
Folsom Bridge	$125.0	$66.8	$9.0	**$4.7**	$44.5
American River Levee Improvements	$160.0	$114.0	$32.2	**$13.8**	
Sacramento River Levee Improvements	$340.0	$221.0	$83.3	**$35.7**	
Natomas Levees	$414.0	$269.0	$101.5	**$43.5**	
South Sacramento Streams Group	$85.0	$61.7	$20.3	**$3.0**	
North Sacramento Streams	$16.7	$4.4	$7.3	**$5.0**	
Environmental Enhancements	$40.0	$26.0	$7.0	**$7.0**	
TOTAL	**$2,455.7**	**$1,591.7**	**$573.0**	**$246.5**	**$44.5**

[1] Excludes the capital cost allocable to federal dam safety and the annual cost of Levee Modernization and System Operation and Maintenance.

TABLE 3-4: PROJECT COSTS[2] AND COST-SHARES (PROPOSED)

PROJECT FEATURE	PROJECT COST	FEDERAL SHARE	STATE SHARE	SAFCA SHARE	OTHER LOCAL SHARE
Folsom Dam Improvements	$1,040.0	$676.0	$254.3	$109.7	
Folsom Bridge	$122.0	$66.8	$7.5	$3.2	$44.5
American River Levee Improvements	$769.3	$481.9	$201.2	$86.2	
Sacramento River Levee Improvements	$520.0	$224.0	$205.0	$91.0	
Natomas Levees	$963.0	$425.5	$367.1	$170.4	
South Sacramento Streams Group	$125.9	$82.5	$32.0	$8.5	$2.9
North Sacramento Streams	$61.7	$10.0	$35.2	$16.5	
Environmental Enhancements	$45.0	$22.5	$11.2	$11.3	
TOTAL	**$3,646.9**	**$1,989.1**	**$1,113.6**	**$496.8**	**$47.4**

[2] Excludes the capital cost allocable to federal dam safety and the annual cost of System Operation and Maintenance and Levee Modernization.

4.0 FINANCING PLAN

4.1 GENERAL

As discussed in Chapter 3.0, the cost of achieving SAFCA's flood risk management objectives has risen substantially since 2007 due to changes in state and federal engineering policies and practices that have greatly enlarged the scope of the projects and activities described in the 2007 Final Engineer's Report. In order to determine the resulting changes in local funding demands that must be covered by CCAD 2, SAFCA has created a cash flow analysis and financing plan that reflects the likely timing for carrying out the affected projects and activities, the prospects for securing state and federal funding for these efforts, and the manner in which SAFCA's share of the cost could be funded by refinancing the accumulated debt of the existing CCAD (thereby lowering the overall debt burden of the Agency as a percentage of its annual revenue) and financing as many projects and activities as possible with annual assessment revenue.

4.2 TIMING

The cash flow analysis and financing plan are heavily dependent on the likely timing of construction of the covered projects and activities. For planning purposes, the covered projects are defined as capital improvements which are subject to state and federal cost sharing while the covered activities are defined as system operation and maintenance and levee modernization activities that must be funded entirely by SAFCA. The timing of completion of the capital improvement projects is dependent on the availability of state and federal funds, the severity of the flood risks being addressed by these projects, and the regulatory impacts associated with reducing these risks. The timing of system operation and maintenance activities is dependent on the funding needs of the responsible SAFCA member agencies and the timing of the capital projects to which these activities are linked. The timing of levee modernization activities is dependent on the requirements of state law, the availability of annual revenues, and the challenges associated with these activities.

A significant portion of the capital improvements to be funded by CCAD 2 are completed or nearing completion including the non-federal phase of the NLIP, the Folsom Bridge Project, the first phase of the Folsom Dam Modification Project (auxiliary spillway and water control manual), the first phase of levee improvements along the American River, and the federal and non-federal elements of the South Sacramento Streams Group Project. Accordingly, the cash flow analysis and financing plan focus on the timing of the improvements that remain to be completed. Of particular importance are the improvements that are needed to meet the NFIP's minimum 100-year flood protection standard and the State's 200-year urban level of flood protection standard. These include the Folsom Dam raise, the federal phase of the NLIP, and the levee improvements in the North Sacramento Streams area and along the Sacramento River east levee in the Little Pocket and Pocket areas. The timing of these improvements is dependent on the availability of state and federal funds.

The cash flow analysis assumes that federal funds will be available at a rate comparable to the levels achieved over the last 5 to 7 years. This rate of federal funding has reflected the demands of the Folsom Dam Modification Project (designated by USACE as one of a handful of nationally significant "mega projects"), the first phase of the American River levee improvements and the South Sacramento Streams Group Project. During this period, annual federal appropriations have averaged about $80 to $90 million per year. This represents a

significant share of the appropriations provided on a nationwide basis for USACE flood risk management projects. Nevertheless, this rate of federal funding is not adequate to complete the projects necessary to achieve a 100-year level of flood protection in the North Sacramento area and along the Sacramento River east levee (outside Natomas) quickly enough to avoid mandatory flood insurance requirements, nor is it enough to achieve a 200-year urban level of flood protection in these areas within the timeframe mandated by state law. As a result, the cash flow analysis and financing plan assume that state funds will be secured for the levee improvements that are needed to meet these standards in the North Sacramento area and along the Sacramento River east levee so that these improvements can be completed without reliance on federal appropriations.

In addition, the cash flow analysis and financing plan assume that the improvements that are needed to address the long term risk of bank and levee erosion along the American and Sacramento River will be initiated once the Folsom Dam raise is completed. It is assumed that these erosion control improvements will be implemented incrementally over a 20-year period in a manner similar to the first phase of the improvements to the American River levee improvements, which were authorized in 1996 and are now nearing completion. This timing will allow SAFCA to fund its share of the cost of these improvements from annual assessment revenues not required for principal and interest payments on CCAD 2 bonds.

Finally, the cash flow analysis assumes that SAFCA's contribution to the cost of widening the Sacramento Weir and Bypass will be provided through the revenues generated by SAFCA's DIF program augmented, if necessary, by credits earned in connection with the early implementation of the levee improvements in the North Sacramento area and along the Sacramento River east levee. Accordingly, none of the revenues generated by CCAD 2 will be used to directly fund this element of SAFCA's overall flood risk management program.

With respect to system operation and maintenance activities, it is assumed that the portion of the CCAD 2 annual assessments allocable to urban levee maintenance will be expended throughout the 30-year term of the collection period. Annual assessments allocable to SAFCA's maintenance obligations for the first phase of the Folsom Dam Modification Project will also be expended throughout this period while the assessments allocable to maintaining the Folsom Dam raise component of the Project and the Folsom Dam temperature control shutter enhancements will be expended on an annual basis once these improvements are completed.

Consistent with urban level of flood protection guidelines, it is assumed that levee modernization activities will be carried out over no more than a 40-year term commencing at the outset of CCAD 2. As discussed in Chapter 3.0, the requisite access/visibility rights affecting 11 miles of the levee systems along the American River, the Sacramento River and Arcade Creek will be acquired incrementally throughout the compliance period. The cash flow assumes that this work will be completed during the 30-year term of CCAD 2 largely funded by new development in the areas protected by CCAD 2 funded projects.

4.3 STATE FUNDING

As noted, a key element of the finance plan is the assumed availability of state and federal funding to cover the vast majority of the cost of the capital improvement projects covered by the plan. As shown in Table 3-4 in Chapter 3.0, the total cost of these projects is estimated to be $3.65 billion. It is assumed that SAFCA's contribution to this cost will be $496.8 million –

slightly more than 13 percent of the total. This reflects an aggressive approach on SAFCA's part to securing agreements with DWR to access state funds made available through water and flood control bond acts approved by the voters in 2006 (Propositions 1E and 84). As reflected in the cash flow presented in Table 4.1, it is assumed that $273.9 million in Propositions 1E and 84 funds (augmented by $2.6 million in federal funds through FEMA and the BOR) will be expended on early implementation of the NLIP. This represents about 2/3 of the cost of this phase of the project. These funds, with a 1/3 match from SAFCA, have made it possible to accelerate completion of half of the improvements needed to provide the Natomas basin with at least a 100-year level of flood protection ahead of any federal involvement in the project. Going forward, it is assumed that another $112 million in remaining Proposition 1E funds will be expended on early implementation of levee improvements in the North Sacramento area and along the Sacramento River east levee in the Pocket area. This represents about 2/3 of the funding needed to provide these areas with at least a 100-year level of flood protection. With a 1/3 match from SAFCA, area residents and businesses will minimize the risk of being mapped into the regulatory 100-year floodplain and avoid the mandatory flood insurance and development restrictions that would result. Smaller state contributions totaling about $3.5 million (representing about 40 percent of the total project cost) are playing a critical role in the completion of the non-federal elements of the South Sacramento Streams Group Project. These improvements are also accelerating completion of the project features that will provide a 100-year level of flood protection for residents and businesses in the SSSG project area.

4.4 FEDERAL FUNDING

Other than the above non-federally funded projects, all of the capital improvements covered by the finance plan are subject to federal funding under existing cost sharing guidelines. For projects authorized prior to 1996, the federal share is generally 75 percent while for projects authorized after 1999 the federal cost share is generally 65 percent depending on the value of LERRDs and, in some cases, the relationship of project costs to project benefits. In each case the remaining non-federal share is split 70 percent/30 percent between the State and SAFCA. As reflected in the finance plan, the only capital improvements receiving the 75 percent federal cost share are the improvements to the American River levees that began in the 1990's and are now nearing completion. The finance plan covers a total of about $270.0 million of these improvements. The Folsom Dam Modification Project, the SSSG Project and the federal phase of the NLIP representing a total cost of over $1.8 billion are all subject to the 65 percent federal cost sharing rate. However, early implementation of levee improvements in the Natomas, North Sacramento, and Sacramento River areas has occurred and will occur in the future at a cost of approximately $577.0 million without substantial federal funding. Moreover, because the benefit to cost relationship of the plan recommended in the ARCF GRR is sub-optimal by USACE standards, the federal share of the cost of the erosion control improvements along the American and Sacramento Rivers totaling approximately $900.0 million will be only 56 percent. Finally, the federal share of the $45.0 million cost of the temperature control shutter enhancements at Folsom Dam will be 50 percent.

A key consideration in the level of federal funding included in the plan is the extent to which this funding includes federal credits earned through early implementation projects of the sort described above. As discussed in Chapter 3.0, federal cost sharing guidelines permit non-federal sponsors to accumulate credits for expenditures on projects in advance of any congressional

authorization as long as the affected projects have been favorably evaluated by USACE and the credits do not exceed the federal share of appropriate project expenditures. While these federal crediting provisions have narrowed in recent years, SAFCA has successfully used them in two of the projects covered by the finance plan (Folsom Dam Modification Project and SSSG Project) and the cash flow assumes that such credits will also be used to cover a share of SAFCA's required contribution to the cost of completing the federal phase of the NLIP. In the case of the Folsom Dam Modification Project, SAFCA succeeded in using credits accumulated through the North Area Local Project in the 1990's to reduce its contribution by $16.1 million over two years in 2009 and 2010. In the SSSG project, SAFCA reduced its cumulative contribution to the federally led portion of the project by nearly $6 million by using credits accumulated in the 1990's.

Going forward, the cash flow assumes that it will cost $556 million to complete the federal phase of the Natomas project. Construction costs account for $450.7 million of this total with the State and SAFCA covering $27.8 million and the Federal Government contributing $422.9 million. The remaining $105.3 million in the total cost of this phase of the project represents the cost of lands, easements, rights of way, relocations, and disposal areas (LERRDs). Under current USACE policy, the credits accumulated by the State and SAFCA during the non-federal phase of the project may not be used to cover these LERRD costs. Rather LERRD activities must be carried out and funded by the non-federal sponsors. This means that the accumulated credits can only be used to cover the remaining non-federal share of the construction costs. This limits the total amount of the credits that may be used to $61.5 million of which SAFCA's share is $18.5 million.

SAFCA estimates that the non-federal sponsors have accumulated a total of about $220 million in federal credits through the non-federal phase of the NLIP. SAFCA's share of this total is $66 million. This means that SAFCA will have about $47.5 million in unused credits once the NLIP is completed. Because of the uncertainties associated with federal appropriations for future projects within the CCAD 2 program, the cash flow assumes that these credits will be stranded. This is a conservative assumption, which adds a measure of contingency to the cash flow. SAFCA will seek to use these credits in connection with other CCAD 2 projects, particularly the erosion control projects along the American and Sacramento Rivers over a 21-year period commencing in 2021. Any credits that are used would reduce the demand for cash contributions to these projects by SAFCA and the resulting savings would be passed back to Natomas property owners in the form of annual assessment reductions. Because these reductions would be exclusive to the Natomas benefit area, the vehicle used for accomplishing the reductions would be the NBLAD. Accordingly, years in which credits are used would be followed by years in which NBLAD assessments are reduced to reflect the savings.

4.5 LOCAL FUNDING

The cash flow analysis and financing plan assume that SAFCA will manage its contribution to the capital improvement projects covered by CCAD 2 by lowering the Agency's debt burden as a percentage of annual assessment revenues and financing as much of the local share of the cost of these projects as possible with annual assessment revenues not needed to cover principal and interest payments on CCAD 2 bonds. This will be accomplished by issuing CCAD 2 bonds to refinance the bonded indebtedness incurred by the existing CCAD in 2007, 2008, 2012 and 2015, slightly increasing the principal amount of this indebtedness through the issuance of

additional CCAD 2 bonds in 2017 and using the resulting bond proceeds plus unexpended CCAD assessments to cover SAFCA's share of the cost of completing the Folsom Dam Modification Project, the Natomas Levee Improvement Program and early implementation of levee improvements in the North Sacramento Streams area and along the Sacramento River east levee (outside Natomas). CCAD 2 annual assessments not needed to cover principal and interest payments on CCAD 2 bonds would then be used to cover SAFCA's share of the cost of the erosion control projects along the American and Sacramento Rivers and SAFCA's annual system operation and maintenance and levee modernization costs.

In order to execute this strategy at the most advantageous cost to the Agency, the financing plan assumes that CCAD 2 assessments - if approved by property owners in 2016 - will not actually be collected until 2017. This timing is important because CCAD 2 can replace the existing CCAD only after all of the outstanding indebtedness of the existing CCAD is refinanced. Given the age and commitments associated with the outstanding indebtedness, the optimal time for the refinancing is 2017 – ten years after the initial CCAD bonds were issued. As noted above, the refinancing will affect the bonds issued by SAFCA in 2007, 2008, 2012 and 2015. All of these bonds have maturity dates extending to 2037, which is the end of the term of the existing CCAD. Assuming the principal balance of these bonds is refinanced with additional CCAD 2 bonds issued with maturity dates extending to 2047, SAFCA projects an annual savings of $2.5 million in principal and interest payments that can be used to raise capital for the projects covered by CCAD 2. The cash flow assumes that approximately $64.4 million in additional bond proceeds is needed beyond what has already been raised by the existing CCAD. Assuming CCAD 2 bonds are issued in 2017 to provide this sum, SAFCA's projected annual principal and interest payments on new and old debt would be $17.2 million per year compared to the current total of $15.4 million. Both figures are higher than the $13.2 million in annual debt service payments assumed in the 2007 Final Engineer's Report. However, assuming annual assessment revenues rise by about 40 percent under CCAD 2, the ratio of annual debt service payments to annual assessment revenues would be slightly lower than projected in the Final Engineer's Report (67% versus 72%) and considerably lower than the current ratio (85%).

4.6 CCAD CREDITS

As discussed in Chapter 3.0 a key assumption of the 2007 Final Engineer's Report was that funds raised by the entire CCAD would be advanced to facilitate early implementation of portions of the Natomas Levee Improvement Program. These advances would be returned in the form of federal credits earned in connection with the early implementation project that would reduce subsequent CCAD payments on levee improvement projects outside Natomas. The amount of the advance was $34.5 million. A much smaller advance was also needed to complete the SSSG Project. One of the objectives of CCAD 2 is to ensure that these exchanges of funds are appropriately accounted for. Toward this end, the cash flow assumes that the exchanges occurred in the form of principal and interest payments by the American River benefit area on behalf of the Natomas and SSSG benefit areas.

The assessment amounts established by CCAD 2 combined with the refinancing of the CCAD bonds will ensure that the Natomas and SSSG benefit areas can fully cover the principal and interest payments on bond proceeds used for their improvement projects so that the amounts owed by these benefit areas to the American River benefit area are fixed at $34.5 million for Natomas and $1.65 million for the SSSG area. In the case of Natomas this obligation will be

repaid either in the form of credits secured in connection with the erosion control phase of the American River levee improvements or in the form of direct cash transfers to cover costs for projects or activities directly benefitting the American River area. As noted above, due to the uncertainties associated with securing these credits, the cash flow analysis does not rely on receipt of credits. Rather it assumes that assessments collected from the Natomas area in the amount of $34.5 million will be used to cover a substantial portion of the $43.2 million in levee modernization costs allocable to the American River area. Similarly, the cash flow assumes that assessments collected in the SSSG area will be used to cover a small portion of this cost ($1.65 million).

4.7 NON-CCAD REVENUES

The cash flow accounts for substantial revenues that have materialized over the last seven years from sources outside the CCAD and are contributing to SAFCA's share of the cost of the projects and activities covered by CCAD 2. These revenues were not anticipated in the 2007 Final Engineer's Report. They are derived mostly from assessments collected as part of the Natomas Basin Local Assessment District and from federal and state credits and reimbursements earned in connection with the North Area Local Project in the 1990's. Smaller amounts have also come from the dissolution of the American River/South Sacramento Streams Group Capital Assessment District No. 3; contributions to the SSSG project from the City of Sacramento; and Development Impact Fee revenues.

NBLAD assessments were approved by Natomas property owners in 2011 to cover the unexpected cost increases in the Natomas Levee Improvement Program described in Chapter 3.0. These assessments amounting to $2.7 million per year (commencing in 2014) are being used to make principal and interest payments on bond proceeds used to cover such unexpected cost increases, including the proceeds of the 2014 NBLAD bond issue which amounted to approximately $39.2 million.

NALP revenues have included $16.1 million in NALP credits that were used in 2009 and 2010 to offset SAFCA contributions to the Folsom Dam Modification Project; $6.8 million in state reimbursement payments received by the Agency in 2010 and 2011; and an additional $4.0 million in cash available for CCAD 2 projects and activities from the dissolution of NALP Capital Assessment District No.2. The total of all these credits, reimbursements and cash balances is $26.9 million. These revenues were earned by contributions to the cost of the NALP from three areas[3] – Natomas Basin, North Sacramento, and American River/North Sacramento. These areas are covering principal and interest payments on the 2007 CCAD bond that are attributable to the NALP debt assumed by CCAD. Accordingly, the revenues have been allocated to these areas in proportion to their respective shares of the NALP debt service payments: Natomas - $21 million, North Sacramento - $2.7 million, and American River/North Sacramento - $3.2 million.

The smaller amounts of non-CCAD revenue have been similarly treated. The funds remaining in the AR/SSSG District account ($1 million) have been allocated to the American River benefit area; the City's contribution of $2.9 million to the cost of the SSSG Project has been allocated to

[3] See Figure 5-5 and Section 5.3 for project benefit zones.

the SSSG benefit area; and the DIF revenues totaling $12 million have been allocated to the Natomas benefit area to cover gaps in state and federal funding for NLIP planning costs.

4.8 CCAD CASH

The cash flow analysis also accounts for the CCAD revenues that have not been expended on principal and interest payments allocable to the CCAD bonds or on system operation and maintenance costs. These revenues, which are referred to herein as "CCAD Cash" are available to cover the costs of capital projects on a pay as you go basis. Much of the CCAD Cash that is available for this purpose going forward is allocable to the NSSG and Sacramento River benefit areas. This is because the projects included in the 2007 Final Engineer's Report for these areas have not advanced beyond planning, environmental review and design. As a result, the balance remains available to cover SAFCA's share of the cost of the projects in these areas that are covered by CCAD 2. Similarly, although the major projects benefiting the American River area (Folsom Dam Modifications Project and American River Levee improvements) are well underway and, as discussed above, this area has contributed to principal and interest payments on bonds the proceeds of which benefit the Natomas and SSSG areas, a portion of the assessment revenues collected from the American River area remains unexpended and is available for covering the cost of the additional projects included in CCAD 2 that would benefit this area.

4.9 CASH FLOW ANALYSIS

The cash flow analysis assumes CCAD 2 annual assessments will total $25.8 million based on 2016 land use. This assessment is expected to grow by about $100,000 per year as new development occurs in the protected floodplain areas. Thus as of 2017 when the assessment is initially imposed, the starting amount will be $25.9 million. The $25.8 million base assessment was derived by determining the annual revenue stream (including anticipated growth) necessary to fund: (1) SAFCA's $496.8 million share of the cost of the capital improvement projects covered by CCAD 2 identified in Chapter 3.0 (see Table 3-4), after accounting for existing CCAD cash on hand, NBLAD 2014 bond proceeds, NALP credits and cash, and other non-CCAD contributions and (2) the Agency's system operation and maintenance and levee modernization activities.

Table 4-1 displays the sources and uses of the funds used to cover SAFCA's $496.8 million share of CCAD 2 project costs. Table 4-2 shows the sources and uses of the $25.8 million in CCAD 2 base assessment revenue. Table 4-3 displays the projected cash flow for CCAD 2 projects and activities on an annual basis during the 30-year life of the district.

TABLE 4-1: SOURCES AND USES OF SAFCA'S SHARE OF CCAD 2 PROJECT COSTS ($ MILLION)

	CCAD Bond Proceeds			CCAD 2 Bond Proceeds	NBLAD 2014 Bond Proceeds	NALP Credits & Cash	Other Non-CCAD	CCAD Cash	CCAD 2 Cash	Total
	2007/8	2012	2015	2017						
Folsom Dam	54.3	22.3	17.2	15.9						109.7
Folsom Bridge	3.2									3.2
AR Levees	9.4	10.8					1.0	13.6	51.4	86.2
SR Levees				19.2				19.0	52.8	91.0
Natomas Levees	67.5			22.4	39.2	21.0	12.0	3.0	5.3	165.1
SSSG	2.4	4.6		1.0				0.5		8.5
NSSG				5.9		5.9		2.7	2.0	16.5
Env Enhance									11.3	11.3
Total	136.8	37.7	17.2	64.4	39.2	26.9	13.0	38.8	122.8	496.8

TABLE 4-2: SOURCES AND USES OF CCAD 2 BASE ASSESSMENT REVENUE ($ MILLION)

	CCAD 2 Bond Payments					CCAD 2 Cash	System O&M	Levee Mod	Total
	2007	2008	2012	2015	2017				
American River	1.37	2.41	1.96	1.09	1.07	1.72	2.20	0.22	12.04
Sac River					1.29	1.76	0.30	0.70	4.05
Natomas	2.36	2.42			1.50		1.30		7.58
SSSG	0.10	0.04	0.27		0.07		0.40		0.88
NSSG	0.46				0.39	0.03	0.28	0.11	1.27
Total	4.29	4.87	2.23	1.09	4.32	3.51	4.48	1.03	25.82

* Principal and interest payments on the refinanced bonds would include an additional $0.4 million in NBLAD assessments transferred annually to CCAD 2

TABLE 4-3: CCAD 2 CASH FLOW

Project	Agency	2006-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Folsom Dam Mod Modifications	Fed	$460.2	$58.2	$51.1	$21.3	$21.3	$21.3	$21.3	$21.3	$0.0	$0.0	$0.0	$0.0
	State	$167.4	$21.1	$19.9	$9.2	$9.2	$9.2	$9.2	$9.2	$0.0	$0.0	$0.0	$0.0
	SAFCA	$68.8	$9.0	$12.2	$3.9	$3.9	$3.9	$3.9	$3.9	$0.0	$0.0	$0.0	$0.0
	Total	**$696.4**	**$88.3**	**$83.2**	**$34.4**	**$34.4**	**$34.4**	**$34.4**	**$34.4**	**$0.0**	**$0.0**	**$0.0**	**$0.0**
Folsom Bridge	Fed	$66.8	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	State	$7.5	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	SAFCA	$3.2	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	Local (City of Folsom)	$44.5	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	Total	**$122.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**
American River Levee Improvements	Fed	$173.9	$28.0	$0.0	$0.0	$0.0	$0.0	$0.0	$13.3	$13.3	$13.3	$13.3	$13.3
	State	$40.6	$6.7	$0.0	$0.0	$0.0	$0.0	$0.0	$7.3	$7.3	$7.3	$7.3	$7.3
	SAFCA	$17.4	$2.9	$0.0	$0.0	$0.0	$0.0	$0.0	$3.1	$3.1	$3.1	$3.1	$3.1
	Total	**$231.9**	**$37.5**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$23.8**	**$23.8**	**$23.8**	**$23.8**	**$23.8**
Sacramento River Levee Improvements	Fed	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$10.7	$10.7	$10.7	$10.7	$10.7
	State	$0.0	$0.0	$21.0	$21.0	$21.0	$6.3	$5.5	$12.9	$5.9	$5.9	$5.9	$5.9
	SAFCA	$9.9	$1.9	$3.0	$5.0	$10.7	$1.0	$1.1	$8.1	$2.5	$2.5	$2.5	$2.5
	Total	**$9.9**	**$1.9**	**$24.0**	**$26.0**	**$31.7**	**$7.3**	**$6.6**	**$31.7**	**$19.0**	**$19.0**	**$19.0**	**$19.0**
Natomas Levees	Fed	$4.0	$5.1	$11.0	$21.2	$54.9	$54.9	$54.9	$54.9	$54.9	$54.9	$54.9	$0.0
	State	$242.7	$12.5	$11.0	$25.4	$12.6	$12.6	$12.6	$12.6	$12.6	$12.6	$0.0	$0.0
	SAFCA	$152.1	($1.2)	($5.4)	($6.7)	$5.3	$5.3	$5.3	$5.3	$5.3	$5.3	$0.0	$0.0
	Total	**$398.7**	**$16.4**	**$16.6**	**$39.9**	**$72.7**	**$72.7**	**$72.7**	**$72.7**	**$72.7**	**$72.8**	**$54.9**	**$0.0**
South Sacramento Streams Group	Fed	$66.0	$16.5	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	State	$23.8	$6.2	$2.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	Local (City of Sac)	$2.0	$0.3	$0.7	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	SAFCA	$4.8	$3.1	$0.6	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	Total	**$96.5**	**$26.1**	**$3.3**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**
North Sacramento Streams	Fed	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$10.0	$0.0	$0.0	$0.0	$0.0	$0.0
	State	$0.0	$0.0	$10.2	$10.0	$7.5	$7.0	$0.5	$0.0	$0.0	$0.0	$0.0	$0.0
	SAFCA	$5.9	$1.3	$3.7	$0.0	$2.5	$3.0	$0.2	$0.0	$0.0	$0.0	$0.0	$0.0
	Total	**$5.9**	**$1.3**	**$13.9**	**$10.0**	**$10.0**	**$10.0**	**$10.7**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**
Environmental Enhancements	Fed	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$5.0	$5.0	$5.0	$5.0
	State	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$2.5	$2.5	$2.5	$2.5
	SAFCA	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$2.5	$2.5	$2.5	$2.5
	Total	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$10.0**	**$10.0**	**$10.0**	**$10.0**
Total Capital Projects	Fed	$770.9	$107.9	$62.1	$42.4	$76.2	$76.2	$86.2	$100.2	$83.9	$83.9	$83.9	$29.0
	State	$482.0	$46.5	$64.1	$65.6	$50.3	$35.1	$27.8	$42.0	$28.3	$28.3	$15.7	$15.7
	Local	$46.5	$0.3	$0.7	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	SAFCA	$262.0	$16.9	$14.1	$2.3	$22.4	$13.2	$10.5	$20.5	$13.4	$13.4	$8.2	$8.2
	Total	**$1,561.4**	**$171.6**	**$141.0**	**$110.3**	**$148.9**	**$124.5**	**$124.5**	**$162.6**	**$125.6**	**$125.6**	**$107.8**	**$52.9**

		2006-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Levee Modernization	SAFCA	**$0.0**	$0.0	$0.0	$1.0	$1.0	$1.0	$1.0	$1.0	$1.0	$1.0	$1.0	$1.0
System O&M	SAFCA	$20.0	$2.5	$2.5	$4.1	$4.1	$4.1	$4.1	$4.1	$4.6	$4.6	$4.6	$4.6
SAFCA Funding	2007 Bond	*$56.5*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*
	2008 Bond	*$80.3*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*
	2012 Bond	*$37.7*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*
	2014 Bond NBLAD	*$39.2*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*
	2015 Bond	*$0.0*	$17.2	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*
	2017 Bond	*$0.0*	*$0.0*	*$0.0*	*$64.4*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*
	Bond Sub-Total	***$213.69***	***$17.2***	***$0.0***	***$64.4***	***$0.0***	***$0.0***	***$0.0***	***$0.0***	***$0.0***	***$0.0***	***$0.0***	***$0.0***
	NALP Reimburses	$26.9	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	AR/SSG	$1.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	Net Revenue	$57.0	$3.9	$3.7	$9.1	$9.2	$9.3	$9.4	$9.5	$9.6	$9.7	$9.8	$9.9
	Interest/Taxable Sales	$1.5	$0.1	$0.1	$0.1	$0.5	$0.4	$0.3	$0.3	$0.2	$0.2	$0.1	$0.1
	DIF	$4.0	$0.0	$0.0	$1.0	$1.0	$1.0	$1.0	$1.0	$1.0	$1.0	$1.0	$0.0
	Total	**$304.2**	**$21.2**	**$3.8**	**$74.6**	**$10.7**	**$10.7**	**$10.7**	**$10.8**	**$10.8**	**$10.9**	**$10.9**	**$10.0**
	End Bal.	**$22.1**	**$24.0**	**$11.2**	**$78.4**	**$61.6**	**$54.0**	**$49.2**	**$34.4**	**$26.2**	**$18.1**	**$15.3**	**$11.6**
Assessment Revenues & Bond Debt Service	CCAD	$144.7	$18.1	$18.2	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	NBLAD	$5.4	$2.7	$2.7	$2.7	$2.7	$2.7	$2.7	$2.7	$2.7	$2.7	$2.7	$2.7
	CCAD 2	$0.0	$0.0	$0.0	$25.9	$26.0	$26.1	$26.2	$26.3	$26.4	$26.5	$26.6	$26.7
	2007 Bond	($42.36)	($5.59)	($5.58)	($4.29)	($4.29)	($4.29)	($4.29)	($4.29)	($4.29)	($4.29)	($4.29)	($4.29)
	2008 Bond	($36.96)	($5.82)	($5.82)	($4.87)	($4.87)	($4.87)	($4.87)	($4.87)	($4.87)	($4.87)	($4.87)	($4.87)
	2012 Bond	($6.18)	($2.67)	($2.67)	($2.23)	($2.23)	($2.23)	($2.23)	($2.23)	($2.23)	($2.23)	($2.23)	($2.23)
	2014 Bond NBLAD	($0.53)	($2.30)	($2.30)	($2.30)	($2.30)	($2.30)	($2.30)	($2.30)	($2.30)	($2.30)	($2.30)	($2.30)
	2015 Bond	$0.00	$0.00	($0.85)	($1.09)	($1.09)	($1.09)	($1.09)	($1.09)	($1.09)	($1.09)	($1.09)	($1.09)
	2017 NBLAD Coverage	$0.00	$0.00	$0.00	($0.40)	($0.40)	($0.40)	($0.40)	($0.40)	($0.40)	($0.40)	($0.40)	($0.40)
	2017 Bond	$0.00	$0.00	$0.00	($4.32)	($4.32)	($4.32)	($4.32)	($4.32)	($4.32)	($4.32)	($4.32)	($4.32)
	Bond Reserve	($7.0)	($0.5)	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	Net Revenue	**$57.0**	**$3.9**	**$3.7**	**$9.1**	**$9.2**	**$9.3**	**$9.4**	**$9.5**	**$9.6**	**$9.7**	**$9.8**	**$9.9**

Notes:

Assessments assume growth in Natomas and Delta Shores based on 20-year build out under existing City and County General Plans (Greenbrier, Sutter Pointe, and Joint Vision area excluded)

CCAD 2007, 2008, 2012 and 2015 bonds refinanced and 2017 CCAD 2 bond issued.

TABLE 4-3: CCAD 2 CASH FLOW (CONTINUED)

Project	Agency	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
Folsom Dam Mod Modifications	Fed	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	State	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	SAFCA	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	Total	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**
Folsom Bridge	Fed	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	State	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	SAFCA	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	Local (City of Folsom)	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	Total	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**
American River Levee Improvements	Fed	$13.3	$13.3	$13.3	$13.3	$13.3	$13.3	$13.3	$13.3	$13.3	$13.3	$13.3	$13.3
	State	$7.3	$7.3	$7.3	$7.3	$7.3	$7.3	$7.3	$7.3	$7.3	$7.3	$7.3	$7.3
	SAFCA	$3.1	$3.1	$3.1	$3.1	$3.1	$3.1	$3.1	$3.1	$3.1	$3.1	$3.1	$3.1
	Total	**$23.8**	**$23.8**	**$23.8**	**$23.8**	**$23.8**	**$23.8**	**$23.8**	**$23.8**	**$23.8**	**$23.8**	**$23.8**	**$23.8**
Sacramento River Levee Improvements	Fed	$10.7	$10.7	$10.7	$10.7	$10.7	$10.7	$10.7	$10.7	$10.7	$10.7	$10.7	$10.7
	State	$5.9	$5.9	$5.9	$5.9	$5.9	$5.9	$5.9	$5.9	$5.9	$5.9	$5.9	$5.9
	SAFCA	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5
	Total	**$19.0**	**$19.0**	**$19.0**	**$19.0**	**$19.0**	**$19.0**	**$19.0**	**$19.0**	**$19.0**	**$19.0**	**$19.0**	**$19.0**
Natomas Levees	Fed	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	State	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	SAFCA	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	Total	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**
South Sacramento Streams Group	Fed	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	State	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	Local (City of Sac)	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	SAFCA	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	Total	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**
North Sacramento Streams	Fed	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	State	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	SAFCA	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	Total	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**
Environmental Enhancements	Fed	$2.5	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	State	$1.3	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	SAFCA	$1.3	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	Total	**$5.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**
Total Capital Projects	Fed	$26.5	$24.0	$24.0	$24.0	$24.0	$24.0	$24.0	$24.0	$24.0	$24.0	$24.0	$24.0
	State	$14.5	$13.2	$13.2	$13.2	$13.2	$13.2	$13.2	$13.2	$13.2	$13.2	$13.2	$13.2
	Local	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	SAFCA	$6.9	$5.7	$5.7	$5.7	$5.7	$5.7	$5.7	$5.7	$5.7	$5.7	$5.7	$5.7
	Total	**$47.9**	**$42.9**	**$42.9**	**$42.9**	**$42.9**	**$42.9**	**$42.9**	**$42.9**	**$42.9**	**$42.9**	**$42.9**	**$42.9**
		2026-27	**2027-28**	**2028-29**	**2029-30**	**2030-31**	**2031-32**	**2032-33**	**2033-34**	**2034-35**	**2035-36**	**2036-37**	**2037-38**
Levee Modernization	SAFCA	$1.0	$1.0	$1.0	$1.0	$1.0	$1.0	$1.0	$1.0	$1.0	$1.2	$1.2	$1.2
System O&M	SAFCA	$4.6	$4.6	$4.6	$4.6	$4.6	$4.6	$4.6	$4.6	$4.6	$4.6	$4.6	$4.6
SAFCA Funding	2007 Bond	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*
	2008 Bond	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*
	2012 Bond	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*
	2014 Bond NBLAD	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*
	2015 Bond	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*
	2017 Bond	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*
	Bond Sub-Total	***$0.0***	***$0.0***	***$0.0***	***$0.0***	***$0.0***	***$0.0***	***$0.0***	***$0.0***	***$0.0***	***$0.0***	***$0.0***	***$0.0***
	NALP Reimburses	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	AR/SSG	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	Net Revenue	$10.0	$10.1	$10.2	$10.3	$10.4	$10.5	$10.6	$10.7	$10.8	$10.9	$11.0	$11.1
	Interest/Taxable Sales	$0.1	$0.1	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	DIF	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	Total	**$10.1**	**$10.2**	**$10.3**	**$10.4**	**$10.5**	**$10.6**	**$10.6**	**$10.7**	**$10.8**	**$10.9**	**$11.0**	**$11.1**
	End Bal.	**$9.2**	**$8.1**	**$7.2**	**$6.3**	**$5.5**	**$4.8**	**$4.2**	**$3.7**	**$3.3**	**$2.8**	**$2.4**	**$2.1**
Assessment Revenues & Bond Debt Service	CCAD	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	NBLAD	$2.7	$2.7	$2.7	$2.7	$2.7	$2.7	$2.7	$2.7	$2.7	$2.7	$2.7	$2.7
	CCAD 2	$26.8	$26.9	$27.0	$27.1	$27.2	$27.3	$27.4	$27.5	$27.6	$27.7	$27.8	$27.9
	2007 Bond	($4.29)	($4.29)	($4.29)	($4.29)	($4.29)	($4.29)	($4.29)	($4.29)	($4.29)	($4.29)	($4.29)	($4.29)
	2008 Bond	($4.87)	($4.87)	($4.87)	($4.87)	($4.87)	($4.87)	($4.87)	($4.87)	($4.87)	($4.87)	($4.87)	($4.87)
	2012 Bond	($2.23)	($2.23)	($2.23)	($2.23)	($2.23)	($2.23)	($2.23)	($2.23)	($2.23)	($2.23)	($2.23)	($2.23)
	2014 Bond NBLAD	($2.30)	($2.30)	($2.30)	($2.30)	($2.30)	($2.30)	($2.30)	($2.30)	($2.30)	($2.30)	($2.30)	($2.30)
	2015 Bond	($1.09)	($1.09)	($1.09)	($1.09)	($1.09)	($1.09)	($1.09)	($1.09)	($1.09)	($1.09)	($1.09)	($1.09)
	2017 NBLAD Coverage	($0.40)	($0.40)	($0.40)	($0.40)	($0.40)	($0.40)	($0.40)	($0.40)	($0.40)	($0.40)	($0.40)	($0.40)
	2017 Bond	($4.32)	($4.32)	($4.32)	($4.32)	($4.32)	($4.32)	($4.32)	($4.32)	($4.32)	($4.32)	($4.32)	($4.32)
	Bond Reserve	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
	Net Revenue	**$10.0**	**$10.1**	**$10.2**	**$10.3**	**$10.4**	**$10.5**	**$10.6**	**$10.7**	**$10.8**	**$10.9**	**$11.0**	**$11.1**

TABLE 4-3: CCAD 2 CASH FLOW (CONTINUED)

Project	Agency	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2015-47	Total
Folsom Dam Mod Modifications	Fed	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$215.8	$676.0
	State	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$87.0	$254.3
	SAFCA	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$40.9	$109.7
	Total	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$343.6**	**$1,040.0**
Folsom Bridge	Fed	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$66.8
	State	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$7.5
	SAFCA	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$3.2
	Local (City of Folsom)	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$44.5
	Total	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$122.0**
American River Levee Improvements	Fed	$13.3	$13.3	$13.3	$13.3	$0.0	$0.0	$0.0	$0.0	$0.0	$308.0	$481.9
	State	$7.3	$7.3	$7.3	$7.3	$0.0	$0.0	$0.0	$0.0	$0.0	$160.7	$201.2
	SAFCA	$3.1	$3.1	$3.1	$3.1	$0.0	$0.0	$0.0	$0.0	$0.0	$68.9	$86.2
	Total	**$23.8**	**$23.8**	**$23.8**	**$23.8**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$537.6**	**$769.3**
Sacramento River Levee Improvements	Fed	$10.7	$10.7	$10.7	$10.7	$0.0	$0.0	$0.0	$0.0	$0.0	$224.0	$224.0
	State	$5.9	$5.9	$5.9	$5.9	$0.0	$0.0	$0.0	$0.0	$0.0	$205.0	$205.0
	SAFCA	$2.5	$2.5	$2.5	$2.5	$0.0	$0.0	$0.0	$0.0	$0.0	$81.1	$91.0
	Total	**$19.0**	**$19.0**	**$19.0**	**$19.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$510.1**	**$520.0**
Natomas Levees	Fed	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$421.5	$425.5
	State	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$124.4	$367.1
	SAFCA	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$18.4	$170.4
	Total	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$564.3**	**$963.0**
South Sacramento Streams Group	Fed	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$16.5	$82.5
	State	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$8.3	$32.0
	Local (City of Sac)	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.9	$2.9
	SAFCA	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$3.7	$8.5
	Total	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$29.4**	**$125.9**
North Sacramento Streams	Fed	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$10.0	$10.0
	State	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$35.2	$35.2
	SAFCA	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$10.6	$16.5
	Total	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$55.8**	**$61.7**
Environmental Enhancements	Fed	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$22.5	$22.5
	State	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$11.25	$11.25
	SAFCA	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$11.25	$11.25
	Total	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$45.0**	**$45.0**
Total Capital Projects	Fed	$24.0	$24.0	$24.0	$24.0	$0.0	$0.0	$0.0	$0.0	$0.0	$1,218.3	$1,989.2
	State	$13.2	$13.2	$13.2	$13.2	$0.0	$0.0	$0.0	$0.0	$0.0	$631.9	$1,113.6
	Local	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.9	$47.4
	SAFCA	$5.7	$5.7	$5.7	$5.7	$0.0	$0.0	$0.0	$0.0	$0.0	$234.8	$496.8
	Total	**$42.9**	**$42.9**	**$42.9**	**$42.9**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$0.0**	**$2,085.9**	**$3,646.9**
		2038-39	**2039-40**	**2040-41**	**2041-42**	**2042-43**	**2043-44**	**2044-45**	**2045-46**	**2046-47**	**2015-47**	**Total**
Levee Modernization	SAFCA	$1.2	$1.2	$1.2	$1.2	$7.0	$7.0	$7.0	$9.5	$10.6	$67.5	**$67.5**
System O&M	SAFCA	$4.6	$4.6	$4.6	$4.6	$4.6	$4.6	$4.6	$4.6	$4.6	$139.9	**$159.9**
SAFCA Funding	2007 Bond	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$56.5*
	2008 Bond	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$80.3*
	2012 Bond	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$37.7*
	2014 Bond NBLAD	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$39.2*
	2015 Bond	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$17.2*	*$17.2*
	2017 Bond	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$0.0*	*$64.4*	*$64.4*
	Bond Sub-Total	***$0.0***	***$0.0***	***$0.0***	***$0.0***	***$0.0***	***$0.0***	***$0.0***	***$0.0***	***$0.0***	***$81.6***	***$295.3***
	NALP Reimburses	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$26.9
	AR/SSG	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$1.0
	Net Revenue	$11.2	$11.3	$11.4	$11.5	$11.6	$11.7	$14.1	$12.9	$11.6	$327.6	$384.6
	Interest/Taxable Sales	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$2.9	$4.5
	DIF	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$8.0	$12.0
	Total	**$11.2**	**$11.3**	**$11.4**	**$11.5**	**$11.6**	**$11.7**	**$14.1**	**$12.9**	**$11.6**		
	End Bal.	**$1.9**	**$1.8**	**$1.8**	**$1.9**	**$2.0**	**$2.1**	**$4.7**	**$3.5**	**$0.0**		
Assessment Revenues & Bond Debt Service	CCAD	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$36.3	$181.0
	NBLAD	$2.7	$2.7	$2.7	$2.7	$2.7	$2.7	$2.7	$1.4	$0.0	$82.4	$87.8
	CCAD 2	$28.0	$28.1	$28.2	$28.3	$28.4	$28.5	$28.6	$28.7	$28.8	$821.1	$821.1
	2007 Bond	($4.29)	($4.29)	($4.29)	($4.29)	($4.29)	($4.29)	($4.29)	($4.29)	($4.29)	($139.9)	($182.2)
	2008 Bond	($4.87)	($4.87)	($4.87)	($4.87)	($4.87)	($4.87)	($4.87)	($4.87)	($4.87)	($157.7)	($194.7)
	2012 Bond	($2.23)	($2.23)	($2.23)	($2.23)	($2.23)	($2.23)	($2.23)	($2.23)	($2.23)	($72.2)	($78.4)
	2014 Bond NBLAD	($2.30)	($2.30)	($2.30)	($2.30)	($2.30)	($2.30)	$0.00	$0.00	$0.00	($66.7)	($67.2)
	2015 Bond	($1.09)	($1.09)	($1.09)	($1.09)	($1.09)	($1.09)	($1.09)	($1.09)	($1.09)	($33.6)	($33.6)
	2017 NBLAD Coverage	($0.40)	($0.40)	($0.40)	($0.40)	($0.40)	($0.40)	($0.40)	($0.40)	($0.40)	($12.0)	($12.0)
	2017 Bond	($4.32)	($4.32)	($4.32)	($4.32)	($4.32)	($4.32)	($4.32)	($4.32)	($4.32)	($129.6)	($129.6)
	Bond Reserve	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	($0.5)	($7.6)
	Net Revenue	**$11.2**	**$11.3**	**$11.4**	**$11.5**	**$11.6**	**$11.7**	**$14.1**	**$12.9**	**$11.6**		

5.0 ASSESSMENT METHODOLOGY

5.1 GENERAL

A governmental agency may fund public improvements by forming a special benefit assessment district and levying an assessment on the properties that will receive a special benefit from the improvements. SAFCA is authorized to form an assessment district under its enabling legislation, the Sacramento Area Flood Control Agency Act, Water Code Appendix Section 130-1 *et seq*. A special benefit is a particular and distinct benefit over and above the general benefits conferred on real property located in the district or provided to the public at large. The cost of the improvements must be apportioned among the properties being assessed based on the proportionate special benefit these properties will receive. The governmental agency must hold a public hearing and conduct a mail ballot protest procedure on the issue of whether to levy the assessment. If the ballots submitted in opposition to the assessment at the conclusion of the balloting period do not exceed the ballots submitted in favor of the assessment, weighted according to the proportional financial obligation of the affected property, then the assessment district may levy the assessment.

In this instance, the properties within the proposed CCAD 2 will receive a special flood protection benefit in the form of a substantial reduction in expected flood damages. For a relatively wide range of flood events, these properties will escape all of the pre-project damages to structures, the contents of structures, and the land comprising the property they could have otherwise suffered.

In addition to this special benefit, the flood control improvements funded by CCAD 2 will provide incidental benefits throughout the Sacramento metropolitan area. Such incidental or general benefits, which are not particular to any property, will include: the avoidance of flood damages to critical transportation infrastructure (112 miles of I-5, I-80, US 50 and State Route 99), places of employment, shopping centers and other retail services; in a major flood, streets and roads (294 miles of primary roads and arterials) become impassable, preventing or at least disrupting the normal flow of traffic; employees are unable to go to work if their places of employment are flooded; within CCAD 2 public safety facilities (five police stations and twenty-eight fire stations) and medical care facilities (ten hospitals and twenty-two skilled nursing facilities) will be affected by flooding, requiring emergency services to provide assistance in the flooded areas, potentially reducing or delaying such services in the non-flooded areas of the community. With the implementation of flood control improvements, the regional employment base will be protected from short-term disruption and potential long-term relocation due to severe flooding.

These incidental benefits extend to properties and persons throughout the region and not just within the CCAD 2 boundaries. The following is an estimation of such general benefits provided by CCAD 2:

1. From the USGS ARkStorm exercise[4] structure damage accounts for about 55% of the damages caused by flooding ($400B/$725B)

[4] Overview of the ARkStorm scenario: U.S. Geological Survey Open-File Report 2010-1312, 2011.

2. A 2011 study of flood damages in North Dakota by the North Dakota Department of Emergency Services[5] estimated $320M in public infrastructure damage out of $1.4B in total flood costs (23%).
3. This Engineer's Report indicates that public structures (as opposed to other types of public facilities) would account for about 13% of all structure damage. This suggests that other public facilities account for about 10% of total structure damages. This suggests the structural damages exclusive of other public facilities would represent about 45% of the damage caused by flooding ($326B/$725B).
4. According to the ARkStorm exercise, business interruption damages are likely to equal about 100% of structural damages exclusive of damage to other public facilities ($325B/$326B).
5. Based on the above numbers, if special benefits are considered to be equal to total structural damages (exclusive of other public facilities) the distribution could look like this:
    - Special benefits – 45%
    - General benefits (other public facilities) – 10%
    - General benefits (business interruption) – 45%
6. As presented in Table 3-4, SAFCA's share of the project costs is $496.8M, or 14% of the total project cost $3,646.9M. This share is to be paid for by CCAD 2 special assessments.
7. The Federal, State and other local share is $3,150.1M or 86%.
8. This constitutes significantly more than the 55% general benefits that must be paid for by non-special assessment sources.

The special flood damage reduction benefit provided by these flood control improvements will vary based on the size and use of the affected structures, and the relative size and location of the affected property. Moreover, because of the nature of the floodplains in Sacramento and the design of the area's flood control system, no single improvement will protect all the properties in CCAD 2. Rather, because there are a number of separate and overlapping floodplains protected by separate and overlapping flood control facilities, the improvements funded by CCAD 2 will have geographically distinct benefits. To reflect this condition in compliance with Proposition 218's special benefit requirement, CCAD 2 will be divided into benefit zones within which the property owners will be assessed only for the cost of the improvements that directly benefit the properties within that zone.

Finally, because CCAD 2 will eliminate and replace the existing Consolidated Capital Assessment District (CCAD), for most property owners, the new assessment will represent a net change rather than a cumulative increase in their assessment. The sections that follow describe in detail the methodology that will be used to calculate these new assessments.

[5] 2011 Flood Report: Response and Recovery, North Dakota Department of Emergency Services, November 2011.

5.2 FLOOD DAMAGE REDUCTION BENEFIT

The special flood damage reduction benefit that will be provided to all of the properties in CCAD 2 is based on avoidance of damage to structures, to the contents of the structures, and to land.

5.2.1 Structure and Content Damage

The USACE has defined potential flood damages to structures and contents by land use category:

- Industrial – losses and destruction of industrial properties, including warehouses, from inundation consist of fixtures and equipment, inventory, and structure.
- Commercial – structure value and content value including equipment and furniture, supplies, merchandise, and other items used in the conduct of business.
- Residential – physical damages to dwelling units (single-family, multi-family, and mobile homes) and to residential contents including household items and personal property.

To reflect relative differences in the exposure of structures and their contents to flood-related damages, a structure and content damage factor has been calculated based on the following:

Relative structure values for residential, commercial, industrial, public and agricultural structures were derived using the USACE's values for damageable property based on data developed in connection with the USACE PACR[6] and building square footage for structures. This represents an update to the relative structure values used in the 2007 Final Engineer's Report for CCAD, which were derived from the earlier American River Watershed Investigation[7]. These values represent gross averages for the different land uses based on the USACE's estimates for structure replacement costs. They do not represent assessed value or current market value for any individual structure. Relative structure values in Table 5-1 are used in the assessment methodology to reflect the relative value relationships between land use categories.

TABLE 5-1: RELATIVE STRUCTURE VALUE

Land Use	Relative Structure Value ($/SF)
Single-Family Residential	71
Multi-Family Residential	67
Commercial	77
Industrial	48
Public	85
Agricultural	22

[6] US Army Corps of Engineers, Post-Authorization Change Report (PACR), American River Watershed, Common Features Project, Natomas Basin, Sacramento and Sutter Counties, California: Appendix H - Economics, Sacramento District, July 2010.

[7] US Army Corps of Engineers, American River Watershed Investigation, California: Feasibility Report, Sacramento District, December 1991.

Relative flood depths for the 200-year or greater flood were established by dividing CCAD 2 into three depth zones (0 to 5 feet, 5 to 10 feet, and 10 feet or greater), as shown in four floodplain maps:

- Figure 5-1 for the American River and Sacramento River floodplain in Natomas and North Sacramento, derived from flood depths developed by the California Department of Water Resources.
- Figure 5-2 for the American River floodplain, excluding Natomas and North Sacramento, derived from hydrologic and hydraulic modeling by MBK Engineers[8].
- Figure 5-3 for the Sacramento River floodplain south of the American River derived from hydrologic and hydraulic modeling by MBK Engineers.
- Figure 5-4 for the South Sacramento Streams floodplain derived from flood depths developed by the USACE,

The floodplain maps in Figures 5-1 and 5-4 were used in the 2007 Final Engineer's Report for CCAD and are based on assumptions that are still considered valid for CCAD 2. However, the floodplain maps in Figures 5-2 and 5-3 for the American River and Sacramento River floodplains, respectively, were developed for CCAD 2 and are based on new information and assumptions:

- updated hydrology and hydraulic modeling
    - outflow from Folsom Dam before and after the Joint Federal Project (JFP) is implemented
    - flow in the American River and Sacramento River
    - volume of floodwater that results from overtopping through a levee breach
    - levee breach locations, widths, durations and elevations that trigger the levee breaches
- more detailed topographic data
    - topographic conditions that affect overland flow and ponding of floodwaters
- performance of interior railroad and highway embankments that affect the pattern of flow and flood depths
- protection provided by project levees, non-project levees and adjacent high ground river banks.

[8] Technical Memorandum, Consolidated Capital Assessment District (CCAD) – Modeling Methodology, MBK Engineers, December 22, 2015.

FIGURE 5-1: AMERICAN RIVER/SACRAMENTO RIVER FLOOD DEPTH ZONES

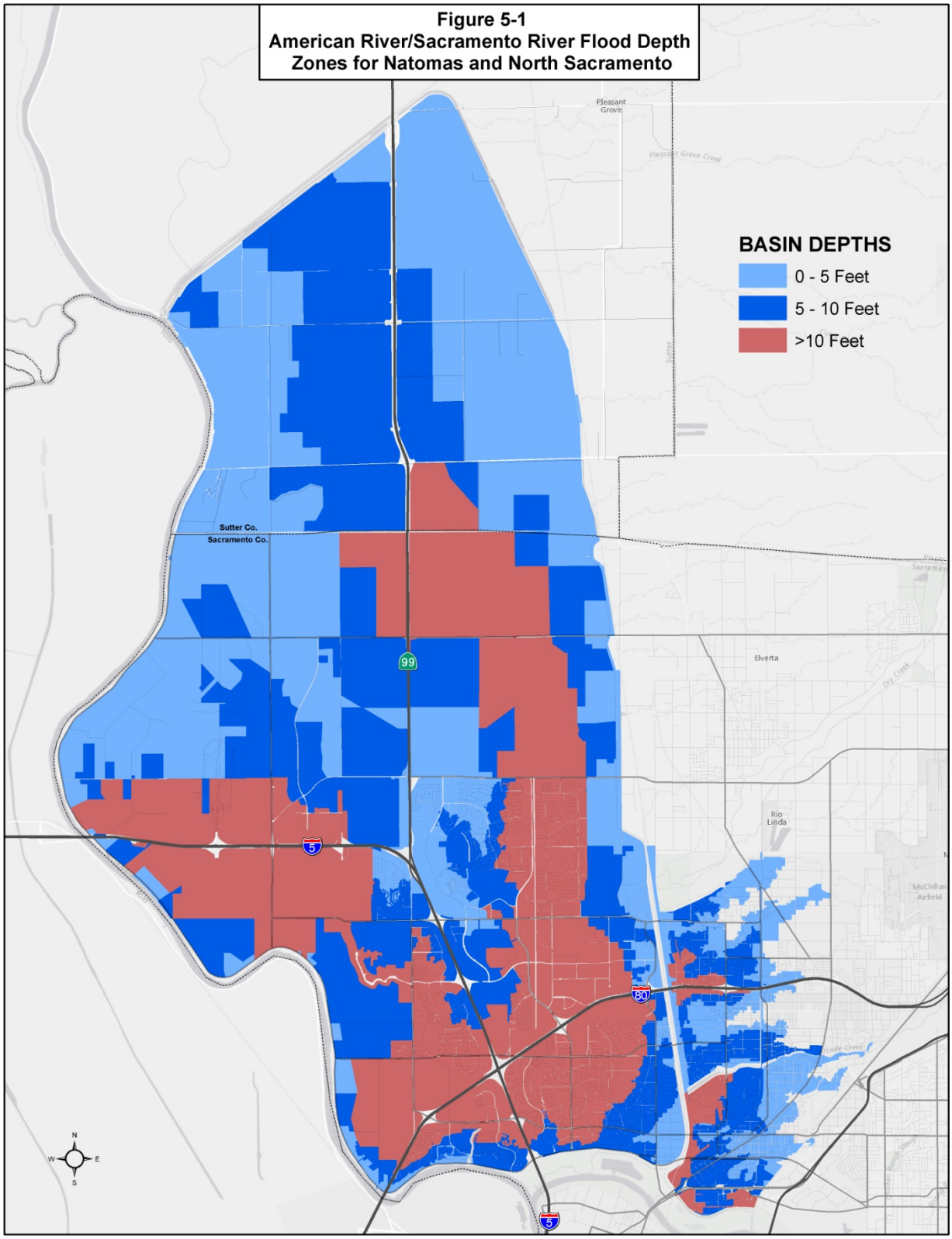


FIGURE 5-2: AMERICAN RIVER FLOOD DEPTH ZONES

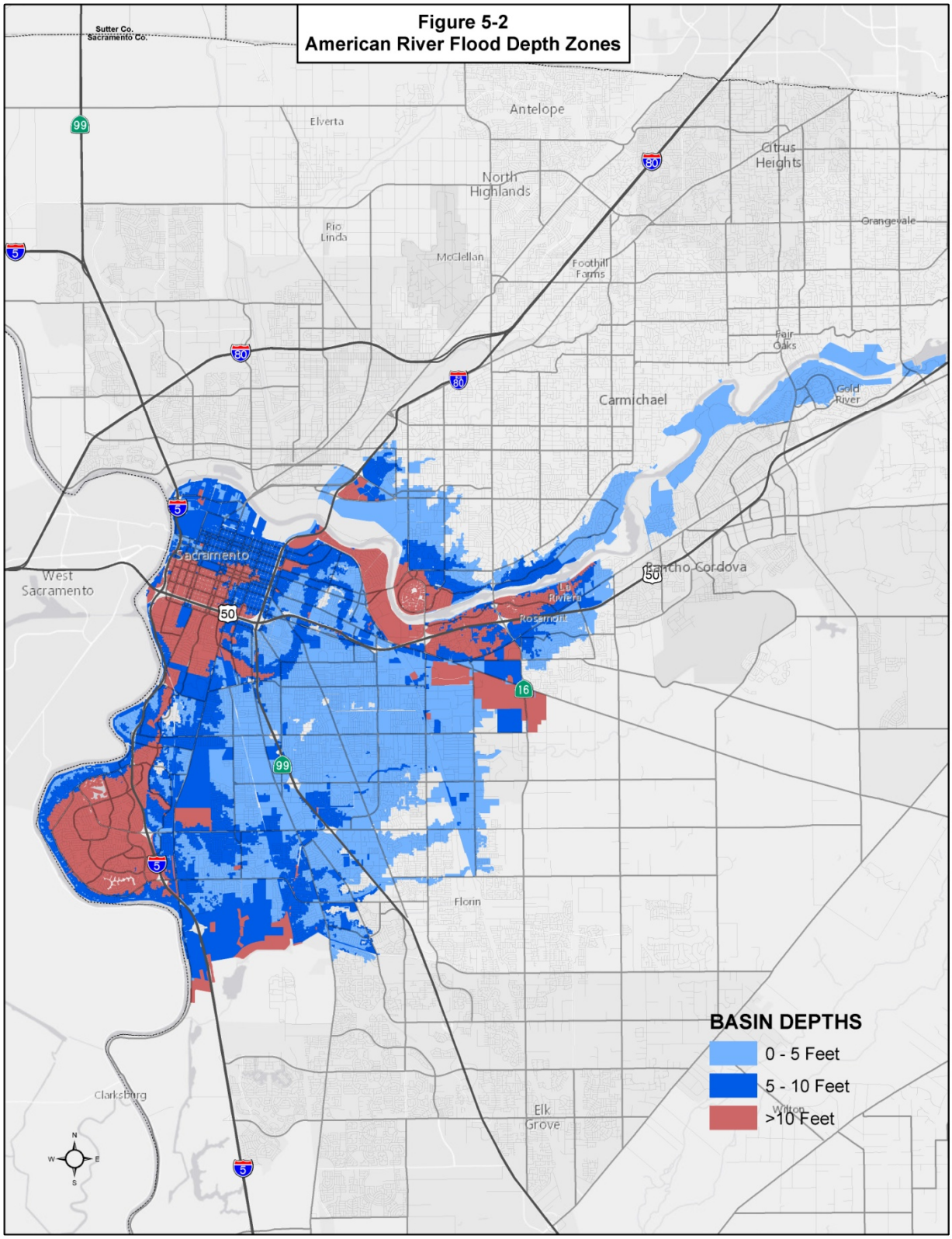


FIGURE 5-3: SACRAMENTO RIVER FLOOD DEPTH ZONES

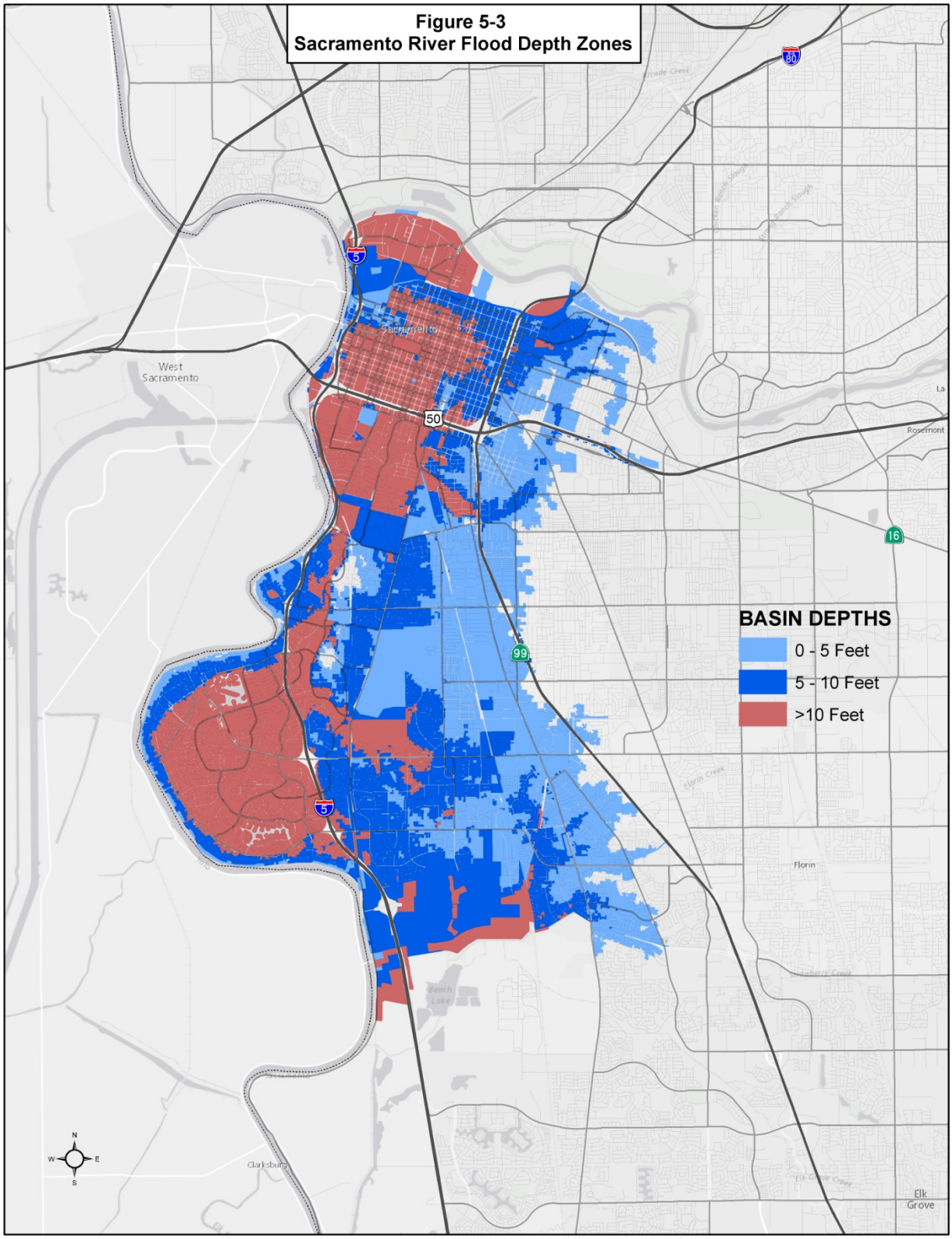
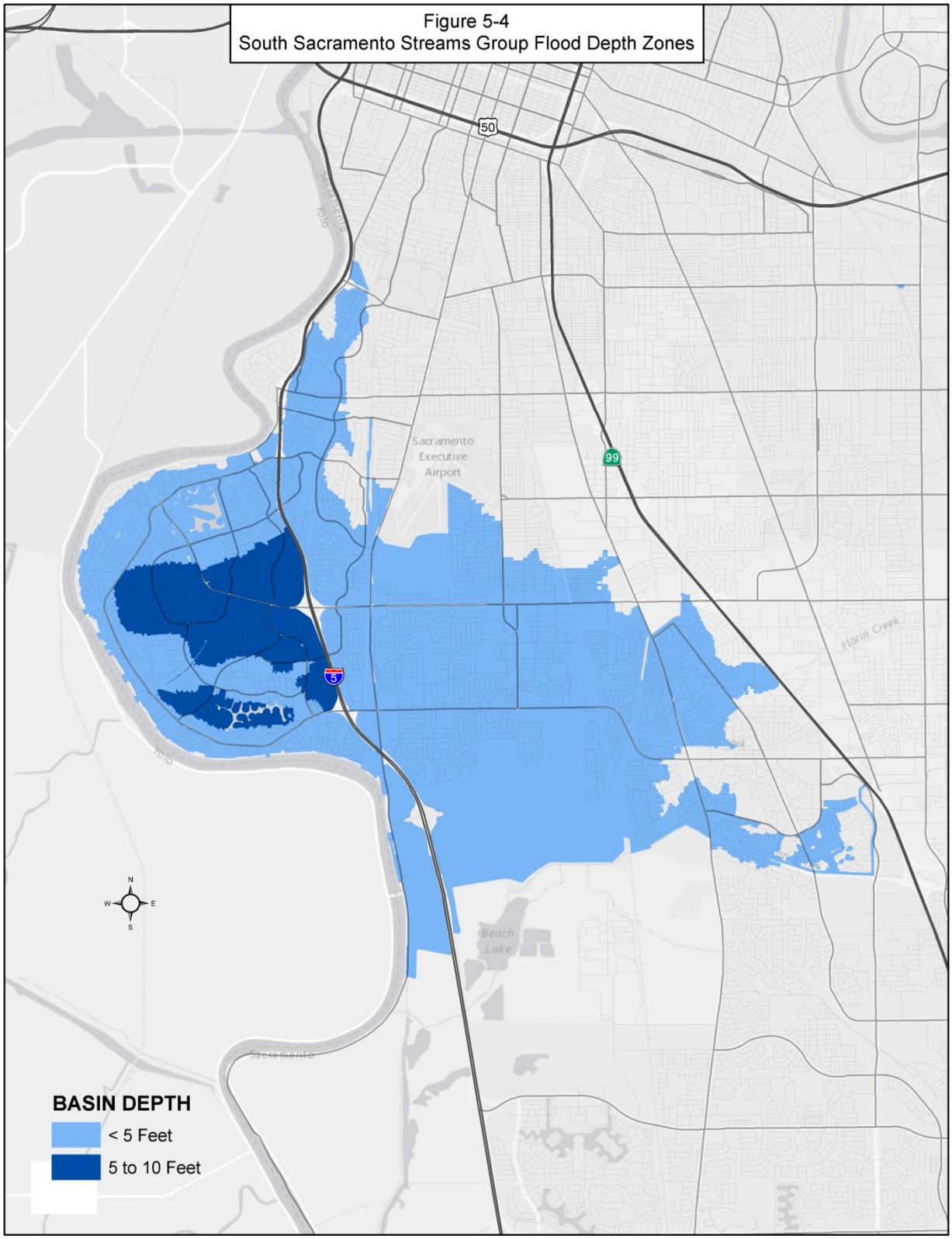


FIGURE 5-4: SOUTH SACRAMENTO STREAMS GROUP FLOOD DEPTH ZONES



Depth-damage relationships between depth of flooding and damages to structure and contents were calculated for each land use category (residential, commercial, and industrial) and depth zone in CCAD 2 using the depth-damage curves established for the USACE PACR. Separate curves were used for one-story and two-story residential structures and contents based on depth-percent damage curves developed by the USACE Institute for Water Resources and presented in Economic Guidance Memorandum (EGM) 04-01, *Generic Depth-Damage Relationships for Residential Structures*. These were used on both single-family and multi-family residential structures. The non-residential (commercial, industrial, public and agricultural) structure depth-percent damage curves were based on the May 1997 Final Report, *Depth Damage Relationships in Support of Morganza to the Gulf, Louisiana Feasibility Study,* USACE, New Orleans District. The PACR used 2007 non-residential content depth-damage curves developed for 22 land use categories. These curves were developed specifically for building types in the Sacramento Metropolitan area. The ratio of damageable content value to damageable structure value for non-residential categories was calculated from data in the PACR and applied to the content depth-percent damage curves described above. This allowed the structure and content depth-percent damage curves to be combined to reflect total damages to structure and contents.

The resulting damages to structure and contents, expressed as a percent of the structure value, are shown in Table 5-2.

TABLE 5-2: PERCENT DAMAGE TO STRUCTURE AND CONTENTS

Percent Damage to Structure and Contents Expressed as a Percent[9] of Structure Value			
Flood Depth Zones			
Land Use	0 to 5 ft	5 to 10 ft	Greater than 10 ft
Residential One Story	56%	100%	119%
Residential Two Story[10]	38%	74%	99%
Commercial	72%	88%	118%
Industrial	75%	97%	127%
Public	90%	106%	136%
Agricultural	133%	160%	190%

[9] Because percentage values represent damages to both structure and contents, they may exceed 100% of structure value.

[10] Percent damages for condominium units on the second floor or higher are 24%, 47% and 99% for 0 to 5 ft, 5 to 10 ft and greater than 10 ft flood depth zones, respectively. See Section 5-6, Special Procedures for Condominiums.

The depth-damage relationships used in CCAD 2 represent an update to the depth-damage relationships used in the 2007 Final Engineer's Report for CCAD. The latter were derived from the 1990 USACE American River Watershed Investigation which was based on 1988 Federal Insurance Administration (FIA) depth-damage relationships for residential structures and commercial and industrial curves based on data developed by the Tennessee Valley Authority (TVA) for the Department of Housing and Urban Development (HUD). The evolution of the CCAD 2 depth-damage relationships is further discussed in Appendix A.

Flood damages to structures and their contents were calculated for each property in CCAD 2 using the actual square footage for the first and second stories of residential structures, the first story of commercial and industrial structures, and appropriate structure value and depth-percent damage relationships for the particular land use.

For example, the relative structure and contents damages of a one story single-family residential structure with a square footage of 1,200 square feet (sf) located in flood depth zone 1 (0 to 5 ft) would be calculated as follows: $71/sf x 1200 sf x 56% = $47,712

5.2.2 Damage to Land

There are a number of factors that contribute to the flood damage reduction benefit to land, both vacant and improved. These include, but are not limited to, reduced cost of development, the ability to secure financing for urban development projects, reduced cost of flood insurance, changes in highest and best land use and preservation of land values. Based on a review by a certified real estate appraiser, all parcels in CCAD 2 would be subject to a ten-percent land damage factor. This is considered a conservatively low estimate of the assumed land damages that would occur in recognition that the affected parcels could be inundated by a major flood event.

As part of SAFCA's 1990 Operation and Maintenance Assessment District No. 1 (District 1) formation process, all properties were assigned a land value based on land use, geographic location, parcel size and zoning. These base value estimates considered land alone, exclusive of any building improvements. The values derived are not assessed value or market value for any individual parcel of land. Rather they represent the value relationships between various land use classifications. Details of the valuation methodology utilized in District 1 are provided in Appendix B.

For CCAD 2, a weighted average land value was calculated for all parcels within the CCAD boundary with the same land use code based on the County of Sacramento Assessor's land use codes (Appendix C) and Sutter County land use codes. This calculation relied on the land values previously derived in connection with District 1. For example, previously derived land values for approximately 68,000 parcels classified as single-family residential were summed and then divided by the total area of all such parcels. The result is a single land use value per acre for the single-family residential land use category. Values for the other land use categories were similarly derived. The resulting relative land use values were multiplied by the ten-percent land damage factor to define the relative land damage values shown below. Values of relative land damage are provided in Table 5-3.

The amount of flood damages to land for a particular property is calculated using the actual parcel acreage and the appropriate relative land damage value. For example, the flood damage benefit to land for a single-family residential property with a parcel area of 0.17 acres would be calculated as follows: $25,100/acre x 0.17 acres = $4,267

5.2.3 Total Relative Flood Damage Reduction Benefit

The total relative flood damage reduction benefit for each parcel in CCAD 2 is the sum of the structure and content damages and the land damages associated with that parcel. For example, the single-family residential property used in the above example calculations would have total flood damage reduction benefits of $47,712 + $4,267 = $51,979.

TABLE 5-3: RELATIVE LAND DAMAGE

Land Use	Relative Land Damage ($/Acre)
Single-Family Residential	25,100
Multi-Family Residential	27,800
Commercial	55,400
Industrial	14,500
Vacant Residential	12,100
Vacant Commercial	33,000
Vacant Industrial	6,700
Agricultural	2,500

5.3 DISTRICT BOUNDARIES AND PROJECT BENEFIT ZONES

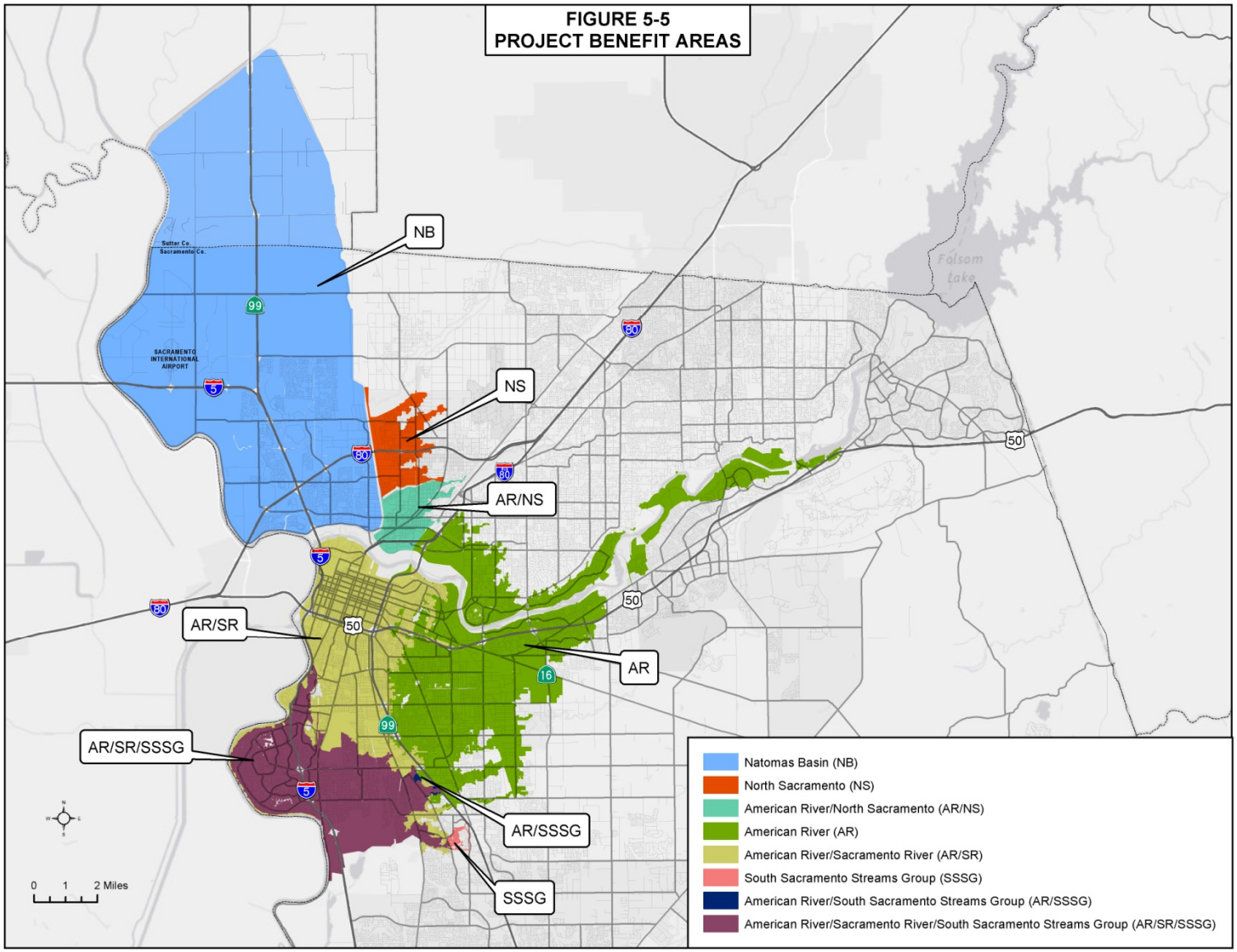
CCAD 2 would fund the local share of the cost of the improvements needed to provide 200-year or greater protection along the Lower American and Sacramento Rivers and their tributaries. CCAD 2 would encompass the properties in the 200-year or greater floodplain using the floodplains defined in Figures 5-1, 5-2, 5-3 and 5-4. These floodplains reflect SAFCA's best judgment as to the geographic extent of the areas that would benefit from the improvements funded by CCAD 2. These areas are collectively referred to herein as the '200-year or greater floodplain' because the flood that would be controlled by the funded improvements along the American and Sacramento Rivers and their tributaries is generally larger than a 200-year flood and the benefitting areas thus extend beyond the 200-year floodplain. These areas have been identified by modeling a variety of levee failure locations along each of the affected waterways, assuming the maximum flood in each waterway that would be contained by the funded improvements occurs with none of these improvements in place. Approximately 160,000 parcels are within the CCAD 2 boundary, with about 135,000 parcels being single-family residential.

In order to properly reflect the unique geography of the floodplains, CCAD 2 is divided into eight project benefit zones. Each of these zones is associated with the specific set of projects and activities that provide a direct flood damage reduction benefit to properties located in that zone. As shown in Figure 5-5, these zones are defined as follows:

1. The Natomas Basin **(NB)** zone would consist of the area within the Natomas basin that is protected by the levee system surrounding the basin. This zone includes the portion of the basin that was part of the North Area Local Project Capital Assessment District No. 2 (NALP District 2). This zone would fund the local share of the levee improvements around the Natomas Basin and continue to contribute to a share of the remaining debt on the North Area Local Project (NALP);
2. The North Sacramento **(NS)** zone would consist of the area east of Natomas and north of Arcade Creek that is subject to flooding from Dry/Robla Creek, Arcade Creek, the Natomas East Main Drainage Canal (or NEMDC), and the Magpie Creek Diversion Canal (MCDC). This zone overlaps the area that was included in NALP District 2. It would fund improvements to the Arcade Creek north levee, the NEMDC east levee, the Robla Creek south and the MCDC west levee and continue to contribute to a share of the remaining debt on the NALP;
3. The American River/North Sacramento **(AR/NS)** zone would consist of the area east of Natomas and south of Arcade Creek that is subject to flooding from the American River, Arcade Creek and the Natomas East Main Drainage Canal. This zone would fund a share of the improvements to Folsom Dam, levee improvements along the American River, improvements to the south Arcade Creek levee and NEMDC east levee, and continue to contribute to a share of the remaining debt on the NALP;
4. The American River **(AR)** zone would consist of the area that is subject to flooding only from the American River. This zone would fund a share of the improvements to Folsom Dam, levee improvements along the American River and environmental enhancements to Folsom Dam and the American River Parkway;
5. American River and Sacramento River **(AR/SR)** zone would consist of the area that is subject to flooding from two sources: the American River and the Sacramento River. This zone would fund a share of the improvements to Folsom Dam, levee improvements along the American River, environmental enhancements to Folsom Dam and the American River Parkway, and improvements to the Sacramento River east levee downstream of the confluence with the American River;
6. The American River/Sacramento River/South Sacramento Streams Group **(AR/SR/SSSG)** zone would consist of the area that is subject to flooding from the American River, the Sacramento River and Morrison Creek and its tributaries (South Sacramento Streams Group). This zone would fund a share of the improvements to Folsom Dam, levee improvements along the American River, environmental enhancements to Folsom Dam and the American River Parkway, improvements to the Sacramento River east levee downstream of the American River and improvements to the South Sacramento Streams Group levees;
7. The American River/South Sacramento Streams Group **(AR/SSSG)** zone would consist of the area subject to flooding from the American River and the South Sacramento Streams Group. This zone would fund a share of the improvements to Folsom Dam, levee improvements along the American River, environmental enhancements to Folsom Dam and the American River Parkway, and improvements to the South Sacramento Streams Group levees; and

8. South Sacramento Streams Group (**SSSG**) zone would consist of the area that is subject to flooding from Morrison Creek and its tributaries (South Sacramento Streams Group). This zone would fund a share of the improvements to the South Sacramento Streams Group levees.

FIGURE 5-5: PROJECT BENEFIT ZONES



5.4 ASSESSMENT SPREAD

The amount of the annual assessments collected from each project benefit zone is sized to be sufficient to cover the local share of the cost of the improvements protecting that zone and the system operation and maintenance costs associated with those improvements. These costs were described in Section 3 and presented in Tables 3-2 and 3-4. As shown in Table 5-4A**,** the CCAD 2 annual revenues required to fund these costs were allocated to the project benefit zones in proportion to the total relative flood damage reduction benefits they receive from the affected improvements. For comparison purposes, the 2007 Final Engineer's Report annual revenues associated with the benefit zones in CCAD are shown in Table 5-4B.

The assessment rate for each parcel in CCAD 2 is calculated by dividing the amount of annual revenue required to support each funded set of projects by the total relative flood damage reduction benefits for all parcels within the benefit zones protected by that set. Because this calculation accounts for the relative flood depths applicable to each parcel, it is dependent on the flood depth maps that were separately created for the American River/Sacramento River (AR/SAC) floodplain in Figure 5-1, American River (AR) floodplain in Figure 5-2, Sacramento River (SR) floodplain in Figure 5-3 and the South Sacramento Streams Group (SSSG) floodplain in Figure 5-4. These assessment rates are then aggregated for all funded sets of projects to create the aggregate assessment rates for all project benefit zones in CCAD 2. These aggregate assessment rates are shown in Table 5-5. The annual assessment for each parcel is computed by multiplying that parcel's total relative flood damage reduction benefit by the appropriate aggregate assessment rate.

The details of applying the assessment rates to calculate an individual parcel's assessment are illustrated in Appendix D. The assessments on properties in the combined AR, SR and SSSG flood depth zones were calculated separately for each zone and then added together. The formula used to calculate assessments for all parcels can be expressed as follows:

> [(Building Rate)(Building Square Footage)] + [(Parcel Rate)(Parcel Acreage)] = Annual Assessment
>
> Building Rate is a function of Benefit Zone, Land Use, and Flood Depth Zone
>
> Parcel Rate is a function of Benefit Zone and Land Use
>
> Square Footage for the first and second stories of all residential structures and for the first story of all commercial and industrial structures was determined for each improved parcel in CCAD 2 using data available from the County Assessor's records or other sources
>
> Parcel Acreage was obtained from the County Assessor's records
>
> Land Use categories were assigned to each parcel based on the County Assessor's Land Use Codes (Appendix C), Sutter County land use codes and the assignments provided in Appendix E. The exceptions were parcels in Natomas (NB) outside the developed or developing area that are zoned for agricultural use but have a vacant residential County Assessor's Land Use Code. Such parcels were classified as agricultural based on zoning designation to more correctly reflect the current use of the land and associated relative flood damage reduction benefit.

TABLE 5-4A: CCAD 2 ALLOCATION OF SAFCA ANNUAL COSTS TO BENEFIT ZONES

Project Feature	Folsom Dam and American River	Sacramento River	Natomas	American River/North Sacramento	South Sacramento	North Sacramento	System Operation and Maintenance					Levee Modernization			Total
Annual Cost	$9,620,000	$3,050,000	$6,280,000	$540,000	$480,000	$340,000	$4,480,000					$1,030,000			$25,820,000
							$1,300,000	$280,000	$2,200,000	$300,000	$400,000	$220,000	$700,000	$110,000	
Benefit Zone							Natomas	NS	AR	SR	SSSG	AR	SR	AR/NS	
NB			$6,280,000				$1,300,000								$7,580,000
NS						$340,000		$280,000							$620,000
AR-NS	$374,737			$540,000					$85,699			$8,570		$110,000	$1,119,006
AR	$3,655,572								$835,994			$83,599			$4,575,165
AR-SR	$3,381,119	$1,820,423							$773,229	$179,058		$77,323	$417,802		$6,648,953
AR-SSSG	$3,508				$1,106				$802		$921	$80			$6,417
AR-SR-SSSG	$2,205,065	$1,229,577			$473,526				$504,277	$120,942	$394,605	$50,428	$282,198		$5,260,618
SSSG					$5,368						$4,473				$9,842
TOTAL	$9,620,000	$3,050,000	$6,280,000	$540,000	$480,000	$340,000	$1,300,000	$280,000	$2,200,000	$300,000	$400,000	$220,000	$700,000	$110,000	$25,820,000

TABLE 5-4B: CCAD ALLOCATION OF SAFCA ANNUAL COSTS TO BENEFIT ZONES

Project Feature	Folsom Dam and American River Improve-ments	Sacramento River Improve-ments	Natomas Improve-ments	South Sacramento Streams Group	North Sacramento Improve-ments	System Operation and Mainten-ance	NALP Debt Service	Total
Annual Cost ($M)	$8.47	$1.9	$2.31	$0.16	$0.27	$2.80	$2.20	$18.11
Benefit Zone								
NB			$0.09			$0.02		$0.11
NB-NALP			$2.22			$0.58	$1.72	$4.52
NS-NALP					$0.27	$0.10	$0.22	$0.59
AR-NALP	$0.45					$0.08	$0.26	$0.79
AR	$4.49					$0.79		$5.28
AR-SR	$1.65	$0.95				$0.44		$3.04
AR-SR-SSSG	$1.65	$0.95		$0.14		$0.71		$3.45
AR-SSSG	$0.23			$0.02		$0.08		$0.33

Benefit Zones are as shown in Figure 5-5

Flood Depth Zones are as defined in Figures 5-1, 5-2, 5-3 and 5-4

Table 5-6 contains the Building Rate and Parcel Rate multipliers for the various Land Use Categories, Benefit Zones, and Flood Depth Zones. The use of Table 5-6 is demonstrated in the example assessment calculations below.

5.5 EXAMPLE ASSESSMENT CALCULATIONS

Using the assessment formula, Table 5-6 and the steps listed below, an individual parcel's assessment for either a current land use or potential future land use can be conveniently calculated.

- Step 1 – using Figure 5-5, determine the Benefit Zone for the property
- Step 2 – determine the appropriate Land Use category for the property
- Step 3 – if in Benefit Zones NB, NS or AR-NS, use Figure 5-1 to determine the Flood Depth Zone. Otherwise for all other Benefit Zones use the appropriate flood depth map (or maps) in Figures 5-2, 5-3 and 5-4 that are appropriate for the location of the property to determine the Flood Depth Zone(s)
- Step 4 – using Table 5-6, determine the appropriate Parcel Rate and Building Rate multipliers.

- Step 5 – insert the actual parcel acreage and appropriate building square footage into the assessment formula and calculate the assessment

TABLE 5-5: ASSESSMENT RATES

Project Benefit Zone	Assessment Rate AR-SAC Floodplain	Assessment Rate AR Floodplain	Assessment Rate SR Floodplain	Assessment Rate SSSG Floodplain
NB	0.001284570			
NS	0.000958095			
AR-NS	0.001663965			
AR		0.000697413		
AR-SR		0.000697413	0.000393371	
AR-SR-SSSG		0.000697413	0.000393371	0.000322016
AR-SSSG		0.000697413		0.000322016
SSSG				0.000322016

The following examples illustrate such calculations.

Example 1

Assume a one story single-family residential property located in the Benefit Zone NB, AR-SAC Flood Depth Zone 2, parcel size is 0.14 acres and building square footage is 1,500 square feet.

From Table 5-6, Parcel Rate = 32.243 and Building Rate = 0. 091204. The assessment is calculated as:

(0.091204 x 1,500 sf) + (32.243 x 0.14 ac) = $141

Example 2

Assume a two story single-family residential property located in the Benefit Zone AR-SR-SSSG, AR Flood Depth Zone 3, SR Flood Depth Zone 3, SSSG Flood Depth Zone 1, parcel size is 0.14 acres and building square footage is 2,000 square feet.

From Table 5-6, Parcel Rate = 35.461 and Building Rate = 0.085359. The assessment is calculated as:

(0.085359 x 2,000 sf) + (35.461 x 0.14 ac) = $176

Example 3

Assume a commercial property located in Benefit Zone AR-SR, AR Flood Depth Zone 2, SR Flood Depth Zone 3, parcel size is 0.8 acres and building first-floor square footage is 10,000 square feet.

From Table 5-6, Parcel Rate = 60.429 and Building Rate = 0.082998. The assessment is calculated as:

(0.082998 x 10,000 sf) + (60.429 x 0.8 ac) = $878

Example 4

Assume an industrial property located in Benefit Zone AR Flood Depth Zone 1, parcel size is 1.75 acres and building first floor square footage is 14,000 square feet.

From Table 5-6, Parcel Rate = 10.112 and Building Rate = 0.025107. The assessment is calculated as:

(0.025107 x 14,000 sf) + (10.112 x 1.75 ac) = $369

Example 5

Assume a one story single-family residential property located in Benefit Zone AR, Flood Depth Zone for AR is 2, parcel size is 0.17 acres and building square footage is 1,400 square feet.

From Table 5-6, Parcel Rate = 17.505 and Building Rate = 0.049516. The assessment is calculated as:

(0.049516 x 1,400 sf) + (17.505 x 0.17 ac) = $72

TABLE 5-6: BUILDING AND PARCEL RATES BY LAND USE AND BENEFIT ZONE

	Benefit Zone	NB			NS			AR-NS		
	ARSAC Flood Depth	0' to 5'	5' to 10'	GT 10'	0' to 5'	5' to 10'	GT 10'	0' to 5'	5' to 10'	GT 10'
	Flood Depth Zone	1	2	3	1	2	3	1	2	3
Land Use	**Rate**									
Single-Family Residential One Story (1) (3)	Parcel (per Acre) (2)	32.243	32.243	32.243	24.048	24.048	24.048	41.766	41.766	41.766
	Building (per Building Sq Ft)	0.051074	0.091204	0.108533	0.038094	0.068025	0.080949	0.066159	0.118141	0.140588
Single-Family Residential Two Story (3)	Parcel (per Acre) (2)	32.243	32.243	32.243	24.048	24.048	24.048	41.766	41.766	41.766
	Building (per Building Sq Ft)	0.034658	0.067491	0.090292	0.025849	0.050338	0.067344	0.044894	0.087425	0.116960
Condominiums -- second floor level or higher	Parcel (per Acre)	32.243	32.243	32.243	24.048	24.048	24.048	41.766	41.766	41.766
	Building (per Unit Sq Ft)	0.021889	0.042866	0.090292	0.016326	0.031972	0.067344	0.028354	0.055527	0.116960
Multi-Family Residential One Story (3)	Parcel (per Acre)	35.711	35.711	35.711	26.635	26.635	26.635	46.258	46.258	46.258
	Building (per Building Sq Ft)	0.048197	0.086066	0.102419	0.035948	0.064192	0.076389	0.062432	0.111486	0.132668
Multi-Family Residential Two Story (3)	Parcel (per Acre)	35.711	35.711	35.711	26.635	26.635	26.635	46.258	46.258	46.258
	Building (per Building Sq Ft)	0.032705	0.063689	0.085206	0.024393	0.047502	0.063550	0.042365	0.082499	0.110371
Commercial	Parcel (per Acre)	71.165	71.165	71.165	53.078	53.078	53.078	92.184	92.184	92.184
	Building (per FF Sq Ft)	0.071217	0.087042	0.116716	0.053117	0.064920	0.087052	0.092250	0.112750	0.151188
Industrial	Parcel (per Acre)	18.626	18.626	18.626	13.892	13.892	13.892	24.127	24.127	24.127
	Building (per FF Sq Ft)	0.046245	0.059810	0.078307	0.034491	0.044609	0.058405	0.059903	0.077474	0.101435
Vacant Residential	Parcel (per Acre)	15.543	15.543	15.543	11.593	11.593	11.593	20.134	20.134	20.134
	Building (per FF Sq Ft)	0	0	0	0	0	0	0	0	0
Vacant Commercial	Parcel (per Acre)	42.391	42.391	42.391	31.617	31.617	31.617	54.911	54.911	54.911
	Building (per FF Sq Ft)	0	0	0	0	0	0	0	0	0
Vacant Industrial	Parcel (per Acre)	8.607	8.607	8.607	6.419	6.419	6.419	11.149	11.149	11.149
	Building (per FF Sq Ft)	0	0	0	0	0	0	0	0	0
Agricultural	Parcel (per Acre)	3.211	3.211	3.211	2.395	2.395	2.395	4.160	4.160	4.160
	Building (per FF Sq Ft)	0.037587	0.045217	0.053695	0.028034	0.033725	0.040048	0.048688	0.058572	0.069554
Public Commercial	Parcel (per Acre)	71.165	71.165	71.165	53.078	53.078	53.078	92.184	92.184	92.184
	Building (per FF Sq Ft)	0.098270	0.115740	0.148496	0.073294	0.086324	0.110756	0.127293	0.149923	0.192354

(1) Includes condominiums on first floor level

(2) For large lot Single Family Residential parcels (parcel area greater than 0.5 acres) multiply area greater than 0.5 acre by Agricultural Parcel rate.

(3) Total Building SF not including garage area

TABLE 5-6: BUILDING AND PARCEL RATES BY LAND USE AND BENEFIT ZONE (CONTINUED)

	Benefit Zone	AR			SSSG	AR-SSSG	
	AR Flood Depth	0' to 5'	5' to 10'	GT 10'		0' to 5'	5' to 10'
	Flood Depth Zone	1	2	3		1	2
	SR Flood Depth						
	Flood Depth Zone						
	SSSG Flood Depth				0' to 5'	0' to 5'	0' to 5'
	Flood Depth Zone				1	1	1
Land Use	**Rate**						
Single-Family Residential One Story (1) (3)	Parcel (per Acre) (2)	17.505	17.505	17.505	8.083	25.588	25.588
	Building (per Building Sq Ft)	0.027729	0.049516	0.058924	0.012803	0.040532	0.062320
Single-Family Residential Two Story (3)	Parcel (per Acre) (2)	17.505	17.505	17.505	8.083	25.588	25.588
	Building (per Building Sq Ft)	0.018816	0.036642	0.049021	0.008688	0.027504	0.045330
Condominiums -- second floor level or higher	Parcel (per Acre)	17.505	17.505	17.505	8.083	25.588	25.588
	Building (per Unit Sq Ft)	0.011884	0.023273	0.049021	0.005487	0.017371	0.028760
Multi-Family Residential One Story (3)	Parcel (per Acre)	19.388	19.388	19.388	8.952	28.340	28.340
	Building (per Building Sq Ft)	0.026167	0.046727	0.055605	0.012082	0.038249	0.058809
Multi-Family Residential Two Story (3)	Parcel (per Acre)	19.388	19.388	19.388	8.952	28.340	28.340
	Building (per Building Sq Ft)	0.017756	0.034578	0.046259	0.008199	0.025955	0.042776
Commercial	Parcel (per Acre)	38.637	38.637	38.637	17.840	56.476	56.476
	Building (per FF Sq Ft)	0.038665	0.047257	0.063367	0.017853	0.056517	0.065109
Industrial	Parcel (per Acre)	10.112	10.112	10.112	4.669	14.782	14.782
	Building (per FF Sq Ft)	0.025107	0.032472	0.042514	0.011593	0.036699	0.044064
Vacant Residential	Parcel (per Acre)	8.439	8.439	8.439	3.896	12.335	12.335
	Building (per FF Sq Ft)	0	0	0	0	0	0
Vacant Commercial	Parcel (per Acre)	23.015	23.015	23.015	10.627	33.641	33.641
	Building (per FF Sq Ft)	0	0	0	0	0	0
Vacant Industrial	Parcel (per Acre)	4.673	4.673	4.673	2.158	6.830	6.830
	Building (per FF Sq Ft)	0	0	0	0	0	0
Agricultural	Parcel (per Acre)	1.744	1.744	1.744	0.805	2.549	2.549
	Building (per FF Sq Ft)	0.020406	0.024549	0.029152	0.009422	0.029828	0.033971
Public Commercial	Parcel (per Acre)	38.637	38.637	38.637	17.840	56.476	56.476
	Building (per FF Sq Ft)	0.053352	0.062837	0.080621	0.024634	0.077986	0.087471

(1) Includes condominiums on first floor level

(2) For large lot Single Family Residential parcels (parcel area greater than 0.5 acres) multiply area greater than 0.5 acre by Agricultural Parcel rate.

(3) Total Building SF not including garage area

TABLE 5-6: BUILDING AND PARCEL RATES BY LAND USE AND BENEFIT ZONE (CONTINUED)

	Benefit Zone	AR-SR-SSSG									
	AR Flood Depth	0' to 5'			5' to 10'			GT 10'			
	Flood Depth Zone	1			2			3			
	SR Flood Depth	0' to 5'	5' to 10'	GT 10'	0' to 5'	5' to 10'	GT 10'	0' to 5'	5' to 10'	GT 10'	
	Flood Depth Zone	1	2	3	1	2	3	1	2	3	
	SSSG Flood Depth	0' to 5'	0' to 5'	0' to 5'	0' to 5'	0' to 5'	0' to 5'	0' to 5'	0' to 5'	0' to 5'	5' to 10'
	Flood Depth Zone	1	1	1	1	1	1	1	1	1	2
Land Use	**Rate**										
Single-Family Residential One Story (1) (3)	Parcel (per Acre) (2)	35.461	35.461	35.461	35.461	35.461	35.461	35.461	35.461	35.461	35.461
	Building (per Building Sq Ft)	0.056173	0.068462	0.073768	0.077960	0.090249	0.095556	0.087368	0.099657	0.104964	0.115023
Single-Family Residential Two Story (3)	Parcel (per Acre) (2)	35.461	35.461	35.461	35.461	35.461	35.461	35.461	35.461	35.461	35.461
	Building (per Building Sq Ft)	0.038117	0.048172	0.055154	0.055943	0.065998	0.072980	0.068322	0.078377	0.085359	0.093590
Condominiums -- second floor level or higher	Parcel (per Acre)	35.461	35.461	35.461	35.461	35.461	35.461	35.461	35.461	35.461	35.461
	Building (per Unit Sq Ft)	0.024074	0.030498	0.045021	0.035463	0.041887	0.056410	0.061211	0.067635	0.082158	0.087417
Multi-Family Residential One Story (3)	Parcel (per Acre)	39.276	39.276	39.276	39.276	39.276	39.276	39.276	39.276	39.276	39.276
	Building (per Building Sq Ft)	0.053008	0.064605	0.069612	0.073568	0.085165	0.090172	0.082446	0.094043	0.099050	0.108543
Multi-Family Residential Two Story (3)	Parcel (per Acre)	39.276	39.276	39.276	39.276	39.276	39.276	39.276	39.276	39.276	39.276
	Building (per Building Sq Ft)	0.035970	0.045458	0.052047	0.052791	0.062280	0.068869	0.064473	0.073961	0.080550	0.088317
Commercial	Parcel (per Acre)	78.269	78.269	78.269	78.269	78.269	78.269	78.269	78.269	78.269	78.269
	Building (per FF Sq Ft)	0.078326	0.083172	0.092259	0.086918	0.091764	0.100851	0.103028	0.107874	0.116961	0.120928
Industrial	Parcel (per Acre)	20.486	20.486	20.486	20.486	20.486	20.486	20.486	20.486	20.486	20.486
	Building (per FF Sq Ft)	0.050861	0.055015	0.060679	0.058225	0.062379	0.068044	0.068268	0.072422	0.078087	0.081487
Vacant Residential	Parcel (per Acre)	17.095	17.095	17.095	17.095	17.095	17.095	17.095	17.095	17.095	17.095
	Building (per FF Sq Ft)	0	0	0	0	0	0	0	0	0	0
Vacant Commercial	Parcel (per Acre)	46.622	46.622	46.622	46.622	46.622	46.622	46.622	46.622	46.622	46.622
	Building (per FF Sq Ft)	0	0	0	0	0	0	0	0	0	0
Vacant Industrial	Parcel (per Acre)	9.466	9.466	9.466	9.466	9.466	9.466	9.466	9.466	9.466	9.466
	Building (per FF Sq Ft)	0	0	0	0	0	0	0	0	0	0
Agricultural	Parcel (per Acre)	3.532	3.532	3.532	3.532	3.532	3.532	3.532	3.532	3.532	3.532
	Building (per FF Sq Ft)	0.041339	0.043675	0.046271	0.045481	0.047818	0.050414	0.050084	0.052421	0.055017	0.056930
Public Commercial	Parcel (per Acre)	78.269	78.269	78.269	78.269	78.269	78.269	78.269	78.269	78.269	78.269
	Building (per FF Sq Ft)	0.108079	0.113429	0.123460	0.117564	0.122914	0.132945	0.135348	0.140698	0.150729	0.155108

(1) Includes condominiums on first floor level

(2) For large lot Single Family Residential parcels (parcel area greater than 0.5 acres) multiply area greater than 0.5 acre by Agricultural Parcel rate.

(3) Total Building SF not including garage area

TABLE 5-6: BUILDING AND PARCEL RATES BY LAND USE AND BENEFIT ZONE (CONTINUED)

	Benefit Zone	AR-SR								
	AR Flood Depth	0' to 5'			5' to 10'			GT 10'		
	Flood Depth Zone	1			2			3		
	SR Flood Depth	0' to 5'	5' to 10'	GT 10'	0' to 5'	5' to 10'	GT 10'	0' to 5'	5' to 10'	GT 10'
	Flood Depth Zone	1	2	3	1	2	3	1	2	3
	SSSG Flood Depth									
	Flood Depth Zone									
Land Use	**Rate**									
Single-Family Residential One Story (1) (3)	Parcel (per Acre) (2)	27.379	27.379	27.379	27.379	27.379	27.379	27.379	27.379	27.379
	Building (per Building Sq Ft)	0.043370	0.055658	0.060965	0.065157	0.077446	0.082752	0.074565	0.086854	0.092160
Single-Family Residential Two Story (3)	Parcel (per Acre) (2)	27.379	27.379	27.379	27.379	27.379	27.379	27.379	27.379	27.379
	Building (per Building Sq Ft)	0.029429	0.039484	0.046466	0.047255	0.057310	0.064292	0.059634	0.069689	0.076671
Condominiums -- second floor level or higher	Parcel (per Acre)	27.379	27.379	27.379	27.379	27.379	27.379	27.379	27.379	27.379
	Building (per Unit Sq Ft)	0.018587	0.025011	0.039534	0.029976	0.036399	0.050923	0.055724	0.062148	0.076671
Multi-Family Residential One Story (3)	Parcel (per Acre)	30.324	30.324	30.324	30.324	30.324	30.324	30.324	30.324	30.324
	Building (per Building Sq Ft)	0.040926	0.052523	0.057530	0.061486	0.073082	0.078090	0.070364	0.081961	0.086968
Multi-Family Residential Two Story (3)	Parcel (per Acre)	30.324	30.324	30.324	30.324	30.324	30.324	30.324	30.324	30.324
	Building (per Building Sq Ft)	0.027771	0.037259	0.043848	0.044593	0.054081	0.060670	0.056275	0.065763	0.072352
Commercial	Parcel (per Acre)	60.429	60.429	60.429	60.429	60.429	60.429	60.429	60.429	60.429
	Building (per FF Sq Ft)	0.060473	0.065319	0.074406	0.069065	0.073911	0.082998	0.085175	0.090022	0.099109
Industrial	Parcel (per Acre)	15.816	15.816	15.816	15.816	15.816	15.816	15.816	15.816	15.816
	Building (per FF Sq Ft)	0.039268	0.043422	0.049087	0.046633	0.050787	0.056451	0.056676	0.060830	0.066494
Vacant Residential	Parcel (per Acre)	13.198	13.198	13.198	13.198	13.198	13.198	13.198	13.198	13.198
	Building (per FF Sq Ft)	0	0	0	0	0	0	0	0	0
Vacant Commercial	Parcel (per Acre)	35.996	35.996	35.996	35.996	35.996	35.996	35.996	35.996	35.996
	Building (per FF Sq Ft)	0	0	0	0	0	0	0	0	0
Vacant Industrial	Parcel (per Acre)	7.308	7.308	7.308	7.308	7.308	7.308	7.308	7.308	7.308
	Building (per FF Sq Ft)	0	0	0	0	0	0	0	0	0
Agricultural	Parcel (per Acre)	2.727	2.727	2.727	2.727	2.727	2.727	2.727	2.727	2.727
	Building (per FF Sq Ft)	0.031916	0.034253	0.036849	0.036059	0.038396	0.040992	0.040662	0.042999	0.045595
Public Commercial	Parcel (per Acre)	60.429	60.429	60.429	60.429	60.429	60.429	60.429	60.429	60.429
	Building (per FF Sq Ft)	0.083445	0.088795	0.098826	0.092930	0.098280	0.108311	0.110714	0.116064	0.126095

(1) Includes condominiums on first floor level

(2) For large lot Single Family Residential parcels (parcel area greater than 0.5 acres) multiply area greater than 0.5 acre by Agricultural Parcel rate.

(3) Total Building SF not including garage area

5.6 SPECIAL PROCEDURES

Condominiums. Condominium unit owners typically have an undivided interest in the structure "shell." Condominium units located on the first floor were assessed for damages to structure and contents. In flood depths 0 to 5 feet and 5 to 10 feet, condominium units on the second floor or higher were assessed for structure damages only. In the greater than 10 feet flood zone, condominium units on second floor were assessed for structure and content damages while units above the second floor were assessed for structure damages only. The land damage benefit is allocated to the common parcel owned by the condominium's homeowner association.

Public Parcels. Consistent with the requirements of Proposition 218, all publicly owned parcels are assessed proportionately to the special flood damage reduction benefit they receive from the improvements. That is, public parcels are treated the same as privately owned parcels for assessment calculation purposes. As shown in Appendix E, County Assessor's land use codes were used to classify privately owned properties into land use categories (e.g., single-family residential, multi-family residential, commercial, industrial, and corresponding vacant categories). For public parcels, however, the Assessor's land use codes only designate the type of public use. Therefore, to calculate assessments for these parcels, a land use category was assigned to each public parcel based on its current use.

Minimum Assessments. The minimum annual assessment will be $1.50 to reflect SAFCA's cost to administer the CCAD 2 roll. All annual assessments calculated to be less than $1.50 will be raised to the $1.50 minimum.

Escalation. To reflect inflation increases in project costs, assessment rates may be increased annually beginning in March of the second year that assessments are levied, according to the corresponding annual increase in Engineering News-Record's (ENR's) Construction Cost Index calculated as follows:

A. A "mean" index will be computed by averaging the index for 20 U.S. cities with the index for San Francisco by resort to the January issue of the Engineering News Record magazine Construction Cost Index of the year in which the calculation is being made.

B. An adjustment factor shall be computed by dividing the "mean" index as calculated in subsection A of this section by the "mean" index for the previous January;

C. The new assessment shall be calculated by multiplying the adjustment factor, as calculated in subsection B of this section, by the total annual assessment in place prior to the annual adjustment.

In no case, however, shall the annual increase exceed 1.5 percent of the total annual assessment in place prior to the adjustment.

Updating Assessment Rolls. Recalculating assessments on an annual basis would accommodate changes in CCAD 2 over time. These changes can result from development activity such as recordation of subdivision maps, zoning changes, conditional use permits, and lot splits. An increase in building square footage, placement of a structure on an undeveloped parcel, or other such changes would trigger a recalculation of the assessment on the underlying property.

It is recognized that when dealing with the thousands of parcels that will be part of CCAD 2, using information from the Sacramento County Assessor's Office as the primary source of data for individual parcel characteristics may lead to some errors and some circumstances that do not

precisely fit the intent of the new district. Where such circumstances are discovered, either by the persons administering CCAD 2 or by the owners of the properties affected, the Executive Director of SAFCA (or his designee) shall review such circumstances. The Executive Director (or his designee) shall determine if corrections or adjustments are appropriate, any such corrections or adjustments being consistent with the concept, intent and parameters of CCAD 2 as set forth herein. Unless such proposed changes are appealed to the SAFCA Board of Directors, they will be incorporated into the assessment roll.

5.7 ELIMINATION OF EXISTING ASSESSMENT DISTRICTS

CCAD 2 will eliminate and replace SAFCA's existing CCAD following the redemption or refinancing of all CCAD outstanding bonds, which is expected to occur in Fiscal Year 2017 -18. Figure 5-6 depicts the existing CCAD and the proposed new CCAD 2 special benefit assessment districts.

SAFCA's existing Operations and Maintenance Assessment District No. 1 (District 1) provides for the Agency's planning and administration activities and for operations and maintenance costs associated with completed projects. District 1 will continue to exist and is not affected by the potential formation of CCAD 2.

The Natomas Basin Local Assessment District (NBLAD) was formed in 2011 to provide additional local funding to cover cost increases for the Natomas Levee Improvement Program. NBLAD is a special benefit assessment district with a maximum collection period of 40 years from the first year assessments were levied (2013). NBLAD will continue to exist and is not affected by the potential formation of CCAD 2.

Replacement of CCAD by the proposed CCAD 2 and the refinancing of the outstanding CCAD bonds with CCAD 2 bonds will result in elimination of the annual assessments associated with CCAD and replacement with the new assessment described in this Engineer's Report. Thus, within the existing CCAD, the new assessment will represent a net change rather than a cumulative increase in assessments. Table 5-7 presents a comparison of the average net increase for single family residential (SFR) parcels across all nine benefit zones and for the entire CCAD 2. Table 5-8 provides a comparison of the average net change in commercial assessments per 1000 square feet (SF) of building area for all nine benefit zones and for the entire CCAD 2. Table 5-9 contains a similar comparison for industrial assessments per 1,000 SF of building area.

FIGURE 5-6: SAFCA ASSESSMENT DISTRICTS

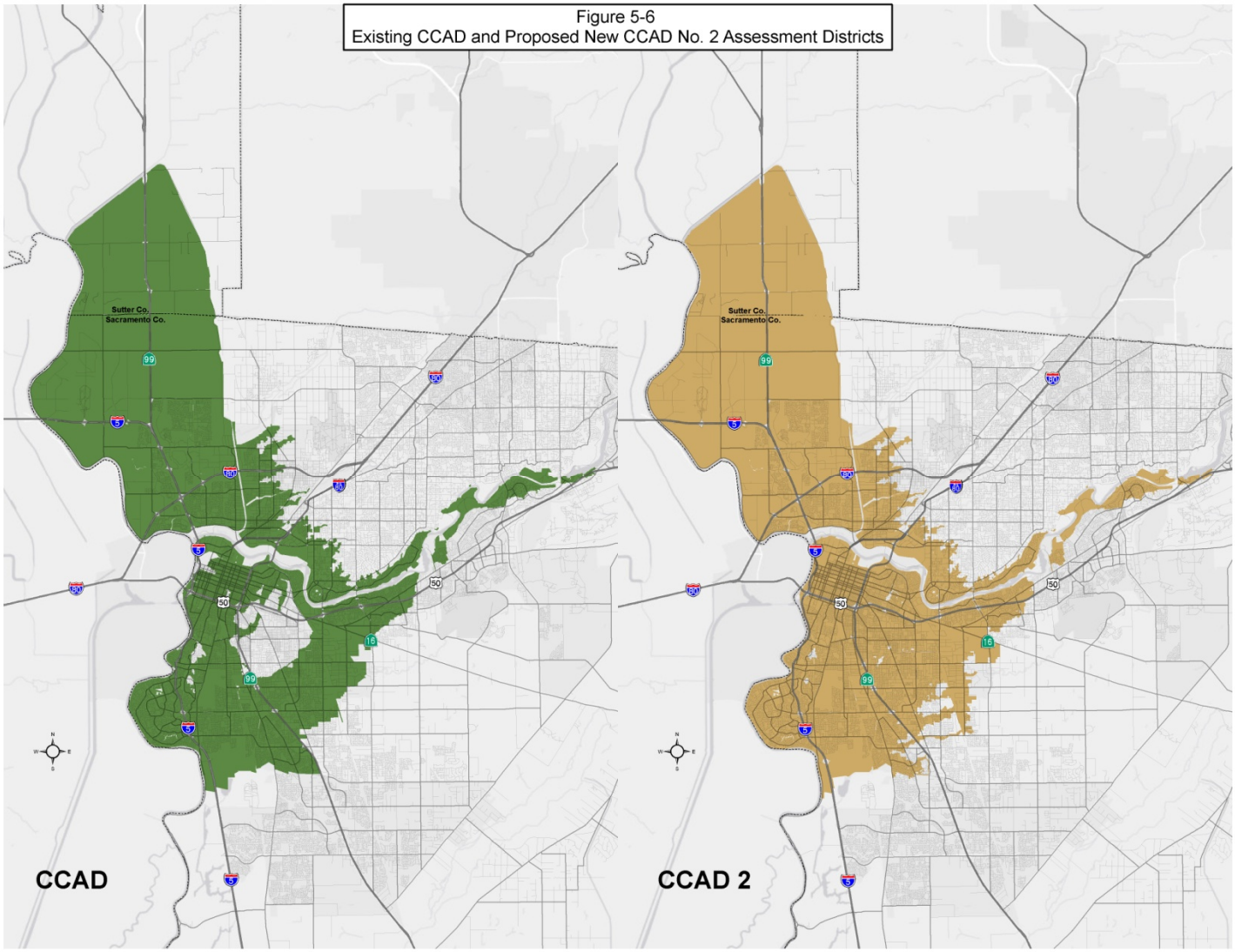


TABLE 5-7: AVERAGE ANNUAL SINGLE FAMILY RESIDENTIAL ASSESSMENTS

	Proposed CCAD 2 Assessment			Existing CCAD Assessment	
Benefit Zone	**No. of Stories**	**No. SFR Parcels**	**Average Assessment**	**Average Assessment**	**Net Change**
NB	1	14,092	$147	$77	$70
	2	12,103	$163	$92	$71
NS	1	3,862	$73	$55	$18
	2	788	$77	$63	$14
AR-NS	1	3,291	$107	$53	$54
	2	328	$105	$58	$47
AR	1	36,299	$49	$37	$12
	2	7,096	$55	$39	$16
AR-SR	1	22,915	$81	$60	$21
	2	6,000	$103	$75	$28
AR-SR-SSSG	1	21,697	$138	$99	$39
	2	6,303	$160	$141	$19
AR-SSSG	1	76	$60	$35	$25
	2	38	$46	$33	$13
SSSG	1	333	$19		$19
	2	42	$19		$19
Total District	**1**	**102,565**	**$91**	**$51**	**$40**
	2	**32,698**	**$125**	**$74**	**$51**
	All SFR	**135,263**	**$99**	**$57**	**$42**

TABLE 5-8: AVERAGE ANNUAL COMMERCIAL ASSESSMENTS (PER 1000 SF OF BUILDING AREA)

	Proposed CCAD 2 Assessments		Existing CCAD Assessments	
Benefit Zone	**No. Commercial Parcels**	**Average Assessment per 1000 SF of Building Area**	**Average Assessment per 1000 SF of Building Area**	**Net Change**
NB	446	$112	$118	($6)
NS	59	$72	$111	($39)
AR-NS	271	$124	$116	$8
AR	1,436	$48	$66	($18)
AR-SR	2,469	$81	$100	($19)
AR-SR-SSSG	229	$110	$147	($37)
AR-SSSG			$69	($69)
SSSG	1	$19		$19
Total District	**4,911**	**$77**	**$93**	**($16)**

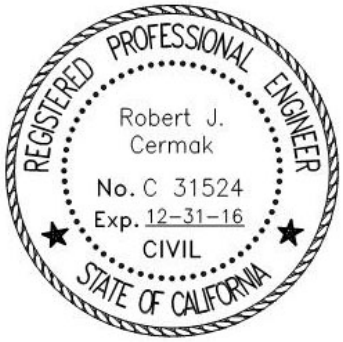
TABLE 5-9: AVERAGE ANNUAL INDUSTRIAL ASSESSMENTS (PER 1000 SF OF BUILDING AREA)

	Proposed CCAD 2 Assessments		Existing CCAD Assessments	
Benefit Zone	**No. Industrial Parcels**	**Average Assessment per 1000 SF of Building Area**	**Average Assessment per 1000 SF of Building Area**	**Net Change**
NB	210	$68	$69	($1)
NS	129	$45	$65	($20)
AR-NS	133	$79	$74	$5
AR	609	$27	$41	($14)
AR-SR	530	$52	$67	($15)
AR-SR-SSSG	27	$61	$68	($7)
AR-SSSG			$44	($44)
SSSG				$0
Total District	**1,638**	**$47**	**$53**	**($6)**

6.0 CONCLUSIONS

It is concluded that the proposed new assessments do not exceed the special benefit received by the properties assessed over and above the benefits conferred on the public at large. It is also concluded that the amount of each assessment is proportional to, and no greater than, the special benefits conferred on each property assessed.

By: Robert J. Cermak, P.E.
WSP Parsons Brinckerhoff



7.0 PROPOSED SCHEDULE

Date	Event
February 1, 2016	Issue Draft Engineer's Report and Draft Subsequent Program Environmental Impact Report (Draft EIR)
February 18, 2016	SAFCA Board Meeting: Public Hearing on Draft EIR
March 16, 2016	Close of 45-day public comment period on Draft EIR
April 21, 2016	SAFCA Board Meeting: Board Actions: Certify the Final Subsequent Program Environmental Impact Report Adopt resolutions tentatively approving the Draft Engineer's Report and declaring the Board's intention to undertake special assessment district proceedings
April 29, 2016	Mail notice of the public hearing and assessment district ballots to all property owners in the proposed Consolidated Capital Assessment District No. 2 (CCAD 2)
May 10 to May 19, 2016	SAFCA hosts Community Open Houses on the proposed CCAD 2
June 13, 2016	SAFCA l Board Meeting/Public Hearing on formation of CCAD 2: Board Actions: Open public hearing Hear comments Opportunity for property owners to cast ballot or change ballot Consider any protests lodged against CCAD 2 Determine whether any modifications need to be made to Engineer's Report Close public hearing Direct Clerk of Board to tabulate the assessment ballots Adjourn Board meeting to allow the Clerk time to tabulate the ballots, including any submitted at the hearing.
June 16, 2016	Reconvene Board meeting: Board Actions: Receive and certify ballot tabulation Assuming no majority protest, adopt Resolution Confirming Engineer's Report (including any modifications to the report); ordering formation of CCAD 2 and the levy and collection of assessments, and the sale of bonds as necessary to implement the project
August 15, 2017	If CCAD 2 is formed, assessment roll transmitted to Sacramento County and Sutter County Auditor/Tax Collector for inclusion on County tax bills.
October 31, 2017	Final day for property tax bills to be mailed.

8.0 REFERENCES

California Department of Water Resources, Division of Flood Management, map of the American River, Sacramento, Estimated Potential Flood Depths, August 1993.

Parsons Brinckerhoff Quade & Douglas, Inc., *Engineer's Report for SAFCA Operation and Maintenance Assessment for Assessment District No. 1*, June 20, 1991.

Sacramento Area Flood Control Agency Act, West's Ann. Cal. Water Code App., Chapter 130, 1990.

US Army Corps of Engineers, Sacramento District, *American River Watershed Investigation, California: Feasibility Report*, Parts I and II, Volumes 1 through 8, Appendixes A through T, December 1991.

US Army Corps of Engineers, *San Joaquin River Basin, South Sacramento County Streams Investigation, California: Final Feasibility Report, Main Report*, March 1998.

APPENDIX A: USE OF DEPTH-DAMAGE CURVES IN CCAD 2 SPECIAL BENEFIT CALCULATIONS

Properties within the proposed CCAD 2 will receive a special flood protection benefit in the form of a substantial reduction in expected flood damages. For a relatively wide range of flood events, these properties will escape all of the pre-project damages to structures, the contents of structures, and the land comprising the property they could have otherwise suffered. Using the methodology in Chapter 5 of the Engineer's Report, the potential flood damages to each parcel within the protected floodplains were determined and their assessments calculated proportional to that benefit.

An essential component of the flood protection benefit calculation is the relationship between flood depth and resulting damage for various types of structures and their contents. Depth-damage relationships are formulated as curves reflecting the percent of damage that is likely to occur to structures and contents at various depths of flooding above or below the first floor of the structure. "Depth-damage relationships are based on the premise that water height, and its relationship to structure height (elevation), is the most important variable in determining the expected value of damage to buildings. Similar properties, constructed, furnished, and maintained alike, and exposed to the same flood stages and forces, may be assumed to incur damages in similar magnitudes or proportion to actual values."[11]

Depth-damage curves are computed separately for structures and contents. The percent damage to structures refers to the percent of the total cost of the structure that is damaged. The percent damage to contents refers to the percent of the total cost of the contents that is damaged. Standard practice has been to utilize content to structure value ratios (CSVR) to express contents depth-damages as a percent of structure value, thus eliminating the need to estimate contents values separately for each structure.

Depth-damage curves have been used in the flood damage calculations in SAFCA's CCAD (2007), NBLAD (2010) and proposed CCAD 2 (2016) assessment districts. As shown in Table A-1, the curves used in each of these assessment districts were derived from the most up to date USACE studies.

CCAD (2007) utilized residential depth-damage curves published by the Federal Insurance Administration (FIA) in 1988 and commercial depth-damage curves developed by the Tennessee Valley Authority (TVA) in 1969 for the US Department of Housing and Urban Development. These curves were used in the USACE Sacramento District's comprehensive local flood study, American River Watershed, Feasibility Report, Dec. 1991, and represented the best available information at the time of CCAD formation.

Shortly thereafter, USACE issued the Economic Reevaluation Report (ERR) for Folsom Dam Modification and Folsom Dam Raise (2008) and the USACE Post-Authorization Change Report (PACR), Common Features, Natomas Basin (2010), both of which utilized generic residential depth-damage curves developed by the USACE for nation-wide use in flood-damage reduction studies. As illustrated in Figure A-1, these structure and contents depth-damage curves which

[11] Davis, Stuart A., Nahor B. Johnson, William B. Hansen, James Warren, Frank R. Reynolds, Jr., Carl O. Foley, and Robert L. Fulton: National Economic Development Procedures Manual: Urban Flood Damage, IWR Report 88-R-2, Fort Belvoir, Virginia: U. S. Army Corps of Engineers, Institute for Water Resources, 1988.

were used in the formation of NBLAD (2011) differed markedly from the curves used in the CCAD.

Commercial depth-damage curves in NBLAD were also based on the USACE ERR and PACR studies, both of which incorporated long-duration deep flooding structure damage curves from the USACE New Orleans District study (1997). The commercial contents depth-damage curves were developed from expert solicitation for 22 non-residential categories in the Sacramento Metropolitan area by the USACE Sacramento District (2007). For purposes of the NBLAD, a content-to-structure value ratio (CSVR) for non-residential structures was estimated from the USACE PACR Natomas Basin study using the computed structure and contents total value of damageable property as shown in Table A-2. The CSVR was then used to express non-residential contents depth-damage as a percent of structure value.

By the time of CCAD 2 development in 2016, two additional large-scale regional flood studies had incorporated the same depth-damage curves as the previous ERR and PACR. These are the *General Reevaluation Report, American River Watershed, Common Features*, USACE Sacramento District (Feb 2015) and the *Central Valley Flood Protection Plan*, State of California, DWR (June 2012). Recognizing the source of the depth-damage curves as the best available and appropriate information as evidenced by their use in the four recent and local USACE flood studies and the DWR flood study, the depth-damage functions used in NBLAD were also included in the CCAD 2 flood damage calculations.

Figure A-2 compares residential (one-story) depth-damage curves for structure and contents damage as a percentage of structure value used in CCAD and CCAD 2. The residential curve for CCAD 2 is consistently higher than the CCAD curve. For a given depth of flooding, the CCAD 2 will estimate greater residential flood damages than CCAD.

Figure A-3 illustrates commercial depth-damage curves for structure and contents damage as a percentage of structure value as used in CCAD and CCAD 2. The two curves have the same percentage damages at 2.5 feet of flood depth, which serves as the percentage used in the 0 to 5 feet flood depth zone in both CCAD and CCAD 2 assessment calculations. For greater depths, the CCAD curve shows greater percent damage of structure and content.

While we cannot be certain of the source of the differences between the depth-damage curves in Figures A-2 and A-3, we suspect that the new curves reflect USACE's interpretation of the results of flood events that have occurred across the country since the 1980's and, in the case of residential and commercial damages, their application of this information to the conditions on the ground in Sacramento.

One test of the reasonableness of the methodology is to compare the relative proportion of flood damages by land use calculated in CCAD and CCAD 2 with flood damages in the USACE Common Features GRR (Feb 2015). Table 15 of the GRR's Appendix E, Draft Economics, contains expected annual damages (EAD) by land use for without project conditions. Land uses in CCAD and CCAD2 were grouped into the GRR categories: residential (SFR and MFR), commercial, industrial, public and AG/Farm. The one set of mismatches is CCAD and CCAD2 have vacant land and the GRR has autos as a damage category.

Figure A-4 shows the comparison of CCAD and CCAD2 flood damages with GRR EAD by land use. The important part of the comparison is the proportional share of damages by residential and non-residential parcels. As Figure A-4 demonstrates, there is substantial consistency between

CCAD2 and GRR EAD estimates of the relative proportion of flood damages. The residential share is 62% for CCAD2 and 63% for GRR EAD. The favorable comparison holds for commercial (17% for both). However, CCAD shows an underestimation of residential damages compared to GRR EAD (50% vs. 63%) and overestimation of commercial damages (24% vs. 17%).

TABLE A-1: USE AND SOURCE OF DEPTH-DAMAGE CURVES

SAFCA Assessment District (Year)	USACE or DWR Study with Depth-Damage Curves Utilized in SAFCA Assessment District Flood Damage Calculations	Source of Residential Depth-Damage Curves	Source of Non-Residential Depth-Damage Curves
CCAD (2007)	*American River Watershed Investigation, Feasibility Report*, USACE Sacramento District (Dec 1991)	Federal Insurance Administration (1988)	Tennessee Valley Authority for Department of Housing and Urban Development (1969)
NBLAD (2011), CCAD2 (2016)	*Final Economic Reevaluation Report, American River Watershed Project, Folsom Dam Modification and Folsom Dam Raise Projects*, USACE Sacramento District (Feb 2008)	*Economic Guidance Memorandum (EGM) 01-03, Generic Depth-Damage Relationships*, USACE IWR (Dec 2000)	*Final Report, Depth Damage Relationships in Support of Morganza to the Gulf, Louisiana Feasibility Study*, USACE New Orleans District (May 1997) for structures; non-residential content depth-damage curves were developed based on expert solicitation for 22 non-residential categories in the Sacramento Metropolitan area, USACE Sacramento District (2007)
	Post-Authorization Change Report, American River Watershed, Common Features Project, Natomas Basin, USACE Sacramento District (July 2010)		
	Central Valley Flood Protection Plan, State of California, DWR (June 2012)		
	General Reevaluation Report, American River Watershed, Common Features, USACE Sacramento District (Feb 2015)		

FIGURE A-1: CONTENT AND STRUCTURE DAMAGE AS A PERCENTAGE OF STRUCTURE VALUE FOR ONE-STORY RESIDENTIAL

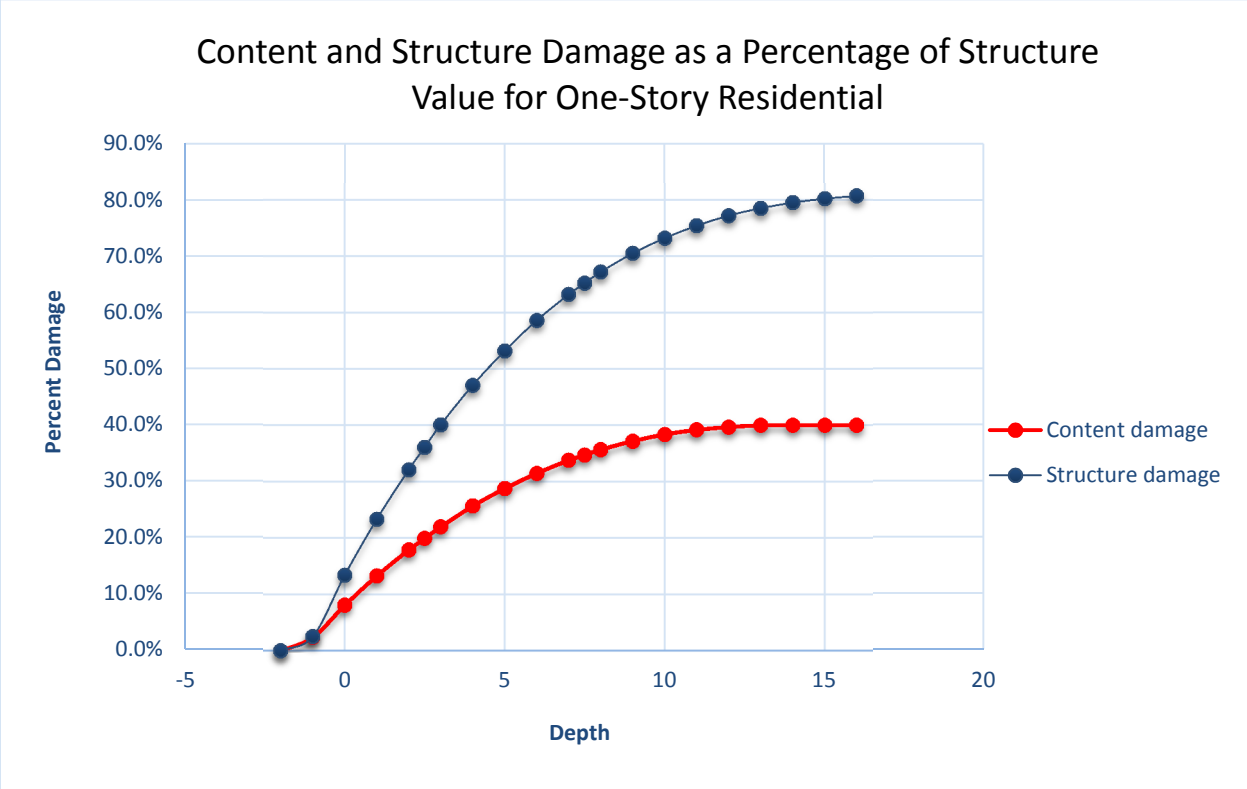


TABLE A-2: CONTENTS TO STRUCTURE VALUE RATIO (CSVR) FOR NON-RESIDENTIAL

Contents to Structure Value Ratio (CSVR) for Non-Residential			
Land Use	Structure Value ($ million)	Content Value ($ million)	CSVR
Commercial	$681	$308	0.45
Industrial	$458	$249	0.54
Public	$440	$275	0.63
Farm	$6	$7	1.17

Structure and Content Values from (USACE PACR American River Watershed, Common Features Project, Natomas Basin)

FIGURE A-2: PERCENT DAMAGE TO ONE-STORY RESIDENTIAL STRUCTURE & CONTENTS

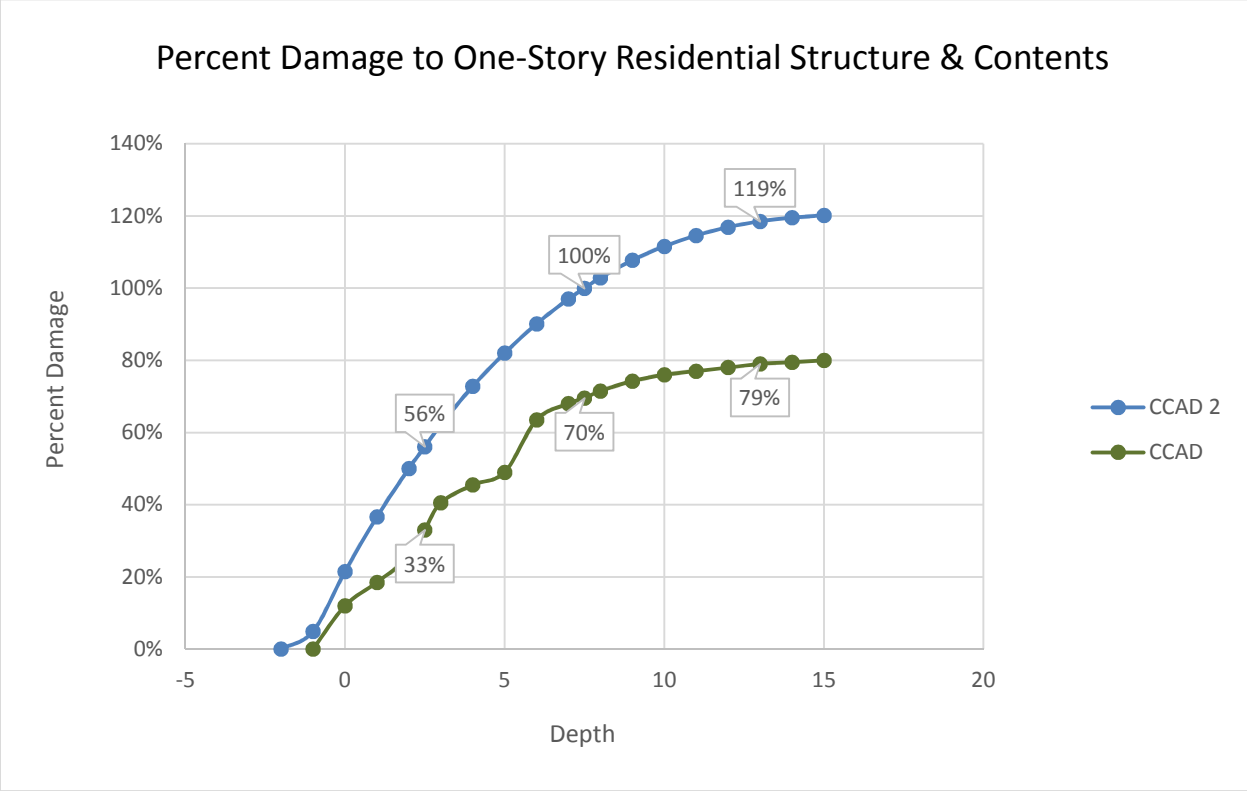


FIGURE A-3: PERCENT DAMAGE TO COMMERCIAL STRUCTURE & CONTENTS

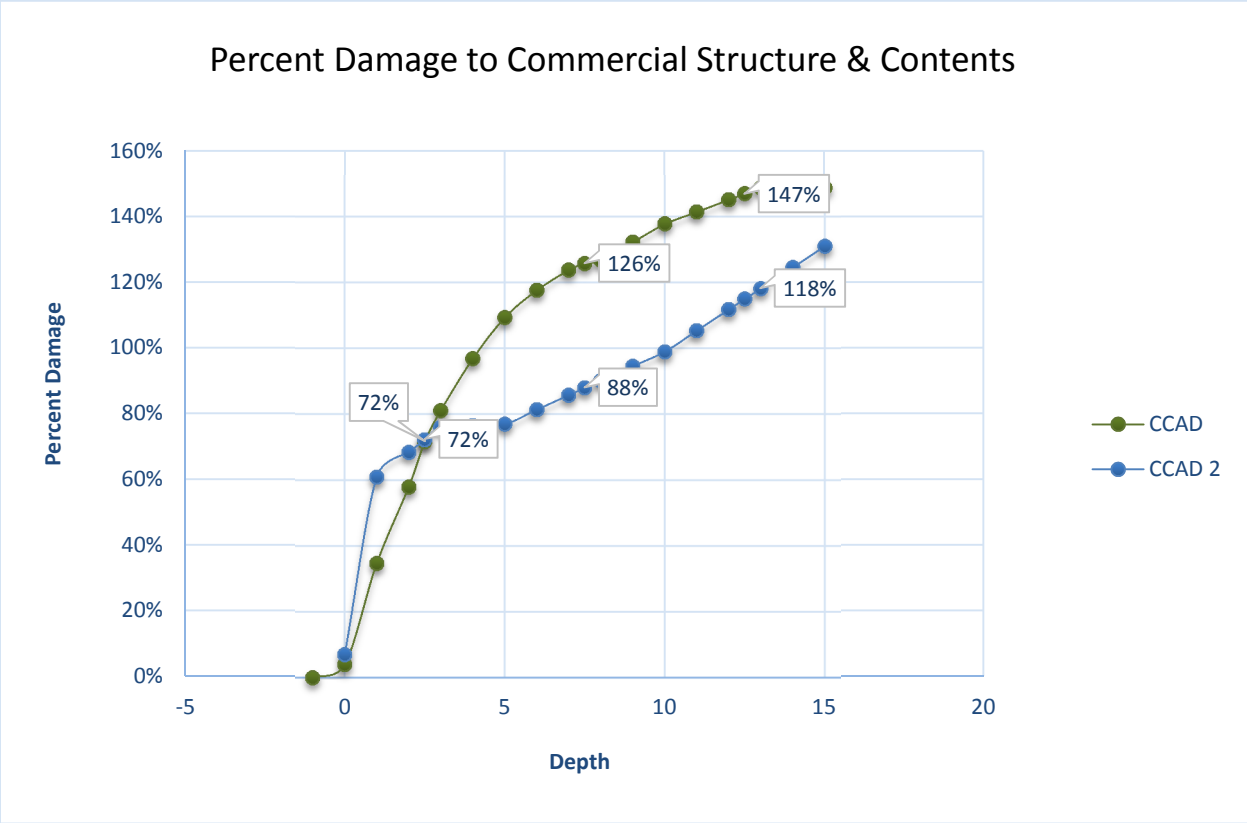
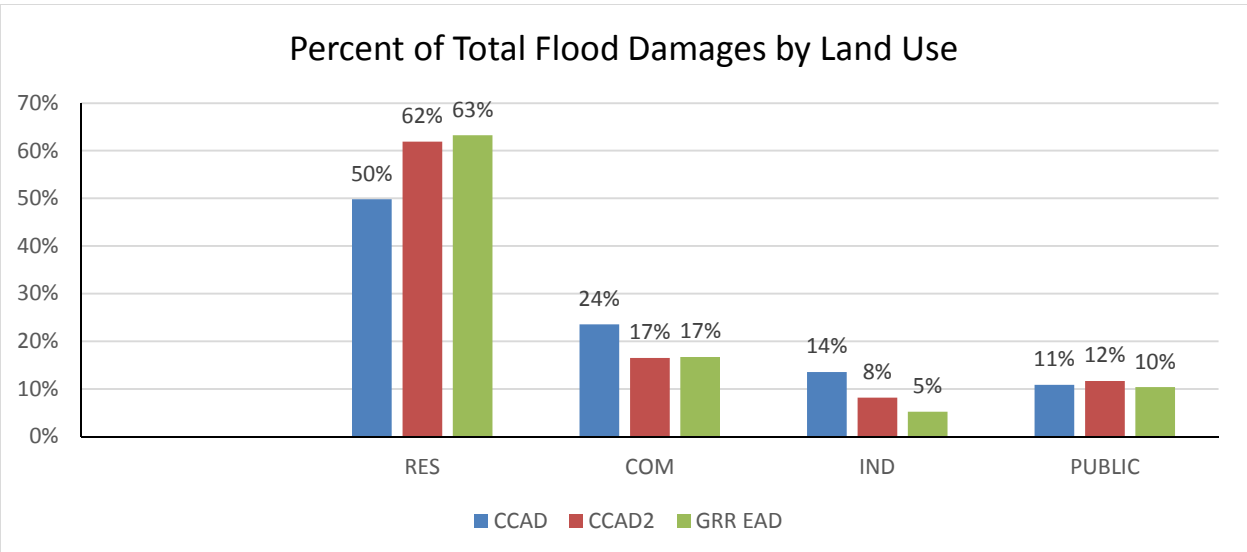


FIGURE A-4: PERCENT OF TOTAL FLOOD DAMAGES BY LAND USE



APPENDIX B: BASE LAND VALUE APPRAISAL REPORT (O&M ASSESSMENT DISTRICT)

TABLE OF CONTENTS

Base Land Value Appraisal Report
SAFCA Assessment District No. 1

BASE LAND VALUE APPRAISAL REPORT
SAFCA ASSESSMENT DISTRICT NO. 1

PURPOSE

To provide appraisal services to establish base land values for various land use categories within SAFCA Assessment District No. 1 (District) area of influence in Sacramento County and a portion of South Sutter County.

This report and recommendation of base land values specifically addresses the following points:

1. All parcels within the District have been classified and valued for use in the benefit assessment process by county assessor's parcel number.
2. The respective base values will bear a relationship to the property area, usage and zoning as reflected in the classification system.
3. The valuation methodology will apply equally to all properties.
4. The benefit relationship as it applies to individual parcels will be administered by the District and is not addressed in this report.
5. The base value estimates consider land alone, exclusive of any building improvements.
6. The base value recommendations for each land area classification are not representative of fair market value.

LAND APPRAISAL SERVICES

General

The purpose of this report is to provide valuation data relative to the lands within the District that can be utilized by the Assessment Engineer and reviewed by the Valuation Assessment Commissioners.

The work required to prepare the requested information was completed in the following sequence:

Scope of Work

Task 1 – All Impacted Parcels Have Been Identified
Task 2 – Locations of Impacted Parcels Have Been Determined
Task 3 – The Land Use Codes Established by the Respective County Assessor's Office Have Been Analyzed by Location and Number of Parcels
Task 4 – Base Land Values by Land Use and Use Code Categories Have Been Established By Market Data Analysis
Task 5 – A Land Value Report Has Been Prepared and Transmitted to the Assessment Engineer
Task 6 – Appraisal Staff of Dutra Appraisal Service Has and Will Continue to Attend Meetings
Task 7 – Dutra Appraisal Service Staff Will Plan To Advise and Review Issues Related to Disputed Values

Task 1 – Listing of Impacted Parcels

The Assessment Engineer has provided the appraiser a current listing of all parcels that are being impacted by the formation of the proposed assessment District. This listing included the following information:

A. Parcel Number in accordance with the respective County Tax Assessor offices.
B. Parcel land use code, parcel size and zoning. The land use categories being used are five in number as follows:

    1. Agricultural
    2. Commercial
    3. Industrial
    4. Residential
    5. Miscellaneous

C. Size of parcel in acreage or by square footage for all parcels.

Task 2 – Locations of Impacted Parcels

The Assessment Engineer has provided locations of all parcels. Said identification was by assessor parcel number and County Assessor's parcel maps.

Task 3 – Development of General Land and Use Code Value Categories

The appraiser has reviewed the existing land use and use code categories. This review included a study of market transactions for the 30-month period of July 1988 to December 1990. The resulting analysis indicated the following land use categories:

Number	Classification	Sub-Classification
1	Agricultural	A 1-6
2	Commercial	C 1-10
3	Industrial	I 1-3
4	Residential	R 0-11
5	Miscellaneous	Code based on predominant use of above classifications

The general use category and sub classification value system has been applied on a per-square-foot-of-land-area basis.

Task 4 – Development of Land Values by Land Use Classification

The appraiser/consultant has employed recognized real estate appraisal techniques to: –

A. Develop a consistent and logical land use classification system with application to the specific task at hand.

B. The principal basis of said classification system is a reflection of the market activity on lands within the confines of the District.
C. The city and county use code were adhered to in the District valuation.
D. An analysis of property size, particularly those parcels less than one acre, was conducted to ascertain proper and meaningful value estimates. All properties were valued on the basis of total square feet as determined by the County Assessor's Office or the Assessment Engineer.
E. Sales data within the District was collected and analyzed. Said data determined the assigned value for each land classification.
F. Upon completion of this sales analysis, unit values were assigned to each land classification. Value codes were based upon a per-square-foot basis. It was the appraiser's goal to insure a consistent and uniform application of the unit values within and between each class and category of property.

Task 5 - Prepare and Issue Reports

The appraiser has prepared and transmitted a valuation report that sets forth the methodology used in arriving at the selected land values by land use category. Said document is identified as the Base Land Value Appraisal Report. This report includes a "Property Inventory Listing." This listing is arranged in parcel number order. the significant entries include the following:

Parcel Number
Parcel Size
Classification
Use Code, Value Code
Property Value

Task 6 - Attend Meetings/Coordination

To maintain a consistency of action with other participants in the project, the appraiser has and will continue to attend the working committee meetings and most public meetings to be conducted in accordance with the District Assessment Requirements.

Task 7 - Advise and Review Issues Related to Disputed Values

The appraiser will be available to advise and review problems that develop due to errors of Area, Mapping, and Valuation issues. This service will apply to the current "Property Inventory Listing."

VALUATION METHODOLOGY

To facilitate and simplify the process of valuing the property encompassed within the District and to provide the assessment data, three significant property characteristics were analyzed to develop a consistent valuation approach in an interrelated pattern as follows:

1. Use Code

   The use code as determined by the Sacramento and Sutter County Assessors' office was used in the valuation process. In the instance where the use code differs from the zoning, as of March 1, 1990, the appraiser relied most heavily upon the use code classification.

2. Location

   Land values are greatly influenced by the parcel location within the District. This was taken into account in determining the base land values.

3. Parcel Size

   The parcel size in conjunction with the value code determined the base land value used in the valuation process.

The value sought in this analysis is based upon commonly accepted principles of real estate appraising in deriving fee simple market value. The exception of this principle is that the value derived is not market value for any one parcel of land being valued. The primary purpose of this phase is the establishment of value relationships between the various property classifications.

This value relationship is applicable to all of the properties within the District, i.e., approximately 303,600 parcels of land.

The estimation of a property's value involves a systematic process in which the appraisal problem is defined and the data required is gathered, analyzed and interpreted into an estimate of value. Traditionally, three methods of valuation have been used in appraising: the cost, market and income approaches.

However, due to the nature and purpose of the property being appraised, the cost and income approaches to value will not be utilized. This places the emphasis upon the market data approach to value.

The market data approach involves the comparison of the property or class of properties to similar properties that have been recently sold or that are offered for sale. These sales are reviewed for differences such as the date of sale, location of the site, physical characteristics, density, utility of use and other factors. The comparable properties are then adjusted to formulate a value range to the property being appraised.

The final step in the valuation approach is the estimate of the final value based upon the market activity and estimated future worth of that particular class of property as determined by the sales analysis.

The value estimate indicated by this approach is then reconciled into a final value conclusion for each class of property being valued within the SAFCA District.

The valuation process is based upon a six-part procedure:

1. County Assessor map books, ownership list and parcel data is furnished to the appraiser by the Assessment Engineer.
2. Sales data for the latest thirty-month period in a book, use code and parcel number listing is analyzed by the appraisal staff. Supplementing this source of information are the sales files of Dutra Apraisal Service. Said data has been analyzed in both a field and office situation to assist the appraiser in establishing the general level of value for the area.
3. The appraiser has determined the appropriate value code reflecting the general characteristics of the property. The representative value for this code is applied to the square footage of each parcel by the Assessment Engineer and reviewed and confirmed by the Appraiser.
4. At the appraiser's discretion, audits of specific properties or use code types will be conducted to test the consistency and reliability of the value findings.
5. Based upon the test results, the original value submission may be changed or errors discovered in the process will be corrected.
6. At the conclusion of the testing period, values will be finalized.

The value codes and property values are organized on a general use concept as follows:

All Agricultural Properties

Value Codes		
A-1	$ .10/SF	$ 5,000/Acre
A-2	$ .25/SF	$10,750/Acre
A-3	$ .50/SF	$21,750/Acre
A-4	$1.00/SF	$43,500/Acre
A-5	$1.50/SF	$65,000/Acre
A-6	$2.00/SF	$87,120/Acre

Agricultural properties are found in the northern and southern areas of the District. The lower values are for those properties most remote from urban development having marginal potential for further development.

All Commercial Properties

C-1 - $ 2.00/SF
C-2 - $ 4.00/SF
C-3 - $ 7.00/SF
C-4 - $ 10,00/SF
C-5 - $ 15.00/SF
C-6 - $ 25.00/SF
C-7 - $ 40.00/SF
C-8 - $ 70.00/SF
C-9 - $100.00/SF
C-10- $150.00/SF

Commercial properties are distributed throughout the District. The greatest concentration is in downtown Sacramento, but there are shopping centers, commercial strips, and isolated commercially used property almost everywhere.

The lower C-1 and C-2 value codes were applied to those properties located in marginal areas, i.e., "Mom and Pop" operations in disadvantaged neighborhoods. The highest, C-8, C-9 and C-10, value codes were limited to high-density multi-story properties in downtown Sacramento. The mid-range value codes were used in the shopping centers and commercial strip areas.

All Industrial Properties

M-1 - $1.50/SF
M-2 - $3.00/SF
M-3 - $5.00/SF

Industrial use properties are found throughout the area. The lowest values for industrial land were found in the vacant industrial areas and where the industrial complex was sparsely developed over a large site. The highest value code was used in those areas of built-up planned industrial parks and in those industrial areas in transition to commercial use.

All Residential Properties

R-0 - $ 1.00/SF
R-1 - $ 2.00/SF
R-2 - $ 3.00/SF
R-3 - $ 4.00/SF
R-4 - $ 5.00/SF
R-5 - $ 6.00/SF
R-6 - $ 7.00/SF
R-7 - $ 8.50/SF
R-8 - $10.00/SF
R-9 - $12.50/SF
R-10 - $15.00/SF
R-11 - $25.00/SF

The lower value codes are predominate in areas of large parcel size properties or disadvantaged neighborhoods, or in areas removed from urban influences. The mid-range of value codes were scattered throughout the District and are representative of the majority of residential property. The extreme upper value codes are limited to quality condominium and planned unit developments characterized by small parcel sizes.

All Miscellaneous Properties

The value code for miscellaneous properties is based upon the predominate uses within the location or neighborhood of the property being valued.

A percentage of the district properties is exempt from property taxes; these include but are not limited to city, county, state and federally owned and used property, school and fire district property, some religious properties and non-useable types of property. This report similarly exempts those properties. However, they are listed to maintain an accurate inventory of the properties present within the district.

A second class of properties owned by the utilities, railroads and communication companies is included within this report. These properties are listed in County Assessor parcel order with the other district parcels. However, the property valuation has been established by the California State Board of Equalization as represented on the 1990-1991 Sacramento and Sutter County Property Tax Roll.

In summary, The Land Value Report emphasizes a consistency of valuation theory as it applies to all of the property, subject to benefit assessments within the District. These valuations do not represent market value for any one particular parcel.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report and valuation contained herein are expressly subject to the following assumptions and/or conditions:

1. Title to the property is marketable.
2. No survey of the property has been made and property lines (actual or proposed) as they appear on the ground are assumed to be correct.
3. Data, maps and descriptive data furnished by the client or his representative are accurate and correct.
4. No responsibility is assumed for matters of law or legal interpretation.
5. No conditions exist that are not discoverable through normal, diligent investigation, which would affect the use and value of the property.
6. No responsibility is assumed for building permits, zone changes, engineering or any other service or duty connected with legally utilizing the respective properties.
7. The appraisal has been prepared on the premise that there are no emcumbrances or other matters not of record prohibiting the utilization of the property under the governmental use code.
8. The estimate of value is subject to the purpose and date of appraisal outlined in the Engineer's Report.
9. The estimate of value is based upon information and data from sources believed reliable, correct and accurately reported.
10. The appraisal and report of the appraisal are to be considered in their entirety and use or dissemination of only a portion thereof without prior approval of the preparer and appropriate qualification will render them invalid.
11. Except as otherwise provided, possession of this report or a copy thereof, does not carry with it the right of publication or its use by other than the client or for purposes other than those for which it was prepared.
12. The appraiser shall not be required to give testimony or appear in court by reason of this appraisal with reference to the project described herein unless prior arrangements have been made.

CERTIFICATION

The staff of Dutra Appraisal Service is the originator of the parcel values as contained in the "property inventory listing." No individual site inspections were conducted other than random "field" drive-by viewing. This technique is characteristic of mass appraising.

I, the undersigned, do hereby certify that, except as otherwise noted in this appraisal report:

1. We have personally inspected the properties within the district which are the subject of this valuation report as in the manner noted above.
2. We have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.
3. The professional fee for the appraisal service rendered is dependent solely upon completion of the service evidenced by delivery of this report and is in no way contengent upon the conclusion or value estimate reported.
4. To the best of our knowledge and belief the statement of fact contained in this appraisal report, upon which the analysis, opinions and conclusions expressed herein are based, are true and corect.
5. This appraisal report sets forth all of the limiting conditions (imposed by the terms of the assignment or by the undersigned) affecting the analysis, opinions and conclusions contained in this report.
6. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards for Professional Conduct of the Appraisal Institute.
7. Appraisal Institute conducts a voluntary program of continuing education for its designated members. SRPA's who meet the standards of this program are awarded periodic educational certification. The undersigned, Alan J. Dutra, SRA, SRPA, is currently certified.
8. No appraisal firm other than the undersigned prepared the analysis, conclusions and opinions concerning the property valuations set forth in the property inventory listing.

Alan J. Dutra, SRA, SRPA

MARCH 1, 1991

Date

VALUATION CODES

Land Use	Appraisal Code	Code Value ($/Acre)
Agricultural	A1	5,000
	A2	10,750
	A3	21,750
	A4	43,500
	A5	65,000
	A6	87,000

Land Use	Appraisal Code	Code Value ($/Square Foot)
Residential	R0	1.00
	R1	2.00
	R2	3.00
	R3	4.00
	R4	5.00
	R5	6.00
	R6	7.00
	R7	8.50
	R8	10.00
	R9	12.50
	R10	15.00
	R11	25.00
Commercial	C1	2.00
	C2	4.00
	C3	7.00
	C4	10.00
	C5	15.00
	C6	25.00
	C7	40.00
	C8	70.00
	C9	100.00
	C10	150.00
Industrial	M1	1.50
	M2	3.00
	M3	5.00

APPENDIX C: COUNTY OF SACRAMENTO ASSESSOR'S LAND USE CODES

Title: Land Use Codes

1. PURPOSE

To describe the procedure for assigning use codes to parcels of land in Sacramento County.

2. DEFINITION

A use code is a 6-digit alphanumeric code assigned to every parcel in the County by the Assessor's Office. This code usually describes the existing use of each property. If the property is vacant, or the improvements have little or no value, the use code describes the anticipated use based on the zoning of the property.

The term 'use code' is not the same as zoning. Zoning is a code which is assigned to property by a planning department rather than the Assessor's Office and describes the permitted use of a property, rather than the existing or anticipated use.

3. POLICY

A. Every parcel in Sacramento County shall be assigned a use code.

B. Use codes shall describe the actual use of improved property or the proposed use of vacant property.

C. Use codes shall be based on the primary use of the property.

D. Use codes on parcels in economic units (other than multi-family dwellings on more than one parcel) shall be assigned as follows:

1. Use codes shall be based on the primary use of the economic unit.
2. The use code of the primary parcel shall describe the actual use of the property with the last character reflecting the number of parcels in the economic unit.
3. Use codes on all other parcels in the economic unit shall contain the same first and second characters as the primary parcel. These shall be followed by three zeroes and end with the number of parcels in the economic unit.

E. Use codes shall be assigned to multi-family dwellings on more than one parcel as follows:

1. The parcel with the greatest number of dwelling units shall be designated as the prime parcel.
2. The use code of the prime parcel shall reflect the total number of dwelling units in the economic unit.

3. Use codes on the remaining parcels of the economic unit shall reflect a dwelling count of zero.

4. USE CODE SYSTEM

This section describes use codes and general land uses.

A. There are six digits in each use code. The first digit (on the left) always represents the General Land Use of the parcel. The meaning of digits two through six vary depending on the type of general land use.

B. The various types of General Land Uses are shown in the list below. For further explanation of use codes for each of the General Land uses, refer to the appropriate pages of this Manual Section.

General Land Use	Code	For further reference, see page
Residential	A	4 - 7
Retail Commercial	B	8 - 10
Office	C	10 - 11
Personal Care & Health	D	12
Church & Welfare	E	13
Recreational	F	14 - 15
Industrial	G	16 - 17
Agricultural	H	18 - 19
Vacant	I	20 - 21
Miscellaneous	M	22
Public/Utilities	W	23 -24

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1 General Land Use	2 Specific Land Use	3 Occupancy	4 (not used)	5 Secondary Use	6 Character of Use①
A Residential dwelling unit	1 - Single family	A - Subdivision	0	Indicate any secondary use by using General Land Use Codes Use 'M' for a miscellaneous improvement If no secondary use, use '0'	A - Most probable B - Under improvement C - Over improvement E - Unfinished H - Historical property P - Permit entered ...OR Parcel Grouping Indicate number of parcels in an economic unit. If 10 or more parcels, use 'X'
		B - Non-subdivision	0	↓	↓
		C - Rural home site (under 2 acres)	0	↓	↓
		D - Rural home site (2 to 5 acres)	0	↓	↓
		E - Rural home site (over 5 acres & primary use is res)	0	↓	↓
		F - Condominium	0	↓	↓
		G - Planned Unit Development	0	↓	↓
		H - Row house	0	↓	↓
		J - Half-plex	0	↓	↓
	2 - Two family	A - 2 single family units	0	↓	↓
		B - Duplex	0	↓	↓
	3 - Three family	A - 3 single family units	0	↓	↓
		B - 1 single family unit, 1 duplex	0	↓	↓
		C - Triplex	0	↓	↓
	4 - Four family	A - 4 single family units	0	↓	↓
		B - 1 single family unit, 1 triplex	0	↓	↓
		B - 2 single family units, 1 duplex	0	↓	↓
		D - 2 duplexes	0	↓	↓
		E - Fourplex	0	↓	↓

(continued on Page 5)

1 General Land Use	2 Specific Land Use	3 Dwelling Unit Count	4 Dwelling Unit Count	5 Secondary Use or Dwelling Unit Count	6 Character of Use①
A Residential dwelling unit	D - Res Conversion	Hundred's digit	Ten's Digit	One's digit	A - Most probable B - Under improvement
	E - Low rise apartment (less than 4 stories)②	↓	↓	↓	C - Over improvement D - Gov't subsidized apt (HUD 236, etc.)
	F - High rise apartment (4 or more stories)③	↓	↓	↓	E - Unfinished H - Historical property P - Permit entered
	G - Court (More than 4 units.)	↓	↓	↓	OR
	H - Mobile home park				
	J - Hotel	↓	↓	↓	Parcel Grouping
	K - Boarding house				Indicate number of parcels in an economic unit. If 10 or more parcels, use 'X'
	L - Rooming house	↓	↓	↓	
	M - Sorority or fraternity house				
	N - Motel	↓	↓	↓	↓
	Q - Common area (condo/PUD)	↓	↓	↓	↓
	R - Bed & breakfast inn				

(continued on Page 6)

1 General Land Use	2 Specific Land Use	3 Location & Ownership	4 (not used)	5 Secondary Use	6 Character of Use①
A Residential dwelling unit	T - Mobile home (MH)	A - MH on leased land in MH park	0	Indicate any secondary use by using General Land Use Codes Use 'M' for a miscellaneouse improvement. If no secondary use, use '0'	A - Most probable B - Under improvement C - Over improvement E - Unfinished H - Historical property P - Permit entered OR <u>Parcel Grouping</u> Indicate number of par-cels in an economic unit. If 10 or more par-cels, use 'X'
		B - MH on private land in MH park; MH & land under same ownership	0		
		C - MH on private land not in MH park; MH & land not under same ownership	0		
		D - MH on private land not in MH park; MH & land not under same owners-hip	0		
		F - MH on permanent foundation on private land; usually MH & land under same ownership; regular APN used	0		

① Use the following priority to determine the sixth digit of the use code:
<u>1st:</u> E or P code <u>2nd:</u> H code <u>3rd:</u> Parcel grouping <u>4th:</u> A, B, or C code

② Use the following priority to determine the fifth digit of the use code:
<u>1st:</u> Dwelling unit count <u>2nd</u>: Secondary use. Indicate any secondary use by using General Land Use codes.

③ Parking levels & basements are <u>not</u> considered stories.

Prime Parcel Use Code	Secondary Parcel Use Code	Description
A1A00A		Single-family dwelling in a subdivision, the most probable use of the site.
A1B0CA		Single-family dwelling on 1/2 acre not in a subdivision. Owner operates an income tax service in the converted garage. The most probably use is single-family residential.
A1E0HE		Single-family dwelling on seven acres. Owner boards horses for people who live in the city. A new swimming pool is under construction.
A1G00A		Single-family dwelling in a planned unit development, the most probable use of the site.
A1J00A		Single-family dwelling on its own parcel but has common wall with dwelling on adjacent parcel (a halfplex).
A2B00C		Two family duplex, an overimprovement for the neighborhood and the site.
A4E00A		Four-family "quadplex," the most probably use of the site.
AD0042	AD0002	Victorian mansion, formerly a single-family residence. Now converted to four efficiency apartments. Note that only the prime parcel is coded with a "4" as the 5th digit; the secondary parcel is coded with a '0' as the 5th digit. Also note that the 6th digit of both parcels is coded "2", indicating that there are two parcels in the economic unit.
AE125A		Three-story apartment house with 125 units, located on one parcel, the most probably use of the site.
AE125X	AE000X	Three-story apartment house with 125 units, located on 15 parcels. Only the prime parcel is coded with the unit count of "125", while all the remaining parcels are coded with unit counts of "000". The 6th digit is coded "X", indicating that there are 10 or more parcels in the economic unit.
AG020B		Twenty cottage-type units in a court, an underimprovement for the site.
AH255X	AH000X	Mobile home park with spaces for 255 mobile homes. The use code for only the prime parcel is coded with the unit count of "255". The 'X" as the 6th digit indicates that there are 10 or more parcels in the economic unit.
AJ095B		Ninety-five rental units in a hotel, an underimprovement for the site.
AM000C		A fraternity has remodeled a large home into a meeting and recreation complex for its members, an overimprovement for the site.
AN456A		A motel with 456 rentable units, the most probable use for the site.
AQ000A		Common area for condominiums (or planned unit development).
ATC00B		Mobile home on private land not in a mobile home park, an underimprovement for the site.

1 General Land Use	2 Specific Land Use	3 Occupancy	4 (not used)	5 Secondary Use	6 Character of Use①
B - Retail - Commercial	A - Small retail	A - Single tenant	0	Indicate any secondary use by using General Land Use Codes Use 'M' for a miscellaneous improvement If no secondary use, use '0'	A - Most probable B - Under improvement C - Over improvement E - Unfinished H - Historical property P - Permit entered OR <u>Parcel Grouping</u> Indicate number of parcels in economic unit. If 10 or more parcels, use 'X'
		B - Multi-tenant			
		C - Convenience store	0		
		X - Condominium			
		Y - Planned Unit Development	0		
	B - Store/Office combo	A - Single tenant	0		
		B - Multi-tenant			
		X - Condominium	0		
		Y - Planned Unit Development			
			0		
	C - Restaurant	A - Dining		↓	
		B - Cocktail lounge or bar	0		
		C - Coffee shop		↓	
		D - Cafe	0		
		E - Drive-in or fast food service		↓	↓
		F - Take-out	0		
		X - Condominium		↓	↓
		Y - Planned Unit Development	0		
				↓	↓
	D - Large retail	A - Furniture	0		
		B - Market		↓	↓
		C - Discount	0		
		D - Department		↓	↓
		X - Condominium	0		
		Y - Planned Unit Development		↓	↓
			0		
	E - Shopping center	A - Convenience center		↓	↓
		B - Neighborhood	0		
		C - Community		↓	↓
		D - Regional	0		
		X - Condominium		↓	↓
		Y - Planned Unit Development	0		

(continued on page 9)

1 General Land Use	2 Specific Land Use	3 Occupancy	4 (not used)	5 Secondary Use	6 Character of Use①
B - Retail - Commercial	F - Vehicle oriented	A - Service station	0	Indicate any secondary use by using General Land Use Codes	A - Most probable B - Under improvement C - Over improvement E - Unfinished H - Historical property P - Permit entered
		B - Car wash			
		C - Auto repair garage	0		
		D - New car sales			
		E - Used car sales	0		
		F - Boat sales		Use 'M' for a miscellaneous improvement	
		G - Trailer sales/service	0		
		H - Parking lot			OR
		I - Parking structure	0	If no secondary use, use '0'	
		K - Abandoned service station			Parcel Grouping
		L - Mini-lube garage	0		Indicate number of parcels in an economic unit. If 10 or more parcels, use 'X'
		X - Condominium		↓	
		Y - Planned Unit Development	0	↓	
	G - Auction yard	0	0	↓	↓
	H - Advertising	0	0	↓	↓
	I - Nursery	0	0	↓	↓
	Q - Common area (condo/PUD)	0	0	↓	↓

① Use the following priority to determine the sixth digit of the use code:
1st: E or P code 2nd: H code 3rd: Parcel grouping 4th: A, B, or C code

See page 10 for examples of Retail/Commercial use codes.

EXAMPLES OF RETAIL/COMMERCIAL LAND USE CODES

Use Code	Description of Property
BAA00A	Retail commercial store building occupied by one tenant, the most probably use of the site.
BBB0AB	Store and office combined in one building with one residence on parcel. Building is an underimprovement for the site.
BBA00A	Retail store with office, the most probable use of the site.
BCA00E	Restaurant under construction.
BFK00B	Abandoned service station, an underimprovement.
BDC00A	Large discount store, the best use of the site.
BEB00C	Neighborhood shopping center, an overimprovement of the site.
BFI00A	Three-story parking structure, the best use of the site.
BG000A	Auction yard, the best use of the site.
BI00AA	Nursery with a residence on parcel. the best use of the site.
BQ000A	Common area in a retail commercial condominium (or planned unit development).

EXAMPLES OF OFFICE LAND USE CODES

Use Code	Description of Property
CAA00A	One-story general office, the most probable use of the site.
CAB00B	Two-story office, an underimprovement for the site.
CAX00E	Condominium office complex under construction.
CAY00C	Planned unit development office complex, an over-improvement for the site.
CBC00C	Large multi-story office building for single tenant, an overimprovement for the site.
CCA00A	One-story bank building, the most probable use of the site.
CDA0BA	Savings and loan in one-story office with retail/commercial operation also in building. The building is the most probable use of the site.
CEABH4	One story office, a radio/TV transmitter on 4 parcels, with secondary use of agriculture.
CFA00A	Post Office in one-story building, the best use of the site.
CGA00A	One-story medical/dental office, the most probable use of the site.
CHA002	One-story veterinarian office/clinic on 2 parcel site.
CQ000A	Common area for office condominium.
CJA00A	Residential property converted to office space, the most probable use of the site.

1 General Land Use	2 Specific Land Use	3 Occupancy	4	5 Secondary Use	6 Character of Use①
C - Office	A - Office, general	A - One story B - Two story	0	Indicate any secondary use by using General Land Use Codes	A - Most probable B - Under improvement C - Over improvement E - Unfinished H - Historical property P - Permit entered
	B - Large single tenant	C - Multiple stories X - Condominium Y - Planned Unit Development	0		
	C - Bank	↓	0	Use 'M' for a miscellaneous improvement	OR
	D - Savings & loan	↓	0	If no secondary use, use '0'	Parcel Grouping Indicate number of parcels in an economic unit. If 10 or more parcels, use 'X'
	E - Broadcasting, Radio/TV	↓	A - Studios B - Transmitters	↓	↓
	F - Post office	↓	0	↓	↓
	G - Medical/Dental office, clinic, laboratory	↓	0	↓	↓
	H - Veterinarian office, clinic, hospital	↓	0	↓	↓
	Q - Common area	↓	0	↓	↓
	J - Residential conversion to office			↓	↓

① Use the following priority to determine the sixth digit of the use code:
1st: E or P code 2nd: H code 3rd: Parcel grouping 4th: A, B, or C code

1 General Land Use	2 Specific Land Use	3 Dwelling Unit Count	4 Dwelling Unit Count	5 Secondary Use or Dwelling Unit Count②	6 Character of Use①
D - Personal care and health	A - Acute care hospital, MD on duty 24 hours	Hundred's digit	Ten's Digit	One's digit	A - Most probable B - Under improvement C - Over improvement E - Unfinished H - Historical property P - Permit entered
	B - Skilled Nursing Facility, RN on duty 24 hours	↓	↓	↓	
	C - Residential care facility	↓	↓	↓	OR
	D - Retirement home	↓	↓	↓	
	E - Day nursery	↓	↓	↓	Parcel Grouping Indicate number of parcels in an economic unit. If 10 or more parcels, use 'X'
	F - Cemetery & Mortuary related	C - Cemetery M - Mortuary X - Combination	0	0	

① Use the following priority to determine the sixth digit of the use code:
1st: E or P code 2nd: H code 3rd: Parcel grouping 4th: A, B, or C code

② Use the following priority to determine the fifth digit of the use code:
1st: Dwelling unit count 2nd: Secondary use. Indicate any secondary use by using General Land Use codes.

EXAMPLES OF PERSONAL CARE & HEALTH LAND USE CODES

DA312A Hospital. MD on duty 24 hours. Capacity is 312 patients.

DB120A Skilled nursing facility. RN on duty 24 hours. Capacity is 120 patients.

DC100A Residential care facility. Capacity is 100 patients.

DFX007 Cemetery and mortuary on 7 parcels.

DD060A Privately owned retirement home. Capacity is 60 persons.

DE000B Day nursery, an underimprovement for the site.

DFC00X Cemetery located on 26 parcels.

DFM00A Mortuary

1 General Land Use	2 Specific Land Use	3 Exemption Status	4 (not used)	5 Secondary Use	6 Character of Use①
E - Church & welfare	E - Church	A - Exempt B - Partially exempt	0	Indicate any secondary use by using General Land Use Codes Use 'M' for a miscellaneous improvement If no secondary use, use '0'	A - Most probable B - Under improvement C - Over improvement E - Unfinished H - Historical property P - Permit entered OR Parcel Grouping Indicate number of parcels in an economic unit. If 10 or more parcels, use 'X'
	F - Private school	C - Non-exempt	0		
	K - Private social service agency	↓	0		

① Use the following priority to determine the sixth digit of the use code:
1st: E or P code 2nd: H code 3rd: Parcel grouping 4th: A, B, or C code

EXAMPLES OF CHURCH & WELFARE LAND USE CODES

Use Code	Description of Property
EEB0FA	Church with a recreation hall. The hall is rented out to the general public; the church derives substantial revenue from these rentals. The church building and adjacent parking is exempt; the recreation hall is not. Present use is the most probable use.
EFA00A	Exempt private school, not a PI or ILL.
EKA00A	Exempt social service agency.

1 General Land Use	2 Specific Land Use	3 Occupancy	4 (not used)	5 Secondary Use	6 Character of Use ①
F - Recreational	A - Golf course	A - Private B - Public	0	Indicate any secondary use by using General Land Use Codes Use 'M' for a miscellaneous improvement If no secondary use, use '0'	A - Most probable B - Under Improvement C - Over Improvement E - Unfinished H - Historical property P - Permit entered OR <u>Parcel Grouping</u> Indicate number of parcels in an economic unit. If 10 or more parcels, use 'X'
		C - Country club D - Mini	0		
		E - Driving range	0		
	B - Bowling	0	0		
	C - Skating	0	0		
	D - Race track	0	0		
	E - Marina	0	0		
	F - Theater	A - Drive-in B - Indoor	0		
		C - Combination	0		
	G - Private club	A - Fraternal B - Shooting (target)	0		
		C - Game D - Flying	0		
		E - Cabana F - Riding stable	0		
		G - Swimming & tennis H - Nudist	0		
		J - Handball/racquetball K - Health & figure spa	0		
	H - Sports courts, fields, stadium	0	0		

① Use the following priority to determine the sixth digit of the use code:
<u>1st:</u> E or P code <u>2nd:</u> H code <u>3rd:</u> Parcel grouping <u>4th:</u> A, B, or C code

EXAMPLES OF RECREATIONAL LAND USE CODES

Use Code	Description of Property
FAA0BX	Private golf course open to members and guests only. Retail shops on the site. 10 parcels on the site.
FAB0HB	Privately owned golf course open to the public. Secondary use of agriculture. Present use is underimprovement for the site.
FAD00C	Mini-golf course, an overimprovement for the site.
FB00BA	Bowling alley with retail shops, the best use of the site.
FC000E	New skating rink under construction.
FD00AC	Race track with secondary residential use. Present use is the most probable use of the site.
FE00BA	Marina with retail shops, the most probable use of the site.
FFC0G6	Combination indoor/drive-in theater, with 6 parcels in the economic unit.
FGC00X	Fifteen parcel game club.

1 General Land Use	2 Specific Land Use	3 Occupancy	4 Subdivision Type	5 Secondary Use	6 Character of Use①
G - Industrial	A - Light	A - Processing B - Fabrication	A - Industrial park B - Industrial sub.	Indicate any secondary use by using General Land Use Codes	A - Most probable B - Under improvement C - Over improvement E - Unfinished H - Historical property P - Permit entered
	B - Heavy	C - Assembly D - Contractor yard	C - Non-subdivision X - Condominium		
	C - Warehouse	E - Wrecking yard F - Incubator	Y - Planned unit development	Use 'M' for a miscellaneous improvement	OR
	D - Building materials	G - Storage (3 - 12% office)	↓	If no secondary use, use '0'	Parcel Grouping
	E - Aerospace	H - Office/Warehouse (more than 30% ofc)	↓		Indicate number of parcels in an economic unit. If 10 or more parcels, use 'X'
	F - Truck/transit terminal	J - Distribution (15 - 30% office)	↓	↓	
		K - Other	↓	↓	
	G - Food processing	A - Bakery B - Cannery	↓	↓	↓
		C - Winery D - Creamery	↓	↓	↓
		E - Meat F - Frozen	↓	↓	↓
		G - Packing plant H - Slaughter yard	↓	↓	↓
		I - Grain & feed storage	↓	↓	↓
	H - Inspection & weighing station	0	↓	↓	↓
	I - Airport (private)	0	↓	↓	↓
	J - Mining	A - Gravel pit B - Clay pit	↓	↓	↓
		C - Gas well	↓	↓	↓
(cont. on Page 17)	K - Railroad spur	0			

1 General Land Use	2 Specific Land Use	3 Occupancy	4 Subdivision Type	5 Secondary Use	6 Character of Use ①
G - Industrial	L - Mini-storage	0	A - Industrial park B - Industrial sub.- C - Non-subdivision X - Condominium Y - Planned unit development	Indicate any secondary use by using General Land Use Codes Use 'M' for a miscellaneous improvement If no secondary use, use '0'	A - Most probable B - Under improvement C - Over improvement E - Unfinished H - Historical property P - Permit entered OR Parcel Grouping
	M - Multi-tenant	(Same as for Heavy, Light, etc.)			
	Q - Common area (condo/PUD)	0			

① Use the following priority to determine the sixth digit of the use code:
1st: E or P code 2nd: H code 3rd: Parcel grouping 4th: A, B, or C code

EXAMPLES OF INDUSTRIAL LAND USE CODES

Use Code	Description of Property
GAAA0A	Light processing plant in industrial park, the best use of the site.
GBCC08	Heavy assembly plant not in a subdivision. Located on 8 parcels.
GCHA0A	Distribution center, 35% of which is office space, in industrial park. Present use is most probable use of site.
GDGB0B	Building materials business, 5% of which is office space, in industrial subdivision, an underimprovement for the site.
GEKCCC	Aerospace corporation R & D plant not in subdivision, with secondary use as office space. An overimprovement for the site.
GFJB0A	Truck terminal, 20% of which is office space, on industrial subdivision site, the most probable use of the site.
GGBC0X	Large cannery and food processing plant on 10 parcels of non-subdivision industrial land.
GGGBBA	Food packing plant in industrial subdivision. Has retail/commercial secondary use. Present use is most probable.
GH000A	Inspection and weighing station, the most probable use of site.
GI00BE	Private airport being enlarged to double size of hangar storage space. Also small coffee shop on the site.
GJA00X	Gravel pit on 10 parcel site.

1 General Land Use	2 Primary & Secondary Use	3 Special	4 Soil⑤	5 Residence count	6 Character of Use④
H - Agriculture	A - Special	A -None	A - 1	A - None	A - Proper & economic unit (suitable soil & size)
	B - Row crop	B - Pear orchard	B - 1 & 2		
	C - Row crop & field crop	C - Walnut orchard	C - 2 & 1	B - 1	B - Proper & portion of economic unit (suitable soil & size)
	D - Row crop & irrig. pasture	D - Olive orchard	D - 2		
	E - Row crop & dry pasture	E - Peach orchard	E - 2 & 3	C - 2	C - Proper & non-economic unit (suitable soil but too small)
	F - Field crop	F - Cherry orchard	F - 3 & 2		
	G - Field crop & row crop	G - Orange orchard	G - 3	D - 3	D - Proper & portion of economic unit (suitable soil but too small)
	H - Field crop & irrig. pasture	H - Almond orchard	H - 3 & 4		
	I - Field crop & dry pasture	I - Plum orchard	I - 4 & 3	E - 4	E - Unfinished
	J - Irrigated pasture	J - Prune orchard	J - 4		F - Transitional
	K - Irrig. pasture & row crop	K - Kiwi orchard	K - 4 & 5	F - 5 or more	G - Agricultural preserve (LCA)
	L - Irrig. pasture & field crop	L - Apple orchard	L - 5 & 4		H - Improper use (unsuitable soil)
	M - Irrig. pasture & dry pasture	M - Trees & vines	M - 5	M - Misc.	P - Permit entered
	N - Dry pasture	N - Grape vines	N - 6	(pumps,	
	O - Dry pasture & row crop		O - 2 & 5	barns, etc.)	Parcel Grouping
	P - Dry pasture & field crop	P - Pistachios	P - 2 & 4		Indicate number of parcels in an economic unit. If 10 or more parcels, use 'X'
	Q - Dry pasture & irrig. pasture	Q - Poultry - chicken	Q - 3 & 5	T - Mobile	
	R - Tailings	R - Poultry - turkey	R - 3 & 6	home	
	S - Dry pasture & tailings	S - Fish farm	S - 4 & 6		
	T - Field crop & tailings	T - Hops			
	U - Irrigated pasture & tailings	U - Hunting clubs			

④ Use the following priority to determine the sixth digit of the use code:
1st: G code 2nd: E or P code 3rd: F code 4th: A, B, C, D or H code

⑤ For simplification, six soil grades have been established by combining soils having a range in index ratings, as follows.

Grade 1 Excellent. Soils whose rating is from 100 to 80 percent. Suitable for a wide range of crops, such as alfalfa, orchards, truck, and field. Yields are high.

Grade 2 Good. Soils whose rating is from 79 to 60 percent. Suitable for most crops and yields are good.

Grade 3 Fair. Soils whose rating is from 59 to 40 percent. Are either of fair quality, usually suited to a narrow range of crops, or ones on which the production is less than on soils of grades 1 and 2. For some particular crop, grade 3 soils may be excellent to good.

Grade 4 Poor. Soils whose rating is from 39 to 20 percent. Have a very narrow range in suitability and yields are low. Present one or more serious problems in land use.

Grade 5 Very poor. Soils whose rating is from 19 to 10 percent. Usually suited only to grazing.

Grade 6 Nonagricultural. Soils whose rating is below 10 percent. Includes wastelands; very steep or rocky lands having no agricultural use.

EXAMPLES OF AGRICULTURAL LAND USE CODES

Use Code	Description of Property
HABCFA	Producing pear orchard with very good soil. The owner's home, three homes for year-round help, and three labor camp buildings located on the site. Current use is best use of the site.
HAQHCA	Producing chicken ranch with 2 homes on the site. A proper economic unit for this location and market area.
HATABA	Hop far on #1 river bottom land. Has home plus processing and storage building. The farm is a proper economic unit.
HBCECC	Row crop and walnut orchard on suitable soil with 2 residences, but too small to provide full family income for the owner.
HCNBDC	Small row and field crop operation with some land devoted to vineyards. One home and two cottages on the site. Operation is proper for the site; however, owner is having problems competing with larger growers.
HFAEAA	Portion of a farm specializing in field crops. A proper economic unit, suitable soil and size, with no dwelling on the farm.
HHAFBF	Field crop and irrigated pasture land in area in transition to another use.
HJNIMC	Irrigated pasture with some grapes. Has installed irrigation system, vineyard, some fruit trees and garage/tool house.
HNAMTF	Dry pasture with mobile home, well, septic tank, pump house, animal shed, horse barn, and chicken house. In transition to another use.
HOAIBG	Most of the land is rolling hills devoted to dry cow pasture. Small amount of fair to good bottom land use for row-crop production. Site has one home in the agricultural preserve.
HSASBG	Half of site is old dredger tailings; half is dry pasture with one home. Land is in the agricultural preserve.

1 General Land Use⑥	2 Proposed Use	3 Type & Size⑦	4 Street Improvements	5 Utility Services	6 Character of Use⑧
I - Vacant	A - Residential	A - Acreage: under 10 acres	A - No paving	A - No utilities	A - Economically ready for development
	B - Retail/Commercial	B - Acreage: 10 to 49 acres	B - Paving only	B - Water only C - Sewer only D - Drainage only	B - Not economically ready for development
	C - Office	C - Acreage: 50 to 100 acres	C - Paving with curbs & gutters	E - Water & sewer F - Water, sewer & drainage	E - Unfinished site improvements
	D - Personal care & health	D - Acreage: over 100 acres	D - Paving with curbs, gutters & sidewalks	G - Sewer & drainage H - Water & drainage	OR
	F - Recreational	E - Site: under 2 acres F - Site: 2 to 5 acres	E - Landlocked	M - Miscellaneous Improvement, primarily vacant	Parcel Grouping Indicate number of parcels in an economic unit. If 10 or more parcels, use 'X'
	G - Industrial	G - Site: over 5 acres⑨			
	H - Agricultural				

⑥ Vacant land includes those properties where the improvements have little or no value. In these cases, consider the primary use of the property to be vacant land.

Vacant land does not include government-owned land. Such land is to be classified under category "W", Public Land Use.

Vacant land whose current use is primarily and economically agricultural should be classified under Category H, Agricultural Land Use.

⑦ Site Vs Acreage -- Sites are building sites where the land has been divided into individual sites for a proposed use - for example, residential, commercial, office, etc. Acreage is land that is capable of and likely to be further subdivided into smaller acreage or into sites. Non-build-able land is never a site, regardless of size.

⑧ Use the following priority to determine the 6th digit of the use code:
1st: E Code 2nd: Parcel grouping 3rd: A or B code.

⑨ Sites under 5 acres -- If use is primarily agricultural, use category H, Agricultural Land Use. If 10 acres or more, consider the property to be capable of further subdivision and classify as Acreage (see Note 7).

EXAMPLES OF VACANT LAND USE CODES

Use Code	Description of Property
IAAAAA	Five acres of vacant residential acreage with no paving or utilities, but is economically ready for development
IACBBB	Seventy-five acre multi-residential parcel fronting on a paved street with a water line paralleling the street. Not economically ready for development.
IAEAEE	Single-family residential lot. No paved roads. Has water and sewer. Other site improvements in progress.
IAEDFA	One acre residential home site with paving, curbs, gutters, sidewalks, water, sewer, and drainage. Ready for development.
IAFBAA	Three acre home site on paved road. No utilities. Economically ready for development.
IBEBEA	Retail/Commercial site with paving, water, and sewer. Economically ready for development.
IBGCFA	Nine acre retail/commercial site with all utilities. Ready for building.
IFDEAB	Two hundred acre recreational parcel. Currently landlocked. No utilities on site. Not ready for development.
IGFDFA	4 Acre Industrial site with full site improvements. Ready for building.

1 General Land Use	2 Specific Land Use	3 Character of Use①	Comments & Examples of Use
M - Miscellaneous	AWAY - Walkway	A - Most probable B - Under improvement	MAWAY2 - Pedestrian walkway to school with 2 parcels in the site.
	BRID - Bridal path, hiking trail, etc.	C - Over improvement E - Unfinished	MBRIDA - Bridal path, hiking path, or bike path, the most probable use of the site.
	DITC - Drainage ditch	H - Historical property P - Permit entered	MDITCE - Drainage ditch under construction.
	EROD - Eroded or waste land	S -Use as last digit of use code for mineral rights parcels.	MERODX - Site of worked-out clay pit consisting of 10 parcels.
	FLOD - Flood plain land	OR	MFLODA - Flood plain land with no other foreseeable future use.
	GATE - Irrigation	Parcel Grouping Indicate number of parcels in an economic unit. If 10 or more parcels, use 'X'	MGATEA - Irrigation ditch, pond, etc.
	INRT - Mineral rights		MINRTS - Mineral rights in property.
	LEVE - Levee land		MLEVEX - Levee land with more than 9 parcels in the site.
	PARK - Park, greenbelt, etc.		MPARKC - Private park, an overimprovement for the site.
	ROAD - Private road		MROADB - Private dirt road serving 10 home sites. Lacks streets, curbs, gutters, and sidewalks.
	SMAL - Too small or too irregularly shaped for any foreseeable use.		MSMALA - Land 10 ft wide by 320 ft deep with no foreseeable economic use.
	TAIL - Dredger tailings		MTAIL6 - Six parcels of dredger tailing on old miner's road.
	UTIL - Utility , power, sewer, etc.		MUTILA - Land whose primary use is for power and sewer lines, the most probable use of the site.
	WELL - Well and pump, etc.		MWELLA - Well, pump, and storage tank for domestic water supply in a subdivision of tract homes, the most probable use of the site.

① Use the following priority to determine the sixth digit of the use code:
1st: E or P code 2nd: H code 3rd: Parcel grouping 4th: A, B, or C code

1 General Land Use	2 Specific Land Use	3 Exemption Status	4 Lease Type	5 (not used)	6 Character of Use①
W - Public & Utilities	A - Federal	A - Exempt/nontaxable	A - Possesory Interest	0	A - Most probable B - Under Improvement
	B - State⑩	B - Partially exempt	B - Lease back	0	C - Over Improvement E - Unfinished
	C - County	C - Non-exempt	C - Neither A nor B	0	H - Historical property P - Permit entered
	D - City	↓	↓	0	
	F - Public school	↓	↓	0	OR
	G - Special district	↓	↓	0	Parcel Grouping Indicate number of parcels in an economic unit
	H - SBE property	↓	↓	0	If 10 or more parcels, use 'X'.
	M - Public housing	↓	↓	0	

① Use the following priority to determine the sixth digit of the use code:
1st: E or P code 2nd: H code 3rd: Parcel grouping 4th: A, B, or C code

⑩ Do not use the 'W' General Land Use code for properties which have been 'sold to the State' for taxes. Code these according to their current or last known use, for example, single-family residence, retail store, etc.

See page 24 for examples of Public & Utilities use codes.

EXAMPLES OF PUBLIC AND UTLITIES LAND USE CODES

Use Code	Description of Property
WAAC0A	U. S. Government owned and occupied building. The most probable use of the site.
WBBA0B	State-owned apartment house leased to tenants. The leasehold interest is taxable while the State's fee simple interest is exempt. The improvements are an underimprovement for the site.
WCAA0A	County building leased to a handicapped person. Present use is most probable use of the site.
WCAC06	Six parcel site owned by the County. The best use of the property.
WDAC0A	City-owned parcel.
WFAC0A	Public School
WGAC0A	Water district office.
WGAC0A	Water district water reservoir. Small portion of the land is open to the public for picnics. Also has a small children's playground.
WHBC0X	Railroad switching yard appraised by SBE. Twenty parcels in the site.

APPENDIX D: ASSESSMENT EQUATIONS

The assessment equation for the project benefit zones is, in general:

> Assessment = {[(Relative Land Damage Value) x (Parcel Acreage)] + [(Relative Structure Value) x (Building Square Footage) x (Percent Damage)]} x Assessment Rate

Where:

Relative Land Damage Value is as defined in Table 5-3 by land use category.

Parcel Acreage is a particular parcel's acreage.

Relative Structure Value is the unit structure cost as defined in Table 5-1 by land use category.

Building Square Footage is the first and second stories of all residential structures and the first story of all commercial and industrial structures.

Percent Damage is the flood damage to structure and contents expressed as a percent of structure value as defined in Table 5-2 by flood depth zone.

Flood depth zones are shown on four flood depth maps:

- Figure 5-1 for the American River and Sacramento River floodplain in Natomas and North Sacramento;
- Figure 5-2 for the American River floodplain, excluding Natomas and North Sacramento;
- Figure 5-3 for the Sacramento River floodplain south of the American River; and
- Figure 5-4 for the South Sacramento Streams floodplain.

Assessment Rates are as defined Table 5-5 for each project benefit zone.

The example assessment calculations provided in Section 5.5 of this Engineer's Report illustrate the use of the simplified combined assessment formula presented Section 5.4. The following assessment calculation demonstrates the use of the equivalent assessment equations defined in this Appendix.

Example 1 (same as Example 1 in Section 5.5)

Assume a one story single-family residential property located in Benefit Zone NB, Flood Depth Zone 2 (5 to 10 ft), with parcel size 0.14 acres and building square footage of 1,500 square feet.

From Table 5-3, Relative Land Damage Value is $25,100 per acre.

From Table 5-1, Relative Structure Value is $71 per square foot.

From Table 5-2, Percent Damage to Structure and Contents is 100-percent.

From Table 5-5, the NB Assessment Rate is 0.001284570.

Assessment = [($25,100/ac x 0.14 ac) + ($71/sf x 1,500 sf x 100%)] x 0. 001284570 = $141.

APPENDIX E: LAND USE CATEGORY ASSIGNMENTS

For assessment calculation purposes, all parcels in the proposed CCAD 2 were assigned to one of the following land use categories: single-family residential, multi-family residential, commercial, industrial, vacant residential, vacant commercial, vacant industrial and agricultural. The assignment was based on the Sacramento County Assessor's Land Use Codes (defined in Appendix C) and the following pairings:

TABLE E-1: LAND USE CATEGORY ASSIGNMENT FROM COUNTY ASSESSOR'S LAND USE CODES

Assessment Land Use Category	First Two Characters of Six Digit Sacramento County Assessors Land Use Code (see Appendix C for definitions)
Single-Family Residential (SFR)	A1, A2, AQ, AT
Multi-Family Residential (MFR)	A3, A4, AD, AE, AF, AG, AH, AL
Commercial (COM)	AJ, AK, AM, AN, AR, BA, BB, BC, BD, BE, BF, BG, BH, BI, BQ, CA, CB, CC, CD, CE, CF, CG, CH, CJ, CQ, DA, DB, DC, DD, DE, DF, EE, EF, EK, FB, FC, FD, FE, FE, FF, FG, FH
Industrial (IND)	GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GQ
Vacant Residential (VAC RES)	IA and parcels with SFR or MFR codes but without a building
Vacant Commercial (VAC COM)	IB, IC, ID, IF and parcels with COM codes but without a building
Vacant Industrial (VAC IND)	IG and parcels with IND codes but without a building
Agricultural (AG)	H_ and IH

Public parcels with structures were assigned to the commercial category. Those without a building were classified as vacant commercial. An exception was the redevelopment agency parcels, which were classified as single-family residential or vacant residential as appropriate.

Parcels with County Assessor's Land Use Code of Miscellaneous (M_) were assigned one of the vacant Land Use Categories.

Where the County Assessor's Land Use Codes were inconsistent with other information available for the parcel from the County Assessor or other sources, a determination was made as to the appropriate Land Use Category to assign to the parcel. Such assignments could differ from Table D-1.

Sutter County parcels in Natomas were assigned a land use category based on the Land Use Appraisal Code for the parcel established in SAFCA's Operations and Maintenance Assessment District No. 1.

Sacramento County parcels in Natomas (NB) outside the developed or developing area that are zoned for agricultural use but have a vacant residential County Assessor's Land Use Code were

classified as agricultural based on zoning designation to more correctly reflect the current use of the land and associated relative flood damage reduction benefit.

APPENDIX F: ASSESSMENT ROLL

(to be provided)

AGREEMENT TO SEEK RESPONSIBILITY FOR OMRR&R
BETWEEN
SACRAMENTO AREA FLOOD CONTROL AGENCY
AND
RECLAMATION DISTRICT NO. 1000

This AGREEMENT TO SEEK RESPONSIBILITY FOR OMRR&R ("Agreement) is made and entered into on the last day executed, by and between the SACRAMENTO AREA FLOOD CONTROL AGENCY, a Joint Powers Authority, ("SAFCA") and RECLAMATION DISTRICT NO. 1000, a district created under Cal. Stats. 1911, Chapter 412 (West California Annotated Code, Water Code Appendix section 19) ("RD 1000").

RECITALS:

WHEREAS, SAFCA is engaged in an aggressive program to evaluate and reconstruct the levees protecting the Natomas Basin;

WHEREAS, RD 1000 has historically had operation and maintenance responsibility for the same levees that SAFCA has been evaluating and reconstructing;

WHEREAS, SAFCA has applied to the State for, and has been tentatively selected to receive, funding in the amount of $49 million to construct levee improvements protecting the Natomas Basin;

WHEREAS, as a condition of receiving the $49 million, the State of California is requiring that an entity responsible for the operation and maintenance of the levees protecting the Natomas Basin execute a new Operation, Maintenance, Repair, Replacement and Rehabilitation (OMRR&R) agreement;

WHEREAS, RD 1000 as the entity currently responsible for the operation and maintenance of the levees being evaluated and reconstructed by SAFCA is willing to execute a new OMRR&R agreement;

WHEREAS, in lieu of executing the new OMRR&R agreement prior to execution of a funding agreement between the State and SAFCA, the State has agreed to accept an AGREEMENT TO SEEK RESPONSIBILITY FOR OMRR&R to demonstrate RD 1000's intent to execute a new OMRR&R agreement;

WHEREAS, SAFCA and RD 1000 desire to enter into this Agreement to provide the necessary assurances to the State of California so that SAFCA can receive the State funding.

NOW, THEREFORE, SAFCA and RD 1000 agree as follows:

1. This Agreement incorporates by reference Exhibit D to the Funding Agreement offered by the State to SAFCA, which exhibit provides the terms sought by the State for the new OMRR&R agreement.

2. RD 1000 agrees to negotiate and enter into an OMRR&R agreement with the Central Valley Flood Protection Board, or any successor thereto, with terms substantially similar to the form of Exhibit D to the Funding Agreement.

This AGREEMENT is hereby executed on this 2nd day of May, 2008.

SAFCA

BY: _____
"SACRAMENTO AREA FLOOD CONTROL AGENCY"

ATTEST:
CLERK OF THE
BOARD OF DIRECTORS

_____

APPROVED AS TO FORM:
TIM WASHBURN
SACRAMENTO AREA FLOOD CONTROL AGENCY
AGENCY COUNSEL

_____

RD 1000

BY: _____
DAVID CHRISTOPHEL, PRESIDENT
BOARD OF TRUSTEES, RD1000

APPROVED AS TO FORM:
JAMES DAY
RD 1000
GENERAL COUNSEL

_____

RECLAMATION DISTRICT 1000

DATE: **MARCH 11, 2022** **AGENDA ITEM NO. 6.4**

TITLE: **District General Election 2022**

SUBJECT: **Review and Consider Adoption of Resolution No. 2022-03-05: Calling District 2022 General Election.**

EXECUTIVE SUMMARY:

Effective with its 2020 General District Election, Reclamation District No. 1000 transitioned from an odd-year election cycle to an even-year election cycle. This move is authorized by the California Elections Code and Water Code, and driven by the Board's desire to ensure strong turnout in its general district elections.

Consistent with the Resolution authorizing that transition, and in order to ensure that the Board continues to operate under the staggered terms required by the Water Code, the terms of two "parcel seats" that would have ordinarily expired in 2023 are up for election in 2022. Pursuant to Water Code section 50780.6, in an election for parcel seats, each voter shall have one vote per parcel owned.

For a November 2022 General District election, nomination petitions may be filed between August 25 and September 15, 2022. If the number of eligible candidates exceeds the number of positions available, an election shall be held. If it does not, the eligible candidates shall be appointed by the County..

RECOMMENDATION:

Staff recommends the Board review and consider Adoption of Resolution No. 2022-03-05: Calling District 2022 General Election.

FINANCIAL IMPACT:

None.

ATTACHMENTS:

1. Resolution No. 2022-03-05: Calling District 2022 General Election

STAFF RESPONSIBLE FOR REPORT:

Kevin L. King, General Manager

Date: 03/02/2022

RECLAMATION DISTRICT NO. 1000

RESOLUTION NO. 2022-03-05

A RESOLUTION OF THE BOARD OF TRUSTEES OF RECLAMATION DISTRICT NO. 1000 CALLING DISTRICT 2022 GENERAL ELECTION

At a regular meeting of the Board of Trustees of Reclamation District No. 1000 held at the District Office on the 11th day of March 2022, the following resolution was approved and adopted:

WHEREAS, Reclamation District No. 1000 ("District") is a California Reclamation District, formed and operating pursuant to the California Reclamation District Law (California Water Code sections 50000 and following) and governed by a seven-member Board of Trustees with elections that were historically held in odd-numbered years; and,

WHEREAS, pursuant to Resolution No. 2020-04-03 the District transitioned from an odd-year election cycle to an even-year election cycle, consistent with the requirements of the California Voter Participation Act, the Elections Code, and the California Reclamation District Law; and,

WHEREAS, also pursuant to Resolution 2020-04-03, the seats of those Trustees that would otherwise have expired in November 2023 are set to be filled in a 2022 General District Election; and,

WHEREAS, the Board should establish the date of the 2022 General District Election, and make certain other findings in order to conduct the election.

NOW THEREFORE BE IT RESOLVED THAT:

1. Consistent with Water Code section 50731.5, Nomination Petitions for the Office of Trustee shall be filed between August 25, 2022 and September 15, 2022. If sufficient qualified people declare their candidacies such that an election is necessary, a General District Election shall be held on Tuesday, November 8, 2022.
2. The eligible voters and the number of votes to which each voter is entitled in the election shall be determined as provided for in Water Code section 50780 and following.
3. Each eligible voter shall be provided a mail ballot. To ensure appropriate accessibility, an in-person polling location will also be provided.
4. Candidates for the office may, at their own expense, offer statements of qualifications pursuant to Elections Code sections 10506 and 13307.
5. The District staff shall publish notice of the election and notices of the nominating petitions, shall distribute and receive declarations of candidacy, and take all appropriate actions to implement this Resolution.

ON A MOTION BY Trustee _____, seconded by Trustee _____ the foregoing resolution was passed and adopted by the Board of Trustees of Reclamation District No. 1000, this 11th day of March 2022, by the following vote, to wit:

AYES: Trustees

NOES: Trustees:

ABSTAIN: Trustees:

RECUSE: Trustees:

ABSENT: Trustees:

_____

Thomas M. Gilbert

President, Board of Trustees

Reclamation District No. 1000

CERTIFICATION:

I, Joleen Gutierrez, Secretary of Reclamation District No. 1000, hereby certify that the foregoing Resolution 2022-03-05 was duly adopted by the Board of Trustees of Reclamation District No. 1000 at the regular meeting held on the 11th day of March 2022 and made a part of the minutes thereof.

_____

Joleen Gutierrez, District Secretary

RECLAMATION DISTRICT 1000

DATE: MARCH 11, 2022 **AGENDA ITEM NO. 6.5**

TITLE: **Sacramento County Treasury Oversight Committee**

SUBJECT: **Review and Consider Nomination of Special District Representative for Sacramento County Treasury Oversight Committee.**

EXECUTIVE SUMMARY:

Reclamation District No. 1000 (RD 1000; District) has an opportunity to nominate a Trustee to participate in the election of Special District Representative Seat on the Sacramento County Treasury Oversight Committee. A majority vote of the Board of Trustees is required to nominate a Trustee for the position.

RECOMMENDATION:

Staff recommends the Board review and consider nomination of a Special District Representative for the Sacramento County Treasury Oversight Committee.

FINANCIAL IMPACT:

None.

ATTACHMENTS:

1. Sacramento County Treasury Oversight Committee Election of Special District Representative.

STAFF RESPONSIBLE FOR REPORT:

_____ Date: 03/02/2022

Kevin L. King, General Manager

Department of Finance
Ben Lamera
Director

County of Sacramento

Divisions
Administration
Auditor-Controller
Consolidated Utilities Billing & Service
Investments
Tax Collection & Business Licensing
Treasury

February 18, 2022

To: Special District Pooled Investment Fund Participant Agency Board Chairs

Subject: **ELECTION OF THE SPECIAL DISTRICTS REPRESENTATIVE FOR THE SACRAMENTO COUNTY TREASURY OVERSIGHT COMMITTEE**

Dear Board President:

On February 27, 1996, the Board of Supervisors established the Sacramento County Treasury Oversight Committee by Resolution #96-0163, as required by Government Code Section 27131. The code allows the Board of Supervisors, in consultation with the Director of Finance, to establish a committee composed of three to eleven members. The committee established by the Board consists of ten members, one of whom represents special districts with funds in the County Treasury. Ms. Laura Lavallee has represented the special districts in this position since 2021. Because her term expires on June 30, 2022, a new election must be held.

The following outlines the duties, qualifications, and restrictions for Committee members:

The duties of the Committee are established under the Government Code Sections 27132, et. seq. These duties include review of the Investment Policy of the Pooled Investment Fund, quarterly review of investments, and to cause an annual audit of the portfolio. The Committee may neither direct individual investments nor infringe upon the day-to-day operations of the County Treasury.

The position requires academic or practical experience in public finance. The term of appointment is normally three years. Members of the Treasury Oversight Committee: 1) may not be employed by any entity that has either contributed to a campaign of a candidate for the office of local treasurer or contributed to the campaign of a candidate to be a member of a legislative body of any agency that has money deposited in the County Treasury in the previous three years or during the period that the employee is a member of the Committee; 2) may neither directly nor indirectly raise money for a candidate for either local Treasurer or a member of the governing board of any local agency that has money deposited in the County Treasury; and 3) may neither secure employment with nor be employed by bond underwriters, bond counsel, security brokerages or dealers, or financial services firms, with whom the Treasurer is doing business either as a member of the Committee or for one year after leaving the Committee. Members must file a Statement of Economic Interests (Form 700) upon assuming office and annually thereafter and must complete at least two hours of training in general ethics principles and ethics law every two years.

Attached is the Treasury Oversight Committee Fact Sheet. We request that your District's governing board provide us with a nomination by April 1, 2022. Individuals nominated must meet the criteria on the Fact Sheet. Please include a resume and one-paragraph candidate statement for the nominee.

On April 8, 2022, a ballot will be mailed to you listing the nominations. Ballots must be returned to us no later than May 16, 2022, at 5 p.m. We will then tabulate the ballots and notify you by mail on May 23, 2022, of the election results. A run-off election will be held if the vote is tied. We expect the elected Special Districts Representative to the Treasury Oversight Committee to be ratified by the Board of Supervisors by July 12, 2022. We look forward to working with the representative elected to fill this position.

If you have any questions, please call Bernard Santo Domingo, Chief Investment Officer, at (916) 874-7320.

Sincerely,

Ben Lamera
Director of Finance

Enclosure

TREASURY OVERSIGHT COMMITTEE FACT SHEET

CONTACT PERSON Bernard Santo Domingo, Chief Investment Officer, (916) 874-7320

DUTIES

The County Board of Supervisors created the Treasury Oversight Committee (the "Committee") on February 27, 1996 in accordance with Government Code Section 27131. The Committee is responsible for reviewing the quarterly Pooled Investment Fund reports, monitoring and reviewing the County Treasurer's annual Investment Policy, and causing an annual audit of the Pooled Investment Fund portfolio. The Committee is advisory and does not direct individual investment decisions, select investment advisors, brokers, or dealers, or impinge on the day-to-day operations of the county treasury.

MEMBERSHIP	TERM
County Director of Finance	Term of Office
Board of Supervisors Representative	Term of Office
Superintendent of Schools Representative	Term of Office
School & Community College Districts Representative	Three-year elected term, may be reelected
Special Districts Representative	Three-year elected term, may be reelected
Public Members: 5 Members	Three-year appointment, may be reappointed

QUALIFICATIONS

A majority of public members must have expertise or an academic background in public finance. The other public members shall be economically diverse and bipartisan in political registration. All other members must have expertise or academic background in public finance. Members must file a Statement of Economic Interests (Form 700) within 30 days of assuming office and file annually thereafter.

RESTRICTIONS

1) A member may not be employed by any entity that has, in the previous three years or during the period that the employee is a member of the Committee, contributed to the campaign of a candidate for either the office of local treasurer or the legislative body of any agency that has deposited funds in the County Treasury.

2) A member may not, directly or indirectly, raise money for a candidate for either local treasurer or a member of the governing board of any local agency that has deposited funds in the County Treasury.

3) A member may not secure employment with or be employed by bond underwriters, bond counsel, security brokerages or dealers, or financial services firms with whom the Treasurer is doing business either as a member of the Committee or for one year after leaving the Committee.

MEETINGS

The meetings are scheduled for the third Friday of the second month following the end of each quarter. Meetings are held at the County of Sacramento Administration Building, 700 H Street, Hearing Room One, Sacramento, CA 95814.

RECLAMATION DISTRICT 1000

DATE: MARCH 11, 2022 **AGENDA ITEM NO. 7.1.1**

TITLE: **Committee Meeting Minutes**

SUBJECT: **Committee Meeting Minutes since the February Board Meeting**

EXECUTIVE SUMMARY:

Executive Committee Meeting – March 2, 2022

A meeting of the Reclamation District No. 1000 Executive Committee was held on Wednesday, March 2, 2022, at 8:00 a.m. via GoToMeeting and Conference Call. In attendance were Trustees Gilbert and Lee-Reeder. Staff in attendance were General Manager King and General Counsel Smith. There were no members of the public present, therefore no public comments were received.

General Manager King presented the proposed agenda for the March 11, 2022, Board of Trustees meeting. The Committee reviewed the agenda and approved as presented.

With no further business on the Executive Committee Agenda, meeting adjourned at 8:45 a.m.

Personnel Committee Meeting – March 8, 2022

A meeting of the Reclamation District No. 1000 Personnel Committee was held on Tuesday, March 8, 2022, at 9:30 a.m. via GoToMeeting and Conference Call. The meeting had not occurred prior to the posting of the March 11, 2022 Board of Trustees Packet. Meeting minutes will be distributed at the March 11, 2022 Board meeting.

STAFF RESPONSIBLE FOR REPORT:

Kevin L. King, General Manager

Date: 03/02/2022