



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

# Agenda

## City Council Regular Meeting

City Council Chambers | 50 Natoma Street, Folsom CA 95630

July 11, 2023  
6:30 PM

## Welcome to Your City Council Meeting

We welcome your interest and involvement in the city’s legislative process. This agenda includes information about topics coming before the City Council and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city website and in the Office of the City Clerk. The City Clerk is also available to answer any questions you have about City Council meeting procedures.

### Participation

If you would like to provide comments to the City Council, please:




- Fill out a blue speaker request form, located at the back table.
- Submit the form to the City Clerk before the item begins.
- When it’s your turn, the City Clerk will call your name and invite you to the podium.
- Speakers have three minutes, unless the presiding officer (usually the mayor) changes that time.

### Reasonable Accommodations

In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk’s Office at (916) 461-6035, (916) 355-7328 (fax) or [CityClerkDept@folsom.ca.us](mailto:CityClerkDept@folsom.ca.us). Requests must be made as early as possible and at least two full business days before the start of the meeting.

### How to Watch

The City of Folsom provides three ways to watch a City Council meeting:

In Person	Online	On TV
		
City Council meetings take place at City Hall, 50 Natoma Street	Watch the livestream and replay past meetings on the city website, <a href="http://www.folsom.ca.us">www.folsom.ca.us</a>	Watch live and replays of meetings on Sac Metro Cable TV, Channel 14

**More information about City Council meetings is available at the end of this agenda**



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**City Council Regular Meeting**  
**City Council Chambers | 50 Natoma Street, Folsom CA 95630**  
[www.folsom.ca.us](http://www.folsom.ca.us)

**Tuesday, July 11, 2023 6:30 PM**

*Rosario Rodriguez, Mayor*

*YK Chalamcherla, Vice Mayor*  
*Mike Kozlowski, Councilmember*

*Sarah Aquino, Councilmember*  
*Anna Rohrbough, Councilmember*

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**AGENDA**

**CALL TO ORDER**

**ROLL CALL:**

**Councilmembers: Chalamcherla, Kozlowski, Rohrbough, Aquino, Rodriguez**

The City Council has adopted a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Council Meeting.

**PLEDGE OF ALLEGIANCE**

**AGENDA UPDATE**

**BUSINESS FROM THE FLOOR:**

Members of the public are entitled to address the City Council concerning any item within the Folsom City Council's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the City Council is prohibited from discussing or taking action on any item not appearing on the posted agenda.

**SCHEDULED PRESENTATIONS:**

1. Proclamation of the Mayor of the City of Folsom Proclaiming July 16-22, 2023 as National Zookeeper Week in the City of Folsom

**CONSENT CALENDAR:**

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. City Councilmembers may pull an item for discussion.

2. Approval of June 8, 2023 Special Joint City Council / FCUSD / Rancho Cordova City Council Meeting Minutes

- [3.](#) Approval of June 13, 2023 Special and Regular Meeting Minutes
- [4.](#) Appointment of At-Large Member to the Folsom Landscaping and Lighting District Advisory Committee to Represent the Briggs Ranch District
- [5.](#) Resolution No. 11053 – A Resolution Authorizing the City Manager to Execute an Agreement with NTU Technologies, Inc. for the Purchase of Chemicals for the Water Treatment Plant
- [6.](#) Resolution No. 11062 – A Resolution Authorizing the City Manager to Accept a Cannabis Tax Fund Grant Program offered by the California Highway Patrol in the Amount of \$92,772.60 to Reduce and Mitigate the Impacts of Impaired Driving and Appropriation of Funds
- [7.](#) Resolution No. 11064 - A Resolution Authorizing the City Manager to Execute an Agreement with Black & Veatch Corporation for the Design of the Water Treatment Plant Caustic Soda System Project
- [8.](#) Resolution No. 11065 – A Resolution Authorizing the City Manager to Execute an Agreement with Crafc0, Inc. for the Purchase of a Crack Sealing Machine
- [9.](#) Resolution No. 11066 – A Resolution Authorizing the City Manager to Execute an Agreement with Altec Industries, Inc. for the Purchase of a Boom Truck
- [10.](#) Resolution No. 11067 – A Resolution Authoring the City Manager to Execute an Agreement with TYMCO, Inc. for the Purchase of a Street Sweeper
- [11.](#) Resolution No. 11068 – A Resolution Authorizing the City Manager to Execute a Special Facilities and As-Available Distribution Service Agreement with Sacramento Municipal Utility District and Appropriation of Funds
- [12.](#) Resolution No. 11070 - A Resolution Authorizing the City Manager to Execute a Consultant and Professional Services Agreement with Unico Engineering for Construction Inspection and Materials Testing for the Blue Ravine Road Pavement Rehabilitation Project and Appropriation of Funds
- [13.](#) Resolution No. 11072 - A Resolution Electing the Population and Inflation Factors and Establishing the Fiscal Year 2023-24 Appropriations Limit
- [14.](#) Resolution No. 11073 - A Resolution Authorizing the City Manager to Execute an Agreement with Economic & Planning Systems, Inc. for Professional Consultant Services to Update the Developmental Nexus and Impact Fee Study for Public Facilities in the Folsom Plan Area
- [15.](#) Resolution No. 11074 - A Resolution Authorizing the City Manager to Execute a Lease Agreement with Pour Leadership Inc., dba Uncle Charlie’s Firehouse & Brew
- [16.](#) Resolution No. 11075 – A Resolution Authorizing the City Manager to Execute an Agreement with Advanced Chemical Transport, Inc. for Hazardous Waste Management Services and Appropriation of Funds
- [17.](#) Resolution No. 11076 - A Resolution Adding a Stakeholder Representative to the River District Master Plan Citizens Advisory Committee

**NEW BUSINESS:**

- [18.](#) Resolution No. 11069 - A Resolution Amending Resolution No. 10479 to Revise the Master Fee Schedule for Library Services to Remove Fines and Adjust the Fee for Selected Library Services as of 7/11/2023
- [19.](#) Consideration of Execution of a Memorandum of Understanding with Folsom Cordova Unified School District and the City of Rancho Cordova to Share the Cost of a Folsom Cordova Unified School District Reorganization Feasibility Study and Direction to Staff

**COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS:**

**CITY MANAGER REPORTS:**

**COUNCIL COMMENTS:**

**ADJOURNMENT**

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***NOTICE:** Members of the public are entitled to directly address the City Council concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address Council on an issue, which is on this agenda, please complete a blue speaker request card, and deliver it to a staff member at the table on the left side of the Council Chambers prior to discussion of the item. When your name is called, stand to be recognized by the Mayor and then proceed to the podium. If you wish to address the City Council on any other item of interest to the public, when the Mayor asks if there is any "Business from the Floor," follow the same procedure described above. Please limit your comments to three minutes or less.*

***NOTICE REGARDING CHALLENGES TO DECISIONS:** Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.*

*As presiding officer, the Mayor has the authority to preserve order at all City Council meetings, to remove or cause the removal of any person from any such meeting for disorderly conduct, or for making personal, impertinent, or slanderous remarks, using profanity, or becoming boisterous, threatening or personally abusive while addressing said Council, and to enforce the rules of the Council.*

**PERSONS INTERESTED IN PROPOSING AN ITEM FOR THE CITY COUNCIL AGENDA SHOULD CONTACT A MEMBER OF THE CITY COUNCIL.**

*The meeting of the Folsom City Council is being telecast on Metro Cable TV, Channel 14, the Government Affairs Channel, and will be shown in its entirety on the Friday and Saturday following the meeting, both at 9 a.m. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14. The City of Folsom provides live and archived webcasts of regular City Council meetings. The webcasts can be found on the online services page of the City's website [www.folsom.ca.us](http://www.folsom.ca.us).*

*In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (916) 461-6035, (916) 355-7328 (fax) or [CityClerkDept@folsom.ca.us](mailto:CityClerkDept@folsom.ca.us). Requests must be made as early as possible and at least two full business days before the start of the meeting.*

*Any documents produced by the City and distributed to the City Council regarding any item on this agenda will be made available at the City Clerk's Counter at City Hall located at 50 Natoma Street, Folsom, California and at the Folsom Public Library located at 411 Stafford Street, Folsom, California during normal business hours.*



# PROCLAMATION

## OF THE MAYOR OF THE CITY OF FOLSOM PROCLAIMING JULY 16-22, 2023

AS

### “NATIONAL ZOOKEEPER WEEK” IN THE CITY OF FOLSOM

**WHEREAS,** the Folsom City Zoo Sanctuary plays a key role in the City of Folsom’s goals to increase tourism, increase the quality of life of our residents, build community, and contribute to the City’s Distinctive by Nature attributes; and

**WHEREAS,** zookeepers significantly contribute to the zoo sanctuary’s mission statement of “Teaching Responsible Behavior Toward All Animals;” and

**WHEREAS,** zookeepers meet and exceed the rigorous requirements of the California Department of Fish and Wildlife and the United States Department of Agriculture; and

**WHEREAS,** zookeepers diligently care for the zoo sanctuary’s many rescued animals, comprising 40 different species, all of which are animals who could not survive in the wild; and

**WHEREAS,** zookeepers possess unique and exceptional skills, enabling them to create behavioral enrichment items for the animals and use positive reinforcement training so that the animals may participate in their own vet care; and

**WHEREAS,** zookeepers work tirelessly to provide outstanding veterinary care, staying late and coming in early when animals are ill and require additional treatment; and

**WHEREAS,** zookeepers continuously demonstrate their unwavering dedication, including working weekends and holidays because even on Christmas day, the animals still need to be fed and cared for; and

**WHEREAS,** even in times of crisis, such as the pandemic when zookeepers were considered “essential workers,” they exhibited the highest levels of professionalism and creatively ensured that all of the animals’ needs were met despite limited resources and reduced staffing.

**NOW THEREFORE BE IT RESOLVED** that, I Rosario Rodriguez, Mayor of the City of Folsom, do hereby proclaim July 16-22, 2023 as **“National Zookeeper Week” in the City of Folsom.**

**PROCLAIMED** this 11<sup>th</sup> day of July 2023.

Attest:

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

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to facilitate double-sided printing.*



CITY OF  
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**Joint Folsom City Council, Folsom Cordova Unified School District,  
Rancho Cordova City Council Special Meeting**

**Education Services Center, Boardroom  
1965 Birkmont Drive, Rancho Cordova, CA 95742**

**MINUTES**

**Thursday June 8, 2023 6:00 PM**

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**CALL TO ORDER**

The special Joint City Council, Folsom Cordova Unified School District, City of Rancho Cordova City Council meeting was called to order at 6:03 pm with FCUSD President David Reid presiding.

**ROLL CALL:**

City of Folsom  
Councilmembers Present: YK Chalamcherla, Vice Mayor  
Sarah Aquino, Councilmember  
Mike Kozlowski, Councilmember  
Anna Rohrbough, Councilmember

City of Folsom  
Councilmembers Absent: Rosario Rodriguez, Mayor

FCUSD Board of Education  
Members Present: David Reid, President  
Tim Hooey, Vice President  
Jennifer Laret, Clerk  
Chris Clark, Board Member  
Kara Lofthouse, Board Member  
Rocio Perez, Student Board Member  
Ria Srivastava, Student Board Member

FCUSD Board of Education  
Members Absent: None

City of Rancho Cordova  
Councilmembers: Linda Budge, Mayor  
David M. Sander, PH.D., Vice Mayor  
Siri Pulipati, Councilmember  
Garrett Gatewood, Councilmember

City of Rancho Cordova  
Councilmembers Absent: Donald Terry, Councilmember

**I. OPEN SESSION:**

## a. Call to Order

Board President Reid called the meeting to order at 6:00 pm.

## b. Pledge of Allegiance

Board President Reid led the flag salute.

## c. Broadcast Statement

Board President Reid announced the broadcast statement.

## d. Roll Call

FCUSD Superintendent Sarah Koligian called roll for Folsom Cordova USD Board of Education. All were in attendance.

Rancho Cordova City Clerk Stacy Leitner called roll for City of Rancho Cordova Council. All were in attendance except for Council Member Donald Terry. Additional staff in attendance: City Manager Micah Runner and City Attorney Adam Lindgren.

Folsom Deputy City Clerk Lydia Konopka, called roll for City of Folsom Council. All were in attendance except for Mayor Rosario Rodriguez. Additional staff in attendance: City Manager Elaine Andersen and Assistant City Attorney Sari Dierking.

**II. ADOPTION OF THE AGENDA**

Each agency approved the agenda.

**III. INTRODUCTION OF GUESTS**

FCUSD Board President David Reid welcomed the City of Rancho Cordova and City of Folsom City Councils and shared a historical summary of the purpose of the special joint meeting.

Rancho Cordova Mayor Linda Budge and Folsom Vice Mayor YK Chalamcherla provided opening remarks.

**IV. DISCUSSION**

## a. Process of District Re-Organization and Feasibility Study Report

FCUSD Superintendent Sarah Koligian welcomed Vice President and Consultant of School Services of California (SSCAL) Brianna García who provided information regarding the process of a district reorganization and feasibility study. Ms. Garcia recognized Assistant Superintendent of Business Services Sean Martin for his assistance on this item.

Ms. García shared information regarding the reorganization process and responded to questions from the School Board and City Councils.

The following speakers addressed the Board and Councils:

1. Heidi Moore
2. Jennifer Lane
3. Madelaine Sanderson
4. Ed Short

Rancho Cordova Councilmembers shared their thoughts regarding a feasibility study.

Folsom Councilmembers shared their thoughts regarding a feasibility study.

FCUSD Board of Education Trustees shared their thoughts regarding support for a feasibility study. The Trustees gave direction to FCUSD staff to bring the item back as a discussion/action item at their June 15, 2023, regular Board meeting.

**V. ADJOURNMENT:**

There being no further business to come before the agencies, the joint meeting was adjourned at 8:49 pm.

SUBMITTED BY:

\_\_\_\_\_  
Lydia Konopka, Deputy City Clerk

ATTEST:

\_\_\_\_\_  
YK Chalamcherla, Vice Mayor

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CITY OF  
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# City Council Special Meeting

## MINUTES

Tuesday, June 13, 2023 3:00 PM

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### CALL TO ORDER

The special City Council meeting was called to order at 3:00 p.m. with Mayor Rosario Rodriguez presiding.

### ROLL CALL:

Councilmembers Present: Sarah Aquino, Councilmember  
YK Chalamcherla, Vice Mayor  
Mike Kozlowski, Councilmember  
Rosario Rodriguez, Mayor

Councilmembers Absent: Anna Rohrbough, Councilmember (arrived at 3:01 pm)

Participating Staff: City Manager Elaine Andersen  
City Attorney Steven Wang  
Deputy City Clerk Lydia Konopka

### ADJOURNMENT TO CLOSED SESSION FOR THE FOLLOWING PURPOSES:

1. Conference with Legal Counsel – Existing Litigation – Pursuant to Government Code Section 54956.9(d)(1): Darlene Patricia Miranda v. City of Folsom, Sacramento County Superior Court Case No. 23CV000662
2. Conference with Legal Counsel – Existing Litigation – Pursuant to Government Code Section 54956.9(d)(1): Benjamin J. Bryant v. City of Folsom, County of Sacramento, Sattler Family Trust, Daryon Sattler, Sacramento County Superior Court Case No. 34-2020-00273590
3. Conference with Legal Counsel – Existing Litigation – Pursuant to Government Code Section 54956.9(d)(1): Margaret Morris, Administrator of the Estate of Steven Bradley Morris v. City of Folsom, Sacramento County Superior Court Case No. 23CV000358
4. Performance Evaluation of Public Employee Pursuant to Government Code section 54957(b)(1): Position Title: City Manager

**Motion by Councilmember Sarah Aquino, second by Councilmember Mike Kozlowski, to adjourn to closed session for the above referenced items. Motion carried with the following roll call vote:**

**AYES:** Councilmember(s): Aquino, Chalamcherla, Kozlowski, Rodriguez  
**NOES:** Councilmember(s): None  
**ABSENT:** Councilmember(s): Rohrbough  
**ABSTAIN:** Councilmember(s): None

Councilmember Anna Rohrbough arrived at 3:01 pm and participated in the entire closed session discussion.

**RECONVENE**

City Attorney Steven Wang announced that no final action was taken during closed session.

**ADJOURNMENT**

The special meeting was adjourned to the regular City Council meeting at 6:32 p.m.

SUBMITTED BY:

\_\_\_\_\_  
Lydia Konopka, Deputy City Clerk

ATTEST:

\_\_\_\_\_  
Rosario Rodriguez, Mayor

# City Council Regular Meeting

## MINUTES

Tuesday, May 23, 2023 6:30 PM

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### CALL TO ORDER

The regular City Council meeting was called to order at 6:32 pm with Mayor Rosario Rodriguez presiding.

### ROLL CALL:

Councilmembers Present: Anna Rohrbough, Councilmember  
Sarah Aquino, Councilmember  
YK Chalamcherla, Vice Mayor  
Mike Kozlowski, Councilmember  
Rosario Rodriguez, Mayor

Councilmembers Absent: None

Participating Staff: City Manager Elaine Andersen  
City Attorney Steven Wang  
CFO/Finance Director Stacey Tamagni  
Deputy City Clerk Lydia Konopka  
Assistant City Clerk Jennifer Jimenez  
Community Development Director Pam Johns  
Public Works Director Mark Rackovan  
Public Works Traffic Engineer Zach Bosch  
Community Development Planning Manager Desmond Parrington

### PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited.

### AGENDA UPDATE

City Attorney Steven Wang announced that there was additional information for items 6 and 15 and a revised staff report for item 16. He explained that items will be taken out of order, after item 13, item would be in the order of items 16, 15 then 14.

**BUSINESS FROM THE FLOOR:**

The following speakers addressed the City Council:

1. Loretta Hettinger regarding support for Folsom history
2. Folsom Police Officer Rickey Jones, who yielded his time to Sergeant Grueneberg
3. Folsom Police Sergeant Mike Grueneberg, representing the Folsom Police Officers Association regarding Mayor Rodriguez's comments at the previous Council meeting, the problems related to homelessness, and the Police Department's efforts addressing homelessness
4. Doug Scalzi regarding homelessness and in support of law enforcement

**SCHEDULED PRESENTATIONS:**

1. Proclamation of the Mayor of the City of Folsom Proclaiming July 1 - 3, 2023 as Western Rodeo Days in the City of Folsom

Mayor Rosario Rodriguez presented the proclamation to Folsom Pro Rodeo Grand Marshal Kris Keables.

**CONSENT CALENDAR (taken out of order):**

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. City Councilmembers may pull an item for discussion.

2. Resolution No. 11039 – A Resolution Authorizing the City Manager to Execute an Agreement with the Sacramento and San Joaquin Drainage District, Acting by and Through the Central Valley Flood Protection Board of the State of California, for the Reimbursement of Road Usage in Relation to the Folsom Dam Raise Project
3. Resolution No. 11042 - A Resolution Authorizing the City Manager to Submit an Application for Grant Funds to the California Board of State and Community Corrections (BSCC) Organized Retail Theft Prevention Grant Program
4. Resolution No. 11043 – A Resolution Authorizing the City Manager to Execute an Inter-Agency Agreement for Cost-Sharing of the Water Forum 2.0 Agreement Update for Fiscal Year 2023-24 and Fiscal Year 2024-25
5. Resolution No. 11045 – A Resolution Authorizing the City Manager to Execute a Cooperative Agreement with Sacramento Housing and Redevelopment Agency for Continued Participation in the Community Development Block Grant Program and Related Activities from January 1, 2024 to December 31, 2026
6. **pulled for comment**
7. Resolution No. 11047 - A Resolution Authorizing the City Manager to Execute a Communications Site License Agreement with Dish Wireless, LLC.
8. Resolution No. 11048 – A Resolution Authorizing the City Manager to Execute Fifth Amendment to the Reciprocal Use and Funding Agreement Among the Sacramento Placerville Transportation Corridor Joint Powers Authority (JPA) and Its Member Agencies in Connection with Sacramento Regional Transit (SacRT) Double-Tracking Project

9. Resolution No. 11049 - A Resolution Authorizing Staff to Submit Recreational Trail Program (RTP) Grant Application to the California Department of Parks and Recreation for the Trail Connections Projects
10. Resolution No. 11050- – A Resolution Authorizing the City Manager to Execute an Agreement with National Auto Fleet Group for the Purchase of a Patch Truck
11. Resolution No. 11051 – A Resolution Authorizing the City Manager to Execute a Design and Consulting Services Contract with R.E.Y. Engineers, Inc. for the American River Canyon Drive Surface Drainage Project
12. **pulled for comment**

**Motion by Councilmember Sarah Aquino, second by Vice Mayor YK Chalamcherla, to approve items 2-5 and 7-11 of the Consent Calendar.**

**Motion carried with the following roll call vote:**

**AYES: Councilmember(s): Rohrbough, Aquino, Chalamcherla, Kozlowski, Rodriguez**  
**NOES: Councilmember(s): None**  
**ABSENT: Councilmember(s): None**  
**ABSTAIN: Councilmember(s): None**

**CONSENT CALENDAR ITEMS PULLED FOR DISCUSSION:**

6. Resolution No. 11046 – A Resolution Authorizing the City Manager to Execute a Consultant and Professional Services Agreement with RRM Design Group for Completion of the River District Master Plan

This item was pulled at the request of speaker Terry Sorensen. Mr. Sorensen commented regarding the lack of information in the staff report. City Manager Elaine Andersen explained that additional information has been provided and is available at the table of the Council Chambers.

**Motion by Councilmember Mike Kozlowski, second by Councilmember Sarah Aquino, to approve Resolution No. 11046.**

**Motion carried with the following roll call vote:**

**AYES: Councilmember(s): Rohrbough, Aquino, Chalamcherla, Kozlowski, Rodriguez**  
**NOES: Councilmember(s): None**  
**ABSENT: Councilmember(s): None**  
**ABSTAIN: Councilmember(s): None**

12. Resolution No. 11052 - A Resolution Authorizing the City Manager to Execute a Construction Agreement with RBH Construction, Inc. for the Community Development Department Permit Counter Project and Appropriation of Funds

Vice Mayor YK Chalamcherla commented regarding the procurement process.

**Motion by Vice Mayor YK Chalamcherla, second by Councilmember Sarah Aquino, to approve Resolution No. 11052.**

**Motion carried with the following roll call vote:**

**AYES: Councilmember(s): Rohrbough, Aquino, Chalamcherla, Kozlowski, Rodriguez**  
**NOES: Councilmember(s): None**  
**ABSENT: Councilmember(s): None**  
**ABSTAIN: Councilmember(s): None**

**PUBLIC HEARING:**

13. Resolution No. 11041 - A Resolution of the City Council of the City of Folsom Declaring the Results of the Majority Protest Proceedings and Renewing the Historic Folsom Property and Business Improvement District, Approving the Assessment Formula and Levying the Assessments

City Attorney Steven Wang introduced the item. Consultant Emily Brown from Civitas made a presentation.

Mayor Rosario Rodriguez opened the public hearing and announced that ballots must be submitted by the close of the public hearing.

The following speaker addressed the City Council:

Crystal Tobias regarding clarification regarding which property owners received ballots. Consultant Emily Brown responded.

Mayor Rosario Rodriguez announced that Assistant City Clerk Jennifer Jimenez would tally the ballots. She explained that the meeting would continue during the tally, and that the Council would take final action on this item after the ballot canvass is complete.

**OLD BUSINESS (item taken out of order):**

16. Resolution No. 11044 - A Resolution Authorizing the Formation of the River District Master Plan Citizens Advisory Committee

Consultant Robert Goss made a presentation and explained the ballot process for voting for committee members.

The following speakers addressed the City Council:

1. Claudia Cummings
2. Terry Sorensen

The City Council discussed the item and received clarification from City Attorney Steven Wang regarding the process. Consultant Robert Goss and Community Development Director Pam Johns provided additional clarification. Jim Snook, representing Folsom Historic District Association,



responded at the request of Mayor Rosario Rodriguez regarding their representative on the ballot. There was more discussion and clarification between Council and staff.

Councilmember Sarah Aquino suggested the committee be formed with two members from every stakeholder group and one from the Open Space Resource group and to allow every resident who applied as an at-large member to be on the committee. Councilmember Mike Kozlowski concurred. Councilmember Mike Kozlowski recommended that Claudia Cummings be added to the River District Organizing Committee group. The Council discussed these ideas and concurred.

**Motion by Councilmember Sarah Aquino, second by Councilmember Mike Kozlowski, to take two stakeholders from each category except the Open Space Resource category which will have one and appoint all 11 residents who applied as at-large members and approve Resolution No. 11044.**

**Motion carried with the following roll call vote:**

**AYES: Councilmember(s): Rohrbough, Aquino, Chalamcherla, Kozlowski, Rodriguez**  
**NOES: Councilmember(s): None**  
**ABSENT: Councilmember(s): None**  
**ABSTAIN: Councilmember(s): None**

Deputy City Clerk Lydia Konopka distributed ballots to the City Council. She read each ballot with the following results:

Councilmember Sarah Aquino:

Major Landowners - CA State Parks and US Bureau of Reclamation  
Cultural Resources - Folsom History and Shingle Springs Band of Miwok Indians  
Recreation Resources - CSUS Aquatic Center and Lake Natoma Paddlers  
Open Space Resources - Friends of Folsom Parkways  
Historic District - HRFA Historic Folsom Residents Association and Sutter Street Merchants Association  
Economic Development - River District Organizing Committee and Folsom Chamber of Commerce/Visit Folsom

Councilmember Mike Kozlowski:

Major Landowners- CA State Parks and US Bureau of Reclamation  
Cultural Resources - Folsom History and Shingle Springs Band of Miwok Indians  
Recreation Resources - CSUS Aquatic Center and Lake Natoma Paddlers  
Open Space Resources (Select up to 1) - Friends of Folsom Parkways  
Historic District - HRFA Historic Folsom Residents Association and Sutter Street Merchants Association  
Economic Development - River District Organizing Committee and Folsom Chamber of Commerce/Visit Folsom

Mayor Rosario Rodriguez:

Major Landowners - CA State Parks and US Bureau of Reclamation  
Cultural Resources - Friends of Folsom Preservation and Folsom History  
Recreation Resources - CSUS Aquatic Center and FATRAC Folsom Auburn Trail Riders Action Coalition  
Open Space Resources - Friends of Folsom Parkways  
Historic District - HRFA Historic Folsom Residents Association and Sutter Street Merchants Association

Economic Development - River District Organizing Committee and Folsom Chamber of Commerce/Visit Folsom

Councilmember Anna Rohrbough:

- Major Landowners - CA State Parks and US Bureau of Reclamation
- Cultural Resources - Friends of Folsom Preservation and Folsom History
- Recreation Resources - CSUS Aquatic Center and Lake Natoma Paddlers
- Open Space Resources (Select up to 1) - Friends of Folsom Parkways
- Historic District - HRFA Historic Folsom Residents Association and Sutter Street Merchants Association
- Economic Development - River District Organizing Committee and Folsom Chamber of Commerce/Visit Folsom

Vice Mayor YK Chalamcherla:

- Major Landowners - CA State Parks and US Bureau of Reclamation
- Cultural Resources - Friends of Folsom Preservation and heritage Preservation League
- Recreation Resources - FATRAC Folsom Auburn Trail Riders Action Coalition and Lake Natoma Paddlers
- Open Space Resources - Friends of Folsom Parkways
- Historic District - HRFA Historic Folsom Residents Association and Sutter Street Merchants Association
- Economic Development - River District Organizing Committee and Folsom Auto Mall Dealers Association

Deputy City Clerk Lydia Konopka read the results into the record, noting that the below stakeholder organizations/individuals are appointed:

<b>Major Landowners</b>		
	CA State Parks (Devin Swartwood)	The contractual operating and managing partner for US Bureau of Reclamation of the Folsom Lake State Recreation Area (FLSRA)
	US Bureau of Reclamation (Edward Roza)	USBR is the major landowner (75%+) within River District and is responsible for operations at both Folsom Dam and Nimbus Dam.

<b>Cultural Resources</b>		
	Friends of Folsom Preservation (Debra Grassl)	To advocate for the protection and preservation of Folsom’s heritage, cultural resources, and the natural environment; and to advocate for land use planning.
	Folsom History (Rita Mukherjee Hoffstadt)	To inspire an innovative future together by connecting Folsom to its inventive roots; founded in 1961; operates the Folsom History Museum and Pioneer Village in the Historic District, and the developing Chinese Heritage Museum.

<b>Recreation Resources</b>		
	CSUS Aquatic Center (Brian Dulgar)	A cooperative operation of the Associated Students Inc. of CSUS, Sacramento, the University Union of Sac State, CA Div. of Boating and Waterways, and the CA Dept of Parks and Recreation, providing boating and safety programs through education, recreation, competition.
	Lake Natoma Paddlers (Lisa Horton)	A Facebook group with 8k members focused on recreational paddleboard, and other paddle watercraft activities on Lake Natoma.

<b>Open Space Resources</b>		
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	Friends of Folsom Parkways (Bruce Cline)	Advocating awareness, use and care of Folsom parkways, fund raising for parkway issues, education, development proposal influence to benefit parkways, identify parkway expansion where appropriate.
<b>Historic District</b>		
	HFRA - Historic Folsom Residents Association (Mike Reynolds)	Focus is to preserve and protect the Folsom Historic District by forming a resident group that is large enough to be recognized and noticed when decisions are being made that affect the Historic District.
	Sutter Street Merchants Association dba Folsom Historic District Association (Karen Holmes)	To preserve, protect, and enhance the Folsom Historic District and its historic and natural assets; to educate others...; to establish it as a destination for visitors and residents alike; etc.

<b>Economic Development</b>		
	River District Organizing Committee (Will Kempton and Claudia Cummings)	To assist, promote, and monitor the development of a River District Master Plan for the City of Folsom which contributes to the city's economic development and results in benefits to all stakeholders.
	Folsom Chamber of Commerce/Visit Folsom (Joe Gagliardi)	For nearly 80 years, the chamber has been a local business association advocating for businesses concerns, tourism and economic development within the city.

The City Council adjourned the regular meeting to the joint City Council / Traffic Safety Committee meeting.

**JOINT CITY COUNCIL / TRAFFIC SAFETY COMMITTEE MEETING (item taken out of order):**

**CONVENE JOINT MEETING**

Joint City Council / Traffic Safety Committee Meeting

**ROLL CALL:**

Councilmembers Present: Anna Rohrbough, Councilmember  
 Sarah Aquino, Councilmember  
 YK Chalamcherla, Vice Mayor  
 Mike Kozlowski, Councilmember  
 Rosario Rodriguez, Mayor

Councilmembers Absent: None

Traffic Safety Committee Members Present  
 Scott Bailey  
 Joanne Brausch  
 Kevin Goddard  
 Zach Bosch (PW Dept)  
 Sgt. Tim Galovich (Police)  
 Matt Washburn (FCUSD)  
 Asst. Chief Chad Wilson (Fire)

Participating Staff: City Manager Elaine Andersen  
City Attorney Steven Wang  
Deputy City Clerk Lydia Konopka  
Public Works Director Mark Rackovan  
Public Works Traffic Engineer Zach Bosch

**NEW BUSINESS:**

15. Workshop Regarding Traffic Safety Along the Folsom Lake Corridor

Public Works Director Mark Rackovan and Public Works Traffic Engineer Zach Bosch made a presentation and responded to questions from the City Council.

Members of the Traffic Safety Committee commented and asked questions of staff. Public Works Director Mark Rackovan and Public Works Traffic Engineer Zach Bosch responded.

The following speakers addressed the City Council:

1. Mark McClelland
2. Bob Delp

Members of the Traffic Safety Committee provided additional comments and asked questions of staff who provided clarification.

The City Council adjourned the joint meeting back to the regular meeting.

**PUBLIC HEARING (item 13 resumed, item 14 taken out of order):**

Item 13 was resumed following completion of the protest vote tabulation.

13. Resolution No. 11041 - A Resolution of the City Council of the City of Folsom Declaring the Results of the Majority Protest Proceedings and Renewing the Historic Folsom Property and Business Improvement District, Approving the Assessment Formula and Levying the Assessments

Assistant City Clerk Jennifer Jiminez presented the results of the protest vote tabulation. as 87.75% yes votes and 12.25% no votes. She advised that, since a majority protest does not exist, the City Council may consider approval of Resolution No. 11041.

**Motion by Councilmember Mike Kozlowski, second by Councilmember Sarah Aquino, to approve Resolution No. 11041.**

**Motion carried with the following roll call vote:**

**AYES: Councilmember(s): Rohrbough, Aquino, Chalamcherla, Kozlowski, Rodriguez**  
**NOES: Councilmember(s): None**  
**ABSENT: Councilmember(s): None**

**ABSTAIN: Councilmember(s): None**

14. Appeal by Bob Delp of Decisions by the Historic District Commission Approving the Demolition of the Cabin at 608 Bridge Street (DRCL23-00016) and Determination that the Project is Exempt from CEQA

Community Development Planning Manager Desmond Parrington made a presentation. He explained that before moving forward with the appeal that the City Council would need to answer whether the appellant has standing to file an appeal. City Attorney Steven Wang provided further clarification regarding eligibility to appeal as stated in the Folsom Municipal Code. Appellant Bob Delp explained why he believes he should be able to appeal this project. Applicant Jennifer Jennings explained why she believes the appellant does not have standing to appeal the project. The City Council deliberated and discussed. City Attorney Steven Wang provided clarification. The City Council decided to allow the appeal.

**Motion by Councilmember Anna Rohrbough, second by Vice Mayor YK Chalamcherla, that appellant Bob Delp has the right to appeal the project.**

**Motion carried with the following roll call vote:**

**AYES: Councilmember(s): Rohrbough, Aquino, Chalamcherla,**  
**NOES: Councilmember(s): Kozlowski, Rodriguez**  
**ABSENT: Councilmember(s): None**  
**ABSTAIN: Councilmember(s): None**

Community Development Planning Manager Desmond Parrington provided background information regarding the project.

Appellant Bob Delp made a presentation.

Applicant Jennifer Jennings made a presentation.

The following speakers addressed the City Council.

1. Loretta Hettinger
2. Beth Kelly
3. Terry Sorensen

Appellant Bob Delp made closing comments.

Applicant Jennifer Jennings made closing comments.

The City Council asked for clarification regarding the cabin's history and historic significance. Planning Manager Desmond Parrington responded.

Mayor Rosario Rodriguez closed the public hearing.

**Motion by Councilmember Sarah Aquino to deny the appeal.**



Mayor Rosario Rodriguez recommended that the applicant offer the cabin to anyone who would like to remove it from the property. Attorney Steven Wang clarified that it would need to be part of the motion to add a condition of approval. The City Council discussed adding this requirement including having a specified time limit of 30 days to allow anyone interested to remove the cabin before the applicant can demolish it. Councilmember Sarah Aquino asked City Attorney Steven Wang if they needed to add language regarding tolling in case of a lawsuit. Mr. Wang clarified that they would need to amend condition number 3 and he asked Mr. Parrington to provide language.

Planning Manager Desmond Parrington provided language to amend condition of approval 3 regarding tolling and language to add a new condition regarding removal of the cabin:

- Condition of Approval #3 [Modification of existing condition]: The project approval granted under this staff report shall remain in effect for two years from final date of approval (May 3, 2025). Failure to obtain the relevant demolition permit within this time, without the subsequent extension of this approval, shall result in the termination of this approval. If a lawsuit is filed against the City which seeks to invalidate the approval or the permit required in connection with the approval, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the project approval shall be tolled during the time that any litigation is pending, including any appeals.
- Condition of Approval 8 [New Condition]: The applicant shall not demolish the cabin for 30 days to allow for the possible removal of the cabin by others within the 30-day period at no cost to the applicant.

**Amended Motion by Councilmember Sarah Aquino to deny the appeal but the applicant does not demolish the building for 30 days to allow time for someone to come forward and remove the cabin and to amend condition of approval number 3 as stated.**

Councilmember Anna Rohrbough asked for an amendment for clarification that there will be no cost to the applicant for the removal of the cabin and that the cabin must be removed within 30 days.

Councilmember Sarah agreed to the amendment.

**Second Amended Motion by Councilmember Sarah Aquino, second by Councilmember Mike Kozlowski, to deny the appeal and the applicant cannot demolish the building for 30 days to give time for someone to come forward and remove the cabin, with no cost to the applicant and that the cabin must be removed within 30 days and amend condition number 3 as stated.**

**Motion carried with the following roll call vote:**

- AYES:** Councilmember(s): Rohrbough, Aquino, Chalamcherla, Kozlowski, Rodriguez
- NOES:** Councilmember(s): None
- ABSENT:** Councilmember(s): None
- ABSTAIN:** Councilmember(s): None

**COUNCIL REQUEST FOR FUTURE AGENDA ITEMS**

Councilmember Sarah Aquino asked that the Folsom Municipal Code be reviewed regarding keeping livestock. Community Development Director Pam Johns explained that this will be part of the future Zoning Code Update. The Council agreed not to bring it back as a separate item.



Councilmember Mike Kozlowski requested the Council review options as it pertains to who has standing for appeals throughout the City to have a consistent set of rules that apply.

**CITY MANAGER REPORTS**

City Manager Elaine Andersen announced the following: end of stage 3 water conservation in Folsom, traffic safety improvement project at Folsom Lake Crossing, 10<sup>th</sup> Annual Community Service Day September 16 and she thanked City Attorney Steven Wang for his service with the US Army.

**COUNCIL COMMENTS:**

Councilmember Anna Rohrbough thanked City Attorney Steven Wang for his service to our country. She commented regarding visiting the Folsom Dam and spillway.

Vice Mayor YK Chalamcherla commented regarding the Joint meeting with Traffic Safety Committee.

Councilmember Mike Kozlowski reminded everyone to get their tickets for the Folsom Pro Rodeo.

Mayor Rosario Rodriguez, in response to Folsom Police Sergeant Mike Grueneberg's comments during business from the floor described her experience with homelessness in Folsom. She spoke of her appreciation for the collaborative efforts between local non-profits and the Police Department and commended the Folsom Community Crime Suppression Unit, Sergeant Grueneberg and Officer Jones for their work.

**ADJOURNMENT**

There being no further business to come before the Folsom City Council, Mayor Rosario Rodriguez adjourned the meeting at 11:43 pm.

SUBMITTED BY:

\_\_\_\_\_  
Lydia Konopka, Deputy City Clerk

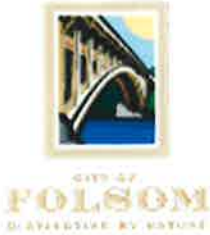
ATTEST:

\_\_\_\_\_  
Rosario Rodriguez, Mayor

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CITY OF  
**FOLSOM**  
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# Folsom City Council Staff Report

<b>MEETING DATE:</b>	7/11/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Appointment of At-Large Member to the Folsom Landscaping and Lighting District Advisory Committee to Represent the Briggs Ranch District
<b>FROM:</b>	City Clerk's Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

Staff requests that the Mayor appoint Helaine Uhlig (with approval from the City Council) to the Folsom Landscaping and Lighting District Advisory Committee to represent the Briggs Ranch District for the term ending in December 2026.

### **BACKGROUND / ISSUE**

Folsom Municipal Code Chapter 16.56 establishes the Landscaping and Lighting District Advisory Committee (L&L Committee) and defines the Committee's purpose as helping to enhance the line of communication between city staff and elected/appointed city bodies. The citizens' committee may also make recommendations to the Landscaping and Lighting District Manager, the Community Development Director and the Public Works Director concerning the maintenance and associated costs to maintain and improve landscaping and lighting districts. The Committee is comprised of one person from each landscaping and lighting district. The members shall be registered voters and residents or owners within their respective landscaping and lighting district and serve for a period of four years.

### **POLICY/ RULE**

Folsom Municipal Code Section 16.56.030(B) states that the mayor shall appoint each of the members, subject to the approval of the City Council.

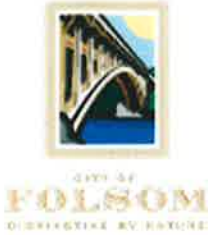
**ANALYSIS**

The L&L Committee continues to have vacancies for certain districts, and staff maintains an open recruitment for these vacancies. One application has recently been received for the Briggs Ranch District vacant seat:

Staff has confirmed that the applicant's address is within the Briggs Ranch District and that the applicant is a registered voter and they are therefore eligible to be appointed. The application has previously been provided to the City Council for advance consideration.

Respectfully submitted,

Christa Freemantle, CMC  
City Clerk



# Folsom City Council Staff Report

<b>MEETING DATE:</b>	7/11/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11053 – A Resolution Authorizing the City Manager to Execute an Agreement with NTU Technologies, Inc. for the Purchase of Chemicals for the Water Treatment Plant
<b>FROM:</b>	Environmental and Water Resources Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

The Environmental and Water Resources Department recommends the City Council pass and adopt Resolution No. 11053 – A Resolution Authorizing the City Manager to Execute an Agreement with NTU Technologies, Inc. for the Purchase of Chemicals for the Water Treatment Plant.

### **BACKGROUND / ISSUE**

The City of Folsom’s Water Treatment Plant (WTP) utilizes surface water from Folsom Lake for water supply. The WTP is designed to produce 50 million gallon per day (mgd) of potable water. The treatment processes include rapid mix, pretreatment with a conventional flocculation and sedimentation basin, and an Actiflo system for high rate clarification, a conventional sand/anthracite dual media filter, and solids handling facilities. In order to be consistent with State regulatory requirements and industry best management practices, the City uses a variety of chemicals to aid in the treatment process listed above. These chemicals are vital to these treatment processes.

Several of the chemicals used at the WTP have specific and proprietary properties that require the City to contract directly with companies. These chemicals include:

- Aluminum Chlorohydrate (ACH) Primary Coagulant
- Dry Anionic Polymer
- Dry Non-ionic Polymer
- Liquid Cationic Polymer
- Liquid Anionic Polymer

This resolution will authorize the City Manager to execute an agreement with NTU Technologies, Inc. for the purchase of chemicals for use at the Water Treatment Plant.

### **POLICY / RULE**

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$70,952 or greater shall be awarded by City Council.

### **ANALYSIS**

When using coagulants, water properties have a large effect on the type of coagulant to use in the treatment process. These properties include alkalinity, water temperature, turbidity and filterability. These water quality properties are very different depending on the time of year, weather events such as storms and snow melt, and Folsom Lake turnover. Changes in the incoming water quality will affect settling rates in filters, sludge production, required chemical dosages, and pretreatment turbidity which can all impact the water quality of the treated water. In addition, City staff operates a conventional flocculation and sedimentation basin, a high rate Actiflo flocculation system, and a solids handling system that require specific chemical additions to properly treat the water. Using a polymer that can handle the whole range of these water properties entering the WTP is important to the treatment operators to maintain consistent water quality.

The current chemicals used by the City in the treatment process are very successful in providing high water quality for the City's water customers. In order to maintain current water quality standards, any new chemicals must also meet these standards. In order to ensure any new chemicals would be able to meet these standards, the City would have to perform various analytical tests to confirm the new polymer's ability to perform in a variety of conditions. The process for testing in all seasons of the year, after storm events, during snow melt, and high alkalinity water would be at least a year long process.

In addition to the analytical testing, the City operators would need to inform and follow the State Water Resources Control Board, Division of Drinking Water requirements to confirm that changing chemicals would not adversely affect the water quality produced. A year long trial period to confirm the polymer performance, as well as a contingency plan, would be required by the State.

Furthermore, the City uses specific proprietary chemicals from NTU Technologies at the WTP and receives quality product and good customer service. During calendar year 2018, operators optimized the treatment process, which led to reduced polymer usage throughout the system. Part of this reduction was due to service and testing provided by NTU Technologies. NTU has a location in Davis, CA which allows for very quick response to any City problems and requests.



EWR staff contacted five water providers in the area, including San Juan Water District, Placer County Water Agency, El Dorado Irrigation District, City of Roseville and City of West Sacramento to discuss chemical purchasing and usage. Through these discussions with other water providers in the area, it became clear that treatment process, water supply, quantity of chemicals purchased, chemical equipment, storage available, and chemical dose all affected which polymer was used at a specific plant. There was no correlation to directly compare polymer usage and pricing.

The table below shows costs for chemicals that Environmental and Water Resource staff estimate will be used during fiscal year 2023-24:

<b>Chemical</b>	<b>\$/lb</b>	<b>Est. cost for FY23-24</b>
ACH (Primary)	\$0.62	\$300,000
Dry Anionic Polymer	\$3.56	\$55,000
Dry Non-Ionic Polymer	\$4.30	\$5,000
Liquid Cationic Polymer	\$2.33	\$5,000
Liquid Anionic Polymer	\$2.13	\$22,000
<b>Total</b>		<b>\$ 387,000</b>

The Environmental & Water Resources Department recommends a waiver of bid and requests that the City Council authorize the City Manager to execute an agreement with NTU Technologies, Inc. for the purchase of chemicals for the Water Treatment Plant in the amount not to exceed \$387,000.

**FINANCIAL IMPACT**

Sufficient funds for the purchase of Water Treatment Plant chemicals have been included in the FY 2023-24 operations budget.

**ENVIRONMENTAL REVIEW**

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).

**ATTACHMENT**

Resolution No. 11053 – A Resolution Authorizing the City Manager to Execute an Agreement with NTU Technologies, Inc. for the Purchase of Chemicals for the Water Treatment Plant

Submitted,

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Marcus Yasutake, Director  
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

**RESOLUTION NO. 11053**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH NTU TECHNOLOGIES INC. FOR THE PURCHASE OF CHEMICALS FOR THE WATER TREATMENT PLANT**

**WHEREAS**, the City identifies that the purchase is critical to ensuring the treatment of high quality water to be delivered to all customers; and

**WHEREAS**, the City of Folsom has identified this purchase as a priority to maintain the integrity and operation of the water treatment system; and

**WHEREAS**, the chemicals have proven to provide high water quality with the City’s unique treatment process and variety of incoming water properties; and

**WHEREAS**, NTU Technologies, Inc. chemicals are specific and proprietary with unique chemical blends optimal for the City’s treatment process, which requires the City purchase these chemicals through a sole source procurement process; and

**WHEREAS**, sufficient funds have been budgeted and are available in the Water Operating Fund (Fund 520); and

**WHEREAS**, the agreement will be in a form acceptable to the City Attorney:

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to execute an agreement with NTU Technologies, Inc. for the purchase of chemicals for the water treatment plant for an amount not-to-exceed \$387,000.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of July, 2023, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

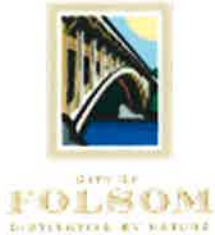
ATTEST:

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Christa Freemantle, CITY CLERK

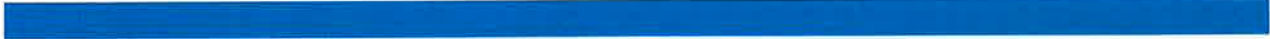
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CITY OF  
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# Folsom City Council Staff Report



<b>MEETING DATE:</b>	7/11/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>STAFF REPORT TITLE</b>	Resolution No. 11062 – A Resolution Authorizing the City Manager to Accept a Cannabis Tax Fund Grant Program offered by the California Highway Patrol in the Amount of \$92,772.60 to reduce and mitigate the impacts of impaired driving and Appropriation of Funds
<b>FROM:</b>	Police Department

**RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends the City Council approve Resolution No. 11062 – A Resolution Authorizing the City Manager to Accept a Cannabis Tax Fund Grant Program offered by the California Highway Patrol in the Amount of \$92,772.60 to reduce and mitigate the impacts of impaired driving and Appropriation of Funds.

**BACKGROUND / ISSUE**

In 2016, California voters voted in favor of Proposition 64, the Control, Regulate, and Tax Adult Use of Marijuana Act. The legislation decriminalized many aspects of cannabis use. By 2018, it was estimated 42% of California drivers that were killed in vehicle collisions had tested positive for legal or illegal drugs. To combat this rise, the California Highway Patrol has granted \$27 million in funding to qualified applicants in local communities to support education and enforcement of cannabis-related impaired driving. The aim of this program is to reduce the number of DUI accident victims.

In an application to the California Highway Patrol, Cannabis Tax Fund Grant Program, the Folsom Police Department has requested funding to combat impaired driving. The funds would cover four (4) officers to attend a Standardized Field Sobriety Test (SFST) program, allow the city to host four (4) DUI checkpoints, provide four (4) presentations to school groups on the negative aspects of driving while intoxicated, perform eight (8) Know Your Limits – sober driver/DUI prevention Campaigns, and staff twelve (12) impaired driving saturation patrols. Each of these programs will help to limit the number of impaired drivers within the city.

**POLICY / RULE**

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$70,952 or greater shall be awarded by the City Council.

**ANALYSIS**

The California Highway Patrol Cannabis Tax Fund Grant Program provides funding to reimburse law enforcement agencies to train and perform enforcement efforts geared at reducing fatal collisions caused by impaired drivers.

Having access to the funding provided by the Cannabis Tax Fund Grant Program will help the City of Folsom combat impaired drivers. Through these monies, the police department will send a minimum of four (4) officers through a Standardized Field Sobriety Test (SFST) program, host four (4) DUI checkpoints within the City, provide four (4) presentations to school groups on the negative aspects of driving while intoxicated, perform eight (8) Know Your Limits – sober driver/DUI prevention Campaigns, and staff twelve (12) impaired driving saturation patrols. Each of these programs will help to limit the number of impaired drivers within the city. By participating in the Cannabis Tax Fund Grant Program, the Folsom Police Department intends to continue its work in bringing awareness of the dangers of impaired driving through education and enforcement efforts to reduce the number of fatal and injury collisions in the City of Folsom.

**FINANCIAL IMPACT**

There is no negative fiscal impact to the City as the California Highway Patrol Cannabis Tax Fund Program is granting \$92,772.60 to the City of Folsom. Staff is requesting an additional appropriation to be appropriated to the Fiscal Year 2023-24 Operating Budget in the General Fund (Fund 010) in the Police Department for this grant, in the amount of \$92,772.60.

**ENVIRONMENTAL REVIEW**

N/A.

**ATTACHMENTS**

1. Resolution No. 11062 – A Resolution Authorizing the City Manager to Accept a Cannabis Tax Fund Grant Program offered by the California Highway Patrol in the Amount of \$92,772.60 to reduce and mitigate the impacts of impaired driving and Appropriation of Funds
2. Department of California Highway Patrol conditional approval funding letter

Submitted,

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Richard D. Hillman, Chief of Police

# ATTACHMENT 1



**RESOLUTION NO. 11062**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT A CANNABIS TAX FUND GRANT PROGRAM OFFERED BY THE CALIFORNIA HIGHWAY PATROL IN THE AMOUNT OF \$92,772.60 TO REDUCE AND MITIGAE THE IMPACTS OF IMPAIRED DRIVING AND APPROPRIATION OF FUNDS**

**WHEREAS**, the City of Folsom Police Department is requesting the City Council authorize the acceptance of a Cannabis Tax Fund Grant Program grant for the Period of July 1, 2023 through June 30, 2024, from the California Highway Patrol, in the amount of \$92,772.60; and

**WHEREAS**, in 2018 it was estimated 42% of California drivers that were killed in vehicle collisions tested positive for legal or illegal drugs. To combat this issue, the California Highway Patrol has granted \$27 million in funding to local communities to support education and enforcement of cannabis related impaired driving and reduce the number of DUI accident victims; and

**WHEREAS**, the grant monies will be used to reimburse personnel overtime costs associated with the training of officers in the detection, apprehension, and prosecution of impaired drivers as well as presentations to school groups; and

**WHEREAS**, the agreement will be in a form acceptable to the City Attorney:

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom hereby authorizes the City Manager to accept a Cannabis Tax Fund Grant Program grant offered by the California Highway Patrol to reduce and mitigate the impacts of impaired driving.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council of the City of Folsom authorizes the Finance Director to appropriate \$92,772.60 to the Police Department Fiscal Year 2023-24 General Fund Operating Budget (Fund 010).

**PASSED AND ADOPTED** this 11th day of July 2023, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

## ATTACHMENT 2

State of California – Transportation Agency

GAVIN NEWSOM, Governor

**DEPARTMENT OF CALIFORNIA HIGHWAY PATROL**

601 North 7th Street  
Sacramento, CA 95811  
(916) 843-3330  
(800) 735-2929 (TT/TDD)  
(800) 735-2922 (Voice)



June 7, 2023

File No.: 060.15426.14597.066.2023.06004

Lieutenant Chris Emery  
Folsom Police Department  
46 Natoma Street  
Folsom, CA 95630

Dear Lieutenant Emery:

On behalf of the California Highway Patrol (CHP), it is my pleasure to inform you, the Folsom Police Department, is conditionally approved for Cannabis Tax Fund Grant Program (CTFGP) funding in the amount of \$92,772.60. The purpose of this grant funding is to help your agency reduce and mitigate the impacts of impaired driving in your community.

The official Grant Agreement for signature is forthcoming. In order to execute your Grant Agreement, please provide documentation from a local governing body, authorizing your organization to receive this grant funding, to the Cannabis Grants Unit, by email at [CGUGrants@chp.ca.gov](mailto:CGUGrants@chp.ca.gov), as soon as possible. Refer to California Code of Regulations Title 13, Division 2, Chapter 13, Section 1890.13(g) for additional information.

The CHP looks forward to partnering with you and your agency on this project in an effort to make California's roadways a safer place to travel. If you have any questions, please feel free to contact the Cannabis Grants Unit at (916) 843-4360.

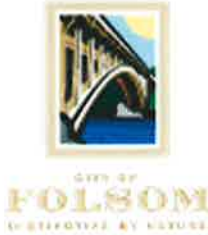
Sincerely,

K. M. DAVIS, Chief  
Enforcement and Planning Division

*Safety, Service, and Security*



*An Internationally Accredited Agency*



# Folsom City Council Staff Report

<b>MEETING DATE:</b>	7/11/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11064 - A Resolution Authorizing the City Manager to Execute an Agreement with Black & Veatch Corporation for the Design of the Water Treatment Plant Caustic Soda System Project
<b>FROM:</b>	Environmental and Water Resources Department

### RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Department recommends the City Council pass and adopt Resolution No. 11064 - A Resolution Authorizing the City Manager to Execute an Agreement with Black & Veatch Corporation for the Design of the Water Treatment Plant Caustic Soda System Project.

### BACKGROUND / ISSUE

The Environmental and Water Resources (EWR) Department identifies projects that are critical to ensuring the delivery of adequate and high-quality water supply to all water customers through water master plans, ongoing condition assessment programs, and regulatory changes. Through these efforts, City staff identified the Water Treatment Plant Caustic Soda System Project as a priority project.

In October 2021 through Resolution No. 10713, City Council authorized an agreement with Black & Veatch Corporation to perform a water quality evaluation of the City’s current treatment process related to finished water quality targets and possible treatment alternatives based on the consultant’s specialty experience in water treatment processes and familiarity with the City’s Water Treatment Plant (WTP). Black & Veatch finished the water quality analysis for possible treatment alternatives in February of 2023, and recommended the City to switch from the existing lime system to caustic soda.

This resolution will authorize the City Manager to execute an agreement with Black & Veatch Corporation for the Design of the Water Treatment Plant Caustic Soda System Project for the City for a not-to-exceed amount of \$233,915.

### **POLICY / RULE**

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$70,952 or greater shall be awarded by City Council.

### **ANALYSIS**

In August of 2020, the City hired Black & Veatch to provide an evaluation of the City's corrosion control methods and it was recommended by Black & Veatch to add orthophosphate to the City's water treatment process. A follow up evaluation that began in October 2021 was recommended to determine if the selected dosage of orthophosphate was able to be optimized or if any modifications to the target finished water pH could further improve the corrosion control treatment (CCT).

This evaluation compared the City's current CCT using orthophosphate with alternative CCTs that included changes in chemical treatments from lime to sodium hydroxide, changes in finished water pH, and changes in orthophosphate residual. Water quality modeling was used to identify optimal chemical dosages for alternative CCTs. Bench-scale corrosion testing was used to verify the modeling results and the effectiveness of alternative CCTs towards lead and copper leaching from materials known to be present in the City's system.

The recommendation from the finished water quality analysis and alternative bench-scale tests was for the City to switch from the existing lime system to sodium hydroxide (also known as caustic soda) which would allow WTP operators to achieve a specific finished water pH even with seasonal changes in the raw water quality with greater reliability and reduced chemical costs. Overall, the optimal condition identified from bench-scale testing involves maintaining the current orthophosphate dosage (0.9 mg/L as PO<sub>4</sub>) and using sodium hydroxide to target a finished water pH of 8.5.

Black & Veatch Corporation was determined to provide the best value to the City based on the past municipal project experience involving work of similar scope and complexity including technical knowledge and specialty expertise in water treatment processes, as well as intimate knowledge of the City's water treatment processes and WTP operations. Their scope of work will include the following:

- Overall project management
- Basis of design report to document design criteria, project implementation, and alternative site designs
- 90% and 100% design plans and specification
- Opinion of Probable Construction Costs
- Issuance of any required bid addenda

- Bid review
- Conformed to Bid Drawings

This resolution will authorize the City Manager to execute an agreement with Black & Veatch Corporation for the Design of the Water Treatment Plant Caustic Soda System Project for the City for a not-to-exceed amount of \$233,915.

### **FISCAL IMPACT**

The Water Treatment Plant Caustic Soda System Project is included in the Fiscal Year 2023-24 Capital Improvement Plan with a total project budget of \$3,222,500. Sufficient funds are available in the Water Operating Fund (Fund 520) and the EWR Department recommends that the contract be awarded to Black & Veatch Corporation for \$233,915.

### **ENVIRONMENTAL REVIEW**

This project is replacement and/or improvement of existing infrastructure with negligible or no expansion of use and therefore is categorically exempt from environmental review under the California Environmental Quality Act as noted in Title 14 – California Code of Regulations, Chapter 3 – Guidelines for Implementation of the California Environmental Quality Act, Article 19 – Categorical Exemptions, Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and/or 15304 (Minor Alterations to Land).

### **ATTACHMENT**

Resolution No. 11064 - A Resolution Authorizing the City Manager to Execute an Agreement with Black & Veatch Corporation for the Design of the Water Treatment Plant Caustic Soda System Project for a not-to-exceed amount of \$233,915

Submitted,

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Marcus Yasutake, Director

ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

**RESOLUTION NO. 11064**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH BLACK & VEATCH CORPORATION FOR THE DESIGN OF THE WATER TREATMENT PLANT CAUSTIC SODA SYSTEM PROJECT**

**WHEREAS**, the City identified that the project is critical to ensuring the treatment of high quality water supply to be delivered to all residents; and

**WHEREAS**, the City of Folsom has identified this project as a priority to maintain the integrity and operation of the water treatment system; and

**WHEREAS**, Black & Veatch Corporation, by reason of their past experience and abilities for performing these types of services, are qualified to perform the required consulting and design services for the project; and

**WHEREAS**, sufficient funds are available in the Water Operating Fund (Fund 520) in the amount of \$233,915; and

**WHEREAS**, the agreement will be in a form acceptable to the City Attorney:

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to execute an agreement with Black & Veatch Corporation for the Design of the Water Treatment Plant Caustic Soda System Project for the City for an amount not-to-exceed \$233,915.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of July 2023, by the following roll-call vote:

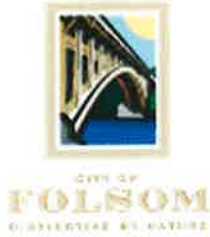
- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK





# Folsom City Council Staff Report

<b>MEETING DATE:</b>	7/11/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11065 – A Resolution Authorizing the City Manager to Execute an Agreement with Crafc0, Inc. for the Purchase of a Crack Sealing Machine
<b>FROM:</b>	Public Works Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

The Public Works Department recommends that the City Council pass and adopt Resolution No. 11065 – A Resolution Authorizing the City Manager to Execute an Agreement with Crafc0, Inc. for the Purchase of a Crack Sealing Machine.

### **BACKGROUND / ISSUE**

The Public Works Department Street Maintenance Division is responsible for maintenance of the city’s roadways. Crack sealing is an effective road preservation tool that reduces pavement deterioration by preventing water intrusion. Cracks occur on pavement due to traffic load and thermal stress and if left untreated, can result in more cracks, potholes, deeper erosion, and sub-base failure. Crack sealing can extend pavement life and is an extremely valuable preventative maintenance tool when compared to other more expensive treatment options. The division’s existing crack sealing machine is twenty-three years old.

This resolution will authorize the City Manager to execute an agreement with Crafc0, Inc. for the purchase of a crack sealing machine. The cost for the purchase of the crack sealing machine will not exceed \$95,617.84. Sufficient funds to purchase the crack sealing machine are budgeted and available in the Fiscal Year 2023-24 Public Works Fund (Fund 023).

## **POLICY / RULE**

Section 2.36.120 of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$70,952 or greater shall be awarded by the City Council.

Section 2.36.170 of the Folsom Municipal Code permits cooperative purchasing agreements for the procurement of any supplies, equipment, service, or construction with one or more public procurement units in accordance with an agreement entered into or between the participants.

## **ANALYSIS**

Sourcewell is a national cooperative purchasing program of which the City of Folsom is a member. The city has purchased items through Sourcewell in the past. Crafc0, Inc. has a current contract with Sourcewell for the crack sealing machine at a price that has been assessed to be fair, reasonable, and competitive. Sourcewell contract number 080521-CFC will be utilized for the purchase of the crack sealing machine. The total price for the crack sealing machine is \$95,617.84.

## **FINANCIAL IMPACT**

A total of \$740,000 was appropriated within the Fiscal Year 2022-23 Public Works Budget for the purchase of vehicles. In November 2022, Council approved the postponement of the purchase of the two flatbed trucks to a future budget year and reallocated the funds for the purchase of a CY5000 hard surface system cleaner in the amount of \$169,021.50 through Resolution No. 10946. The purchase of a patch truck was approved in the amount of \$271,790.22 per Resolution No. 11050. These two purchases totaled \$440,811.72, leaving budget remaining in the amount of \$299,188.28.

The Fiscal Year 2022-23 Budget also anticipated the purchase of a boom truck. The agreement for the purchase of the boom truck will be presented to Council tonight in a separate staff report for review and approval. If approved, the agreement for the purchase of the boom truck will be in the amount of \$224,494.50 and will be funded utilizing the remaining \$299,188.28 from the Fiscal Year 2022-23 Budget, leaving a balance of \$74,693.78. The Fiscal Year 2023-24 Public Works Operating Budget includes \$400,000 approved for the purchase of a Street Sweeper. Also, on the agenda for July 11, 2023, is an agreement for the purchase of the Street Sweeper in the amount of \$372,125, which will leave \$27,875 budget available for the purchase of vehicles.

Staff is requesting to use the \$74,693 budget available from the Fiscal Year 2022-23 Budget and the \$27,875 available from the FY 2023-24 Budget (total of \$102,568) for the purchase of a crack sealing machine. The contract would be authorized for a not to exceed amount of \$95,617.84. The funds are currently budgeted and available in the Public Works Fund (Fund 023).

**ENVIRONMENTAL REVIEW**

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).

**ATTACHMENT**

Resolution No. 11065 – A Resolution Authorizing the City Manager to Execute an Agreement with Crafc0, Inc. for the Purchase of a Crack Sealing Machine

Submitted,

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Mark Rackovan, Public Works Director

**RESOLUTION NO. 11065**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH CRAFCO, INC. FOR THE PURCHASE OF A CRACK SEALING MACHINE**

**WHEREAS**, the Public Works Department has validated its need to purchase a crack sealing machine based on an approved replacement and expansion schedule; and

**WHEREAS**, the Fiscal Year 2022-23 Public Works Fund (Fund 023) Budget included \$740,000 for the purchase of vehicles, of which \$74,693.78 is still available; and

**WHEREAS**, the Fiscal Year 2023-24 Public Works Fund (Fund 023) Budget included \$400,000 for the purchase of vehicles, of which \$27,874.60 is still available; and

**WHEREAS**, staff is requesting remaining funds appropriated within the Fiscal Year 2022-23 and Fiscal Year 2023-24 for the purchase of vehicles be reallocated and used to purchase the crack sealing machine; and

**WHEREAS**, this purchase will be made through Sourcewell, which used its recognized cooperative purchasing agreement to award a contract to Crafcoc, Inc. in an amount not to exceed \$95,617.84; and

**WHEREAS**, staff recommends the execution of a contract with Crafcoc, Inc. for the purchase of a crack sealing machine; and

**WHEREAS**, sufficient funds are budgeted and available for this purchase in the Public Works Fiscal Year 2022-23 and 2023-24 Budgets; and

**WHEREAS**, the agreement will be in a form acceptable to the City Attorney:

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to execute an agreement with Crafcoc, Inc. to purchase a crack sealing machine for the Public Works Department at a not to exceed amount of \$95,617.84.

**PASSED AND ADOPTED** this 11th day of July 2023, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

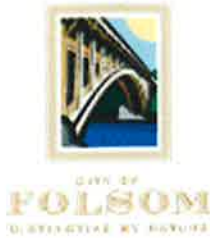
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Christa Freemantle, CITY CLERK

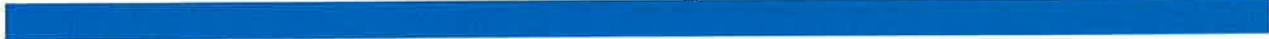
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CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE



# Folsom City Council Staff Report



<b>MEETING DATE:</b>	7/11/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11066 – A Resolution Authorizing the City Manager to Execute an Agreement with Altec, Inc. for the Purchase of a Boom Truck
<b>FROM:</b>	Public Works Department

### RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 11066 – A Resolution Authorizing the City Manager to Execute an Agreement with Altec, Inc. for the Purchase of a Boom Truck.

### BACKGROUND / ISSUE

The Public Works Department recognizes the need to maintain a fleet of vehicles that is able to provide reliable and responsive service. The Public Works Department Traffic Maintenance Division is responsible for the operation and maintenance of the traffic signals and city-owned streetlights. The boom truck is used by Public Works staff to reach electrical fixtures and signs mounted on high poles. The truck is also used to assist the Street Maintenance Division with tree trimming and other tasks that require the use of aerial bucket. The division’s existing boom truck is nineteen years old. Certifications for the existing boom truck are becoming increasingly difficult to obtain due to replacement parts no longer being made. Additionally, the existing boom truck is for a single person and the department needs a two-person boom truck.

This resolution will authorize the City Manager to execute an agreement with Altec, Inc. for the purchase of a boom truck. The cost for the purchase of the boom truck will not exceed \$224,494.50. Sufficient funds to purchase the boom truck are budgeted and available in the Fiscal Year 2022-23 Public Works Fund (Fund 023).



## **POLICY / RULE**

Section 2.36.120 of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$70,952 or greater shall be awarded by the City Council.

Section 2.36.170 of the Folsom Municipal Code permits cooperative purchasing agreements for the procurement of any supplies, equipment, service, or construction with one or more public procurement units in accordance with an agreement entered into or between the participants.

## **ANALYSIS**

Sourcwell is a national cooperative purchasing program of which the City of Folsom is a member. The city has purchased items through Sourcwell in the past. Altec, Inc. has a current contract with Sourcwell for the boom truck at a price that has been assessed to be fair, reasonable, and competitive. Sourcwell contract number 110421-ALT will be utilized for the purchase of the boom truck. The total price for the boom truck is \$224,494.50.

## **FINANCIAL IMPACT**

The purchase of the boom truck was anticipated and included in the approved Fiscal Year 2022-23 Public Works Budget utilizing Measure A Funds.

A total of \$740,000 was appropriated within the Fiscal Year 2022-23 Public Works Budget for the purchase of vehicles. To date a total of \$440,811.72 has been expended for the purchase of vehicles, leaving \$299,188.28 available for the purchase of the boom truck.

The contract would be authorized for a not to exceed amount of \$224,494.50. Sufficient funds to purchase the boom truck are budgeted and available in the Fiscal Year 2022-23 Public Works Fund (Fund 023).

## **ENVIRONMENTAL REVIEW**

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).

## **ATTACHMENT**

Resolution No. 11066 – A Resolution Authorizing the City Manager to Execute an Agreement with Altec, Inc. for the Purchase of a Boom Truck

Submitted,

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Mark Rackovan, Public Works Director

**RESOLUTION NO. 11066**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH ALTEC, INC FOR THE PURCHASE OF A BOOM TRUCK**

**WHEREAS**, the Public Works Department has validated its need to purchase a boom truck based upon an approved replacement and expansion schedule; and

**WHEREAS**, this purchase will be made through Sourcewell, which used its recognized cooperative purchasing agreement to award a contract to Altec, Inc. in an amount not to exceed \$224,494.50; and

**WHEREAS**, the Fiscal Year 2022-23 Public Works Fund (Fund 023) Budget included \$740,000 for the purchase of vehicles, of which \$299,188.28 is still available; and

**WHEREAS**, staff recommends the execution of a contract with Altec, Inc. for the purchase of a boom truck; and

**WHEREAS**, the agreement will be in a form acceptable to the City Attorney:

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to Execute an Agreement with Altec, Inc. to purchase a boom truck for the Public Works Department at a not to exceed amount of \$224,494.50.

**PASSED AND ADOPTED** this 11th day of July 2023, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

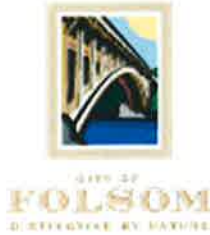
ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

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CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE



# Folsom City Council Staff Report



<b>MEETING DATE:</b>	7/11/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11067 – A Resolution Authorizing the City Manager to Execute an Agreement with TYMCO, Inc. for the Purchase of a Street Sweeper
<b>FROM:</b>	Public Works Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

The Public Works Department recommends that the City Council pass and adopt Resolution No. 11067 – A Resolution Authorizing the City Manager to Execute an Agreement with TYMCO, Inc. for the Purchase a Street Sweeper.

### **BACKGROUND / ISSUE**

The Public Works Department Street Maintenance Division operates a street sweeping program for the City of Folsom and sweeps approximately 420 curb miles of curbed streets each year. Street sweeping keeps city streets looking well-kept by collecting and removing paper, leaves, and other debris that collect in gutters. This minimizes the risks of blocked storm water facilities that may result in localized flooding during heavy rains and allows the city to remain in compliance with its National Pollutant Discharge Elimination System (NPDES) permit. Additionally, street sweeping reduces dust and is an effective method of removing metal particles and other hazardous waste products left by passing vehicles.

The Street Maintenance Division normally operates with two street sweepers: one as the main sweeper and one as backup. The purchase of a new sweeper will allow for the operation of three street sweepers: two main sweepers and one backup. As the Folsom Plan Area continues to develop and more neighborhoods are completed, an additional street sweeper is needed to ensure that current service levels are maintained and that the city remains in compliance with its NPDES permit requirements. During the fall season it is anticipated that all three sweepers will be utilized to pick up leaves to prevent them from blocking the storm water facilities.

This resolution will authorize the City Manager to execute an agreement with TYMCO, Inc. for the purchase of a street sweeper for the Public Works Street Maintenance Division. The cost for the purchase of the new street sweeper will not exceed \$372,125.40. Sufficient funds to purchase the street sweeper are budgeted and available in the Fiscal Year 2023-24 Public Works Fund (Fund 023).

### **POLICY / RULE**

Section 2.36.120 of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$70,952 or greater shall be awarded by the City Council.

Section 2.36.170 of the Folsom Municipal Code permits cooperative purchasing agreements for the procurement of any supplies, equipment, service, or construction with one or more public procurement units in accordance with an agreement entered into or between the participants.

### **ANALYSIS**

HGACBuy is a national cooperative purchasing program of which the City of Folsom is a member. The city has purchased items through HGACBuy in the past. TYMCO, Inc. has a current contract with HGACBuy for street sweepers at a price that has been assessed to be fair, reasonable and competitive. HGACBuy contract number SW04-20 will be utilized for the purchase of the street sweeper. The total price for the street sweeper, including tax and delivery, is \$372,125.40.

### **FINANCIAL IMPACT**

The purchase of a street sweeper was anticipated and included in the approved Fiscal Year 2023-24 Public Works Operating Budget. The contract would be authorized for a not to exceed amount of \$372,125.40. Sufficient funds to purchase the street sweeper are currently available for this purchase. The funds to be utilized per the Fiscal Year 2023-24 Budget are Measure A and Gas Tax Funds.

### **ENVIRONMENTAL REVIEW**

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).

### **ATTACHMENT**

Resolution No. 11067 – A Resolution Authorizing the City Manager to Execute an Agreement with TYMCO, Inc. for the Purchase of a Street Sweeper

Submitted,

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Mark Rackovan, PUBLIC WORKS DIRECTOR

**RESOLUTION NO. 11067**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH TYMCO, INC. FOR THE PURCHASE OF A STREET SWEEPER**

**WHEREAS**, the Public Works Department has validated its need to purchase a street sweeper based on an approved replacement and expansion schedule; and

**WHEREAS**, this purchase will be made through HGACBuy, which used its recognized cooperative purchasing agreement to award a contract to TYMCO, Inc. in an amount not to exceed \$372,125.40; and

**WHEREAS**, sufficient funds are available in the Fiscal Year 2023-24 Public Works Fund (Fund 023) Operating Budget for this purchase and will utilize Measure A and Gas Tax Funds; and

**WHEREAS**, staff recommends the execution of a contract with TYMCO, Inc. for the purchase of a street sweeper; and

**WHEREAS**, the agreement will be in a form acceptable to the City Attorney:

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to execute an agreement with TYMCO, Inc. to purchase a street sweeper for the Public Works Department at a not to exceed amount of \$372,125.40.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of July 2023, by the following roll-call vote:

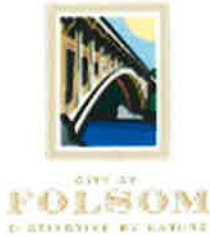
- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK





# Folsom City Council Staff Report



<b>MEETING DATE:</b>	7/11/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11068-- A Resolution Authorizing the City Manager to Execute a Special Facilities and As-Available Distribution Service Agreement with Sacramento Municipal Utility District and Appropriation of Funds
<b>FROM:</b>	Environmental and Water Resources Department

### RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Department recommends the City Council pass and adopt Resolution No. 11068 – A Resolution Authorizing the City Manager to Execute a Special Facilities and As-Available Distribution Service Agreement with Sacramento Municipal Utility District and Appropriation of Funds.

### BACKGROUND / ISSUE

The City of Folsom’s Water Treatment Plant (WTP) utilizes surface water from Folsom Lake for water supply. The WTP is designed to produce 50 million gallon per day (mgd) of potable water. The treatment processes include rapid mix, pretreatment with a conventional flocculation and sedimentation basin, and an Actiflo system for high rate clarification, a conventional sand/anthracite dual media filter, and solids handling facilities. The Environmental and Water Resources Department (EWR) identifies infrastructure rehabilitation and replacement projects through water and sewer master plans, ongoing condition assessment programs, and regulatory changes. The analysis also includes projects related to the reliability or redundancy of the water treatment process.

The City is an electrical customer of the Sacramento Municipal Utilities District (SMUD) receiving service at the WTP. The City owns and maintains its own substation at the WTP and takes electric service from SMUD at 69 kV to accommodate an estimated electrical load capacity of two megawatts. Each year, the City performs routine maintenance and inspection of the 69 kV service at the WTP. To improve redundancy of electrical service at the WTP, the

EWR treatment plant staff would like to upgrade an existing 12 kV electric service to be used as a back-up source to the 69 kV service.

This resolution will authorize the City Manager to execute a Special Facilities and As-Available Distribution Service Agreement with Sacramento Municipal Utility District for backup 12 kV electric service from SMUD.

### **POLICY / RULE**

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$70,952 or greater shall be awarded by City Council.

In accordance with Sacramento Municipal Utility District's Rule and Regulation 2, Section IV, a Special Facility is a facility or value-added services equipment requested by a customer that are in addition to or in substitution for standard facilities that SMUD would normally provide for the delivery of service at one point, through one meter, at one voltage class under its rate schedules, rules, and regulations.

### **ANALYSIS**

Prior to the 1990's, the City was provided electrical service by SMUD utilizing a 12 kV service. As the treatment plant expanded, a new 69 kV service was required. During the transition from a 12 kV service to a 69 kV service, the City requested that the existing 12 kV service remain in place as a backup, but at that time, the City and SMUD did not execute a Special Facilities Agreement for the purpose of keeping the 12 kV service as a back-up.

Under the proposed Special Facilities and As-Available Distribution Service Agreement, the 12 kV service will be owned and operated by SMUD and will be used by the City as a backup only. During the annual maintenance and inspection of the 69 kV service, City staff has to physically disconnect the 69 kV electrical service from the treatment plant operations. Typical maintenance activities include oil samples, testing connections and cables, cleaning and load testing. These maintenance services are completed by certified electricians hired by the City.

For each of the treatment processes at the WTP there are backup generators in place in case of emergency outages. Each of these generators provide for a certain number of hours the generator can operate each year and how many hours a generator can operate for the purposes of maintenance and inspection. The current generator permit allows for up to 20 hours per year to operate for maintenance purposes and for up to 200 hours for all operations, including maintenance and emergencies. Typical maintenance operations per year are 13 hours and this results in 187 hours available for emergency purposes, which is slightly less than eight days. An emergency event is defined as interrupted service caused by an unforeseen event.

Some of the main components of the existing 69 kV service are not parts that are readily available off the shelf if that component needs to be replaced. In some cases, a component can take anywhere from several weeks to several months to acquire. Given that the operating

permit for the generator provides for less than eight days of emergency service, EWR staff recommends upgrading the 12 kV service to provide redundant and reliable electrical service from the SMUD distribution system. As part of the agreement, SMUD will upgrade the existing 12 kV facilities with new underground and overhead cables, new electrical components, and two new wood poles. The component costs, labor hours, and design time will cost \$90,909 for the capital improvements.

In addition to the capital improvements, there are three options for the monthly cost of service charges for Special Facilities. These options include a monthly lease, a 10-year renewable lease, or a one-time payment. Staff is recommending the one-time payment option as this is the least expensive option for the life of the facility at \$213,090.70, compared to \$273,236.40 for the monthly lease or \$104,636.26 for the 10-year renewal, which would have to be renewed after year 10 with costs that will likely exceed the \$104,636.26 in 2023 dollars for a second 10-year renewal. With the one-time payment option, the City would not have to pay any additional monthly service charges in the future, whereas options 1 and 2 require on-going monthly service charges for as long as the facility is in place. Under either option, the City will still have to pay the monthly usage rates when the facility is used.

### **FINANCIAL IMPACT**

The Environmental and Water Resources Department is requesting an appropriation of \$304,000 to be appropriated in the Fiscal Year 2023-24 Water Operating Fund (Fund 520) budget. This will fund the costs of the 12 kV upgrade of \$90,909 and the one-time payment for the cost of service of \$213,090.70. Funds are available in the Water Operating Fund for this appropriation.

### **ENVIRONMENTAL REVIEW**

This project is replacement and/or improvement of existing infrastructure with negligible or no expansion of use and therefore is categorically exempt from environmental review under the California Environmental Quality Act as noted in Title 14 – California Code of Regulations, Chapter 3 – Guidelines for Implementation of the California Environmental Quality Act, Article 19 – Categorical Exemptions, Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and/or 15304 (Minor Alterations to Land).

### **ATTACHMENTS**

1. Resolution No. 11068 – A Resolution Authorizing the City Manager to Execute a Special Facilities and As-Available Distribution Service Agreement with Sacramento Municipal Utility District and Appropriation of Funds
2. Sacramento Municipal Utility District Special Facilities and As-Available Distribution Service Agreement
3. Sacramento Municipal Utility District Service Conditions Rules and Regulation 2

Submitted,

*Marcus Yasutake*

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Marcus Yasutake, Director  
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

**ATTACHMENT 1**

**RESOLUTION NO. 11068****A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A SPECIAL FACILITIES AND AS-AVAILABLE DISTRIBUTION SERVICE AGREEMENT WITH SACRAMENTO MUNICIPAL UTILITY DISTRICT AND APPROPRIATION OF FUNDS**

**WHEREAS**, the City of Folsom implements projects to improve the reliability and redundancy of water treatment operations; and

**WHEREAS**, the existing backup diesel generators at the treatment plant are only permitted for about eight days of emergency service; and

**WHEREAS**, some components of the main 69 kV electric service can take several weeks up to several months to acquire and will exceed the permitted operations of the standby generators; and

**WHEREAS**, the Environmental and Water Resources Department recommends upgrading a 12 kV electric service to serve as a backup to the 69 kV electric service; and

**WHEREAS**, the Sacramento Municipal Utility District requires a Special Facilities and As-Available Distribution Service Agreement for a facility or value-added services equipment requested by a customer that are in addition to or in substitution for standard facilities that SMUD would normally provide for the delivery of service at one point, through one meter, at one voltage class under its rate schedules, rules, and regulations; and

**WHEREAS**, sufficient budget was not included in the FY 2023-24 Water Operating Budget to cover the costs for this agreement as the costs and details were not known during budget development; and

**WHEREAS**, an appropriation in the amount of \$304,000 is needed and funds are available in the Water Operating Fund (Fund 520) for this appropriation; and

**WHEREAS**, the agreement will be in a form acceptable to the City Attorney;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to Execute a Special Facilities and As-Available Distribution Service Agreement with Sacramento Municipal Utility District in the amount of \$304,000; and

**BE IT FURTHER RESOLVED** that the Finance Director is authorized to appropriate an additional \$304,000 in the Water Operating Fund (Fund 520) for this agreement.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of July 2023, by the following roll-call vote:

**AYES:** Councilmember(s):  
**NOES:** Councilmember(s):

**ABSENT:** Councilmember(s):  
**ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK



**ATTACHMENT 2**



**SACRAMENTO MUNICIPAL UTILITY DISTRICT  
SPECIAL FACILITIES AND AS-AVAILABLE DISTRIBUTION SERVICE AGREEMENT**

This Special Facilities and As-Available Distribution Service Agreement (“Agreement”) is entered into between the **Sacramento Municipal Utility District** (“SMUD”) and **the City of Folsom Water Treatment Plant** (“Folsom Plant”). SMUD and Folsom Plant, each, a “Party,” together, the “Parties,” agree as follows:

**RECITALS**

- A. Folsom Plant is a SMUD customer receiving electric service at its water treatment facility located at 194 Randall Drive, Folsom, CA 95630.
- B. Folsom Plant maintains its own substation and takes electric service from SMUD at 69kV to accommodate an estimated load of approximately 2MW.
- C. SMUD originally installed 12kV service at the Location for Folsom Plant and later in the 1990s constructed 69kV service in the area to serve the Location; at that time, Folsom Plant requested SMUD maintain the 12kV service as backup; however, the Parties never executed a Special Facilities agreement for the backup source.
- D. The 69kV substation is owned and maintained by Folsom Plant, and Folsom Plant wishes to continue to retain the existing SMUD-owned 12kV source for use during annual maintenance to its 69kV substation.
- E. The back-up 12kV source is provided on an as-available basis and is a partial backup only with a load limitation of 2 MW.
- F. The Parties desire to enter into this Agreement to address the costs and use Special Facilities.

**Now therefore**, in consideration of the above-mentioned recitals, the covenants herein, the Parties mutually agree as follows.

**TERMS AND CONDITIONS**

1. **TERM.** This Agreement shall be effective as of the date of last execution by the Parties and shall continue until terminated by either Party on at least thirty (30) days written notice.
2. **SCOPE.** SMUD shall allocate for Folsom Plant’s use certain facilities, more particularly described in Attachment A (“Special Facilities”) at an estimated total additional

cost of **\$90,909.00** over the cost of standard facilities which SMUD would typically provide or allocate for standard service in accordance with SMUD's Rates, Rules and Regulations as adopted by SMUD's Board of Directors.

SMUD's 12kV service shall be considered Special Facilities and will be owned and maintained by SMUD as an accommodation to Folsom Plant. SMUD's 12kV distribution system can provide limited service of up to 2MW for back-up maintenance purposes under this Agreement.

SMUD shall install a SMUD lock and labeling at open switch position 1 inside of customer owned and maintained cubicle. This will ensure no parallel operation between SMUD and Folsom Plant.

The 12kV service is provided on an As-Available Distribution Service pursuant to the terms of this Agreement.

3. LOCATION. The Special Facilities shall be installed or allocated at northwest corner of the property located at 194 Randall Drive, Folsom, CA 95630 State of California ("Location").

4. PAYMENT OF ESTIMATED ADDITIONAL COST.

Reserved.

5. COST OF SERVICE CHARGE. Folsom Plant shall pay to SMUD, in addition to the monthly rates and charges for electric service, the following charges under Rule 2, Option 3:

(a) **Special Facilities – Option 3**. One-time payment. Up front charge of \$213,090.70 which represents the estimated additional Rule 2 cost set forth in Section 2 of this Agreement.

6. ADJUSTMENT OF CHARGES. The annual service cost used to determine the monthly Cost of Service Charge or the Equivalent One-Time Payment shall automatically increase or decrease without formal amendment to this Agreement if SMUD's Board of Director's should subsequently amend SMUD's Rates, Rules and Regulations to provide for higher or lower percentage rates for monthly costs of service for special facilities, effective the date set forth in the amended Rates, Rules and Regulations. Thereafter, such revised annual service cost shall be used to determine the unamortized balance of the Equivalent One-Time Payment, as provided in Section 10 of this Agreement.

7. ACCESS TO LOCATION. In the event it is necessary to install or modify Special Facilities on real property owned by Folsom Plant, Folsom Plant hereby grants to SMUD:

(a) The right to install or modify, on Folsom Plant property, the Special Facilities and related equipment or materials along the shortest practical route and of sufficient width

to provide legal and safe clearance from all structures now or hereafter erected on Folsom Plant for any facilities of SMUD, all as determined in the sole discretion of SMUD; and,

(b) The right of ingress to and egress from Folsom Plant property as reasonably necessary to operate, maintain, and remove the Special Facilities.

Where formal rights of way and/or easements are required on or over Folsom Plant property or the property of some third party for the installation of the Special Facilities, Folsom Plant agrees that SMUD's obligation to install the Special Facilities is expressly conditioned on the granting, without cost to SMUD, of any and all necessary rights of way and/or easements to SMUD.

8. MODIFICATION OF SPECIAL FACILITIES. In the event it becomes necessary for SMUD, in its sole discretion, to modify or rearrange the Special Facilities, including but not limited to the conversion of overhead facilities to underground, SMUD shall notify Folsom Plant, in writing, of such necessity and shall be given the option to either terminate this Agreement in accordance with Section 10 of this Agreement, or to pay to SMUD additional special facilities charges consisting of:

(a) A special facilities termination charge for that portion of the Special Facilities, if any, which is being removed because of modification or rearrangement. Such charge shall be determined in accordance with Section 10 of this Agreement; plus,

(b) An additional Customer Advance, if any, for any new special facilities which shall be determined in the same manner as described in Section 4 of this Agreement, if applicable; plus,

(c) A revised monthly Cost of Service Charge or Equivalent One-Time Payment based on the total net estimated additional installed costs of new and remaining Special Facilities. Such revised monthly Cost of Service Charge or Equivalent One-Time Payment shall be determined in the same manner described in Sections 5 and 6 of this Agreement.

9. OWNERSHIP OF SPECIAL FACILITIES. Special Facilities provided by SMUD under this Agreement shall at all times be and remain the sole property of SMUD.

10. TERMINATION. Upon discontinuance of the use of the Special Facilities due to termination of service, termination of this Agreement, or otherwise:

(a) Folsom Plant shall pay to SMUD on demand, in addition to all past and current rates and charges, a facility termination charge to be determined using the following formula:

Facility Termination Charge = (The Estimated Total Additional Cost + The Estimated Removal Cost) - (The Estimated Salvage Value For The Special Facilities To Be Removed (as determined by SMUD in accordance with SMUD's standard accounting practices))

The Facility Termination Charge shall be reduced by the sum of the previously paid Customer Advance and the unamortized balance of the previously paid Equivalent One-Time Payment, if any. In the event the sum of the paid Customer Advance and the unamortized balance of the paid Equivalent One-Time Payment is greater than the Facility Termination Charge, SMUD will refund the difference to Folsom Plant, without interest.

(b) Within a reasonable time, SMUD shall have the right to remove any portion of the Special Facilities located on Folsom Plant Property.

(c) SMUD may, at its sole option, modify, retain, rearrange or make any use it deems appropriate of the Special Facilities located on property other than that of Folsom Plant. Where all or any portion of the Special Facilities located on property other than that of Folsom Plant are retained on such other property and used by SMUD to provide permanent service to other customers, an equitable adjustment will be made to the Facility Termination Charge.

11. AS-AVAILABLE DISTRIBUTION SERVICE. SMUD makes available an electric service, intended to provide an alternative, back-up means of providing electric service to Folsom Plant during times in which Folsom Plant performs maintenance on its 69kV substation ("As-Available Distribution Service").

- (a) Subject to the conditions set forth herein and upon request by Folsom Plant, SMUD agrees to make available electric service delivered through SMUD's distribution system and the Special Facilities. Service made available shall be based upon SMUD's surplus distribution system capacity, if any. As-Available Distribution Service is conditional upon availability. SMUD will make the sole determination as to amount of surplus system distribution capacity available. Folsom Plant agrees and understands that SMUD is not reserving distribution system capacity for purposes of this Agreement.
- (b) Folsom Plant shall notify SMUD as soon as it becomes aware of its interest in receiving As-Available Distribution Service. Folsom Plant shall request As-Available Distribution Service pursuant to the protocols outlined in **Attachment B**. Folsom Plant acknowledges that during storm conditions or other conditions affecting the integrity of SMUD's electric system, a Folsom Plant request shall be subordinate to the performance of work reasonably necessary to operate, maintain, repair, or restore all or part of SMUD's electric system, all as determined at SMUD's sole discretion.
- (c) Upon request from Folsom Plant, SMUD shall determine whether any surplus system capacity exists and is available for use in providing As-Available Distribution Services to Folsom Plant. If SMUD determines that surplus distribution system capacity exists and is available, SMUD shall

implement As-Available Distribution Service as soon as reasonably possible and consistent with the protocols set forth in **Attachment B**. If available distribution capacity is not sufficient to meet Folsom Plant's entire electric load, Folsom Plant shall take all steps necessary to curtail or limit its electric load so as not to exceed the available distribution system capacity prior to SMUD initiating As-Available Distribution Service. SMUD may refuse to initiate or discontinue As-Available Distribution Service, without prior notice, if SMUD reasonably determines that Folsom Plant failed to sufficiently curtail or limit its electric load.

- (d) As-Available Distribution Service is subordinate to SMUD's standard distribution service and, as such, is subject to curtailment, interruption, or termination. While SMUD will use reasonable efforts to provide Folsom Plant with prior notification of its intent to curtail, interrupt, or terminate As-Available Distribution Service, SMUD reserves the right, at its sole discretion, to curtail, interrupt, or terminate such service without notice to protect the reliability or integrity of SMUD's system.
- (e) During times of As-Available Distribution Service via the back-up 12kV source, Folsom Plant shall not exceed 2MW of load. If Folsom Plant exceeds 2MW during the periods of back-up service, SMUD may, at its sole discretion, install load-limiting equipment at Folsom Plant's sole cost.
- (f) As-Available Distribution Service provided to Folsom Plant shall be subject to all of SMUD's Rates, Rules, and Regulations. SMUD's applicable rate schedule for Folsom Plant, as amended from time to time by SMUD's Board of Directors, shall be used in determining charges for the As-Available Distribution Service. However, SMUD will bill its Site Infrastructure Charge only during months in which electricity is consumed.

12. **WARRANTY.** SMUD makes no warranties or guaranties, express or implied, as to the design, installation, construction, use, operation, compatibility, power quality, reliability, maintenance or fitness for a particular purpose of the Special Facilities or As-Available Distribution Service. Further, SMUD makes no warranties or guaranties as to the provision or reliability of electric service or that such service shall be free from outages or curtailment. The parties expressly agree that Folsom Plant's charges and payments for the Special Facilities under this Agreement represent the additional cost associated with the Special Facilities and are not to be construed as guarantying any level of service or reliability.

13. **FORCE MAJEURE.** SMUD shall not be considered in default of performance of any of its obligations under this Agreement to the extent the performance of any such obligations is prevented or delayed by any cause, existing or future, which is beyond the reasonable control of SMUD.



14. **ASSIGNMENT.** With SMUD's prior written consent which shall not be unreasonably withheld, Folsom Plant may assign this Agreement if the assignee thereof agrees in writing to perform Folsom Plant's obligations hereunder. Such assignment shall be deemed to include all of Folsom Plant's rights to any refunds which might become due upon discontinuance of the use of any Special Facilities or termination of this Agreement.

15. **ENTIRE AGREEMENT.** This Agreement constitutes the entire understanding between the parties as to the subject matter hereof and may not be modified except by mutual written agreement of the parties; provided, however, this Agreement shall at all times be subject to the SMUD's Rates, Rules and Regulations as adopted by SMUD's Board of Directors and amended from time to time.

**CITY OF FOLSOM WATER TREATMENT PLANT**

(Folsom)

By \_\_\_\_\_

Date \_\_\_\_\_

Mailing Address

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SACRAMENTO MUNICIPAL UTILITY DISTRICT**

(SMUD)

By \_\_\_\_\_

Date \_\_\_\_\_

Mailing Address

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Attachment A Special Facilities

SMUD shall make available at Folsom Plant's expense and allocate for Folsom Plant use, the following Special Facilities:

Item #1: Overhead 12kV:

Approximately 230' of 3-1/0 AAAC  
 3 S&C Trip Saver II Devices  
 1 Primary feeder riser  
 2 45' Wood poles  
 Labor hours (fully loaded) = 259  
 Design hours (fully loaded) = 32

Item #2: Underground 12kV:

Approximately 200' of 3-2/0 AL  
 Labor hours (fully loaded) = 13  
 Design hours (fully loaded) = 20

**Total**

**\$90,909.00**

**Note:**

1. These Special Facilities already exist and are in place at the Location. Per Rule and Regulation 2, the calculation of the special facilities charge is based on the replacement cost new, of the customer specific equipment.
2. The SMUD distribution system is only prepared to serve up to 2 MW using these Special Facilities. SMUD shall install a lock and labeling at the open switch position to prevent parallel operation. Folsom Plant shall coordinate with SMUD to switch service to back-up power.



## Attachment B Protocol for “As-Available Back-Up Service” to “FOLSOM PLANT”

### B.1 Guidelines

The following guidelines can be modified by SMUD’s Distribution System Operators at any time to ensure safety and/or integrity of the SMUD Distribution System. In the event SMUD modifies these guidelines, SMUD will provide advance notice to FOLSOM PLANT and update this Attachment B.

***SMUD personnel are only to operate SMUD equipment and FOLSOM PLANT staff are only to operate FOLSOM PLANT equipment.*** However, SMUD and FOLSOM WATER PLANT staff will work in conjunction with each other to ensure the following steps are followed.

The guidelines are for:

#### 1. Planned “back-up” service for Folsom Plant during annual maintenance

1.1. For planned switching at FOLSOM PLANT, contact SMUD Strategic Account Advisor with a minimum of 48 hours advance notice.

1.2. SMUD will then determine capacity to serve back-up service and notify FOLSOM PLANT. It is the responsibility of FOLSOM PLANT to curtail load as to not exceed the capacity prior to and during the planned back-up switching. FOLSOM PLANT will be limited to 2MW during planned maintenance. SMUD reserves the right to deny the request or discontinue the planned back-up switching without notice. After capacity and load issues are agreed upon, SMUD line workers will be dispatched to FOLSOM PLANT to perform switching.

1.3 FOLSOM PLANT staff to contact SMUD Strategic Account Advisor to switch back to primary service as soon as annual maintenance is complete. SMUD Line workers will be dispatch to Folsom Plant to perform switching back to standard 69kV operation.

The process of switching will involve de-energizing the 69 kV load prior to switching to the 12 kV service. The same process will be followed when returning to the 69 kV service.

### B.2 Effective Date

\_\_\_Day/Month/Year\_\_\_

Upon issuance of a new Attachment B by SMUD, SMUD will insert a new effective date which will replace the prior Attachment B upon such date.

**ATTACHMENT 3**

## Service Conditions Rule and Regulation 2

### I. Description of Service

Subject to conditions listed below, single-phase or three-phase service will be supplied as required by the customer in accordance with appropriate rates.

1. Voltage supplied will be designated by SMUD.
2. Single-phase service will not be supplied to customers whose panel capacity exceeds 100 kVA.
3. Three-phase service will not be supplied to motor loads of less than 7-1/2 kW, except where three-phase secondary facilities are available at applicant's service location, or where applicant for three-phase service contributes the net estimated installed cost of such facilities (exclusive of meter and service) or such part of the net estimated installed costs as SMUD may consider equitable.

Alternating current service of approximately 60 hertz frequency will be supplied at the following standard voltages:

<u>Secondary Voltages</u>		<u>Primary Voltages</u>	<u>Subtransmission</u>
<u>Single-Phase</u>	<u>Three-Phase</u>	<u>Three-Phase</u>	<u>Three-Phase</u>
120	208Y/120	12,000Δ	69,000Δ
120/240	240Δ/120	20,800Δ	
208Y/120	480Y	20,800Y/12,000	
	480Y/277		
	4160/2400Y		

SMUD will endeavor to maintain its frequency and its service voltage within reasonable limits, but does not guarantee same.

### II. Conditions of Service

#### A. Interference with Quality of Service

If in SMUD's judgment there is an interference with the quality of service supplied to neighboring customers, resulting from the customer's non-compliance with any of the provisions of this rule, SMUD may require the customer to provide at his or her own expense such special or additional equipment as is required, or SMUD may provide such equipment if customer pays the net estimated installed cost of such equipment. In lieu of payment of such estimated net cost, the customer may, at SMUD's option, execute a contract providing for the rental of such equipment under terms and conditions satisfactory to SMUD. If customer refuses to rent, or to provide his or her own corrective equipment, or to reimburse SMUD for the cost of such additional or special equipment as is required to eliminate interference with the quality of service to neighboring customers resulting from the customer's operations, SMUD may refuse or discontinue the customer's service.

#### B. Phase Balancing

Where three-wire single-phase, or three-wire three-phase, or four-wire combination single-phase and three-phase service is supplied, the load must be balanced as nearly as practicable between the two sides or several phases, respectively. In no case is the load on one side of a three-wire single-phase service to be greater than twice that on the other, or the load on any one phase of a three-phase star service greater than twice that on the other phase.

#### C. Clear Working Space at Electrical Equipment

1. For the safe operation and maintenance of high voltage electrical equipment, an 8-foot clear area must be maintained in front of all operable sections of the equipment.
2. Corrective Action: Customer or owner shall, at the customer's or owner's expense, either correct the access or clearance infractions or pay SMUD its total estimated cost to correct the access or clearance or to relocate its facilities to a new location that is acceptable to SMUD. Customer or owner shall also be responsible for the expense to relocate any equipment that the customer or owner owns and maintains. Failure to comply with corrective measures within a reasonable time may result in discontinuance of service.

## Service Conditions Rule and Regulation 2

### III. Special Conditions

#### A. Voltage Control Within Special Limits

Where customer desires voltage control within unusually close limits, SMUD may require customer to provide at his or her own expense such special or additional equipment as required, or SMUD may provide such equipment if customer pays the net estimated installed cost of such equipment.

#### B. Welders

SMUD will provide service, at the applicable rate and without additional compensation, to welding equipment of the limited input type that conforms to the standards of the National Electrical Manufacturers Association (NEMA) and has a maximum input (primary) current rating not exceeding 12 amperes at 120 volts or 50 amperes at 208 or 240 volts.

Welding equipment that does not meet the standards of NEMA, or that exceeds in input rating 12 amperes at 120 volts or 50 amperes at 208 or 240 volts, will also be served at the applicable rate without additional charge, provided that service to such welders has no detrimental effect on service to neighboring customers.

#### C. Motor Generator Sets and Rectifiers

Motor generator sets and rectifiers shall be considered as power apparatus and shall be rated, for the purpose of determining charges, on the manufacturer's input rating of the set or, at SMUD's option, by actual test.

#### D. Motor Protective Devices

All motor installations shall have protective apparatus or construction within the motor to accomplish equivalent protection as follows:

1. Motors that cannot be safely subjected to full-rated voltage at startup shall be provided with a device to ensure that on failure of voltage, such motors will be disconnected from the line.
2. Suitable overload and over-current running protection shall be provided for each motor so as to disconnect the motor from the line to protect it from damage caused by overheating.
3. Phase reversal and open-phase protection is recommended on all three-phase installations and is required for such installations involving elevators, hoists, and similar equipment to disconnect motors from the line in the event of phase reversal or opening of one phase.

#### E. Motor Starting Limitations

##### 1. Single-Phase

- a. Automatically controlled, single-phase motorized equipment (except as provided in paragraphs b. and c. below) shall be equipped with motors having locked-rotor currents not in excess of the following:
  - 50 amperes at 120 volts
  - 80 amperes at 208 volts
  - 100 amperes at 240 volts
- b. Manually controlled, single-phase motorized equipment (except as provided in paragraph c. below) shall be equipped with motors having locked-rotor currents not in excess of the following:
  - 100 amperes at 120 volts
  - 160 amperes at 208 volts
  - 200 amperes at 240 volts

Room air conditioners, because of their long operating cycles and infrequent starts, even though automatically controlled, will be governed by the limitations of this paragraph.

- c. Motors having locked-rotor currents in excess of those allowed by paragraphs a. and b. above may be permitted upon SMUD's written approval.

## Service Conditions Rule and Regulation 2

### 2. Three-Phase

- a. Automatically controlled three-phase motors shall comply with all applicable NEMA electrical standards and shall have maximum locked-rotor currents not in excess of the following:
- 777 amperes at 208 volts
  - 673 amperes at 240 volts
  - 337 amperes at 480 volts

Maximum permissible current values listed apply to an installation of a single motor. (These values permit, in general, a 50-hp NEMA standard motor.)

- b. Manually controlled three-phase motors shall comply with all applicable NEMA electrical standards and shall have maximum locked-rotor currents not in excess of the following:
- 1554 amperes at 208 volts\*
  - 1346 amperes at 240 volts\*
  - 673 amperes at 480 volts
  - 135 amperes at 2400 volts

\*Operation of motors rated 60 hp or larger is not recommended at these voltages.

Maximum permissible current values listed apply to an installation of a single motor. (These values permit, in general, a 100-hp NEMA standard motor.)

- c. Three-phase motors, to be used where large loads or special conditions exist, may, upon approval of SMUD, have locked-rotor currents in excess of those allowed by paragraphs a. and b. above.
- d. Motors having maximum locked-rotor currents exceeding those stated in paragraphs a. and b. above may be operated if used in conjunction with current-limiting devices designed to limit the starting currents to the above specified maximum values.
- e. Current-limiting devices may be omitted on the smaller motors of a group installation when their omission will not result in a starting current in excess of the allowable starting current of the largest motor of the group.
- f. The customer should make certain that his or her own electrical system is capable of handling the locked-rotor currents permitted without excessive voltage drop.

### F. Power Factor Correction

In the case of neon, luminous, gaseous or mercury vapor lamps or tubes, electric welders, and other devices having low power factors, the customer may be required to provide, at his or her own expense, power factor corrective equipment to increase the power factor of any such devices to not less than 90 percent.

### G. Special Voltage Requirements

1. Single-phase, two-wire, 120-volt service will not be supplied where more than two 15-ampere branch circuits are connected to such service.
2. Individual three-phase motors less than 50 hp (or less than 30 hp when used for agricultural or drainage purposes) or groups of such motors less than 150 hp will generally be supplied at 208 or 240 volts.

### H. Harmful Wave Form

Customer shall not operate equipment that superimposes a current of any frequency or wave form upon SMUD's system or draws current from SMUD's system of a harmful wave form, which causes interference with SMUD's operations, the quality of service to other customers, or interference to communication facilities. Harmful wave forms shall be defined as those that exceed IEEE Standard 519-1992 (IEEE Recommended Practices and Requirements for Harmonic Control in Electrical Power Systems).

### I. Transfer Switch Equipment

In the case where the customer receives power from multiple sources, SMUD shall inspect all transfer equipment before SMUD service is allowed. The customer shall design, install, operate, and maintain the transfer switch equipment according to SMUD's Protection Practices No. DPP-601 or No. DPP-602. Transfer switch equipment shall be accessible at all times to SMUD personnel.

## Service Conditions Rule and Regulation 2

### IV. Special Facilities

- A. SMUD normally installs only those standard facilities that it deems are necessary to provide regular service in accordance with the applicable rate schedules, rules and regulations. Where a customer requests SMUD to install special facilities and SMUD agrees to make such an installation, the additional costs thereof shall be borne by the customer, including such continuing service costs as may be applicable.
- B. Special facilities are (a) facilities or value-added services equipment requested by a customer that are in addition to or in substitution for standard facilities that SMUD would normally provide for delivery of service at one point, through one meter, at one voltage class under its rate schedules, rules and regulations; or (b) a pro rata portion of the facilities or value-added services requested by a customer, allocated for the sole use of such customer, which would not normally be allocated for such sole use. Unless otherwise provided by SMUD's applicable rates, rules and regulations, special facilities will be installed, owned, and maintained or allocated by SMUD as an accommodation to the customer only if acceptable for operation by SMUD and the reliability of service to SMUD's other customers is not impaired.
- C. Special facilities will be installed under the terms and conditions of a contract. Such contract will include, but is not limited to, the following terms and conditions:
- The customer shall pay a monthly cost-of-service charge for the special facilities based on the installed cost of the special facilities. Where existing facilities are allocated for a customer's use as special facilities, the customer shall pay a monthly cost-of-service charge. This monthly cost-of-service charge shall be assessed on the estimated installed cost of that portion of the existing facilities that is allocated to the customer.

#### *Special Facilities Rates*

Applied to nonstandard portion of electrical equipment, facilities, redundant service, customer-requested redundancy, vaults, or service upgrades.				
Select One:	<input type="checkbox"/> Option One		<input type="checkbox"/> Option Two	<input type="checkbox"/> Option Three
	Monthly lease with advance		10-year renewable lease	One-time payment
Average Life	Minimum Advance per \$1,000	Monthly Cost per \$1,000	Cost at beginning of each 10 <sup>th</sup> year per \$1,000	Cost per \$1,000
10-14	\$200	\$24.15	\$2,148	\$4,375
15-19	\$150	\$17.25	\$1,534	\$3,125
20+	\$100	\$12.94	\$1,151	\$2,344
Transmission 20+	\$100	\$11.64	\$1,036	\$2,109

- All monthly service charges shall be reviewed when changes occur in SMUD's cost of providing such service.
- The calculation of the annual special facilities charge will be based on the replacement cost new of the customer specific equipment. This includes direct labor, departmental loadings, benefit loadings, and related design work. The replacement cost new is multiplied by the annual economic carrying charge corresponding to the appropriate expected service life. This resulting value is divided by 12 to create monthly payments. This rate may be changed in response to changes in the cost of capital or fluctuations in the replacement cost new of any piece of equipment.
- Customers selecting option one "Monthly lease with advance," will be required to pay a nonrefundable advance of no less than 10 percent of the installed cost of the new equipment as determined by SMUD. Depending on the financial viability and credit-worthiness of the firm SMUD may require up to a 75 percent advance payment. This advance in no way affects the full-cost calculation of fees and shall not reduce the monthly cost-of-service charge.
- Commercial and residential developers will remain subject to all conditions covered in Rules 15 and 16.
- Previously installed services that exceed standard installation will be reviewed by SMUD and the customer. The customer will elect the desired service requirements when services exceed standards. Consideration will be given for any previous customer contributions in reaching an agreeable monthly service rate for special facilities.

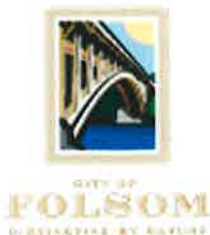
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CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE





## Folsom City Council Staff Report

<b>MEETING DATE:</b>	7/11/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11070 - A Resolution Authorizing the City Manager to Execute a Consultant and Professional Services Agreement with Unico Engineering for Construction Inspection and Materials Testing for the Blue Ravine Road Pavement Rehabilitation Project and Appropriation of Funds
<b>FROM:</b>	Public Works Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

The Public Works Department recommends that the City Council pass and adopt Resolution No. 11070 – A Resolution Authorizing the City Manager to Execute a Consultant and Professional Services Agreement with Unico Engineering for Construction Inspection and Materials Testing for the Blue Ravine Road Pavement Rehabilitation Project and Appropriation of Funds.

### **BACKGROUND / ISSUE**

The Public Works Department maintains the Pavement Management Program, which is an on-going assessment of pavement conditions on public roadways that is used to determine which facilities are in most urgent need of pavement repair. Blue Ravine Road was identified as a high priority for pavement resurfacing due to the deteriorating pavement condition, the volume of traffic impacted, and the estimated cost to repair.

The Public Works Department does not have staff with sufficient training and availability to provide construction management for this project. Therefore, a consultant with experience and training must be retained to oversee the project and ensure that it is completed efficiently.



**POLICY / RULE**

Section 2.36.080, Award of Contracts of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$70,952 or greater shall be awarded by City Council.

**ANALYSIS**

On March 12, 2023, Public Works staff prepared and publicly advertised a Request for Qualifications (RFQ) from interested firms to provide On-Call Construction Management, Inspection, and Materials Testing Services. On April 14, 2023, a total of nine Statement of Qualifications (SOQ) were received. A review panel consisting of three Public Works engineers separately evaluated and scored the received SOQs. The summary of the review scores is as follows:

<b><u>Firm Name</u></b>	<b><u>Total Score</u></b>
• Unico Engineering	81
• Psomas	81
• Ghirardelli	80
• Salaber	73
• Coastland	71
• Knight	70
• PreScience	68
• Construction Testing Services	56
• PIL&M	48

Public Works has chosen the three top-ranked firms, Unico, Psomas, and Ghirardelli, to be shortlisted to provide these services for a period of up to 5-years.

On June 19, 2023, Public Works staff requested project specific proposals from the three short listed firms to provide Construction Inspection and Materials Testing for the Blue Ravine Road Pavement Rehabilitation Project that is scheduled to begin in August 2023. After reviewing the submitted proposals, staff has selected Unico Engineering to provide these services for this project.

Staff will use the City’s standard agreement in a form acceptable to the City Attorney.

**FINANCIAL IMPACT**

Unico Engineering has provided a scope and fee to provide the Construction Inspection and Materials Testing in the amount of \$109,350.

Staff is requesting that a Consultant Services agreement in the amount of \$109,350 be authorized for the Blue Ravine Road Pavement Rehabilitation Project, Project No. 008017.

In order to approve the agreement an additional appropriation in the amount of \$109,350 will be required to be added to the Measure A Fund (Fund 276). The current project budget is \$2,690,016 and with this additional appropriation the total project budget would increase to \$2,799,366.

### **ENVIRONMENTAL REVIEW**

This project has been deemed Categorical Exempt from California Environmental Quality Act (CEQA) environmental review based on Class 1: Existing Facilities.

### **ATTACHMENT**

Resolution No. 11070 – A Resolution Authorizing the City Manager to Execute a Consultant and Professional Services Agreement with Unico Engineering for Construction Inspection and Materials Testing for the Blue Ravine Road Pavement Rehabilitation Project and Appropriation of Funds.

Submitted,

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Mark Rackovan, PUBLIC WORKS DIRECTOR

**RESOLUTION NO. 11070**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH UNICO ENGINEERING FOR CONSTRUCTION INSPECTION AND MATERIALS TESTING FOR THE BLUE RAVINE ROAD PAVEMENT REHABILITATION PROJECT AND APPROPRIATION OF FUNDS**

**WHEREAS**, the Blue Ravine Road Pavement Rehabilitation Project is scheduled to begin in August and will require full time construction inspection staff and materials testing; and

**WHEREAS**, project specific proposals were received from the three shortlisted firms, Unico Engineering, PSOMAS, and Ghirardelli; and

**WHEREAS**, staff selected Unico Engineering to provide these services based on proposed project staff, project understanding, and experience with similar types of projects, for a not to exceed amount of \$109,350: and

**WHEREAS**, funds in the amount of \$109,350 are available in the Measure A Fund (Fund 276) to be appropriated to the Street Overlay/Pavement Management Project No. 008017; and

**WHEREAS**, the agreement will be in a form acceptable to the City Attorney:

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to execute a Consultant and Professional Services Agreement with Unico Engineering for Construction Inspection and Materials Testing for the Blue Ravine Road Pavement Rehabilitation Project in the amount of \$109,350.

**BE IT FURTHER RESOLVED** that the Chief Financial Officer is authorized to appropriate \$109,350 in the Measure A Fund (Fund 276) for this agreement. The total project budget will increase to \$2,799,366.

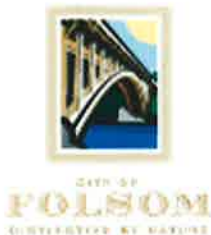
**PASSED AND ADOPTED** this 11<sup>th</sup> day of July 2023, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK



## Folsom City Council Staff Report

<b>MEETING DATE:</b>	7/11/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11072 – A Resolution Electing the Population and Inflation Factors and Establishing the Fiscal Year 2023-24 Appropriations Limit
<b>FROM:</b>	Finance Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

It is recommended that the City Council adopt Resolution No. 11072 – A Resolution Electing the Population and Inflation Factors and Establishing the FY 2023-24 Appropriations Limit.

### **BACKGROUND / ISSUE**

The Gann Spending Limitation Initiative (Article XIII B of the State Constitution) adopted as Proposition 4 in June 1979 (and subsequently modified by Proposition 111 in June 1990), requires the City to annually adopt a resolution setting an appropriations limit for the upcoming fiscal year. The Gann Spending Limitation was intended to provide citizen control of government spending and taxation.

The City Manager’s Fiscal Year 2023-24 Operating Budget and Capital Improvement Plan (CIP) was adopted by the City Council on May 23, 2023.

### **POLICY / RULE**

California Government Code, Section 7910 (a) “each year the governing body of each local jurisdiction shall, by resolution, establish its appropriations limit and make other necessary determinations for the following fiscal year pursuant to Article XIII B of the California Constitution at a regularly scheduled meeting or noticed special meeting....”

California Constitution, Article XIII B, Sec. 1. “The total annual appropriations subject to limitation of the State and of each local government shall not exceed the appropriations limit

of the entity of government for the prior year adjusted for the change in the cost of living and the change in population, except as otherwise provided in this article.

Folsom Municipal Code, Section 3.02.030. Budget

“An Annual Budget shall be prepared by the City Manager, with the assistance of the Finance Director. . . . (G) The City Council shall adopt the annual budget by Resolution by fund and program by affirmative vote of at least three members, on or before the last working day of the last month of the current fiscal year. If the City Council fails to adopt the budget by the last working day of the current fiscal year, the budget as presented by the City Manager shall be deemed adopted.”

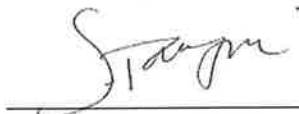
ANALYSIS

Information from the California Department of Finance regarding population and per capita personal income has now been received and the calculation for the Gann Spending Limitation is attached. The establishment of the 2023-24 Appropriations Limit (“Gann Limit”) is necessary to comply with Article XIII B of the State Constitution. The Gann Limit limits the amount of revenue classified as proceeds of taxes that can be appropriated in any fiscal year by a government entity. Certain exclusions are allowed including transfers, capital outlay and payments for debt service. The maximum allowable appropriation of revenues subject to limitations for Fiscal Year 2023-24 is \$131,376,952 and the FY 2023-24 Budget with the exclusions, referenced above, is within this limit. This maximum amount increases or decreases each year depending on the percentage change in the per capita personal income (4.44%) and the percentage change in population (2.10%). The California Department of Finance has estimated the total population for the City of Folsom as of January 1, 2023 as 85,498, and after deducting prison population the estimated population is 81,278. The formula for calculating the limits was based on the Fiscal Year 1978-79 “base year” revenues. For Fiscal Year 2023-24 the budgeted revenues subject to limitation total \$85,457,331 which is \$45,919,621 less than the maximum allowed.

ATTACHMENTS

1. Resolution No. 11072 – A Resolution Electing the Population and Inflation Factors and Establishing the FY 2023-24 Appropriations Limit
2. Gann Appropriations Limit for FY 2023-24

Submitted,



Stacey Tamagni, Finance Director/CFO

# ATTACHMENT 1

**RESOLUTION NO. 11072**

**A RESOLUTION ELECTING THE POPULATION AND INFLATION FACTORS AND ESTABLISHING THE FISCAL YEAR 2023-24 APPROPRIATIONS LIMIT**

**WHEREAS**, Section 3.02.030 of the Folsom Municipal Code states “An Annual Budget shall be prepared by the City Manager, with the assistance of the Finance Director . . .”; and

**WHEREAS**, the City Council is required by Government code 7910 to establish its appropriations limit by resolution and approve the appropriate inflation and population factors used in the calculation of the limit; and

**WHEREAS**, on the 23rd day of May 2023, the City Council approved the City Manager’s Fiscal Year 2023-24 Operating Budget and Capital Improvement Plan; and

**WHEREAS**, the Budget sets forth the “Proposition 4 Appropriations Limitation Schedule”, computed using the City population growth factor of 2.10% and the California Per Capita personal income change factor of 4.44% as determined by the State of California, Department of Finance, for the Fiscal Year 2023-24 for the City of Folsom; and

**WHEREAS**, the documentation used in the determination of the appropriations limit has been available to the public in the City Clerk’s Office for fifteen days prior to the meeting; and

**WHEREAS**, the City of Folsom’s appropriations limit for the Fiscal Year 2023-24 shall be \$131,376,952.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Folsom that the Gann Appropriations Limit is approved.

**PASSED AND ADOPTED** this 11th day of July 2023, by the following roll-call vote:

- AYES: Councilmember(s):
- NOES: Councilmember(s):
- ABSTAIN: Councilmember(s):
- ABSENT: Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

## ATTACHMENT 2



## RESOURCES

## APPROPRIATIONS

### PROCEEDS OF TAXES

Property Taxes	\$ 40,094,946
Sales Taxes	29,257,969
Special Taxes	4,462,500
State Subventions	9,866,746
Franchise Taxes	817,000
Business Licenses	761,825
	_____

### SUBJECT TO LIMITATIONS:

### TOTAL PROCEEDS OF TAXES

	\$ 85,260,986	\$ 85,260,986
--	---------------	---------------

### Interest Income

	196,345	196,345
--	---------	---------

### TOTAL SUBJECT TO LIMITATIONS

	\$ 85,457,331	\$ 85,457,331
--	---------------	---------------

### NON-PROCEEDS OF TAXES

### NOT SUBJECT TO LIMITATIONS:

	\$ 23,102,802
--	---------------

	15,196,930
--	------------

	12,342,707
--	------------

	57,879,757
--	------------

	21,988,471
--	------------

	19,177,854
--	------------

	-
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### TOTAL NON-PROCEEDS OF ALL TAXES

	149,688,521	149,688,521
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### TOTAL ALL RESOURCES

	\$ 235,145,852	\$ 235,145,852
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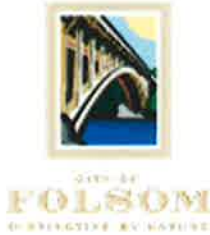
General Fund not financed  
with proceeds of taxes  
Special Revenue Funds  
Capital Project Funds  
Enterprise Funds  
Internal Service Funds  
Trust Funds  
Miscellaneous General Funds

Maximum allowable appropriation subject to limitations 2023-2024 fiscal year  
Less: Total appropriation subject to limitation for 2023-2024 fiscal year

	\$131,376,952
	(85,457,331)

BALANCE UNDER ARTICLE XIIB LIMIT:

	\$ 45,919,621
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## Folsom City Council Staff Report



<b>MEETING DATE:</b>	7/11/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11073 – A Resolution Authorizing the City Manager to Execute an Agreement with Economic & Planning Systems, Inc. for Professional Consultant Services to Update the Developmental Nexus and Impact Fee Study for Public Facilities in the Folsom Plan Area
<b>FROM:</b>	Finance Department

**RECOMMENDATION / CITY COUNCIL ACTION**

The Finance Department recommends that the City Council pass and adopt Resolution No. 11073 – A Resolution Authorizing the City Manager to Execute an Agreement with Economic & Planning Systems, Inc. for Professional Consultant Services to Update the Developmental Nexus and Impact Fee Study for Public Facilities in the Folsom Plan Area.

**BACKGROUND / ISSUE**

The City of Folsom (City) is seeking the services of a Consultant to prepare an update of the comprehensive study of Developmental Impact fees (Impact Fees) and completion of a Nexus Study in accordance with the California Mitigation Fee Act (Act) for the development south of Highway 50 in the Folsom Plan Area (FPA). The most recent study was completed in August 2015. The City currently assesses impact fees on new residential and commercial development to mitigate the fiscal impact on police, fire, and general facilities; park facilities and equipment; transportation and roads; and other capital facilities.

The fees to be reviewed and/or updated are:

### **Stand Alone Impact Fees**

Solid Waste Capital Fee  
Corporation Yard Fee  
Transit Fee  
Highway 50 Interchange Fee  
Highway 50 Improvement Fee

### **Components of Combined Plan Area Fee**

General Capital Facilities Fee  
Library Fee  
Municipal Service Center Fee  
Police Facility Fee  
Fire Facilities Fee  
Park Development Fee  
Trails Fee

### **POLICY / RULE**

Section 2.36.080, Award of Contracts of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$70,952 or greater shall be awarded by the City Council.

### **ANALYSIS**

Finance Department staff prepared the Request for Proposal (RFP) and solicited proposals by directly emailing seven selected firms, as well as via the City's website. The RFP was issued on June 5, 2023. A single proposal was received on June 16, 2023 from Economic & Planning Systems, Inc. (EPS) for \$82,115.

Staff reviewed the submittal by EPS and found their proposal to be responsive to the RFP. The Finance Department has determined the proposal and submittal to be in order and recommends that the contract be awarded to EPS. EPS was selected based upon their extensive municipal consulting experience, detailed knowledge of the Folsom Plan Area, their approach to developing impact fees, and ability to meet the City's timeline.

EPS is located in Sacramento, CA, and has provided consulting services to the City as well as a variety of California cities, counties, and public agencies. The firm's references include the City of Sacramento, City of Fresno, and City of Woodland for Public Facilities Fee Program Studies and Development Impact Fee Program Updates. In addition, EPS already possesses much of the Folsom Plan Area's land use and demographic information from its work on FPA Specific Plan Infrastructure Fee administration on behalf of the City.

### **FINANCIAL IMPACT**

The Nexus and Impact Fee Study contract with Economic and Planning Systems, Inc. would be authorized for a not to exceed amount of \$82,115. Sufficient funds are budgeted and

available in the Folsom Plan Area Impact Fee Fund (Fund 472) in Fiscal Year 2023-24 for this agreement

**ENVIRONMENTAL REVIEW**

Not Applicable.

**ATTACHMENTS**

1. Resolution No. 11073 – A Resolution Authorizing the City Manager to Execute an Agreement with Economic & Planning Systems, Inc. for Professional Consultant Services to Update the Developmental Nexus and Impact Fee Study for Public Facilities in the Folsom Plan Area
2. Economic & Planning Systems, Inc.’s Proposal to Prepare an Update of the Nexus and Impact Fee Study for Public Facilities in the Folsom Plan Area

Submitted,

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Stacey Tamagni, Finance Director

# ATTACHMENT 1

**RESOLUTION NO. 11073**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH ECONOMIC & PLANNING SYSTEMS, INC. FOR PROFESSIONAL CONSULTANT SERVICES TO UPDATE THE DEVELOPMENTAL NEXUS AND IMPACT FEE STUDY FOR PUBLIC FACILITIES IN THE FOLSOM PLAN AREA**

**WHEREAS**, the City Council of the City of Folsom annexed the area of land south of Highway 50 known as the Folsom Plan Area (FPA) as of January 2012, and

**WHEREAS**, an update of the Developmental Nexus and Impact Fee Study for Public Facilities is necessary to further the facilitation of development in the area, and

**WHEREAS**, Finance Department staff prepared the Request for Proposal, solicited proposals, and received a single proposal on June 16, 2023, from Economic & Planning Systems, Inc., and

**WHEREAS**, Finance Department recommends Economic & Planning Systems, Inc., by reason of their extensive municipal consulting experience, detailed knowledge of the Folsom Plan Area, approach to developing impact fees, and ability to meet the City’s timeline; and

**WHEREAS**, sufficient funds are budgeted and available in the Folsom Plan Area Impact Fee Fund (Fund 472) in Fiscal Year 2023-24, in the amount of \$82,115; and

**WHEREAS**, the agreement will be in a form acceptable to the City Attorney:

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to execute an agreement with Economic & Planning Systems, Inc. for Professional Consultant Services to Update the Developmental Nexus and Impact fee Study for Public Facilities in the Folsom Plan Area for an amount not to exceed \$82,115.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of July, 2023, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

## ATTACHMENT 2

## Proposal

# Nexus and Impact Fee Study for Public Facilities in the Folsom Plan Area

*The Economics of Land Use*



**Prepared for:**

City of Folsom

**Prepared by:**

Economic & Planning Systems, Inc. (EPS)

*Economic & Planning Systems, Inc.  
455 Capitol Mall, Suite 701  
Sacramento, CA 95814  
916 649 8010 tel  
916 649 2070 fax*

June 16, 2023

*Oakland  
Sacramento  
Denver  
Los Angeles*

EPS #232085

**[www.epsys.com](http://www.epsys.com)**



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- 7. Work Plan and Schedule ..... 28

**Appendices**

**Appendix A:** Detailed Resumes for Key Staff

**Appendix B:** Work Sample: City of Sacramento Department of Utilities  
Development Impact Fee Program and Nexus Studies

June 16, 2023

Adam Devlin  
Senior Financial Analyst  
City of Folsom  
[adevlin@folsom.ca.us](mailto:adevlin@folsom.ca.us)

Subject: Folsom Plan Area Developmental Impact Fee  
Proposal; EPS #232085

Adam:

Economic & Planning Systems, Inc. (EPS) would appreciate the opportunity to prepare an updated Folsom Plan Area Developmental Impact Fee Study for the City of Folsom (City). As articulated in the enclosed proposal, EPS is very excited and extremely well-qualified to assist the City in updating the City's fees. EPS is a nationally recognized, full-service land economics consulting firm, experienced in public finance, real estate economics, regional economics, and land use policy.

Having completed hundreds of development impact fee nexus studies for jurisdictions throughout California, EPS excels in providing policy analysis supporting nexus deliverables, as well as working with engaged stakeholder communities, to clearly communicate the basis and results of our analysis. EPS is actively involved in multiple impact fee program formations or updates and is keenly aware of new state legislation (Assembly Bill [AB] 602) related thereto.

Managing Principal **Jamie Gomes** will serve as Principal-in-Charge of this project, providing guidance and input toward project delivery, with ultimate responsibility for the work product. Jamie can be reached by telephone at (916) 649-8010 and by e-mail at [jgomes@epsac.com](mailto:jgomes@epsac.com). Associate **Emilio Balingit** will serve as Project Manager and will conduct the day-to-day management of this project. Emilio can be reached by telephone at (916) 649-8010 and by e-mail at [ebalingit@epsac.com](mailto:ebalingit@epsac.com). Additional EPS staff may assist in identifying, collecting, and analyzing data.

As is demonstrated in this proposal, EPS is keenly interested and perfectly suited to work with the City on this project. I am also confident you will find EPS's proposed work program exceptionally aligned with the City's needs.

*The Economics of Land Use*



*Economic & Planning Systems, Inc.  
455 Capitol Mall, Suite 701  
Sacramento, CA 95814  
916 649 8010 tel  
916 649 2070 fax*

*Oakland  
Sacramento  
Denver  
Los Angeles*

**www.epsys.com**

Adam Devlin  
June 16, 2023

I look forward to the City's consideration of this proposal and invite you to call me if you have questions regarding EPS's interest and proposed approach to the City's fee program updates.

Sincerely,

ECONOMIC & PLANNING SYSTEMS, INC. (EPS)

A handwritten signature in blue ink, appearing to read 'Jamle Gomes', is positioned above the printed name.

Jamle Gomes  
Managing Principal

# 1. Scope of Work

## **Project Understanding and Approach**

EPS's understanding of the Project is based on a review of the City's Request for Proposals (RFP), the Folsom Plan Area (FPA) Specific Plan Fee and Stand-Alone Fees Nexus Study, prepared by Goodwin Consulting Group and dated August 19, 2015 (2015 Nexus Study), and the City's Municipal Code Section 3.120, which implements and codifies the FPA Fee Programs. Based on EPS's review of these documents, EPS understands that the City is seeking a comprehensive update to the FPA Specific Plan Fee and Stand-Alone Fees.

Based on EPS's current role as the fee administrator for the FPA Specific Plan Infrastructure Fee (SPIF) Program, as well as EPS's extensive work authoring public facility financing plans and nexus studies across the Sacramento Region and throughout California, EPS is aware that automatic inflationary adjustments using the Engineering News-Record's Construction Cost Index and Building Costs may not have kept pace with actual construction costs for infrastructure and public facilities in the region. In addition, based on the language in the RFP, EPS understands that the City has updated facilities master plans for several types of public facilities since the 2015 Nexus Study was adopted. As such, the following scope of work is based on the assumption that the number and type of improvements included in the fee program may need to be refreshed as compared with those included in the 2015 Nexus Study.

In addition, the 2015 Nexus Study included provisions regarding the combination or "pooling" of certain fees based on City needs and policy direction at the time. As part of this nexus study update, EPS will work with the City to evaluate current conditions, seeking input on whether new policy direction needs to be integrated into the updated fees. Further, new provisions of the California Mitigation Fee Act (implemented via AB 602) will need to be considered as part of the fee update. This proposal describes EPS's experience with these new legal provisions and proposed approach to address AB 602 in updating the fees.

The key to the success of this project will be early alignment between the City and EPS on the driving goals of the project—whether it be updating costs of public facilities improvements to better reflect the current construction cost environment, incorporating changes to the amount or type of facilities included in the FPA Fee Program, or a blend of both. With clear alignment on the goals of the project, EPS can assist the City with prioritizing City and EPS tasks such that the overall work program is completed in the most time- and budget-efficient way possible.

Nexus and Impact Fee Study for Public Facilities in the Folsom Plan Area  
June 16, 2023

Overall, the EPS Team proposes an approach to this project that couples technical rigor with insightful policy analysis and targeted and timely outreach to the stakeholder community.

The EPS Team's approach to fee program analysis is based on understanding the local context and the technical and legal issues inherent in an impact fee study. This approach relies on a collaborative, iterative, and informed decision-making process. The EPS Team combines sound technical analysis, grounded in legally defensible nexus arguments, with ongoing policy direction from the various stakeholders, including public agency staff and elected officials, the local public, and the development community. These and other measures described in this section are key to completing the project successfully and on budget, within the specified time frame.

While a participatory process can help to achieve politically and economically acceptable fees, it is also important to maintain clear objectives to guide the study process. The ultimate project objective includes establishing a revised set of development impact fees that strike a mutually enforcing balance between infrastructure and public facilities and new development and investment in the City.

The EPS Team considers the following objectives to be the most important for an impact fee study:

- **The fees must be legally defensible.** The fees should be developed and implemented in a fashion that unambiguously complies with applicable State law. The fees should be based on explicit growth and cost assumptions and sound nexus arguments that ensure the types of improvements and facilities and the costs of the improvements and facilities are directly attributable to benefiting land uses.
- **The fees must be financially effective.** The fees developed should provide sufficient means for successfully funding the new improvements and required capital facilities targeted by the program. Given that fee revenues are likely to represent only one, albeit important, funding source for public facilities, the development impact fee program must be effectively integrated with other programs and resources to assure stakeholders (and developers who pay the fees) that the facilities will ultimately be built.
- **The fees must be politically and economically viable.** The fees developed in this process should reflect input from key stakeholders in the community to ensure they receive broad support. Although the technical steps provide the basis for completing the impact fee study, it is recognized that ultimate approval will require compromise and policy choices. To this end, it will be important for both the EPS Team and the City to work closely with key policy makers and other stakeholders throughout the process. In addition, it will be important to understand and monitor the economic implications of the fee

program to ensure financial burdens on development are reasonable and do not hinder growth. The inclusion of local interest groups throughout the process can engender support for, or reduce opposition to, the fees, making it easier to ensure approval from City policy makers and, ultimately, successful implementation by the development community.

## Scope of Work

EPS has created a preliminary scope of work that includes the service tasks outlined in the RFP. As part of **Task 1**, EPS will confirm this scope of work with City staff and develop a detailed project schedule. EPS used this scope of work to determine a project fee amount as part of this proposal.

### Task 1: Project Initiation and Project Management

EPS will work with City staff to confirm the overall project purpose and goals, clarify team roles, and refine each of the project scope tasks to ensure that the study will be both accurate and appropriate to the City's needs. EPS will discuss the specific fee categories with the City and confirm what methodological approach for cost allocation may be most appropriate (e.g., service population, resident population, service calls) depending on how development and population growth impact demand for each type of facility.

EPS will also prepare a detailed project schedule with specific deliverable dates that incorporates time for City review of draft work products and answer any questions pertaining to the successful development of the updated Nexus Study.

As part of this task, EPS will review the current FPA Public Facility Impact Fees, the 2015 Nexus Study to determine the methodology by which facility costs were estimated and how these costs were allocated across the Plan Area's land uses. This review will help to focus and prioritize EPS' and the City's work to those portions of the fee program that will require the most time and effort to update.

Additionally, EPS will review the City's existing facilities Master Plans, including the Citywide Capital Improvement Plan and master plans specific to the Folsom Plan Area, to further EPS's understanding of the range of facilities and improvements to be included in the updated fee program.

As part of this **Task 1**, EPS will meet with City staff from the Planning and Finance Departments to describe the fee update process and information required. Topics to be discussed at this meeting include:

- Review of overall work program and fee update process.
- Overview of Mitigation Fee Act, AB 602, and other relevant statutes and their implications.

Nexus and Impact Fee Study for Public Facilities in the Folsom Plan Area  
June 16, 2023

- Capital Facilities Lists and Costs by Fee Type: Status of City Capital Improvement Programs (CIPs), Facility Master Plans, etc.
- Consultant information needs from City Staff.
- Meetings with City departments to develop/review capital improvements.
- Development pipeline and forecasts.
- Public Meetings and Stakeholders.
- Schedule and Next Steps.
- Communication Protocol.

## **Task 2: Data Collection and Development**

### ***Subtask 2.1: Update Land Use Projections and Demographic Assumptions***

Land use information, including projections of future growth, will be important for allocating public facility needs of new development on a pro-rata basis relative to demand generated by existing uses. EPS will work with City Planning and other staff to align these land use projections with the fee program land use categories for each respective impact fee program.

EPS has a distinct advantage over other consultants because EPS already possesses much of the Plan Area's land use and demographic information from its work on FPA Specific Plan Infrastructure Fee administration on behalf of the City. This information includes both tabular data on the total development capacity of the Plan Area by land use type, total development by land use to date, and projected absorption of residential uses by unit type through 2025. In addition, EPS will review relevant current and long-range planning documents and data from the City, including the following documents:

- Previous development impact fee studies.
- General Plan.
- Adopted budget.
- Development impact fee schedules.
- Specific Plans, Master Plans, and CIP information.
- Municipal Code Sections (as necessary).

Finally, EPS will draw on available Census data and other sources to update key demographic assumptions for purposes of the fee program calculations, including persons per household, employment densities, and other key assumptions that may be needed.

**Subtask 2.2: Update Public Facility Cost Estimates**

As described further in the **Project Understanding** section above, EPS assumes that inflationary adjustments have not been sufficient in keeping facilities' costs close to actual construction or purchase costs for the facilities and equipment included in the fee program, or the City desires to change the improvements included in the updated Fee Program. Based on this assumption and the language in the RFP, EPS will work with appropriate City departmental staff to update cost estimates for public facilities included in the updated Fee Program.

For all development impact fees, EPS will work with City staff to obtain the list of public facility and infrastructure requirements and associated costs that will constitute the development impact fee improvement program for each of these fee categories (it is assumed that the City will provide these lists and the associated costs). Individual improvement items will include those that are proposed to be funded, all or in part, by the different development impact fees. Building from **Task 1**, EPS will further review relevant City capital facility planning documents, including the City's CIP and existing facility master plans. EPS will rely on City staff to coordinate all interviews with relevant department members to gain a comprehensive understanding of the current and future public facility needs.

EPS will review the City's capital facilities needs and identify which facilities can be included in the development impact fee improvement program from a Mitigation Fee Act/nexus standpoint. Special attention will be paid to ensure that cost estimates include all appropriate and allowable cost items (e.g., land acquisition, construction costs, vehicles, and certain types of equipment). If the fee update is required to comply with new mitigation fee act provisions, enacted by AB 602, the nexus study update also will need to include a CIP. EPS will work with City staff to ensure the CIP is compliant with legal requirements.

In the event that cost estimates for some improvements require additional research and expertise to prepare, the following optional task would be included in the Work Program. If all cost estimates are able to be developed by working directly with departmental staff or by applying appropriate cost adjustment factors, then the optional subtask will not be necessary.

**OPTIONAL Subtask 2.3: Prepare Further Detailed Cost Estimates**

EPS understands that, given staffing and potential time constraints, the City may need EPS to complete some or all of the cost estimates for various projects not included in the master plans. In those circumstances, EPS will be prepared to assist the City in developing cost estimates for those facilities. Depending on the nature of the cost estimates required, EPS will either prepare the cost estimates itself or engage a specialist cost estimator.



If EPS prepares cost estimates, they will be based on a review of comparable facilities constructed in other jurisdictions. For example, EPS may need to research the average construction prices for park improvements or fire and police stations.

Note that a budget has not been estimated for this optional subtask since it is unknown if this subtask will be required or the extent to which further work on cost estimates will be needed.

### **Task 3: Fee Calculation and Analysis**

EPS will prepare the nexus-based cost allocation necessary to develop a preliminary maximum development impact fee schedule for review by City staff for the following development impact fees:

- Solid Waste Capital
- Corporation Yard
- Transit
- Highway 50 Interchange
- Highway 50 Improvement
- Traffic
- General Capital Facilities
- Library
- Municipal Service Center
- Police Facility
- Fire Stations
- Park Development
- Trails Development

#### ***Subtask 3.1: Determine Fee Program Approach and Methodology***

Several common approaches to calculating impact fees attributable to new development exist, including the following methodologies:

- **Existing Facility Level of Service:** This approach determines costs attributable to future development based on current facility inventory, demographic data, and the resulting existing service-level standard. Facility needs attributable to new development are then computed by applying current service-level standards and unit costs to future development projections.
- **Facilities Master Plan Approach:** Under this approach, the local agency identifies total facility needs through development of a facilities or infrastructure master plan and associated capital improvement program. Impact fee calculations then must determine the appropriate proportion of planned future facilities attributable to demands generated by new development.

The approach used to determine fee program costs may vary based on the specific infrastructure category or public facility under consideration, and in certain cases, a hybrid approach combining the two methodologies may be appropriate. EPS will begin with the assumption that the current fee allocation

methodologies are both: (1) efficiently collecting revenue to fund the public facilities identified in the 2015 Nexus Study and (2) were compliant with State law on proper nexus and impact attribution at the time they were adopted.

However, since the 2015 Nexus Study and the FPA Fees were adopted, the State passed AB 602), which requires that all development impact fees adopted after July 1, 2022 be levied proportionately per square foot for residential development. Alternatively, if all of three specific findings can be made for each fee component, the City may comply with AB 602 by describing how those findings have been made and thus fees for residential development may not all be proportionate to building square footage. EPS is working on several active impact fee studies affected by AB 602 and will bring that experience to bear in this assignment.

EPS will discuss these options with City staff, including the City Attorney/Counsel, to determine the preferred approach(es) for the different fee categories. Because this is a new State requirement, there are multiple ways being explored and implemented to address these new requirements.

#### ***Subtask 3.2: Prepare Cost Allocation Model***

Based on the selected fee program approach(es) and using the land use assumptions and infrastructure needs compiled under the prior task, as well as the City's Master Plans and associated cost allocation identification, EPS will prepare a cost allocation model that appropriately assigns fee program costs to new development by land use category, net of any obligation of existing development.

The cost allocation models will first allocate the development impact fee program costs between new and existing development. EPS will ensure that facility needs and costs associated with existing deficiencies in service levels are identified as such and are excluded from the nexus analysis. For each fee component, EPS will then allocate the development impact fee improvement program costs to the land use categories, using industry standard methods to determine the benefit derived by each land use. Infrastructure and public facilities allocation will be based on the relative contribution of each land use type to the demand for the related improvement cost category. For example, storm drainage facilities are typically allocated based on the impervious surface area generated by each land use category.

#### ***Subtask 3.3: Prepare Maximum Allowable Fee Calculation***

Based on the above-described cost allocation model, EPS will establish the maximum allowable fee levels for each facility and land use category. EPS will also indicate the level of fee revenues expected from these maximum fees and, where applicable, the level of revenues required from other sources to complement the Fee Program revenues. EPS will provide a table set indicating the

maximum fees by improvement type and land use for the City to review. The fees will include an administrative component to cover the cost of Fee Program implementation and administration.

EPS will discuss the maximum impact fee estimates with City staff and consider the outcomes in light of various issues, including: (1) the relative scale of the fee increase under the maximum fees; (2) particular areas of policy concern over fee levels; (3) potential technical adjustments that would alter the maximum fee levels; (4) the prioritization of capital improvements and the potential to reduce the project list; (5) the opportunities to fund capital improvements through other mechanisms; (6) the scale of funding required from other sources; and (7) comparisons to fee levels and cost allocation methods in other comparable communities.

Based on these discussions, EPS may prepare revised fee schedules reflecting the adjusted, recommended impact fee levels. It is important to note that if the City ultimately implements fees at a level lower than the maximum justified fee levels, the City will need to identify alternative sources of funds to backfill resulting Fee Program revenue shortfalls. EPS will advise the City regarding approaches to assuring that incentive programs and policy adjustments maintain nexus validity and meet AB 1600 reporting requirements.

#### ***Subtask 3.4: Fee Comparison***

When considering fee updates and whether to adopt the maximum justifiable fees or a lower level, some cities are interested in understanding the fee levels charged for the same capital facility types in peer or neighboring jurisdictions. In tandem with **Subtask 3.3**, EPS will conduct a fee comparison. Under this task, EPS would work with the City to identify up to five (5) jurisdictions of interest and then research and compile the relevant fee comparison information.

### **Task 4: Prepare Development Impact Fee Program Nexus Study**

EPS will prepare a comprehensive report that will provide the key background information, the technical analysis, the recommended fee levels, the required nexus findings under the Mitigation Fee Act, and the implementation and administration framework. To the extent necessary, EPS will consult with City staff should it become necessary to defend the development impact fees because of legal or other challenges.

#### ***Subtask 4.1: Prepare Administrative Draft Report***

EPS will prepare an Administrative Draft Development Impact Fee Program Nexus Study documenting the Fee Program update process, approach, methodology, and policy alternatives for City consideration. The report will include individual technical sections documenting the method, assumptions, and calculation of the

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maximum allowable fee levels, as well as the requisite nexus findings. The report will also describe the Fee Program implementation.

All assumptions, analysis procedures, findings, graphics, and recommendations will be supported by rigorous technical analysis and will be documented in a clear, accessible, and transparent manner throughout the report and technical appendices. The report will discuss the applicable statutory and legal framework and reference supporting policy documents, including the General Plan and the infrastructure master plans.

The nexus methodology will satisfy AB 1600 requirements, offering the following findings for each fee component:

- Identify the purpose of the fee.
- Identify the use of the fee. If the use is financing public facilities, the facilities must be identified.
- Demonstrate a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.
- Demonstrate a reasonable relationship between the need for a public facility and the type of development project on which the fee is being imposed.
- Demonstrate a reasonable relationship between the amount of the fee and the cost of the public facilities attributable to development on which the fee is imposed.

If, as part of this update, the City decides not to establish fees directly proportional to residential unit square footage, this report will also include the necessary findings to satisfy the requirements of AB 602.

***Subtask 4.2: Prepare Public Review Draft Report***

EPS will revise the Administrative Draft Report according to a set of consolidated comments on the report from the City and will prepare a Public Review Draft Development Impact Fee Program Nexus Study. EPS will also prepare an associated PowerPoint presentation that will be presented at a meeting of key stakeholders and at a City Council meeting.

The purpose of these meetings will be to relay the technical components of the analysis, identify key fee program variables affecting the maximum justified fee levels, answer questions, offer clarifications, and solicit community and stakeholder input regarding the "optimal" fee level.

***Subtask 4.3: Prepare Final Report***

Once the technical analysis and recommended fees have been described and relevant feedback received, EPS will work with the City to determine a final recommended fee schedule and other fee program parameters. EPS will prepare a Final Development Impact Fee Program Nexus Study reflecting any changes, which will be considered for adoption at a City Council meeting. Following the meeting, EPS will make any revisions that may be requested by the City Council.

***Subtask 4.4: Calculation Spreadsheets and Methodology***

EPS will provide the City with the Excel-based model used to (1) compile the costs of public facilities by type, and (2) allocate these costs across each land use. EPS will also hold one meeting with relevant City staff to present the structure of the model and ensure that City staff fully understand the methodology used to construct the model. EPS will also train City staff at this meeting to update the model to account for inflationary adjustments using relevant indices such as the Consumer Price Index, Construction Cost Index, and the Building Cost Index.

**Task 5: Presentation of Materials**

Beyond the Project Initiation Meeting in **Task 1**, the departmental check-ins and other noted meetings in **Task 1**, and the discussions on comments on Technical Reports in **Task 6**, EPS will lead and present at 4 public meetings, including 1 City Council Study Session reviewing the Public Review Draft Technical Report, one City Council Adoption Hearing/First Reading of the Final Technical Report, as well as 2 public stakeholder meetings with participants to be determined by City staff (though with at least 1 focused on the development community). For the 2 stakeholder meetings, it is assumed that City staff will organize the meeting and invite attendees and EPS will facilitate the meeting, present at the meeting, answer questions, and take notes. EPS will also support City staff in the preparation of staff reports for public meetings.

## 2. Qualifications

### About EPS



EPS is a land economics consulting firm, experienced in the full spectrum of services related to real estate development, the financing of public infrastructure and government services, land use and conservation planning, and government organization.

EPS was founded on the principle that real estate development and land use-related public policy should be built on realistic assessment of market forces and economic trends, feasible implementation measures, and recognition of public policy objectives, including provisions for required public facilities and services. These are EPS's areas of expertise:

- Economic Development and Revitalization
- Fiscal and Economic Impact Analysis
- Housing Policy
- Land Use and Transportation
- Parks and Open Space Economics
- Public Finance
- Public-Private Partnership (P3)
- Real Estate Economics

Since 1983, EPS has provided consulting services to hundreds of public- and private-sector clients in California, Colorado, and throughout the United States. EPS has offices located in Oakland, Sacramento, and Los Angeles, California, and Denver, Colorado. EPS's clients consist of cities, counties, special districts, educational and other nonprofit institutions, multijurisdictional authorities, property owners, developers, financial institutions, and land use attorneys.

The professional staff of 46 includes specialists in public finance, real estate development, land use and transportation planning, government organization, and computer applications. The firm excels in preparing concise analyses that disclose risks and impacts, support decision making, and provide solutions to real estate development and land use-related problems.

### Relevant EPS Practice Areas

Work related to this Study falls within *Public Infrastructure Financing and Impact Fees*, which is one of EPS's core practice areas and described in more detail below.

## Public Infrastructure Financing and Impact Fees

EPS has evaluated, recommended, or supported implementation of a broad range of financing mechanisms for infrastructure improvements and ongoing public services. Specific services provided by EPS include forecasting demand to assist in infrastructure design, sizing, and timing; allocating capital costs among participating entities; identifying, forecasting, and establishing various funding mechanisms; formulating nexus studies/fee schedules, assessment rates, Special Tax Formulas, and fee ordinances; and assessing the impacts of capital financing alternatives on project feasibility and public finance negotiations.

EPS has particular expertise in the preparation of impact fee studies and programs, and has worked with dozens of cities, counties, and special districts to provide these services. EPS's impact fee-related products and services range from single-purpose fees focusing on particular facilities or subareas to more comprehensive, multi-improvement programs spanning entire cities or numerous jurisdictions. The firm is well-versed in the requirements of the Mitigation Fee Act (AB 1600) and associated legislation, and our impact fee work often includes revenue projections as well as assessments of the fees' impacts on new development.

EPS's expertise in real estate economics allows us to help public agencies ensure that desired private development investments remain feasible while also contributing to public improvements. This is particularly important where cities are considering the adoption of numerous new fees and other development charges. Also, our expertise in fiscal impact analysis helps public agencies understand the ongoing financial consequences of their public investment decisions. As requested in the RFP, EPS is providing a relevant sample of work in **Appendix B** that demonstrates EPS's expertise in the realm of nexus studies and impact fee programs. The attached report, completed for the City of Sacramento's Department of Utilities, demonstrates EPS's methodology for calculating fees and complying with the legal requirements of relevant regulations, including the Mitigation Fee Act and AB 602.

## What Makes EPS Different?

Unlike some of our competitors, EPS works extensively with both public agencies and private developers. As a result, EPS has a deep understanding of public concerns for policy formation and stakeholder outreach, as well as for the development community's perspectives, feasibility concerns, and go/no-go decision-making processes. This experience supports and is supported by an analytical approach that stresses rigor, transparency, and objectivity rather than advocacy and one that results in a realistic view of the evolving limits of feasibility in financial markets. Through this approach, EPS engenders the trust of clients in both the public and private sector. In some public-private development projects,



EPS has started out working for the public agency and then later has been retained by the private developer, or vice versa.

In addition to an understanding of both the public and private side of development, EPS generally has a more robust and broader practice than its competitors. EPS's practice includes affordable housing and housing policy; real estate market analysis; reuse and revitalization strategies; and economic/fiscal impact analysis. As a result, EPS is able to address land use planning and policy from a more holistic perspective that includes the concerns of private developers, but also the economic development and fiscal realities of public agencies.

Lastly, as described above, EPS is uniquely familiar with the City of Folsom and the greater Sacramento region. From our office in Sacramento, EPS has assisted with public facilities financing plans, nexus studies, and fee administration in numerous jurisdictions in the area, including the cities of Sacramento, Elk Grove, Folsom, Rancho Cordova, Roseville, Rocklin, Woodland, and Citrus Heights, as well as Sacramento, El Dorado, Nevada, Placer, and Yuba Counties. Our current work in the FPASP Infrastructure Fee Program as well as our numerous projects throughout the region give us unique insight and an innate understanding of development economics in the City of Folsom, and our familiarity with City staff and processes ensures that communication on the project would be efficient and effective. In concert with EPS's institutional knowledge built over 40 years of work in public finance, this specific knowledge of the City of Folsom makes EPS uniquely qualified to provide the services requested by the City.

## Key Personnel

EPS will apply a team approach to this project, engaging City and other project stakeholders, as appropriate, in an ongoing and collaborative manner. EPS organizes projects to bring the most experienced in-house talent to each assignment. While EPS's staff works collaboratively, each project is assigned a Principal-in-Charge, with ultimate responsibility for project delivery, and a Project Manager, who is available to the client on a day-to-day basis. The role and background of key personnel for this project are summarized below, and detailed resumes are included in **Appendix A**.

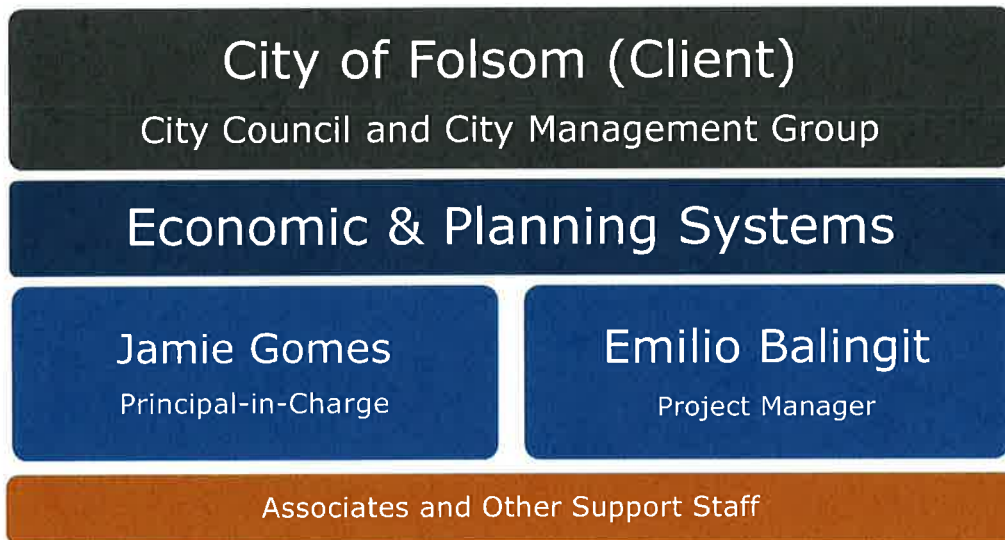
Managing Principal **Jamie Gomes** will serve as Principal-in-Charge and will provide overall project guidance and direction to complete the consulting assignment, as seen in **Figure 1**. As one of EPS's impact fee practice leaders, Jamie offers impact fee policy and implementation expertise and leadership, informed by his experience working on a myriad of similar projects throughout California. Throughout his more than 25-year career with EPS, Jamie has managed many development impact fee studies in various jurisdictions, including the Cities of Elk Grove, Folsom, Roseville, Rancho Cordova, Sacramento, and Fresno, Nevada, and Yuba County. In addition, Jamie's practice has evolved into



active fee program administration of several plan-area fee programs in Folsom, Rocklin, Roseville, and Woodland. This experience offers Jamie insight regarding key technical issues, as well as potential implementation challenges, that allows for early identification and resolution of challenges to ensure timely completion of project deliverables. Additionally, Jamie is singularly qualified to provide project guidance on this fee update, having served as the Principal-in-Charge for the FPASP Public Facilities Financing Plan, the FPASP Infrastructure Fee Nexus Study, and the ongoing implementation of the SPIF Fee Program. Jamie’s familiarity with the City of Folsom and the stakeholders in the Plan Area are a key attribute of EPS’s advantage on this project.

Jamie will be available regularly over the duration of this project, overseeing all aspects of the work completed, attending project meetings and conference calls, and providing ongoing policy and other advisory support to the City on an ongoing basis.

**Figure 1. EPS Project Organizational Chart**



Associate **Emilio Balingit** will serve as Project Manager, will manage the day-to-day aspects of the project, and will be regularly available to the City. One of EPS’s leading impact fee practitioners, Emilio offers impact fee policy and implementation expertise and leadership informed by his experience working on several similar projects throughout California. Over the course of his career with EPS, Emilio has contributed to several development impact fee studies including Fresno, Sutter County, Sacramento County, Merced, and Colusa County. Additionally, Emilio works closely with Jamie and serves as the Project Manager for EPS’s work on the FPASP Infrastructure Fee Program implementation and administration. Like Jamie, Emilio’s work on the FPASP Infrastructure Fee Program has given him unique insight into the Plan Area’s development trends and

stakeholders that provide him with a capability to quickly initiate the proposed Public Facilities Fee Program update with minimal need to familiarize himself with the project's background.

Emilio offers excellent project management services, with extremely strong communication and organizational skills, as well as a personable and persistent approach that is particularly valuable to completing projects on an aggressive timeframe. Emilio will be available to the City on a day-to-day basis for the duration of this contract.

## Project Profiles

### **Folsom Plan Area Specific Plan, Financing Plan, CFD Formations, and Specific Plan Infrastructure Fee Program**

Sacramento County/City of Folsom, California

EPS was retained by the Folsom South Area Owners' Group (FSAG) to prepare a Public Facilities Financing Plan (Financing Plan) for the Folsom Plan Area Specific Plan (FPASP). The FPASP is located in the City of Folsom on approximately 3,500 acres, located south of U.S. Highway 50. The FPASP is envisioned to add approximately 10,000 dwelling units and 5.2 million building square feet of commercial space to the City of Folsom. The Financing Plan presented a comprehensive strategy to finance the backbone infrastructure and other public facilities required to serve the proposed development. The financing strategy included the use of city fees, school district fees, other regional agency fees, plan area fees, and several land-secured financing districts.

Subsequently, EPS was retained by the City of Folsom and the FSAG to help implement the financing mechanisms identified in the adopted Financing Plan. EPS has assisted in the formation of three areawide CFDs funding a variety of infrastructure and public services, as well as multiple development-project-specific CFDs aimed at funding backbone infrastructure required for the respective projects. Additionally, EPS authored the 2015 FPA Specific Plan Infrastructure Fee Nexus Study, completed an update to that Study in 2020, and is currently in the process of authoring another comprehensive update to the 2020 Study. Lastly, EPS has also been retained by the City of Folsom as the third-party Specific Plan Infrastructure Fee Program Administrator, a role in which the firm is still serving to this day.

**Reference:** Stacey Tamagni, City of Folsom Finance Chief Financial Officer, [stamagni@folsom.ca.us](mailto:stamagni@folsom.ca.us), (916) 461-6080

## **Roseville Public Facilities Infrastructure Fee Nexus Study Update**

### **Roseville, California**

The City of Roseville's Public Facilities Development Impact Fee (PFF) Program was established in 1991. EPS prepared the most recent 2020 PFF Program Nexus Study Update, as well as the prior 2015 update.

The PFF Program funds new development's obligation to construct public facilities serving residents and employees in the City of Roseville. Fee program-eligible public improvements include Police and Public Safety Facilities; General Public Facilities such as Civic Centers, Corporation Yards, and other basic infrastructure; and Community Facilities such as libraries, parks and recreation facilities, community centers, and cultural facilities.

The proposed updated development impact fees for these facilities were established by allocating the costs of capital improvements needed to serve new development to the projected new development by residential and nonresidential land use category through buildout of the City of Roseville's General Plan. The cost allocations were based on the relative benefit derived from the improvements by each development type. Future development's share of future public improvement costs was based on planned facilities as determined by the City of Roseville and calibrated by existing level-of-service standards. The costs of the construction of public facility improvements required to cure existing level-of-service deficiencies were estimated and excluded from the PFF calculation.

The resulting development fees comply with the provisions of California Government Code Section 66000 et seq. The City of Roseville adopted the 2020 PFF Program Nexus Study Update in September 2020.

**Reference:** Dennis Kauffman, Assistant City Manager, City of Roseville, [dkauffman@roseville.ca.us](mailto:dkauffman@roseville.ca.us), (916) 774-5313

## **Fresno Development Impact Fee Nexus Studies for Parks, Major Streets, and Police and Fire Facilities—2016 Update**

### **Fresno, California**

Having recently completed a General Plan update, the City initiated a comprehensive update to its citywide development impact fee programs, with the goal of incorporating updated population and employment estimates, traffic analysis, park and recreation facility standards and public safety needs assessments. The City engaged EPS to prepare updated nexus studies establishing the maximum justified fees for Fire, Police, Parks, Regional Streets and New Growth Area Major Streets. With a primary focus on equity and with consideration to the City's economic development objectives, the fee program updates were calibrated to establish maximum justified fees based on each user's impact on the facilities in question (i.e., major streets, fire, police, and parks facilities).

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EPS's analysis established development impact fees for these facilities by evaluating the capital improvement needs relative to existing and projected new development, the proportional demand for new facilities generated by each land use category and user type, and the provisions of Government Code Section 66000 et seq. Each fee program also accounted for existing service level deficiencies, fee program fund balances, debt service for bond-financed facilities, outstanding credit and reimbursement agreements, and other funding sources available to offset fee program costs. In addition, where supported by capital improvement programming and service level standards, the fee program analysis evaluated and accounted for differential facility demand characteristics associated with urban core development relative to new growth development areas.

The final nexus study reports were adopted by the City of Fresno in December 2016. After the adoption of these nexus studies, EPS prepared an additional Fire Nexus Study Update that updated the fire fees. The purpose of this report was to update the fire fees to reflect substantially higher Fire Capital Improvement Plan costs than anticipated at the time the 2016 Nexus Study was completed. This Fire Nexus Study Update was adopted by the City of Fresno in June 2019. Most recently, EPS completed analysis for new fee amounts for fire facilities, police facilities, major roads and bridges, and parks, in addition to a nexus study for each of these fees in 2022. The updated fees for fire facilities, police facilities, and major roads and bridges were adopted by the City in 2022, and the City will consider the updated park fee in 2023.

**Reference:** Andrew Benelli, Assistant Director of Public Works, City of Fresno, [andrew.benelli@fresno.gov](mailto:andrew.benelli@fresno.gov), (559) 621-8650

### **North Natomas Development Impact Fee Nexus Study and Financing Plan Update**

Sacramento, California

EPS has worked with the City of Sacramento for over 25 years on the development and implementation of the North Natomas Community Plan infrastructure and public facility fee program. Key to the financing strategy was implementation of the North Natomas Development Impact Fee Nexus Study, which established the following fees: PFF, Transit Fee, Public Facilities Land Acquisition Fee, and Regional Park Land Acquisition Fee. North Natomas development is well underway and many of the original improvements have already been completed. The PFF currently funds transportation, fire, library, community center, and bikeway improvements.

The North Natomas Nexus Study specifies the required remaining backbone infrastructure, regional park land, and public land needed to serve the residents and employees in North Natomas and allocates the improvement and land costs to the remaining development using appropriate common use factors that measure the relative benefit to each land use. In addition, the PFF fee-funded

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costs are adjusted by the available account balance and outstanding fee credits and reimbursements owed to developers for the construction of infrastructure. The nexus study details implementation of the fee program, including collection of the fees, the use of fee credits and reimbursements, the required methods by which the different costs and fees are adjusted annually, the procedures for issuing and using fee credits, and the method by which outstanding fee credits and reimbursements are adjusted annually.

In addition to establishing the original North Natomas Nexus Study in 1995, EPS has worked with the City of Sacramento to provide ongoing implementation and administration support, including updates in 1999, 2002, 2005, 2008, and most recently, 2017. EPS's work on the North Natomas Nexus Study not only established the legally required nexus findings needed to establish and update the fee, but through ongoing implementation and administration work, EPS has ensured that the fee program is financially effective. Accounting for changes in future development projections, facilities requirements, facility cost estimates, cost allocation methodologies, and remaining credits and reimbursements, EPS's analysis and updates have ensured that facilities are constructed when needed to serve new development.

The City of Sacramento adopted the 2017 North Natomas Development Impact Fee Nexus Study Update in February 2018, continuing the long-term successful implementation of the plan and associated financing strategy.

**Reference:** Sheri Smith, Special District Manager, City of Sacramento, [ssmith@cityofsacramento.org](mailto:ssmith@cityofsacramento.org), (916) 808-7204

### **Nevada County Parks and Recreation Facilities Fee Nexus Study**

#### **Nevada County, California**

In 2018, the County of Nevada engaged EPS to prepare an update of the county's Park and Recreation Facilities Fee Nexus Study (Nexus Study) for the western portion of unincorporated Nevada County. The previous Nexus Study had been prepared in 1997 and fee levels had not been escalated or adjusted since that time. The effort was further complicated by the need to coordinate with 3 independent park and recreation districts as well as the incorporated Cities of Grass Valley and Nevada City, all of which work with Nevada County to provide park and recreation services to western Nevada County residents. Working with an engaged stakeholder community focused on improving parks and recreation services in Nevada County, as well as the several jurisdictions involved in providing park services, EPS updated the impact fee calculations for 4 distinct recreation benefit zones in Nevada County. The updated Park and Recreation Facilities Fee Study included Quimby land acquisition, park development and trail improvements. The nexus study update required detailed analysis by benefit zone to establish demographic, land valuation and other assumptions, including establishing service levels standards with consideration to existing service levels

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relative to policy standards and the benefit derived by the provision of private park amenities in certain communities.

The Nevada County Board of Supervisors unanimously adopted the updated Park and Recreation Facilities Fee Nexus Study in December 2018.

**Reference:** Jeffrey Thorsby, Senior Management Analyst, Nevada County Board of Supervisors, [jeffrey.thorsby@co.nevada.ca.us](mailto:jeffrey.thorsby@co.nevada.ca.us), (530) 265-7247

### 3. References

Per the City's RFP, EPS has provided the following list of references for whom we have most recently provided services related to public facilities development impact fees and nexus studies. Additionally, EPS's final report for the City of Sacramento's Department of Utilities Development Impact Fee and Nexus Study is included in **Appendix B** as a sample of the firm's work.

EPS Reference Matrix			
Project Name	Project Dates/ Status	Contact Information	Public Facilities Included In Fee Program
<b>City of Sacramento Department of Utilities Development Impact Fee and Nexus Study</b>	<b>2021 – 2023</b>  Public Draft Accepted February 2023. Pending Adoption by City Council.	<b>Kelly Sherfey, MPA, CFM</b> Program Specialist City of Sacramento Department of Utilities ksherfey@cityofsacramento.org (916) 808-1466	Water Systems Separated Sewer System Combined Sewer and Storm Drain System Separated Storm Drain System
<b>Fresno Major Streets, Public Facilities, and Park Development Impact Fees</b>	<b>2021 – 2023</b>  Police, Fire, and Roads fees adopted 2022. Parks Fee to be considered in 2023.	<b>Andrew Benelli</b> Assistant Director of Public Works/City Engineer City of Fresno Andrew.Benelli@fresno.gov (559) 621-8723	Police Facilities Fire Facilities Major Roads and Bridges Parks
<b>Woodland Research and Technology Park Public Facilities Financing Plan and Impact Fee Nexus Study</b>	<b>2018 – 2023</b>  Updated Nexus Study to comply with AB602 in 2023. Client is reviewing Administrative Draft of Nexus Study.	<b>Brent Meyer</b> Community Development Director/City Engineer City of Woodland brent.meyer@cityofwoodland.org (530) 661-5947	Major Streets Storm Drainage Water System Sewer System Parks and Open Space



## 4. Disclosures and Conflicts of Interest

EPS has provided consulting services to hundreds of public- and private-sector clients throughout the United States since 1983. EPS offers consulting services in real estate market analysis, feasibility analysis, fiscal impact analysis, infrastructure financing strategies, affordable housing strategies, and similar areas of expertise that are of value to local jurisdictions and authorities, as well as to developers. EPS has been involved in several public/private development negotiations throughout the United States, usually under contract to the public-sector party, but sometimes under contract to the private-sector party.

The firm's reputation and success have been built on EPS's ability to perform objective and transparent analyses that allow all stakeholders to understand the economics of development and the financial implications of various approaches to projects' programmatic features and financing. This emphasis on objectivity, rather than advocacy, is one of EPS's official "core values" and is instilled in EPS's staff from their first day with the firm.

EPS strives to inform all potential clients of any conflicts of interest, real or perceived, so they can decide whether or not EPS is the best firm to provide consulting services, given the unique technical requirements of the assignments, as well as the political considerations in place. EPS is proud of its longstanding success in providing quality services to a wide variety of clients and believes this breadth of experience enables EPS to understand the perspectives and needs of all parties involved in complex urban development. In an effort to be fully transparent and avoid any perceived conflicts of interest, the following projects and clients are disclosed below.

As mentioned above, EPS assists with the implementation of the Folsom Plan Area Specific Plan in the following, ongoing ways:

- **Administration of the Specific Plan Infrastructure Fee Program.**  
Client: City of Folsom.
- **Implementation of the Folsom Plan Area Phase 2 Water Improvements.**  
Client: Folsom Implementation Group Cost Sharing, LLC/Folsom South Area Owner's Group.

During these ongoing engagements, EPS maintains open lines of communication between city staff and development community representatives.



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In addition, EPS has had contracts for technical assistance related to either FPASP fee programs or CFD special tax analyses with the following entities operating in the Folsom Plan Area:

- Lewis Management Corporation
- Westland Capital Partners
- Dignity Health
- Eagle Commercial Partners, LLC
- Lennar Corporation
- Toll Brothers, Incorporated
- Taylor Morrison Homes of CA
- Elliott Homes
- The New Home Company
- Gragg Ranch Recovery

## 5. Insurance

EPS maintains insurance in compliance with the City insurance requirements in Exhibit B of the RFP. In current contracts with the City, EPS has requested, and the City has granted, the following two exceptions to Exhibit B:

- **Exception to Section 2.b:** EPS does not own any vehicles and cannot accommodate symbol 1 (any auto). EPS's automobile liability insurance covers symbols 8 & 9 (non-owned and hired autos only).
- **Exception to Section 6.e:** EPS's insurance provider will not provide notice of cancellation to additional insureds, nor will the policy state this. This is the insurance provider's corporate policy. EPS will provide notice of insurance cancellation to the City.

## 6. Cost Proposal

### Proposed Budget

EPS agrees to complete the above work program on a time and materials basis not to exceed **\$82,115**. The approximate level of effort by task and staff level is shown in **Table 2**. Please note that this budget does not include optional **Subtask 2.3**. If the City and EPS agree that this task is required, EPS will submit a scope of work and budget amendment based on the specific facilities for which EPS will prepare cost estimates.

EPS bills monthly for its services and will transmit invoices per the City's instructions.

**Table 1**  
**EPS Proposed Budget**  
**Folsom Plan Area Specific Plan Fee and Stand Alone Fee Nexus Study Update**

Subtask/Description	EPS				Staff Cost Subtotal	Direct Expenses [1]	Total EPS Costs
	Principal-in- Charge Gomes	Project Manager Balingit	Other Technical Staff	Production Staff			
<b>Task 1: Project Initiation and Project Management</b>	6	18	0	0	\$5,250	\$0	<b>\$5,250</b>
<b>Task 2: Data Collection and Development</b>							
Subtask 2.1: Update Land Use Projections and Demographic Assumptions	2	4	6	0	\$2,250	\$0	<b>\$2,250</b>
Subtask 2.2: Update Public Facility Cost Estimates	12	36	40	1	\$16,395	\$0	<b>\$16,395</b>
Subtask 2.3: Prepare Further Detailed Cost Estimates (optional) [2]	0	0	0	0	\$0	\$0	<b>\$0</b>
<b>Task 3: Fee Calculation and Analysis</b>							
Subtask 3.1: Determine Fee Program Approach and Methodology	6	12	0	0	\$4,140	\$0	<b>\$4,140</b>
Subtask 3.2: Prepare Cost Allocation Model	6	12	30	0	\$8,490	\$0	<b>\$8,490</b>
Subtask 3.3: Prepare Maximum Allowable Fee Calculation	6	12	20	2	\$7,230	\$0	<b>\$7,230</b>
Subtask 3.4: Fee Comparison	4	6	40		\$8,190	\$0	<b>\$8,190</b>
<b>Task 4: Prepare Development Impact Fee Program Nexus Study</b>							
Subtask 4.1: Prepare Administrative Draft Report	10	40	10	4	\$12,430	\$0	<b>\$12,430</b>
Subtask 4.2: Prepare Public Review Draft Report	5	8	12	2	\$5,010	\$0	<b>\$5,010</b>
Subtask 4.3: Prepare Final Report	2	6	6	4	\$3,000	\$300	<b>\$3,300</b>
Subtask 4.4: Calculation Spreadsheets and Methodology	1	4	0	0	\$1,060	\$300	<b>\$1,360</b>
<b>Task 5: Presentation of Materials</b>	12	14	10	2	\$8,070	\$0	<b>\$8,070</b>
<b>TOTAL HOURS</b>	<b>72</b>	<b>172</b>	<b>174</b>	<b>15</b>	<b>\$81,515</b>	<b>\$600</b>	<b>\$82,115</b>
Billing Rates	\$320	\$185	\$145	\$95			
<b>TOTAL PROJECT COSTS</b>	<b>\$23,040</b>	<b>\$31,820</b>	<b>\$25,230</b>	<b>\$1,425</b>	<b>\$81,515</b>	<b>\$600</b>	<b>\$82,115</b>

[1] Direct expenses are billed at cost and do not include any overhead.

[2] If Subtask 2.3 is needed, EPS will submit a specific scope of work and budget amendment based on the specific facilities' cost estimates that EPS is charged with preparing.

## 7. Work Plan and Schedule

Based on an estimated level of effort and the deadlines for milestones contained in the City's RFP, EPS has prepared the a conceptual schedule for the project as shown in **Figure 2**. At the Project Initiation meeting, EPS and the City will discuss the specific deadlines for deliverables and milestones needed to complete the project according to the City's desired schedule.

**Figure 2**  
**Folsom Development Impact Fee Nexus Studies**  
**Scope of Work Schedule**

Task/Description	July	August	September	October	November	December
Task 1: Project Initiation and Project Management	[Orange bar spanning July]					
Task 2: Data Collection and Development	[Orange bar spanning July and August]					
Task 3: Fee Calculation and Analysis	[Orange bar spanning August and September]					
Task 4: Prepare Development Impact Fee Program Nexus Study	[Orange bar spanning August, September, and October]					
Task 5: Presentation of Materials	[Orange bar spanning October, November, and December]					
<i>Fee Study Process Completion</i>	[Orange bar spanning December]					

**APPENDIX A:**  
KEY STAFF RESUMES





# Jamie Gomes

## Managing Principal



### Education

Master of Business Administration with concentration in Urban Land Development, California State University Sacramento, 1997

Bachelor of Arts in Economics with a minor in History, University of California Davis, 1991

### Previous Employment

Senior Loan Officer, First Federal Credit Union, Sacramento, California, 1994–1998

### Affiliations

Urban Land Institute (ULI), Sacramento District Council, Treasurer

Growth and Infrastructure Consortium, Member and Presenter

First U.S. Community Credit Union, Sacramento, California, Board of Directors

### ABOUT

Jamie Gomes has experience consulting in the areas of public finance, fiscal analysis, and real estate economics. Jamie has directed complex consulting assignments on behalf of both public- and private-sector clients that have resulted in successful development and redevelopment projects, and he is one of EPS's leading experts in implementing infrastructure financing mechanisms, particularly Mello-Roos Community Facilities Districts (CFD), development impact fee programs, and fiscal impact analyses.

### SELECTED PROJECTS

#### **Folsom Plan Area Specific Plan—Specific Plan Infrastructure Fee**

EPS worked with City of Folsom staff and the Folsom Plan Area Owners' Group to implement a plan area-specific fee program for backbone infrastructure, as well as park and public facility land acquisition. The fee program includes approximately \$350 million of roadway, sewer, storm drainage, dry utility, and water infrastructure anticipated to be constructed by property owners in the specific plan area. EPS prepared the original and one subsequent update to the impact fee nexus study. In addition to its work on the nexus studies, EPS is actively engaged by the City of Folsom as a third-party fee program administrator for the Specific Plan Infrastructure Fee.

#### **City of Turlock Master Storm Drainage Development Impact Fee Nexus Study**

The City of Turlock engaged EPS to prepare a Nexus Study to document the maximum justifiable Master Storm Development Fees (Storm Drainage Fees) that could be collected from new development. EPS worked with the City and the City's Storm Drain Master Plan consultant to establish projected new land uses, the facilities needed to serve new development, and prepared the Nexus Study document meeting all statutory requirements needed for the fee program update.

#### **Roseville Sierra Vista Specific Plan Fee Program**

Working with City of Roseville staff and an engaged property owner stakeholder group, EPS prepared a nexus study to implement development impact fees for new Specific Plan development projects. The Infrastructure component of the fee program funded drainage facilities, including drainage basins and pipes. The fee program includes features to help guide future implementation of the fee program as new Specific Plan development occurs. In addition to its work on the original nexus study and subsequent update, EPS is actively engaged by the City of Roseville as a third-party fee program administrator for the Sierra Vista Specific Plan Fee Program.

#### **Reclamation District No. 784 Drainage Impact Fees**

Working on behalf of Reclamation District (RD) 784 located in Yuba County, EPS completed a nexus study updating the RD 784 Drainage Impact Fee Program, which allocated the costs of nearly \$40 million in drainage improvements serving new development in three separate drainage basins and two sub-basins.



**Sacramento Comprehensive Development Impact Fee Update**

EPS helped the City of Sacramento conduct a comprehensive update of their fee programs calibrated to market and economic limitations. EPS prepared infrastructure cost burden comparisons and development feasibility analysis to identify the capacity for new and increased fees, conducted extensive stakeholder outreach and assisted the City to refine their fee program proposals in response to market and economic limitations.

**Northwest Rocklin Annexation Area Public Facilities Financing Plan, CFD Formation, and Finance Plan Administration**

EPS prepared a Public Facilities Financing Plan that set forth a strategy to finance backbone infrastructure (including storm drainage improvements) and public facilities needed to serve 1,900 acres in northwest Rocklin. The Plan optimized funding sources that minimize the financial burden on undeveloped land while assuring that necessary facilities will be constructed when needed. Financing Plan implementation included formation of a Mello-Roos CFD and a development impact fee program for infrastructure and public facilities. Finally, EPS has been assisting City of Rocklin staff in implementing property-owner obligations related to the Northwest Rocklin Annexation Area Financing Plan.

**Fresno Major Streets, Police, Fire, and Parks Impact Fee Updates**

EPS prepared a comprehensive update to the City of Fresno's major streets, police, fire, and public safety impact fees. EPS worked with the City of Fresno and development community stakeholders to define the capital improvement program, develop cost allocation approaches that take into consideration bond-financed facilities and existing deficiencies, as well as other considerations. EPS also prepared a comprehensive comparison of regional infrastructure cost burdens to facilitate calibration of fee program proposals and implementation.

**Sacramento Citywide Transportation Development Impact Fee**

The City of Sacramento retained EPS to update its Transportation Development Impact Fee (TDIF) Nexus Study. The previous TDIF Nexus Study, completed in 2010, was never adopted by the City Council, and EPS understood the City of Sacramento intended to update the 2010 TDIF Nexus Study to reflect revised improvement costs, land use assumptions, and fee program methodological approaches. Roadway improvements, traffic signals, transit improvements, and bicycle/pedestrian improvements all benefitted new development in the City of Sacramento.

**Nevada County Parks and Recreation Facilities Fee Study**

The County of Nevada (Nevada County) engaged EPS to prepare an update of its Park and Recreation Facilities Fee Nexus Study for the western portion of unincorporated Nevada County (i.e., west of the Truckee-Donner Parks and Recreation District). With five separate recreation benefit zones, park and recreation services in Western Nevada County are provided by a combination of Nevada County, three separate park districts, and independent recreation service providers for those areas of Nevada County not served by a park district. Complexities related to park and recreation service provision required specialized analysis and outreach to ensure the impact fee appropriately accounted for level-of-service considerations, as well as needed resources, to implement construction.

**Elk Grove Roadway and Capital Facilities Fee Programs Update**

EPS worked with City of Elk Grove staff and Council and an engaged developer stakeholder group to comprehensively update the city's roadway and capital facilities fee programs. EPS worked with the City of Elk Grove and stakeholder groups to identify facility needs to serve future development, develop future facility cost estimates, and establish a nexus-based fee program to fund those improvements and maintain the desired level of service. The city's Capital Facilities Fee Program included civic center, police, library, corporate yard, and transit facilities components.

**Turlock East Tuolumne and Westside Industrial Specific Plan Fee Updates**

Working on behalf of the City of Turlock, EPS reviewed engineering cost estimates, allocated the infrastructure costs to new development, estimated a development impact fee based on those costs, and compared those fees with development impact fees from other jurisdictions. This comparative analysis illustrated how the proposed fees could affect the project's competitiveness with other similar types of development projects in the region. EPS assisted the City of Turlock to develop alternative development scenarios and facilities phasing to arrive at a feasible financing strategy. EPS incorporated the fee analysis into a nexus study.



# Emilio Balingit

Associate



## Education

University of California  
Los Angeles Luskin School of  
Public Affairs, Master of Urban  
and Regional Planning

University of California  
Santa Cruz, Bachelor of Arts in  
Environmental Studies/Earth  
Science

## Previous Employment

Planner/Associate Planner,  
Urban Planning Partners, Inc.,  
Oakland, CA,  
July 2018–August 2021

Land Development Intern,  
California Home Builders,  
Canoga Park, CA,  
January 2018–June 2018

Bicycle and Pedestrian Projects  
Intern, San Francisco Municipal  
Transportation Agency  
(SFMTA), San Francisco, CA,  
June 2017–September 2017

## ABOUT

Emilio Balingit is a planner with more than 5 years of professional experience in land use planning and policy, California Environmental Quality Act (CEQA), and real estate development in the private, public, and nonprofit sectors. Since joining EPS in 2021, Emilio has provided technical assistance supporting development impact fee administration programs, real estate market analyses, economic development studies, and public facilities financing plans.

## SELECTED PROJECT EXPERIENCE

### Sutter Pointe Specific Plan

Working with Sutter County and a developer group, EPS prepared a public facility financing plan, urban services plan, and fiscal impact analysis for the Sutter Pointe Specific Plan, which plans for more than 17,500 homes and 50 million square feet of commercial space on 7,500 acres. Currently, EPS is supporting implementation of these financing plans by preparing a Sutter Pointe Specific Plan Fee Program Nexus Study and Urban Services Implementation Plan. In addition, EPS is providing technical support to Sutter County to assist with the formation of community facilities districts to fund and construct backbone infrastructure and provide public services in the project area.

### Folsom Plan Area Specific Plan Fee Program and Specific Plan Infrastructure Fee

EPS worked with City of Folsom staff and the Folsom Plan Area Owners' Group to implement a plan area-specific fee program for backbone infrastructure, as well as park and public facility land acquisition. The fee program includes roadway, sewer, storm drainage, dry utility, and water infrastructure anticipated to be constructed by property owners in the specific plan area. EPS prepared the original and one subsequent update to the impact fee nexus study. In addition to its work on the nexus studies, EPS is actively engaged by the City of Folsom as a third-party fee program administrator for the Specific Plan Infrastructure Fee.

### Upper Westside Specific Plan

EPS is working with Sacramento County and a developer group to develop a public facility financing plan and urban services plan for the Upper Westside Specific Plan, which calls for infrastructure and public facilities to support approximately 9,350 homes and more than 3 million square feet of commercial space in Sacramento County. For the public facilities financing plan, EPS is working with several public agencies to determine the optimal timing of public infrastructure development, ensuring that private development in the Upper Westside area is served by adequate infrastructure and the costs of public infrastructure are shared equally by all development in the plan area.

### City of Merced Public Facilities Financing Plan and Impact Fee Update

EPS worked with the City of Merced to provide a comprehensive fee update for infrastructure and public facilities including major roads and bridges, fire, police, and park facilities, and public works infrastructure projects. The updated fee programs are envisioned to contribute over \$230 million to new infrastructure and public facilities. Key issues included analyzing the allocation of new public facilities costs between new and existing development and the contribution of non-residential development on roadway demand. EPS's analysis ensured that new development contributes its fair share to new infrastructure and public facilities as the City's population continues to grow.

**APPENDIX B:**

**WORK SAMPLE:**

**CITY OF SACRAMENTO DEPARTMENT OF UTILITIES  
DEVELOPMENT IMPACT FEE PROGRAM AND NEXUS  
STUDIES**



## Draft Report

# Development Impact Fee Program and Nexus Studies

*The Economics of Land Use*



**Prepared for:**  
City of Sacramento  
Department of Utilities

**Prepared by:**  
Economic & Planning Systems, Inc. (EPS)

February 13, 2023

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# 1. Executive Summary

## Introduction and Background

In 2011 and 2019, the City of Sacramento (City) Department of Utilities (DOU) prepared Development Impact Fee (DIF) programs using consultants Wildan Financial Services and NBS, respectively. These programs addressed methodologies, costs, maximum justifiable fees, and legal compliance to serve new development in each of the four utility systems administered by DOU: Water, Separated Sewer, Combined Sewer, and Storm Drainage. For a variety of reasons, these efforts were not implemented. In 2022, DOU engaged Economic & Planning Systems, Inc. (EPS) to refresh these efforts in their entirety.

Establishing impact fees requires the identification of the proportional share of improvement costs for current and future customers for existing and planned capital improvements. This measurement of equity, followed with the implementation of the maximum justifiable fees, assures that rate payers do not subsidize new growth and vice versa. With these basic considerations, discussed in general below and in detail in later chapters and supporting appendices, are the data elements, methodologies, and considerations used to determine proportional shares, funding requirements, and impact fees for each of the four utility systems. Accompanying each section is the required structure and focus of a Nexus Study under the State of California's Mitigation Fee Act (CA Government Code Section 66000 and following), which prescribes the means by which public agencies may impose and adopt development impact fees.

The remainder of this section covers the following topics:

- 2040 General Plan Linkage
- Impact Fee Methodology, Types, and Limits
- Infrastructure Needs, Facility Standards, Level of Service, and Deficiencies
- Standard Cost Adjustment Methodology
- Systemwide versus Special Benefit
- Nexus Requirements
- Summary of Findings
- Organization of the Report

This section will be followed by chapters for each utility system.

Sacramento DOU Development Impact Fee Program and Nexus Study  
February 13, 2023

## 2040 General Plan Linkage

The current timing of the DIF effort coincides with that of the City's 2040 General Plan Update. The parcel-specific Housing and Employment projections through the 2040 planning horizon are used to establish the likely demand for utility services for this period. Importantly, projected development in the 2040 General Plan is for the period 2016-2040 for employment and 2017-2040 for housing. This report adjusts these projections by accounting for development that has occurred through April 2022 as evidenced by completed building permits. The projections in this study are for the period 2022-2040 or 2023-2040, depending on what is being projected. Also of note is that the Water Master Plan, currently in process by DOU, draws on the same 2040 Master Plan Update projections.

The projections of new and existing demand vary by the geographic area served by each system and, in the Separated Sewer System and the Storm Drainage System, by each subbasin. Only the Water System is citywide. The citywide Housing and Employment projections used in this report are as shown on **Table 1-1**.

**Table 1-1. Housing by Type and Employment**

	2017 American Community Survey	2040 General Plan		2040 Totals
		As of April 2022	General Plan 2040 Net New Growth	
<b>Units</b>				
Single Family Detached	117,570	118,670	11,900	130,570
Single Family Attached	12,900	13,300	8,700	22,100
Multifamily	64,300	70,600	40,600	111,200
<b>Total Housing Units</b>	<b>194,800</b>	<b>202,570</b>	<b>61,200</b>	<b>263,870</b>
<b>Employment</b>				
	2015 Estimated	As of April 2022	2040 New Employment	2040 Totals
City of Sacramento	<b>300,067</b>	<b>307,019</b>	<b>69,660</b>	<b>376,679</b>

Sources: City of Sacramento Community Development Department and EPS

Exec\_1

Importantly, much of the new development is projected for parcels with existing development. These parcels will be developed more intensively. Any reductions in employment or housing caused by this intensification are deducted from the protected growth. The projection is net growth.

The projections for each utility system and basin are provided in each relevant section and in the appendices of this report.

Sacramento DOU Development Impact Fee Program and Nexus Study  
February 13, 2023

Housing by type and employment by standard industry classifications (SICs)<sup>1</sup> are used to estimate water demand and sewer and drainage capacity requirements. Housing type and employment by the SICs are associated with land use types. For nonresidential properties, employment by land use establishes a square footage requirement for new employees. The conversion factors are included as **Appendix A-1**. With square footage values and housing unit data associated with land use types, there are standard and customary measures of demand by land use for all utility systems in this report. Also, the location data in the General Plan projection is an important determinant of demand. Location determines the service received, as well as basin location and parcel size, all of which are important drivers of demand. All of these demand indicators for each service are as shown on **Table 1-2**.

**Table 1-2. 2040 General Plan Projection Data and Utility Demand Indicator**

Utility System	2040 General Plan Projection	Demand Indicator
<b>Water</b>	Housing Units and Commercial Square Feet by Land-Use Type	Equivalent Meter (EM)
<b>Separated Sewer</b>	Basin, Housing Units and Commercial Square Feet by Land-Use Type	Equivalent Standard Dwelling (ESD)
<b>Combined Sewer (Sewer)</b>	Housing Units and Commercial Square Feet by Land-Use Type	Equivalent Standard Dwelling (ESD)
<b>Combined Sewer (Drainage)</b>	Parcel Size, Housing Units and Commercial Square Feet	New Impermeable Square Feet
<b>Storm Drainage</b>	Basin, Parcel Size, Housing Units and Commercial Square Feet	New Impermeable Square Feet

Sources: DOU, City of Sacramento Community Development Department and EPS

Exec\_2

Each demand indicator has demand factors that adjust by the expected capacity requirement of a land-use type or by the measured new impermeable surface. In the Water System, the Separated Sewer System, and the sewer service of the Combined Sewer System, the factors used (EMs and ESDs) adjust by land use from a base of 1 for the typical requirements of single-family detached dwellings for the service received. The Storm Drainage System and the drainage aspect of the Combined Sewer System use new impermeable surface as the demand indicator. The impermeable surface demand indicator is always site-specific to actual, measured new impermeable surfaces. An illustration of the demand indicators with examples of some of the associated demand factors is shown in **Table 1-3**.

<sup>1</sup> North American Industry Classification System, OMB 2022.

**Table 1-3. Demand Indicators and Factors by Utility System**

Utility System	Demand Indicator	Demand Factors	
		Single Family Detached Dwelling	10,000 Square Foot Office
<b>Water</b>	EM	1	3.2
<b>Separated Sewer</b>	ESD	1	3.3
<b>Combined Sewer (Sewer)</b>	ESD	1	3.3
<b>Combined Sewer (Drainage)</b>	New Impermeable Surface	Site Specific	Site Specific
<b>Storm Drainage</b>	New Impermeable Surface	Site Specific	Site Specific

Sources: DOU and EPS

Exec\_3

All of the demand factors for all land uses are discussed for each utility in the chapters that follow.

In general, all of the demand factors, applied to all current and future land uses, measure the existing and future capacity requirements of all systems. These requirements are shared between current and future development in proportion to the demands placed by current and future development.

### **Impact Fee Methodology, Types, and Limits**

#### ***The Buy-In and Incremental Approaches***

Improvement costs for which a proportionate share can be determined include both existing and future improvements. A new water connection, for example, is benefitting from all of the past investment made by existing rate payers to acquire, produce, and deliver water. The current value of those assets is an investment value, or cost, in which new development should participate. A future improvement to increase water production capacity would be a responsibility of new growth if that capacity is not also required to improve an existing capacity deficiency, in which case, a shared responsibility would be required.

The two types of improvement costs and the proportional share considerations they involve describe two different impact fee methodologies: the Buy-In approach and the Incremental Cost approach. **The Buy-In approach** determines the value of current assets and allocates on a reasonable-relationship basis a

proportionate share of the assets new growth will use. For example, the basis used in this report for the Water System is the total future water Equivalent Meters, which vary by land use as a size difference and is a reasonable measure of the demand requirement. The new growth percentage share of those meters by land use is the allocation mechanism for sharing existing facility costs.

**The Incremental approach** determines the planned infrastructure costs necessary to provide adequate levels and standards of service to current and new customers. Proportionate shares are typically an engineering determination of who benefits. These shares can be determined by the percentage approach used in the Buy-In approach, if that is reasonable. This, in fact, is the approach used in some of the future capital projects in the Water System. Other projects are assigned a specific percentage based on project-specific benefit. The Water System model allocates some of its projects in this manner. The Separated and the Combined Sewer Systems allocate all future capital projects directly to new growth because the identified projects are required to create the storage capacity necessary to accommodate new growth.

A simple matrix of the impact fee methodologies used in this report is shown on **Table 1-4**.

**Table 1-4. Impact Fee Methodology by Utility System**

Utility System	Methodologies	
	Buy In	Incremental
<b>Water</b>	Buy In	Incremental
<b>Separated Sewer</b>	-	Incremental
<b>Combined Sewer (Sewer)</b>	-	Incremental
<b>Combined Sewer (Drainage)</b>	-	Incremental
<b>Storm Drainage</b>	Buy In	-

Source: EPS

Exec\_4

#### ***The Limits of Impact Fee Methodologies and the Need for Regular Updates***

The methodology used, whether the Buy-In approach, the Incremental approach, or a combination (known as **the Combined approach**) is determined by data availability, feasibility, and management discretion. These factors define the scope, type, and limits of the impact fee methodology. There are, for example, substantial existing assets in the Combined Sewer System with significant current value. However, a Buy-In approach is not being used because of the difficulty in valuing these assets or their replacement cost. Some of the assets are more than 100 years old. The service area is also highly developed with complex underground infrastructure that is not always well documented. As a result, actual

replacement costs on a systemwide basis cannot be reasonably estimated. In this circumstance, the existing Combined Sewer assets are improved through projects on an as-needed basis with other funding means, including with development or other agreements, bond financing, revolving funds, lines of credit, or other rate-based funding.

The limitations imposed by the condition and amount of information regarding existing infrastructure largely determine the methodologies that can be used. These considerations are just one element in the careful construction of a development impact fee program, which requires scrupulous attention to the substantive and procedural requirements of the Mitigation Fee Act.

Methodologies are also limited by constantly changing circumstances in actual growth, cost inflation, and other changes. Impact fees are calculated assuming a level of demand growth that almost always will be different than that projected. As discussed further below, the infrastructure costs in this report are based on January 2022 dollars, which will automatically adjust annually on an index basis. However, that mechanism is rarely adequate in matching actual costs, which cannot be known with precision without actual construction. Indexes are also lagging indicators, whereas construction contracts are real-time. For these and other reasons, actual costs rarely match predicted costs. Finally, the need for a project can change as service priorities and technologies adapt. The reality of these circumstances underscores the importance of regular updates that account for actual project costs and reassess planned projects, growth demands, and readjusts impact fees as appropriate. State law requires updates every 8 years. The complexity and issues involved in the impact fee programs in this report may indicate updates on a much more frequent basis.

### **Infrastructure Needs, Facility Standards, Level of Service, and Deficiencies**

All infrastructure in this report is identified and prioritized under operating standards that take one, or both, of two forms: "standards of service" or "level of service". Standards of service refer to adopted policies in law or professional practice that are either in place for a particular service or are intended to be. Level of service refers to the actual service benefits in place. When the benefits received are less than the standards of service, a deficiency exists.

As mentioned above, new development cannot be required to fund deficiencies for existing customers. However, deficiencies in facilities that serve both new and existing customers can be split on a proportional share basis. In these instances, the level of service is, and must be, improved for all customers.

In most instances in this report the planned capital projects have been identified either to maintain existing levels of service as growth occurs or to not perpetuate deficiencies. Utility services are unique in that new customers create a direct, immediate impact on the capacity requirements of the service being provided. There must be sufficient capacity in these systems to provide a consistent level of service for all customers at the appropriate service standard. All projects on which impact fees are calculated in this report are designed to address deficiencies or capacity improvements that are shared or new capacity exclusively for new development.

### **Standard Cost Adjustment Methodology**

Throughout this report, dollar values are stated in January 2022 dollars for all existing system assets values, for all estimates of future capital costs, and for all fee calculations. The adjustment methodology is a simple average of two widely used Construction Cost Indexes (CCIs) published by the Engineering News-Record (ENR):

- ENR-CCI for San Francisco as of January.
- ENR-CCI 20 California Cities Average as of January.

The use of this method dampens price spikes in any one city, although San Francisco is given more weight because its economics have a significant influence on the City due to its size and proximity.

### **Annual Adjustment**

Any adopted development impact fees will adjust annually on July 1 in accordance with the methodology.

### **Systemwide Versus Special Benefit**

Whether directed at existing deficiencies or capacity improvements for new development, all projects in this report also create systemwide capacities. Specific development projects required to extend water distribution lines or sewer collection lines or to install self-contained drainage systems are required to self-fund these improvements.

### **Nexus Requirements**

The purpose of a Nexus Study is to establish the legally required nexus (or reasonable relationship) between projected new residential and nonresidential development in the City through General Plan buildout and the capital facilities that will be required to serve that new development.



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The nexus requirements for imposing development impact fees were established under Assembly Bill (AB) 1600 legislation, as codified by the Mitigation Fee Act (the Act; California Government Code section 66000 and following). The Act sets forth the procedural requirements for establishing and collecting development impact fees. These procedures require that “the impact fee advances a legitimate state interest, that a proper nexus between the impacts caused by the development and the condition which advances the governmental interest has been demonstrated”.<sup>2</sup>

Section 66001 of the Act specifies:

- (a) In any action establishing, increasing, or imposing a fee as a condition of approval of a development project by a local agency, the local agency shall do all of the following:
  - (1) Identify the purpose of the fee.
  - (2) Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in Section 65403 or 66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged.
  - (3) Determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed.
  - (4) Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.
- (b) In any action imposing a fee as a condition of approval of a development project by a local agency, the local agency shall determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

Important for water and sewer impact fees, Section 66013 of the Act applies the principles of Section 66001 to water and sewer connection fees. Section 66013(a) states, in part, “when a local agency imposes fees for water connections or sewer connections, or imposes capacity charges, those fees or charges shall not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed.” The Nexus Study sections in the Water, Separated Sewer, and

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<sup>2</sup> A Short Overview of Development Impact Fees, League of California Cities, 2003.

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Combined Sewer chapters will address the nexus requirements in Section 66013 terms.

In addition, in 2021, AB 602 amended the requirements for drainage services by creating a “standards and practices” section to the Act, codified as Government Code Section 66016.5. This provision is both declaratory of previously existing law and added certain new requirements. A new provision that pertains to this report requires that a nexus study “shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development” [66016.5(a)(5)(A)], and “large jurisdictions shall adopt a capital improvement plan as a part of the nexus study” [66016.5(a)(6)].

Water and sewer systems are specifically exempt from the requirements of Section 66016.5. Storm drainage, however, is subject to the provisions but may exercise an exemption to the square footage allocation method if the nexus study makes findings that include all of these:

- An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.
- An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.
- That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.

The nexus findings of the Storm Drainage chapter will include these exemption requirements for the Storm Drainage System and the drainage portion of the Combined Sewer System. In both cases, the standard and customary method to establish a reasonable relationship between the fee and the burden to development is focused on impermeable surfaces. This allocation methodology supports equity among development of any size, density and land use.

## Summary of Findings

Presented below are high-level comparative summaries of all proposed fees and the fees of surrounding jurisdictions for single-family, retail, and office land uses on a per unit and per acre basis. For the per unit comparison, single-family dwellings are presented on **Table 1-5a**, Retail land uses on **Table 1-5b**, and Office land uses on **Table 1-5c**. For the per acre comparisons, single-family dwellings are presented on **Table 1-6a**, Retail land uses on **Table 1-6b**, and Office land uses on **Table 1-6c**. Companion charts to these tables are provided in **Appendix A-2**. For each utility, all land uses and all fees are discussed in the chapters that follow, along with comparisons with surrounding jurisdictions.

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**Table 1-5. Summary of Water, Sewer, and Storm Drainage Development  
Impact Fees per Unit—Single-Family, Retail, and Office**

**Table 1-5a - Single Family**

Per Unit Fees	Single Family Fees per Dwelling Unit				
	Water	Local Sewer	Regional Sewer	Drainage	Totals
<b>Jurisdiction</b>					
Sacramento - Combined Sewer System [1]	\$13,493	\$7,635	\$6,479	-	\$27,607
Sacramento - Separated Sewer and Gravity Drainage	\$13,493	\$3,565	\$6,479	\$530	\$24,067
Sacramento - Separated Sewer and Pumped Drainage	\$13,493	\$3,565	\$6,479	\$847	\$24,384
Sacramento - SASD and Gravity Drainage	\$13,493	\$3,194	\$6,479	\$530	\$23,696
Sacramento - SASD and Pumped Drainage	\$13,493	\$3,194	\$6,479	\$847	\$24,013
<b>Sacramento - All Areas Average [2]</b>	<b>\$13,493</b>	<b>\$4,231</b>	<b>\$6,479</b>	<b>\$688</b>	<b>\$24,753</b>
Sacramento County - Uninc.	\$19,535	\$3,194	\$6,479	\$2,994	\$32,202
Folsom	\$4,647	\$1,073	\$6,479	\$1,037	\$13,236
Roseville	\$7,366	\$447	\$9,664	\$279	\$17,756
West Sacramento	\$18,006	\$7,011	\$6,479	\$6,185	\$37,681
Woodland	\$5,770	\$7,125	-	\$1,362	\$14,257
<b>Average Excluding Sacramento [2]</b>	<b>\$11,065</b>	<b>\$3,770</b>	<b>\$7,275</b>	<b>\$2,371</b>	<b>\$23,026</b>
<b>Sacramento +/- Percent of Comparative Entities</b>	<b>22%</b>	<b>12%</b>	<b>-11%</b>	<b>-71%</b>	<b>8%</b>

Source: EPS

Exec\_5a

Notes:

[1] Includes Drainage under Local Sewer.

[2] Averages exclude cities where the services are not provided.

**Table 1-5b - Retail**

Per Unit Fees	Retail Fees per 1,000 Building Square Feet [1]				
	Water	Local Sewer	Regional Sewer	Drainage	Totals
<b>Jurisdiction</b>					
Sacramento - Combined Sewer System [2]	\$7,930	\$4,047	\$1,296	-	\$13,272
Sacramento - Separated Sewer and Gravity Drainage	\$7,930	\$1,889	\$1,296	\$543	\$11,658
Sacramento - Separated Sewer and Pumped Drainage	\$7,930	\$1,889	\$1,296	\$867	\$11,982
Sacramento - SASD and Gravity Drainage	\$7,930	\$2,053	\$1,296	\$543	\$11,821
Sacramento - SASD and Pumped Drainage	\$7,930	\$2,053	\$1,296	\$867	\$12,146
<b>Sacramento - All Areas Average [3]</b>	<b>\$7,930</b>	<b>\$2,386</b>	<b>\$1,296</b>	<b>\$705</b>	<b>\$12,176</b>
Sacramento County - Uninc.	\$16,394	\$2,053	\$1,296	\$2,465	\$22,209
Folsom	\$5,190	\$316	\$1,296	\$579	\$7,380
Roseville	\$11,302	\$149	\$3,221	\$303	\$14,975
West Sacramento	\$11,545	\$2,078	\$1,296	\$5,446	\$20,365
Woodland	\$3,391	\$2,908	-	\$1,400	\$7,699
<b>Average Excluding Sacramento [3]</b>	<b>\$9,564</b>	<b>\$1,501</b>	<b>\$1,777</b>	<b>\$2,039</b>	<b>\$14,525</b>
<b>Sacramento +/- Percent of Comparative Entities</b>	<b>-17%</b>	<b>59%</b>	<b>-27%</b>	<b>-65%</b>	<b>-16%</b>

Source: EPS

Exec\_5b

Notes:

[1] Most jurisdictions assess fees on demand volume for each particular site and land use. The square-footage basis used for Retail and Office uses is for comparative purposes only for all fees across all jurisdictions and is based on a 1-acre parcel with a structure covering 25 percent of the parcel (i.e., a F.A.R of .25) for Retail and 35 percent for Office.

[2] Includes Drainage under Local Sewer.

[3] Averages exclude cities where the services are not provided.

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Table 1-5c - Office

Per Unit Fees	Office Fees per 1,000 Building Square Feet [1]				
	Water	Local Sewer	Regional Sewer	Drainage	Totals
<b>Jurisdiction</b>					
Sacramento - Combined Sewer System [2]	\$5,664	\$2,520	\$1,296	-	\$9,480
Sacramento - Separated Sewer and Gravity Drainage	\$5,664	\$1,176	\$1,296	\$361	\$8,497
Sacramento - Separated Sewer and Pumped Drainage	\$5,664	\$1,176	\$1,296	\$576	\$8,712
Sacramento - SASD and Gravity Drainage	\$5,664	\$1,467	\$1,296	\$361	\$8,787
Sacramento - SASD and Pumped Drainage	\$5,664	\$1,467	\$1,296	\$576	\$9,003
<b>Sacramento - All Areas Average [3]</b>	<b>\$5,664</b>	<b>\$1,561</b>	<b>\$1,296</b>	<b>\$468</b>	<b>\$8,896</b>
Sacramento County - Uninc.	\$11,710	\$1,467	\$1,296	\$1,761	\$16,233
Folsom	\$3,707	\$226	\$1,296	\$413	\$5,642
Roseville	\$8,073	\$149	\$3,221	\$216	\$11,659
West Sacramento	\$8,246	\$2,078	\$1,296	\$3,611	\$15,232
Woodland	\$2,422	\$1,744	-	\$1,000	\$5,166
<b>Average Excluding Sacramento [3]</b>	<b>\$6,832</b>	<b>\$1,133</b>	<b>\$1,777</b>	<b>\$1,400</b>	<b>\$10,786</b>
<b>Sacramento +/- Percent of Comparative Entities</b>	<b>-17%</b>	<b>38%</b>	<b>-27%</b>	<b>-67%</b>	<b>-18%</b>

Source: EPS

Exec\_5c

Notes:

[1] Most jurisdictions assess fees on demand volume for each particular site and land use. The square-footage basis used for Retail and Office uses is for comparative purposes only for all fees across all jurisdictions and is based on a 1-acre parcel with a structure covering 25 percent of the parcel (i.e., a F.A.R. of .25) for Retail and 35 percent for Office.

[2] Includes Drainage under Local Sewer.

[3] Averages exclude cities where the services are not provided.

**Table 1-6. Summary of Water, Sewer, and Storm Drainage Development  
Impact Fees per Acre—Single-Family, Retail, and Office**

Table 1-6a - Single Family

Per Acre Fees	Single Family Fees at 7 Units per Acre				
	Water	Local Sewer	Regional Sewer	Drainage	Totals
<b>Jurisdiction</b>					
Sacramento - Combined Sewer System [1]	\$94,450	\$53,448	\$45,353	-	\$193,251
Sacramento - Separated Sewer and Gravity Drainage	\$94,450	\$24,954	\$45,353	\$3,508	\$168,265
Sacramento - Separated Sewer and Pumped Drainage	\$94,450	\$24,954	\$45,353	\$5,725	\$170,482
Sacramento - SASD and Gravity Drainage	\$94,450	\$22,360	\$45,353	\$3,508	\$165,671
Sacramento - SASD and Pumped Drainage	\$94,450	\$22,360	\$45,353	\$5,725	\$167,889
<b>Sacramento - All Areas Average [2]</b>	<b>\$94,450</b>	<b>\$29,615</b>	<b>\$45,353</b>	<b>\$4,616</b>	<b>\$173,112</b>
Sacramento County - Uninc.	\$136,745	\$22,360	\$45,353	\$20,959	\$225,417
Folsom	\$32,529	\$7,511	\$45,353	\$7,259	\$92,652
Roseville	\$51,561	\$3,129	\$67,648	\$1,953	\$124,291
West Sacramento	\$126,042	\$49,077	\$45,353	\$43,294	\$263,766
Woodland	\$40,390	\$49,875	-	\$9,531	\$99,796
<b>Average Excluding Sacramento [2]</b>	<b>\$77,453</b>	<b>\$26,390</b>	<b>\$50,927</b>	<b>\$16,599</b>	<b>\$161,184</b>
<b>Sacramento +/- Percent of Comparative Entities</b>	<b>22%</b>	<b>12%</b>	<b>-11%</b>	<b>-72%</b>	<b>7%</b>

Source: EPS

Exec\_6a

Notes:

[1] Includes Drainage under Local Sewer.

[2] Averages exclude cities where the services are not provided.

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Table 1-6b - Retail

Per Acre Fees	Retail Fees per Acre [1]				
	Water	Local Sewer	Regional Sewer	Drainage	Totals
<b>Jurisdiction</b>					
Sacramento - Combined Sewer System [2]	\$86,355	\$44,069	\$14,111	-	\$144,535
Sacramento - Separated Sewer and Gravity Drainage	\$86,355	\$20,575	\$14,111	\$5,586	\$126,628
Sacramento - Separated Sewer and Pumped Drainage	\$86,355	\$20,575	\$14,111	\$9,118	\$130,159
Sacramento - SASD and Gravity Drainage	\$86,355	\$22,360	\$14,111	\$5,586	\$128,412
Sacramento - SASD and Pumped Drainage	\$86,355	\$22,360	\$14,111	\$9,118	\$131,944
<b>Sacramento - All Areas Average [3]</b>	<b>\$86,355</b>	<b>\$25,988</b>	<b>\$14,111</b>	<b>\$7,352</b>	<b>\$132,336</b>
Sacramento County - UnInc.	\$178,536	\$22,360	\$14,111	\$26,844	\$241,851
Folsom	\$56,516	\$3,438	\$14,111	\$6,302	\$80,367
Roseville	\$123,077	\$1,623	\$35,080	\$3,298	\$163,078
West Sacramento	\$125,723	\$22,629	\$14,111	\$59,309	\$221,773
Woodland	\$36,926	\$31,668	-	\$15,248	\$83,842
<b>Average Excluding Sacramento [3]</b>	<b>\$104,156</b>	<b>\$16,344</b>	<b>\$19,354</b>	<b>\$22,200</b>	<b>\$158,182</b>
<b>Sacramento +/- Percent of Comparative Entities</b>	<b>-17%</b>	<b>59%</b>	<b>-27%</b>	<b>-67%</b>	<b>-16%</b>

Source: EPS

Exec\_6b

Notes:

[1] Most jurisdictions assess fees on demand volume for each particular site and land use. The acreage basis is for comparative purposes only for all fees across all jurisdictions and is based on a 1-acre parcel with a structure covering 25 percent of the parcel (i.e., a F.A.R. of .25).

[2] Includes Drainage under Local Sewer.

[3] Averages exclude cities where the services are not provided.

Table 1-6c - Office

Per Acre Fees	Office Fees per Acre [1]				
	Water	Local Sewer	Regional Sewer	Drainage	Totals
<b>Jurisdiction</b>					
Sacramento - Combined Sewer System [2]	\$86,355	\$38,415	\$19,756	-	\$144,525
Sacramento - Separated Sewer and Gravity Drainage	\$86,355	\$17,935	\$19,756	\$5,197	\$129,243
Sacramento - Separated Sewer and Pumped Drainage	\$86,355	\$17,935	\$19,756	\$8,482	\$132,527
Sacramento - SASD and Gravity Drainage	\$86,355	\$22,360	\$19,756	\$5,197	\$133,667
Sacramento - SASD and Pumped Drainage	\$86,355	\$22,360	\$19,756	\$8,482	\$136,952
<b>Sacramento - All Areas Average [3]</b>	<b>\$86,355</b>	<b>\$23,801</b>	<b>\$19,756</b>	<b>\$6,839</b>	<b>\$135,383</b>
Sacramento County - Uninc.	\$178,536	\$22,360	\$19,756	\$26,844	\$247,496
Folsom	\$56,516	\$3,438	\$19,756	\$6,302	\$86,012
Roseville	\$123,077	\$2,272	\$49,112	\$3,298	\$177,759
West Sacramento	\$125,723	\$31,681	\$19,756	\$55,061	\$232,220
Woodland	\$36,926	\$26,589	-	\$15,248	\$78,763
<b>Average Excluding Sacramento [3]</b>	<b>\$104,156</b>	<b>\$17,268</b>	<b>\$27,095</b>	<b>\$21,351</b>	<b>\$164,450</b>
<b>Sacramento +/- Percent of Comparative Entities</b>	<b>-17%</b>	<b>38%</b>	<b>-27%</b>	<b>-68%</b>	<b>-18%</b>

Source: EPS

Exec\_6c

Notes:

[1] Most jurisdictions assess fees on demand volume for each particular site and land use. The acreage basis is for comparative purposes only for all fees across all jurisdictions and is based on a 1-acre parcel with a structure covering 35 percent of the parcel (i.e., a F.A.R. of .35).

[2] Includes Drainage under Local Sewer.

[3] Averages exclude cities where the services are not provided.

There are many features to these comparisons that will be touched on in the chapters that follow. In the above tables, two points of Sacramento's fee structure stand out in contrast to comparable jurisdictions. Sacramento has extraordinarily high sewer fees in its Combined Sewer System Utility. This is due to the high cost of managing a sewer system that mixes wastewater and stormwater runoff. The other "outlier," in contrast, is the drainage fee set. Drainage fees are very low for reasons to be discussed in the Storm Drainage System Utility chapter. This is in light of the fact that the hydrology of Sacramento is very challenging, complex, and expensive to drain because of the flat, low-lying, delta topography.

Also significant is the comparison set used. The Water System Utility uses a broader set that is likely a fairer comparison for this system. This set is discussed in that chapter.

## Organization of Report

This report is divided into 5 chapters and 5 appendices:

- **Chapter 1** includes this Executive Summary.
- **Chapter 2** details the Water System Development Impact Fee, Methodology, and Nexus Findings.
- **Chapter 3** details the Separated Sewer System Development Impact Fee, Methodology, and Nexus Findings.
- **Chapter 4** details the Combined Sewer System Development Impact Fee, Methodology, and Nexus Findings.
- **Chapter 5** details the Storm Drainage System Development Impact Fee, Methodology, and Nexus Findings.
- **Appendix A** provides supporting detail and documentation for the Executive Summary.
- **Appendix B** provides supporting detail and documentation for the Water System Utility.
- **Appendix C** provides supporting detail and documentation for the Separated Sewer System Utility.
- **Appendix D** provides supporting detail and documentation for the Combined Sewer System Utility.
- **Appendix E** provides supporting detail and documentation for the Storm Drainage System Utility.

## 2. The Water System Utility

### Introduction and Description

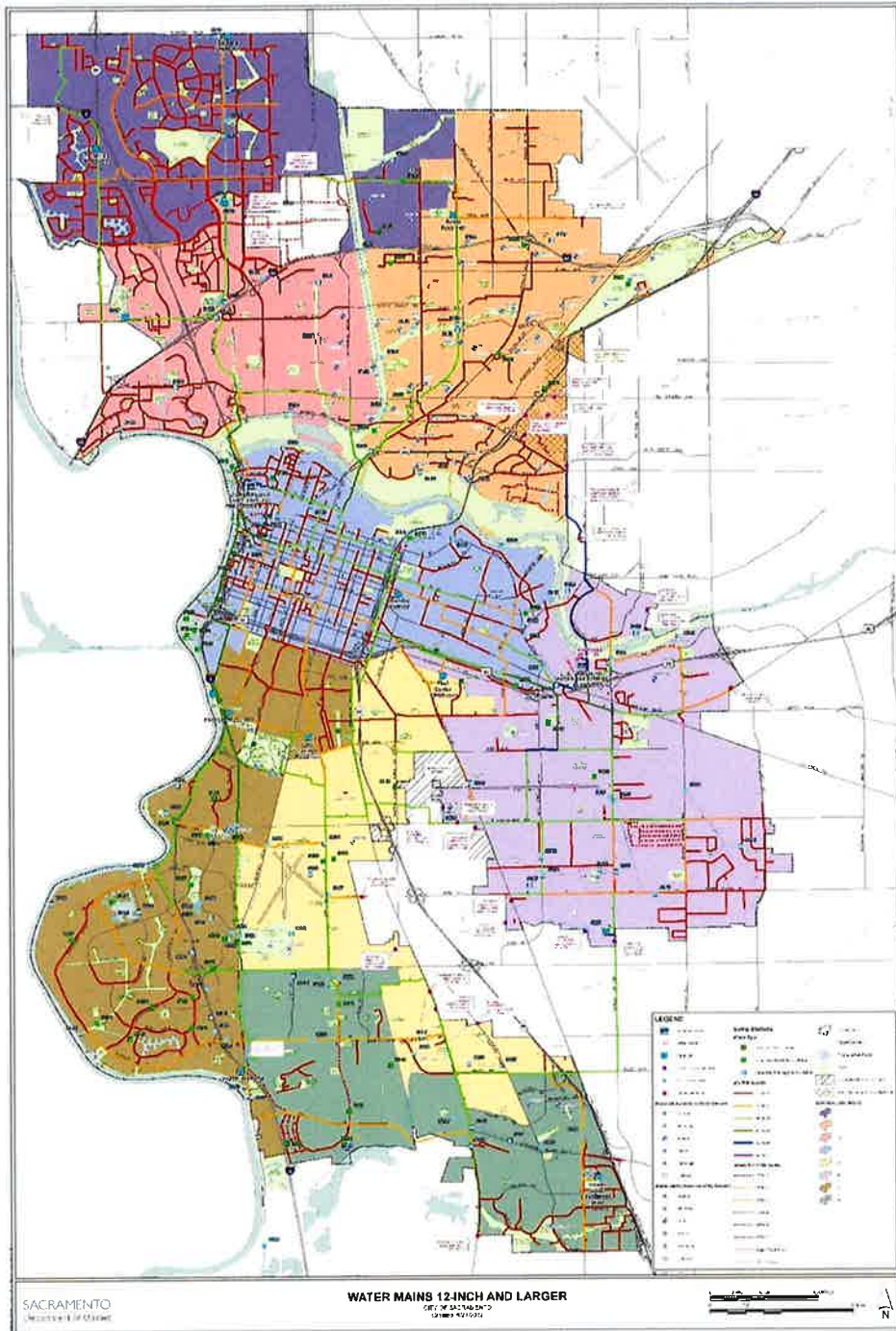
The City's Water System is maintained and operated by DOU and implements comprehensive drinking water programs that focus on the supply, production, storage, and distribution of high-quality drinking water; on system maintenance and improvements; and on water conservation. The Water System produces more than 25 billion gallons of drinking water annually acquired through the 25,000-square-mile watersheds of the American and Sacramento Rivers. DOU maintains 2 water treatment plants, 28 active ground water wells, storage facilities, and more than 1,500 miles of water mains. DOU operates under legal and policy mandates to ensure that all delivered water meets or exceeds all state and federal drinking water standards. Also critical in these times of drought is demand management by way of efforts to increase water efficiency throughout the City with education, incentives, resources, and information for home and business owners. Further, detailed information on the Water System is available online at <https://www.cityofsacramento.org/Utilities/Water>.

The Water System currently serves a resident population of 525,000 in approximately 203,000 housing units. The total population served is estimated to be up to 25 percent higher on weekdays because of commercial and government employment of surrounding-area residents. Total employment is approximately 307,000 in 83 million square feet of space. All water services to this residential and nonresidential population are provided through 142,000 metered accounts.

The Water System service area is generally contiguous with the incorporated boundaries of the City. The map of the service area is shown in **Figure 2-1**.



**Figure 2-1. Water System Boundaries and Key System and Geographic Characteristics**





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## Growth, Demand, and Allocations

By 2040, the residential unit growth in the Water System service area is expected to change as shown on **Table 2-1**.

**Table 2-1. Housing Units by Type**

Units	2017 American Community Survey	2040 General Plan		2040 Totals [1]	% Change	New Share
		As of April 2022	General Plan 2040 Net New Growth			
Single Family Detached	117,570	118,670	11,900	130,570	10.03%	9.11%
Single Family Attached	12,900	13,300	8,700	22,100	66.17%	39.37%
Multifamily	64,300	70,600	40,600	111,200	57.51%	36.51%
<b>Total Housing Units</b>	<b>194,800</b>	<b>202,570</b>	<b>61,200</b>	<b>263,870</b>	<b>30.3%</b>	<b>23.2%</b>

Sources: City of Sacramento Community Development Department and EPS

water\_1

Note:

[1] Totals may not add because of rounding.

Housing units are projected to increase by 30.2 percent by 2040. This new growth in housing will constitute 23.2 percent of total housing units by 2040.

Residential unit growth is the best, general driver of demand for water capacity. In a water utility, the capacity requirements are measured in Equivalent Meters (EMs), or similar. EMs are a measure of delivery volume and are indexed to the volume required of a typical single-family detached home. Meter size varies with the required delivery volume for a land use type. The current and future EM requirements are shown on **Table 2-2**.

**Table 2-2. Equivalent Meter Projection and new Growth Share**

Size <i>formula</i>	Current Count <i>a</i>	Type	Flow Factor <i>b</i>	Equivalent Meters <i>c = a * b</i>	Unit Increase Percent <i>d</i>	2040 Equivalent Meters <i>e = c * (d + 1)</i>	2040 New Equivalent Meters <i>f = e - c</i>
5/8-inch	174	Displacement	1.0	174	30.3%	227	53
3/4-inch	178	Displacement	1.0	178	30.3%	232	54
1-inch	131,511	Displacement	1.0	131,511	30.3%	171,308	39,797
1.25-inch	0	Displacement	1.5	0	30.3%	0	0
1.5-inch	3,910	Displacement	2.0	7,820	30.3%	10,186	2,366
2-inch	4,357	Displacement	3.2	13,942	30.3%	18,162	4,219
3-inch	802	Turbine Class I	7.0	5,614	30.3%	7,313	1,699
4-inch	698	Turbine Class I	12.6	8,795	30.3%	11,456	2,661
6-inch	208	Turbine Class I	26.0	5,408	30.3%	7,045	1,637
8-inch	112	Turbine Class II	56.0	6,272	30.3%	8,170	1,898
10-inch	18	Turbine Class II	84.0	1,512	30.3%	1,970	458
12-inch	0	Turbine Class II	106.0	0	30.3%	0	0
<b>Totals</b>	<b>141,968</b>		--	<b>181,226</b>		<b>236,067</b>	<b>54,841</b>
					<b>New Growth Share of Total</b>		<b>23.2%</b>

Source: DOU, EPS

Water\_2

This demand profile of existing and future housing units drives the allocation of current and future shares of existing and future capacity requirements and their costs. The shares for existing system assets are determined under the Buy-In approach. Future shares are determined through the Incremental approach. These approaches are discussed in detail in the **Executive Summary**. The Water System is using both approaches.

## **Buy-In Methodology and Fee per Equivalent Meter**

The Buy-In approach is used to determine existing asset shares. Existing assets that will benefit future customers (existing treatment plants, wells, and transmission lines) have been paid for by current rate payers. Future customers will “buy in” to 23.2 percent of these assets by way of a buy-in development impact fee. The assets are depreciated and developer contributions are removed so only the remaining useful life of assets directly paid by rates is allocated.

An option exists in the determination of buy-in development impact fees to include current assets that are systemwide benefits and qualify as assets as defined under Generally Accepted Accounting Principles. These are fairly wide-ranging standards and include all buildings, equipment and improvements, land including easements, equipment, core software, rolling stock and related equipment, and even intangible assets such as franchise licenses. This allowable scope extends to all core functions (i.e., treatment plants, wells, and transmission lines) and to peripheral support functions including corporation yards and administration buildings. Although a broader suite of existing improvements would qualify, the approach used in this study is narrower. The assets included are those unambiguously used for water production, storage, and transmission. Not included are any assets that are not directly used for water system purposes, such as administration buildings or corporation yards and related equipment, all of which are indirectly used. Also not included are local distribution lines or service meters because these items benefit individual developments or parcels, instead of the system as a whole.

To value the included water assets, DOU engaged the engineering firms of West Yost and Carollo to provide estimates of value for the treatment plants, storage facilities, and wells under the general guidance established by the Association for Advancement of Cost Engineering (AACE). City staff developed estimates of value for the transmission mains using essentially the same methodology. The detail of all assets and methodologies is provided in **Appendix B-1**.

Other assets included are related to rolling stock and software, both of which have been valued from the City’s accounting records.

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The summary results of the water system current asset valuation are shown on **Table 2-3**.

**Table 2-3. Existing Assets**

Summary [1] Category	Replacement Cost	Depreciation	Current System Value
Transmission Mains	\$569,160,101	\$334,676,965	\$234,483,136
Wells [2]	\$156,875,500	\$141,954,001	\$14,921,499
Reservoirs	\$361,600,000	\$234,500,000	\$127,100,000
Treatment Plants			
Sacramento River	\$1,218,300,000	\$468,000,000	\$750,300,000
E. A. Fairbairn	\$1,079,100,000	\$597,100,000	\$482,000,000
Software	\$3,491,478	\$1,088,462	\$2,403,016
Vehicles	\$10,102,308	\$5,444,536	\$4,657,772
		<b>Subtotal</b>	<b>\$1,615,865,423</b>
Less Outstanding Principal Debt			(\$232,147,747)
Less Developer Contributions			(\$2,972,534)
<b>Totals</b>	<b>\$3,398,629,387</b>	<b>\$1,782,763,964</b>	<b>\$1,380,745,142</b>

Sources: Carollo, West Yost, DOU, City of Sacramento

Water\_3

Note:

[1] The full detail of the estimates and methodologies are provided in Appendix B-1.

[2] The total Current System Value excludes Wells 165, 166 and 167 on the West Yost valuation analysis because these wells are not in service.

Each component of an asset has been depreciated in accordance with the standard useful life of that component. Treatment plants, for example, have many components with different useful lives. The current value of each component is determined in one of two ways, depending on the circumstances:

- If the original cost and installation date are available, the original cost is depreciated on a straight-line basis for years in service. The remaining value is then adjusted to 2022 dollars using the standard cost adjustment methodology, which is defined in the **Executive Summary** chapter.
- If the original cost is not available but the installation date is known, the replacement cost is estimated in 2022 dollars using the AACE protocols. This value is then depreciated for years in service.

In either case of valuing, each of the components are accumulated into the summaries shown in **Table 2-3**. Detailed depreciation of the assets and the component depreciation standards can be found in **Appendix B-1**.

Also, outstanding principal debt has been included as a deduction to asset value because the underlying assets are in service but have not been paid for by current rate payers. All existing and future customers will pay for these debt-financed assets through future rates. Deductions are also made for developer contributions

because these assets were not directly funded by rate payers through rates. The asset values for developer contributions have been depreciated for time in service.

The fee per EM calculation for the proportional share for new growth is shown in **Table 2-4**.

**Table 2-4. Equivalent Meter Buy-In Fee**

	<b>Current System</b>
2022 Value	\$1,380,745,142
New Growth Share %	23.20%
New Growth Share	\$320,332,873
Future Equivalent Meters	54,841
<b>Fee per Equivalent Meter</b>	<b>\$5,841</b>

*Source: DOU, EPS* *Water\_4*

The fee will be used for a proportional share of capital improvements benefitting new growth. The projects and the process by which they are established is described in the next section under Capital Improvement Projects (CIPs).

The Buy-In fee is combined with the Incremental Fee, discussed below, for the total base Water System Development Impact Fee per EM. The calculation combining the two fees is shown on **Table 2-8** later in this chapter. The allocation of the combined fee per EM by meter size is presented in **Table 2-9**, also later in this chapter.

## Incremental Methodology and Fee per Equivalent Meter

Future asset requirements are allocated through engineering determinations of proportional demands. If an asset has an equal demand from, or benefit to, all users, the allocation percentage for in-common facilities (23.2) is used. If the asset benefits growth more than existing customers, or vice versa, the allocation is adjusted accordingly. The capital improvement plan presented below details future projects and the specific allocation used.

## Capital Improvement Program

DOU maintains Capital Improvement Program (CIP) plans for the Water System. The CIP includes projects that are expected to be complete from within the next year to projects expected to be programmed for implementation as far into the future as 30 years. Because the planning horizon for the purpose of this study is

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2040, or 18 years, anticipated annual expenditures after this date are not included.

The CIP draws on documents and processes as follows:

- Updated facility plans and the related short-term projects adopted through the annual budget process.
- The Water Supply Master Plan of 2013 and an update currently underway. Both plans are consistent with the demand projections in the 2035 General Plan Update and 2040 General Plan, respectively.
- CIPs and projects to implement the Master Plans and adapt the water system to future demand requirements and best practices.
- Other facility cost estimates and updated assessments of facility needs and costs as of September 2022. Related projects are incorporated into the formal CIP as appropriate.

In all aspects of the CIP planning and implementation process, the City is required by state law to provide safe, clean, affordable, and accessible water. Long-range water demand projections have identified a potential shortage of water treatment capacity within approximately the next 18 years. To prepare for and meet projected demand, the City needs to develop additional capacity, both in terms of quantity and quality.

To achieve the objectives of state law efficiently and effectively, a key methodology used by DOU is the **Water+ Programmatic Approach**. The elements of this program guide the identification of system needs and subsequent actions and projects:

- Align the City's water treatment capacity with the City's continued growth and economic development.
- Protect the City's drinking water against anticipated climate change impacts and other risks.
- Maintain water supply resiliency through conjunctive use of surface and groundwater supplies.
- Expand the community's confidence in its affordable, safe, clean, and reliable drinking water.
- Engage the community in support of long-range planning for drinking water infrastructure.
- Equitably balance funding needs through development impact fees, customer water rates, grants, and loans.

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The CIP consists of 21 project types, or cost centers, for multiple individual projects of the same type, and totals \$1,922,485,841. All proposed projects, costs, allocations, and descriptions are included in **Appendix B-2**. Major projects are discussed below.

**Resiliency Projects**, as a category of projects, are increasingly important because of changing regulations, continuing climate change, wildfires in the watershed, river pollution and algal toxins, among other risks impacting the City's ability to reliably deliver high-quality drinking water. Development and implementation of Resiliency Projects will help protect the City's water supply from these risks.

For the purposes of this study, Resiliency Projects address demand common to all customers; thus, costs will be shared proportionately:

- Ozone treatment capability in both water treatment plants to implement available technologies to enhance the capacity to mitigate risks from chemical contaminants, viruses, bacteria, and other microorganisms and to improve taste and smell. Ozone treatment will also provide for compliance with key anticipated future regulations.
- Fairbairn rehabilitation to provide 100 million gallons per day (mgd) firm and 120-mgd hydraulic capacity.
- Replacement of the chlorine gas system with a safer means of chlorine disinfection.
- Replacement of quicklime slaking to a delivered hydrated lime slurry to reduce on-site waste production.
- Elimination of hazardous chlorine gas and lime grit at both water treatment facilities.

All of the Resiliency Projects have a cost of \$960,684,609. The proportional share for new growth is 23.2 percent, or \$222,878,829

**The RiverArc Project** is also a Resiliency Project, in a sense, that will provide significantly improved backup and flexibility to water sources available for existing customers, new growth, and to surrounding communities. The project will divert water through an existing water intake structure from the Sacramento River to offset water currently diverted from the American River. Reduction of draws from the American River has been identified as a potential mitigation measure for climate change impacts to water supply in the American River watershed as described in the American River Basin Plan. In 2015 and 2021, Folsom Reservoir levels were very close to not being able to access municipal water supply intakes. The flow of the Sacramento River, which is many times the size of the American River, has the capacity to reduce reliance on the American River. The proposed action will provide 30 mgd of additional water supply capacity to the City. Demand for water from new growth is estimated to require 22 mgd.

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In addition, RiverArc will help facilitate the recharge of the groundwater storage basin via "direct" or "in-lieu" recharge in wet years for use in years when surface water supplies are depleted due to drought-like conditions and the water supply demands of the City, the region, and potentially other areas in northern California are strained. On the whole, RiverArc will better secure the ability to accommodate growth in the City and will benefit regional water suppliers, increase the sustainability of regional groundwater supplies, and provide additional environmental protection of the American River Watershed. The flexibility provided by RiverArc could allow for water to be delivered through raw water pipelines to a new regional water treatment plant, where it will be distributed through new and existing pipelines to the regional partners.

The estimated cost of RiverArc is \$220,000,000 for an additional 30 million gallons of capacity. All other costs related to regional River Arc partners are excluded from this report because these other costs are not attributable to new growth in the City. The portion attributable to City new growth is 22 million gallons, or 73.33 percent of the 30-million-gallon capacity. The remaining capacity, 8 million gallons, addresses demand common to all customers because of the resiliency benefits. The 8-million-gallon portion will be shared proportionately between existing development and new growth. The calculations of attributable benefits and costs are shown in **Table 2-5**.

**Table 2-5. RiverArc Capacity, Benefit, and Cost Allocation**

	<i>formula</i>	<b>Capacity Allocation [1]</b>	<b>Proportional Benefit Allocation</b>	<b>Cost</b>
<b>New Growth and Shared Allocation</b>				
Capacity and Total Cost	<i>a</i>	30.0	100.00%	220,000,000
New Growth	$b = (22 / 30) * a$	22.0	73.33%	161,333,333
Existing Development	-	-	-	-
Shared	$c = (8 / 30) * a$	8.0	26.67%	58,666,667
<b>Shared Allocation</b>				
Shared	<i>c</i>	8.0	100.00%	58,666,667
New Growth	$d = c * 23.2$	1.9	23.20%	13,610,667
Existing Development	$e = c - d$	6.1	76.80%	45,056,000
<b>New Growth and Existing Development Allocation</b>				
<b>New Growth</b>	$f = b + d$	23.9	79.52%	<b>174,944,000</b>
<b>Existing Development</b>	$g = e$	6.1	20.48%	<b>45,056,000</b>
<b>Capacity and Total Cost</b>	$h = f + g = a$	30.0	100.00%	<b>220,000,000</b>

Sources: DOU, EPS

Water\_5

Note:

[1] In millions of gallons per day, rounded to the nearest tenth.

The RiverArc project is proposed for completion towards the end of this decade.

An alternative to the RiverArc project, termed the **Sacramento River Water Treatment Plant (SRWTP)**, is under consideration as a substitute for allocation to new growth but is not incorporated in any of the calculations at this time. The capital project summary for the SRWTP alternative is provided in **Appendix B-2**. Although it involves a more complex governance option, RiverArc is the preferred alternative for allocation as it provides a potentially greater global benefit and the potential for reduced initial investment than SRWTP expansion. Essentially, the SRWTP focuses on capacity improvements. These are the major components:

- The development of an additional 75 million gallons per day (mgd) of increased capacity at the SRWTP. The 75 mgd project could be completed as one project or broken into two phases.
- Capacity improvements across the water main transmission system.
- The addition of a new or replacement intake structure within the Sacramento River with a facility to support the additional supply needs.

The total cost is estimated at \$493.8 million, with \$195.9 million allocable to new growth, compared with the \$174.9 million allocable from the RiverArc project. Should the SRWTP become the priority for allocation, the Nexus Study can be amended.

A final category of capital planning and the Water+ Programmatic Approach is improvements to the distribution system at an estimated cost of \$740,687,970. These projects are also detailed in **Appendix B-2**. None of these projects are being allocated to the incremental portion of the Water System development impact fee. There are capacity-related projects in the distribution system improvements that could be funded with a proportional share from the Buy-In development impact fee or other sources.

A summary of all CIPs, costs, and proportional shares is shown on **Table 2-6** below.



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**Table 2-6. CIP Summary of Proportional Allocations and Costs**

Projects [1]	Estimated Cost <i>formula</i> <i>a</i>	Proportional Allocation			
		Percent		Cost	
		Existing <i>b</i>	New <i>c</i>	Existing <i>d = a * b</i>	New <i>e = a * c</i>
Resiliency [2]	\$960,684,609	76.8%	23.2%	\$737,805,780	\$222,878,829
RiverArc [3]	\$220,000,000	20.5%	79.5%	\$45,056,000	\$174,944,000
Distribution [4]	\$740,687,970	100.0%	-	\$740,687,970	-
Annual Misc. [5]	\$1,113,262	76.8%	23.2%	\$854,985	\$258,277
<b>Total Long-Term</b>	<b>\$1,922,485,841</b>	<b>79.29%</b>	<b>20.71%</b>	<b>\$1,524,404,735</b>	<b>\$398,081,106</b>

Sources: DOU, EPS

Water\_6

Notes:

[1] Excludes the Water Meter Program, all of which is allocated to Existing.

[2] See Appendix B-2.

[3] From Table 2.5 and Appendix B-2.

[4] See Appendix B-2.

[5] See Appendix B-2.

[6] Totals may not agree with detailed allocations and numbers due to rounding effects.

## Capital Costs, Allocation, and Cost per Equivalent Meter

All CIP Costs, the allocation of these costs to existing and future customers, and the cost per EM is shown in **Table 2-7**.

**Table 2-7. Future Demand Shares**

<i>formula</i>	Totals <i>a</i>	Proportional Allocation			
		Current Development		New Growth	
		% <i>b</i>	\$ <i>c = a * b</i>	% <i>d</i>	\$ <i>e = a * d</i>
<b>Demand Shares</b>					
Future Assets [1]	\$1,922,485,841	79.29%	\$1,523,549,750	20.71%	\$398,081,106
2040 Equivalent Meters [2]	236,067		181,226		54,841
<b>Cost per Equivalent Meter</b>	<b>\$8,144</b>		<b>\$8,407</b>		<b>\$7,259</b>

Sources: DOU, EPS

Water\_7

Notes:

[1] See Table 2-6.

[2] From Table 2-4.

As shown, the cost per EM for future customers is \$7,259. The allocation of the per EM fee by meter size is presented in **Table 2-9** on the next page.

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## Water System Development Impact Fee

The cost and fee for per EM for the benefits of the existing system and the future requirements are shown on **Table 2-8**. Future customers will pay their share through the development impact fee.

**Table 2-8. Equivalent Meter Buy-In and Future Cost Allocation**

	<b>Current System</b>	<b>Future Capital</b>	<b>Totals</b>
<i>Source:</i>	<i>Table 2-4</i>	<i>Table 2-7</i>	
2022 Value	\$1,380,745,142	\$1,922,485,841	\$3,303,230,982
New Growth Share %	23.20%	20.71%	21.7%
New Growth Share	\$320,332,873	\$398,081,106	\$718,413,979
Future Equivalent Meters	54,841	54,841	54,841
<b>Fee per Equivalent Meter</b>	<b>\$5,841</b>	<b>\$7,259</b>	<b>\$13,100</b>

*Source: DOU, EPS*

*Water\_8*

The total fee by meter size is shown on **Table 2-9**.

**Table 2-9. Buy-In and Future Cost Fee Schedule for New Development**

<b>Size</b>	<b>Flow</b>	<b>Equivalent</b>	<b>Fee Per</b>	<b>Fee Per Meter</b>	
				<b>Base Fee</b>	<b>w/ Admin</b>
<i>formula</i>	<i>a</i>	<i>a</i>	<i>c</i>	<i>d = a * c</i>	<i>e = d * 1.03</i>
5/8-inch	1.0	1.0	\$13,100	\$13,100	\$13,493
3/4-inch	1.0	1.0	\$13,100	\$13,100	\$13,493
1-inch	1.0	1.0	\$13,100	\$13,100	\$13,493
1.25-inch	1.5	1.5	\$13,100	\$19,650	\$20,239
1.5-inch	2.0	2.0	\$13,100	\$26,200	\$26,986
2-inch	3.2	3.2	\$13,100	\$41,920	\$43,177
3-inch	7.0	7.0	\$13,100	\$91,699	\$94,450
4-inch	12.6	12.6	\$13,100	\$165,059	\$170,011
6-inch	26.0	26.0	\$13,100	\$340,598	\$350,816
8-inch	56.0	56.0	\$13,100	\$733,595	\$755,603
10-inch	84.0	84.0	\$13,100	\$1,100,393	\$1,133,405
12-inch	106.0	106.0	\$13,100	\$1,388,591	\$1,430,249

*Sources: DOU, EPS*

*Water\_9*

## Comparison with Surrounding Communities

The comparison of the water fee with surrounding jurisdictions is shown on the following two tables. **Table 2-10** shows comparative information by typical meter size for single-family residential, retail, and office uses. **Table 2-11** includes the single-family land use and office and retail uses on a per 1,000 square foot basis and on a per acre basis. For both tables, complete comparative information in chart form is presented as **Appendix B-3**. High-level summaries for all fees in all jurisdictions, but on a narrower set of comparables for water fees, are presented in **Chapter 1, the Executive Summary**.

**Table 2-10. Fee Comparisons by Land Use and Meter Size**

Jurisdiction	Site Specific		
	Single Family	Retail	Office
	Typical: <u>1-inch meter</u> <u>2, 2-inch meters</u>		
<b>Sacramento</b>	<b>\$13,493</b>	<b>\$86,355</b>	<b>\$86,355</b>
Sacramento County - Uninc.	\$19,535	\$178,536	\$178,536
Folsom	\$4,647	\$56,516	\$56,516
Orangevale	\$8,813	\$58,398	\$58,398
Roseville	\$7,366	\$123,077	\$123,077
Rocklin	\$19,987	\$319,792	\$319,792
Lincoln	\$17,634	\$358,360	\$368,501
West Sacramento	\$18,006	\$125,723	\$125,723
Woodland	\$5,770	\$36,926	\$36,926
Stockton	\$11,542	\$86,939	\$86,939
<b>Average Excluding Sacramento</b>	<b>\$12,589</b>	<b>\$149,363</b>	<b>\$150,490</b>
<b>Sacramento +/- Percent [1]</b>	<b>7%</b>	<b>-42%</b>	<b>-43%</b>

Source: EPS

Water\_10a

Note:

[1] Retail and Office uses have similar percent differences because all entities typically use 2, 2-inch meters for these land uses.

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**Table 2-11. Fee Comparisons by Land Use and Area**

Jurisdiction	Site Area			Per Acre		
	Single Family	Retail	Office	Single Family [2]	Retail	Office
	<i>per unit</i>	<i>per 1,000 sq. ft. [1]</i>				
<b>Sacramento</b>	<b>\$13,493</b>	<b>\$7,930</b>	<b>\$5,664</b>	<b>\$94,450</b>	<b>\$86,355</b>	<b>\$86,355</b>
Sacramento County - Uninc.	\$19,535	\$16,394	\$11,710	\$136,745	\$178,536	\$178,536
Folsom	\$4,647	\$5,190	\$3,707	\$32,529	\$56,516	\$56,516
Orangevale	\$8,813	\$5,363	\$3,830	\$61,691	\$58,398	\$58,398
Roseville	\$7,366	\$11,302	\$8,073	\$51,561	\$123,077	\$123,077
Rocklin	\$19,987	\$29,366	\$20,975	\$139,909	\$319,792	\$319,792
Lincoln	\$17,634	\$32,907	\$24,170	\$123,436	\$358,360	\$368,501
West Sacramento	\$18,006	\$11,545	\$8,246	\$126,042	\$125,723	\$125,723
Woodland	\$5,770	\$3,391	\$2,422	\$40,390	\$36,926	\$36,926
Stockton	\$11,542	\$7,983	\$5,702	\$80,797	\$86,939	\$86,939
<b>Average Excluding Sacramento</b>	<b>\$12,589</b>	<b>\$13,716</b>	<b>\$9,871</b>	<b>\$88,122</b>	<b>\$149,363</b>	<b>\$150,490</b>
<b>Sacramento +/- Percent [3]</b>	<b>7%</b>	<b>-42%</b>	<b>-43%</b>	<b>7%</b>	<b>-42%</b>	<b>-43%</b>

Source: EPS

Water\_10b

Note:

[1] City of Sacramento's water fee is assessed based on meter size. The Retail and Office fee values listed in this table are for comparative purposes only to allow comparison across all jurisdictions by area for a hypothetical development of a 1-acre parcel with a structure covering 25 percent of the parcel (i.e., a F.A.R. of .25) for Retail, and 35 percent for Office. This construct is for comparative purposes only and is used to compare fees of all types across jurisdictions. This methodology is used in the Executive Summary tables.

[2] Based on 7 units per acre.

[3] Retail and Office uses have similar percent differences because all entities use 2, 2-inch meters for these uses.

The proposed fee in Sacramento is on par with the average for single-family land uses and significantly less for nonresidential land uses.

## Nexus Findings

For the Water System Utility, this section addresses the following requirements of the Mitigation Fee Act (California Government Code section 66000 et seq.).

### ***Per California Government Code Section 66001***

1. Identify the purpose of the fee.
2. Identify how the fee is to be used.
3. Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.
4. Determine how a reasonable relationship exists between the need for the facility and the type of development project on which the fee is imposed.
5. Demonstrate a reasonable relationship between the amount of the fee and the cost of the facility or portion of the facility attributable to the development on which the fee is imposed.

The Water System Development Impact Fee applies to all development in the service area in proportion to the measured expectation of water flow by land-use type.

#### 1. Purpose of the Fee

The purpose of the Water System Development Impact Fee is to fund capacity improvements to accommodate projected new residential and non-residential development as detailed in **Chapter 2**.

#### 2. Use of Fee

The Water System Development Impact Fee will be used to fund water facilities needed to secure, treat, store and transmit water for demand generated by development in the service area.

#### 3. Reasonable Relationship between Use of Fee and Type of Development on Which the Fee is Imposed

The Water System Development Impact Fee varies by development type based on measured expectation of water demand by development type as measured by delivery volume requirements. This proportional fee will be used to fund capital projects identified in **Chapter 2** and **Appendix B**. All improvements are designed to meet Federal, State and City requirements for standards of service in the most cost-effective manner to accommodate projected new residential and nonresidential development in the service area.

A reasonable relationship therefore exists between the use of the Water System Development Impact Fee and the type of development on which the fee is imposed.

4. Reasonable Relationship between Need for Facility and Type of Project on Which the Fee is Imposed

New residential and nonresidential projects in the service area are required to connect to the City's water system. New residents, employees, and patrons of the new developments will generate demand for increased water supply, treatment, storage and delivery. The water facilities needed to accommodate this demand were determined through the standards and criteria of the City's capital planning process, the **Water+ Programmatic Approach** as described in **Chapter 2**.

A reasonable relationship therefore exists between the need for water facilities and new residential and nonresidential development projects on which the Water System Development Impact Fee is imposed because the portion of water facilities funded by the Water System Development Impact Fee is based on the amount of water demand generated by projected residential and non-residential development.

5. Reasonable Relationship between Amount of Fee and Cost of Facilities or Portion of Facilities Attributed to Development on Which Fee is Imposed

The total cost of water facilities attributable to development and funded by the Water System Development Impact Fee is allocated by development type based on measured expectation of water demand by development type as measured by delivery volume requirements. Requirements are indexed in Equivalent Meters where an Equivalent Meter of one is the volume requirement of a typical single-family home. Higher, typical volume requirements equate to higher expected Equivalent Meter requirements. The Water System Development Impact Fee is based on a per Equivalent Meter basis, so is therefore both proportional to the expected demand and proportional with the cost of required facilities.

A reasonable relationship therefore exists between the amount of the Water System Development Impact Fee and the cost of the water facilities attributed to the residential and nonresidential development on which the fee is imposed because the costs are allocated based on the demand generated by new development for water facilities as measured by the demand generated by each development type.

**Per California Government Code Section 66013**

1. Subsection (a): *Notwithstanding any other provision of law, when a local agency imposes fees for water connections or sewer connections, or imposes capacity charges, those fees or charges shall not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed, unless a question regarding the amount of the fee or charge imposed in excess of the estimated reasonable cost of providing the services or materials is submitted to, and approved by, a popular vote of two-thirds of those electors voting on the issue.*

Finding on the Base Fee: The capital cost portion of Water System Development Impact Fee (Base Fee) does not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed. Costs are estimated for new and improved facilities necessary to accommodate the demand created by the water requirements from projected new residential and non-residential development. Future, periodic updates to the Water System Development Impact Fee will re-evaluate the costs expended and future needs and costs to ensure that the Base Fee has not and does not exceed the estimated reasonable cost of providing appropriate capital improvement services.

Finding on the Administrative Component: The administrative cost portion of Water System Development Impact Fee (Administration Fee) does not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed. The Administration Fee funds City costs associated with fee program administration and implementation including collection and accounting, annual reporting, capital planning, periodic updates to the Water System Development Impact Fee, and other related costs.

2. Subsection (c): *A local agency receiving payment of a charge as specified in paragraph (3) of subdivision (b) shall deposit it in a separate capital facilities fund with other charges received, and account for the charges in a manner to avoid any commingling with other moneys of the local agency, except for investments, and shall expend those charges solely for the purposes for which the charges were collected. Any interest income earned from the investment of moneys in the capital facilities fund shall be deposited in that fund.*

Finding: The City of Sacramento and the Department of Utilities has the systems in place to ensure compliance with Subsection c in accordance with Generally Accepted Accounting Principles, the Government Accounting Standards Board best practices and Generally Accepted Auditing Standards.

- 3. Subsection (d):** *For a fund established pursuant to subdivision (c), a local agency shall make available to the public, within 180 days after the last day of each fiscal year, the following information for that fiscal year:*
- (1) A description of the charges deposited in the fund.*
  - (2) The beginning and ending balance of the fund and the interest earned from investment of moneys in the fund.*
  - (3) The amount of charges collected in that fiscal year.*
  - (4) An identification of all of the following:*
    - (A) Each public improvement on which charges were expended and the amount of the expenditure for each improvement, including the percentage of the total cost of the public improvement that was funded with those charges if more than one source of funding was used.*
    - (B) Each public improvement on which charges were expended that was completed during that fiscal year.*
    - (C) Each public improvement that is anticipated to be undertaken in the following fiscal year.*
  - (5) A description of each interfund transfer or loan made from the capital facilities fund. The information provided, in the case of an interfund transfer, shall identify the public improvements on which the transferred moneys are, or will be, expended. The information, in the case of an interfund loan, shall include the date on which the loan will be repaid, and the rate of interest that the fund will receive on the loan.*

**Finding:** The requirements of Subsection d are acknowledged and consistent with existing systems and practices.



## 3. The Separated Sewer System Utility

### Introduction and Description

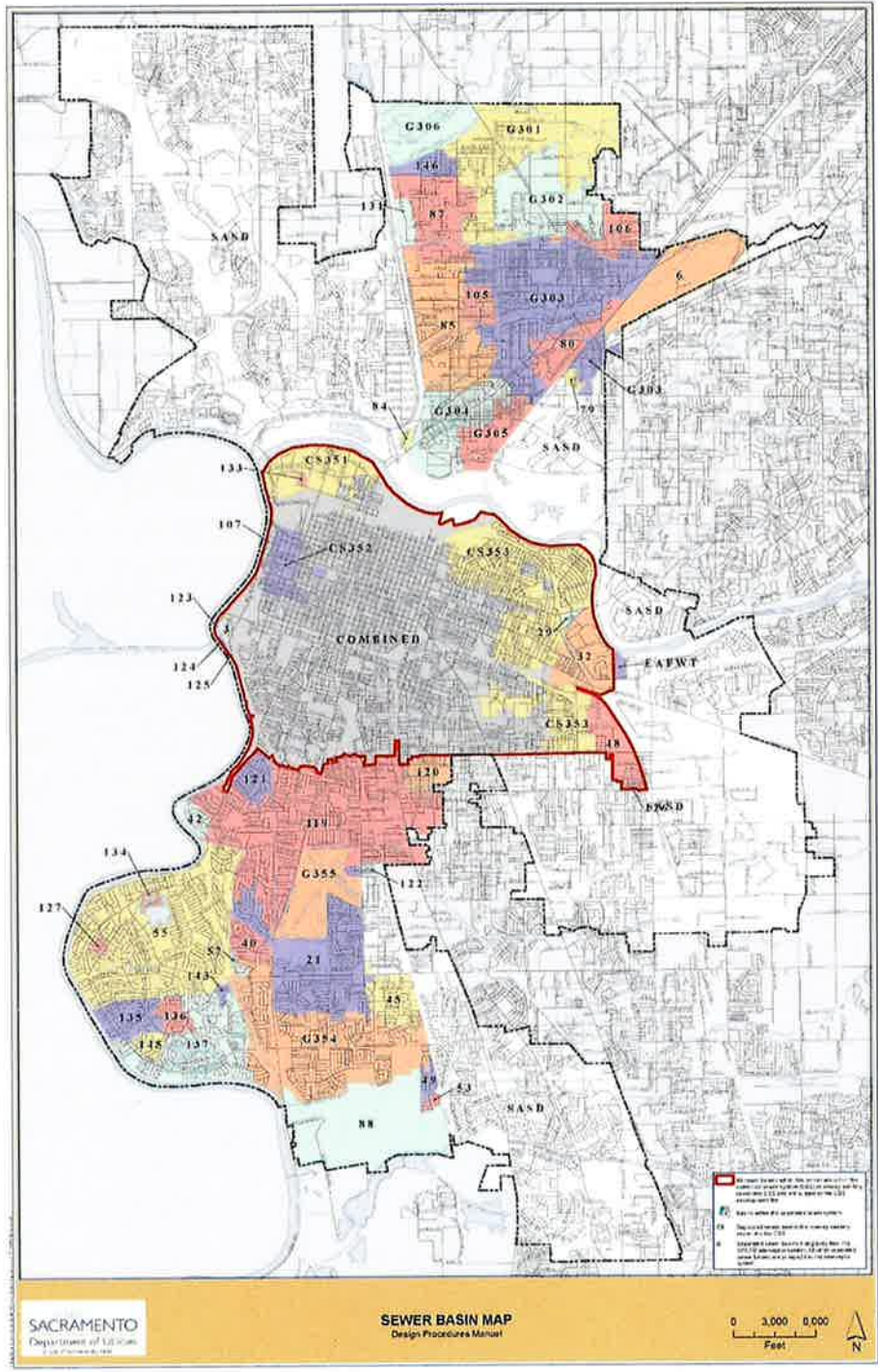
The Separated Sewer System (Separated System) provides wastewater services to approximately 50,600 commercial and residential properties located in the City. The Separated System includes approximately 813 miles of pipe and 32 wastewater pump stations in 40 sewer basins. This system is administered by DOU to provide safe and reliable collection and conveyance of wastewater and ensures the wastewater systems comply with all state and federal regulations.

The residential and commercial customers that receive service from the Separated System constitute approximately 33 percent of the total residential and commercial properties in the City. The balance is served by the City's Combined Sewer System or the Sacramento Area Sewer District (SASD), a separate entity not under control of the City. All of the effluent from the City systems and SASD are delivered to a regional treatment facility owned and operated by the Sacramento Regional County Sanitation District.

On the map below (**Figure 3-1**) the boundaries of the Separated System are the basins in color that are outside of the red line encircling the Combined Sewer System (labeled "Combined").

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**Figure 3-1. Separated Sewer System Utility Boundaries and Key System and Geographic Characteristics**



## Growth and Demand

For this study, the primary concern for the Separated System is the ability to accommodate growth through capacity improvements required for that growth. The existing system, in contrast, will be maintained and improved by existing rate payers. For new growth, an incremental approach to improvements is appropriate. Capital requirements for new growth are identified through a consistent methodology to evaluate the hydraulic capacity of infrastructure in each basin of the Separated System, termed the **Master Planning Dynamic Model (Dynamic Model)**. This process identifies improvements that will be needed to increase system capacity to accommodate projected sewer flows from new development. The infrastructure is of general benefit, or for use in common, and so excludes local collection lines. Also excluded are developments that are self-funding improvements through Mello-Roos districts or other funding agreements. The infrastructure that remains for this study is in basins without such agreements and includes pipes that serve relatively large tributary areas, manholes along backbone pipes, and pump stations.

The main driver to determine capital requirements is the projected new growth as of 2040 by each basin in the Separated System. The projections by land use are shown on **Table 3-1**.

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**Table 3-1. 2040 Projected Growth in Land Use**

Basin	Residential Units			Commercial and Other Square Feet in Thousands				Total Commercial [1]
	Single Family Detached	Single Family Attached	Multifamily	Food and Retail	Office	Manufacturing and Other		
6	-	-	-	-	-	-	-	-
21	23	8	29	4	4	12	20	
36	2	0	0	0	0	1	1	
40	6	0	1	0	0	3	4	
42	-	-	-	-	-	-	-	
45	15	98	395	8	8	27	43	
49	2	0	0	0	0	0	0	
53	-	-	-	-	-	-	-	
55	91	10	23	15	0	59	74	
57	1	0	0	0	0	1	1	
79	8	0	2	0	0	4	5	
80	37	26	102	6	12	36	54	
81	3	0	0	0	0	2	2	
84	0	4	17	0	0	3	3	
85	735	12	89	11	14	100	125	
87	246	34	66	33	18	158	210	
105	43	0	0	0	0	0	0	
106	174	0	0	1	3	13	17	
119	287	75	363	26	12	112	150	
120	39	0	2	0	0	7	8	
121	20	2	5	4	0	13	17	
122	-	-	-	-	-	-	-	
127	-	-	-	-	-	-	-	
131	23	3	7	1	4	15	19	
134	7	0	1	0	0	6	6	
135	20	3	6	4	0	15	19	
136	-	-	-	-	-	-	-	
137	67	6	12	5	16	37	58	
143	-	-	-	-	-	-	-	
145	-	-	-	-	-	-	-	
146	27	4	8	3	4	17	24	
G301	380	28	64	80	63	637	780	
G302	188	9	27	35	10	172	217	
G303	631	108	354	92	44	358	494	
G304	53	226	810	61	79	438	578	
G305	53	83	312	74	125	211	410	
G306	-	-	-	-	-	-	-	
G354	279	165	582	25	12	63	99	
G355	-	-	-	-	-	-	-	
<b>Totals</b>	<b>3,460</b>	<b>904</b>	<b>3,277</b>	<b>486</b>	<b>428</b>	<b>2,523</b>	<b>3,437</b>	

Sources: City of Sacramento Community Development Department and EPS

Separated\_1

Note:

[1] Totals may not add due to rounding.

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There are 29 basins in the Separated System that are projected to have some level of growth and 10 basins that have no projected growth. The calculated fees will apply to all of these basins because actual growth will always vary from projected growth. Growth may occur in any of the basins and may require accommodation.

The common indicator of demand for wastewater services is Equivalent Standard Dwelling (ESD) or equivalent, where an ESD of 1 is the expectation of average sanitary flow from a single-family detached home using average daily winter water-use data. This data is used to factor the ESDs for any land use. The projection of growth for both residential units and nonresidential square feet by land use then determines the ESD demands by basin. In ESD terms, both the existing and new growth demands by basin are shown on **Table 3-2**.

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**Table 3-2. Existing and Projected Equivalent Standard Dwellings**

Basin Number	Existing	Growth 2023-2040	2040 Land Use
6	145	-	145
21	4,326	67	4,393
36	115	2	117
40	553	8	561
42	222	-	222
45	1,437	400	1,837
49	251	2	253
53	175	-	175
55	9,692	144	9,836
57	119	1	120
79	126	11	137
80	2,369	153	2,522
81	29	4	33
84	8	16	24
85	3,750	692	4,442
87	2,614	398	3,012
105	545	100	645
106	787	154	941
119	9,650	642	10,292
120	905	45	950
121	649	42	691
122	110	-	110
127	94	-	94
131	362	36	398
134	153	10	163
135	962	34	996
136	570	-	570
137	4,043	110	4,153
143	103	-	103
145	587	-	587
146	575	45	620
G301	2,431	542	2,973
G302	1,032	436	1,468
G303	7,741	1,162	8,903
G304	2,482	1,006	3,488
G305	1,108	542	1,650
G306	Flood plain (no infrastructure)	-	-
G354	6,859	1,014	7,873
G355	Executive Airport (county maintained)	-	-
<b>Totals</b>	<b>67,681</b>	<b>7,818</b>	<b>75,499</b>
<b>Share of 2040 ESDs</b>	<b>90%</b>	<b>10%</b>	<b>100%</b>

Sources: City of Sacramento DOU and Community Development Department and EPS. Separated\_2

## Incremental Methodology and Fee per Equivalent Standard Dwelling

As noted above, DOU employs a consistent methodology to evaluate the hydraulic capacity of infrastructure. Both existing and future demand in each basin are evaluated to identify improvements that will be needed to increase system capacity to accommodate both existing and projected sewer flows. Improvements required for either the existing system or new growth can be isolated and identified by basin.

The methodology is maintained through the modelling of existing land uses, projected land uses, peak flows, existing and needed infrastructure, and costs. Recently, the model was refined with the introduction of variations in flows by time of day, along with other variations (e.g., flow regulators, parallel pipes, cycling of pumps, tailwater changes, and other items). The use of this “dynamic” hydraulic modeling allows for an improved alternative analysis to determine the recommended capacity improvements where benefits and costs for each alternative can be evaluated and compared efficiently. The current results of the modelling in terms of improvement costs are depicted on **Table 3-3**.

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**Table 3-3. System Value and Improvement Costs**

Basin <i>formula:</i>	Estimated	Improvements Required		2040 System Value <i>d = a + b + c</i>
	Existing Value [2] <i>funding:</i> <i>a</i>	To Existing System <i>Existing Rate Payers</i> <i>b</i>	New Growth Only <i>Future Growth</i> <i>c</i>	
6	\$2,788,513	-	-	\$2,788,513
21	\$110,542,909	-	-	\$110,542,909
36	\$2,723,943	-	-	\$2,723,943
40	\$14,969,841	-	-	\$14,969,841
42	\$8,103,581	-	-	\$8,103,581
45	\$21,646,974	\$1,466,299	\$300,867	\$23,414,141
49	\$5,950,988	-	-	\$5,950,988
53	\$6,928,764	-	-	\$6,928,764
55	\$204,051,780	\$33,105,049	-	\$237,156,829
57	\$2,672,238	-	-	\$2,672,238
79	\$3,287,494	-	-	\$3,287,494
80	\$20,790,981	-	\$4,012,490	\$24,803,471
81	\$1,080,586	-	-	\$1,080,586
84	\$2,359,483	-	-	\$2,359,483
85	\$78,882,442	\$5,262,718	\$588,644	\$84,733,804
87	\$45,242,858	\$6,150,946	\$30,548	\$51,424,352
105	\$7,644,179	-	-	\$7,644,179
106	\$18,651,957	\$796,891	\$237,994	\$19,686,842
119	\$250,984,661	\$12,098,758	-	\$263,083,419
120	\$16,472,674	-	-	\$16,472,674
121	\$20,186,677	\$1,141,364	-	\$21,328,041
122	\$3,564,001	-	-	\$3,564,001
126	\$1,200,980	-	-	\$1,200,980
127	\$3,360,372	-	-	\$3,360,372
131	\$3,300,596	-	-	\$3,300,596
134	\$3,640,660	-	-	\$3,640,660
135	\$26,203,942	-	-	\$26,203,942
136	\$15,231,501	-	-	\$15,231,501
137	\$87,165,355	\$1,904,134	\$145,815	\$89,215,305
143	\$2,389,704	-	-	\$2,389,704
145	\$10,910,560	-	-	\$10,910,560
146	\$14,242,145	-	-	\$14,242,145
G301	\$54,405,797	\$1,783,252	\$11,331,639	\$67,520,689
G302	\$23,313,834	\$7,287,154	\$2,978,144	\$33,579,132
G303	\$169,438,820	\$3,463,134	\$4,542,548	\$177,444,502
G304	\$52,967,474	\$4,510,374	\$1,235,754	\$58,713,602
G305	\$24,328,171	\$498,192	\$834,516	\$25,660,879
G306	Flood plain (no infrastructure)	-	-	-
G354	\$147,586,496	\$7,022,097	\$107,903	\$154,716,496
G355	Ex. Airport	-	-	-
<b>Totals</b>	<b>\$1,489,213,934</b>	<b>\$86,490,363</b>	<b>\$26,346,863</b>	<b>\$1,602,051,159</b>

Source: DOU

Separated\_3

## Notes:

[1] The main document initiating the methodology used is the Technical Memorandum, Department of Utilities, November 18, 2009, included in Appendix C-1.

[2] Estimated replacement value. Does not include depreciation or outstanding debt principal.



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Only the New Growth costs, or \$26,346,863, are being used to calculate a base fee for new growth. A sample of the improvements and costs for one basin are included as **Appendix C-2**.

The base fee per ESD is shown on **Table 3-4**.

**Table 3-4. Improvement Cost per ESD**

<b>New Development Cost Allocation</b>	<b>Reference</b>	<i>formula</i>	<b>Cost</b>
Improvement Cost to Serve Growth Only	Table 3	<i>a</i>	\$26,346,863
<b>Improvement Cost per ESD</b>			
New Development ESDs	Table 2	<i>b</i>	7,818
<b>Improvement Cost per ESD</b>		<i>c = a / b</i>	<b>\$3,370</b>

*Sources: DOU and EPS* *Separated\_4*

The new growth share of planning costs is calculated on **Table 3-5**.

**Table 3-5. Cost per ESD with Planning Costs**

<b>Item</b>	<b>Reference</b>	<i>formula</i>	<b>Factors</b>
2040 Existing and New ESDs [1]	Table 3-2	<i>a</i>	75,499
Master Planning Cost		<i>b</i>	\$6,850,000
Master Planning Cost per ESD		<i>c = b / a</i>	\$91
Improvement Cost per ESD	Table 3-4	<i>d</i>	\$3,370
<b>Total Cost per ESD</b>		<b><i>e = c + d</i></b>	<b>\$3,461</b>

*Sources: DOU and EPS* *Separated\_5*

**Notes:**

[1] Planning costs are spread to all customers. The "non-fee funding requirement" amount is included on Table 3-7.

Planning costs involve ongoing hydraulic capacity analysis of peak flows associated with existing and projected land uses utilizing dynamic modeling approach. Hydraulic model results are utilized to assess alternative capital improvement projects to best address capacity issues for both existing and growth scenarios. Routine updates to flow input data and analysis are also conducted to ensure more accurate costing of capacity improvements to support growth. Planning costs of \$6,850,000 are shared by existing and new development at a cost of \$91 per ESD. The base and planning fee per ESD for new growth is \$3,461.

The schedule of the fee by land use is shown on **Table 3-6**. A further detailed schedule is included as **Appendix C-3**.

**Table 3-6. Development Impact Fee Schedule**

	ESD	Factor	Cost per ESD	Cost by Land Use and Factor	Administrative Fee (3%)	Fee
<b>Residential</b>						
<i>formula:</i>	<i>a</i>		<i>b</i>	<i>c = a * b</i>	<i>d = c * .03</i>	<i>e = c + d</i>
Single Family Dwelling	1.00	per dwelling	\$3,461	\$3,461	\$104	\$3,565
Apartment	0.66	per dwelling	\$3,461	\$2,284	\$69	\$2,353
Hotel/Motel	0.43	per room	\$3,461	\$1,488	\$45	\$1,533
Duplex	0.83	per dwelling	\$3,461	\$2,873	\$86	\$2,959
College Dorm or Boarding House	0.4	per bed or resident	\$3,461	\$1,384	\$42	\$1,426
<b>Nonresidential</b>						
Retail	0.53	per 1,000 sq. ft.	\$3,461	\$1,834	\$55	\$1,889
Dine-in Restaurant	1.77	per 1,000 sq. ft.	\$3,461	\$6,126	\$184	\$6,310
Office (single story)	0.33	per 1,000 sq. ft.	\$3,461	\$1,142	\$34	\$1,176
Hospital	1.62	per bed	\$3,461	\$5,607	\$168	\$5,775
K-12 Schools	3.96	per 100 students	\$3,461	\$13,706	\$411	\$14,117
Heavy Industrial	0.30	per 1,000 sq. ft.	\$3,461	\$1,038	\$31	\$1,069
Colleges & Universities	0.76	per 1,000 sq. ft.	\$3,461	\$2,630	\$79	\$2,709
Church	0.22	per 1,000 square feet	\$3,461	\$761	\$23	\$784
Other Non-Residential	1.00	per 12,000 gal. (water/user/mo.)	\$3,461	\$3,461	\$104	\$3,565

Sources: DOU and EPS

Separated\_6

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The following **Table 3-7** is informational only and calculates the total cost of improvements by 2040 to improve the existing system and to mitigate the impacts of new growth.

**Table 3-7. 2040 Estimated Capital Requirements**

<b>Total Funding Requirement</b>	<i>Formula</i>	<b>Reference</b>	<b>Costs</b>
Improvements to Accommodate New Growth	a	Table 3.3	\$26,346,863
Improvements to the Existing System	b	Table 3.3	\$86,490,363
Master Planning Costs	c	Table 3.5	\$6,850,000
<b>Total Funding Required</b>	<b>d = a + b + c</b>		<b>\$119,687,225</b>
<b>Funding Elements</b>			
Development Impact Fee			
New Growth ESDs	e	Table 3.2	7,818
Cost per ESD	f	Table 3.5	\$3,461
<b>Development Impact Fee Revenue</b>	<b>g = e * f</b>		<b>\$27,058,301</b>
Non-Fee Revenue Requirement			
Total Funding Required	d		\$119,687,225
<b>Non-Fee Revenue Requirement</b>	<b>h = d - g</b>		<b>\$92,628,924</b>

Sources: DOU and EPS

Separated\_7

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## Comparison with Surrounding Communities

The comparison of the Separated Sewer fee with surrounding jurisdictions is shown on **Table 3-8**. The table includes a single-family land use and office and retail uses on a per 1,000 square foot basis and the same land uses on a per acre basis. Complete comparative information in chart form is presented as **Appendix C-4**, and high-level summaries are in **Chapter 1**, the **Executive Summary**.

**Table 3-8. Fee Comparisons**

Jurisdiction [1]	Site Area			Per Acre		
	Single Family	Retail	Office	Single Family [2]	Retail	Office
	<i>per unit</i>	<i>per 1,000 sq. ft. [3]</i>				
<b>Sacramento</b>	<b>\$3,565</b>	<b>\$1,889</b>	<b>\$1,176</b>	<b>\$24,954</b>	<b>\$20,575</b>	<b>\$17,935</b>
Sacramento County - Uninc.	\$3,194	\$2,053	\$1,467	\$22,360	\$22,360	\$22,360
Folsom	\$1,073	\$316	\$226	\$7,511	\$3,438	\$3,438
Roseville	\$447	\$149	\$149	\$3,129	\$1,623	\$2,272
West Sacramento	\$7,011	\$2,078	\$2,078	\$49,077	\$22,629	\$31,681
Woodland	\$7,125	\$2,908	\$1,744	\$49,875	\$31,668	\$26,589
<b>Average Excluding Sacramento</b>	<b>\$3,770</b>	<b>\$1,501</b>	<b>\$1,133</b>	<b>\$26,390</b>	<b>\$16,344</b>	<b>\$17,268</b>
<b>Sacramento +/- Percent [3]</b>	<b>-5%</b>	<b>26%</b>	<b>4%</b>	<b>-5%</b>	<b>26%</b>	<b>4%</b>

Source: EPS

Separated\_8

Note:

- [1] Does not include regional sewer fees. See table sets 1.5 and 1.6 in the Executive Summary and Appendix A-2 for comparative details that include regional sewer fees.  
 [2] Based on 7 units per acre.  
 [3] Comparisons for Retail and Office land uses are based on the assumption of a 1-acre parcel with a structure covering 25 percent of the parcel (i.e., a F.A.R. of .25) for Retail, and 35 percent for Office. This construct is for comparative purposes only.

The proposed fee in Sacramento appears high for retail because of very low fees in Roseville and Folsom.

## Nexus Findings

For the Separated Sewer System Utility, this section addresses the following requirements of the Mitigation Fee Act (California Government Code section 66000 et seq.).

### ***Per California Government Code Section 66001***

1. Identify the purpose of the fee.
2. Identify how the fee is to be used.
3. Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.
4. Determine how a reasonable relationship exists between the need for the facility and the type of development project on which the fee is imposed.
5. Demonstrate a reasonable relationship between the amount of the fee and the cost of the facility or portion of the facility attributable to the development on which the fee is imposed.

The Separated Sewer System Development Impact Fee applies to all development in the service area in proportion to the measured expectation of sanitary sewer flow by land use type.

#### 1. Purpose of the Fee

The purpose of the Separated Sewer System Development Impact Fee is to fund capacity improvements to accommodate projected new residential and non-residential development as detailed in **Chapter 3**.

#### 2. Use of Fee

The Separated Sewer System Development Impact Fee will be used to fund sewer facilities needed to convey sanitary sewage generated by development in the service area to trunk lines for the regional treatment facility owned and operated by the Sacramento Regional County Sanitation District.

#### 3. Reasonable Relationship between Use of Fee and Type of Development on Which the Fee is Imposed

The Separated Sewer System Development Impact Fee varies by development type based on measured expectation of sanitary sewer flows by development type. This proportional fee will be used to fund sanitary sewer facilities identified in **Chapter 3, Appendix C** and as set forth in the **Dynamic Model** (included by reference herein), which are designed to accommodate expected sanitary flows from new residential and nonresidential development in all basins with projected growth.

A reasonable relationship therefore exists between the use of the Separated Sewer System Development Impact Fee and the type of development on which the fee is imposed.

4. Reasonable Relationship between Need for Facility and Type of Project on Which the Fee is Imposed

New residential and nonresidential projects in the service area are required to connect to the City's sewer system. New residents, employees, and patrons of the new developments will generate increased sewer flows. Sewer facilities needed to accommodate this demand were determined based on the modelling of sewage generated by projected residential and nonresidential development by basin as set forth in **Chapter 3, Appendix C** and the **Dynamic Model**.

A reasonable relationship therefore exists between the need for sanitary sewer facilities and new residential and nonresidential development projects on which the Separated Sewer System Development Impact Fee is imposed because the portion of sewer facilities funded by the Separated Sewer System Development Impact Fee is based on the amount of sewage generated by projected residential and non-residential development.

5. Reasonable Relationship between Amount of Fee and Cost of Facilities or Portion of Facilities Attributed to Development on Which Fee is Imposed

The total cost of sanitary sewer facilities funded by the Separated Sewer System Development Impact Fee is allocated amongst the projected new residential and nonresidential land uses in the service area based on the proportional demand each land use is anticipated to generate for the sanitary sewer facilities. The cost of sanitary sewer facilities is allocated to residential and nonresidential land uses based on the estimated proportionate demand each land use is anticipated to generate for the facilities. Demand for sewer facilities is measured by sewage generation rates for each land use category.

A reasonable relationship therefore exists between the amount of the Separated Sewer System Development Impact Fee and the cost of the sanitary sewer facilities attributed to the residential and nonresidential development on which the fee is imposed because the costs are allocated based on the demand generated by new development for sanitary sewer facilities as measured by the sewage generated by each development type.

**Per California Government Code Section 66013**

1. Subsection (a): *Notwithstanding any other provision of law, when a local agency imposes fees for water connections or sewer connections, or imposes capacity charges, those fees or charges shall not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed, unless a question regarding the amount of the fee or charge imposed in excess of the estimated reasonable cost of providing the services or materials is submitted to, and approved by, a popular vote of two-thirds of those electors voting on the issue.*

Finding on the Base Fee: The Separated Sewer System Development Impact Fee for capital improvements (Base Fee) does not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed. Costs are estimated for new facilities necessary to accommodate the demand created by modelled sewer flows from new residential and non-residential development by location and land use type.

Finding on the Administrative Component: The administrative cost portion of Separated Sewer System Development Impact Fee (Administration Fee) does not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed. The Administration Fee funds City costs associated with fee program administration and implementation including collection and accounting, annual reporting, capital planning, periodic updates to the Separated Sewer System Development Impact Fee, and other related costs.

2. Subsection (c): *A local agency receiving payment of a charge as specified in paragraph (3) of subdivision (b) shall deposit it in a separate capital facilities fund with other charges received, and account for the charges in a manner to avoid any commingling with other moneys of the local agency, except for investments, and shall expend those charges solely for the purposes for which the charges were collected. Any interest income earned from the investment of moneys in the capital facilities fund shall be deposited in that fund.*

Finding: The City of Sacramento and the Department of Utilities has the systems in place to ensure compliance with Subsection c in accordance with Generally Accepted Accounting Principles, the Government Accounting Standards Board best practices and Generally Accepted Auditing Standards.

3. Subsection (d): *For a fund established pursuant to subdivision (c), a local agency shall make available to the public, within 180 days after the last day of each fiscal year, the following information for that fiscal year:*
- (1) A description of the charges deposited in the fund.*
  - (2) The beginning and ending balance of the fund and the interest earned from investment of moneys in the fund.*
  - (3) The amount of charges collected in that fiscal year.*
  - (4) An identification of all of the following:*
    - (A) Each public improvement on which charges were expended and the amount of the expenditure for each improvement, including the percentage of the total cost of the public improvement that was funded with those charges if more than one source of funding was used.*
    - (B) Each public improvement on which charges were expended that was completed during that fiscal year.*
    - (C) Each public improvement that is anticipated to be undertaken in the following fiscal year.*
  - (5) A description of each interfund transfer or loan made from the capital facilities fund. The information provided, in the case of an interfund transfer, shall identify the public improvements on which the transferred moneys are, or will be, expended. The information, in the case of an interfund loan, shall include the date on which the loan will be repaid, and the rate of interest that the fund will receive on the loan.*

Finding: The requirements of Subsection d are acknowledged and consistent with existing systems and practices.



## 4. The Combined Sewer System Utility

### Introduction and Description

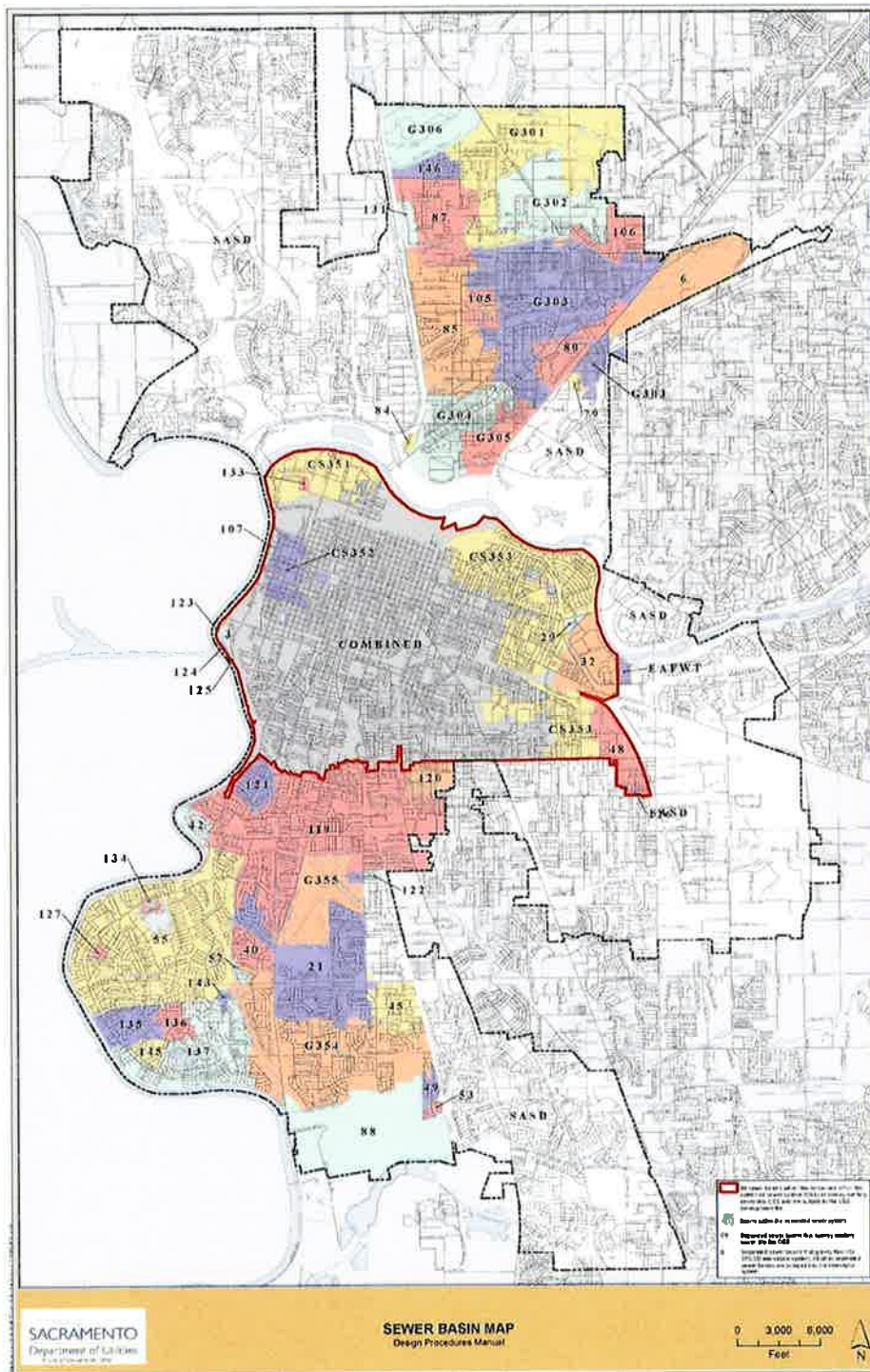
The Combined Sewer System Utility (CSS) provides wastewater and drainage services to approximately 34,000 commercial and residential properties located in the City. The CSS includes approximately 443 miles of pipe and 15 wastewater pump stations in 14 combined sewer basins. There are also 4 storage facilities, 2 of which also function as pump stations, and are included in the 15 pump stations noted above. The CSS includes treatment facilities that are used during significant wet-weather events. This system is administered by DOU to provide safe and reliable collection and conveyance of wastewater and to ensure the wastewater systems comply with all state and federal regulations.

The residential and commercial customers that receive service from the CSS constitute approximately 23 percent of the total residential and commercial customers in the City. The balance is served by the City's Separated Sewer System (discussed in **Chapter 3**) or the SASD, a separate entity not under control of the City. All of the effluent from the City systems and SASD are delivered to a regional treatment facility owned and operated by the Sacramento Regional County Sanitation District.

On the Map below (**Figure 4-1**), the boundaries of the CSS are within the red line, labeled "Combined".

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**Figure 4-1. Combined Sewer System Utility Boundaries and Key System and Geographic Characteristics**



## Growth and Demand

Because the CSS mixes storm runoff and wastewater, the primary concern is to protect public health. In a storm event, the capacity of the system may be exceeded, causing outflows to the streets and overflows to the Sacramento River. Storage allows the mix of drainage and wastewater to be held for later release when the system has the capacity to deliver the flow to the regional treatment facility.

To manage the CSS, the City uses a variety of methods to increase storage capacity to minimize the frequency and severity of outflows. As growth occurs, the primary means to increase storage capacity is to enlarge pipes for in-line storage. Funding is secured through development impact fees for that purpose, or if a larger, areawide storage project is desired, the capacity required is secured through agreements.

For new growth, because the CSS manages a mix of wastewater and drainage runoff, both impacts of sewer flow and drainage must be measured to calculate the storage requirements for each new development. For in-line storage and the supporting fees, the demand for capacity is per project and is calculated on the following two demand indicators and associated demand factors:

- For wastewater, the demand indicator is ESD, where an ESD of 1 is the expectation of average sanitary flow from a single-family detached home using average daily winter water-use data. This data is used to factor the ESD expectation for any land use.
- For drainage runoff, the demand indicator is new impermeable surface acres, or square feet. The factor is the total in a new development.

As will be discussed in more detail below, there is an interaction between the two impacts of wastewater flow and drainage runoff. This is to ensure that a standard for runoff storage of 7,600 cubic feet per acre is met by a development regardless of the development's configuration of ESDs and new impermeable surface. In effect, the storage required for wastewater mitigates a portion of the storage required for drainage, and vice-versa. Depending on a development's configuration, a development subject to a wastewater impact fee may not also require a drainage fee, or both fees may be necessary to meet the storage requirement.

## Incremental Methodology and Cost per Equivalent Standard Dwelling and Impermeable Square Foot

The capital improvements required by the demands are incremental enlargements of piping to provide the storage capacity required on a per project basis. The calculation to determine the storage requirement and the cost per ESD and per impermeable square foot is shown on **Table 4-1**.

**Table 4-1. Equivalent Standard Dwelling and New Impermeable Surface Storage Requirements and Costs**

<b>A. Sewerage</b>		
<b>Storage Capacity Requirement Per ESD [1]</b>		
	<i>formula</i>	<b>Factor</b>
City Sanitary Sewage Standard (Gal./ESD) [2]	<i>a</i>	310
Maximum Sewer Generation Ratio [3]	<i>b</i>	0.401
Maximum Sewer Flow	$c = a * b$	124
Average Dilution Ratio [4]	<i>d</i>	0.067
<b>Gallons per ESD of Storage Capacity Needed</b>	$e = c / d$	<b>1,851</b>
<b>Storage Cost Per ESD</b>		
<b>Per Foot of Pipe</b>		
Required 48" New In-Line Storage Cost per Foot	<i>f</i>	\$580
Existing 18" In-Line Storage Replacement Cost per Foot	<i>g</i>	\$257
<b>Net Cost of Required Pipe per Foot</b>	$h = f - g$	<b>\$323</b>
<b>Per Cubic Foot of Pipe</b>		
48" Pipe	<i>i</i>	12.56
18" Pipe	<i>j</i>	1.76
Net Cubic Feet of Required Pipe per Foot	$k = i - j$	10.80
<b>Cost per Cubic Foot</b>	$l = h / k$	<b>\$29.93</b>
<b>Required Storage Capacity and Cost per ESD</b>		
Gallons of Storage Capacity Needed per ESD	$m = e$	1,851
Cubic Feet per Gallon	<i>n</i>	0.133681
Cubic Feet of Storage Capacity Needed per ESD	$o = m * n$	247.41
Cost per Cubic Foot	<i>l</i>	\$29.93
<b>Storage Capacity Cost per ESD</b>	$p = o * l$	<b>\$7,406</b>
<b>B. Drainage</b>		
<b>New Impervious Surface Requirement and Cost Per Square Foot</b>		
Storage Requirement per Acre (cu. ft.) [5]	<i>q</i>	7,600
Cost per Cubic Foot	<i>h</i>	\$29.93
Cost Per Impervious Acre	$r = h * q$	\$227,496
<b>Cost Per Impervious Square Foot</b>	$s = r / 43,560$	<b>\$5.22</b>

Source: DOU

Combined\_1

Notes:

- [1] The InfoWorks ICM Model determines maximum percentage of daily sanitary sewage generation expected during the height of a 10-year, 6-hour storm event.
- [2] The current City of Sacramento Design and Procedures Manual, Section 9.4.7.
- [3] The InfoWorks ICM Model estimates that the average flooding duration at areas with the worst outflows is approximately 7.2 hours. Based on the diurnal curve created from wastewater flow data in the combined sewer system, the maximum sewer generation during a 7.2 hour period is 40.1% of the total daily flow.
- [4] Source files: City of Sacramento, InfoWorks ICM Model.
- [5] The current Onsite Design Manual, Figure 10 storage requirement for detention in a 100-year storm event.

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As can be seen in **Table 4-1**, each ESD requires the creation of 1,855 gallons for storage. With a full pipe, and after applying the dilution ratio (the letter “d” in the formula), that storage will be composed of 124.3 gallons of wastewater, and 1,731 gallons of drainage. The drainage mitigated of 1,731 gallons, or 231.4 cubic feet, can be used for the required drainage mitigation that comes from increasing the impervious area of the site being developed. This requirement is 7,600 cubic feet per acre of new impermeable surface. In square foot terms, 1,326.3 square feet of new impermeable surface is mitigated by one ESD [i.e.,  $1,326.3 = (231.4 / 43,560) * 7,600$ ].

It is possible for a development with enough ESDs relative to its parcel size to satisfy the drainage storage requirement from the drainage storage created by mitigating for ESDs. Examples of a range of developments are shown on **Table 4-2**.

**Table 4-2. Capacity Requirements Examples**

Formula	Examples				
	1	2	3	4	
ESDs	a	1	6	60	250
New Impermeable Acreage	b	0.125	0.5	2	4
Required Mitigation in Cu. Ft.	$c = b * 7,600 \text{ cu.ft./acre}$	950	3,800	15,200	30,400
Required Mitigation in Sq. Ft.	$d = (c / 7,600) * 43,560$	5,445	21,780	87,120	174,240
<b>Drainage Storage Mitigated by ESD Mitigation</b>					
Drainage Mitigated in Cu. Ft.	$e = a * 231.4 \text{ cu.ft.}$	231.4	1,388.4	13,884.0	57,850.0
Drainage Mitigated in Sq. Ft.	$f = (e / 7,600) * 43,560$	1,326.3	7,957.7	79,577.2	331,571.8
<b>Remaining Required Mitigation and Fee</b>					
In Cubic Feet	$g = c - e \text{ cu.ft.}$	718.6	2,411.6	1,316.0	(27,450.0)
In Square Feet	$h = d - f \text{ sq.ft.}$	4,118.7	13,822.3	7,542.8	(157,331.8)
Sewer Fee		yes	yes	yes	yes
Drainage Fee		yes	yes	yes	none

Sources: DOU and EPS.

Combined\_2

Example number 4, with 250 ESDs on 4 acres, would satisfy the drainage requirement through ESDs alone. The drainage fee would be fully credited. The other examples would pay reduced drainage fees based on the drainage mitigated through the ESDs. These same examples are presented in dollar terms on **Table 4-6** later in this chapter, below the discussion of the fees.

Planning costs are being employed to help defray the cost of capacity improvements. These costs are being shared on a proportional basis between new growth and existing customers in accordance with the existing customer base by land use and the projected growth by land use in 2040. The calculation of proportional shares is shown on **Table 4-3**.



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**Table 4-3. New and Existing ESDs**

<b>Residential</b>									
Units	Units				ESDs				
	2017	2022	2040	Unit	ESD	Existing	ESD		
	Units	Units	Units	Growth	Factors	ESDs	Growth		
	<i>formula:</i>		<i>a</i>	<i>b</i>	$c = b - a$	<i>d</i>	$e = a * d$	$f = c * d$	
Single Family Detached	12,327	12,357	12,646	289	1	12,357	289		
Single Family Attached	4,417	4,724	10,981	6,257	0.5	2,362	3,129		
Multifamily	23,648	28,244	53,118	24,874	0.5	14,122	12,437		
<b>Totals</b>	<b>40,392</b>	<b>45,325</b>	<b>76,745</b>	<b>31,420</b>		<b>28,841</b>	<b>15,855</b>		
<b>Non-Residential</b>									
Employment	Square Feet per Employee	Units				ESDs			
		2017	2022	2040	Unit	ESD	Existing	ESD	
		Units	Units	Units	Growth	Factors	ESDs	Growth	
	<i>formula:</i>	<i>a</i>	<i>d</i>	<i>f</i>	$h = f - d$				
Retail/Food		23,313	23,494	28,329	4,835				
Office		199,822	200,023	217,489	17,466				
Manufacturing/Other		38,211	39,188	57,670	18,482				
<b>Totals</b>		<b>261,346</b>	<b>262,705</b>	<b>303,488</b>	<b>40,783</b>				
<b>Square Feet (in 1,000s)</b>									
	<i>formula:</i>	<i>b</i>	$c = (a * b) / 1000$	$e = (d * b) / 1000$	$g = (f * b) / 1000$	$i = g - e$	<i>j</i>	$k = e * j$	$l = i * j$
Retail/Food [1]		500	11,657	11,747	14,165	2,418	0.25	2,937	605
Office		200	39,964	40,005	43,498	3,493	0.5	20,003	1,747
Manufacturing/Other [2]		500	19,105	19,594	28,835	9,241	0.25	4,899	2,310
<b>Totals</b>			<b>70,726</b>	<b>71,346</b>	<b>86,498</b>	<b>15,152</b>		<b>27,838</b>	<b>4,661</b>
<b>ESD Totals</b>								<b>56,679</b>	<b>20,516</b>

Sources: DOU and EPS

Combined\_3

Notes:

[1] Weighted average of Retail and Food land uses.

[2] Weighted average of Educational, Medical, Services and Industrial land uses.

The allocation of planning costs to existing and new growth and the cost per ESD is shown on **Table 4-4**.

**Table 4-4. Cost per ESD with Planning Costs**

	Reference	Formula	Factors
2022 Existing ESDs	Table 4.3	<i>a</i>	56,679
2040 New ESDs	Table 4.3	<i>b</i>	20,516
2040 Total ESDs		$c = a + b$	77,195
Master Planning Cost		<i>d</i>	\$511,000
Master Planning Cost per ESD		$e = d / c$	\$7
Storage Capacity Cost per ESD	Table 4.1	<i>f</i>	\$7,406
<b>Total Cost per ESD</b>		$g = e + f$	<b>\$7,413</b>

Sources: DOU and EPS

Combined\_4

Planning costs of \$511,000 are shared by existing and new development at a cost of \$7 per ESD. The base and planning fee per ESD for new growth is \$7,413.

The schedule of the fee by land use is shown on **Table 4-5** on the following page. A further detailed schedule is included as **Appendix D-1**.

**Table 4-5. Development Impact Fee Schedule—Sewerage and Drainage**

<b>By Land Use</b>	<b>ESD</b>	<b>Factor</b>	<b>Cost per ESD</b>	<b>Cost by Land Use and Factor</b>	<b>Administrative Fee (3%)</b>	<b>Fee</b>
	<i>Formula: a</i>		<i>b</i>	<i>c = a * b</i>	<i>d = c * 3%</i>	<i>e = c + d</i>
<b>Sewerage</b>						
<b>Residential</b>						
Single Family Detached	1.00	per dwelling	\$7,413	\$7,413	\$222	<b>\$7,635</b>
Apartment	0.66	per dwelling	\$7,413	\$4,893	\$147	<b>\$5,039</b>
Hotel/Motel	0.43	per room	\$7,413	\$3,188	\$96	<b>\$3,283</b>
Single Family Attached, Duplex, Triplex, Quadplex and Similar	0.83	per dwelling	\$7,413	\$6,153	\$185	<b>\$6,337</b>
College Dorm or Boarding House	0.4	per bed or resident	\$7,413	\$2,965	\$89	<b>\$3,054</b>
<b>Nonresidential</b>						
Retail	0.53	per 1,000 sq. ft.	\$7,413	\$3,929	\$118	<b>\$4,047</b>
Dine-in Restaurant	1.77	per 1,000 sq. ft.	\$7,413	\$13,121	\$394	<b>\$13,515</b>
Office (single story)	0.33	per 1,000 sq. ft.	\$7,413	\$2,446	\$73	<b>\$2,520</b>
Hospital	1.62	per bed	\$7,413	\$12,009	\$360	<b>\$12,369</b>
K-12 Schools	3.96	per 100 students	\$7,413	\$29,355	\$881	<b>\$30,236</b>
Heavy Industrial	0.30	per 1,000 sq. ft.	\$7,413	\$2,224	\$67	<b>\$2,291</b>
Colleges & Universities	0.76	per 1,000 sq. ft.	\$7,413	\$5,634	\$169	<b>\$5,803</b>
Church	0.22	per 1,000 square feet	\$7,413	\$1,631	\$49	<b>\$1,680</b>
Other Non-Residential	1.00	per 12,000 gal. (water/user/mo.)	\$7,413	\$7,413	\$222	<b>\$7,635</b>
<b>Drainage</b>						
New Impervious Surface Cost per Square Foot - All Land Uses				\$5.22	\$0.16	<b>\$5.38</b>

Sources: DOU and EPS

Combined\_5

Note:

[1] See the report text for an explanation of the interaction between the sewer fee and the drainage fee.

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If the sewer fee is charged first on a project, the drainage fee is reduced or is not applied, depending on a project's configuration. A few examples are shown on **Table 4-6**.

**Table 4-6. Fee Examples**

	Formula	Examples			
		1	2	3	4
ESDs	<i>a</i>	1	6	60	250
New Impermeable Acres	<i>b</i>	0.125	0.5	2	4
New Impermeable Sq. Ft.	$c = b * a$	5,445	21,780	87,120	174,240
Sewer Fee per ESD	<i>d</i>	\$7,635	\$7,635	\$7,635	\$7,635
Drainage fee per Sq. Ft.	<i>e</i>	\$5.38	\$5.38	\$5.38	\$5.38
Sewer Fee	$f = a * d$	\$7,635	\$45,812	\$458,123	\$1,908,848
Drainage Fee	$g = c * e$	\$29,290	\$117,161	\$468,642	\$937,284
Drainage Credit	$h = \text{See Note [1]}$	(\$7,134)	(\$42,807)	(\$428,068)	(\$937,284)
<b>Total Fee</b>	$i = e + f - g$	<b>\$29,791</b>	<b>\$120,166</b>	<b>\$498,698</b>	<b>\$1,908,848</b>

Sources: DOU and EPS.

Combined\_6

Note:

[1] This is the value in drainage fees of the drainage mitigated by the sewer fee. The percent of the 7,600/acre standard for storage mitigated by ESDs (231.4 cu.ft./ESD) is converted to the land square feet mitigated (see Tables 4.1 and 4.2) and multiplied by the drainage fee per square foot. Credit is applied up to the full value of the drainage fee.

Drainage fees could be charged first, in which case, the relationships are reversed with the same cost outcome.

**Table 4-7** is informational only and calculates the total cost of improvements by 2040 to mitigate the sewer impacts of new growth.

**Table 4-7. 2040 Sewer Improvement Costs and Revenue at Buildout**

	reference	formula	Factors
Total Cost per ESD	Table 4.4	<i>a</i>	\$7,413
Total New 2040 ESDs	Table 4.3	<i>b</i>	20,516
<b>Improvement Costs and Revenue with Buildout</b>		$c = a * b$	<b>\$152,083,255</b>

Sources: DOU and EPS

Combined\_7



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Also for informational purposes, **Table 4-8** shows a forecast of the typical method to determine new impermeable surfaces.

**Table 4-8. Vacant Acres and Impervious Surface**

<b>Maximum Impervious Surface</b>						
Land Use	Parcels	Acres	Impervious Surface Coefficient (ISC)	Impervious Surface Buildout Acres	Impervious Surface Buildout Square Feet	$d = c * 43,560$
	<i>formula:</i>	<i>a</i>	<i>b</i>	$c = a * b$		
Industrial	174	180	85%	153	6,672,007	
Irregular/Waste	207	39	90%	35	1,523,153	
Office	94	73	90%	66	2,862,779	
Public [1]	43	18	90%	16	697,562	
Recreation [2]	4	9	5%	0	19,639	
Residential	557	177	50%	89	3,860,476	
Retail/Commercial	176	112	90%	101	4,409,061	
<b>Totals</b>	<b>1,255</b>	<b>609</b>		<b>460</b>	<b>20,044,678</b>	

Sources: DOU and EPS

Combined\_8

Notes:

- [1] The Number of Parcels, and Area values for the "Public" landuse are left unchanged from the 2015 update.
- [2] Recreation has had one parcel removed from the calculations, a 109 acre parcel in the railyards area. This area has had its area distributed to the office, residential, public, and retail land use calculations.

A standard expectation would be construction costs and revenue to approximate \$105 million at \$5.22 per square foot in the CSS service area. But as shown above, the drainage mitigation provided by the development of ESDs reduces or eliminates a drainage mitigation requirement.

## Comparison with Surrounding Communities

The comparison of the CSS with surrounding jurisdictions is shown on **Table 4-9**. The table is for the sewer fee only and includes a single-family land use and office and retail uses on a per 1,000 square foot basis and the same land uses on a per acre basis. Complete comparative information in chart form is presented as **Appendix D-2**, and high-level summaries are in **Chapter 1**, the **Executive Summary**.

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**Table 4-9. Fee Comparisons**

Jurisdiction [1]	Site Area			Per Acre		
	Single Family	Retail	Office	Single Family [2]	Retail	Office
	<i>per unit</i>	<i>per 1,000 sq. ft. [3]</i>				
<b>Sacramento</b>	<b>\$7,635</b>	<b>\$4,047</b>	<b>\$2,520</b>	<b>\$53,448</b>	<b>\$44,069</b>	<b>\$38,415</b>
Sacramento County - Uninc.	\$3,194	\$2,053	\$1,467	\$22,360	\$22,360	\$22,360
Folsom	\$1,073	\$316	\$226	\$7,511	\$3,438	\$3,438
Roseville	\$447	\$149	\$149	\$3,129	\$1,623	\$2,272
West Sacramento	\$7,011	\$2,078	\$2,078	\$49,077	\$22,629	\$31,681
Woodland	\$7,125	\$2,908	\$1,744	\$49,875	\$31,668	\$26,589
<b>Average Excluding Sacramento</b>	<b>\$3,770</b>	<b>\$1,501</b>	<b>\$1,133</b>	<b>\$26,390</b>	<b>\$16,344</b>	<b>\$17,268</b>
<b>Sacramento +/- Percent [3]</b>	<b>103%</b>	<b>170%</b>	<b>122%</b>	<b>103%</b>	<b>170%</b>	<b>122%</b>

Source: EPS

Combined\_9

Note:

[1] Does not include regional sewer fees. See table sets 1.5 and 1.6 in the Executive Summary and Appendix A-2 for comparative details that include regional sewer fees.

[2] Based on 7 units per acre.

[3] Comparisons for Retail and Office land uses are based on the assumption of a 1-acre parcel with a structure covering 25 percent of the parcel (i.e., a F.A.R. of .25) for Retail, and 35 percent for Office. This construct is for comparative purposes only.

Importantly, a comparative table for the drainage element of the fee cannot be made because of the credit system in Sacramento. Typically, drainage fees are for all new impermeable surface, including buildings. In Sacramento, direct credits are given for drainage mitigation as a result of the sewer mitigation required for new ESDs. No jurisdiction in the area has a comparable system of any magnitude.

The proposed fees are the highest in the region because of the realities of a combined system: a high storage requirement to mitigate the health risks of the combined wastewater and drainage flows from the system.

## Nexus Findings

For the Combined Sewer System Utility (CSS), this section addresses the following requirements of the Mitigation Fee Act (California Government Code section 66000 et seq.) as it relates to the Combined Sewer System Utility and as discussed in **Chapter 4**, which is incorporated here by reference.

### **Per California Government Code Section 66001**

1. Identify the purpose of the fee.
2. Identify how the fee is to be used.
3. Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.

4. Determine how a reasonable relationship exists between the need for the facility and the type of development project on which the fee is imposed.
5. Demonstrate a reasonable relationship between the amount of the fee and the cost of the facility or portion of the facility attributable to the development on which the fee is imposed.

The Combined Sewer System Development Impact Fee includes two fees, one for sewer and one for runoff, and applies to all development in the service area. The sewer fee is in proportion to the measured expectation of sanitary sewer flow by land use type. The drainage portion is in proportion to new impermeable square footage and applies only if drainage is not mitigated by the sewer fee as explained below and in **Chapter 4**.

#### 1. Purpose of the Fee

The purpose of the Combined Sewer System Development Impact Fee is to fund capacity improvements to accommodate projected new residential and non-residential development as detailed in **Chapter 4**.

#### 2. Use of Fee

The Combined Sewer System Development Impact Fee will be used to fund sewer pipe capacity or equivalent improvements to convey and store sanitary sewage and drainage runoff generated by development in the service area to mitigate the risk of river, roadway and property contamination during storm events. Release of this combined storage is timed to coincide with available capacity for discharge to trunk lines connected to the regional treatment facility, which is owned and operated by the Sacramento Regional County Sanitation District.

#### 3. Reasonable Relationship between Use of Fee and Type of Development on Which the Fee is Imposed

The Combined Sewer System Development Impact Fee varies by development type and parcel size. Development in the CSS typically creates net-new sewer flows and net-new impermeable surfaces, both of which impact the CSS. Because sewer and runoff mix in the CSS and require the same storage medium (48" in-line pipes), mitigated sewer flows also mitigate a measured volume of storm-event runoff. Please see **Table 4-1 in Chapter 4** for detailed calculations and discussion of these interactions. The Combined Sewer System Development Impact Fee takes these interactions into account by development type and parcel size in the calculation of the fee.

Sewer generation rates by land-use type are measured for typical flows by way of an index termed Equivalent Dwelling Unit (EDU) where the typical single-family home has a EDU of one. The sewer portion of the Combined Sewer System Development Impact Fee is a per EDU fee and is the cost to mitigate the impact of each EDU. A proposed development in the CSS will include the land-use type(s) and the required sewer EDUs and a measure of new impermeable surfaces on the

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parcel(s) involved. If the mitigation required for runoff is less than the runoff mitigation provided by the required EDUs, only the sewer portion of the Combined Sewer System Development Impact Fee applies. If drainage remains to be mitigated, the drainage portion of the Combined Sewer System Development Impact Fee is applied to the unmitigated portion on a per square foot basis. The fee is the cost of storage, using the same storage medium, to satisfy the established standard for runoff mitigation in the CSS to minimize the risks of contamination from storm events.

A reasonable relationship therefore exists between the use of the Combined Sewer System Development Impact Fee and the type of development on which the fee is imposed.

4. Reasonable Relationship between Need for Facility and Type of Project on Which the Fee is Imposed

New residential and nonresidential projects in the service area are required to connect to the CSS system. New residents, employees, and patrons of the new developments will generate increased sewer and drainage flows. Storage needed to accommodate this demand were determined based on the modelling of sewage and storm water runoff generated by existing and projected residential and nonresidential development.

A reasonable relationship therefore exists between the need for CSS storage facilities and new residential and nonresidential development projects on which the Combined Sewer System Development Impact Fee is imposed because the portion of storage facilities funded by the Combined Sewer System Development Impact Fee is based on the amount of sewage and runoff generated by projected residential and non-residential development.

5. Reasonable Relationship between Amount of Fee and Cost of Facilities or Portion of Facilities Attributed to Development on Which Fee is Imposed

The Combined Sewer System Development Impact Fee is the cost of storage capacity. The cost is allocated amongst the projected new residential and nonresidential land uses in the service area based on the proportional demand each development is anticipated to generate for storage capacity.

A reasonable relationship therefore exists between the amount of the Combined Sewer System Development Impact Fee and the cost of the sanitary sewer facilities attributed to the residential and nonresidential development on which the fee is imposed because the costs are allocated based on the demand generated by new development for storage capacity as measured by the new impermeable surface of development parcels and by the sewage generated by each development type.

***Per California Government Code Section 66016.5 (AB 602)***

The section is included to address the drainage element of the Combined Sewer System Development Impact Fee. Most requirements of the legislation are met in the findings under 66001. Those that are not yet addressed are as follows.

**1. Exception requirement to the housing square footage basis:**

- a) An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.
- b) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.
- c) That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.

The findings for the exception are as follows:

- a) An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.

New impervious surfaces drive the demand for drainage facilities. In housing developments, new impervious surfaces incorporate the footprint on a parcel, capturing ground floor living spaces as well as driveways, sidewalks, patios and other such surfaces. A square footage of proposed units basis would introduce inequities. For example, a two-story home with the same footprint as a single-story home would pay twice the fee while causing an identical impact on the drainage system. This inequity would be amplified in multistory apartment and condominium buildings or towers.

- b) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.

For storm water runoff, the standard, customary and equitable method to establish a reasonable relationship between the fee charged, the facilities required, and the type of development on which the fee is imposed is with a direct measure of new impermeable surfaces. New runoff as a result of development establishes the demand for new or improved capacity, the cost of which is the basis of the fee.

- c) That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.

A fee basis of impermeable square footage ensures equity for the allocation of the cost of the impact from development. The fee is proportional to the impact caused by new impermeable surfaces. Smaller developments with identical unit footprints

will have the same fees. Smaller footprints will have proportionately lower fees. Similarly, multifamily apartment building and towers will have lower impacts and fees on a per unit basis as the size of the units decline and/or the number of floors increase.

**2. Capital improvement plan requirement as part of a nexus study:**

Capital improvements funded by the Combined Sewer System Development Impact Fee are limited to pipe enlargements on a per project basis or to periodic areawide storage facilities. Areawide improvements involve separate agreements with developers and may include a proportionate share funded by fee revenue. Project master planning and programming are carried out as part of the annual budget process.

**3. Blanket statement on the remaining requirements of 66013:**

The remaining requirements of 66013 are either addressed in the findings under **66001, 66013** below and in **Chapter 4**, all of which are incorporated herein by reference, or will be through the public outreach, public hearing and adoption process, implementation process and the accounting and reporting process, all of which are acknowledged.

***Per California Government Code Section 66013***

***1. Subsection (a): Notwithstanding any other provision of law, when a local agency imposes fees for water connections or sewer connections, or imposes capacity charges, those fees or charges shall not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed, unless a question regarding the amount of the fee or charge imposed in excess of the estimated reasonable cost of providing the services or materials is submitted to, and approved by, a popular vote of two-thirds of those electors voting on the issue.***

**Finding on the Base Fee:** The Combined Sewer System Development Impact Fee for capital improvements (Base Fee) does not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed. Costs are estimated for new facilities necessary to accommodate the demand created by modelled sewer flows from new residential and non-residential development by land-use type.

**Finding on the Administrative Component:** The administrative cost portion of Combined Sewer System Development Impact Fee (Administration Fee) does not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed. The Administration Fee funds City costs associated with fee program administration and implementation including collection and accounting, annual reporting, capital planning, periodic updates to the Combined Sewer System Development Impact Fee, and other related costs.



2. Subsection (c): *A local agency receiving payment of a charge as specified in paragraph (3) of subdivision (b) shall deposit it in a separate capital facilities fund with other charges received, and account for the charges in a manner to avoid any commingling with other moneys of the local agency, except for investments, and shall expend those charges solely for the purposes for which the charges were collected. Any interest income earned from the investment of moneys in the capital facilities fund shall be deposited in that fund.*

Finding: The City of Sacramento and the Department of Utilities has the systems in place to ensure compliance with Subsection c in accordance with Generally Accepted Accounting Principles, the Government Accounting Standards Board best practices and Generally Accepted Auditing Standards.

3. Subsection (d): *For a fund established pursuant to subdivision (c), a local agency shall make available to the public, within 180 days after the last day of each fiscal year, the following information for that fiscal year:*

- (1) A description of the charges deposited in the fund.*
- (2) The beginning and ending balance of the fund and the interest earned from investment of moneys in the fund.*
- (3) The amount of charges collected in that fiscal year.*
- (4) An identification of all of the following:*
  - (A) Each public improvement on which charges were expended and the amount of the expenditure for each improvement, including the percentage of the total cost of the public improvement that was funded with those charges if more than one source of funding was used.*
  - (B) Each public improvement on which charges were expended that was completed during that fiscal year.*
  - (C) Each public improvement that is anticipated to be undertaken in the following fiscal year.*
- (5) A description of each interfund transfer or loan made from the capital facilities fund. The information provided, in the case of an interfund transfer, shall identify the public improvements on which the transferred moneys are, or will be, expended. The information, in the case of an interfund loan, shall include the date on which the loan will be repaid, and the rate of interest that the fund will receive on the loan.*

Finding: The requirements of Subsection d are acknowledged and consistent with existing systems and practices.

## 5. The Storm Drainage System Utility

### Introduction and Description

The City DOU Storm Drainage System Utility (Storm Drainage System) is responsible for managing creeks, streams, and stormwater runoff to prevent flooding of streets and properties and to mitigate contamination from pollution and pathogens. Specifically, the Storm Drainage System is required to design improvements that:

- Meet the needs of a growing community.
- Provide a minimum 100-Year Event protection to structures.
- Provide a minimum 10-Year Event protection to streets.
- Control urban runoff pollutants.
- Avoid public safety hazards.

Effective stormwater management is complicated in Sacramento by the City's mostly flat topography and location on a low-lying flood plain. More than all other cities in California, less reliance can be placed on gravity to manage runoff. A system of primary and secondary levees largely surrounds the City and is managed by the Sacramento Area Flood Control Agency (SAFCA) Joint Powers Authority, which includes the City as a member. The City's separate Storm Drainage System must often pump all runoff up through the levees to discharge to the rivers. Within the system itself, design considerations are focused on the capacity for temporary storage, as well as the normal considerations for conveyance. As a result, the system consists of local storm drains, in-line flow controls, levees, pumps, and pipes to collect, store, filter, and clean stormwater in 134 separate drainage basins serving approximately 155,000 parcels.

For land use, every parcel has an allowable runoff, as determined by the size and capacity of a basin. If a new development proposes to exceed that allowance, either onsite storage must be provided or an agreement must be entered into that provides for another mitigation measure. All of the above attributes of the Storm Drainage System are necessary to mitigate the risk of flooding and of polluting rivers and water sources. Adequate maintenance and capacity improvements are required for both existing and new development.

A map of the area affected by the storm drainage impact fee is shown on **Figure 5-1**.





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The areas labelled as "Pumped" or "Gravity" Basins denote basins with two different asset characteristics. Each basin type includes assets that are used in common, such as pump stations in Pumped Basins, and in all basins, main drainage lines, storage basins, or canals servicing a large area. Not included are smaller lines serving individual properties or large, master planned communities, where the drainage infrastructure has been installed and is maintained by separate agreements. Most of the North Natomas area and the Delta Shores development in the southern part of the City are examples of these excluded areas.

## Growth, Demand, and Allocations

The key measure of demand for stormwater services is impermeable (or impervious) surface. New impermeable surface is driven primarily by the development of "greenfields" or the redevelopment of existing development to new or more intensives uses. Projected new growth in the service area by residential and nonresidential land uses through 2040 is displayed on **Table 5-1**.

**Table 5-1. New Growth by Acreage, Residential Units, and Nonresidential Square Feet**

<b>Residential Units</b>	<b>Acres [1]</b>	<b>Units</b>
Single Fam Residential (6 - 8 DU/acre)	905	5,891
Multifamily MDR (<30 DU/acre)	261	3,601
Multifamily HDR (30+ DU/acre)	548	15,808
<b>Total</b>	<b>1,714</b>	<b>25,300</b>

<b>Non-Residential [2]</b>	<b>Square Feet in Thousands (1000's)</b>	
Retail/Food	155	2,461
Office/Services	450	4,604
Medical	264	2,746
Educational	46	1,438
Industrial	908	3,710
<b>Total</b>	<b>1,823</b>	<b>14,959</b>

<b>Total Acreage</b>	<b>3,536</b>
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Sources: City of Sacramento Department of Community Development, EPS.

Storm\_1

All new growth data is specific by parcel for land use type, for numbers of units or employees, for parcel size, and for other factors. As shown, **Table 5-1** summarizes acreage by land use and units of housing. Nonresidential land uses include estimated building square footage based on expectations of the space required per projected future employees. The factors, or "coefficients," used are provided in **Appendix A-1**.

## Buy-In Methodology, Fee Calculation, and Credits

To accommodate the growth, an impact fee is proposed to participate in capital capacity improvements benefitting new growth or to create new capacity solely attributable to new growth. For these purposes, a buy-in approach to a development impact fee is being employed. As mentioned above, every parcel is assigned an allowable runoff, which is defined in the City's On-Site Design Manual. This allowable runoff is an allocation of available capacity in a basin to each parcel based on parcel size. Use of this allocation is also a use of a share of existing assets that has been paid for by current rate payers. Future customers will "buy in" to a proportional share of these assets by way of a buy-in development impact fee.

To determine an appropriate fee, this analysis includes only the key assets of the Storm Drainage System that could be efficiently valued (large diameter pipe mains and pump stations). Canals, ditches, drainage basins, and other assets for which replacement values or costs could not reasonably be obtained are not included. The assets used to establish value were classed into two types of basins, Zones, because of their similar assets: pumped or gravity basins. **Figure 5-1** above shows the location of these two Zones. City staff employed a two-step process to determine the estimated value of existing storm drainage assets. First, the estimated replacement cost in 2022 dollars was determined by City staff. Second, the existing values were depreciated based on their anticipated remaining useful life, so only the value of the remaining useful life is included as part of the fee calculation. **Table 5-2** shows the estimated total replacement value of system assets, the accumulated depreciation of those assets, and the current value by basin type.

**Table 5-2. Existing Assets**

<b>Summary [1]</b>	<b>Replacement Cost</b>	<b>Depreciation</b>	<b>Current System Value</b>
<b>Pumped Basins Zone</b>			
Pump Stations	\$323,120,611	\$265,152,773	\$57,967,838
Drainage Mains	\$272,920,396	\$166,481,442	\$106,438,954
<b>Total Pumped Basins</b>	<b>\$596,041,007</b>	<b>\$431,634,215</b>	<b>\$164,406,792</b>
<b>Gravity Basins Zone</b>			
<b>Drainage Mains</b>	<b>\$62,740,618</b>	<b>\$38,271,777</b>	<b>\$24,468,841</b>
<b>Total Storm Drainage System</b>	<b>\$658,781,625</b>	<b>\$469,905,992</b>	<b>\$188,875,633</b>

Source: DOU

Storm\_2

[1] Details of the asset values by basin are included in Appendix E-1.

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The depreciated value of existing Storm Drainage System assets is calculated by dividing the depreciated value of improvements by the total acreage in each respective basin Zone (gravity and pumped), as shown in **Table 5-3**.

**Table 5-3. System Value per Acre by Basin Type [1]**

	<b>Factor</b>
<b>Pumped Basins Zone</b>	
Current System Value	\$164,406,792
Total Acreage	32,789
<b>Value per Acre</b>	<b>\$5,014</b>
<b>Gravity Basins Zone</b>	
Current System Value	\$24,468,841
Total Acreage	8,135
<b>Value per Acre</b>	<b>\$3,008</b>

Source: DOU Storm\_3

Note:

[1] Gross developable acres.

Given the value per acre of the capacity, a second step is necessary to allocate the value of the capacity equitably across all configurations of properties that affect runoff. The measure used for this purpose is impermeable surface.

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To determine the current value of the Storm Drainage System on an impermeable surface basis, the entire system was evaluated to determine the weighted average impermeable surface for all land uses. The summary of that analysis is presented in **Table 5-4**.

**Table 5-4. Weighted Average Impermeable Surface Coefficient [1]**

Customer Class	Parcels	Gross Acres	ISC	Impermeable Acres
Agriculture	14	310.5	0.04	12.4
Airport	3	179.5	0.30	53.9
Cemetery	19	76.3	0.10	7.6
Churches & Welfare	556	1,322.0	0.80	1,057.6
Common Area	910	632.9	0.30	189.9
Golf	9	817.9	0.10	81.8
Industrial	2,065	4,011.2	0.86	3,449.6
MFR1	2,360	227.6	0.84	191.2
MFR2	10,736	2,745.7	0.70	1,922.0
MFR3	3,837	1,373.5	0.52	714.2
Miscellaneous	1,062	215.8	0.10	21.6
Office	1,792	2,017.1	0.80	1,613.6
Park	780	2,476.5	0.10	247.6
Personal Care & Health	118	228.1	0.80	182.5
Public & Utilities	1,093	2,919.6	0.44	1,284.6
Recreational	21	122.7	0.80	98.2
Retail / Commercial	3,202	2,436.6	0.86	2,095.5
SFR1	18,085	1,195.0	0.66	788.7
SFR2	94,051	14,425.4	0.54	7,789.7
SFR3	7,452	3,202.2	0.35	1,120.8
Vacant	5,754	5,763.9	0.10	576.4
<b>Totals</b>	<b>154,879</b>	<b>46,699.8</b>	<b>0.5032</b>	<b>23,499.3</b>

Sources: DOU, **NBS [2]** and EPS

Storm\_4

Note:

[1] The ISC is the proportion of land that is impermeable.

[2] The table is a compilation from data included in the NBS study for a Storm Drainage System maintenance fee: City of Sacramento Storm Drain Utility Property Related Fee Study, NBS, December 2021.

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The average impermeable surface for all lands in the Storm Drainage System is 50.32 percent, or an Impervious Surface Coefficient (ISC) of 0.5032. The value of the capacity of the system on a per impermeable acre and square foot basis is as shown in **Table 5-5** for each basin Zones.

**Table 5-5. System Value per Impervious Acre and Square Foot by Basin Type**

<b>Pumped Basins Zone</b>	<i>formula</i>	<b>Factor</b>
Value per Gross Developable Acre [1]	<i>a</i>	\$5,014
Average ISC	<i>b</i>	0.5032
<b>Value per Impermeable Acre</b>	<b><i>c = a / b</i></b>	<b>\$9,964</b>
<b>Value per Impermeable Square Foot</b>	<b><i>d = c / 43.560</i></b>	<b>\$0.2287</b>
<hr/>		
<b>Gravity Basins Zone</b>		
Value per Gross Developable Acre [1]	<i>d</i>	\$3,008
Average ISC	<i>e</i>	0.5032
<b>Value per Impermeable Acre</b>	<b><i>f = d / e</i></b>	<b>\$5,978</b>
<b>Value per Impermeable Square Foot</b>	<b><i>g = f / 43.560</i></b>	<b>\$0.1372</b>

Source: DOU

Storm\_5

Note:

[1] Table 5.3

The entitlement process in DOU requires the identification of new impermeable surface square feet for all new development. This is determined by City staff and the applicant either through a drainage study or other means such as an existing study in a master planned area. The values per impermeable square foot in **Table 5-5** are, therefore, also the base fees by basin type. To support planning for capacity improvements, the impact fee includes an additional \$329 fee per acre, and the proposed fees will include a 3 percent administrative charge. These calculations and the final fee per square foot by Zone are shown in **Table 5-6**.

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**Table 5-6. Fee per Impervious Square Foot by Basin Type**

<b>Pumped Basins Zone</b>	<i>formula</i>	<b>Factor</b>
Base Fee per Impervious Acre (Table 5)	<i>a</i>	\$9,964
Master Planning Fee	<i>b</i>	\$329
Subtotal	$c = a + b$	\$10,293
Administrative Fee	<i>d</i>	3%
Fee per Impervious Acre	$e = (d + 1) * c$	\$10,602
<b>Fee per Impervious Square Foot</b>	$f = e / 43,560$	<b>\$0.2434</b>
<b>Gravity Basins Zone</b>		
Base Fee per Impervious Acre (Table 5)	<i>g</i>	\$5,978
Master Planning Fee	<i>h</i>	\$329
Subtotal	$i = g + h$	\$6,307
Administrative Fee	<i>j</i>	3%
Fee per Impervious Acre	$k = (j + 1) * i$	\$6,496
<b>Fee per Impervious Square Foot</b>	$l = k / 43,560$	<b>\$0.1491</b>

Source: DOU and EPS

Storm\_6

As mentioned above, the identification of new impermeable surfaces would occur during the entitlement process. Full credits are applied to existing impermeable surfaces.

## Fee per Developable Acre and Square Foot

The fee would apply on a per impermeable square foot basis. For informational purposes, the expected cost for a greenfield development is calculated below. These calculations are on a developable acre and square foot basis and are also used for comparative purposes with other jurisdictions.

For context, most new growth in Sacramento will not be greenfield development. The majority of new growth in Sacramento is projected to be reuse or the intensification of development. A 100 percent credit is applied to existing impermeable surfaces. Most properties will be levied lower fees, or even no fees, as a result.

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The expected cost on a gross, greenfield developable acre and square foot basis requires a reasonable standard with which to project new impermeable surfaces by land use. That standard cannot be the actual, measured ISC for existing development in **Table 5-4** because new development is generally denser than has historically been the case.

The standard to be used is the ISC, but as standardized statewide through research by, and adopted by, the California Environmental Protection Agency.<sup>3</sup> Although similar in some respects to some of the actual, measured ISCs, the State of California standard specifies the expected impervious surface of all major land use types for future development.

The tables that follow apply the standard to projected development by land use type and calculate the base fee per developable acre and square foot. **Table 5-7** calculates the fee for the Pumped Basins Zone. **Table 5-8** calculates the fee for the Gravity Basins Zone.

**Table 5-7. Pumped Basins Zone Fee Calculation by Land Use per Gross Developable Acre and Square Foot**

Pumped Basins Zone  Land Use	ISC Standard By Land Use		Impervious Square Feet Per Gross Developable Acre	Fee Per Impervious Square Foot [1]	Fee Per Gross Developable Acre	Fee Per Gross Developable Square Foot
	As Percent	As Ratio				
	<i>formula:</i>		$c = b * 43,560$	$d$	$e = c * d$	$f = e / 43,560$
<b>Residential:</b>						
Single Fam Residential (6 - 8 DU/acre)	54%	0.54	23,522	\$0.2434	\$5,725	\$0.1314
Multifamily HDR (30+ DU/acre)	84%	0.84	36,590	\$0.2434	\$8,906	\$0.2044
Multifamily MDR (<30 DU/acre)	66%	0.66	28,750	\$0.2434	\$6,997	\$0.1606
<b>Non Residential:</b>						
Retail	86%	0.86	37,462	\$0.2434	\$9,118	\$0.2093
Hotel/Motel [2]	80%	0.80	34,848	\$0.2434	\$8,482	\$0.1947
Office	80%	0.80	34,848	\$0.2434	\$8,482	\$0.1947
Hospital	80%	0.80	34,848	\$0.2434	\$8,482	\$0.1947
Schools	44%	0.44	19,166	\$0.2434	\$4,665	\$0.1071
Church	80%	0.80	34,848	\$0.2434	\$8,482	\$0.1947
Industrial	86%	0.86	37,462	\$0.2434	\$9,118	\$0.2093
Parking lot [3]	86%	0.86	37,462	\$0.2434	\$9,118	\$0.2093

Sources: DOU, EPS

Storm\_7

Notes:

[1] Table 5.6

[1] Uses the Office rate.

[2] Uses the Retail rate.

<sup>3</sup> User's Guide for the California Impervious Surface Coefficients, Office of Environmental Health Hazard Assessment, California Environmental Protection Agency, December 2010.



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**Table 5-8. Gravity Basins Zone Fee Calculation by Land Use per Gross Developable Acre and Square Foot**

Gravity Basins Zone  Land Use	ISC Standard By Land Use		Impervious Square Feet Per Gross Developable Acre	Fee Per Impervious Square Foot [1]	Fee Per Gross Developable Acre	Fee Per Gross Developable Square Foot	
	As Percent	As Ratio					
	<i>formula:</i>	<i>a</i>	<i>b</i>	<i>c = b * 43,560</i>	<i>d</i>	<i>e = c * d</i>	<i>f = e / 43,560</i>
<b>Residential:</b>							
Single Fam Residential (6 - 8 DU/acre)	54%	0.54	23,522	\$0.1491	\$3,508	\$0.0805	
Multifamily HDR (30+ DU/acre)	84%	0.84	36,590	\$0.1491	\$5,457	\$0.1253	
Multifamily MDR (<30 DU/acre)	66%	0.66	28,750	\$0.1491	\$4,287	\$0.0984	
<b>Non Residential:</b>							
Retail	86%	0.86	37,462	\$0.1491	\$5,586	\$0.1282	
Hotel/Motel [2]	80%	0.80	34,848	\$0.1491	\$5,197	\$0.1193	
Office	80%	0.80	34,848	\$0.1491	\$5,197	\$0.1193	
Hospital	80%	0.80	34,848	\$0.1491	\$5,197	\$0.1193	
Schools	44%	0.44	19,166	\$0.1491	\$2,858	\$0.0656	
Church	80%	0.80	34,848	\$0.1491	\$5,197	\$0.1193	
Industrial	86%	0.86	37,462	\$0.1491	\$5,586	\$0.1282	
Parking lot [3]	86%	0.86	37,462	\$0.1491	\$5,586	\$0.1282	

Sources: DOU, EPS

Storm\_8

Notes:

[1] Table 5.6

[1] Uses the Office rate.

[2] Uses the Retail rate.

The effective cost per square foot will be lower in most cases because of the application of credit for existing impermeable surfaces.

## Use of Fees

Revenue from the proposed fees will be used to:

- Support storm drainage master planning.
- Participate in capital capacity improvements benefitting new growth and existing customers.
- Create new capacity solely benefitting to new growth.
- Improvements to common facilities that primarily include:
  - New pipes 36" or greater
  - Pipe upsizing
  - New detention basins
  - Capacity improvements at pump stations
  - New pump stations.

Funding for capacity improvements that benefit existing and new development must be shared in proportion to the impact new growth and existing parcels have on the system. Master Planning for those capital activities must also be shared. With two classes of basins, a proportional share must be defined for each basin type. The proportional share by basin class is shown on **Table 5-9**.

**Table 5-9. Proportional Shares by Basin Type for Shared Projects**

<b>Basin Class</b>		<b>Acres</b>	<b>Proportionate Shares</b>
<b>Pumped Basins Zone</b> <i>formula</i>			
New Development	<i>b</i>	2,491	<b>7.60%</b>
Existing Development	<i>a</i>	30,299	<b>92.40%</b>
Totals	$c = a + b$	32,789	100.00%
<b>Gravity Basins Zone</b>			
New Development	<i>g</i>	1,046	<b>12.85%</b>
Existing Acres	<i>h</i>	7,089	<b>87.15%</b>
Totals	$i = g + h$	8,135	100.00%

*Source: DOU and EPS* Storm\_9

Capital projects and Master Planning that benefit new growth exclusively can be funded entirely with fee revenue withing the related Zone.

## Comparison with Surrounding Communities

The comparison of the Storm Drainage System fee with surrounding jurisdictions is shown on **Table 5-10**. The table includes a single-family land use and office and retail uses on a per 1,000 square foot basis and all of these land uses on a per acre basis. All comparisons assume greenfield development. Complete comparative information in chart form is presented as **Appendix E-1**, and high-level summaries are in **Chapter 1**, the **Executive Summary**.

Sacramento DOU Development Impact Fee Program and Nexus Study  
February 13, 2023

**Table 5-10. Fee Comparisons**

Jurisdiction	Site Area			Fee per Acre		
	Single Family	Retail	Office	Single Family [1]	Retail	Office
	<i>per unit</i>	<i>per 1,000 sq. ft. [2]</i>				
Sacramento - Pumped	\$818	\$837	\$556	\$5,725	\$9,118	\$8,482
Sacramento - Gravity	\$501	\$513	\$341	\$3,508	\$5,586	\$5,197
Sacramento County - Uninc.	\$2,994	\$2,465	\$1,761	\$20,959	\$26,844	\$26,844
Folsom	\$1,037	\$579	\$413	\$7,259	\$6,302	\$6,302
Roseville	\$279	\$303	\$216	\$1,953	\$3,298	\$3,298
West Sacramento	\$6,185	\$5,446	\$3,611	\$43,294	\$59,309	\$55,061
Woodland	\$1,362	\$1,400	\$1,000	\$9,531	\$15,248	\$15,248
<b>Average Excl. Sacramento</b>	<b>\$2,371</b>	<b>\$2,039</b>	<b>\$1,400</b>	<b>\$16,599</b>	<b>\$22,200</b>	<b>\$21,351</b>
<b>Sacramento</b>						
<b>Pumped +/- Percent of Average</b>	<b>-66%</b>	<b>-59%</b>	<b>-60%</b>	<b>-66%</b>	<b>-59%</b>	<b>-60%</b>
<b>Gravity +/- Percent of Average</b>	<b>-79%</b>	<b>-75%</b>	<b>-76%</b>	<b>-79%</b>	<b>-75%</b>	<b>-76%</b>

Source: EPS

Storm\_10

Notes:

[1] Based on 7 units per acre.

[2] Comparisons for Retail and Office land uses are based on the assumption of a 1-acre parcel with a structure covering 25 percent of the parcel (i.e., a F.A.R of .25) for Retail, and 35 percent for Office. This construct is for comparative purposes only.

The proposed fees in Sacramento are exceptionally low compared with neighboring jurisdictions. This is due to the high level of asset depreciation, to the limited scope of assets that can be reasonably valued at this time, and to the exclusive use of the Buy-In approach, which is also the only feasible approach at this time.

## Nexus Findings

For the Storm Drainage Utility, this section addresses the following requirements of the Mitigation Fee Act (California Government Code section 66000 et seq.) as it relates to the Storm Drainage System Utility and as discussed in **Chapter 5**, which is incorporated herein by reference.

### **Per California Government Code Section 66001**

1. Identify the purpose of the fee.
2. Identify how the fee is to be used.
3. Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.

Sacramento DOU Development Impact Fee Program and Nexus Study  
February 13, 2023

4. Determine how a reasonable relationship exists between the need for the facility and the type of development project on which the fee is imposed.
5. Demonstrate a reasonable relationship between the amount of the fee and the cost of the facility or portion of the facility attributable to the development on which the fee is imposed.

The Storm Drainage Development Impact Fee differs by two zones (Zones), or subcomponents: one for gravity-dependent basins and one for pump-dependent basins. The fee Zones are legally, financially, and functionally independent of, and shielded from each other in the administration of the fee, to include the collection, accounting and use of funds.

1. Purpose of the Fee

The purpose of the Storm Drainage Development Impact Fee for each Zone is to fund storm drainage infrastructure and facilities within the respective Zone that are needed to maintain or improve the level of service as growth occurs to convey, contain, and discharge to the public drainage system stormwater generated by new residential and commercial development within the respective Zone of the Storm Drainage Utility Service Area (Area).

2. Use of Fee

The Storm Drainage Development Impact Fee for each Zone will be used to fund capital improvements within the respective zones to the storm drainage system consisting of master planning and the improvement or construction of new storm drainage facilities needed to collect, contain, and discharge to the public drainage system stormwater generated within the respective Zone.

3. Reasonable Relationship between Use of Fee and Type of Development on Which the Fee is Imposed

The Storm Drainage Development Impact Fee for each Zone will be used exclusively for the benefit of the Zone in which it is collected to fund the storm drainage facilities as described in this chapter, **Chapter 5**, in each respective Zone. New residential and nonresidential development in the Zones will generate more stormwater runoff by creating additional impervious surface area, generating the need for facilities that collect, contain, and discharge stormwater.

A reasonable relationship therefore exists between the use of the Storm Drainage Development Impact Fee and the type of development on which the fee is imposed because the fee will be used to construct new or improved storm drainage facilities that collect, contain, and discharge to the public storm drainage system stormwater runoff generated by the residential and nonresidential development.

4. Reasonable Relationship between Need for Facility and Type of Project on Which the Fee is Imposed

Development of residential and nonresidential properties will increase impervious surface area and associated storm water runoff, unless these properties have no new impervious surface, in which case the fee is waived. Storm drainage facility needs are established pursuant to the City of Sacramento Department of Utilities Capital Project and Master Planning process that establishes the drainage facilities needed to collect, contain, and discharge storm water based on the land uses anticipated to develop in the respective Zones. Specific requirements, or standards, are established by the Design and Procedures Manual which requires that City drainage improvements shall be designed to:

- Meet the needs of a growing community.
- Provide a minimum 100 Year Event protection to structures.
- Provide a minimum 10 Year Event protection to streets.
- Control urban runoff pollutants.
- Avoid public safety hazards.

A reasonable relationship therefore exists between the need for storm drainage facilities and new residential and nonresidential projects with net new impervious surfaces on which the Storm Drainage Development Impact Fee is imposed on a square foot basis. This is because each project that creates new impervious surface area will generate additional storm water runoff, and the storm drainage facilities are necessary to collect, contain, and discharge this level of increased storm water runoff in compliance with established standards of service.

5. Reasonable Relationship between Amount of Fee and Cost of Facilities or Portion of Facilities Attributed to Development on Which Fee is Imposed

As a Buy-In fee, the total current value of storm drainage facilities is divided by the total estimated impervious surface in the entire City of Sacramento to derive the current value per impervious square foot of each type of drainage system (pumped or gravity). The fee applies to any new, measured impervious square foot, as determined through the plan review process, that is not mitigated on site.

Collected fees will be used for improvements on a proportional match basis as specified in **Chapter 5** or used to construct new facilities that exclusively benefit new growth.

The Storm Drainage Development Impact Fee in each Zone does not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed. Future, periodic updates to the Storm Drainage Development Impact Fee will re-evaluate the costs expended and future needs and costs to ensure that the fee has not and does not exceed the estimated reasonable cost of providing appropriate capital improvement services.

Finding on the Administrative Component: The administrative cost portion of the Storm Drainage System Development Impact Fee (Administration Fee) does not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed. The Administration Fee funds City costs associated with fee program administration and implementation including collection and accounting, annual reporting, capital planning, periodic updates to the Separated Sewer System Development Impact Fee, and other related costs.

***Per California Government Code Section 66016.5 (AB 602)***

Most requirements of the legislation are met in the findings for 66001. Those that are not yet addressed are as follows:

1. Exception requirement to the housing square footage basis:

- d) An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.
- e) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.
- f) That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.

The findings for the exception are as follows:

d) An explanation as to why square footage is not an appropriate metric to calculate fees imposed on a housing development project.

New impervious surfaces drive the demand for drainage facilities. In housing developments, new impervious surfaces incorporate the footprint on a parcel, capturing ground floor living spaces as well as driveways, sidewalks, patios and other such surfaces. A square footage of proposed-units basis would introduce inequities. For example, a two-story home with the same footprint as a single-story home would pay twice the fee while causing an identical impact on the drainage system. This inequity would be amplified in multistory apartment and condominium buildings or towers.

b) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.

For storm water runoff, the standard, customary and equitable method to establish a reasonable relationship between the fee charged, the facilities required, and the type of development on which the fee is imposed is with a direct

Sacramento DOU Development Impact Fee Program and Nexus Study  
February 13, 2023

measure of new impermeable surfaces. The current plan review process requires the identification of new impermeable square feet. New runoff as a result of development establishes the demand for new or improved capacity, the cost of which is the basis of the fee.

c) That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.

A fee basis of impermeable square footage ensures equity for the allocation of the cost of the impact from development. The fee is proportional to the impact caused by new impermeable surfaces. Smaller developments with identical unit footprints will have the same fees. Smaller footprints will have proportionately lower fees. Similarly, multifamily apartment buildings and towers will have lower impacts and fees on a per unit basis as the size of the units decline and/or the number of floors increase.

2. Capital improvement plan requirement as part of a nexus study:

Capital improvements funded by the Storm Drainage System Development Impact Fee are limited to the amounts and purposes as described in the **66001** findings and **Chapter 5**. Project master planning and programming are carried out as part of the annual budget process.

## APPENDICES





## APPENDIX A: Executive Summary



Appendix A-1: Square Feet per Employee Coefficients

Appendix A-2: Companion Charts to Tables 1-5 and 1-6

## Appendix A-1

### Square Feet per Employee Coefficients

**Table A-1a Coefficients for Square Feet per Employee-All Nonresidential Land Uses**

---

<b>Land Use</b>	<b>Square Feet per Employee</b>
Education	700
Food	600
Government	500
Office	200
Retail	450
Services	500
Medical	350
Industrial	1,000

---

Source: BAE

Appendix\_A.1

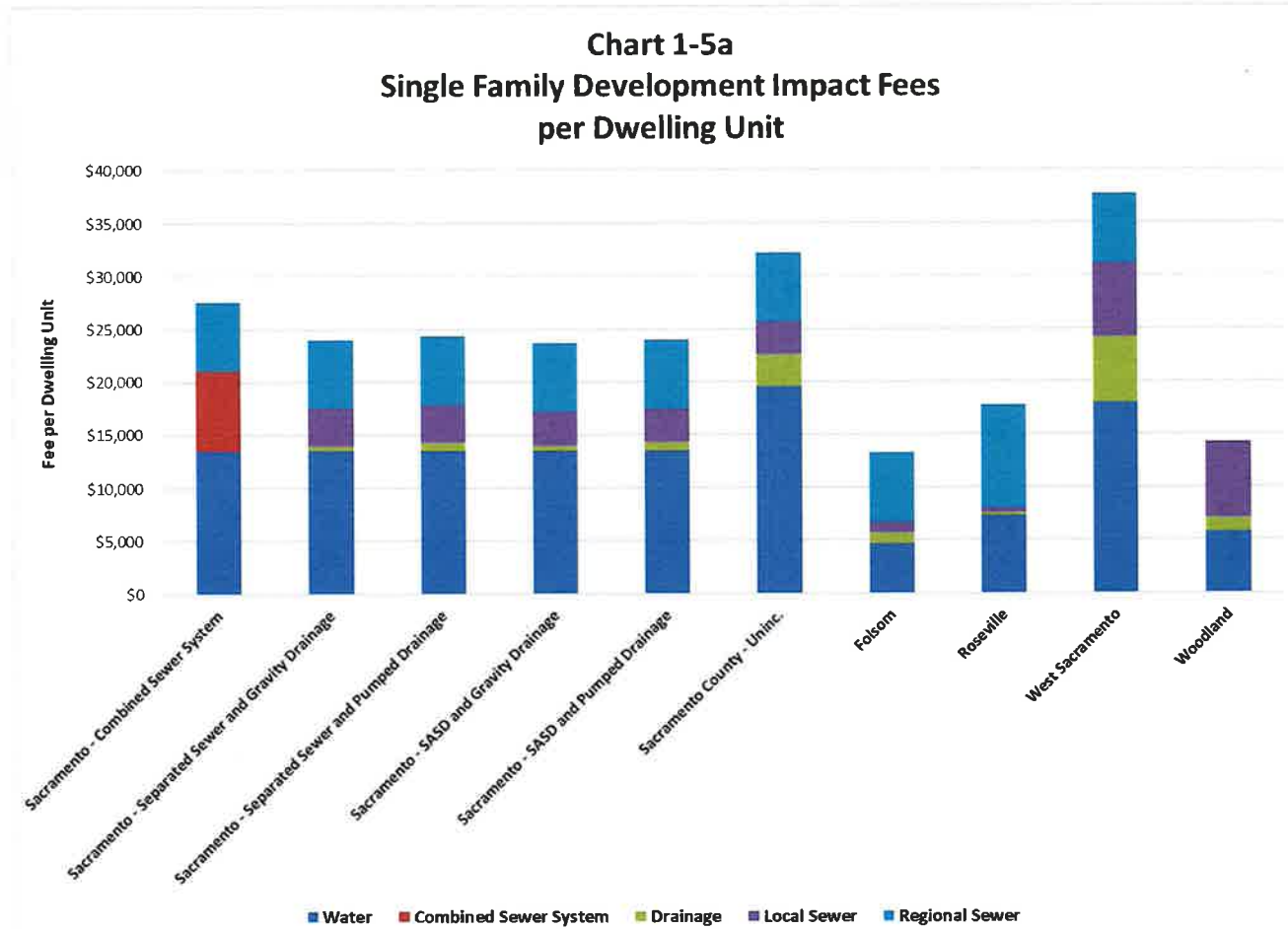
Note:

[1] Sacramento General Plan Update, Existing Conditions  
 Technical Memorandum: Market Demand Study, Bay  
 Area Economics July, 2019.

Companion Charts to Table Sets 1-5 and 1-6.

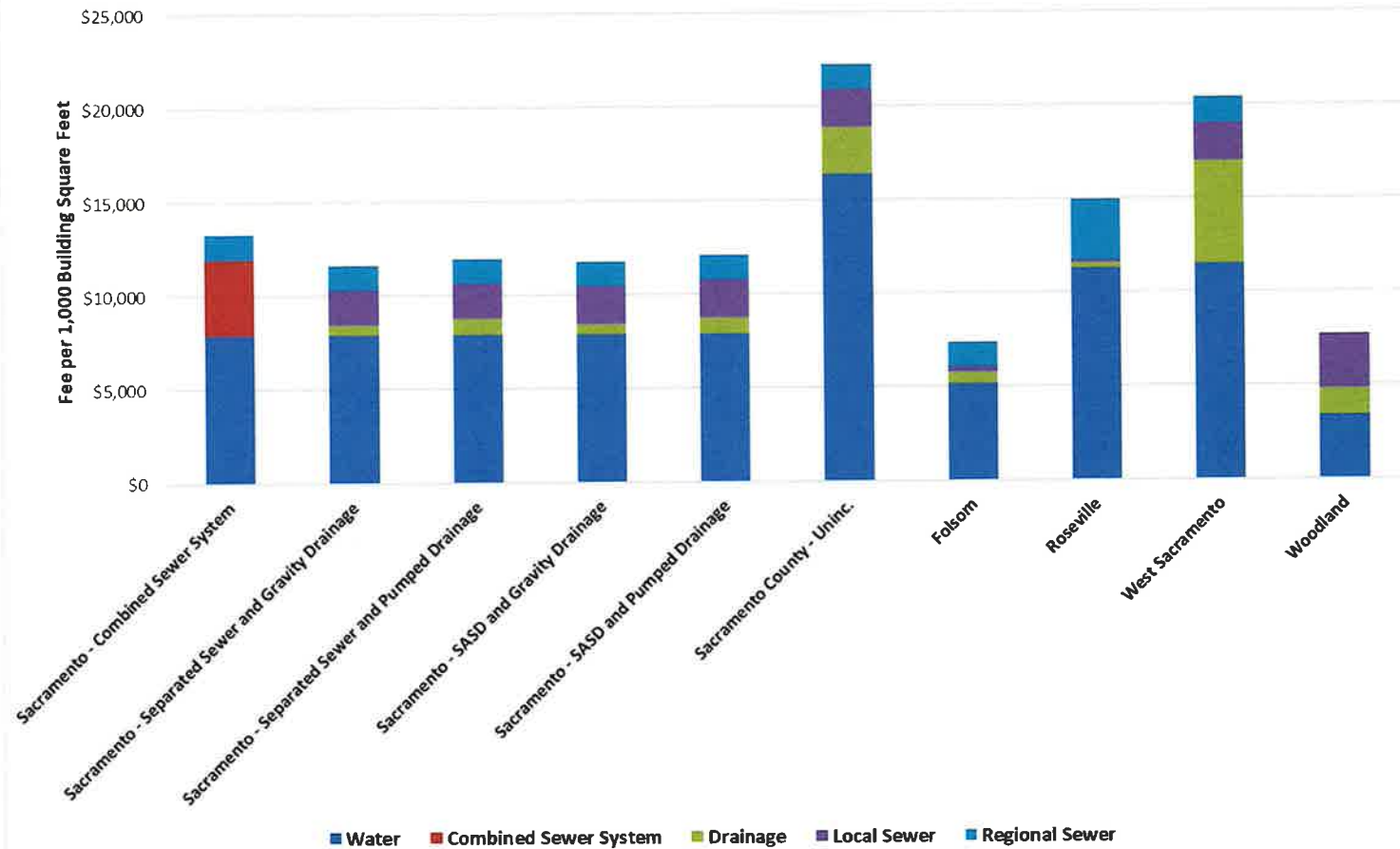
Appendix A-2

Chart to Table 1-5a



**Chart 1-5b  
Retail Development Impact Fees  
per 1,000 Building Square Feet**

Chart to Table 1-5b



**Chart 1-5c**  
**Office Development Impact Fees**  
**per 1,000 Building Square Feet**

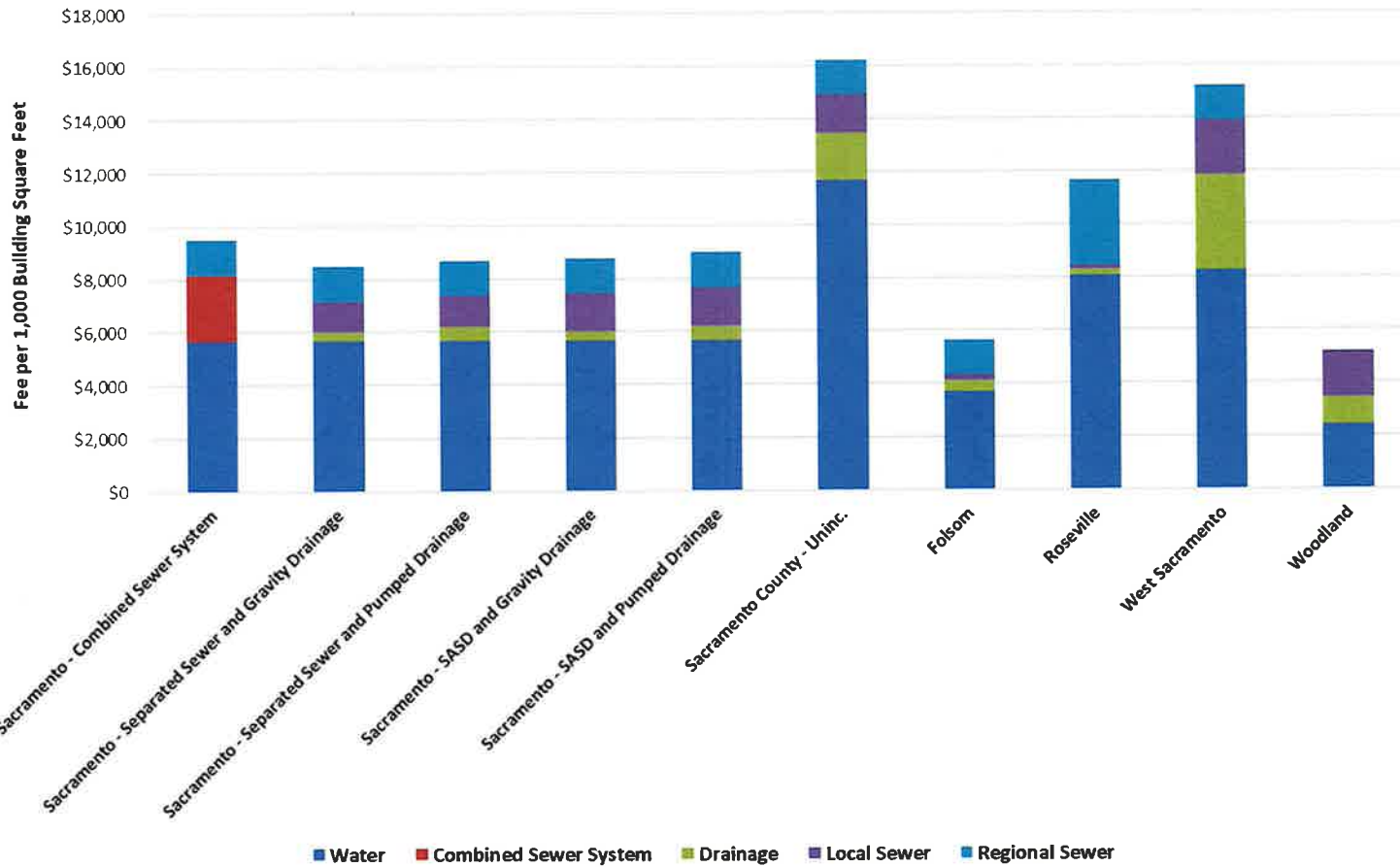
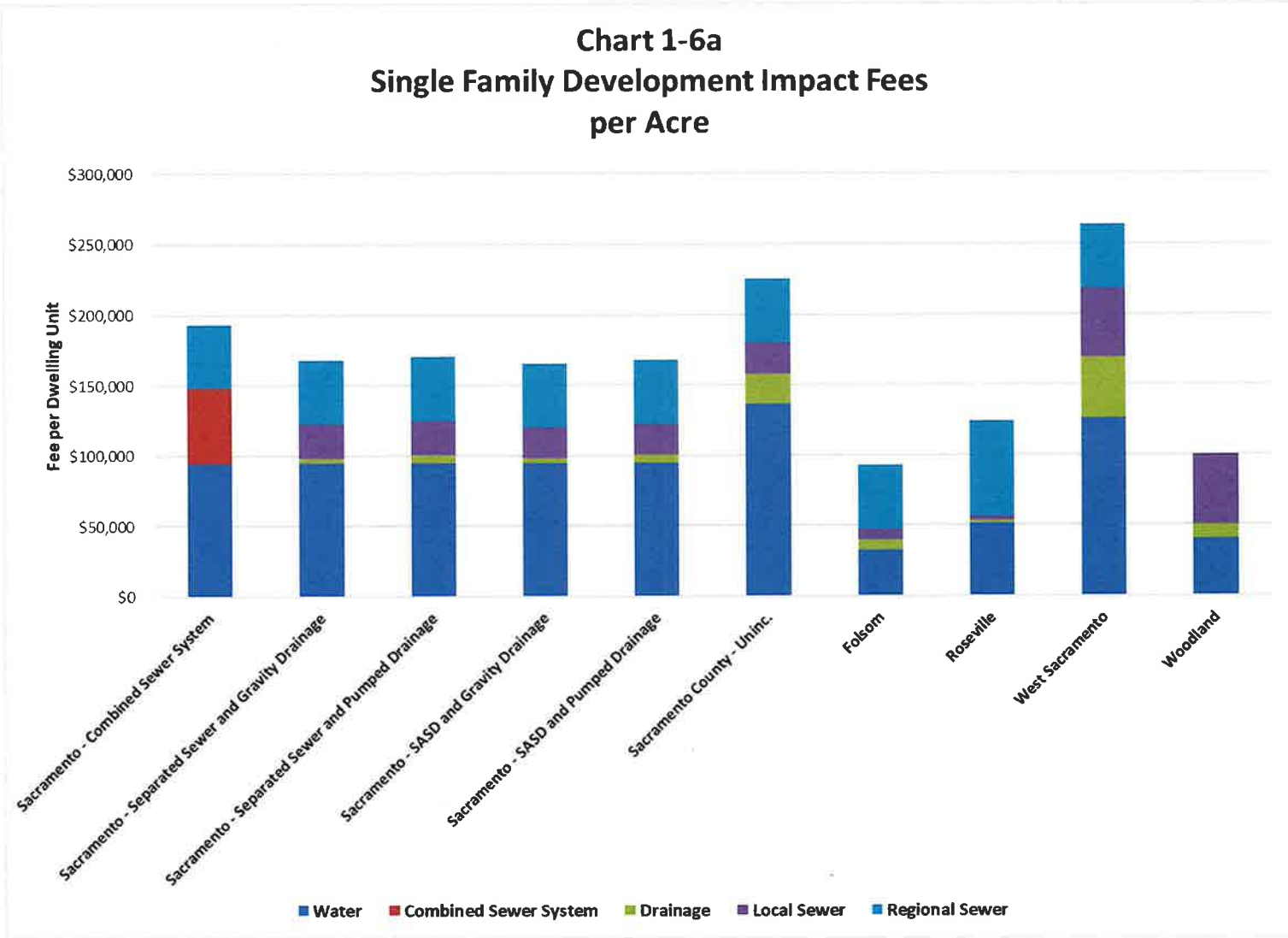


Chart to Table 1-5c

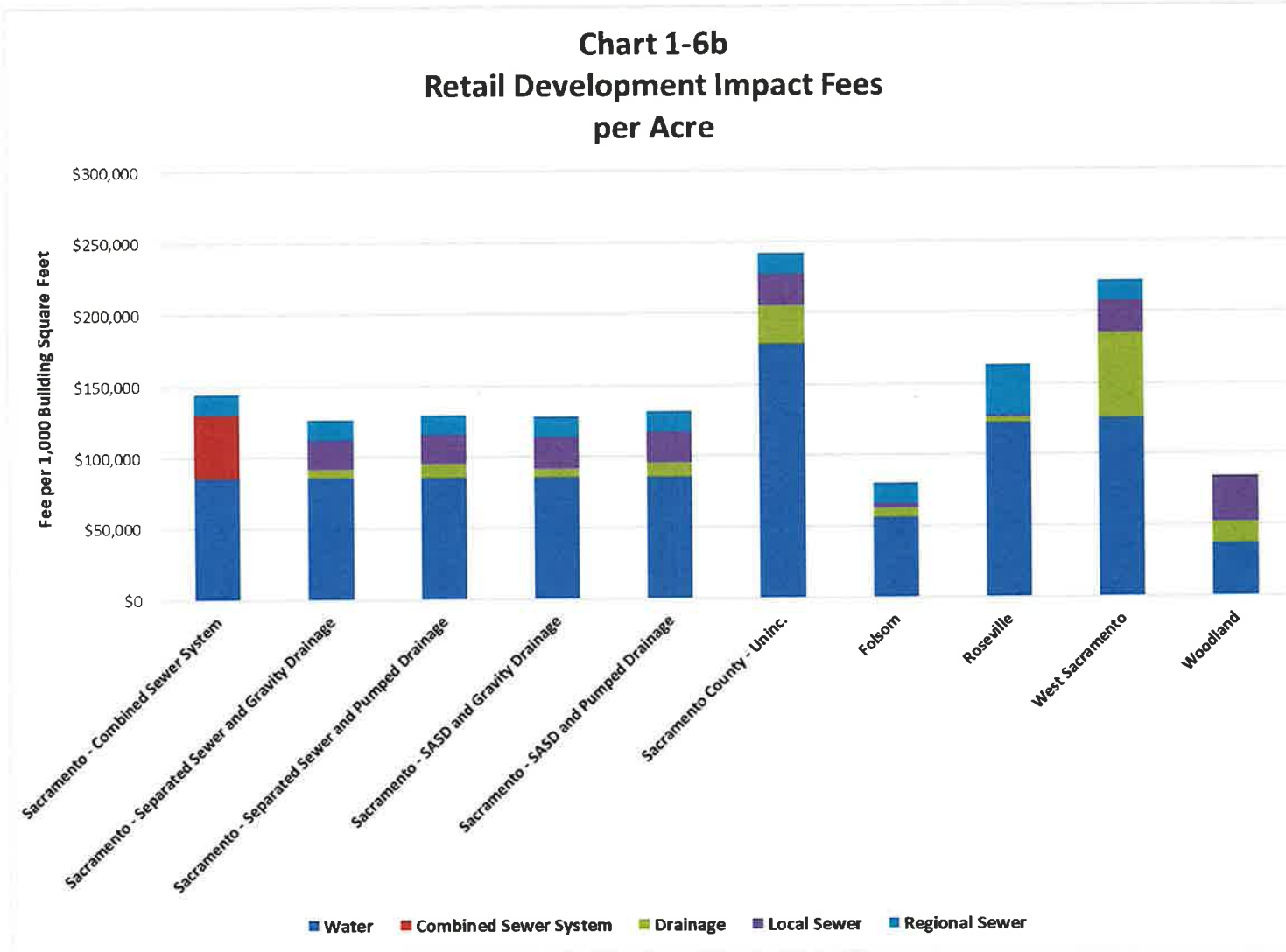
**Chart 1-6a**  
**Single Family Development Impact Fees**  
**per Acre**

**Chart to Table 1-6a**



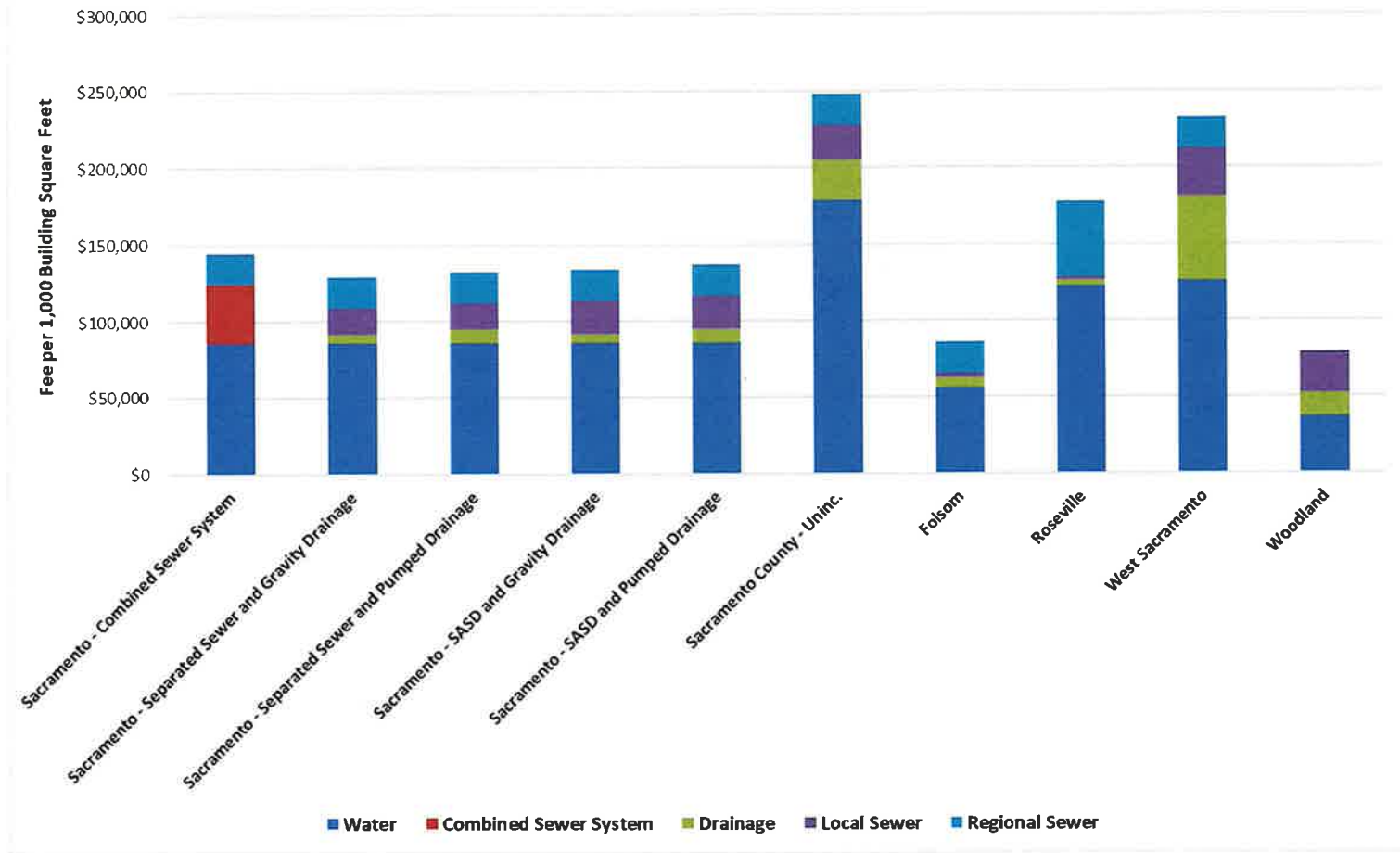
**Chart 1-6b  
Retail Development Impact Fees  
per Acre**

**Chart to Table 1-6b**



**Chart 1-6c  
Office Development Impact Fees  
per Acre**

Chart to Table 1-6c





## APPENDIX B: Water System Utility



Appendix B-1: Water System Asset Analyses

Appendix B-2: Capital Improvement Program

Appendix B-3: Companion Charts to Tables 2-10 and 2-11

## Appendix B-1

### Water System Asset Analyses

#### Treatment Plants



### DIF SUPPORT PROJECT – WATER TREATMENT PLANTS CITY OF SACRAMENTO DEPARTMENT OF UTILITIES

#### Basis of Estimate

##### Introduction

To support the City's efforts in determining the value of their drinking water system, Carollo Engineers prepared an estimate of probable cost to construct and remaining useful life for existing facilities at the Sacramento River Water Treatment Plant (WTP) and the E.A. Fairbairn WTP. Estimates were prepared based on historical and engineering data available along with parametric cost parameters and professional engineering judgement. The purpose of this document is to describe in sufficient detail the methodology and assumptions used to prepare the estimates.

This memorandum describes:

1. WTP Value Estimates
2. Methodology
3. Class of Estimates
4. Reference Documents
5. Evaluation Assumptions
6. Indirect and Soft Costs

Attachments:

- Value Estimate Table for each water treatment plant

##### WTP Value Estimates

The estimated current WTP values are:

- Sacramento River WTP - \$750,300,000
- E.A. Fairbairn WTP - \$482,000,000

Tables with major estimated facility values for each plant are attached.

##### Methodology

All known major facilities in use at the two water treatment plants were included in the effort. For each major facility the following information was developed to arrive at a current estimate of value:

- Facility Name
- Approximate Year of Construction
- Expected Useful Life
- Estimated Cost to Construct Facility in January of 2022

The estimated cost to construct is to re-construct the named facility (i.e. replace with a similar structure.) This cost does not include efforts to bring the facility up to current code requirements, performance criteria, or City planning and policy standards. With this information developed, as directed by the City, a straight line depreciation method was used to discount the cost to construct the facility if built in January 2022 by the ratio of remaining useful life to total expected useful life to arrive at each estimated current facility value.

#### **Class of Estimate**

This estimate was prepared in general accordance with the guidance established by the Association for the Advancement of Cost Engineering (AACE) and as such could be described as a Class 5 estimate. This level of estimate may have an accuracy range of -50% to +100%. For most costs parametric estimating was used, evaluating the facilities by their size multiplied by a unit cost. In some instances, recently developed cost estimates for the City's Water+ Program were used as the basis and modified accordingly to account for minor differences between the planned new Water+ facilities and the existing facilities. Any previous cost estimates used as a basis were escalated to January 2022 dollars using a standardized approach utilized by the Department of Utilities, based on national and local ENR cost indices, and do not include escalation to mid-point of future construction.

In early 2020 the construction community and vendor network that supports the water/wastewater industry experienced significant disruptions due to COVID-19 restrictions adding new and significant complexity to their operations, labor force management, and material supply chain. This has created a bidding environment that has been and remains very difficult to predict. Throughout the second half of 2020 and all of 2021 there have been extraordinary cost increases in key materials commonly required by plant and pipeline projects and increased pressures on attracting and retaining quality craft labor. Additionally, increasing fuel costs and massive congestion at the nation's ports and rail yards combined with near record low warehouse and trucking capacity have raised shipping prices to levels that far exceed historical norms. It is clear by reviewing bid results for projects procured during this period that prices have increased at a rate that far exceeds long-term escalation trends and the variability between bidders has increased making the pricing process more difficult to predict.

The construction outlook for 2022 retains many of the same concerns as the previous two years while also incorporating new ones. Even though the primary risks regarding the health and safety of the population due to the threat of COVID-19 and its variants appear to be diminishing and the corresponding restrictions on businesses are slowly being lifted, many of the challenges created by these past actions remain unresolved. Political events, economic policies, global trade disruptions, supply chain delays, fierce competition for labor, consumer inflation, rising fuel prices, and war have all created uncertainties that have impacted contractor pricing.

Consumers of construction cost estimate data should be advised that pricing accuracy is time sensitive and will degrade over relatively brief periods of time. Pricing updates should be made regularly to increase overall reliability.

### Reference Documents

The following data comprise the design basis for the estimate:

- Sacramento River Water Treatment Plant Design Drawings from all major historical projects
- E.A. Fairbairn Water Treatment Plant Design Drawings from all major historical projects
- Water+ Program Planning Level Cost Estimates
- DOU Excel Spreadsheet titled, "SMF ENR Indices\_Jan22"

### Evaluation Assumptions

The evaluations were performed with the following assumptions:

1. Civil/site and electrical and I&C work were estimated as a percentage of the sum of the facility costs and discounted by a composite estimate of age of the major work.
2. Some parametric costs were developed by scaling from similar facilities. Scaling factors included size (footprint), volume (gallons), capacity (million gallons per day), and estimated complexity.
3. Facilities not in serviceable condition were not included in the evaluation.

### Indirect and Soft Costs

Indirect costs have been included in the parametric cost estimate values for each major facility. Indirect costs are those costs added to the direct burdened labor, materials, subcontract, construction equipment, and other direct costs to better represent a general contractor's price. Indirect costs can include:

- Local Sales Tax
- State Sales Tax
- General Subcontractor General Conditions, Overhead and Profit
- Specialty Subcontractor General Conditions, Overhead and Profit
- Self-Perform Management
- Builder's Risk & General Liability Insurance Premiums
- General Contractor Overhead & Profit
- Payment and Performance Bond Premium

Consistent with typical Level 5 cost estimates, we have included a contingency of 35% to account for those items not specifically captured in such a high-level estimate. The contingency reflects an amount added to the cost estimate to accommodate costs that may result from design changes, items not fully itemized in the estimate, errors or omissions in the estimate, or unpredictable conditions or risks that experience shows are likely to occur during the design or bidding phase of the project. The contingency does not encompass increases in scope of the project, unforeseen market conditions, or changes during construction.

Soft costs, including engineering, legal, and admin have been estimated at 25% of the construction (direct and indirect) cost. This cost is calculated from each plant subtotal.





## Reservoirs



### DIF SUPPORT PROJECT – RESERVOIRS CITY OF SACRAMENTO DEPARTMENT OF UTILITIES

#### Basis of Estimate

##### Introduction

To support the City's efforts in determining the value of their drinking water system, Carollo Engineers prepared an estimate of probable cost to construct and remaining useful life for the existing potable water distribution system reservoirs. Estimates were prepared based on historical and engineering data available along with parametric cost parameters and professional engineering judgement. The purpose of this document is to describe in sufficient detail the methodology and assumptions used to prepare the estimates.

This memorandum describes:

1. Reservoir Estimates
2. Methodology
3. Class of Estimates
4. Reference Documents
5. Evaluation Assumptions
6. Indirect and Soft Costs

Attachments:

- Reservoir Value Estimate Table

##### Reservoir Value Estimates

The estimated current value of the potable water distribution system reservoirs is estimated at \$127,100,000. Additional cost estimate development information for each reservoir is provided in the attached table.

##### Methodology

For each distribution system reservoir the following information was developed to arrive at a current estimate of value:

- Facility Name
- Approximate Year of Construction
- Expected Useful Life
- Estimated Cost to Construct Facility in January of 2022

The estimated cost to construct is to re-construct the reservoir and pump station, if applicable (i.e. replace with a similar facility.) This cost does not include efforts to bring the facility up to current code requirements, performance criteria, or City planning and policy standards. With this information developed, as directed by the City, a straight line depreciation method was used to discount the cost to

construct each reservoir if built in January 2022 by the ratio of remaining useful life to total expected useful life to arrive at each estimated current reservoir value.

#### **Class of Estimate**

This estimate was prepared in general accordance with the guidance established by the Association for the Advancement of Cost Engineering (AACE) and as such could be described as a Class 5 estimate. This level of estimate may have an accuracy range of -50% to +100%. For most costs parametric estimating was used, evaluating the facilities by their size multiplied by a unit cost. Any previous cost estimates used as a basis were escalated to January 2022 dollars using a standardized approach utilized by the Department of Utilities, based on national and local ENR cost indices, and do not include escalation to mid-point of future construction. The one exception is the Shasta Reservoir, which the City estimated its current construction cost in 2022 dollars through the ENR 20-City Cost Index.

In early 2020 the construction community and vendor network that supports the water/wastewater industry experienced significant disruptions due to COVID-19 restrictions adding new and significant complexity to their operations, labor force management, and material supply chain. This has created a bidding environment that has been and remains very difficult to predict. Throughout the second half of 2020 and all of 2021 there have been extraordinary cost increases in key materials commonly required by plant and pipeline projects and increased pressures on attracting and retaining quality craft labor. Additionally, increasing fuel costs and massive congestion at the nation's ports and rail yards combined with near record low warehouse and trucking capacity have raised shipping prices to levels that far exceed historical norms. It is clear by reviewing bid results for projects procured during this period that prices have increased at a rate that far exceeds long-term escalation trends and the variability between bidders has increased making the pricing process more difficult to predict.

The construction outlook for 2022 retains many of the same concerns as the previous two years while also incorporating new ones. Even though the primary risks regarding the health and safety of the population due to the threat of COVID-19 and its variants appear to be diminishing and the corresponding restrictions on businesses are slowly being lifted, many of the challenges created by these past actions remain unresolved. Political events, economic policies, global trade disruptions, supply chain delays, fierce competition for labor, consumer inflation, rising fuel prices, and war have all created uncertainties that have impacted contractor pricing.

Consumers of construction cost estimate data should be advised that pricing accuracy is time sensitive and will degrade over relatively brief periods of time. Pricing updates should be made regularly to increase overall reliability.

#### **Reference Documents**

Reservoir information was gathered from the following electronic files, provided by DOU:

- City of Sacramento, Water Master Plan, July 2013, Chapter 5, West Yost.
- Condition Assessment Water Storage Facilities, Condition Assessment Recommendations Report, July 9, 2018, Stantec.
- Excel Spreadsheet titled "Shasta Cost Analysis\_2022-05-06 updates for DIF \*\*.xlsx.
- Reservoirs.kmz Google Earth file indicating reservoir names and locations.



- DOU Excel Spreadsheet titled, "SMF ENR Indices\_Jan22"

### Evaluation Assumptions

The evaluations were performed with the following assumptions:

1. For ground storage reservoirs and buried reservoirs, associated pump stations were included in the reservoir cost as appropriate.
2. Some parametric costs were developed by scaling from similar facilities. Additional factors were applied in some cases to account for variation in project estimated complexity.
3. Life expectancy was estimated based on industry average. Actual condition and any maintenance programs were not accounted for.
4. EI&C costs have been included in the value of the reservoirs and is not shown separately as a percentage of the subtotal.

### Indirect and Soft Costs

Indirect costs have been included in the parametric cost estimate values for each reservoir. Indirect costs are those costs added to the direct burdened labor, materials, subcontract, construction equipment, and other direct costs to better represent a general contractor's price. Indirect costs can include:

- Local Sales Tax
- State Sales Tax
- General Subcontractor General Conditions, Overhead and Profit
- Specialty Subcontractor General Conditions, Overhead and Profit
- Self-Perform Management
- Builder's Risk & General Liability Insurance Premiums
- General Contractor Overhead & Profit
- Payment and Performance Bond Premium

Consistent with typical Level 5 cost estimates, we have included a contingency of 35% to account for those items not specifically captured in such a high-level estimate. The contingency reflects an amount added to the cost estimate to accommodate costs that may result from design changes, items not fully itemized in the estimate, errors or omissions in the estimate, or unpredictable conditions or risks that experience shows are likely to occur during the design or bidding phase of the project. The contingency does not encompass increases in scope of the project, unforeseen market conditions, or changes during construction.

Soft costs, including engineering, legal, and admin have been estimated at 25% of the construction (direct and indirect) cost. This cost is calculated from the reservoir subtotal.

**RESERVOIRS**

6/27/2022

Job: 11602A-10  
 Client: City of Sacramento  
 Current Year: 2022

Reservoir Name	Storage Type	Diameter (ft)	Unit Sidewater Depth (gal/ft)	Low Water Elevation (ft)	Overflow Elevation (ft)	Storage Capacity (MG)	Unit Construction Cost in 2022 Dollars	Cost Unit	Construction Cost in 2022 Dollars	Year Installed	Age (yr)	Life Expectancy (yr)	Current Value in 2022 Dollars	Notes on Cost
Alhambra	Elevated Concrete	144	121,081	100	125	3	\$6.00	per gal	\$18,000,000	1982	60	75	\$3,600,000	Cost for Cast-in-Place tank with added for elevated construction and steel lines
Capitol Gateway	Ground Steel	148	120,133	15	40.5	3	\$8,200,000	LS	\$8,200,000	1991	31	50	\$3,100,000	West Sacramento Bridge District Project- 2011 3MG Tank and PS for \$5.6M
City College	Elevated Concrete	144	121,081	100	125	3	\$6.00	per gal	\$18,000,000	1982	60	75	\$3,600,000	Cost for Cast-in-Place tank with added for elevated construction and steel lines
El Centro	Ground Steel	150	132,192	23	48	3	\$8,200,000	LS	\$8,200,000	2000	22	50	\$4,600,000	West Sacramento Bridge District Project- 2011 3MG Tank and PS for \$5.6M
Elkham	Ground Concrete	180	98,538	16	48	3	\$3.00	per gal	\$9,000,000	2008	14	75	\$7,300,000	Shasta unit cost plus premium for volume reduction
Flohn	Buried Concrete	Varies	Varies	9.5	32	15	\$5.00	per gal	\$75,000,000	1970	52	75	\$23,000,000	Shasta Cost Plus Adjustment for Buried and Cast-in-Place
Freeport	Elevated Steel	Varies	Varies	90	125	3	\$14,000,000	LS	\$14,000,000	1960	62	90	\$0	Cost from Marshall & Swift Cost Guide, Extrapolated from 2MG Low-Stress Area Elevated Steel Tank in 2010 \$ .49% premium added for current labor and safety requirements to construct
Riverside	Partially Buried	154	137,710	8.2	29	3	\$4.00	per gal	\$12,000,000	1962	60	75	\$2,400,000	\$10.7M from DOU Cost Estimate for Shasta plus adjustment for partially buried
Robla	Ground Steel	150	132,192	37	62	3	\$8,200,000	LS	\$8,200,000	1988	34	50	\$2,600,000	West Sacramento Bridge District Project- 2011 3MG Tank and PS for \$5.6M
San Juan	Buried Concrete	180	148,841	0	25	3	\$5.00	per gal	\$15,000,000	2004	18	75	\$11,400,000	Shasta Cost Plus Adjustment for Buried and Cast-in-Place
UC Medical Center	Elevated Concrete	144	121,081	100	125	3	\$6.00	per gal	\$18,000,000	1982	60	75	\$3,600,000	Cost for Cast-in-Place tank with added for elevated construction and steel lines
Shasta	Ground Concrete					3	\$2.98	per gal	\$10,100,000	2018	4	75	\$10,100,000	\$10.7M from DOU Cost Estimate
									Land Purchase				\$0	
<b>SUBTOTAL</b>													<b>\$75,300,000</b>	
Contingency													\$20,400,000	25% of Subtotal
<b>TOTAL CONSTRUCTION COST</b>													<b>\$95,700,000</b>	
Engineering, Legal, & Admin													\$15,800,000	25% of Subtotal
<b>TOTAL PROJECT COST</b>													<b>\$111,500,000</b>	

## Wells



8950 Cal Center Drive 916.306.2250 phone  
 Bldg 1, Suite 363 530.756.5991 fax  
 Sacramento CA 95826 westyost.com

### TECHNICAL MEMORANDUM

DATE: June 17, 2022 Project No.: 038-80-21-60  
 SENT VIA: EMAIL

TO: Michelle Carrey, PE, City of Sacramento  
 Brett Ewart, PE, City of Sacramento

FROM: Roberto Vera, PE, RCE #83500  
 Angie Yan, EIT #172428

REVIEWED BY: Elizabeth Drayer, PE, RCE #46872

SUBJECT: Groundwater Well Facilities Valuation for 2022 Development Impact Fee



This technical memorandum (TM) presents West Yost's findings and conclusions for the valuation of the City of Sacramento's (City) existing groundwater facility assets. This valuation will subsequently be used to support the City's ongoing Development Impact Fee (DIF) update. This TM is organized as follows:

- Background
- Valuation Methodology
- Valuation of Existing Groundwater Wells
- Findings and Conclusions

#### BACKGROUND

The City's Department of Utilities (DOU) has been requested to estimate the current value of the City's existing utility system assets for purposes of updating the City's DIF. For the City's 2022 DIF update, the City requested West Yost to develop an estimated valuation for the City's existing groundwater facility assets. These existing groundwater facility assets include the City's existing active municipal production wells and recently completed municipal production wells which are not yet active. Older inactive wells and non-potable irrigation wells are not included in the valuation.

The valuation considered current replacement costs, current condition/useful life of existing facilities, and recently completed facility improvements that have extended the useful life of the existing facilities. The subsequent sections of this TM describe the methodology used to establish the valuation of the City's groundwater facility assets.

The valuation of other water system facilities, including transmission/distribution system facilities, reservoirs and pump stations, and water treatment plants, are concurrently being developed by others.

## VALUATION METHODOLOGY

The value of the City's groundwater facility assets was based on their remaining useful life, along with the typical replacement value (or actual value of the facility, if information was available), and recently completed facility improvements that have extended the useful life of some existing groundwater facilities.

In general, the overall useful life for a groundwater facility is 50 years<sup>1</sup>. A groundwater facility, however, is comprised of several components, each of which have a typical useful life which is different than the overall useful life for the overall facility. For example, site improvements at a groundwater facility are likely to have a much longer useful life than the chemical feed equipment. For the purpose of this valuation, groundwater facilities were subdivided into the following five (5) major components:

- Well Casing (Downhole)
- Pump and Motor
- Electrical Equipment
- Chemical Feed System
- Site/Building

The typical useful life of these major components are summarized in Table 1.

Asset Class	Typical Useful Life, years <sup>(a)</sup>	Straight-Line Depreciation Rate, % per year
Well Casing (Downhole)	50	2.0%
Pump and Motor	25	4.0%
Electrical Equipment	25	4.0%
Chemical Feed System	10	10.0%
Site/Building	50	2.0%
Well Facility (Overall)	50	2.0%

(a) Typical useful life estimates are based on recommendations by American Water Works Association and Water Environment Research Foundation.

To develop the value of a groundwater facility asset, the following methodology was used:

- If the groundwater facility's age exceeds the typical useful life of a well, then the value of the well was based on the value of the recent improvements, if any, performed on each of the five major well components (described above). The value of the improvements was first escalated to current dollars and subsequently depreciated based on the remaining useful life (by component). In addition, the value of the land that the groundwater facility is on was also included in the overall value (discussed in more detail in the subsequent sections below).

<sup>1</sup> Based on recommendations by the American Water Works Association and Water Environment Research Foundation.

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- If a groundwater facility's age is less than the typical useful life of a well, then the value of the groundwater facility is based on the remaining value of a groundwater facility plus the value of recent improvements, if any, performed on each of the five major well components. If records from the recent construction of the facility were available, this information was used to establish the remaining value of the facility; if these records were not available, then a replacement cost for a new groundwater facility was used to estimate the remaining value of the facility. The value of the improvements was first escalated to current dollars and subsequently depreciated based on the remaining useful life (by component). In addition, the value of the land that the groundwater facility is on was also included in the overall value (discussed in more detail in the subsequent sections below).

Groundwater facility/well construction and rehabilitation records were provided by the City, compiled and reviewed to obtain the value of the recent improvements, and further categorized by major component. As described above, costs were first escalated to current dollars then depreciated, assuming a straight-line depreciation from the improvement year to the current year, based on the assumed depreciation rates shown in Table 1. This depreciated cost for each component was then used in the valuation of the wells described below. Costs were escalated to current (January 2022) dollars using the same methodology that the City typically applies to other projects, where an average of the ENR Construction Cost Index (CCI) for 20-Cities and San Francisco is used as the overall index. This average has been found by the City to be representative of costs in the Sacramento Region.

### Groundwater Well Replacement Cost

The conceptual capital cost estimate for a new groundwater well is summarized in Table 2. Estimated construction costs are presented by the same five major well components discussed above and include an estimate of land acquisition costs. These costs are based on recent (2016 - 2022) well bid tabulation information and omit costs that are significantly impacted by market volatility and COVID supply chain constraints. In addition, the construction costs include allowances for general conditions, contractor overhead and profit, sales tax, and planning-level estimating contingencies. The construction costs presented in Table 2 are considered budget-level estimates with accuracies of -10 percent to +40 percent in accordance with the recommendations of the Association of Advancement of Cost Engineering (AACE). Other project costs are also included to estimate the value of other project elements including engineering, construction management and program implementation (e.g., administrative, CEQA, legal, etc.), which are consistent with other City planning efforts including the on-going Water Master Plan. Based on these assumptions, the total capital cost for a new groundwater well is estimated to be \$5,060,500.

Land acquisition cost was estimated at \$15 per square foot (\$15/sq. ft.). This value is based on a review of average list prices and associated gross square footage of empty lots (zoned for commercial and industrial uses) within the North Sacramento and Del Paso Heights neighborhoods<sup>2</sup>.

<sup>2</sup> Listings obtained by accessing Zillow.com on April 21, 2022 and are based on average \$/sq ft prices.

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Costs presented in Table 2 assume that water quality in the new wells/groundwater facilities meet all Title 22 drinking water standards. If water quality in a new well is found to not meet Title 22 drinking water standards, additional treatment facilities would be required for these facilities to be permitted as active wells, and the type of treatment would be dependent on the specific constituents that exceed maximum contaminant levels. Costs associated with these treatment facilities vary widely and would be in addition to the costs presented in Table 2.

Table 2. Conceptual Capital Cost Estimate for a New Groundwater Well		
Cost Element	Basis	Estimated Cost
<b>Construction Costs</b>		
Downhole	Based on recent bid costs, not significantly impacted by market volatility and or supply chain constraints	\$816,000
Pump and Motor		\$150,000
Electrical Equipment		\$700,000
Chemical Feed System		\$150,000
Site/Building		\$700,000
Land Acquisition	\$15/sq. ft., with an assumed 6,500 sq. ft. lot	\$97,500
<i>Subtotal</i>		<i>\$2,613,500</i>
Estimating Contingency	20% of Direct Costs	\$523,000
<i>Subtotal Direct Construction Cost (with Contingency)</i>		<i>\$3,136,500</i>
General Conditions	10% of Direct Construction Costs (with Contingency)	\$314,000
Overhead and Profit	10% of Direct Construction Costs (with Contingency)	\$314,000
Sales Tax	8% of 1/2 of Direct Construction Costs (with Contingency)	\$126,000
<i>Total Construction Cost</i>		<i>\$3,890,500</i>
<b>Other Project Costs<sup>(a)</sup></b>		
Engineering	10% of Construction Cost	\$390,000
Construction Management	10% of Construction Cost	\$390,000
Program Implementation	10% of Construction Cost	\$390,000
<i>Total Other Project Costs</i>		<i>\$1,170,000</i>
<b>Total Capital Costs</b>		<b>\$5,060,500</b>
(a) Other project cost multipliers are consistent with City's 2022 Water Master Plan assumptions.		

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### VALUATION OF EXISTING GROUNDWATER WELLS

Table 3 summarizes the City's existing groundwater wells, associated pertinent well information (i.e., well name, pumping/firm capacity, active status, reliable status, years of remaining useful life, etc.) and presents the estimate of remaining value, by major asset component (five major well components) and land cost. The total value of the City's existing groundwater wells is estimated at \$40.1 million (M).

Almost all the City's wells/groundwater facilities are beyond their useful life with the exception of Wells 153A, 164, 165, 166, and 167. Well 166 was recently completed at the City's E.A. Fairbairn Water Treatment Plant, and is not equipped with any above-grade pumping facilities, and is therefore inactive. Wells 165 and 167 are located at the recently completed Shasta Park reservoir and booster pumping facility and are currently not active and are undergoing startup activities. Wells 165 and 167 have elevated concentrations of methane and manganese, and a treatment system is provided for these wells. As of 2020, the combined production capacity for Wells 165 and 167 was approximately 5,000 gallons per minute (gpm). The treatment system, however, has a maximum capacity of 3,000 gpm, which limits the overall capacity of these wells. Only one well is intended to be operated and treated at a given time.

Well information was obtained during the course of the on-going City Water Master Plan effort. Active and reliable well status is based on City staff input and consistent with other planning activities. While the City has a stated total pumping capacity of 44.0 million gallons per day (mgd), it does not have the capacity to pump all of its groundwater well facilities at one time. Capacity is limited by age and performance of mechanical equipment, water quality of wells, and on-going maintenance activities, and operations at storage tanks and/or surface water treatment plants. The City has, however, identified wells/groundwater facilities that are reliable, meaning that they are more often than not producing water or are slated for upcoming improvements which would make them reliable. This reliable capacity is considered to be the City's firm groundwater supply capacity, and totals 19.6 mgd.







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## **FINDINGS AND CONCLUSIONS**

The following summarizes West Yost's findings and conclusions from the valuation of the City's groundwater facilities:


- Based on available recent improvement cost information, typical replacement costs or available costs for the construction of recent wells, the total value of the City's groundwater facilities/wells is estimated at \$40.1M.
- Nearly all of the City's groundwater facilities/wells are beyond the recommended useful life of 50 years.
- The City will need to make major investments in its groundwater well program to increase the remaining useful life of its groundwater facilities/wells and maintain their firm capacity.
- The City's reliable/firm groundwater supply capacity is currently equal to 19.6 mgd. As the City proceeds with the DIF updates, this supply capacity should be used to define how much existing supply capacity future customers are buying into.

## Transmission Mains



### MEMO- DRAFT

TO: Michelle Carrey, Supervising Engineer

FROM: Kathy Sananikone, Assistant Engineer 

CC: Brett Ewart, Supervising Engineer

DATE: May 24, 2022

SUBJECT: City Transmission Main Valuation

#### Summary

The total remaining value of the City of Sacramento's 158 miles of transmission main is estimated to be **\$234,483,136** (Table 1). Age of City's transmission mains ranged from 2 to 131 years, with a median age of 47.5 years. Over 56% of the City's mains are older than 47 years; the largest inventory at 60 years. Pipe materials used for transmission mains within the City include cast iron, concrete cylinder, ductile and wrought iron, and riveted and welded steel, with concrete cylinder making up over 50%. Table 2 provides the percent, age range, and pipe diameters for the various pipe materials throughout the City.

Table 1. Remaining Value of Transmission Main

Pipe Diameter (in)	Total Length (%)	2022 Replacement Cost (\$)	Depreciation Value (\$)	Remaining Value (\$)
14	2.1%	\$5,879,459	\$5,377,265	\$502,194
16	2.2%	\$7,007,300	\$5,510,147	\$1,497,153
18	11.9%	\$41,502,637	\$22,877,685	\$18,624,952
20	0.4%	\$1,552,273	\$1,201,118	\$351,155
24	28.2%	\$129,218,820	\$69,807,439	\$59,411,381
30	23.7%	\$135,316,484	\$86,214,626	\$49,101,858
36	18.9%	\$129,631,959	\$77,960,795	\$51,671,164
38	0.3%	\$1,992,257	\$1,992,257	\$0
42	5.2%	\$41,713,450	\$28,301,920	\$13,411,530
48	2.8%	\$26,264,881	\$15,618,937	\$10,645,944
54	3.1%	\$32,780,402	\$12,207,045	\$20,573,357
60	0.6%	\$7,427,207	\$4,731,372	\$2,695,835
66	0.3%	\$4,015,372	\$754,319	\$3,261,054
72	0.3%	\$3,894,198	\$2,044,967	\$1,849,230
84	0.1%	\$963,402	\$77,072	\$886,330
<b>Grand Total</b>	<b>100.0%</b>	<b>\$569,160,101</b>	<b>\$334,676,964</b>	<b>\$234,483,136</b>

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Table 2. Percentage, Age Range, and Pipe Diameters by Pipe Material

Pipe Material	Percent of Inventory	Age Range	Pipe Diameters (inch)
Cast Iron	2.9%	23-121	14-20
Concrete Cylinder Pipe	51.5%	4-101	14-72
Iron (ductile, wrought)	13.4%	2-107	16-42
Steel (riveted, welded)	31.6%	2-107	10-84
Unknown	0.6%	9-131	14-72

#### Methodology

Original cost of pipe construction was not available, thus remaining value was based on replacement cost in 2022 dollars minus the depreciation value. Cost estimates per pipe diameter were taken as the average data found in the Sacramento Suburban Water District Water Transmission Main Asset Management Plan published in 2014 and 2020 data provided by consultant, West Yost and Associates. Costs were adjusted to 2022 dollars using ENR's Construction Cost Index (Table 3). Depreciation was calculated for individual pipe sections for varying age and pipe diameters.

Table 3. Estimated Replacement Cost Per Foot

Pipe Diameter (inches)	Estimated Cost in 2022 (\$/ft)
14	\$ 344.96
16	\$ 351.16
18	\$ 387.63
20	\$ 428.41
24	\$ 492.25
30	\$ 676.08
36	\$ 835.82
48	\$ 1,153.09
54	\$ 1,291.46
72	\$ 1,729.63
78	\$ 1,875.69

#### Assumptions

A straight-line depreciation was used based on a 75-year service life, irrespective of pipe material. For pipes older than 75 years, it was assumed complete depreciation with remaining value of \$0. Construction method was assumed to be open trench construction.

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Diameter (Inches)	Age of Pipe (Years)	Length (ft)	Cost	Sum of 2022 Replacement	Sum of Depreciation Value (\$/yr)	Sum of Remaining Value
14	2	86.67	\$28,946	\$28,946	\$772	\$28,174
6	51.98	\$17,360	\$17,360	\$17,360	\$15,971	\$15,971
10	50.17	\$16,756	\$16,756	\$16,756	\$22,224	\$14,522
13	157.92	\$52,746	\$52,746	\$52,746	\$9,143	\$43,603
15	96.63	\$32,273	\$32,273	\$32,273	\$6,455	\$25,819
16	3.00	\$1,002	\$1,002	\$1,002	\$214	\$788
17	47.47	\$15,854	\$15,854	\$15,854	\$3,593	\$12,260
34	79.00	\$26,386	\$26,386	\$26,386	\$11,962	\$14,424
46	282.63	\$94,396	\$94,396	\$94,396	\$57,896	\$36,500
47	347.11	\$115,932	\$115,932	\$115,932	\$72,651	\$43,281
56	409.18	\$136,663	\$136,663	\$136,663	\$102,042	\$34,621
57	2242.25	\$748,902	\$748,902	\$748,902	\$569,166	\$179,737
60	44.35	\$14,814	\$14,814	\$14,814	\$11,851	\$2,963
68	672.67	\$224,668	\$224,668	\$224,668	\$203,699	\$20,969
70	1282.74	\$428,431	\$428,431	\$428,431	\$399,869	\$28,562
75	836.12	\$279,259	\$279,259	\$279,259	\$279,259	\$0
76	20.00	\$6,650	\$6,650	\$6,650	\$6,650	\$0
84	165.19	\$55,173	\$55,173	\$55,173	\$55,173	\$0
97	3364.49	\$1,123,724	\$1,123,724	\$1,123,724	\$1,123,724	\$0
107	5925.79	\$1,979,186	\$1,979,186	\$1,979,186	\$1,979,186	\$0
121	1438.07	\$480,309	\$480,309	\$480,309	\$480,309	\$0
14 Total		17603.40	\$5,879,459	\$5,879,459	\$5,377,265	\$502,194
2	380.44	\$143,188	\$143,188	\$143,188	\$3,818	\$139,369
4	6.00	\$2,258	\$2,258	\$2,258	\$120	\$2,138
14	3.54	\$1,332	\$1,332	\$1,332	\$249	\$1,084
15	58.20	\$21,905	\$21,905	\$21,905	\$4,381	\$17,524
16	63.77	\$24,000	\$24,000	\$24,000	\$5,120	\$18,880
20	57.00	\$21,452	\$21,452	\$21,452	\$5,721	\$15,731
23	3.33	\$1,254	\$1,254	\$1,254	\$384	\$869
27	2299.21	\$865,367	\$865,367	\$865,367	\$311,532	\$553,835
29	589.89	\$222,021	\$222,021	\$222,021	\$55,848	\$166,173
31	1262.01	\$474,989	\$474,989	\$474,989	\$196,329	\$278,660
33	467.97	\$176,131	\$176,131	\$176,131	\$77,498	\$98,633
34	122.73	\$46,194	\$46,194	\$46,194	\$20,941	\$25,253
41	965.05	\$364,351	\$364,351	\$364,351	\$199,178	\$165,172
54	15.00	\$5,645	\$5,645	\$5,645	\$4,065	\$1,581
70	1683.80	\$633,742	\$633,742	\$633,742	\$591,493	\$42,249
85	52.12	\$19,618	\$19,618	\$19,618	\$19,618	\$0
87	132.55	\$49,888	\$49,888	\$49,888	\$49,888	\$0
92	9.35	\$3,520	\$3,520	\$3,520	\$3,520	\$0
107	10017.05	\$3,770,173	\$3,770,173	\$3,770,173	\$3,770,173	\$0
121	425.82	\$160,270	\$160,270	\$160,270	\$160,270	\$0
16 Total		18617.84	\$7,007,300	\$7,007,300	\$5,510,147	\$1,497,153
2	211.02	\$88,454	\$88,454	\$88,454	\$2,559	\$86,096
8	3130.22	\$1,312,101	\$1,312,101	\$1,312,101	\$139,957	\$1,172,143
10	168.16	\$70,487	\$70,487	\$70,487	\$9,398	\$61,089
12	1625.51	\$681,370	\$681,370	\$681,370	\$109,019	\$572,350
14	316.47	\$132,655	\$132,655	\$132,655	\$24,762	\$107,893
15	777.56	\$325,931	\$325,931	\$325,931	\$65,186	\$260,745
16	913.69	\$382,995	\$382,995	\$382,995	\$81,706	\$301,289
17	526.84	\$220,836	\$220,836	\$220,836	\$50,056	\$170,780
18	15.88	\$6,555	\$6,555	\$6,555	\$1,597	\$5,058
19	5785.66	\$2,425,189	\$2,425,189	\$2,425,189	\$614,381	\$1,810,808
20	3206.82	\$1,344,212	\$1,344,212	\$1,344,212	\$358,457	\$985,756
21	6602.55	\$2,767,607	\$2,767,607	\$2,767,607	\$774,930	\$1,992,677

Appendix A

Appendix A

Diameter (inches)	Age of Pipe (years)	Length (ft)	Sum of 2022 Replacement		Sum of Depreciation Value		
			Cost		(\$/yr)	Sum of Remaining Value	
<b>18</b>	23	2316.96		\$971,208	\$297,837	\$673,371	
	24	9718.51		\$4,073,732	\$1,303,594	\$2,770,138	
	26	10.00		\$4,192	\$1,453	\$2,739	
	27	2993.20		\$1,254,665	\$451,679	\$802,986	
	34	9179.48		\$3,847,785	\$1,744,329	\$2,103,456	
	38	398.53		\$167,053	\$84,640	\$82,413	
	43	5172.50		\$2,168,169	\$1,243,084	\$925,085	
	45	154.56		\$64,788	\$38,873	\$25,915	
	50	2678.16		\$1,122,612	\$748,408	\$374,204	
	51	140.25		\$58,787	\$39,975	\$18,812	
	54	245.53		\$102,918	\$74,101	\$28,817	
	58	3846.45		\$1,612,326	\$1,246,865	\$365,461	
	59	13567.76		\$5,687,229	\$4,473,954	\$1,213,276	
	60	6320.47		\$2,649,366	\$2,119,493	\$529,873	
	61	5709.82		\$2,393,398	\$1,946,630	\$446,768	
	62	10005.15		\$4,193,883	\$3,466,943	\$726,940	
67	170.97		\$71,666	\$64,022	\$7,644		
71	16.66		\$6,985	\$6,612	\$373		
84	3085.56		\$1,293,383	\$1,293,383	\$0		
<b>18 Total</b>		<b>99010.90</b>		<b>\$41,502,637</b>	<b>\$22,877,685</b>	<b>\$18,624,952</b>	
<b>20</b>	2	35.00		\$16,185	\$432	\$15,753	
	14	3.97		\$1,835	\$343	\$1,493	
	20	53.22		\$24,610	\$6,563	\$18,047	
	21	14.91		\$6,892	\$1,930	\$4,962	
	31	905.02		\$418,467	\$172,966	\$245,500	
	55	530.39		\$245,247	\$179,848	\$65,399	
	76	1155.59		\$534,327	\$534,327	\$0	
	84	556.47		\$257,305	\$257,305	\$0	
	95	5.84		\$2,701	\$2,701	\$0	
	107	96.68		\$44,704	\$44,704	\$0	
	<b>20 Total</b>		<b>3357.09</b>		<b>\$1,552,273</b>	<b>\$1,201,118</b>	<b>\$351,155</b>
	<b>24</b>	2	1307.32		\$719,111	\$19,176	\$699,934
3		206.89		\$113,802	\$4,552	\$109,250	
4		212.73		\$117,013	\$6,241	\$110,773	
6		107.86		\$59,330	\$4,746	\$54,583	
8		19086.34		\$10,498,701	\$1,119,861	\$9,378,840	
10		3998.13		\$2,199,227	\$293,230	\$1,905,996	
12		7024.74		\$3,864,056	\$618,249	\$3,245,807	
13		216.65		\$119,169	\$20,656	\$98,513	
14		5239.94		\$2,882,299	\$538,029	\$2,344,270	
15		2976.60		\$1,637,318	\$327,464	\$1,309,854	
16		5370.45		\$2,954,088	\$630,206	\$2,323,883	
17		11.32		\$6,224	\$1,411	\$4,813	
18		92.76		\$51,023	\$12,245	\$38,777	
19		6208.26		\$3,414,941	\$865,118	\$2,549,822	
20		10018.46		\$5,510,791	\$1,469,544	\$4,041,247	
21		17.06		\$9,386	\$2,628	\$6,758	
22	8173.73		\$4,496,069	\$1,318,847	\$3,177,222		
23	7386.93		\$4,063,283	\$1,246,073	\$2,817,209		
24	12623.93		\$6,943,964	\$2,222,069	\$4,721,896		
26	564.58		\$310,556	\$107,659	\$202,897		
27	4283.68		\$2,356,297	\$848,267	\$1,508,030		
30	351.83		\$193,528	\$77,411	\$116,117		
33	30.00		\$16,502	\$7,261	\$9,241		
34	90.93		\$50,018	\$22,675	\$27,343		

Appendix A

Diameter (Inches)	Age of Pipe (years)	Length (ft)	Sum of 2022 Replacement		Sum of Depreciation Value	
			Cost		(\$/yr)	Sum of Remaining Value
24	35	2060.18	\$1,133,228		\$528,840	\$604,388
	37	10393.22	\$5,716,934		\$2,820,354	\$2,896,580
	38	10334.55	\$5,684,660		\$2,880,228	\$2,804,432
	40	234.61	\$129,053		\$68,828	\$60,225
	41	13799.57	\$7,590,642		\$4,149,551	\$3,441,091
	43	21.56	\$11,857		\$6,798	\$5,059
	48	5212.23	\$2,867,055		\$1,834,915	\$1,032,140
	50	6.00	\$3,300		\$2,200	\$1,100
	51	4470.64	\$2,459,139		\$1,672,214	\$786,924
	52	22.63	\$12,446		\$8,629	\$3,817
	53	9830.18	\$5,407,224		\$3,821,105	\$1,586,119
	54	4642.45	\$2,553,643		\$1,838,623	\$715,020
	55	8838.35	\$4,861,654		\$3,565,213	\$1,296,441
	56	4531.39	\$2,492,552		\$1,861,105	\$631,446
	57	5196.98	\$2,858,668		\$2,172,588	\$686,080
	59	177.73	\$97,763		\$76,907	\$20,856
	60	11359.07	\$6,248,211		\$4,998,569	\$1,249,642
	61	2716.27	\$1,494,122		\$1,215,219	\$278,903
	62	5277.11	\$2,902,746		\$2,399,604	\$503,143
	65	5.00	\$2,750		\$2,384	\$367
	67	60.35	\$33,197		\$29,656	\$3,541
	71	23.32	\$12,825		\$12,141	\$684
	73	20.89	\$11,491		\$11,185	\$306
	76	28987.00	\$15,944,693		\$15,944,693	\$0
	79	411.77	\$226,500		\$226,500	\$0
	84	22.76	\$12,517		\$12,517	\$0
	85	77.63	\$42,810		\$42,810	\$0
	86	7.47	\$4,110		\$4,110	\$0
	87	10347.36	\$5,691,705		\$5,691,705	\$0
	95	64.84	\$35,667		\$35,667	\$0
	96	16.38	\$9,012		\$9,012	\$0
	97	64.90	\$35,699		\$35,699	\$0
	101	80.45	\$44,251		\$44,251	\$0
<b>24 Total</b>		<b>234916.14</b>	<b>\$129,218,820</b>		<b>\$69,807,439</b>	<b>\$59,411,381</b>
30	2	141.92	\$97,174		\$2,591	\$94,583
	6	6830.30	\$4,676,746		\$374,140	\$4,302,607
	9	27.95	\$19,139		\$2,297	\$16,842
	13	253.26	\$173,410		\$30,058	\$143,353
	16	4945.23	\$3,386,096		\$722,367	\$2,663,729
	17	90.70	\$62,106		\$14,077	\$48,028
	20	1021.12	\$699,164		\$186,444	\$512,721
	21	10643.88	\$7,287,930		\$2,040,620	\$5,247,309
	22	76.29	\$52,238		\$15,323	\$36,915
	23	2454.22	\$1,680,422		\$515,330	\$1,165,093
	25	439.55	\$300,962		\$100,321	\$200,641
	26	44.21	\$30,273		\$10,495	\$19,778
	29	5052.13	\$3,459,227		\$1,337,568	\$2,121,659
	30	8078.74	\$5,531,558		\$2,212,623	\$3,318,935
	33	1727.46	\$1,182,804		\$520,434	\$662,371
	35	12025.10	\$8,233,658		\$3,842,374	\$4,391,284
	38	6713.12	\$4,596,515		\$2,328,901	\$2,267,614
	42	3023.15	\$2,069,967		\$1,159,181	\$910,785
	48	7675.02	\$5,255,130		\$3,363,283	\$1,891,847
	49	226.11	\$154,815		\$101,146	\$53,669
	50	3568.06	\$2,443,074		\$1,628,716	\$814,358



Appendix A

Diameter (Inches)	Age of Pipe (years)	Length (ft)	Sum of 2022 Replacement		Sum of Depreciation Value	
			Cost		(\$/yr)	Sum of Remaining Value
30	51	9634.37	\$6,596,709		\$4,485,762	\$2,110,947
	52	19643.61	\$13,450,100		\$9,325,402	\$4,124,697
	53	2389.99	\$1,636,437		\$1,156,416	\$480,022
	54	8714.01	\$5,966,537		\$4,295,907	\$1,670,630
	55	3874.42	\$2,652,841		\$1,945,416	\$707,424
	56	732.89	\$501,814		\$374,687	\$127,126
	57	398.53	\$272,876		\$207,386	\$65,490
	59	8389.53	\$5,744,364		\$4,518,900	\$1,225,464
	60	36912.74	\$25,274,372		\$20,219,497	\$5,054,874
	61	1912.53	\$1,309,517		\$1,065,074	\$244,443
	62	19959.82	\$13,666,608		\$11,297,729	\$2,368,879
	67	516.73	\$353,808		\$316,068	\$37,739
	76	5.48	\$3,752		\$3,752	\$0
84	8055.68	\$5,515,771		\$5,515,771	\$0	
101	1429.18	\$978,569		\$978,569	\$0	
<b>30 Total</b>		<b>197627.13</b>	<b>\$135,316,484</b>		<b>\$86,214,626</b>	<b>\$49,101,858</b>
36	6	187.11	\$154,010		\$12,321	\$141,689
	8	4.54	\$3,737		\$399	\$3,338
	12	12315.85	\$10,137,171		\$1,621,947	\$8,515,223
	15	4377.77	\$3,603,341		\$720,668	\$2,882,673
	16	3249.90	\$2,674,995		\$570,666	\$2,104,329
	18	1285.40	\$1,058,016		\$253,924	\$804,092
	21	2486.07	\$2,046,280		\$572,958	\$1,473,322
	22	6152.69	\$5,064,274		\$1,485,520	\$3,578,753
	24	542.85	\$446,819		\$142,982	\$303,837
	25	8387.23	\$6,903,528		\$2,301,176	\$4,602,352
	26	11761.37	\$9,680,777		\$3,356,003	\$6,324,775
	27	30.21	\$24,862		\$8,950	\$15,912
	31	1150.49	\$946,968		\$391,413	\$555,554
	33	7285.19	\$5,996,434		\$2,638,431	\$3,358,003
	34	1319.91	\$1,086,417		\$492,509	\$593,908
	35	4.09	\$3,364		\$1,570	\$1,794
	38	533.53	\$439,145		\$222,500	\$216,645
	41	1694.08	\$1,394,400		\$762,272	\$632,128
	42	12.00	\$9,877		\$5,531	\$4,346
	45	77.20	\$63,541		\$38,124	\$25,416
	50	4.96	\$4,086		\$2,724	\$1,362
51	10098.79	\$8,312,313		\$5,652,373	\$2,659,940	
53	8022.42	\$6,603,254		\$4,666,300	\$1,936,955	
54	545.60	\$449,083		\$323,340	\$125,743	
55	1442.87	\$1,187,626		\$870,926	\$316,700	
57	5162.03	\$4,248,867		\$3,229,139	\$1,019,728	
58	13381.69	\$11,014,467		\$8,517,854	\$2,496,612	
59	9017.52	\$7,422,320		\$5,838,892	\$1,583,428	
60	9796.95	\$8,063,869		\$6,451,095	\$1,612,774	
61	19352.72	\$15,929,214		\$12,955,760	\$2,973,453	
62	1680.65	\$1,383,340		\$1,143,561	\$239,779	
68	2943.14	\$2,422,497		\$2,196,397	\$226,100	
71	7756.49	\$6,384,366		\$6,043,867	\$340,500	
76	2756.13	\$2,268,569		\$2,268,569	\$0	
84	130.00	\$107,004		\$107,004	\$0	
95	2542.98	\$2,093,130		\$2,093,130	\$0	
<b>36 Total</b>		<b>157492.43</b>	<b>\$129,631,959</b>		<b>\$77,960,795</b>	<b>\$51,671,164</b>
38	95	2289.78	\$1,992,257		\$1,992,257	\$0
<b>38 Total</b>		<b>2289.78</b>	<b>\$1,992,257</b>		<b>\$1,992,257</b>	<b>\$0</b>

Appendix A

Diameter (inches)	Age of Pipe (years)	Length (ft)	Sum of 2022 Replacement		Sum of Depreciation Value	
			Cost		(\$/yr)	Sum of Remaining Value
42	9	3901.96	\$3,766,344		\$451,961	\$3,314,383
	18	1554.31	\$1,500,294		\$360,070	\$1,140,223
	33	295.82	\$285,538		\$125,637	\$159,902
	42	3096.37	\$2,988,752		\$1,673,701	\$1,315,051
	43	1132.77	\$1,093,396		\$626,880	\$466,515
	44	310.78	\$299,977		\$175,987	\$123,991
	45	299.82	\$289,404		\$173,642	\$115,761
	55	4007.50	\$3,868,220		\$2,836,695	\$1,031,525
	56	9125.45	\$8,808,291		\$6,576,857	\$2,231,434
	57	5885.16	\$5,680,619		\$4,317,270	\$1,363,349
	59	3859.52	\$3,725,381		\$2,930,633	\$794,748
	61	7518.35	\$7,257,043		\$5,902,395	\$1,354,648
	76	1029.57	\$993,791		\$993,791	\$0
95	1198.04	\$1,156,400		\$1,156,400	\$0	
<b>42 Total</b>		<b>43215.43</b>	<b>\$41,713,450</b>		<b>\$28,301,920</b>	<b>\$13,411,530</b>
48	19	6.63	\$7,367		\$1,866	\$5,501
	22	8503.94	\$9,449,067		\$2,771,726	\$6,677,341
	23	19.94	\$22,159		\$6,795	\$15,363
	24	350.62	\$389,583		\$124,667	\$264,917
	54	2559.17	\$2,843,597		\$2,047,390	\$796,207
	57	3716.61	\$4,129,676		\$3,138,554	\$991,122
	59	4605.16	\$5,116,977		\$4,025,355	\$1,091,622
	61	3875.71	\$4,306,455		\$3,502,583	\$803,872
<b>48 Total</b>		<b>23637.77</b>	<b>\$26,264,881</b>		<b>\$15,618,937</b>	<b>\$10,645,944</b>
54	6	625.03	\$788,033		\$63,043	\$724,990
	17	2819.49	\$3,554,779		\$805,750	\$2,749,029
	18	358.71	\$452,254		\$108,541	\$343,713
	19	7326.75	\$9,237,474		\$2,340,160	\$6,897,314
	27	6265.23	\$7,899,119		\$2,843,683	\$5,055,436
	28	620.48	\$782,293		\$292,056	\$490,237
	30	4321.20	\$5,448,120		\$2,179,248	\$3,268,872
	52	588.18	\$741,565		\$514,152	\$227,413
	57	215.01	\$271,080		\$206,020	\$65,059
	59	2326.89	\$2,933,712		\$2,307,853	\$625,858
	61	532.98	\$671,974		\$546,539	\$125,435
<b>54 Total</b>		<b>25999.94</b>	<b>\$32,780,402</b>		<b>\$12,207,045</b>	<b>\$20,573,357</b>
60	6	147.70	\$208,881		\$16,710	\$192,171
	17	157.87	\$223,252		\$50,604	\$172,648
	18	1035.85	\$1,464,890		\$351,574	\$1,113,316
	23	87.31	\$123,472		\$37,865	\$85,608
	34	126.24	\$178,530		\$80,934	\$97,596
	59	2847.73	\$4,027,217		\$3,168,077	\$859,140
	61	664.27	\$939,408		\$764,052	\$175,356
	109	21.63	\$30,583		\$30,583	\$0
	115	17.41	\$24,624		\$24,624	\$0
	116	59.54	\$84,199		\$84,199	\$0
	128	23.89	\$33,791		\$33,791	\$0
131	62.48	\$88,359		\$88,359	\$0	
<b>60 Total</b>		<b>5251.93</b>	<b>\$7,427,207</b>		<b>\$4,731,372</b>	<b>\$2,695,835</b>
66	6	1293.38	\$2,032,340		\$162,587	\$1,869,753
	18	340.78	\$535,486		\$128,517	\$406,969
	24	921.22	\$1,447,546		\$463,215	\$984,331
<b>66 Total</b>		<b>2555.39</b>	<b>\$4,015,372</b>		<b>\$754,319</b>	<b>\$3,261,054</b>
72	6	2.00	\$3,464		\$277	\$3,187
	17	211.91	\$367,071		\$83,203	\$283,868



Appendix A

Diameter (Inches)	Age of Pipe (years)	Length (ft)	Sum of 2022 Replacement	Sum of Depreciation Value	Sum of Remaining Value
			Cost	(\$/yr)	
72	18	910.66	\$1,577,485	\$378,596	\$1,198,889
	61	1123.51	\$1,946,178	\$1,582,891	\$363,287
<b>72 Total</b>		<b>2248.08</b>	<b>\$3,894,198</b>	<b>\$2,044,967</b>	<b>\$1,849,230</b>
84	6	466.47	\$963,402	\$77,072	\$886,330
<b>84 Total</b>		<b>466.47</b>	<b>\$963,402</b>	<b>\$77,072</b>	<b>\$886,330</b>
<b>Grand Total</b>		<b>834289.73</b>	<b>\$569,160,101</b>	<b>\$334,676,964</b>	<b>\$234,483,136</b>

Summary

CIP Appendix B-2

Parent Program	Total Budget	Existing Customers		New Growth	
		Share \$	%	Share \$	%
BACKFLOW PREVENTION DEVICE3330 Total	\$150,000	\$150,000	100.00%	\$0	0.00%
BASE CIP CONTINGENCY-WATER Total	\$18,000,000	\$18,000,000	100.00%	\$0	0.00%
DISTRIB MAIN REHAB PROGRAM Total	\$179,337,970	\$179,337,970	100.00%	\$0	0.00%
DOU FACILITIES IMPR/REHAB Total	\$2,850,000	\$2,188,817	76.80%	\$661,183	23.20%
DOU IT PROGRAM Total	\$8,390,000	\$6,443,571	76.80%	\$1,946,429	23.20%
DRINKING WATER QUALITY 3330 Total	\$1,375,000	\$1,056,008	76.80%	\$318,992	23.20%
FIRE HYDRANT & GATE VALVE REPL Total	\$5,250,000	\$5,250,000	100.00%	\$0	0.00%
FLORIN RES BACK UP ENGINE Total	\$1,750,000	\$1,344,011	76.80%	\$405,989	23.20%
FWTP REHAB Total	\$40,730,000	\$31,280,887	76.80%	\$9,449,113	23.20%
INFORMATION TECHNOLOGY - SCADA Total	\$26,191,990	\$20,115,607	76.80%	\$6,076,383	23.20%
RESERVOIR REHAB PROGRAM Total	\$54,520,000	\$41,871,691	76.80%	\$12,648,309	23.20%
RESIDENTIAL WATER METERING PRO Total	\$45,050,000	\$45,050,000	100.00%	\$0	0.00%
SECURITY & EMERG PREP PROG Total	\$4,950,000	\$3,801,630	76.80%	\$1,148,370	23.20%
SHASTA PARK 4MG RES AND PMP ST Total	\$250,000	\$192,002	76.80%	\$57,998	23.20%
SRWTP IMPROVEMENTS PROGRAM Total	\$53,075,460	\$40,762,275	76.80%	\$12,313,185	23.20%
SRWTP INTAKE SED RMVL Total	\$200,000	\$153,601	76.80%	\$46,399	23.20%
SRWTP PROPERTY ACQUISITION3350 Total	\$911,580	\$700,099	76.80%	\$211,481	23.20%
TRANS MAIN REHAB PROGRAM Total	\$26,499,999	\$20,352,160	76.80%	\$6,147,839	23.20%
UNPLANNED CORRECTIVE MAINT. Total	\$9,000,000	\$6,912,055	76.80%	\$2,087,945	23.20%
WATER+ PROGRAM [1]	\$1,329,830,580	\$966,706,427	72.69%	\$363,124,153	27.31%
WELL REHAB PROGRAM Total	\$113,060,000	\$86,830,766	76.80%	\$26,229,234	23.20%
ANNUAL MISCELLANEOUS	\$1,113,262	\$854,985	76.80%	\$258,277	23.20%
<b>Totals</b>	<b>\$1,922,485,841</b>	<b>\$1,479,354,562</b>	<b>76.95%</b>	<b>\$443,131,279</b>	<b>23.05%</b>
<b>Adjustment for New Resiliency Unrelated to New Growth</b>					
Totals from Above	\$1,922,485,841	\$1,479,354,562	76.95%	\$443,131,279	23.05%
Resiliency Cost Unrelated to New Growth		\$45,056,356	100.00%	(\$45,056,356)	-100.00%
<b>Adjusted Totals</b>	<b>\$1,922,485,841</b>	<b>\$1,524,410,918</b>	<b>79.29%</b>	<b>\$398,074,923</b>	<b>20.71%</b>

Sources: DOU Alternative 3.1, EPS

Appendix\_B.2a

Note:

[1] The Water+ Program includes the \$220,000,000 RiverArc project to increase capacity by 30 mgd. New growth will need 22 mgd of this capacity for new growth exclusively. The value of this capacity is \$161,333,333 and is allocated to New Growth. The remaining 9 mgd will benefit all customers, so is shared equally between Existing Customers (76.80%) and New Growth (23.20%). These shares are \$45,056,356 and \$13,610,311 respectively.

## Descriptions

CIP	Objective	Description
Backflow Prevention Device3330	To ensure compliance with the City's Cross-Connection Control Program, the Department of Utilities annually tests backflow devices to ensure that backflow prevention assemblies are working properly.	Annually test backflow devices for city departments requiring backflow testing and repairs and issue a permit, or "tag" to show compliance of the State requirement.
BASE CIP CONTINGENCY-WATER	Reserve for unforeseen capital program needs.	Facilitate the completion of capital projects by reserving appropriations for minor overruns and provide a source of funds for small projects that could not be anticipated before the start of the fiscal year.
Distrib Main Rehab Program	Improve water distribution system reliability including increased pressures and fire suppression capabilities.	Replace water distribution mains (pipes twelve-inch in diameter or smaller) and other work associated with the distribution system that have maintenance issues or have exceeded their useful life.
DOU Facilities Impr/Rehab	Improve the existing condition of Department of Utilities facilities through maintenance and/or replacement projects for continued occupancy of Department of Utilities sites.	This program provides funding for capital improvements to Department of Utilities facilities including space planning and rehabilitation projects.
DOU IT Program	Supports initiatives through technology advancements by providing reliable systems that improves customer service and staff with tools to be more efficient and make decisions that promotes the Department's vision.	Planning and implementation of IT initiatives as well as coordination and management of IT resources and oversight on all identified IT programs, software, hardware upgrades, and consulting services.
Drinking Water Quality 3330	Comply with drinking water regulatory requirements of the California Surface Water Treatment Rule, and California Code of Regulations Title 22.	Provide for drinking water regulatory efforts that encompass water production through the water treatment plants, wells, and reservoirs; and distribute this water to ratepayers.
Fire Hydrant & Gate Valve Repl	Replace valves and fire hydrants to facilitate positive system shutdowns and improve the system's reliability and safety.	Replace valves and fire hydrants in the water distribution system that have failed or are obsolete.
Florin Res Back Up Engine	Complete necessary improvements for reliability of pump station and redundancy needs for maintenance, including needed safety upgrades. (Parent CIP to close in FY24.)	Design and construct various improvements at Florin Pump Station including air quality, improved communications, flow meter replacement, pump redundancy, programming improvements, and improved safety and reliability of station.
FWTP Rehab	Make available to the City a reliable 100-120 million gallons per day of water treatment capacity at the E.A. Fairbairn Water Treatment Plant.	Rehabilitate the E.A. Fairbairn Water Treatment Plant (FWTP) structures constructed in 1964.
Information Technology - SCADA	Provide improvements and maintenance of the SCADA system that have been deemed essential and critical and are used by Operations to remotely control and monitor the facilities and equipment for the Water, Wastewater, and Storm Drainage infrastructure per the SCADA master plan.	This program funds the maintenance and improvements of the Supervisory Control and Data Acquisition (SCADA) system as defined in the SCADA master plan.

Reservoir Rehab Program	Improve the water system reliability and extend useful lives of the City's reservoirs.	Rehabilitation work at water reservoirs, including booster pump stations, which may include patching interior and exterior coatings, improvements to cathodic protection systems, pump and motor improvements, electrical upgrades, structural repairs, etc.
Residential Water Metering Program	Comply with AB 2572, promote conservation, and bill customers for the amount of water they use. Once the City is fully metered, a replacement program will be developed to replace meters, gateways, endpoints and other associated infrastructure.	Install water meters at residential homes that do not currently have meters. Assembly Bill (AB) 2572 requires water meters be installed on existing water service connections by 2025. Once the City is fully metered, a replacement program will be developed and implemented.
Security & Emerg Prep Prog	Implement the Department of Utilities' Security Master Plan recommendations, as accepted by City Council in September 2014.	Provide security improvements to key Water, Drainage, and Wastewater facilities as recommended in the DOU Security Master Plan.
Shasta Park 4Mg Res And Pmp St	Provide water to the southern portion of the City during peak hour demands, fire demands, and emergencies. (Parent CIP to close in FY24.)	Design and construct a four million gallon (4MG) water storage reservoir, booster pump station, and two groundwater wells.
SRWTP Improvements Program	Make available to the City a reliable 160 million gallons per day of water treatment capacity at the Sacramento River Water Treatment Plant (SRWTP).	Maintenance projects, upgrades due to regulatory changes, safety improvements, or updating antiquated electrical equipment are examples of projects to be designed and implemented.
SRWTP Intake Sed Rmvl	Parent CIP to close in FY24	
SRWTP Property Acquisition	Parent CIP to close in FY24	
Trans Main Rehab Program	Ensure the reliability of the water distribution system and reduce potential damage from transmission main breaks.	Replace existing water transmission mains (pipes larger than twelve-inch diameter) that have significant maintenance issues with new reliable mains that meet City standards.
Unplanned Corrective Maint.	Enable repairs needed to continue operating efficiently.	Correct and repair unexpected critical failures with the City's water infrastructure.
Water+ Program	Ensure the City has sufficient and resilient water treatment capacity for the future water demands of the City of Sacramento.	Design plans and specifications for the development of necessary water supply expansion improvements needed due to expected growth as well as resiliency projects for the City's water supply and facilities.
Well Rehab Program	Improve City's water supply reliability and groundwater extraction capability. A reliable groundwater supply will optimize conjunctive management of the City's water supply and will allow the City to participate in future drought banking programs and water transfers.	Rehabilitate and replace dilapidated infrastructure at the City potable groundwater facilities. Monitoring capabilities may be required and other work associated with the groundwater well program.
Annual Miscellaneous	See Description	This represents estimated remaining available appropriations for the current year for the Transmission and Distribution Main Rehabilitation Programs. Estimated requirements for future years are in those programs and are described above.

Sources: DOU and EPS

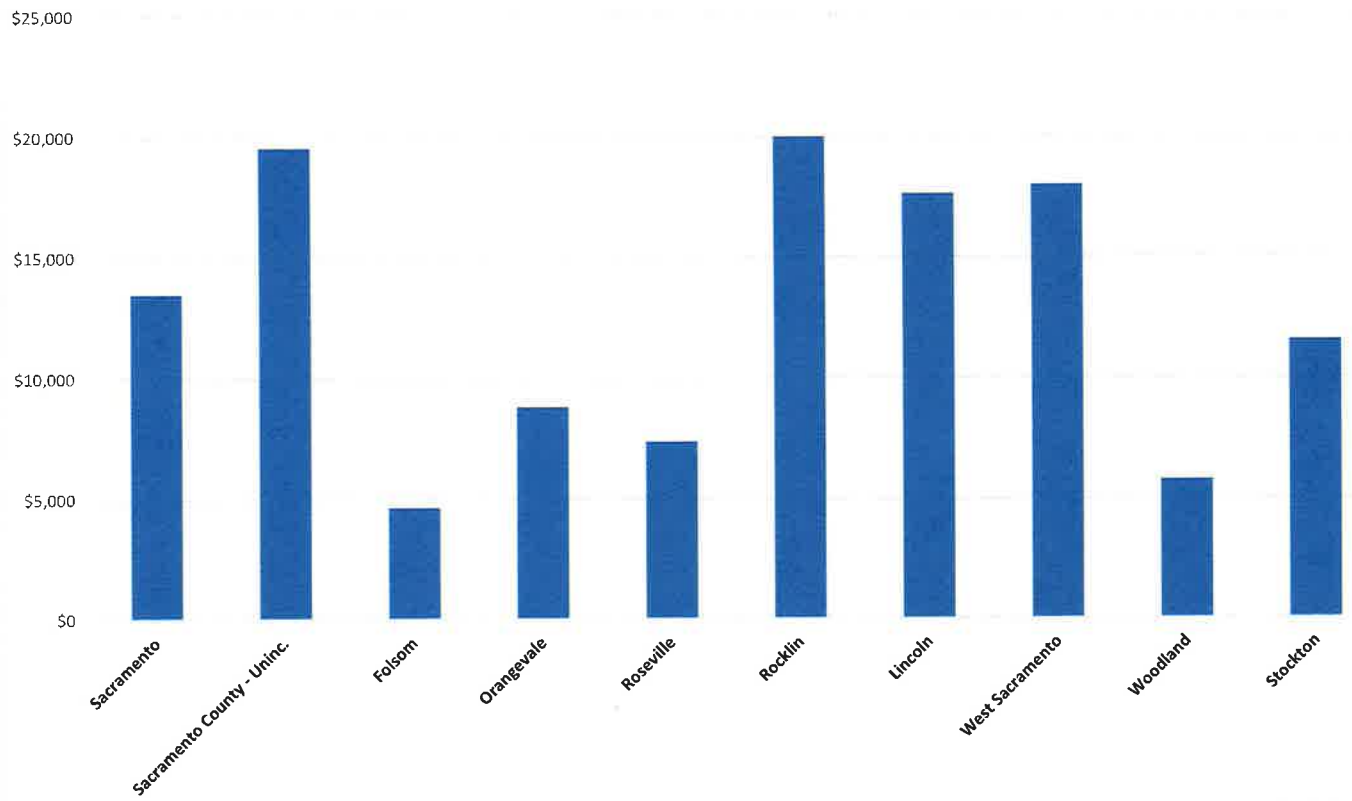
Appendix\_B.2b

**Appendix B-3**

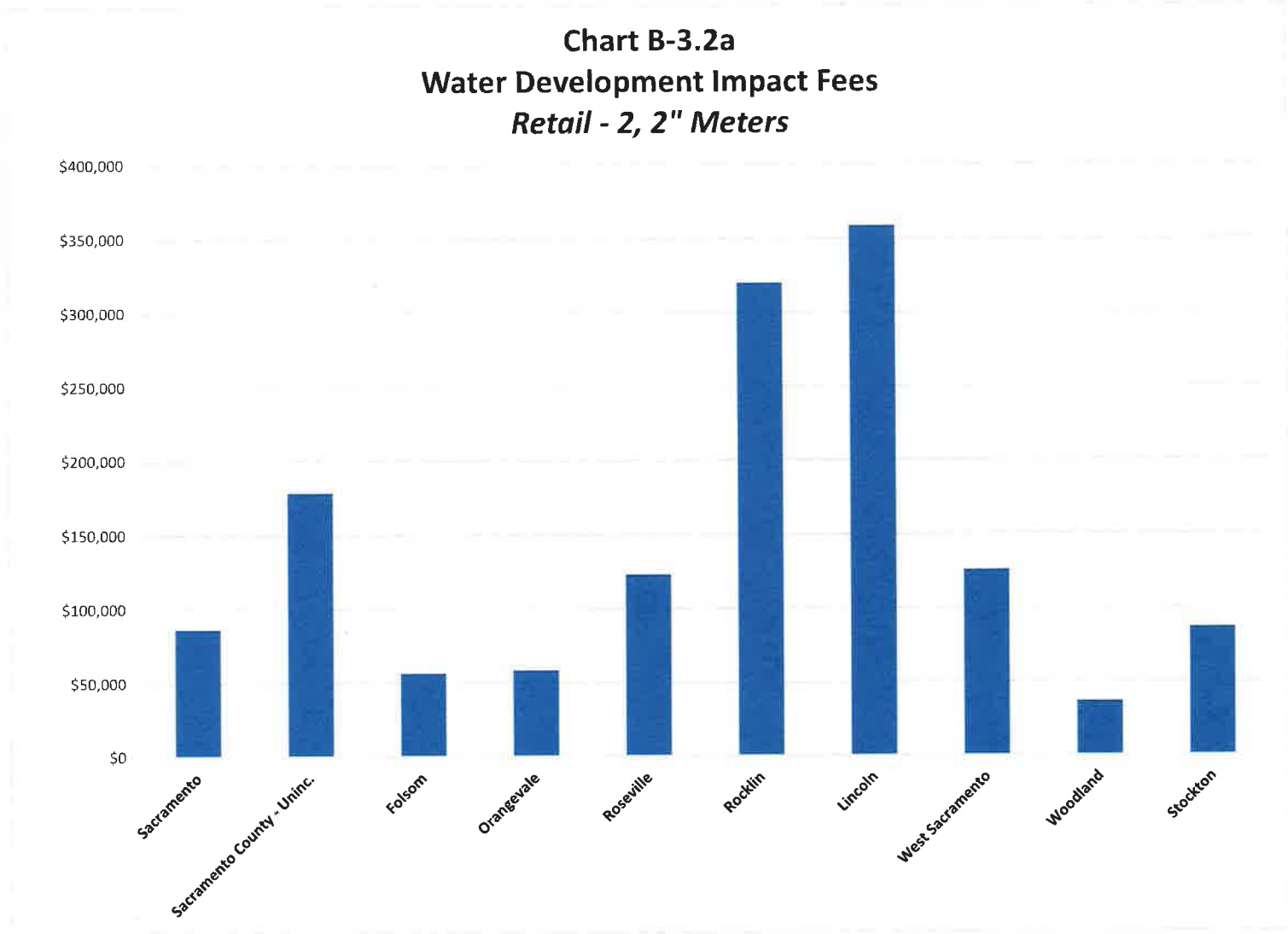
**Companion Charts to Tables 2-10 and 2-11**

**Table 2-10: Charts by Land Use and Meter Size**

**Chart B-3.1a**  
**Water Development Impact Fees**  
**per Dwelling Unit**  
**Single Family 1" Meter**



**Chart B-3.2a**  
**Water Development Impact Fees**  
*Retail - 2, 2" Meters*



**Chart B-3.3a**  
**Water Development Impact Fees**  
*Office - 2, 2" Meters*

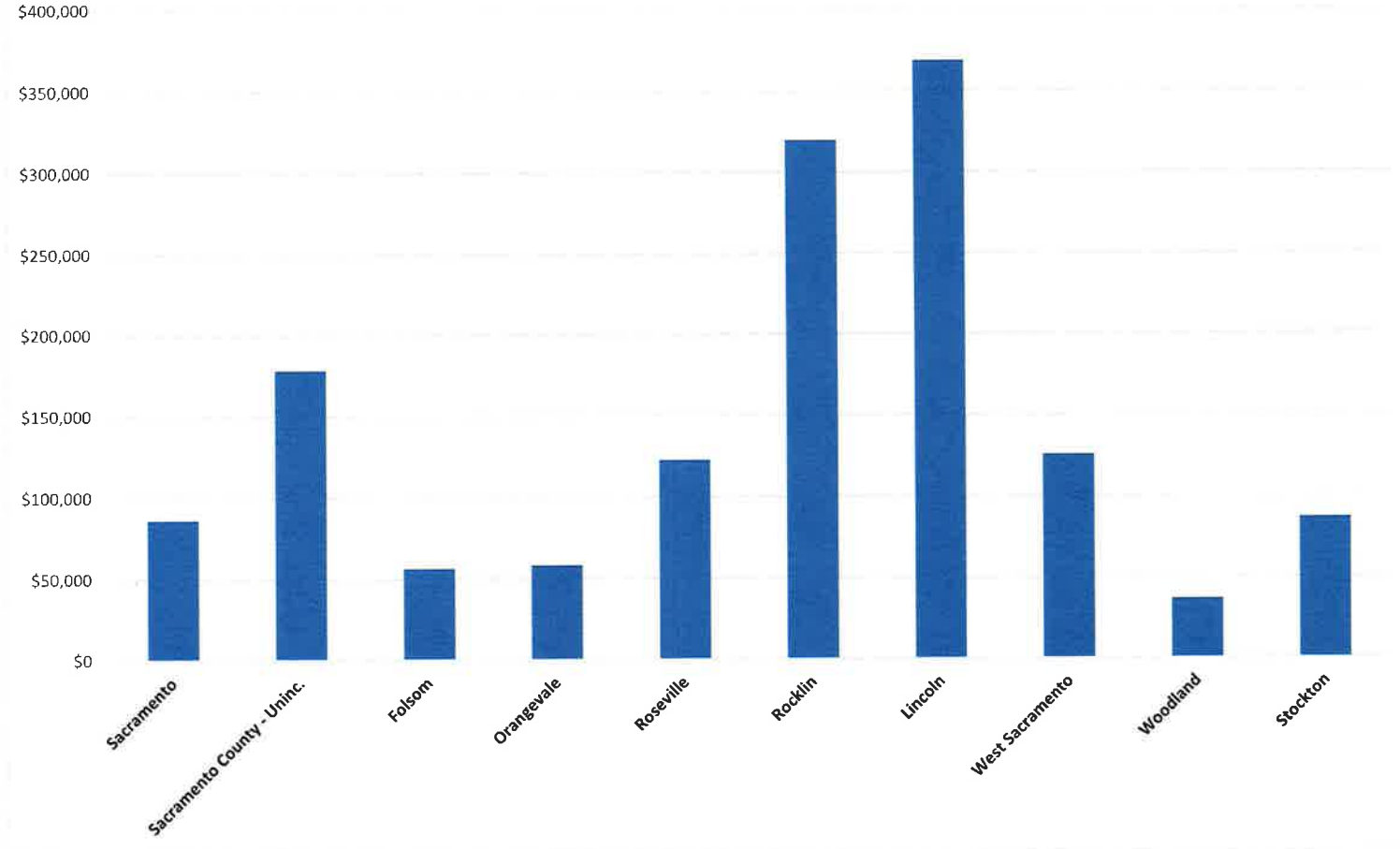
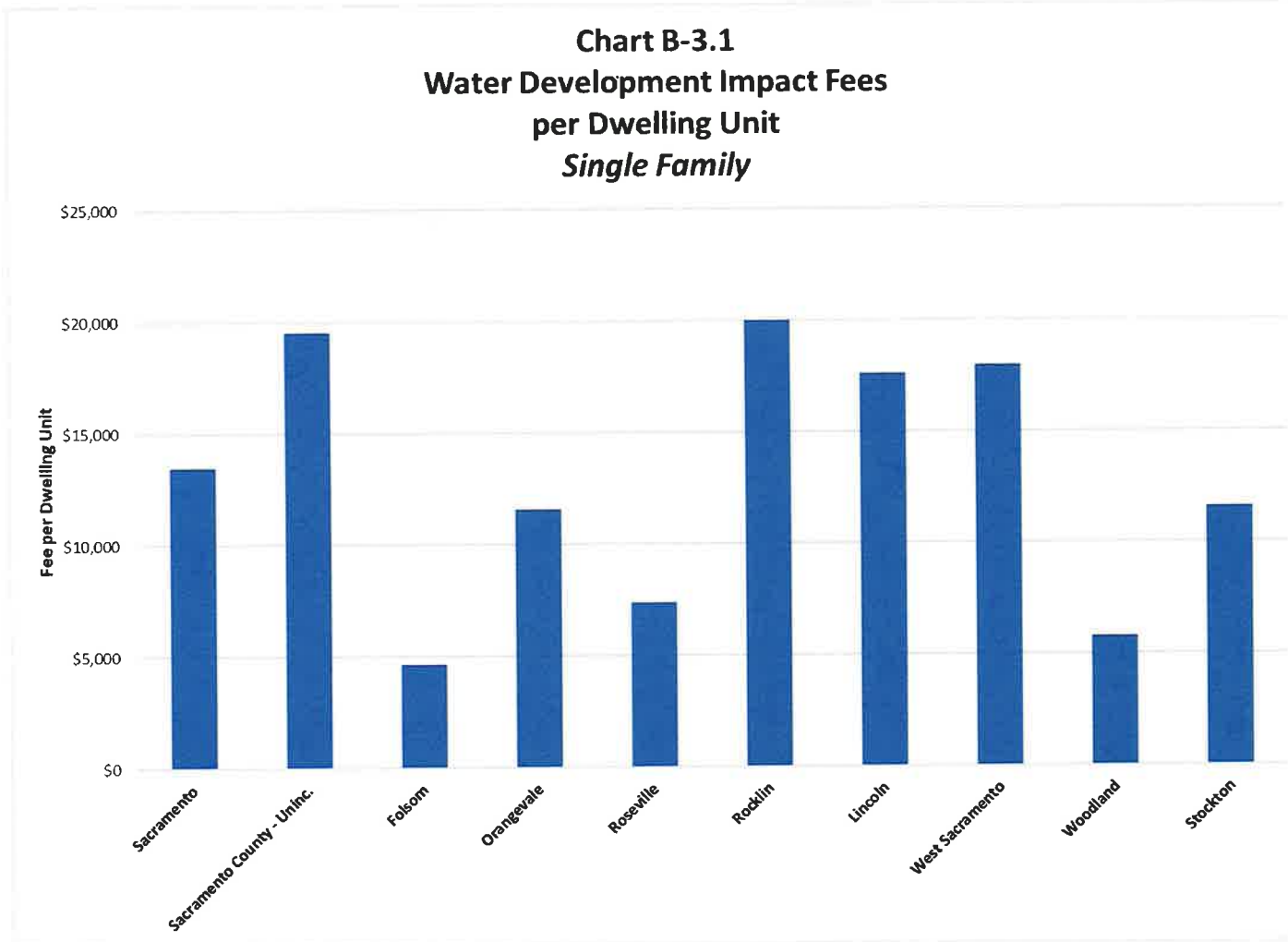
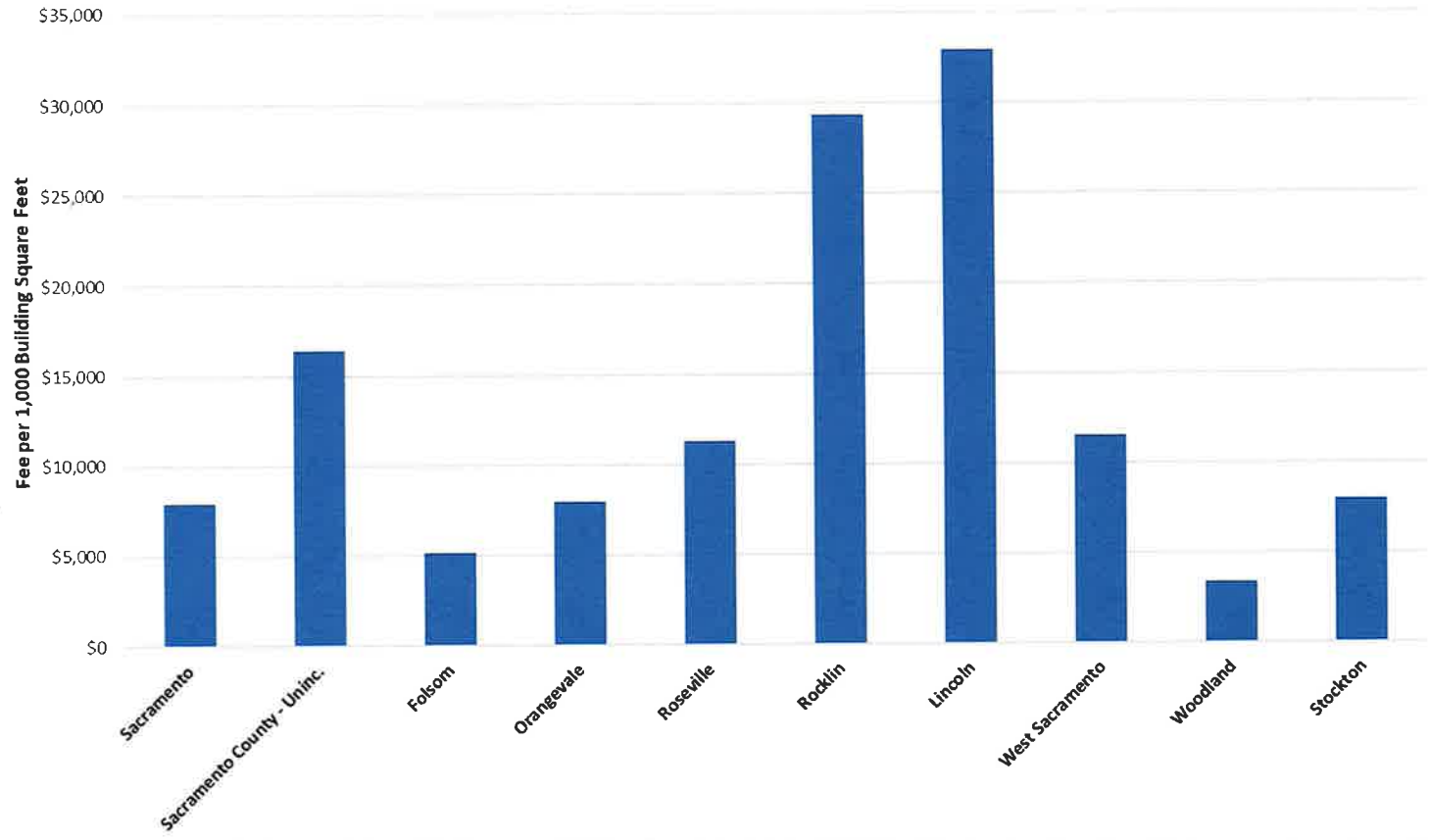


Table 2-11: Charts by Land Use and Area

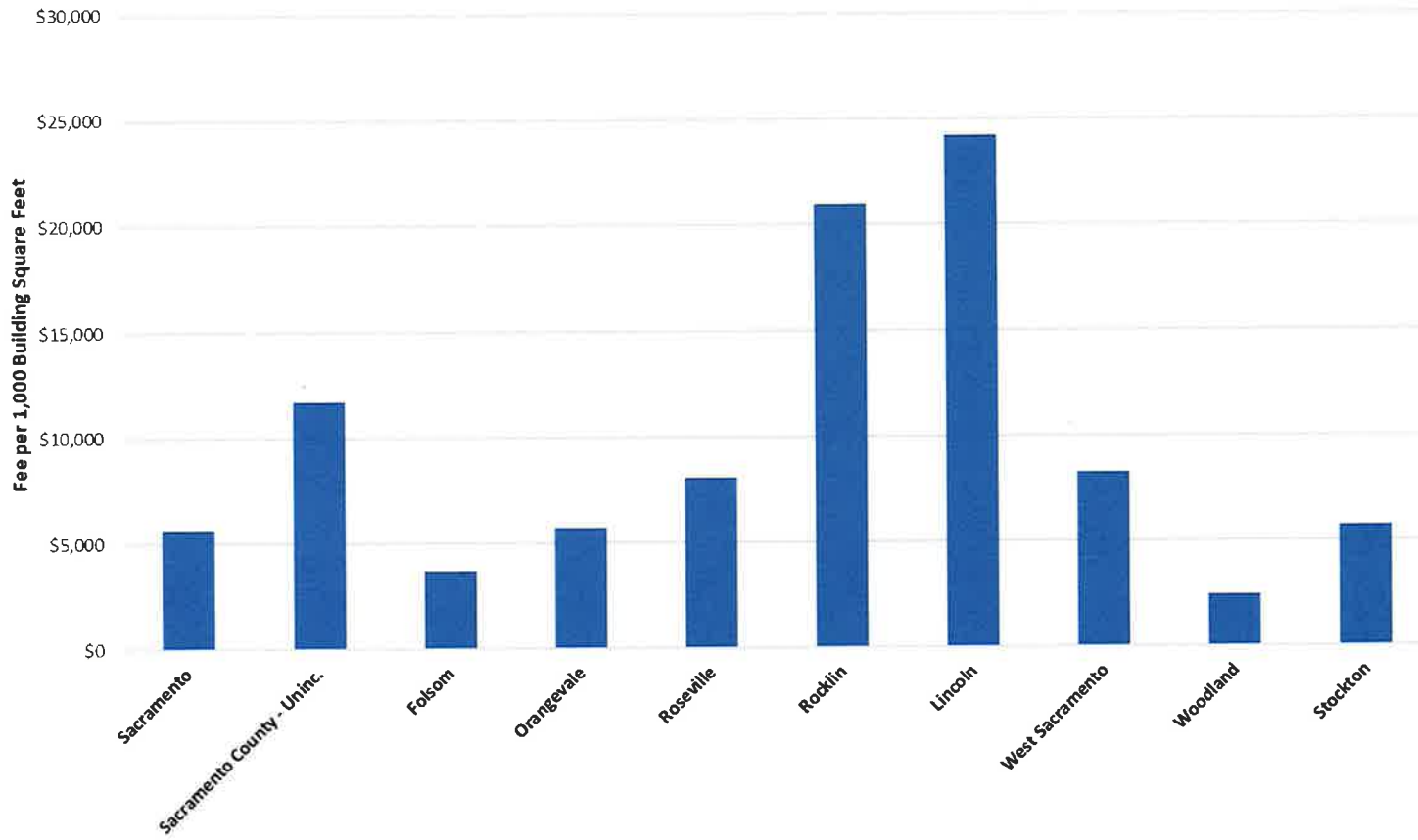




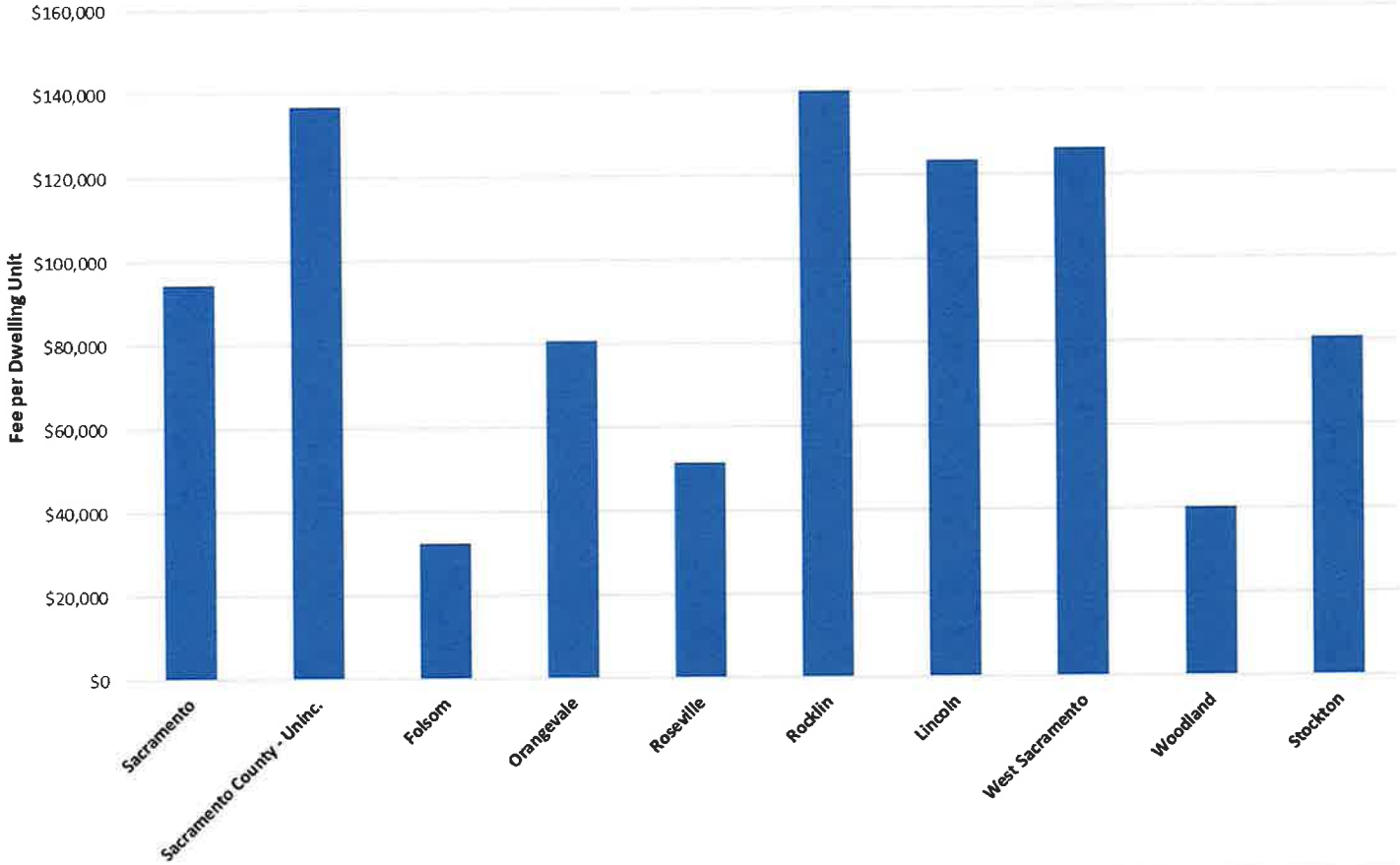
**Chart B-3.2**  
**Water Development Impact Fees**  
**per 1,000 Building Square Feet**  
*Retail*



**Chart B-3.3**  
**Water Development Impact Fees**  
**per 1,000 Building Square Feet**  
*Office*

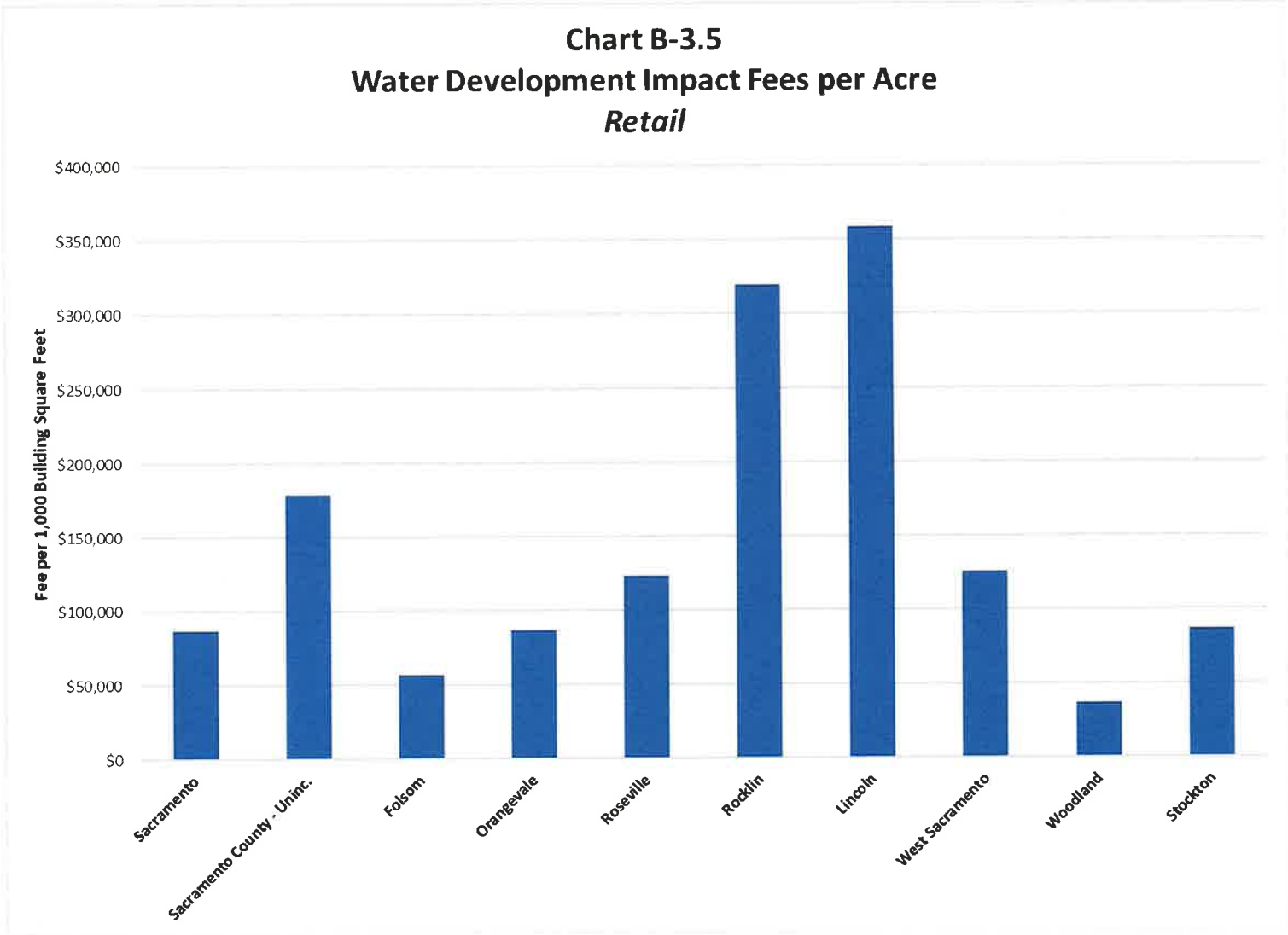


**Chart B-3.4**  
**Water Development Impact Fees per Acre**  
*Single Family*

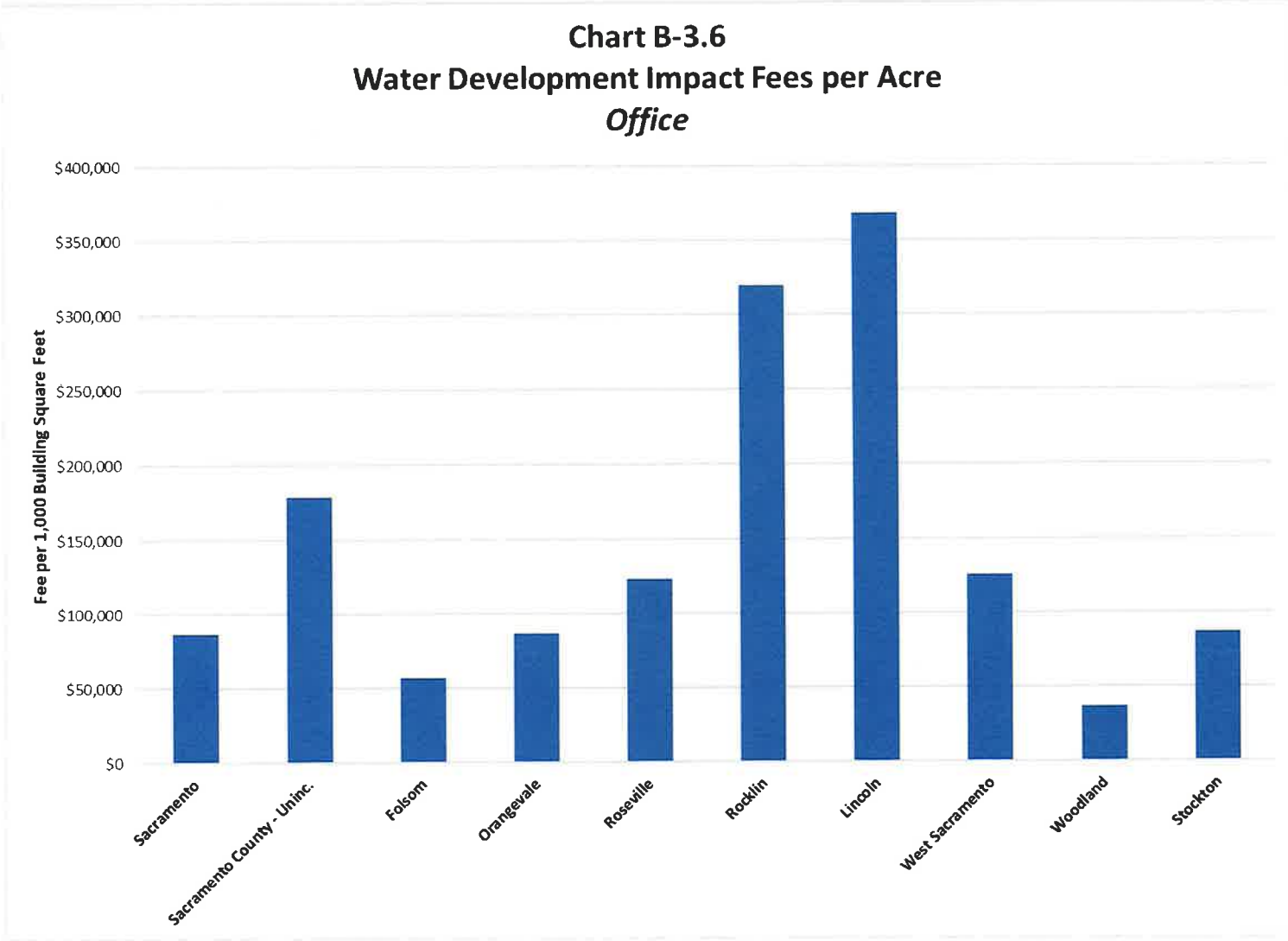


Charts per Acre

**Chart B-3.5**  
**Water Development Impact Fees per Acre**  
*Retail*



**Chart B-3.6**  
**Water Development Impact Fees per Acre**  
*Office*



## APPENDIX C: Separated Sewer System Utility



- Appendix C-1: Technical Memorandum, Department of Utilities,  
November 18, 2009
- Appendix C-2: Sample of Basin Improvements
- Appendix C-3: Separated Sewer Detailed Fee Schedule
- Appendix C-4: Companion Charts to Table 3-8

## Appendix C-1

Technical Memorandum, Department of Utilities, November 18, 2009



DEPARTMENT  
OF UTILITIES  
  
ENGINEERING  
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November 18, 2009

### TECHNICAL MEMORANDUM:

## PRELIMINARY HYDRAULIC ANALYSIS SEPARATED SEWER BASINS

This technical memorandum (TM) summarizes our approach to evaluate the hydraulic capacity of sanitary sewer "backbone" facilities in each of the City of Sacramento (City) separated sewer basins. This evaluation is part of a broader effort to develop a reasonably accurate and realistic Sewer Development Fee by, in part, estimating the hydraulic capacity of the facilities utilizing a consistent method. Portions of the City have been evaluated via master plans over the past 15 years, but the methods were not consistent. Excluded from this study were combined sewer system facilities located in the older central City area and all small collection pipelines not identified as belonging to the "backbone" network of pipes.

The following sections present background information regarding the separated sewer system within the City, along with a discussion of the general wastewater components and methodology used in the hydraulic capacity evaluations. In addition, the approach used for estimating the 2009 capital costs to replace and improve, if warranted, the existing "backbone" sewer infrastructure within the basins is discussed. Reports are included in the appendices that provide information regarding the existing infrastructure, existing land uses, and projected future land uses within each basin, along with the specific wastewater components used in each hydraulic evaluation. Finally, the results of the hydraulic and capital costs evaluations for each basin are summarized.

This study involved static hydraulic evaluations based on various simplifying assumptions in order to satisfy limitations imposed on the project. Therefore, this study did not include flow monitoring, condition assessment of sewer facilities, or dynamic modeling of the collection systems and, thus, provides only a general overview of hydraulic considerations within the basins. The reports presented in the appendices can be used as a preliminary assessment of hydraulic capacity and as a screening tool to determine if a more detailed sanitary sewer study is required.

### **Background Information**

Wastewater collection in the City of Sacramento is provided by both the City and the County of Sacramento. The Sacramento Area Sewer District (SASD) maintains approximately 35 percent of the public collection system within the City limits, primarily in the northwest and southeast sections of the City. The City Department of Utilities (DOU) maintains the remaining portion of the public collection system, which includes a combined sewer system in the older central City area with a total service area of approximately 7,545 acres and approximately 305 miles of 4 to 120 inch diameter pipes. The separated sewer system, which is described below in more detail, is located primarily in the northeast, east and southwest sections of the City with a total service area of about 20,750 acres.

Wastewater conveyed by the City's separated sewer system is routed by the collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP) for treatment and disposal via an interceptor system consisting of large diameter pipes and pump stations. The interceptor system and the SRWTP, located just south of the City limits, are owned and operated by the independent Sacramento Regional County Sanitation District (SRCSD). A detail showing the City of Sacramento and SASD service areas, as well as the location of SRCSD interceptor pipe within the City service area is presented in Figure 1.

Maintenance of the City's separated sewer system is provided by three Divisions within the DOU. The Field Services Division maintains the entire collection system infrastructure, including approximately 485 miles of 4 to 42 inch diameter gravity collection pipes, about 5.3 miles of force mains, and about 14,400 manholes. The Plant Services Division maintains the pump stations. The Engineering Services Division coordinates with the Field and Plant Services Divisions to design and manage all capital improvement projects related to sewer replacement and rehabilitation. Figure 1 and Tables 1 and 2 show the size and distribution of separated gravity and force main pipes in the City service area.

**Table 1 - Gravity Collection Pipe**

Pipe Diameter (Inch)	Length (feet)	Length (miles)	Percentage of System (by length)
4	7,164	1.36	0.28
6	1,594,110	301.91	62.3
8	460,984	87.31	18.0
10	151,597	28.71	5.9
12	122,078	23.12	4.8
15	66,088	12.52	2.6
18	35,671	6.76	1.4
21	59,534	11.28	2.3
24	31,906	6.04	1.2
27	3,376	0.64	0.13
30	11,314	2.14	0.44
36	978	0.19	0.04
42	14,706	2.79	0.57
<b>Total</b>	<b>2,559,507</b>	<b>484.8</b>	<b>100</b>



Table 2 – Force Mains

Pipe Diameter (inch)	Length (feet)	Length (miles)	Percentage of System (by length)
4	4,679	0.89	16.66
6	1,752	0.33	6.2
8	5,859	1.11	20.9
12	4,976	0.94	17.7
18	4,379	0.83	15.6
21	5,138	0.97	18.3
24	497	0.09	1.8
30	42	0.01	0.15
36	772	0.15	2.75
Total	28,094	5.3	100

The separated sewer system is composed predominately of vitrified clay and reinforced concrete pipes. A majority of the pipes were installed between the 1940's and the 1970's. Pipes in the older sections of the City were constructed in the late 1800's and early 1900's. Since the 1970's, polyvinyl chloride (PVC) pipe gradually gained acceptance and now PVC pipe is used almost exclusively as replacement pipes and in new construction.

The City service area is divided into 49 separated sewer basins. Thirty-nine of the sewer basins are pumped through individual pump stations. The remaining ten sewer basins gravity flow directly or indirectly into the SRCSD interceptor pipes. Twenty-seven of the pump stations were constructed between the 1950's and the 1970's; most of these pumps have been rehabilitated and/or upsized during the past ten years. The remaining 13 pump stations were constructed between 1985 and 2004 with only one pump station (Sump 122) rehabilitated in 1999. Many of the pump stations discharge into downstream gravity sewers which, in turn, convey the wastewater to pump stations further downstream. Because of this interconnection, changes in one basin can affect the performance of the separated sewer system in downstream basins. Figure 2 shows the layout of separated sewer basins in the City.

### **Wastewater Components**

Sewer or wastewater flows used to evaluate hydraulic capacity are composed of several components termed: (1) average dry weather flow (ADWF), (2) peak dry weather flow (PDWF), (3) peak wet weather flow (PWWF), (4) groundwater infiltration (GWI), and (5) rainfall-dependent infiltration/inflow (RDI/I). The latter two components are collectively referred to as infiltration/inflow (I/I). The following presents a brief discussion of each component and factors used in the hydraulic evaluations.

#### ***Average Dry Weather Flow***

The ADWF is the average daily sanitary sewer flow contribution from residential, commercial, industrial and institutional users at any given point in the collection system during dry season conditions, excluding all flow from groundwater infiltration and

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#### ***Average Dry Weather Flow***

The ADWF is the average daily sanitary sewer flow contribution from residential, commercial, industrial and institutional users at any given point in the collection system during dry season conditions, excluding all flow from groundwater infiltration and

stormwater runoff infiltration/inflow.

Sewer system planning within the City is typically based on a unit flow rate representing the average sanitary sewer flow contribution from one single family residence, termed an Equivalent Single-Family Dwelling unit, or ESD. The flow contributions from other types of land uses are expressed in terms of either an equivalent number of ESDs, actual water usage, an appropriate density factor (e.g., dwelling units or ESDs per net acre), or some other parameter that reflects sewage generation. For example, the flow from one multi-family dwelling unit is equated to 0.75 ESD, whereas a density factor of 6 ESD/acre may be used to equate flows from commercial/retail users. The ADWF is determined by totaling the ESDs from land uses that contribute flow to a particular collection pipe and then multiplying the value by a unit flow rate expressed in units of gallons per day per ESD (gpd/ESD).

The current City Design and Procedures Manual requires that a unit flow rate of 400 gpd/ESD be used for planning purposes. A reduced unit flow rate of 310 gpd/ESD was selected for this evaluation based on flow monitoring performed by the DOU and the SASD in recent years<sup>1</sup>. This reduced unit flow rate will be included in future revisions to the City Design and Procedures Manual.

To support the impact fee evaluation and for use in future planning, the ADWF was evaluated for three land use scenarios: existing conditions; development and/or redevelopment conditions expected by the year 2030, coinciding with the City's 2030 General Plan; and ultimate build-out conditions. A discussion regarding how land use conditions were determined for each basin is presented in the subsection titled "Land Use Conditions" and in the Basin Reports included in the Appendices.

Once the existing land use data was compiled, land uses that could reasonably be expected to convert sewer flow to the collection system were converted to equivalent ESDs using the factors shown on Table 3. The existing ADWF was determined by multiplying the total ESDs within the basin or subbasin by the unit flow rate of 310 gpd/ESD.

Table 3

Land Use	ESD Flow Unit
Single-Family Residential	1
Multi-Family Residential	0.75
Commercial/Industrial	6 per net parcel acre.
Schools	0.13 per capita
Open Spaces/Parks, etc.	0

Once the acreage for all new or future 2030 and Build-out land use was compiled, the equivalent new or additional ESDs were calculated using the density factors presented in Table 4. The additional 2030 ESDs were then added to the Existing ESDs to establish the total 2030 ESDs for each basin or subbasin. Likewise, the additional Build-out ESDs were then added to the 2030 ESDs to establish the total Build-Out ESDs for each basin

<sup>1</sup> Flow monitoring performed by the DOU and SASD has shown a significant reduction to the unit flow rate due to water conservation policies and measures. Measured unit flow rates typically range from less than 200 gpd/ESD to 300 gpd/ESD. A unit flow rate of 310 gpd/ESD is currently used by SASD for planning studies. The SASD unit flow rate appears reasonable with an adequate safety factor.

or subbasin. The total ESDs were then multiplied by the unit flow rate to determine the 2030 and Build-out ADWF.

Table 4

<i>Land Use</i>	<i>ESDs/Ac.<sup>2</sup></i>
<b>Suburban and Traditional Neighborhoods</b>	
Low Density	6
Med. Density	11
High Density	20
<b>Urban Neighborhoods</b>	
Low Density	15
Med. Density	45
<b>Commercial/Retail Centers and Corridors</b>	
Suburban & Traditional Center	6
Regional Commercial Center	6
Urban Center Low	11
Urban Center High	25
Suburban Corridor	6
Urban Corridor	11
<b>Other</b>	
Employment Center Low Rise	6
Employment Center Mid-Rise	9
Industrial	11
Public/Quasi-Public	6
Open Space/Parks, etc.	0

#### **Peak Dry Weather Flow (PDWF)**

The diurnal flow pattern in Sacramento and most cities tends to vary throughout the day in a typical way, generally peaking early in the morning in the upstream sewers and later and less sharply in the larger downstream sewers with higher flows. The PDWF refers to the maximum dry weather flow rate that is likely to be seen at any given point in the collection system. The typical PDWF tends to be 1½ to 2½ times the ADWF.

In a static hydraulic analysis, the most common means of expressing the anticipated magnitude of the PDWF is by a "peaking factor" (PF), which relates the PDWF to the ADWF. The current City Design and Procedures manual provides a diagram relating the ADWF to the PF. As alluded to earlier, recent flow monitoring clearly shows that water conservation policies and measures have not only reduced the unit flow rate from 400 gpd/ESD to 310 gpd/ESD, but also reduced the measured PDWFs. These findings appear to be consistent with studies performed by other agencies and cities, such as SASD, Los Angeles and Portland among others. Using flow measurements recorded by the City and SASD, the DOU has developed a representative PF, which is more consistent with the PF used by cities such as Los Angeles and Portland. The new PF equation used in the evaluations is as follows:

$$PF = 1.9(ADWF)^{0.1} \quad (\text{min. PF} = 1.5, \text{max. PF} = 3.0)$$

<sup>2</sup> Numerous jurisdictional resources were reviewed to determine the density factors listed on Table No. 2. Density factors were averaged and then compared to available flow monitoring and water usage data within the City to obtain a reasonable and representative value for the various land uses.

$$PDWF = ADWF \times PF$$

This PF will be included in future revisions to the City Design and Procedures Manual.

#### ***Groundwater Infiltration (GWI)***

GWI is groundwater that enters the sewer system through cracks or defective joints in pipes and manhole walls. The magnitude of GWI depends on the condition of the sewers as well as on the depth of the groundwater table with respect to the local sewer collection system. Therefore, GWI is highly dependent on location and topography. Sewers in low lying areas near the Sacramento and American Rivers and the many creeks traversing the Sacramento area tend to exhibit higher GWI rates.

GWI is typically expressed on a unit area basis (gpd/acres or gpad) by dividing GWI flow determined through flow monitoring by the sewerage acreage of the monitored area. An evaluation of City and SASD flow monitoring data suggests that typical GWI rates range from about 100 to 500 gpad. SASD currently applies a GWI value of 200 gpad for design of all collection systems in their service area based on data collected at the Sacramento Regional Wastewater Treatment Plant. Unlike the Sacramento service area, however, much of the area served by the SASD is located away from rivers and creeks and generally at a higher elevation. Thus, groundwater levels for a majority of their service area tend to be relatively deep in comparison to the collection system. Because of Sacramento's proximity to rivers and creeks, groundwater tends to be relatively shallow under much of the City. This factor, combined with the recent flow monitoring data and the old age of the City collection system, a GWI value of 300 gpad was considered more representative of conditions in the City provided groundwater is 15 feet or less in depth.

If the groundwater table was found to be below a depth of 15 feet, no GWI was included in estimated sewer flows. The 15 foot depth was selected because most sewer facilities in the City are located near and/or above this depth.

For the purpose of our evaluation, groundwater elevations for the basin were determined using the data from geotechnical studies maintained on the DOU intranet and/or groundwater contour maps published by the California Department of Water Resources between Spring 1979 and Spring 2007<sup>3</sup>. Ground surface elevations were determined based on Lidar elevation maps also available on the DOU intranet.

The DOU recognizes that groundwater elevations can and will fluctuate due to variations in precipitation, temperature, localized pumping, and other factors. Therefore, it is possible that groundwater elevations may be higher or lower than the levels reported in past geotechnical studies and generalized groundwater contour maps.

#### ***Rainfall-Dependent Infiltration/Inflow (RDI/I)***

RDI/I is infiltration and inflow that is directly related to rainfall events. RDI/I may enter the sewer collection system through manhole and pipe defects, as well as direct surface drainage connections such as illegally connected roof, pool and yard drains. The magnitude of RDI/I flows are related to the intensity and duration of the rainfall, the

<sup>3</sup> Spring groundwater contour maps were selected because river and creek stages and, thus, groundwater elevations tend to be at or near their highest levels.

relative soil moisture at the time of the rainfall event, the condition of the collection system, and other factors. Peak sewer flows during rainfall events are typically the highest flow rates that occur in any sewer collection system.

Planning studies completed by outside consultants for Basins 21, 55, 85, 119, 127, 134, 135, 136, 137 and 145 have shown RDI/I flow rates ranging from less than 1,000 gpd/acre (gpad) to over 9,000 gpad for a 6-hr, 10-year frequency storm event (storm event used for design per the City Design and Procedures manual). SASD has reported RDI/I ranging from 1,000 to 6,000 gpad within their system for the same design storm event and subsequently elected in their planning studies to incorporate RDI/I rates of 1,600 gpad for older existing development and 1,400 gpad for newer (less than 5 years old) and future development. Based on flow data collected from the planning studies completed in the City, the RDI/I rate of 1,600 gpad appears appropriate for sewers less than 20 years old (coinciding with the predominate use of PVC pipe in Sacramento). For sewers greater than 20 years old, an RDI/I rate of 2,500 gpad appears generally representative. Therefore, unless specific flow monitoring and RDI/I data was available for a basin, these values were used in the flow evaluations.

The DOU recognizes that, aside from pipe age, many other factors can contribute to RDI/I. In the absence of flow monitoring data for each basin, however, these other factors cannot be accurately determined. Flow data presented in previous planning studies did suggest a general correlation between pipe age and RDI/I and, thus, it was felt that pipe age would be the best method of quantification for the stated purpose of the evaluations.

#### ***Peak Wet Weather Flow (PWWF)***

The PWWF refers to the maximum flow rate observed or predicted at any given point in the collection system during extreme wet weather conditions and is the component typically used to evaluate sewer facilities. Because the peak RDI/I during a storm event can occur at any time of the day, it is conservatively assumed in this analysis that the peak RDI/I flow would coincide with the PDWF. Therefore, the PWWF is the sum of the PDWF, GWI, and RDI/I components plus any flows from extraneous discharges. Extraneous discharges are flows from pump stations that discharge into the basin or SASD pipes that discharge into the City's system. Flows from permitted "special dischargers," such as from industries that discharge high flows into the sewer for a limited time period, were not considered in this evaluation. These special dischargers, however, should be considered in any future project specific sewer studies or master plans.

$$\text{PWWF} = \text{PDWF} + \text{GWI} + \text{RDI/I} + \text{Extraneous Flow}$$

#### **Hydraulic Capacity Evaluation**

##### ***Land Use Conditions***

The first step in the evaluation process was to compile the existing and future land use data for each basin. To support the impact fee evaluation and for use in future planning, three land use scenarios were evaluated: existing conditions; development



and/or redevelopment conditions expected by the year 2030, coinciding with the City's 2030 General Plan; and ultimate build-out conditions. It is recognized that full build-out of every parcel in a basin is never likely to occur. This scenario, however, provides for a sufficient level of conservatism to allow the DOU to plan sewer facilities with useful lives of about 50 to 100 years, which is typical industry standard, without significant risk of shortfalls in future capacity.

For the purpose of the evaluations, the existing land use conditions in a basin were separated into the five general categories listed in Table 3 and compiled using the 2008 Master Address Database GIS files, the 2008 GIS Parcel files, the 2005 Existing Land Use GIS files, and school web sites available on the internet. Since detached single family residences and attached multi-family residences contribute a vast majority of flow to the City's sewer collection system, the Master Address Database was felt to be the best source for obtaining a reasonably accurate residential count within the basins. The Parcel and Existing Land Use files were used to identify commercial/retail, industrial and open space parcels and to determine the gross acreage of the parcels. State and local school district web sites were used to determine enrollment at the numerous public and some private schools in the basins.

2030 land uses were determined using a GIS map developed by the Long Range Planning Department (LRPD) that identifies vacant and potentially subdividable parcels within the City that they feel have a potential or likelihood of being developed or redeveloped by the year 2030. Subdividable parcels are large, currently occupied parcels that have a reasonable potential of being subdivided to a higher density land use. This map was then overlain by a GIS land use map also developed by the LRPD for the City's 2030 General Plan titled "Land Use & Urban Form Diagram" to determine the anticipated future land use and acreage for each of the identified vacant and subdividable parcels.

Build-Out land uses were determined in the same manner as the 2030 land uses except that the Master Address Database was overlain on a 2008 aerial photograph to visually identify the remaining vacant and potentially subdividable parcels within the basin. The aerial photograph was then overlain by the "Land Use & Urban Form Diagram" to determine the anticipated future land use and acreage for each of the parcels. An assumption was made that land uses for existing low to high density housing and existing retail/commercial/industrial developments would not change in the future.

### ***Backbone Pipes***

Once the existing and future land use information was compiled, the land uses were then plotted in GIS format on individual aerial photographs of the basins that included overlays showing parcel locations and the layout of the collection systems. Based on the distribution, type, and density of the land uses, by inspection "backbone" pipes were selected for evaluation and nodes were chosen at the downstream end of "backbone" pipes. Backbone pipes are pipes that serve relatively large tributary or shed areas and/or pipes that will serve future developments or redevelopments that could contribute significant flow. Nodes correspond to sewer manholes. The basins were then graphically separated, generally along parcel lines, into smaller subbasins that could be used to evaluate tributary sewer flow to the nodes.

Once the nodes and subbasins were selected within a basin, the acreage and land use data was separated according to the subbasins for estimating the ESDs in each subbasin and the ADWF, PDWF and PWWF at each node using an Excel spreadsheet and the assumptions and methods previously discussed. Using the same Excel spreadsheet, the selected backbone pipes upstream of a node were then analyzed using Manning's Equation to estimate if the pipes are able to convey the PWWF without surcharging<sup>4</sup>. If the hydraulic capacity of a pipe was found to be inadequate, the evaluation was concluded by estimating the minimum pipe diameter required to convey the flow.

Limited information is currently available regarding the line and grade (slope) of the existing collection system. In addition, the flow characteristics throughout most of the system have not been measured through flow monitoring. Accordingly, several assumptions had to be made in order to complete the evaluations. These included a pipe roughness or Manning's coefficient of 0.013 and a minimum flow velocity of 2 feet per second (fps) when the pipe is flowing full, both minimum criteria per the current City Design and Procedures Manual. In order to achieve the flow velocity of 2 fps, the minimum pipe slopes presented on Table 5 were assumed in the evaluations.

Table 5

Pipe Diameter (inch)	Min. Slope (ft/ft)
6	0.005
8	0.0035
10	0.0025
12	0.002
15	0.0015
18	0.0012
21	0.00092
24	0.00077
27	0.00066
30	0.00057
33	0.00051
36	0.00045
42	0.00037
48	0.00031
54	0.00026
60	0.00023
66	0.0002
72	0.00018
78	0.00016
84	0.00015
90	0.00013

### **Pump Station**

The hydraulic capacity of pump stations were evaluated by comparing the current firm discharge capacity of the pump stations to the projected PWWF discharging into the pump stations. The "firm" discharge capacity is the capacity of a pump station with all pumps operating at the same time, except for one of the larger pumps. If the firm discharge capacity of a pump station exceeded the projected PWWF, the pump station was judged to have adequate hydraulic capacity with no required modifications. If the

<sup>4</sup> A flow condition, i.e., pressure flow, resulting when the downstream hydraulic capacity is less than the upstream inflow causing sewer to accumulate and rise above the inside crown of a pipe or facility



firm discharge capacity of a pump station was less than the projected PWWF, it was assumed that the station would need either additional pumps installed or, if no room is available in the wet well, that some or all of the pumps would need to be removed and replaced with larger capacity pumps and associated electrical equipment. The potential need for complete reconstruction of a pump station for increased discharge capacity is beyond the scope of this study.

#### **Quality Control**

In an effort to "test out" or "ground proof" the methodology and conclusions of the preliminary hydraulic evaluations, the results for Basins 21, 55, 85 and 119 were compared to the findings reported in planning studies completed by outside consultants for these basins. In all cases, the studies identified the same pipes as having insufficient capacity. In a few instances, the conclusions varied as to the pipe diameter required to convey the estimated PWWF, but in no case did the pipe diameter vary by more than one pipe size, plus or minus. Since the results of the studies compared well, it was concluded that the methodology used in these preliminary evaluations produced reasonable results for the stated purpose of the evaluations.

#### **Capital Costs Evaluation**

A capital costs evaluation was performed to determine the average cost/ESD to: (1) replace the existing collection system and pump stations; (2) improve/upsized existing sewer backbone infrastructure that does not have adequate hydraulic capacity to convey the estimated existing and/or future PWWF without surcharging; and (3) both improve/upsized existing hydraulically inadequate sewer backbone infrastructure and replace the remaining sewer infrastructure, including pump stations. The evaluation was performed using the average unit costs obtained from the DOU Bid Book and the following assumptions:

1. All sewer pipes estimated to have inadequate flow capacity would be replaced with a new larger diameter pipe along the same line and grade as the existing pipe using conventional trench and fill construction.
2. In order to align the life cycle of the new pipe with the existing manholes along its alignment; all manholes greater than 20 years old would be replaced with a new manhole and all manholes 20 years or less in age would be rehabilitated in-place.
3. Unmarked utility crossing would be encountered at an interval of one per every 200 linear feet of new pipe alignment.
4. Due to wet soil, debris, etc., 0.3 tons of unsuitable soil (about 25% of the native backfill for a 10 foot deep trench excavation) will need to be excavated and replaced per foot of new pipe alignment.
5. If an existing pump station was found to have inadequate discharge capacity for the estimated existing or future PWWF, capital costs include the addition of pumps or the replacement of some or all the existing pumps to increase the capacity of the pump station. Costs assume that the existing building and wet well are structurally adequate and include costs to modify inlet and outlet control structures and switch gear.
6. A combined construction and estimating contingency of 25 percent would be

adequate to address potential unknowns, such as utility conflicts, and other miscellaneous construction issues, such as the need for dewatering, soil contamination, shoring and bracing, etc.

7. Existing sewer services, between the main and the point of service at the property line, would need to be realigned and/or replaced at an interval of one per every 100 linear feet of new pipe alignment.

### **Summary**

The evaluation results indicate that about 121,848, 147,485 and 171,191 linear feet of sanitary sewer "backbone" pipe will need to be improved/upsized in 17 of the 49 sewer basins to adequately serve the estimated Existing, 2030, and Build-out land uses, respectively. The remaining 32 basins possess backbone pipelines that are adequately sized to convey flow generated by all the projected land uses. The improvements would also include the replacement or rehabilitation of about 450 to 600 manholes along the backbone pipe alignments and modifications to increase the capacity of between 5 and 7 pump stations. Overall, this would constitute improving between 5 and 7 percent of entire (backbone and non-backbone) separated sewer system. Approximately 73, 60 and 52 percent of the backbone improvements needed to serve the estimated Existing, 2030 and Build-out land use conditions, respectively, would be concentrated in four basins, Basins 55, 85, 119 and G354. In addition, the City would need to construct about 13,080 linear feet of new backbone sewer pipe in the northern portion of Basin G302, which is currently not served by the City system. A summary of the estimated linear footage of existing backbone pipe and manholes estimated to need improvement in each of the 17 sewer basins is presented on Table 6.

**Table 6**

Basin	Backbone Pipe Needing Capacity Improvement, linear ft.						Manholes	
	Existing Land Use	% of Improve.	2030 Land Use	% of Improve.	Build-Out Land Use	% of Improve.	Min.	Max.
32	2,310	1.9	2,310	1.6	2,755	1.6	13	14
45	1,697	1.4	2,062	1.4	3,945	2.3	8	20
48	5,052	4.1	8,072	5.5	9,292	5.4	20	35
55	33,565	27.5	33,565	22.8	33,565	19.6	117	117
80	0	0	3,365	2.3	3,365	2.0	12	17
85	17,565	14.4	17,565	11.9	17,565	10.3	49	49
87	7,505	6.2	7,505	5.1	7,505	4.4	24	24
106	1,505	1.2	4,765	3.2	6,100	3.6	7	24
119	16,970	13.9	16,970	11.5	16,970	9.9	62	62
121	1,925	1.6	1,925	1.3	1,925	1.1	7	7
137	1,850	1.5	1,850	1.3	1,850	1.1	4	4
G301	2,240	1.8	4,720	3.2	16,880	9.9	9	44
G302	0	0	2,609	1.8	5,272	3.1	5	11
G303	2,915	2.4	4,560	3.1	6,830	4.0	13	24
G304	3,385	2.8	4,745	3.2	4,745	2.8	13	16
G305	2,815	2.3	10,065	6.8	11,795	6.9	8	34
G354	20,549	16.9	20,832	14.1	20,832	12.2	88	88

Basins North of American River	37,930	31.1	59,899	40.6	80,057	46.8	140	243
Basins South of American River	83,918	68.9	87,586	59.4	91,134	53.2	319	347
Total	121,848		147,485		171,191		459	590

A summary of the capital costs to replace and/or improve the backbone pipe network in each separated sewer basin to meet the needs of the projected land uses is presented on Figure 3. The estimated cost to replace the existing separated sewer system (both backbone and non-backbone) is about \$1.051 billion, or about \$14,114 per existing ESD. The cost to upsize or improve the backbone network is estimated to be about \$93.9 and \$109.2 million, or about \$7,412 and \$4,422 per projected new/future ESD for the 2030 and Build-Out land use conditions, respectively. Lastly, the cost to upsize or improve backbone facilities to meet the needs of the Existing, 2030 and Build-Out land use conditions and to replace all the remaining backbone and non-backbone facilities size-on-size is estimated to be about \$1.066, \$1.069 and \$1.071 billion, or about \$14,326, \$12,269 and \$10,800 per estimated total ESD, respectively.

Approximately 62.5 percent of the total separated sewer pipe network is comprised of 4 to 6 inch diameter pipe that is by and large over 50 years old. Over the years, maintenance of these pipes have absorbed a majority of the Operations and Maintenance (O&M) budget since most are near or have exceeded their service life and are particularly susceptible to stoppages or plugging from root intrusion and the build-up of fats, oils and grease. The frequency of stoppages in larger diameter pipe has been found to be significantly less. To further complicate issues, about 150 miles of this pipe is located in residential backyard easements, making it additionally difficult and costly to maintain and replace the pipe. Often repairs need to be made using hand excavations or small, inefficient equipment. In addition, landscaping, hardscape, fences, etc. frequently need to be removed and replaced in order to complete the repair.

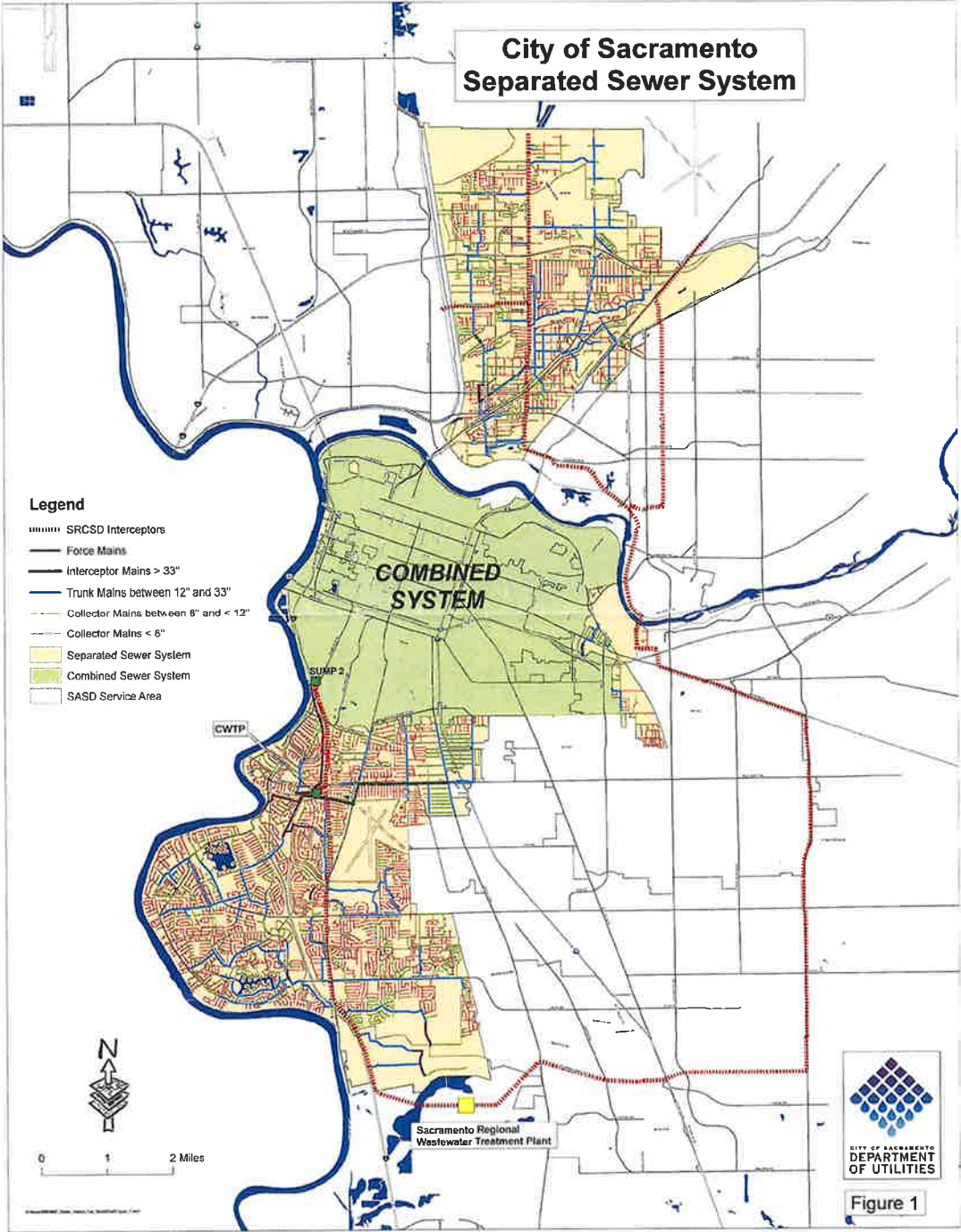
As a result, City Standards over the past 20+ years have required all new sewer pipes to be at least 8 inches in diameter and located in streets or other City right-of-ways in an effort to reduce future maintenance costs.

By the year 2030, and certainly at Build-out, most of the existing 4 to 6 inch pipe will have reached and exceeded its service life and need to be replaced. At the same time, all pipes and manholes in residential backyard easements will need to be abandoned and relocated to the nearest street or accessible City right-of-way. Backyard services will also need to be replaced and redirected to the new pipe. Although replacement of these pipes is inevitable, the capital cost analysis presented herein did not consider this additional cost. If this cost had been included, it would have increased the potential replacement/improvement costs an additional \$700 to \$800 million<sup>5</sup>, or an additional \$9,400 to \$10,750 per total existing ESD.

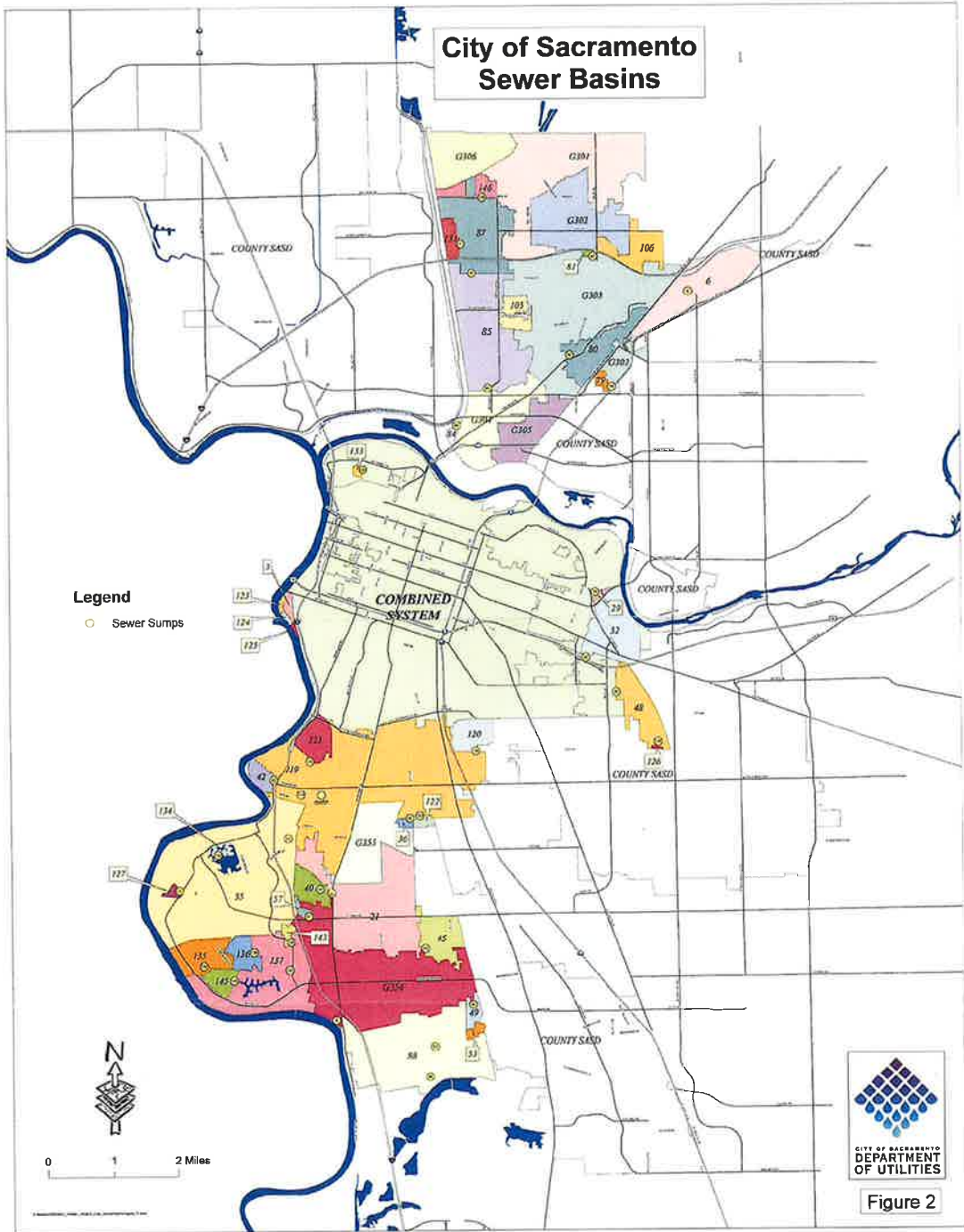
<sup>5</sup> Because of numerous potential conflicts and other issues that likely will be encountered during replacement, the cost for this upgrade is difficult to estimate with any reasonable accuracy at this time.

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SUMMARY OF REPLACEMENT AND IMPROVEMENT COSTS FOR SEPARATED SEWER SYSTEM

1	2			5	6	7			10			13			16			19		
	Est. Total ESDs					Estimated Cost to Replace Existing Sewer System <sup>(1)</sup>	Cost per Existing ESD	Estimated Improvement Costs <sup>(2)</sup>			Est. Cost to Improve & Replace System <sup>(3)</sup>			Improvement Cost/Est. Total ESD <sup>(4)</sup>			Improvement Cost/New ESD <sup>(5)</sup>			Improvement & Replacement Costs/Total ESD <sup>(6)</sup>
Basin	Existing Land Use	2030 Land Use	Build-out Land Use			Existing Land Use	2030 Land Use	Build-out Land Use	Existing Land Use	2030 Land Use	Build-out Land Use	Existing Land Use	2030 Land Use	Build-out Land Use	2030 Land Use	Build-out Land Use	Existing Land Use	2030 Land Use	Build-out Land Use	
3, 123, 124, 125	15	15	15	\$3,134,521	\$208,988				\$3,134,521	\$3,134,521	\$3,134,521						\$208,988	\$208,988	\$208,988	
6	44	44	44	\$1,913,847	\$43,497				\$1,913,847	\$1,913,847	\$1,913,847						\$43,497	\$43,497	\$43,497	
21	4,504	4,526	4,579	\$75,869,182	\$19,845				\$75,869,182	\$75,869,182	\$75,869,182						\$19,845	\$19,845	\$19,845	
29	95	95	95	\$1,432,891	\$15,053				\$1,432,891	\$1,432,891	\$1,432,891						\$15,053	\$15,053	\$15,053	
32	545	1,137	1,581	\$9,238,855	\$16,952	\$1,509,997	\$1,600,013	\$1,701,037	\$9,500,770	\$9,500,770	\$9,500,770	\$2,936	\$1,415	\$1,133	\$2,718	\$1,729	\$17,433	\$8,356	\$6,014	
38	154	155	155	\$1,869,531	\$12,140				\$1,869,531	\$1,869,531	\$1,869,531						\$12,140	\$12,140	\$12,140	
40	559	561	561	\$10,274,287	\$18,380				\$10,274,287	\$10,274,287	\$10,274,287						\$18,380	\$18,380	\$18,380	
42	216	218	218	\$5,561,750	\$25,913				\$5,561,750	\$5,561,750	\$5,561,750						\$25,913	\$25,913	\$25,913	
45	1,426	1,577	1,868	\$14,857,020	\$10,419	\$726,901	\$876,052	\$1,810,927	\$14,894,261	\$14,894,261	\$14,897,200	\$510	\$556	\$668	\$5,802	\$4,097	\$10,445	\$9,445	\$8,012	
48	1,157	1,920	2,337	\$14,123,823	\$12,207	\$2,284,913	\$3,838,692	\$4,306,767	\$14,286,587	\$14,396,821	\$14,388,820	\$1,958	\$1,993	\$1,842	\$4,992	\$3,649	\$12,347	\$7,459	\$6,157	
49	277	277	277	\$4,034,356	\$14,745				\$4,034,356	\$4,034,356	\$4,034,356						\$14,745	\$14,745	\$14,745	
53	145	145	145	\$4,755,436	\$32,796				\$4,755,436	\$4,755,436	\$4,755,436						\$32,796	\$32,796	\$32,796	
55	10,548	10,654	10,654	\$140,047,352	\$13,277	\$22,721,068	\$22,721,068	\$22,721,068	\$143,500,390	\$143,500,390	\$143,500,390	\$2,154	\$2,133	\$2,133	\$214,350	\$214,350	\$13,695	\$13,469	\$13,469	
57	80	80	80	\$1,834,044	\$22,926				\$1,834,044	\$1,834,044	\$1,834,044						\$22,926	\$22,926	\$22,926	
79	192	208	240	\$2,256,314	\$11,752				\$2,256,314	\$2,256,314	\$2,256,314						\$11,752	\$10,848	\$9,401	
80	1,218	1,901	2,133	\$14,269,524	\$11,716	\$0	\$1,784,248	\$2,739,007	\$14,269,524	\$14,448,798	\$14,573,760	\$0	\$939	\$1,284	\$2,612	\$2,993	\$15,716	\$7,801	\$6,833	
81	18	28	28	\$741,641	\$41,202				\$741,641	\$741,641	\$741,641						\$41,202	\$26,487	\$26,487	
84	110	110	110	\$1,619,389	\$14,722				\$1,619,389	\$1,619,389	\$1,619,389						\$14,722	\$14,722	\$14,722	
85	3,627	4,368	5,091	\$54,139,577	\$14,927	\$10,988,171	\$12,104,978	\$13,203,373	\$56,448,909	\$56,822,803	\$56,023,183	\$3,024	\$2,774	\$2,593	\$15,958	\$9,019	\$15,280	\$12,699	\$11,004	
87	2,903	3,059	3,385	\$31,051,640	\$10,896	\$4,221,693	\$4,242,560	\$4,242,560	\$33,367,855	\$33,388,822	\$33,388,822	\$1,454	\$1,387	\$1,250	\$27,196	\$8,623	\$11,494	\$10,915	\$9,635	
88	Undeveloped (Future Delta Shores Development)																			
105	275	555	712	\$5,246,448	\$19,078				\$5,246,448	\$5,246,448	\$5,246,448						\$19,078	\$9,453	\$7,369	
106	739	1,139	1,162	\$12,891,443	\$17,393	\$671,836	\$2,216,070	\$2,782,924	\$12,842,310	\$13,000,300	\$13,036,408	\$913	\$1,946	\$2,354	\$5,499	\$6,240	\$17,449	\$11,474	\$11,029	
119	12,170	12,939	13,158	\$172,258,910	\$14,194	\$8,303,770	\$8,303,770	\$8,303,770	\$173,175,105	\$173,175,105	\$173,175,105	\$682	\$842	\$631	\$10,769	\$8,405	\$14,250	\$13,384	\$13,161	
120	875	947	956	\$11,305,730	\$12,921				\$11,305,730	\$11,305,730	\$11,305,730						\$12,921	\$11,938	\$11,826	
121	674	680	680	\$13,864,771	\$20,556	\$783,355	\$783,355	\$783,355	\$13,889,482	\$13,889,482	\$13,889,482	\$1,162	\$1,152	\$1,152	\$130,559	\$150,559	\$20,008	\$20,426	\$20,426	
122	171	171	171	\$2,446,089	\$14,305				\$2,446,089	\$2,446,089	\$2,446,089						\$14,305	\$14,305	\$14,305	
126	42	42	42	\$824,271	\$19,626				\$824,271	\$824,271	\$824,271						\$19,626	\$19,626	\$19,626	
127	99	99	99	\$2,306,332	\$23,296				\$2,306,332	\$2,306,332	\$2,306,332						\$23,296	\$23,296	\$23,296	
131	390	398	398	\$2,265,306	\$5,808				\$2,265,306	\$2,265,306	\$2,265,306						\$5,808	\$5,662	\$5,662	
133	41	41	41	\$724,562	\$17,672				\$724,562	\$724,562	\$724,562						\$17,672	\$17,672	\$17,672	
134	110	118	118	\$2,488,703	\$21,715				\$2,488,703	\$2,488,703	\$2,488,703						\$21,715	\$21,175	\$21,175	
135	1,183	1,198	1,186	\$17,984,615	\$15,203				\$17,984,615	\$17,984,615	\$17,984,615						\$15,203	\$15,037	\$15,037	
138	701	701	701	\$10,453,873	\$14,913				\$10,453,873	\$10,453,873	\$10,453,873						\$14,913	\$14,913	\$14,913	
137	4,344	4,547	4,547	\$59,824,409	\$13,772	\$1,306,669	\$1,406,947	\$1,406,947	\$59,941,330	\$60,041,408	\$60,041,408	\$301	\$309	\$309	\$6,931	\$6,931	\$13,789	\$13,205	\$13,205	
143	289	289	289	\$1,640,132	\$5,485				\$1,640,132	\$1,640,132	\$1,640,132						\$5,485	\$5,485	\$5,485	
145	666	666	666	\$7,488,271	\$11,244				\$7,488,271	\$7,488,271	\$7,488,271						\$11,244	\$11,244	\$11,244	
146	531	534	548	\$9,774,846	\$18,408				\$9,774,846	\$9,774,846	\$9,774,846						\$18,408	\$18,305	\$17,837	
G301	2,858	3,121	10,975	\$7,340,853	\$13,167	\$1,223,604	\$2,483,583	\$8,952,491	\$7,441,530	\$7,896,308	\$39,854,627	\$432	\$485	\$816	\$1,087	\$1,100	\$13,202	\$7,344	\$5,522	
G302	1,372	2,655	3,930	\$18,031,040	\$13,163	\$6,001,410	\$7,045,407	\$9,809,118	\$20,999,084	\$21,452,156	\$21,682,721	\$3,039	\$2,654	\$2,496	\$5,491	\$3,835	\$15,305	\$8,084	\$5,617	
G303	7,582	8,916	9,839	\$11,116,291,356	\$15,336	\$1,321,592	\$2,454,849	\$3,529,076	\$11,638,317	\$11,656,873	\$11,654,960	\$174	\$275	\$366	\$1,840	\$1,144	\$15,352	\$13,073	\$12,108	
G304	2,807	3,879	4,124	\$36,353,285	\$12,951	\$2,084,752	\$2,855,933	\$2,855,933	\$36,508,117	\$36,530,426	\$36,530,425	\$743	\$685	\$544	\$2,478	\$2,017	\$13,005	\$9,417	\$8,858	
G305	1,532	2,626	2,902	\$16,697,213	\$10,899	\$2,018,078	\$5,398,537	\$6,294,692	\$16,874,877	\$17,343,987	\$17,421,971	\$1,317	\$2,056	\$2,169	\$4,935	\$4,935	\$11,016	\$6,805	\$6,003	
G306	Flood Plain (No Existing or Future Infrastructure)																			
G354	7,175	7,730	8,266	\$101,293,397	\$14,118	\$13,844,380	\$13,854,043	\$13,854,043	\$102,854,482	\$102,936,102	\$102,936,102	\$1,002	\$1,792	\$1,676	\$24,562	\$12,659	\$14,335	\$13,316	\$12,453	
G355	Executive Airport (County Maintained)																			
Total	74,446	87,111	95,138	\$1,065,750,267	\$913,445	\$78,862,591	\$93,869,105	\$93,183,077	\$1,066,496,319	\$1,068,771,204	\$1,070,710,613	\$1,059	\$1,078	\$1,101	\$7,412	\$4,422	\$14,326	\$12,269	\$10,800	

Notes: 1) Cost includes all existing sewer infrastructure, including all collector mains, trunk mains, interceptor mains, canals, pump stations, etc.  
 2) Includes costs to meet the capacity requirements of the "backbone" system. Does not consider costs to upgrade system to current City standards, i.e., upsizing 8 inch diameter pipe to the minimum 8 inch diameter requirement.  
 3) Cost to improve "backbone" pipe that does not meet capacity standards plus the cost to replace all other existing sewer infrastructure.  
 4) Calculated by dividing the estimated improvement costs in columns 7, 8, and 9 by the estimated total ESDs in columns 2, 3 and 4, respectively.  
 5) Calculated by dividing the estimated improvement costs in columns 8 and 9 by the difference in ESDs between 2030 ESDs (column 3) and the existing ESDs (column 2) and the Build Out ESDs (column 4) and the existing ESDs (column 2), respectively.  
 6) Calculated by dividing the estimated improvement and replacement costs in columns 10, 11 and 12 by its estimated total ESDs in columns 2, 3 and 4, respectively.  
 7) The combined sewer system, which comprises about 30 percent of the total City system, is excluded.

FIGURE 3



## Appendix C-2

### Sample Basin Improvements

#### Basin G303

Improvements are the net of Plate 9 minus Plate 8. ESD are current to 2022 (see **Table 3-2**) based on 2040 General Plan projections (**Table 3-1**). Costs are escalated to 2022 dollars (**Table 3-3**).

#### COST TO REPLACE INFRASTRUTURE WITH INADEQUATE HYDRAULIC CAPACITY (2030 LAND USE CONDITION)

Basin G303		PM	GHG		
		Date 9/29/2009			
Item no.	Description	Est. Quantity	Units	Est. Cost	Est.Total
1	Mobilization (8%)	1	LS	\$242,451	\$242,451
2	Traffic Control (4%)	1	LS	\$121,225	\$121,225
3	Preconstruction Photographs	1	LS	\$2,000	\$2,000
4	Ex. Pipe to Remove, 8" Pipe to Place		LF	\$165	\$0
5	Ex. Pipe to Remove, 10" Pipe to Place	1,705	LF	\$175	\$298,375
6	Ex. Pipe to Remove, 12" Pipe to Place	420	LF	\$190	\$79,800
7	Ex. Pipe to Remove, 15" Pipe to Place	1,850	LF	\$225	\$416,250
8	Ex. Pipe to Remove, 18" Pipe to Place	3,920	LF	\$250	\$980,000
9	Ex. Pipe to Remove, 21" Pipe to Place	720	LF	\$275	\$198,000
10	Ex. Pipe to Remove, 24" Pipe to Place	1,645	LF	\$310	\$509,950
11	Ex. Pipe to Remove, 27" Pipe to Place		LF	\$345	\$0
12	Ex. Pipe to Remove, 30" Pipe to Place		LF	\$375	\$0
13	Ex. Pipe to Remove, 33" Pipe to Place		LF	\$410	\$0
14	Ex. Pipe to Remove, 36" Pipe to Place		LF	\$440	\$0
15	Ex. Pipe to Remove, 42" Pipe to Place		LF	\$510	\$0
16	Manhole Rehabilitation		EA	\$4,500	\$0
17	Manhole Type 3	36	EA	\$6,500	\$234,000
18	Manhole Type 3A		EA	\$7,300	\$0
19	Manhole Type 4	5	EA	\$9,100	\$45,500
20	Saddle Manhole		EA	\$14,500	\$0
21	Ex. Sewer Service to Relocate/Replace	103	EA	\$1,400	\$143,640
22	Unsuitable Soil to Remove	3,078	TON	\$35	\$107,730
23	Unmarked Utility Crossing	51	EA	\$300	\$15,390
24	Modify/Increase Pump Station Capacity		EA		\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
<b>SUBTOTAL:</b>					<b>\$3,394,311</b>
<b>Guide</b>	<b>Design and Management</b>		<b>Estimate %</b>		
4% - 10%	Construction Contingency		10		\$339,431
0.5% - 5%	Environmental		1		\$33,943
3% - 7%	Project Management		5		\$169,716
20% - 30%	Design Engineering		20		\$678,862
10% - 20%	Construction Management		10		\$339,431
10% - 20%	Estimate Contingency for Undefined/Changed Scope		15		\$609,147
<b>SUBTOTAL</b>					<b>\$2,070,530</b>
<b>TOTAL PROJECT ESTIMATE</b>					<b>\$5,464,841</b>
<b>Notes:</b>					



**COST TO REPLACE INFRASTRUCTURE WITH INADEQUATE HYDRAULIC CAPACITY  
(EXISTING LAND USE CONDITION)**

Basin G303				PM GHG Date 9/29/2009	
Item no.	Description	Est. Quantity	Units	Est. Cost	Est.Total
1	Mobilization (8%)	1	LS	\$105,451	\$105,451
2	Traffic Control (4%)	1	LS	\$52,725	\$52,725
3	Preconstruction Photographs	1	LS	\$2,000	\$2,000
4	Ex. Pipe to Remove, 8" Pipe to Place		LF	\$165	\$0
5	Ex. Pipe to Remove, 10" Pipe to Place	1,705	LF	\$175	\$298,375
6	Ex. Pipe to Remove, 12" Pipe to Place		LF	\$190	\$0
7	Ex. Pipe to Remove, 15" Pipe to Place	1,210	LF	\$225	\$272,250
8	Ex. Pipe to Remove, 18" Pipe to Place		LF	\$250	\$0
9	Ex. Pipe to Remove, 21" Pipe to Place		LF	\$275	\$0
10	Ex. Pipe to Remove, 24" Pipe to Place	1,645	LF	\$310	\$509,950
11	Ex. Pipe to Remove, 27" Pipe to Place		LF	\$345	\$0
12	Ex. Pipe to Remove, 30" Pipe to Place		LF	\$375	\$0
13	Ex. Pipe to Remove, 33" Pipe to Place		LF	\$410	\$0
14	Ex. Pipe to Remove, 36" Pipe to Place		LF	\$440	\$0
15	Ex. Pipe to Remove, 42" Pipe to Place		LF	\$510	\$0
16	Manhole Rehabilitation		EA	\$4,500	\$0
17	Manhole Type 3	18	EA	\$6,500	\$117,000
18	Manhole Type 3A		EA	\$7,300	\$0
19	Manhole Type 4		EA	\$9,100	\$0
20	Saddle Manhole		EA	\$14,500	\$0
21	Ex. Sewer Service to Relocate/Replace	46	EA	\$1,400	\$63,840
22	Unsuitable Soil to Remove	1,368	TON	\$35	\$47,880
23	Unmarked Utility Crossing	23	EA	\$300	\$6,840
24	Modify/Increase Pump Station Capacity		EA		\$0
25					\$0
26					\$0
27					\$0
28					\$0
29					\$0
30					\$0
31					\$0
32					\$0
				<b>SUBTOTAL</b>	<b>\$1,476,311</b>
<b>Guide</b>	<b>Design and Mangement</b>		<b>Estimate %</b>		
4% - 10%	Construction Contingency		10		\$147,631
0.5% - 5%	Environmental		1		\$14,763
3% - 7%	Project Management		5		\$73,816
20% - 30%	Design Engineering		20		\$295,262
10% - 20%	Construction Management		10		\$147,631
10% - 20%	Estimate Contingency for Undefined/Changed Scope		15		\$221,447
				<b>SUBTOTAL</b>	<b>\$900,550</b>
<b>TOTAL PROJECT ESTIMATE</b>					<b>\$2,376,861</b>
<b>Notes:</b>					

PLATE NO. 8

## Appendix C-3

### Separated Sewer Detailed Fee Schedule

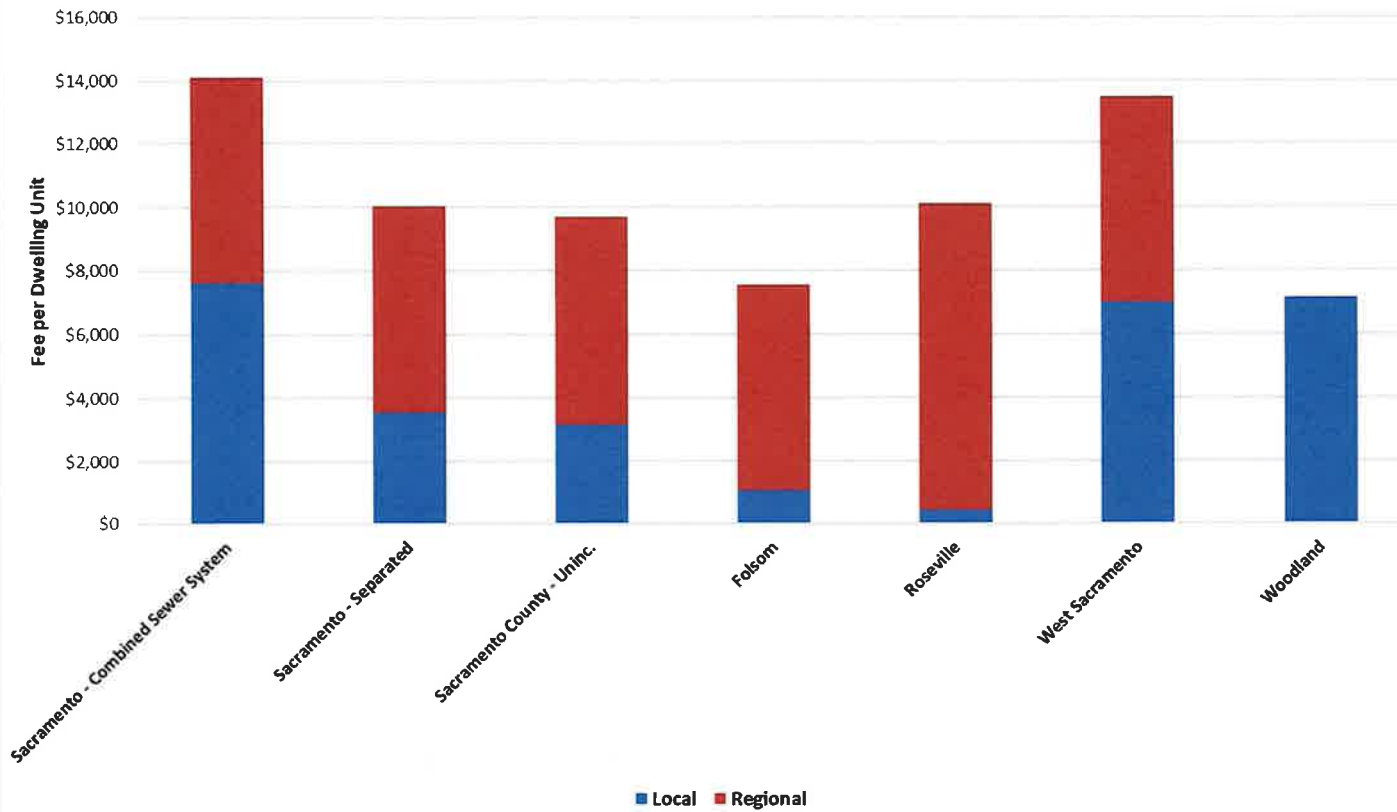
Land Use	ESDs per Unit	Factor	Cost Per ESD	Fee per Unit
<b>Residential</b>				
Single Family Residential	1.00	Per residence	\$3,461	\$3,565
Apartments	0.66	Per residence	\$3,461	\$2,362
Duplex	0.83	Per residence	\$3,461	\$2,946
Triplex	0.60	Per residence	\$3,461	\$2,150
Fourplex	0.60	Per residence	\$3,461	\$2,155
Mobile Home	0.67	Per residence	\$3,461	\$2,395
Hotel and Motel	0.43	Per room	\$3,461	\$1,530
College Dorm / Boarding House	0.40	Per bed or resident	\$3,461	\$1,410
Residential Care/Skilled Nursing Facility	0.49	Per residence	\$3,461	\$1,740
<b>Retail</b>				
Single Retail	0.53	per 1,000 sq. ft.	\$3,461	\$1,889
Community Shopping Center	0.85	per 1,000 sq. ft.	\$3,461	\$3,040
Market	0.59	per 1,000 sq. ft.	\$3,461	\$2,106
Dine-In Restaurant	1.77	per 1,000 sq. ft.	\$3,461	\$6,322
Drive-In or Fast Food Restaurant	2.48	per 1,000 sq. ft.	\$3,461	\$8,848
Cocktail Lounge/Bar	1.58	per 1,000 sq. ft.	\$3,461	\$5,643
Coffee Shop	0.93	per 1,000 sq. ft.	\$3,461	\$3,331
Service Station	1.25	per 1,000 sq. ft.	\$3,461	\$4,460
Theatre	0.43	per 1,000 sq. ft.	\$3,461	\$1,538
<b>Commercial</b>				
Car Wash	3.64	per 0.1 acre of property	\$3,461	\$12,976
Clinic: Medical, Dental, Veterinarian	0.32	per 1,000 sq. ft.	\$3,461	\$1,127
Food Processing	3.02	per 1,000 sq. ft.	\$3,461	\$10,750
Store/Office Combo	0.43	per 1,000 sq. ft.	\$3,461	\$1,523
Auto Repair	0.18	per 1,000 sq. ft.	\$3,461	\$658
Auto Sales	0.70	per 1,000 sq. ft.	\$3,461	\$2,481
Unclassified Commercial	0.33	per 1,000 sq. ft.	\$3,461	\$1,170
<b>Industrial and Warehouse</b>				
Light Industrial	0.27	per 1,000 sq. ft.	\$3,461	\$951
Heavy Industrial	0.30	per 1,000 sq. ft.	\$3,461	\$1,058
Office Warehouse (>30% Office)	0.67	per 1,000 sq. ft.	\$3,461	\$2,397
Distribution Warehouse (15%-30% Office)	0.13	per 1,000 sq. ft.	\$3,461	\$454
Storage Warehouse (3%-14% Office)	0.08	per 1,000 sq. ft.	\$3,461	\$286
Mini-Storage	0.05	per 1,000 sq. ft.	\$3,461	\$166
Unclassified Warehouse	0.15	per 1,000 sq. ft.	\$3,461	\$542
<b>Office</b>				
Single Story	0.33	per 1,000 sq. ft.	\$3,461	\$1,167
Two Story	0.18	per 1,000 sq. ft.	\$3,461	\$648
Multi-Story	0.11	per 1,000 sq. ft.	\$3,461	\$398
<b>Schools and Hospitals</b>				
Hospital	1.62	per bed	\$3,461	\$5,772
Public Elementary, Middle, or Highschool	3.96	per 100 students	\$3,461	\$14,127
Public or Private Colleges	3.84	per acre of property	\$3,461	\$13,689
Private School	3.48	per acre of property	\$3,461	\$12,406
Church	0.22	per 1,000 sq. ft.	\$3,461	\$800

Sources: DOU and EPS

Appendix\_C.3

Per Unit

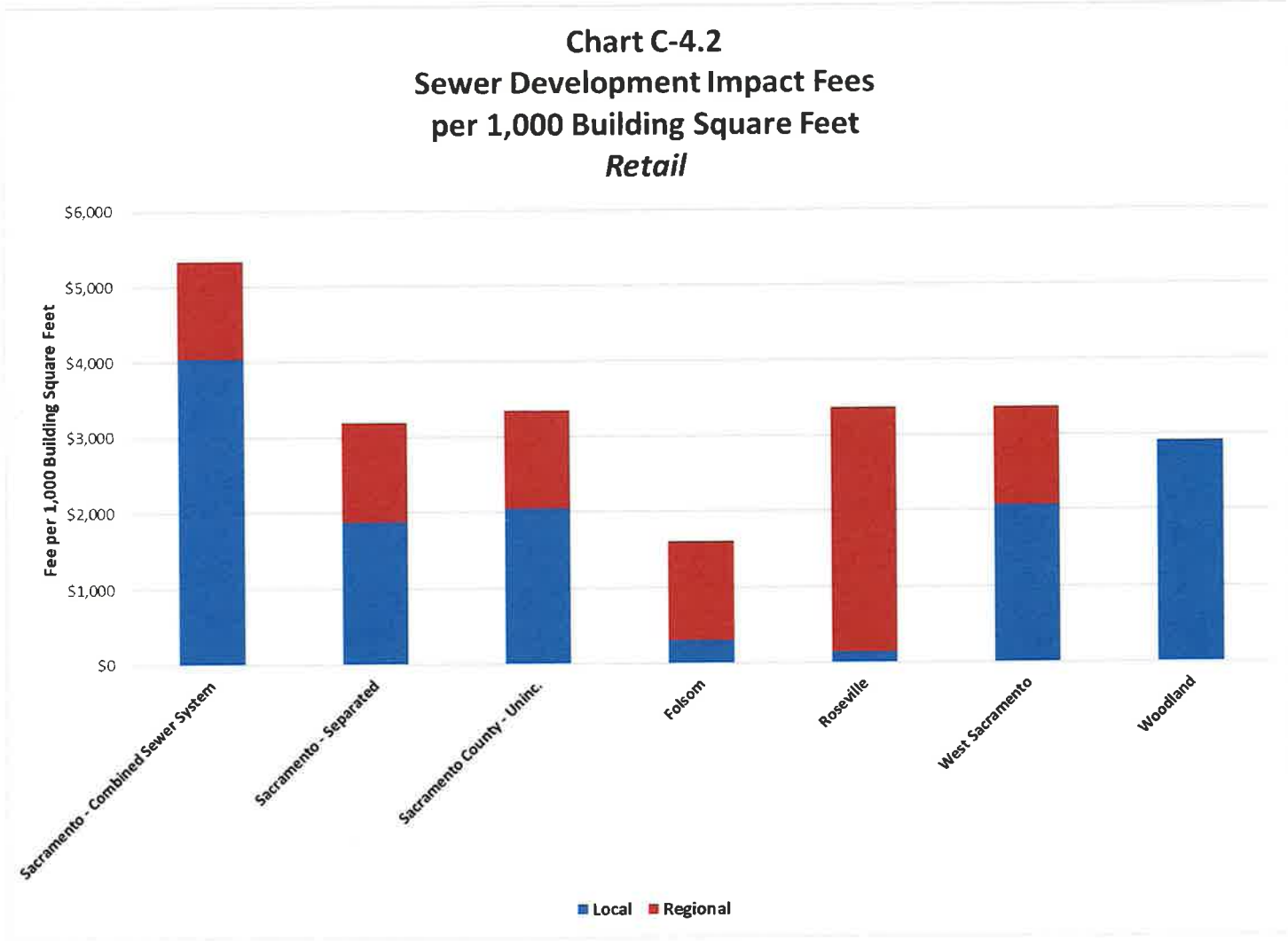
**Chart C-4.1**  
**Sewer Development Impact Fees**  
**per Dwelling Unit**  
*Single Family*



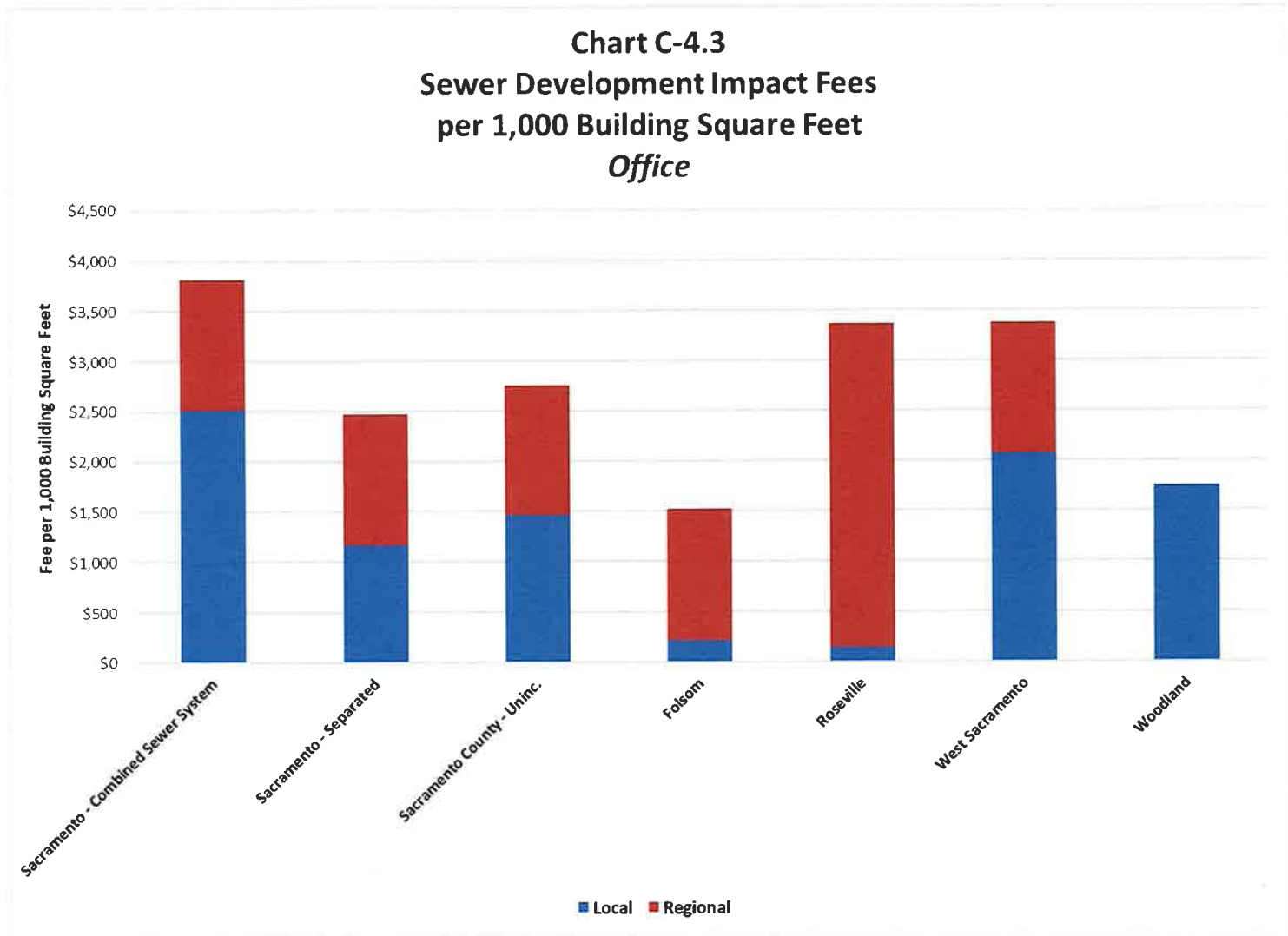
Companion Charts to Table 3-8

Appendix C-4

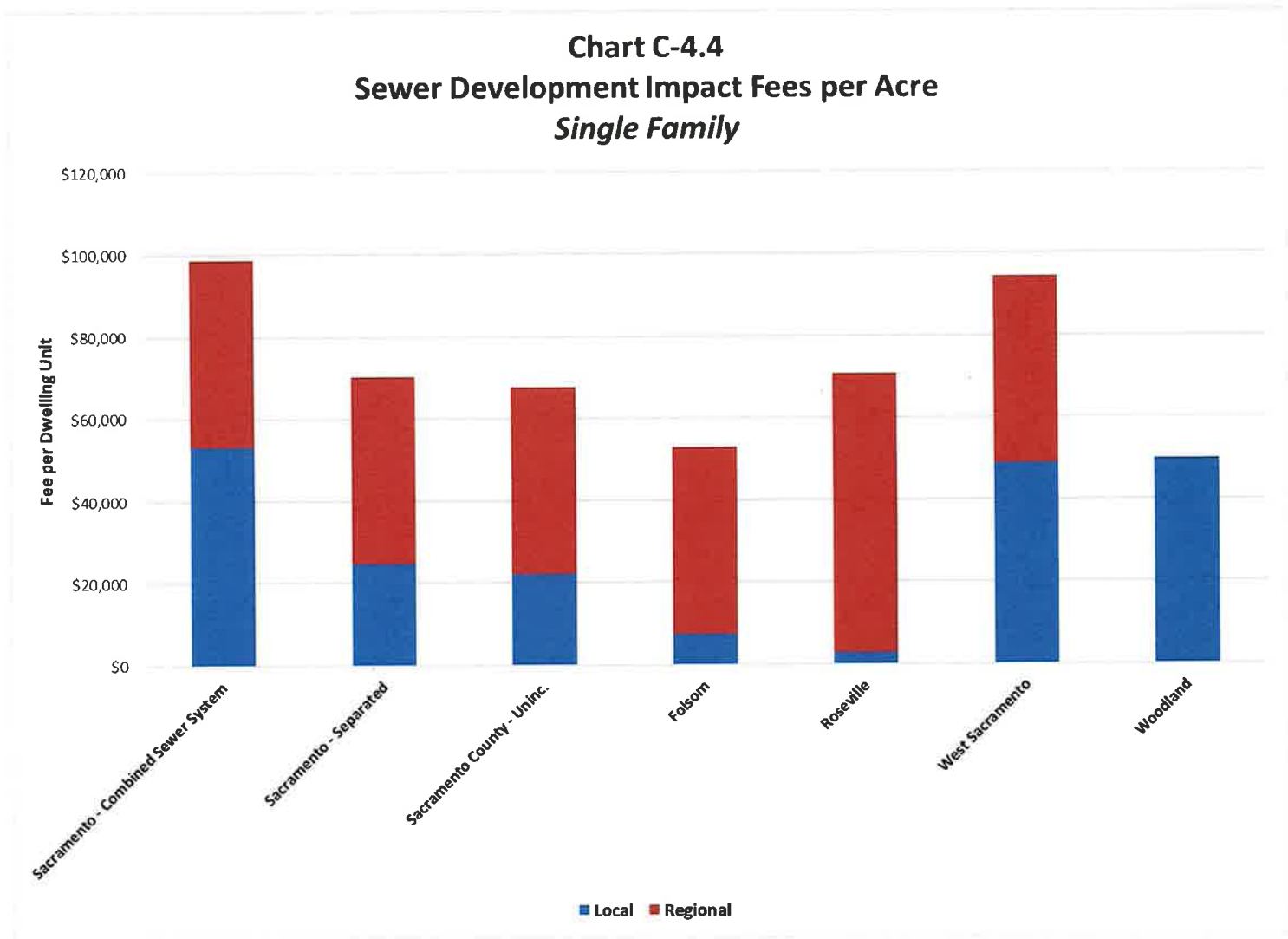
**Chart C-4.2**  
**Sewer Development Impact Fees**  
**per 1,000 Building Square Feet**  
*Retail*



**Chart C-4.3**  
**Sewer Development Impact Fees**  
**per 1,000 Building Square Feet**  
*Office*

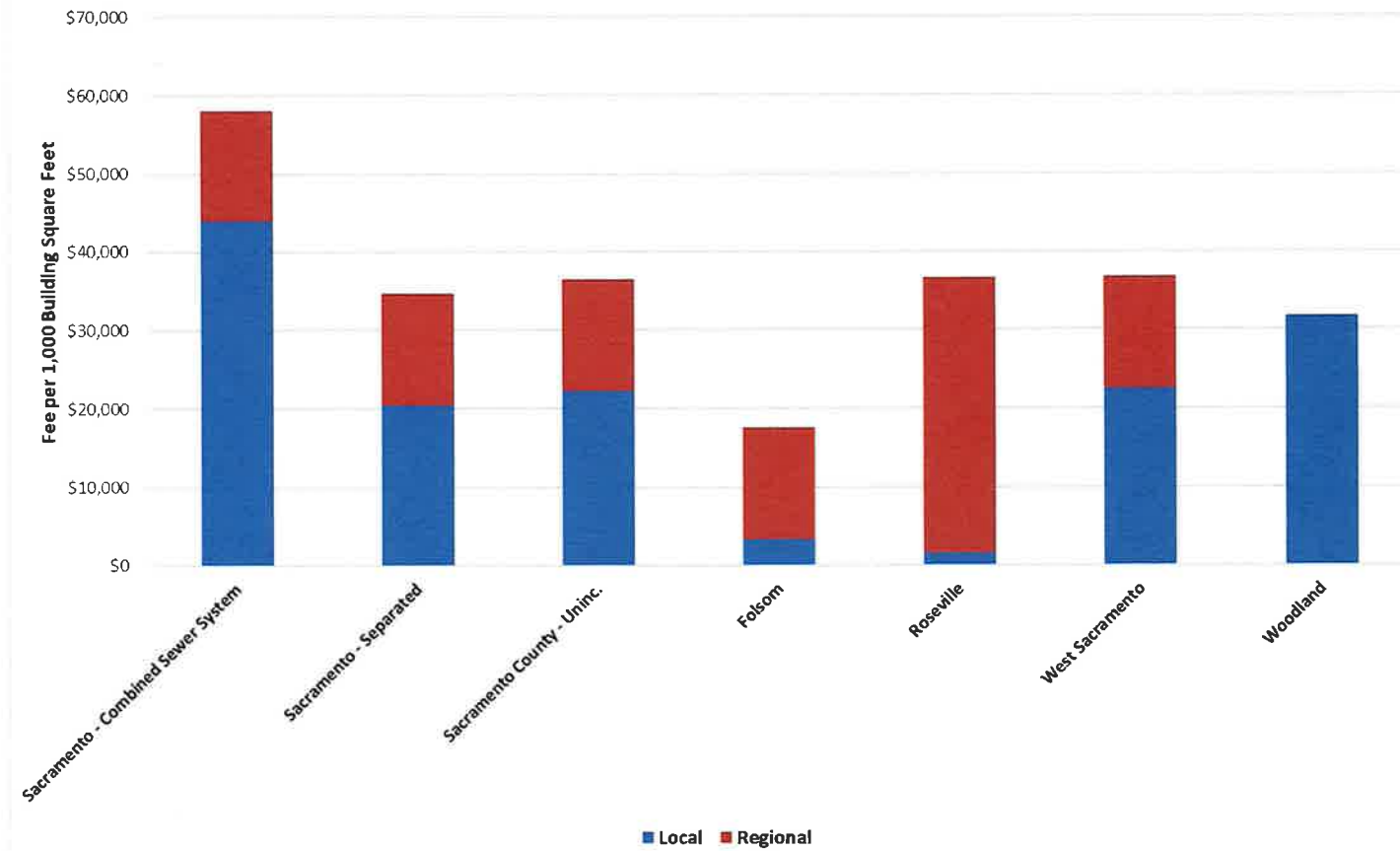


**Chart C-4.4**  
**Sewer Development Impact Fees per Acre**  
*Single Family*

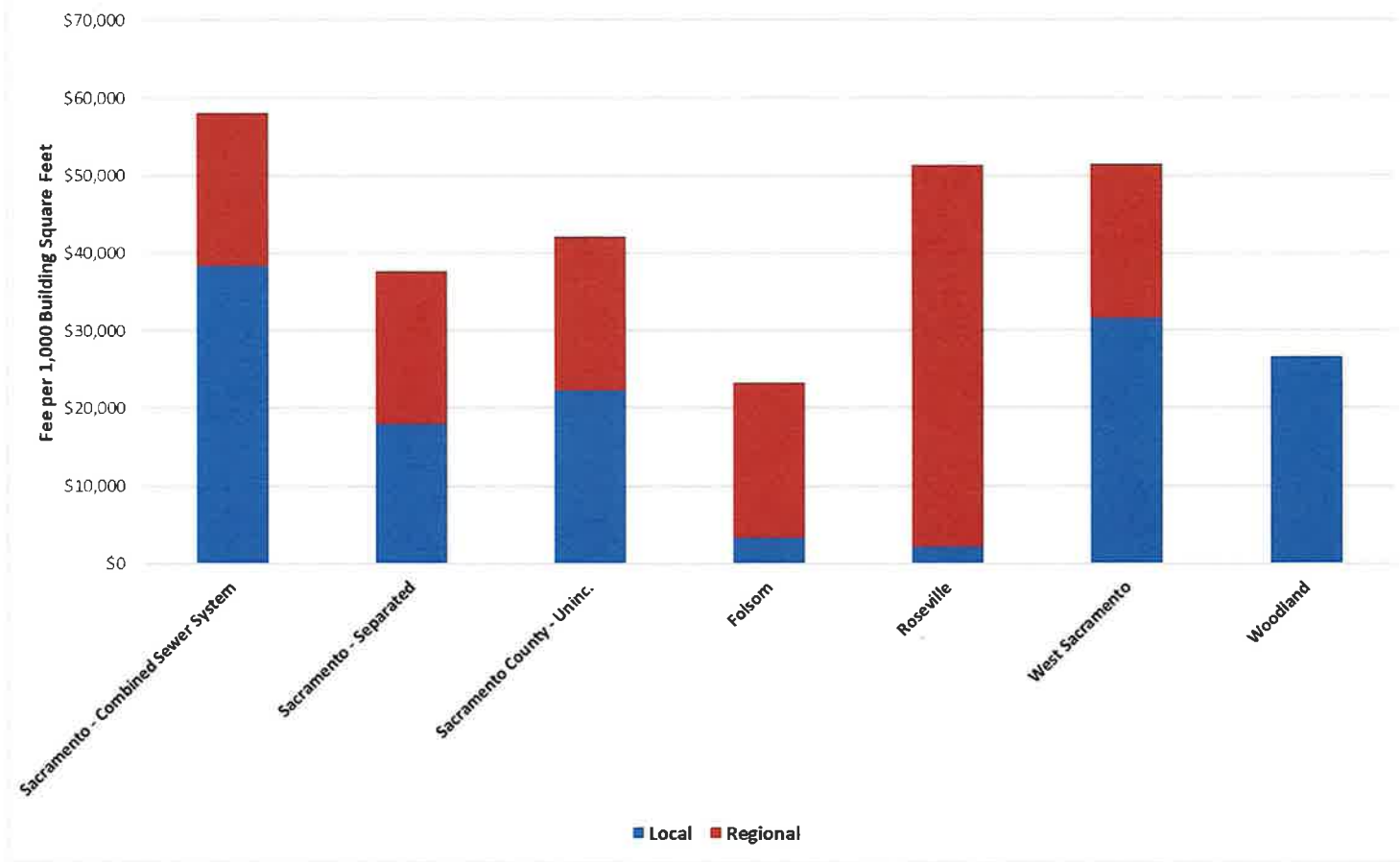


Per Acre

**Chart C-4.5**  
**Sewer Development Impact Fees per Acre**  
*Retail*



**Chart C-4.6**  
**Sewer Development Impact Fees per Acre**  
*Office*





## APPENDIX D: Combined Sewer System Utility



Appendix D-1: Detailed Fee Schedule

Appendix D-2: Fee Comparisons of Sewer Systems

## Appendix D-1

### Combined Sewer System Detailed Fee Schedule

<b>All Land Uses</b>				
New Impervious Surface Cost per Square Foot				<b>\$5.38</b>
<b>Land Use</b>	<b>ESDS per Unit</b>	<b>Factor</b>	<b>Cost Per ESD</b>	<b>Fee per Unit</b>
<b>Residential</b>				
Single Family Residential	1.00	Per residence	\$7,413	<b>\$7,635</b>
Apartments	0.66	Per residence	\$7,413	<b>\$5,060</b>
Duplex	0.83	Per residence	\$7,413	<b>\$6,309</b>
Triplex	0.60	Per residence	\$7,413	<b>\$4,605</b>
Fourplex	0.60	Per residence	\$7,413	<b>\$4,615</b>
Mobile Home	0.67	Per residence	\$7,413	<b>\$5,130</b>
Hotel and Motel	0.43	Per room	\$7,413	<b>\$3,276</b>
College Dorm / Boarding House	0.40	Per bed or resident	\$7,413	<b>\$3,019</b>
Residential Care/Skilled Nursing Facility	0.49	Per residence	\$7,413	<b>\$3,727</b>
<b>Retail</b>				
Single Retail	0.53	per 1,000 sq. ft.	\$7,413	<b>\$4,047</b>
Community Shopping Center	0.85	per 1,000 sq. ft.	\$7,413	<b>\$6,510</b>
Market	0.59	per 1,000 sq. ft.	\$7,413	<b>\$4,511</b>
Dine-In Restaurant	1.77	per 1,000 sq. ft.	\$7,413	<b>\$13,541</b>
Drive-In or Fast Food Restaurant	2.48	per 1,000 sq. ft.	\$7,413	<b>\$18,950</b>
Cocktail Lounge/Bar	1.58	per 1,000 sq. ft.	\$7,413	<b>\$12,087</b>
Coffee Shop	0.93	per 1,000 sq. ft.	\$7,413	<b>\$7,136</b>
Service Station	1.25	per 1,000 sq. ft.	\$7,413	<b>\$9,553</b>
Theatre	0.43	per 1,000 sq. ft.	\$7,413	<b>\$3,294</b>
<b>Commercial</b>				
Car Wash	3.64	per 0.1 acre of property	\$7,413	<b>\$27,793</b>
Clinic: Medical, Dental, Veterinarian	0.32	per 1,000 sq. ft.	\$7,413	<b>\$2,413</b>
Food Processing	3.02	per 1,000 sq. ft.	\$7,413	<b>\$23,026</b>
Store/Office Combo	0.43	per 1,000 sq. ft.	\$7,413	<b>\$3,261</b>
Auto Repair	0.18	per 1,000 sq. ft.	\$7,413	<b>\$1,410</b>
Auto Sales	0.70	per 1,000 sq. ft.	\$7,413	<b>\$5,313</b>
Unclassified Commercial	0.33	per 1,000 sq. ft.	\$7,413	<b>\$2,507</b>
<b>Industrial and Warehouse</b>				
Light Industrial	0.27	per 1,000 sq. ft.	\$7,413	<b>\$2,038</b>
Heavy Industrial	0.30	per 1,000 sq. ft.	\$7,413	<b>\$2,265</b>
Office Warehouse (>30% Office)	0.67	per 1,000 sq. ft.	\$7,413	<b>\$5,135</b>
Distribution Warehouse (15%-30% Office)	0.13	per 1,000 sq. ft.	\$7,413	<b>\$972</b>
Storage Warehouse (3%-14% Office)	0.08	per 1,000 sq. ft.	\$7,413	<b>\$613</b>
Mini-Storage	0.05	per 1,000 sq. ft.	\$7,413	<b>\$357</b>
Unclassified Warehouse	0.15	per 1,000 sq. ft.	\$7,413	<b>\$1,160</b>
<b>Office</b>				
Single Story	0.33	per 1,000 sq. ft.	\$7,413	<b>\$2,499</b>
Two Story	0.18	per 1,000 sq. ft.	\$7,413	<b>\$1,388</b>
Multi-Story	0.11	per 1,000 sq. ft.	\$7,413	<b>\$852</b>
<b>Schools and Hospitals</b>				
Hospital	1.62	per bed	\$7,413	<b>\$12,363</b>
Public Elementary , Middle, or Highschool	3.96	per 100 students	\$7,413	<b>\$30,257</b>
Public or Private Colleges	3.84	per acre of property	\$7,413	<b>\$29,320</b>
Private School	3.48	per acre of property	\$7,413	<b>\$26,571</b>
Church	0.22	per 1,000 sq. ft.	\$7,413	<b>\$1,713</b>

Sources: DOU and EPS

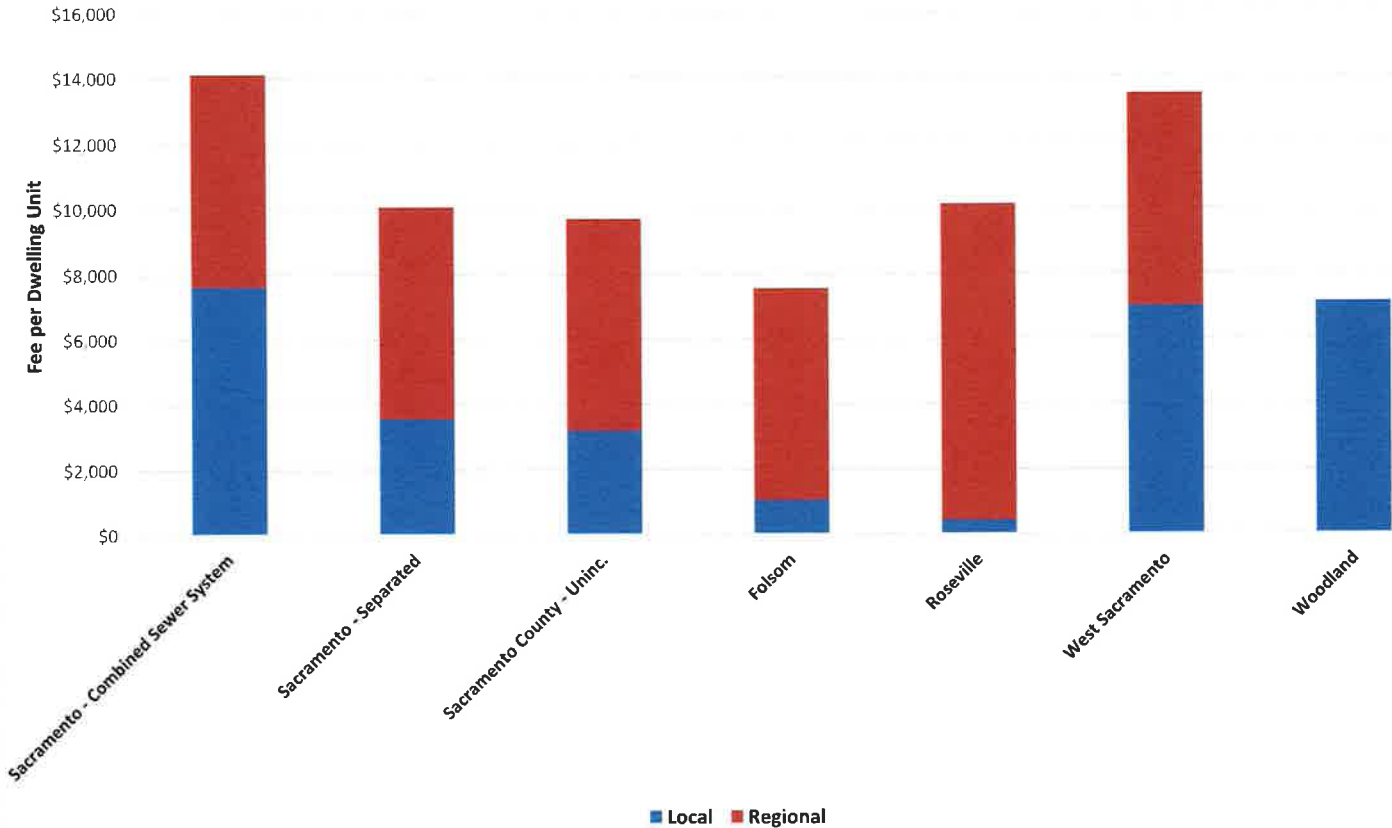
Appendix\_D.1

**Chart D-2.1**  
**Combined Sewer Development Impact Fees**  
**per Dwelling Unit**  
*Single Family*

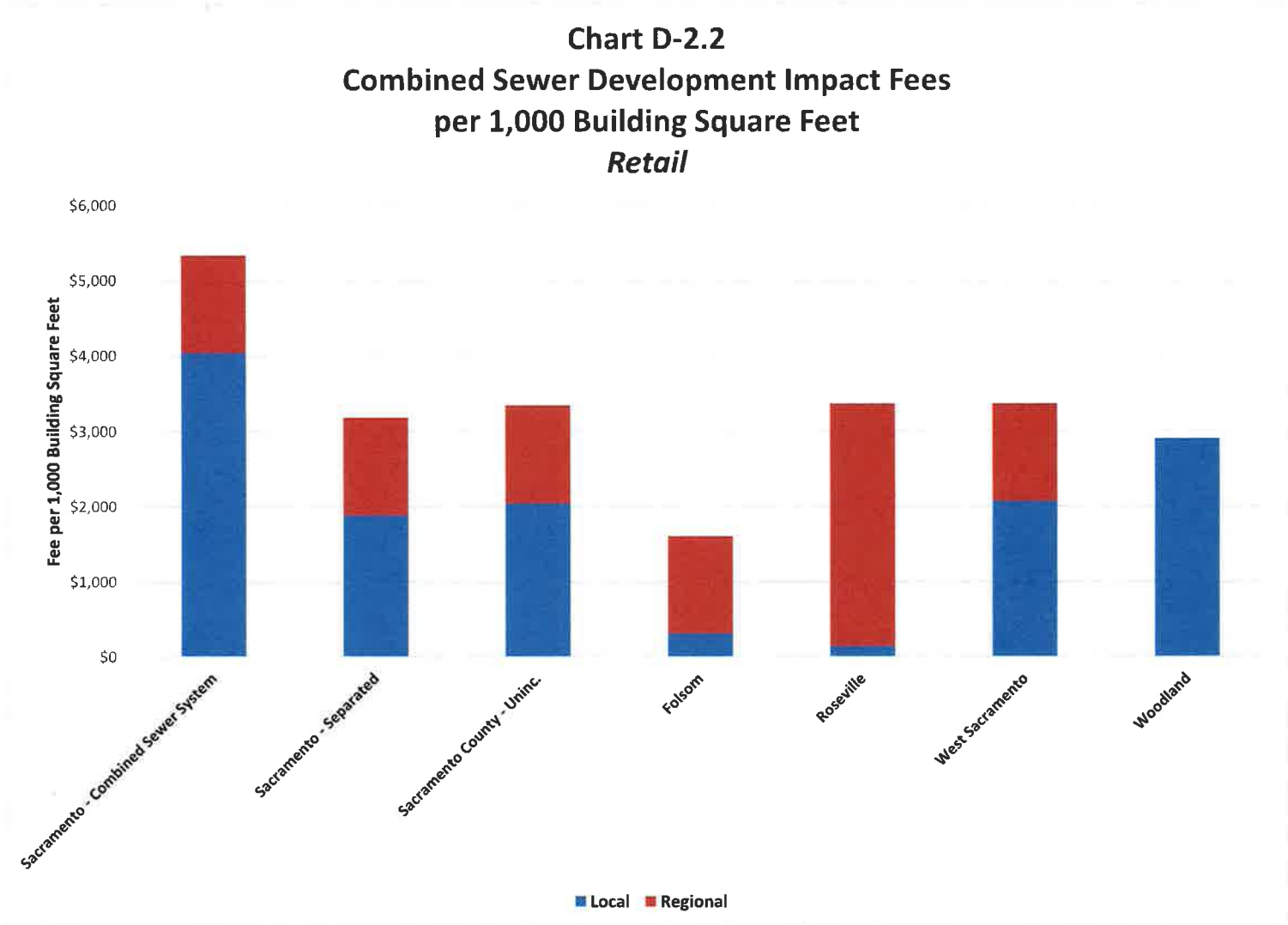
Per Unit

Companion Charts to Table 4-9

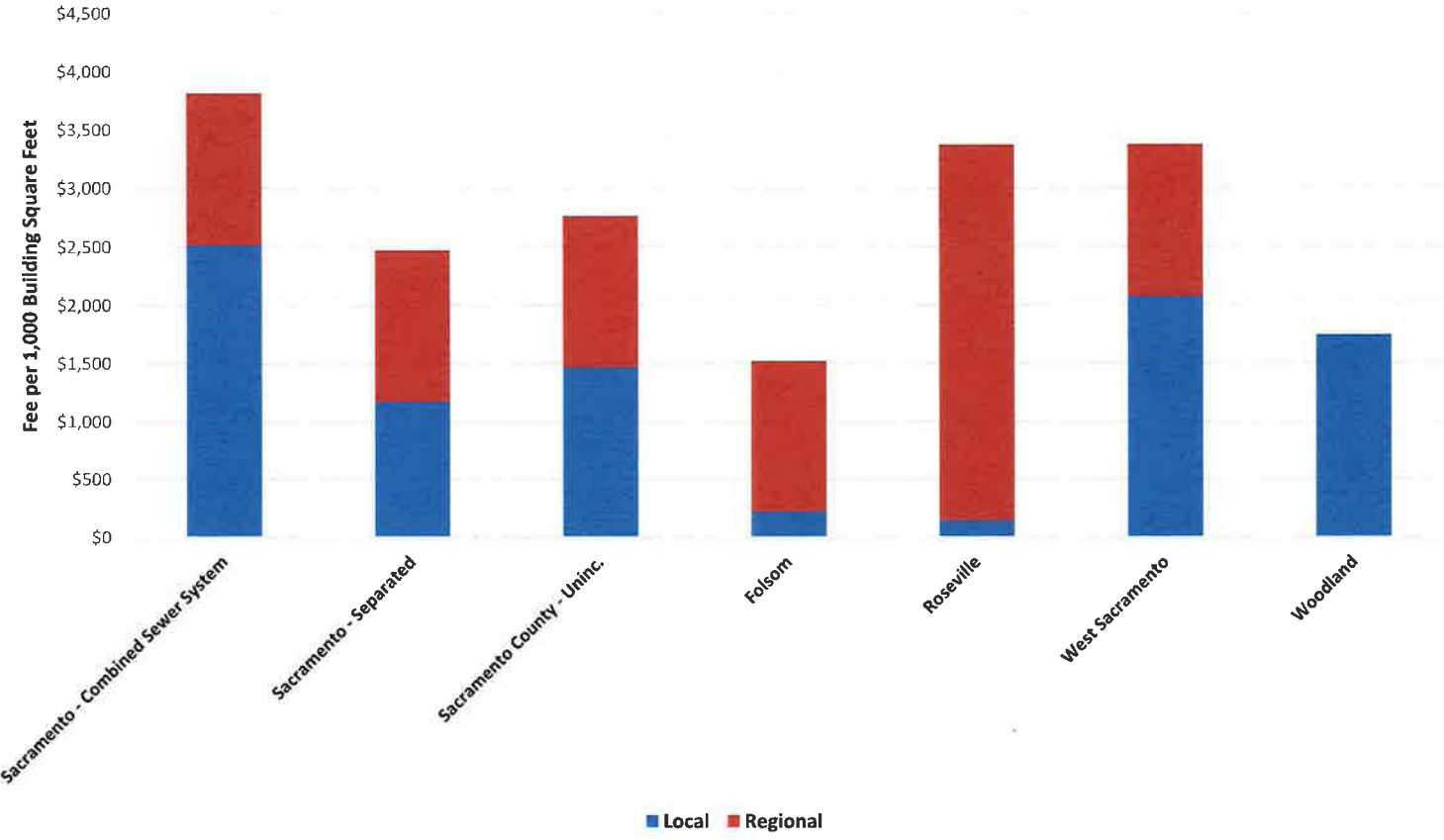
Appendix D-2



**Chart D-2.2**  
**Combined Sewer Development Impact Fees**  
**per 1,000 Building Square Feet**  
*Retail*

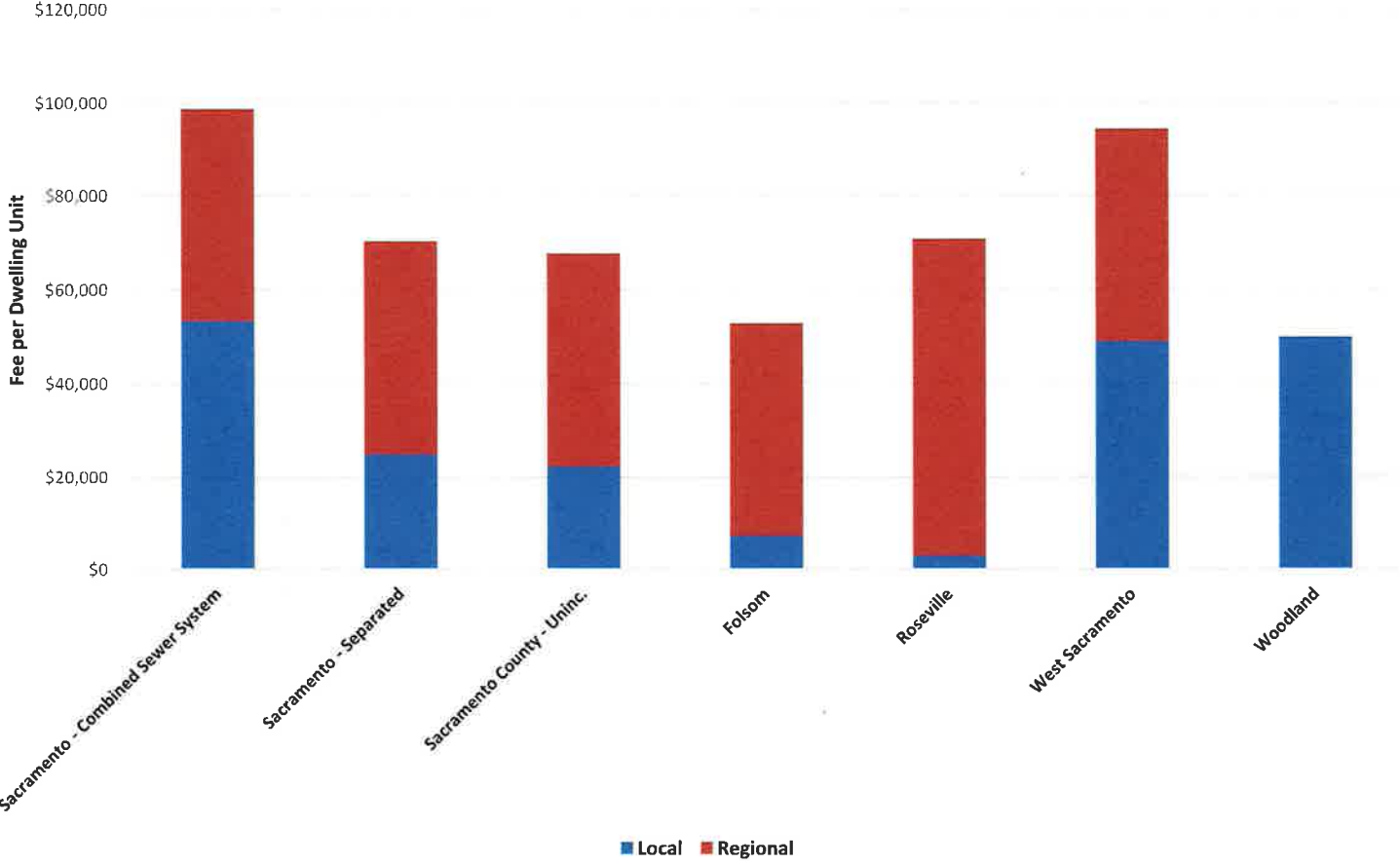


**Chart D-2.3**  
**Combined Sewer Development Impact Fees**  
**per 1,000 Building Square Feet**  
*Office*

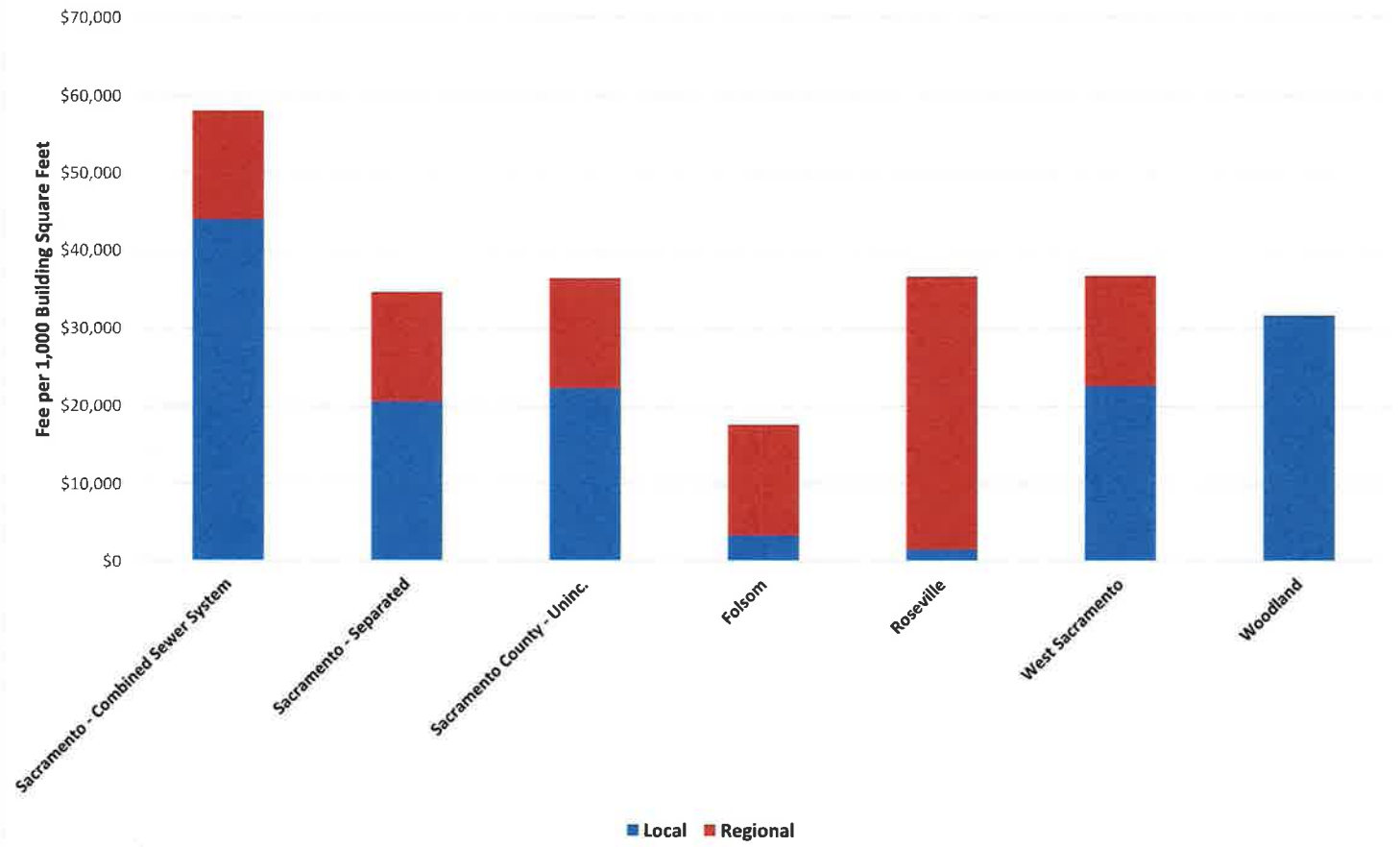


**Chart D-2.4**  
**Combined Sewer Development Impact Fees per Acre**  
*Single Family*

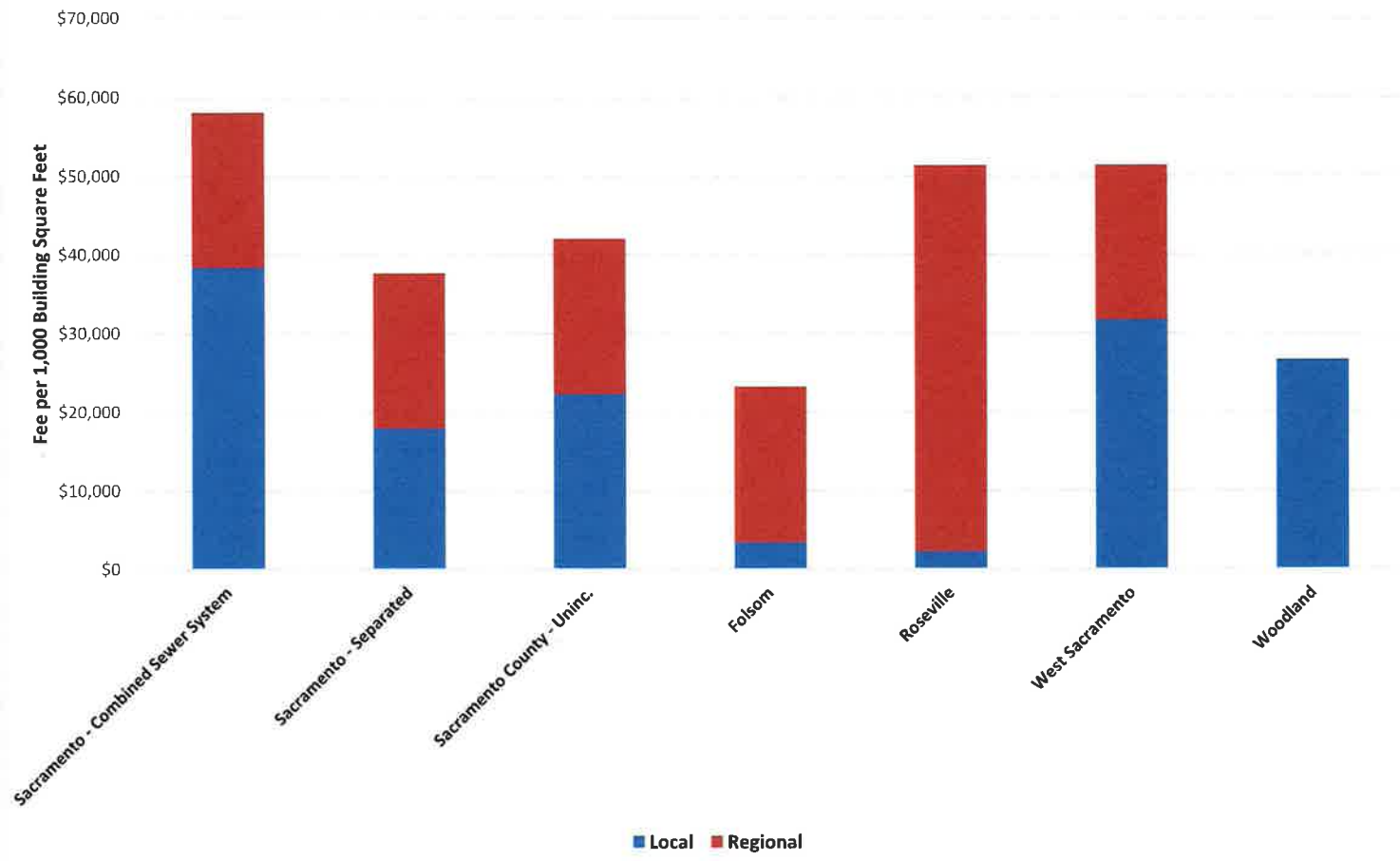
Per Acre



**Chart D-2.5**  
**Combined Sewer Development Impact Fees per Acre**  
*Retail*



**Chart D-2.6**  
**Combined Sewer Development Impact Fees per Acre**  
*Office*





## APPENDIX E: Storm Drainage System Utility



Appendix E-1: Assets by Basins and Basin Type

Appendix E-2: Companion Charts to Table 5-10

Pumped Basins

Assets by Basins and Basin Type

Appendix E-1

Basin	Total Pipe Replacement Cost	Pipe Depreciated Asset Value	Undeveloped Acreage	Developed Acres	Total Pipe Length	Pump Station Capacity (CFS)	Pump Station Replacement Value	Pump Station 100 year life cycle value, Depreciated	Pump Station Depreciated Value	Total Basin Replacement Value	Total Basin Depreciated Value	Basin Value Per Acre	Pipe Length per Acre	Nominal Capacity (cfs/ac)	Capacity x Acreage (cfs)	
8	\$ 2,821,632	\$ 1,100,436	215	0.00	214.69	4716	48.79	\$ 2,367,663	\$ 1,671,334	\$ 424,759	\$ 5,189,295	\$ 1,525,195	\$ 7,104.17	21.97	0.2	42.94
10	\$ 7,292,711	\$ 2,844,157	701	0.47	701.00	12035	102.49	\$ 2,937,521	\$ 2,073,596	\$ 526,991	\$ 10,230,232	\$ 3,371,149	\$ 4,805.83	17.16	0.15	105.22
19	\$ 33,818	\$ 13,189	88	9.85	77.72	74	22.28	\$ 2,150,166	\$ 1,517,802	\$ 385,740	\$ 2,183,984	\$ 398,929	\$ 4,555.54	0.85	0.2	17.51
22	\$ 2,067,667	\$ 806,390	381	0.15	381.04	3907	83.33	\$ 2,714,334	\$ 1,916,048	\$ 486,952	\$ 4,782,001	\$ 1,293,342	\$ 3,392.91	10.25	0.11	41.93
24	\$ 3,175,061	\$ 1,238,274	396	0.24	395.69	5645	66.84	\$ 2,539,894	\$ 1,792,911	\$ 455,657	\$ 5,714,955	\$ 1,693,931	\$ 4,278.36	14.26	0.08	31.67
25	\$ 438,012	\$ 170,875	65	0.00	64.89	828	66.84	\$ 2,539,894	\$ 1,792,911	\$ 455,657	\$ 2,977,906	\$ 626,482	\$ 9,654.52	12.76	0.17	7.79
26	\$ 6,548,542	\$ 2,553,911	945	1.82	942.47	11566	111.4	\$ 3,048,817	\$ 2,152,160	\$ 546,958	\$ 9,597,359	\$ 3,100,889	\$ 3,280.36	12.24	0.11	103.98
31	\$ 9,101,759	\$ 3,549,686	860	6.35	854.03	15083	80.56	\$ 2,883,891	\$ 1,894,558	\$ 481,490	\$ 11,785,650	\$ 4,031,176	\$ 4,685.34	17.53	0.16	137.66
33	\$ 4,841,858	\$ 1,888,325	718	16.92	700.06	9182	116.41	\$ 3,113,490	\$ 2,197,813	\$ 558,560	\$ 7,955,348	\$ 2,446,885	\$ 3,409.91	12.80	0.1	71.76
34	\$ 7,671,052	\$ 2,991,730	696	5.44	690.74	13468	268.25	\$ 5,788,421	\$ 4,086,046	\$ 1,038,443	\$ 13,459,473	\$ 4,030,153	\$ 5,788.95	19.35	0.12	83.54
35	\$ 379,954	\$ 128,682	57	0.00	57.25	722	45	\$ 2,333,984	\$ 1,647,560	\$ 418,717	\$ 2,663,938	\$ 547,399	\$ 10,476.53	13.82	0.8	41.80
37	\$ 1,334,096	\$ 520,297	150	0.00	150.28	2480	53.47	\$ 2,410,441	\$ 1,701,520	\$ 432,433	\$ 3,744,527	\$ 952,731	\$ 6,330.70	16.50	0.24	36.07
43	\$ 4,950,829	\$ 1,930,823	511	0.00	511.24	8077	81.63	\$ 2,695,596	\$ 1,902,821	\$ 483,590	\$ 7,646,425	\$ 2,414,413	\$ 4,722.66	15.80	0.1	51.12
46	\$ 217,344	\$ 84,764	78	4.50	73.72	408	38.1	\$ 2,274,883	\$ 1,605,840	\$ 408,114	\$ 2,492,227	\$ 492,878	\$ 6,301.18	5.22	0.22	17.21
50	\$ 318,583	\$ 128,147	83	0.00	82.90	719	25.62	\$ 2,175,246	\$ 1,535,506	\$ 390,239	\$ 2,503,829	\$ 518,386	\$ 6,253.15	8.67	0.15	12.44
51	\$ 18,280	\$ 7,129	91	0.17	90.74	40	27.16	\$ 2,187,035	\$ 1,543,828	\$ 392,354	\$ 2,205,315	\$ 399,485	\$ 4,396.69	0.44	0.15	13.63
52	\$ 1,622,856	\$ 632,914	271	1.35	269.38	3192	106.94	\$ 2,992,511	\$ 2,112,413	\$ 536,856	\$ 4,615,367	\$ 1,169,770	\$ 4,320.80	11.79	0.22	59.56
54	\$ 564,154	\$ 270,020	740	18.67	221.24	987	48.79	\$ 2,367,663	\$ 1,671,334	\$ 424,759	\$ 2,931,817	\$ 644,779	\$ 2,687.59	4.09	0.14	33.59
63	\$ 2,116,709	\$ 825,517	470	0.19	469.31	3821	71.3	\$ 2,585,464	\$ 1,825,079	\$ 463,832	\$ 4,702,173	\$ 1,289,349	\$ 2,746.22	8.14	0.07	32.87
65	\$ 1,526,111	\$ 1,275,183	296	0.00	295.99	5047	60.16	\$ 2,412,874	\$ 1,706,308	\$ 443,813	\$ 5,999,895	\$ 1,818,996	\$ 6,345.47	17.05	0.07	20.72
66	\$ 2,405,068	\$ 937,977	492	0.53	490.99	4660	202.53	\$ 4,460,767	\$ 3,148,856	\$ 800,262	\$ 6,865,835	\$ 1,738,238	\$ 3,536.45	9.48	0.27	132.71
67	\$ 5,432,847	\$ 2,118,810	881	7.14	874.13	10251	167.77	\$ 3,863,391	\$ 2,727,167	\$ 693,092	\$ 9,296,238	\$ 2,811,903	\$ 3,190.74	11.63	0.12	105.75
68	\$ 1,003,361	\$ 391,311	303	0.00	303.42	1865	83.55	\$ 2,716,772	\$ 1,917,769	\$ 487,389	\$ 3,720,193	\$ 878,700	\$ 2,895.98	6.15	0.15	45.51
69	\$ 6,979,511	\$ 2,722,009	1052	0.00	1051.50	13175	184.48	\$ 4,143,512	\$ 2,923,493	\$ 742,987	\$ 11,121,023	\$ 3,464,996	\$ 3,295.29	12.53	0.11	115.67
70	\$ 918,444	\$ 358,154	213	0.69	211.64	1736	43.67	\$ 2,322,370	\$ 1,639,361	\$ 416,633	\$ 3,240,114	\$ 774,787	\$ 3,631.87	8.14	0.1	21.33
71	\$ 48,899	\$ 19,071	228	0.25	227.58	107	6.88	\$ 2,043,191	\$ 1,442,288	\$ 366,548	\$ 2,092,090	\$ 385,619	\$ 1,692.57	0.47	0.12	27.34
91	\$ 2,798,914	\$ 1,091,576	482	0.00	481.71	5194	125.66	\$ 3,236,857	\$ 2,284,897	\$ 580,692	\$ 6,335,771	\$ 1,672,269	\$ 3,471.53	10.78	0.17	81.89
92	\$ 7,565,110	\$ 2,950,393	1138	2.39	1135.86	13138	171.56	\$ 3,925,002	\$ 2,770,659	\$ 704,145	\$ 11,490,112	\$ 3,654,538	\$ 3,210.61	11.54	#N/A	#N/A
95	\$ 3,993,426	\$ 1,557,440	489	0.21	488.58	6892	212.22	\$ 4,659,066	\$ 3,288,825	\$ 825,836	\$ 8,652,502	\$ 2,393,277	\$ 4,895.33	14.10	0.29	141.78
96	\$ 14,246,044	\$ 5,555,957	1071	33.31	1037.48	24520	325.29	\$ 7,150,895	\$ 5,047,817	\$ 1,282,871	\$ 21,396,939	\$ 6,838,828	\$ 6,386.71	22.90	0.2	214.16
97	\$ 3,070,912	\$ 1,192,656	375	16.33	350.01	5980	125.21	\$ 3,230,736	\$ 2,280,577	\$ 579,594	\$ 6,301,648	\$ 1,777,250	\$ 4,735.04	15.93	0.2	75.07
98	\$ 4,154,012	\$ 1,620,416	632	4.88	626.63	7376	187.15	\$ 4,182,504	\$ 2,955,959	\$ 751,238	\$ 8,342,416	\$ 2,371,654	\$ 3,755.53	11.68	0.19	119.99
99	\$ 7,531,530	\$ 2,937,297	386	0.60	385.07	12522	198.07	\$ 4,380,063	\$ 3,091,886	\$ 785,783	\$ 11,911,593	\$ 3,723,080	\$ 9,654.79	32.47	0.3	115.69
101	\$ 9,601,580	\$ 3,744,616	544	4.75	538.80	15668	183.94	\$ 4,132,262	\$ 2,916,964	\$ 741,328	\$ 13,732,842	\$ 4,485,044	\$ 8,252.05	28.83	0.19	103.27
102	\$ 3,298,696	\$ 1,286,491	406	13.62	392.27	6136	95.8	\$ 2,857,088	\$ 2,016,818	\$ 512,562	\$ 6,155,784	\$ 1,799,052	\$ 4,432.37	15.12	0.18	73.06
103	\$ 1,891,204	\$ 737,570	269	9.73	259.69	3592	84.33	\$ 2,725,437	\$ 1,923,886	\$ 488,943	\$ 4,616,641	\$ 1,226,513	\$ 4,552.42	13.33	0.15	40.41
104	\$ 17,956,497	\$ 5,053,032	871	2.47	866.89	17276	558.86	\$ 14,767,371	\$ 10,474,787	\$ 2,649,266	\$ 27,773,863	\$ 7,702,798	\$ 8,839.91	19.83	0.3	261.39
109	\$ 219,006	\$ 85,412	110	0.00	110.22	414	45.9	\$ 2,341,904	\$ 1,653,150	\$ 420,138	\$ 2,560,930	\$ 505,550	\$ 4,586.73	3.76	0.18	19.84
110	\$ 105,395	\$ 41,104	236	2.10	234.37	107	0	\$ 2,000,000	\$ 1,411,800	\$ 588,800	\$ 2,105,395	\$ 399,904	\$ 1,691.14	0.45	0.07	16.55
111	\$ 4,518,115	\$ 1,762,065	452	10.81	441.49	7723	207.65	\$ 4,554,887	\$ 3,215,295	\$ 817,147	\$ 9,073,002	\$ 2,579,212	\$ 5,702.44	17.07	0.3	135.69
115	\$ 526,710	\$ 205,417	150	0.00	150.03	1038	69.07	\$ 2,562,529	\$ 1,808,889	\$ 459,718	\$ 3,089,239	\$ 665,135	\$ 4,433.34	6.92	0.24	36.01
116	\$ 543,319	\$ 211,907	225	0.00	225.18	1179	68.18	\$ 2,553,460	\$ 1,807,487	\$ 458,091	\$ 3,096,799	\$ 669,993	\$ 2,975.37	5.74	0.2	45.04
117	\$ 1,888,556	\$ 736,537	206	11.84	193.83	3532	36.34	\$ 2,260,265	\$ 1,595,521	\$ 405,492	\$ 4,148,821	\$ 1,142,028	\$ 5,552.72	17.08	0.2	41.13
128	\$ 6,388,545	\$ 2,491,533	648	0.90	647.07	10557	159.08	\$ 3,725,379	\$ 2,629,745	\$ 668,333	\$ 10,113,914	\$ 3,159,860	\$ 4,876.56	16.29	0.18	116.63
129	\$ 14,055,244	\$ 5,481,545	1434	0.00	1433.78	20752	572.37	\$ 15,308,109	\$ 10,805,994	\$ 2,746,275	\$ 29,363,353	\$ 8,227,826	\$ 5,738.55	14.47	0.3	430.13
130	\$ 3,701,015	\$ 1,443,396	503	10.35	492.92	7151	217.23	\$ 4,735,221	\$ 3,342,592	\$ 849,499	\$ 8,436,236	\$ 2,292,894	\$ 4,555.99	14.21	0.28	140.92
132	\$ 10,838,214	\$ 4,226,903	2057	5.17	2052.32	20166	1256.59	\$ 57,023,247	\$ 40,252,710	\$ 10,229,971	\$ 67,861,461	\$ 14,456,874	\$ 7,026.46	9.80	0.3	617.25
138	\$ 1,509,859	\$ 588,845	196	0.54	195.60	2875	51.24	\$ 2,389,894	\$ 1,687,026	\$ 428,747	\$ 3,899,753	\$ 1,017,592	\$ 5,188.09	14.66	0.14	27.46
139	\$ 1,172,549	\$ 457,294	216	0.00	215.64	2285	66.17	\$ 2,533,151	\$ 1,788,131	\$ 454,447	\$ 3,705,700	\$ 911,741	\$ 4,228.07	10.60	0.17	36.66

140	\$	2,958,418	\$	1,153,783	462	34.55	427.66	5710	178.24	\$	4,035,692	\$	2,848,795	\$	724,003	\$	6,994,110	\$	1,877,786	\$	4,062.63	12.35	0.21	97.06
141	\$	3,437,029	\$	1,340,441	407	25.52	381.07	6997	196.04	\$	4,343,725	\$	3,066,235	\$	779,264	\$	7,780,754	\$	2,119,706	\$	5,213.37	17.21	0.3	121.98
142	\$	1,260,343	\$	491,534	107	0.88	105.82	2551	49.02	\$	2,369,735	\$	1,672,796	\$	425,130	\$	3,630,078	\$	916,664	\$	8,591.04	23.91	0.25	26.68
144	\$	6,986,162	\$	2,724,603	525	26.88	497.92	11606	259.78	\$	5,602,758	\$	3,954,987	\$	1,005,135	\$	12,588,920	\$	3,729,738	\$	7,106.97	22.12	0.31	162.69
147	\$	985,749	\$	384,442	40	2.23	37.94	2157	13.59	\$	2,088,051	\$	1,473,955	\$	374,596	\$	3,073,800	\$	759,038	\$	18,895.66	53.70	0.1	4.02
148	\$	1,717,966	\$	670,007	162	0.00	162.44	3190	92.46	\$	2,817,937	\$	1,989,182	\$	505,538	\$	4,535,903	\$	1,175,545	\$	7,236.79	19.64	0.37	60.10
151	\$	15,362,753	\$	5,991,474	998	20.17	977.88	27149	348.46	\$	7,760,123	\$	5,477,871	\$	1,392,166	\$	23,122,876	\$	7,363,640	\$	7,398.07	27.20	0.26	259.49
152	\$	13,136,994	\$	5,123,428	1586	2.71	1593.09	16746	548.53	\$	14,361,303	\$	10,137,844	\$	2,576,418	\$	27,498,297	\$	7,699,845	\$	4,825.07	10.49	0.23	367.03
153	\$	440,409	\$	171,760	243	3.46	239.48	849	75.31	\$	2,627,455	\$	1,854,721	\$	471,365	\$	3,067,864	\$	643,125	\$	2,647.26	3.49	0.14	34.01
154	\$	5,069,631	\$	1,977,156	653	14.94	637.87	9543	119.2	\$	3,150,159	\$	2,223,697	\$	565,139	\$	8,219,790	\$	2,542,295	\$	3,894.39	14.62	0.13	84.87
155	\$	1,849,207	\$	721,191	127	1.75	125.50	3055	143.17	\$	3,484,451	\$	2,459,674	\$	625,110	\$	5,333,658	\$	1,346,301	\$	10,579.97	24.01	0.26	33.09
157	\$	11,074,353	\$	4,318,998	2273	72.30	2200.49	21993	777.13	\$	24,845,202	\$	17,538,157	\$	4,457,211	\$	35,919,455	\$	8,776,209	\$	3,861.43	9.68	0.2	454.56
158	\$	5,905,668	\$	2,303,211	465	48.55	416.04	10992	99.15	\$	2,897,029	\$	2,045,012	\$	519,727	\$	8,802,697	\$	2,822,937	\$	6,076.19	23.66	0.1	46.46
159	\$	1,345,529	\$	524,756	615	19.63	595.81	2609	94.36	\$	2,840,126	\$	2,004,845	\$	509,519	\$	4,185,655	\$	1,034,275	\$	1,680.55	4.24	0.05	30.77
160	\$	9,025,750	\$	3,520,043	544	0.00	544.38	15214	382.99	\$	8,727,849	\$	6,160,989	\$	1,565,776	\$	17,753,599	\$	5,085,819	\$	9,342.41	27.95	0.46	250.41
<b>Total</b>	\$	<b>272,920,396</b>	\$	<b>106,438,954</b>	<b>32789</b>	<b>478.30</b>	<b>32311</b>	<b>470200</b>	<b>10611</b>	\$	<b>323,120,611</b>	\$	<b>228,950,839</b>	\$	<b>57,967,838</b>	\$	<b>596,041,067</b>	\$	<b>164,406,792</b>	\$	<b>5,014.03</b>	<b>14.34</b>		<b>634.55</b>
																							<b>Weighted Average (cfs/ac)=</b>	<b>0.19</b>

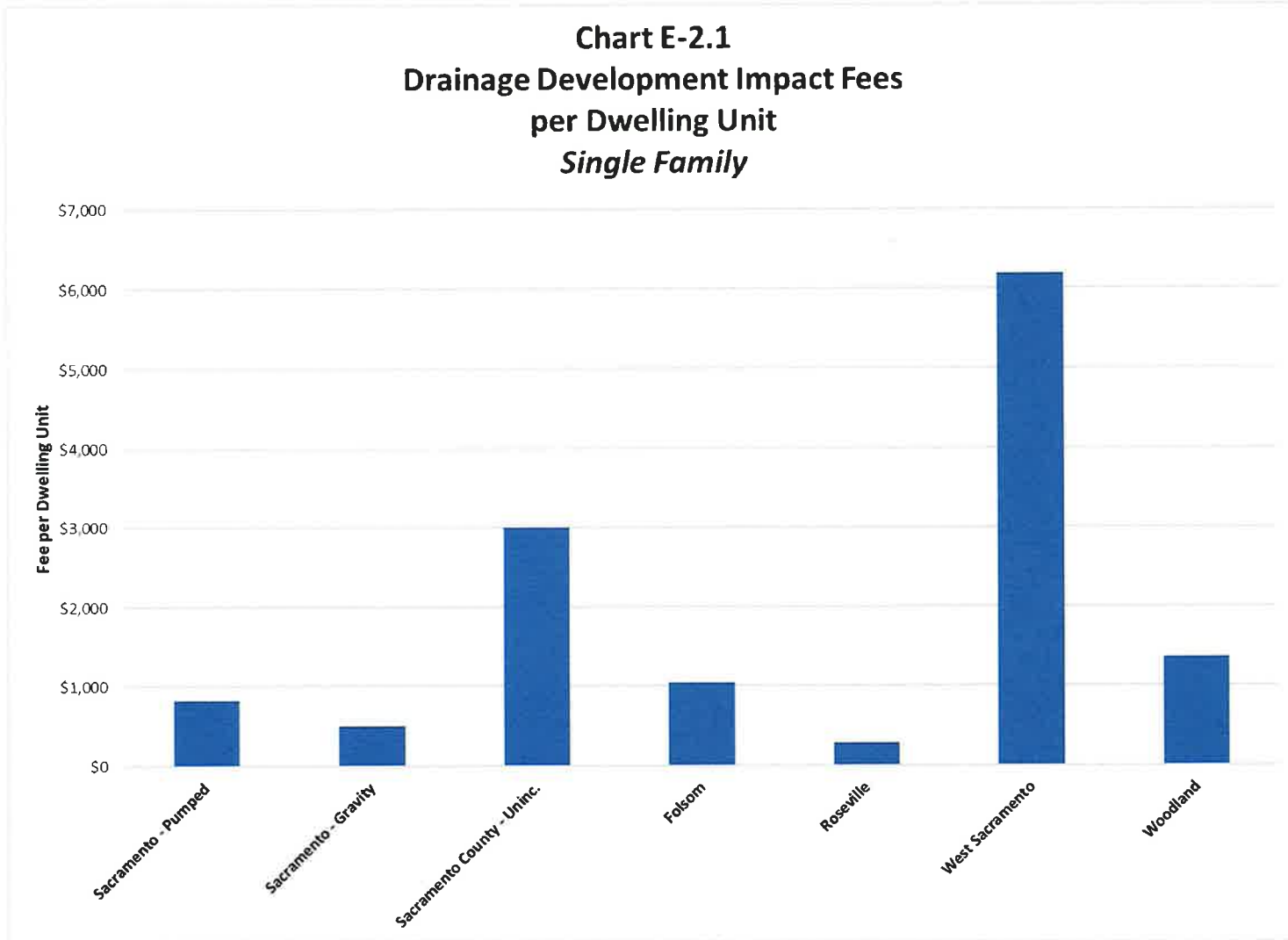
Gravity Basins

Basin	Total Pipe		Basin			Basin			Pipe /Acre	Comments	Capacity	
	Replacement Cost	Pipe Depreciated Asset Value	Basin Acres	Undeveloped Acres	Developed Acres	Total Pipe Length	Replacement Value per Acre	Depreciated Basin Value Per Acre			Nominal Capacity (cfs/ac)	x Acreage (cfs)
G200	\$ 3,308,651	\$ 1,290,374	541.00	0.00	541.00	6,287	\$ 6,115.81	\$ 2,385.16	11.62		0.2	108.20
G201	\$ 7,712,003	\$ 3,007,681	1,596.97	21.81	1,575.16	14,651	\$ 4,829.15	\$ 1,883.37	9.17		0.2	319.39
G206	\$ -	\$ -	347.13	0.00	347.13	14,181	\$ -	\$ -	40.85	CFD	NN	#VALUE!
G207	\$ -	\$ -	456.36	0.21	456.15	22,267	\$ -	\$ -	48.79	CFD	NN	#VALUE!
G208	\$ -	\$ -	409.12	0.00	409.12	13,802	\$ -	\$ -	33.74	CFD	NN	#VALUE!
G209	\$ 4,156,868	\$ 1,621,179	910.98	0.00	910.98	5,204	\$ 4,563.07	\$ 1,779.60	5.71		0.1	91.10
G248	\$ 722,714	\$ 281,858	321.25	31.64	289.61	1,514	\$ 2,249.69	\$ 877.38	4.71		0	0.00
G252	\$ 17,627,343	\$ 6,874,664	1,221.39	35.46	1,185.93	30,471	\$ 14,432.20	\$ 5,628.56	24.95		0.08	97.71
G254	\$ 840,846	\$ 327,930	684.79	0.00	684.79	1,434	\$ 1,227.89	\$ 478.88	2.09		0.12	82.17
G258	\$ 3,641,029	\$ 1,420,001	551.48	43.21	508.27	6,829	\$ 6,602.29	\$ 2,574.89	12.38		0.2	110.30
G259	\$ 8,978,574	\$ 3,501,644	753.94	0.00	753.94	16,470	\$ 11,908.87	\$ 4,644.46	21.85		0.2	150.79
G260	\$ 1,193,830	\$ 465,594	145.96	0.00	145.96	2,170	\$ 8,179.16	\$ 3,189.87	14.87		0.2	29.19
G269	\$ 3,894,637	\$ 1,518,908	194.30	19.27	175.03	6,229	\$ 20,044.45	\$ 7,817.34	32.06		0.48	93.26
G270	\$ 3,629,641	\$ 1,415,560	729.31	10.85	718.46	6,601	\$ 4,976.82	\$ 1,940.96	9.05		0.17	123.98
G273	\$ 7,034,482	\$ 2,743,448	371.16	20.66	350.50	13,186	\$ 18,952.69	\$ 7,391.55	35.53		0.5	185.58
<b>Totals</b>	<b>\$ 62,740,618</b>	<b>\$ 24,468,841</b>	<b>8,134.67</b>	<b>151.60</b>	<b>7,983.07</b>	<b>161,296</b>	<b>\$ 7,712.74</b>	<b>\$ 3,007.97</b>	<b>Weighted Average (cfs/ac) =</b>		<b>0.17</b>	

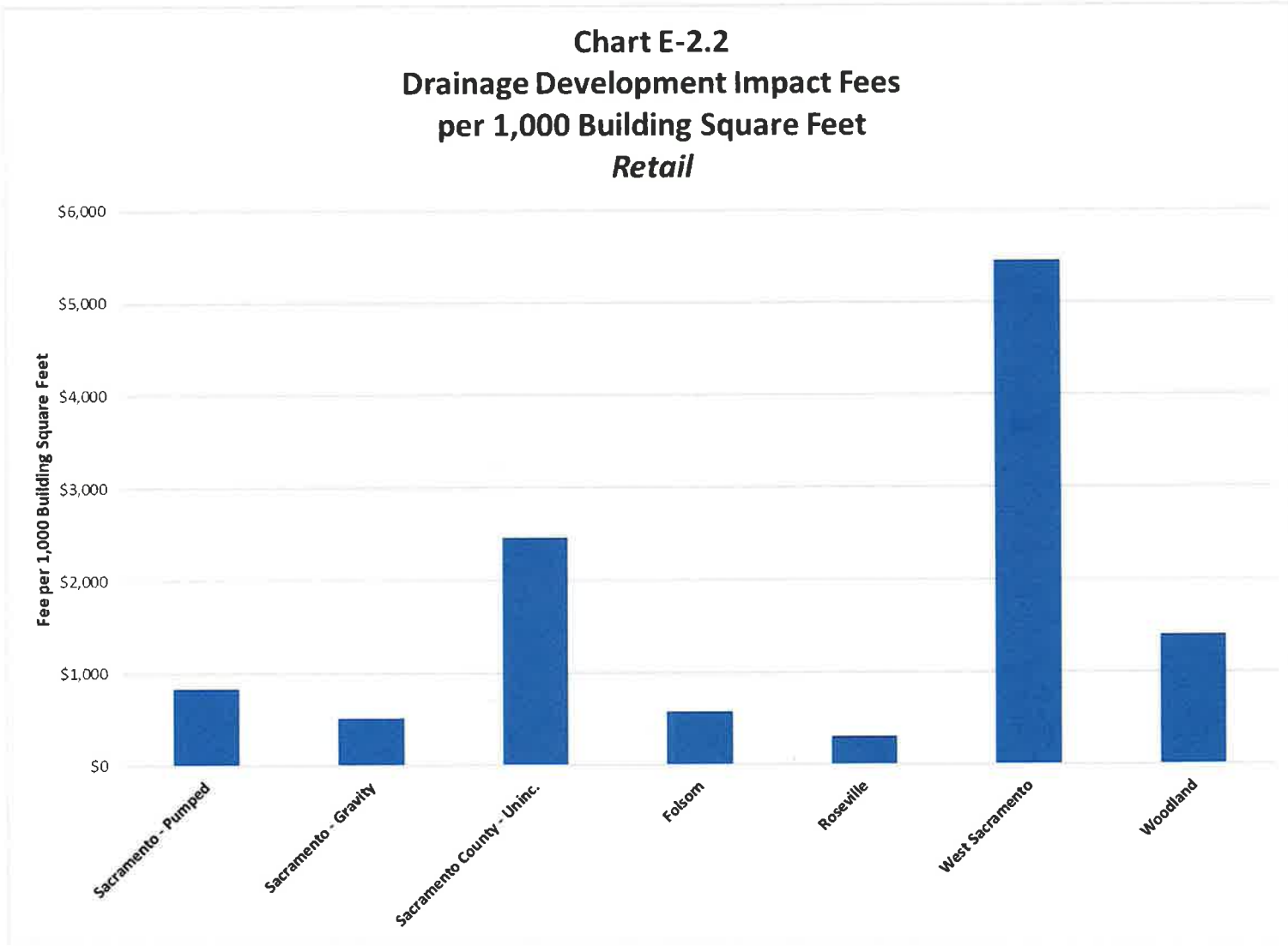
Charts per Unit

Companion Charts to Table 5-10

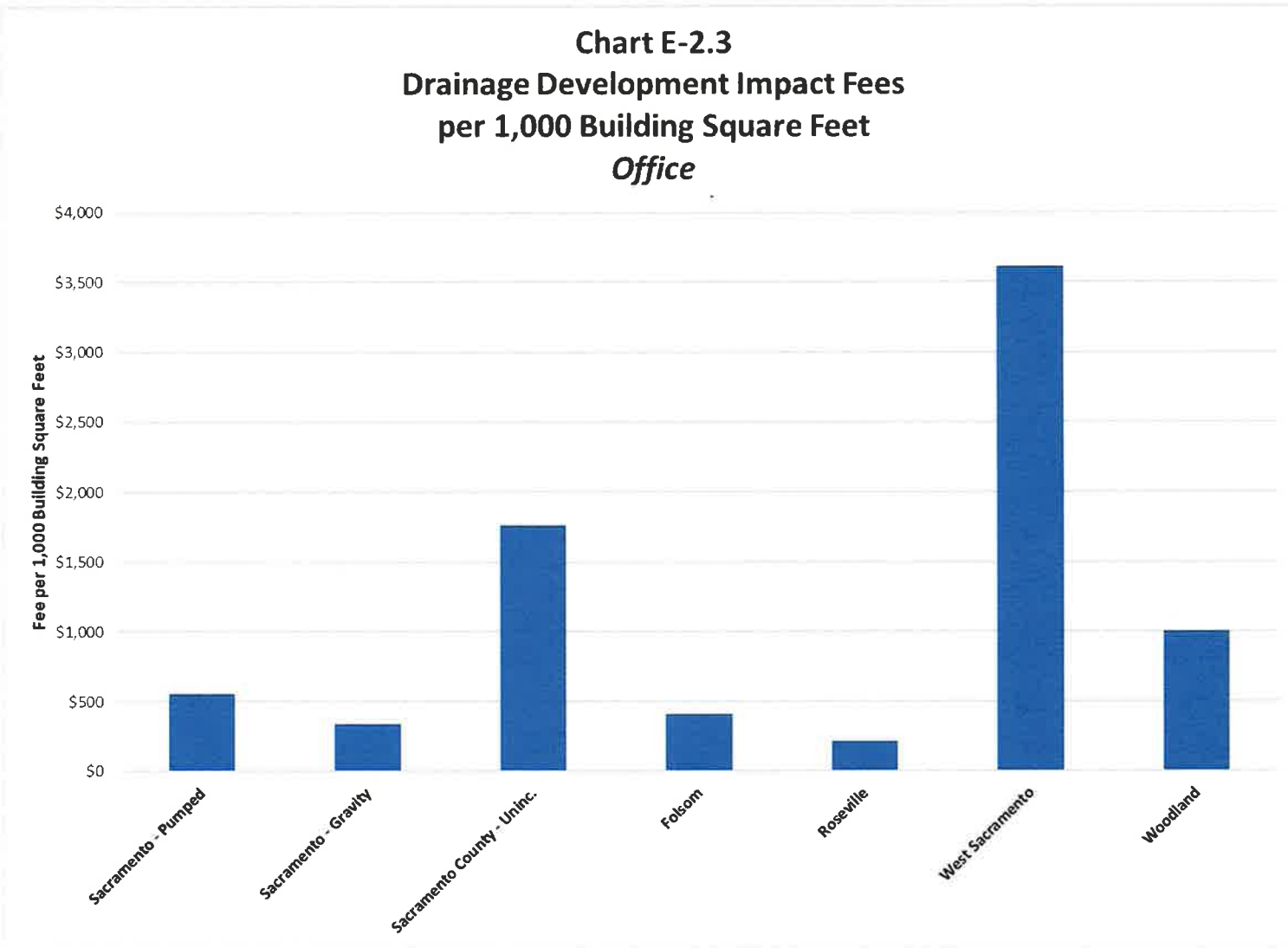
Appendix E-2



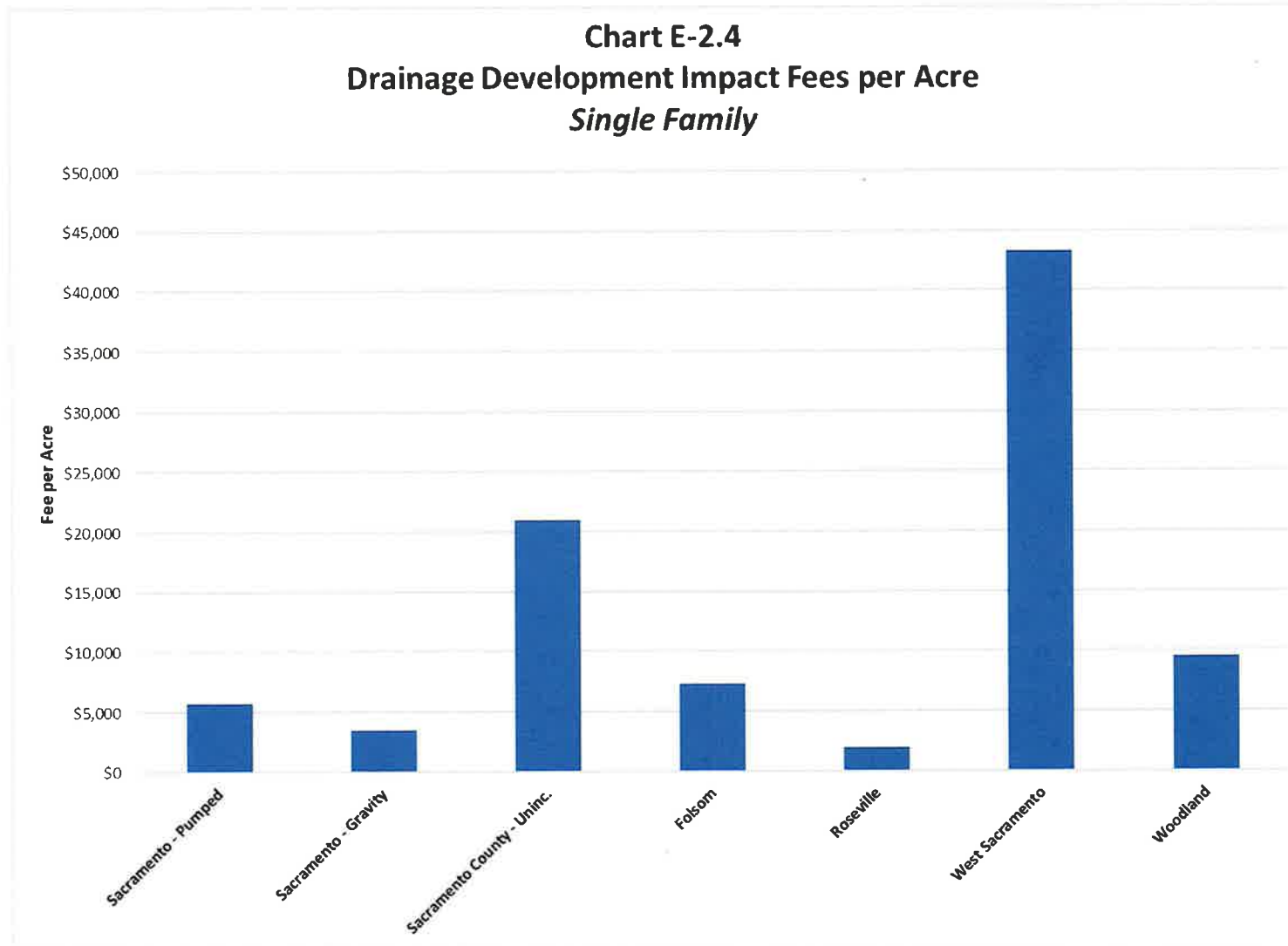
**Chart E-2.2**  
**Drainage Development Impact Fees**  
**per 1,000 Building Square Feet**  
*Retail*



**Chart E-2.3**  
**Drainage Development Impact Fees**  
**per 1,000 Building Square Feet**  
*Office*

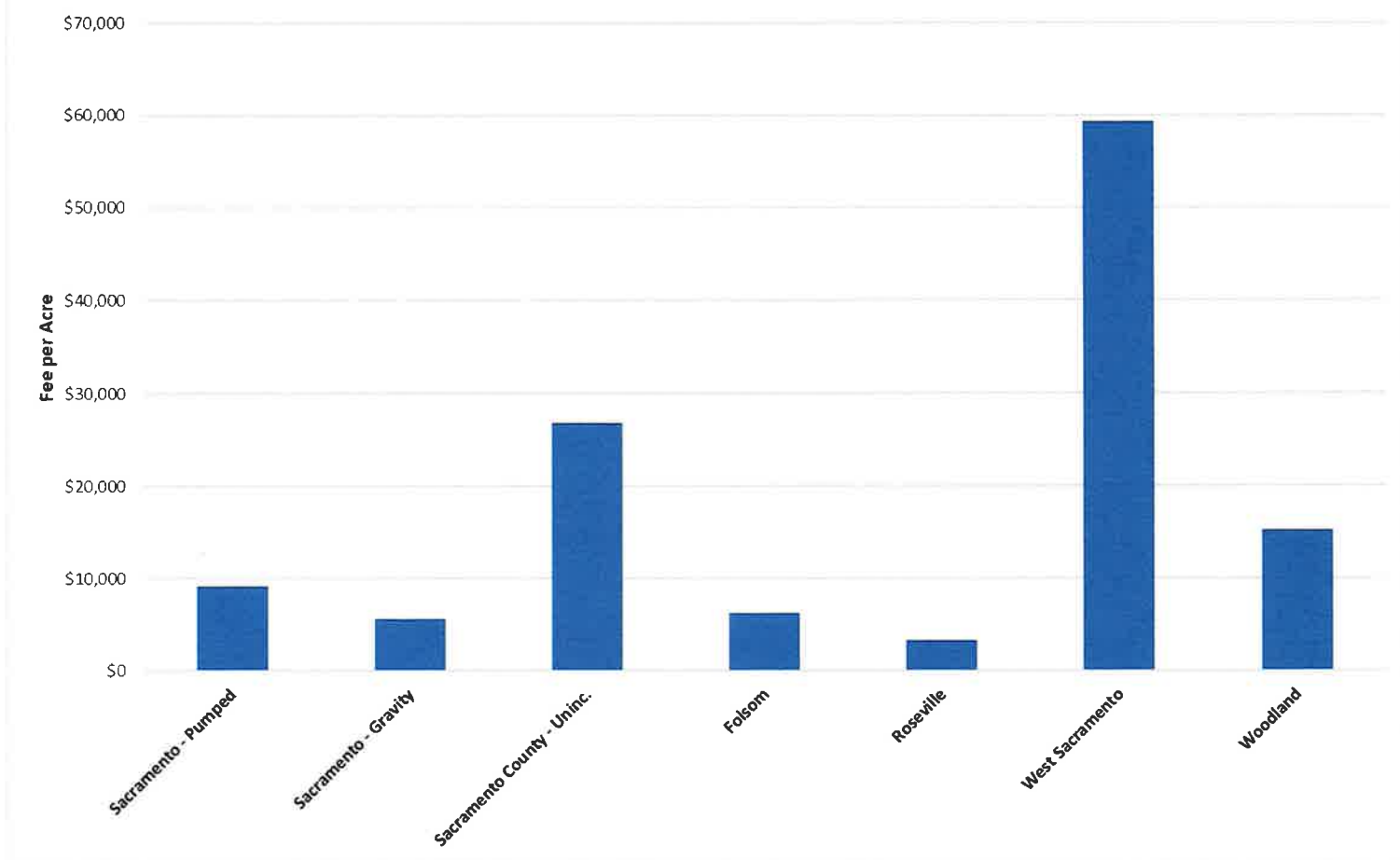


Per Acre Charts

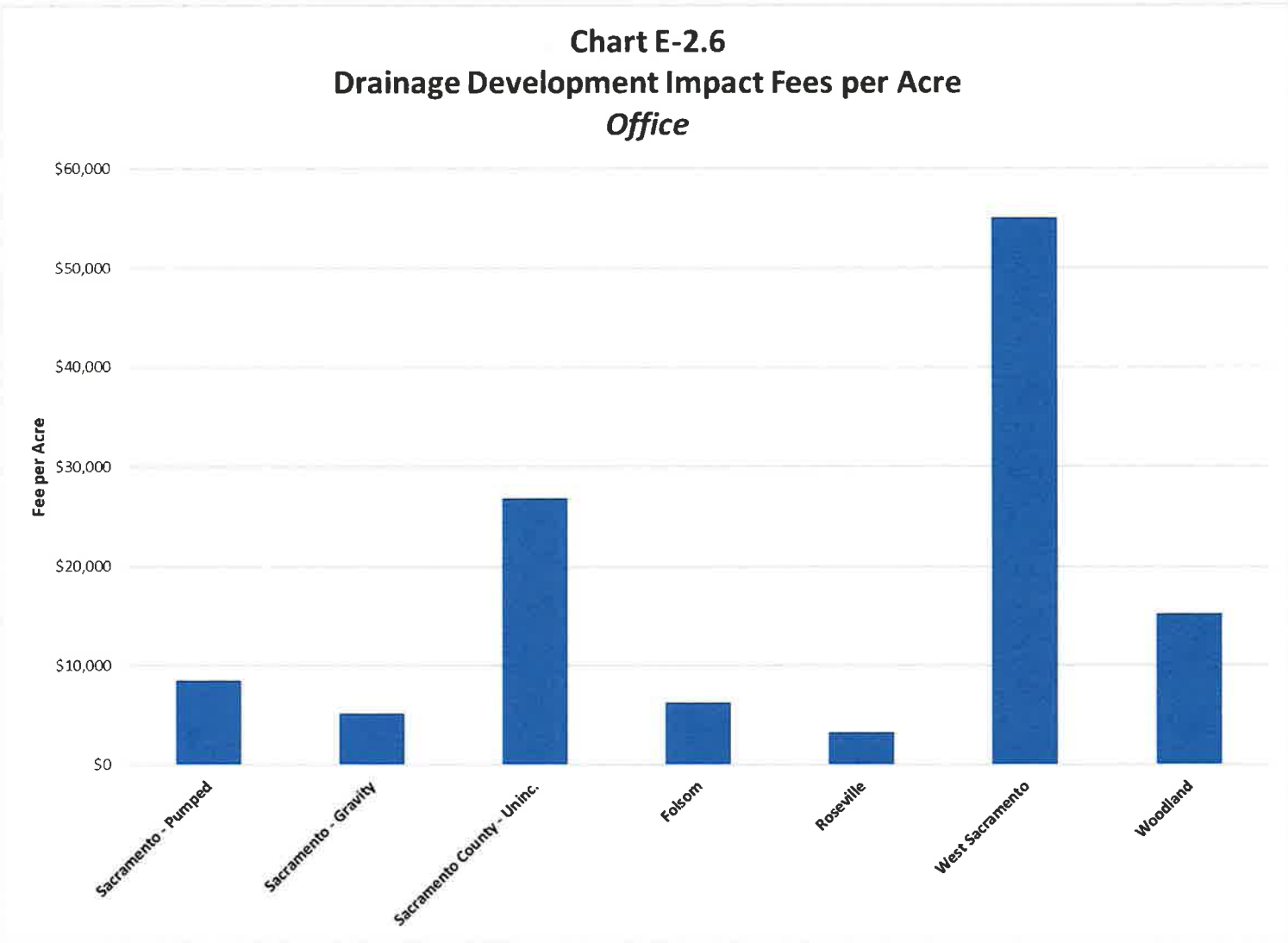




**Chart E-2.5**  
**Drainage Development Impact Fees per Acre**  
*Retail*



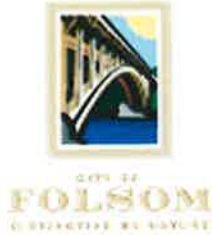
**Chart E-2.6**  
**Drainage Development Impact Fees per Acre**  
*Office*



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CITY OF  
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## Folsom City Council Staff Report

<b>MEETING DATE:</b>	7/11/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11074 - A Resolution Authorizing the City Manager to Execute a Lease Agreement with Pour Leadership Inc., DBA Uncle Charlie's Firehouse & Brew
<b>FROM:</b>	Parks and Recreation Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends the City Council approve Resolution No. 11074 - A Resolution Authorizing the City Manager to Execute a Lease Agreement with Pour Leadership Inc., DBA Uncle Charlie's Firehouse & Brew.

### **BACKGROUND / ISSUE**

The City of Folsom acquired the parking garage at 905 Leidesdorff St., including the retail space located within comprising approximately 3,600 square feet of building area, in 2012 from the Folsom Redevelopment Agency. In 2014, the retail space was leased to the Folsom Historical Society to bring in the Museum of Wonder and Delight at \$1 per month for a three-year lease.

Following the termination of that lease, the area was vacant for several years. In June of 2021, a Request for Proposals was done, and the city received three proposals for use of the area from Nexus Jiu Jitsu, Practical Cycle and Uncle Charlie's Firehouse & Brew (UCFB). Six staff members and one external member reviewed and ranked the three proposals. Their criteria included: compatibility with Historic District Retail Study and zoning; concept and work plan; financial stability and feasibility; and cost per square foot being offered. The total points possible was 100 with a score of 80 needed to proceed to the interview process. The three proposals ranked as follows:

- Jiu-jitsu: 73.2 average points. Price per SF: \$1.20/sf
- Practical Cycle: 78.6 average points. Wanted to keep the current location and the new space. Price per SF: \$.63/sf for the combined total square footage.
- UCFB: 88 average points. Price per SF: \$2.50/sf

These results were brought to closed session on November 9, 2021, and staff received direction to proceed with working on an agreement with UCFB. UCFB was also directed to work with the Community Development Department to obtain a Conditional Use Permit (CUP). On March 1, 2023, this item went before the Historic District Commission and the project was approved. On April 11, 2023, an appeal was made to City Council regarding the approval of the CUP and the determination that the project was exempt from CEQA. This appeal was denied by City Council.

On April 25, 2023, and June 27th, the project again went to closed session at City Council to discuss some further details regarding the agreement. UCFB agreed to the terms directed by the council. Under the direction of the City Council, staff have worked with UCFB to draft an agreement that follows the terms dictated by the City Council and in a form acceptable to the City Attorney.

### **POLICY / RULE**

The City Manager shall receive City Council authority to execute contracts in excess of \$70,952.

### **ANALYSIS**

The major terms and conditions of the proposed agreement are highlighted below.

- 1) UCFB will occupy the facility rent-free for up to six months to obtain a building permit for tenant improvements to the site. Once the building permit is obtained, or upon expiration of the six-month period, whichever occurs first, UCFB will have an additional ten months to occupy the facility rent-free.
- 2) At the end of the 10-month rent-free period, the term of the lease will commence for 10 years, with an option to renew for two additional terms of five years each for a total of 20 years.
- 3) The initial rent for the facility for year 1 will be \$1.75 per residential square foot or \$6,300 a month plus an additional \$350 a month for the extra storage area in the garage totaling \$6,650 a month or \$79,800 for the year.
- 4) Beginning in year 2, the rent for the facility will be \$2.50 per residential square foot or \$9,000 a month plus an additional \$500 a month for the extra storage area in the garage totaling \$9,500 a month or \$114,000 for the year. Each year following year 2 would have a 3% escalator and starting in year 11 rental fees for the patio will also be charged at the same rate per square foot as the storage area.
- 5) UCFB will use the facility only as approved by the Conditional Use Permit and as specified in the Conditions of Approval.

**FINANCIAL IMPACT**

If UCFB exercises both of its options to renew for a total of 20 years, the total value of the lease agreement would be \$2,987,996. If the full 6 months' time period is utilized to obtain a building permit and then the next ten months are rent free, the rent would commence approximately November 2025. The entire time the rent is free the tenant is still responsible for the utilities and property tax.

**ENVIRONMENTAL REVIEW**

Environmental review is not required pursuant to section 15301 of the CEQA Guidelines (related to Existing Facilities) and section 15303 of the CEQA Guidelines (related to new construction or conversion of small structures). Based on staff's analysis, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemptions in this case.

**ATTACHMENTS**

Resolution No. 11074 - A Resolution Authorizing the City Manager to Execute a Lease Agreement with Pour Leadership Inc., DBA Uncle Charlie's Firehouse & Brew

Submitted,

Kelly Gonzalez, Parks & Recreation Director

**RESOLUTION NO. 11074**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH POUR LEADERSHIP INC., DBA UNCLE CHARLIE'S FIREHOUSE & BREW**

**WHEREAS**, the City of Folsom did a Request for Proposals and the proposal from Uncle Charlie's Firehouse & Brew (UCFB) ranked the highest; and

**WHEREAS**, UCFB's Conditional Use Permit was approved by the Historic District Commission on March 1, 2023; and

**WHEREAS**, the total value of the agreement would be \$2,987,996 over a 20 year period; and

**WHEREAS**, the agreement will be in a form acceptable to the City Attorney:

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to execute a Lease Agreement with Pour Leadership Inc., DBA Uncle Charlie's Firehouse and Brew.

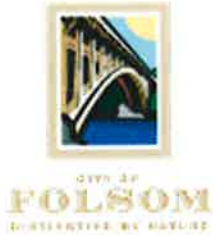
**PASSED AND ADOPTED** this 11th day of July, 2023, by the following roll-call vote:

**AYES:** Councilmember(s):  
**NOES:** Councilmember(s):  
**ABSENT:** Councilmember(s):  
**ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK



## Folsom City Council Staff Report

<b>MEETING DATE:</b>	7/11/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11075 – A Resolution Authorizing the City Manager to Execute an Agreement with Advanced Chemical Transport, Inc. for Hazardous Waste Management Services and Appropriation of Funds
<b>FROM:</b>	Public Works Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

The Public Works Department recommends that the City Council pass and adopt Resolution No. 11075 – A Resolution Authorizing the City Manager to Execute an Agreement with Advanced Chemical Transport, Inc. for Hazardous Waste Management Services and Appropriation of Funds.

### **BACKGROUND / ISSUE**

The Public Works Department, Hazardous Materials Division (Division) provides hazardous waste collection, disposal, and recycling services for residents and businesses through the Division's door-to-door collection service and drop-off appointments at the city's corporation yard. In Fiscal Year 2021-2022, the Division collected 434,255 pounds of hazardous waste from 5,058 service participants.

The Division contracts for hazardous waste management services which include transportation, disposal, and recycling of the collected waste. The existing contract was awarded by the Folsom City Council on June 26, 2018, through Resolution No. 10142. Due to a price increase, the Division was unable to exercise the option to extend the term of the existing contract and it expired on June 30, 2023.

The Division issued a Request for Proposals to procure hazardous waste management services and received four proposals by the due date.



Staff have reviewed the proposals and selected the most qualified, responsible proposer to provide hazardous waste management services to support of the city’s collection program.

**POLICY / RULE**

Chapter 2.36 of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$70,952 or greater shall be awarded by the City Council.

**ANALYSIS**

The Division published a request for proposals for hazardous waste management services on June 6, 2023. Bids were received from the following agencies and opened publicly at City Hall on June 26, 2023. The summary of review scores is as follows:

<b><u>Firm Name</u></b>	<b><u>Total Score</u></b>
Advanced Chemical Transport, Inc. (ACT)	92
Clean Harbors Environmental Services (Clean Harbors)	87
Clean Earth	82
NRC Environmental Services Inc. (NRC)	70

Staff initially reviewed each proposal based on a fixed set of minimum standards to be considered as a qualified, responsive proposal and determined all four are acceptable for the full range of hazardous materials management services. These standards included financial stability, provision of all required proposal documentation, and proof that all permits, registrations and licenses are in good standing.

Once qualified proposals were identified, a series of weighted criteria were considered for each. These criteria included, but were not limited to, references, experience, compliance, waste management services, and cost.

The bid packet included a cost matrix spreadsheet for proposing agencies to bid on individual pricing for seventy-six different waste profiles with different packaging options for each one, twenty different packaging supplies, and labor rates for periodic on-call assistance with Folsom’s Household Hazardous Waste program.

To evaluate cost, the review team used actual quantities of materials shipped and supplies used in Fiscal Year 2021-22 to compare the estimated cost of the proposals over the next five years, including proposed increases. Two of the proposals, Clean Earth and NRC, contained open ended language for adjusting pricing during the term of the contract. This made it impossible to compare them accurately and negatively impacted their scores. ACT did not propose increases during the contract period. Clean Harbors proposed increases using a clearly defined methodology of CPI plus 3%.

Staff concluded the most competent, qualified and responsive proposer is ACT with an overall average score of 92%.

**FINANCIAL IMPACT**

The proposed disposal and recycling costs for hazardous waste materials managed by this contract is budgeted in the Solid Waste Operating Fund (Fund 540) for FY 2023-24 in the amount of \$117,000. Actual costs for this contract will be based on quantities collected; however, the anticipated cost under the new contract is \$148,000 annually, based on quantities from Fiscal Year 2021-22. The additional funds of \$31,000 needed to maintain current program levels are available in Fund 540 and will require an appropriation for Fiscal Year 2023-24. Funding needed for subsequent years will be requested through the budget process.

**ENVIRONMENTAL REVIEW**

The purchase of hazardous waste management services is not considered a project and therefore is not subject to CEQA.

**ATTACHMENT**

Resolution No. 11075 – A Resolution Authorizing the City Manager to Execute an Agreement with Advanced Chemical Transport, Inc. for Hazardous Waste Management Services and Appropriation of Funds

Submitted,

---

Mark Rackovan, Public Works Director

**RESOLUTION NO. 11075**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH ADVANCED CHEMICAL TRANSPORT, INC. FOR HAZARDOUS WASTE MANAGEMENT SERVICES AND APPROPRIATION OF FUNDS**

**WHEREAS**, the Public Works Department, Waste and Recycling Division, Hazardous Materials Division (Division) collects hazardous waste from the public; and

**WHEREAS**, funds have been budgeted in the Solid Waste Operating Fund (Fund 540) for Fiscal Year 2023-24; and

**WHEREAS**, the Division requires a contractor to recycle or dispose of hazardous waste from its collection program; and

**WHEREAS**, the City initiated a request for proposal process and Advanced Chemical Transport, Inc. was the most qualified, responsive, and responsible proposer; and

**WHEREAS**, an additional appropriation in the amount of \$31,000 will be needed; and

**WHEREAS**, additional funds in the amount of \$31,000 are available in the Solid Waste Operating Budget Fund (Fund 540); and

**WHEREAS**, the agreement will be in a form acceptable to the City Attorney:

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Folsom authorizes the City Manager to Execute an Agreement with Advanced Chemical Transport, Inc. for Hazardous Waste Management Services of which the anticipated cost based on quantities will not exceed \$148,000

**BE IT FURTHER RESOLVED** that the Chief Financial Officer is authorized to appropriate \$31,000 for this contract to the Solid Waste Operating Fund (Fund 540).

**PASSED AND ADOPTED** this 11<sup>th</sup> day of July, 2023, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

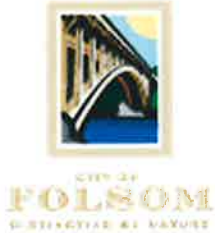
ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

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# Folsom City Council Staff Report

<b>MEETING DATE:</b>	7/11/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11076 - A Resolution Adding a Stakeholder Representative to the River District Master Plan Citizens Advisory Committee
<b>FROM:</b>	Community Development Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends the City Council approve Resolution No. 11076 - A Resolution Adding a Stakeholder Representative to the River District Master Plan Citizens Advisory Committee.

### **BACKGROUND / ISSUE**

On June 13, 2023 City Council approved Resolution No. 11044 – A Resolution Authorizing the Formation of the River District Master Plan Citizens Advisory Committee. The staff report recommended the City Council select both stakeholder groups and representatives, as well as at-large public representatives to participate on the committee. In accordance with the adopted resolution and the Folsom Municipal Code, the Citizens Advisory Committee (CAC) will be active from July 15, 2023 to July 14, 2024.

A total of 17 stakeholder groups were considered for participation on the CAC. The Shingle Springs Band of the Miwok Indians (Miwok Tribe) was included under the category of Cultural Resources, but was not selected. At the City Council’s June 27, 2023 meeting, Mayor Rodriguez directed staff to return with a resolution adding the Miwok Tribe to the CAC.

### **POLICY / RULE**

Folsom Charter, Section 2.04.G – Duties of the Mayor, indicates the mayor may “Establish and dissolve ad hoc committees, subject to the approval of the Council, but no such committee shall exist for more than one year.”

Folsom Municipal Code, Section 2.35.040 – One Seat Limitation, states that “No person may hold more than one appointed commission, board, council or committee seat at a time. This one-seat

limitation shall not apply to: (1) commission, board, council or committee members who are appointed to other commissions, boards, councils or committees as a result of, or by virtue of, their status as a member of a particular commission, committee, board or council; or (2) membership on ad hoc committees.”

### **ANALYSIS**

The River District project area encompasses thousands of acres of federal and state properties, as well as city and private properties, all of which are the ancestral lands of indigenous Native Americans. Even after the impacts of European migration and the Gold Rush, there are many vital and culturally significant Native American resources remaining within Folsom and the River District specifically. Having tribal participation on the CAC will bring important depth of understanding and appreciation for the history and resources that remain, and that should be both protected and celebrated.

The Shingle Springs Band of Miwok Indians has expressed interest in participating in the River District Master Plan project and designated Krystal Moreno as their representative. It is worth noting that the Miwok Tribe is not the only tribe that historically inhabited the Folsom area. The Nisenan and other sub-groups of the Miwoks were known to be part of the various Native American communities of the Central Valley and Sierra foothills. Ms. Moreno and the Miwok Tribe have committed to communication with other nearby tribal governments to keep them abreast of River District planning issues and progress.

### **ENVIRONMENTAL REVIEW**

The recommended action of the City Council is not a project as defined by the CEQA and therefore does not require environmental review.

### **FISCAL IMPACT**

There is no additional fiscal impact as a result of the proposed action. Funds for both River District Master Plan project management and retained consultants have already been budgeted and appropriated. The source of the funds is from federal allocations from the American Rescue Plan Act (ARPA).

### **ATTACHMENTS**

1. Resolution No. 11076 – A Resolution Adding a Stakeholder Representative to the River District Master Plan Citizens Advisory Committee

Submitted,



\_\_\_\_\_  
PAM JOHNS  
Community Development Director

**RESOLUTION NO. 11076**

**A RESOLUTION ADDING A STAKEHOLDER REPRESENTATIVE TO THE RIVER DISTRICT MASTER PLAN CITIZENS ADVISORY COMMITTEE**

**WHEREAS**, the 2035 Folsom General Plan suggests that the River District Master Plan be established by “Engaging the community, stakeholders, and federal, state and regional land management agencies in establishing a vision for Folsom’s River District;” and,

**WHEREAS**, the City Council adopted Resolution No. 11044 - Authorizing the Formation of the River District Master Plan Citizens Advisory Committee at its June 13, 2023 meeting, including both stakeholder organizations and at-large public representatives, however the Shingle Springs Band of the Miwok Indians was not selected; and,

**WHEREAS**, the Folsom Charter, section 2.04.G – Duties of the Mayor, indicates the mayor may “establish and dissolve ad hoc committees, subject to the approval of the Council, but no such committee shall exist for more than one year; and,

**WHEREAS**, at the June 27, 2023 City Council meeting Mayor Rodriguez directed staff to prepare a staff report and resolution to add the Shingle Springs Band of Miwok Indians to the Citizens Advisory Committee; and,

**WHEREAS**, the Shingle Springs Band of Miwok Indians continues to express interest in the River District Master Plan and has designated Krystal Moreno as their representative.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom hereby appoints the Shingle Springs Band of Miwok Indians to the River District Citizens Advisory Committee.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of July 2023, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

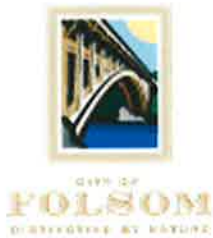
\_\_\_\_\_  
Christa Freemantle, CITY CLERK



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CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE



# Folsom City Council Staff Report



<b>MEETING DATE:</b>	7/11/2023
<b>AGENDA SECTION:</b>	New Business
<b>SUBJECT:</b>	Resolution No. 11069 - A Resolution Amending Resolution No. 10479 to Revise the Master Fee Schedule for Library Services to Remove Fines and Adjust the Fee for Selected Library Services as of 7/11/2023
<b>FROM:</b>	Library

### RECOMMENDATION / CITY COUNCIL ACTION

Folsom Public Library respectfully recommends that the City Council pass and adopt Resolution No. 11069 - A Resolution Amending Resolution No. 10479 to Revise the Master Fee Schedule for Library Services to Remove Fines and Adjust the Fee for Selected Library Services as of 7/11/2023.

Under a revised Master Fee Schedule, the Library will continue to bill patrons for items that are not returned or which are returned damaged. Patron accounts will continue to be blocked from using Library services once these items are billed and patrons will continue to be referred to collections should they fail to pay fees over a designated amount. However, most fines will be removed from the schedule, and the Library Commission and staff recommend that charges that have been accrued under these defunct categories be removed.

### BACKGROUND / ISSUE

Recognizing the negative impact that fines have on patron goodwill and their ability to access Library services, as well as the enhanced operational and customer service challenges that come from being the last library in Sacramento County to still charge fines, the Library Commission with then Director Lori Easterwood voted unanimously to recommend the removal of fines in May 2021. This position was reaffirmed in January 2023 when the newly seated Library Commission again voted unanimously to recommend the removal of fines with Director Thomas Gruneisen.

During the past five years, libraries across the United States have seen a dramatic and widespread shift in the way they leverage fines. Recognizing that the primary purpose for charging overdue fines is to increase access to the collection by disincentivizing patrons from keeping items past their due date, libraries began to look more critically at whether the mechanism of imposing fines has acted to increase or decrease access to the collection.

Since then, research in this area has consistently indicated that the imposition of late fines has a marginal effect on whether or how long items are kept overdue and instead adversely affects item return rates. A more pronounced effect, however, is that while fines have only a small impact on the library budget, they have a noticeably larger negative impact on the goodwill of residents. Patrons that have their accounts blocked due to fines are significantly less likely to continue using library services, and libraries that discontinued charging fines have uniformly reported an increase in library registration and usage.

Additionally, although fines are accrued by residents from across a wide range of economic strata, the accounts that remain blocked from library services disproportionately come from households with fixed or limited incomes, in turn disproportionately impacting older adults, youth, and communities of color. Accordingly, the American Library Association in 2019 passed a resolution that found that “monetary fines ultimately do not serve the core mission of the modern library,” urging libraries to “actively move towards eliminating them.”

In response to this national guidance, as well as having experienced firsthand the benefits of going fine-free during the COVID-19 pandemic, libraries across the United States have increasingly discontinued the collection of fines while retaining charges for lost and damaged items. In our region, Yolo County Library discontinued charging fines in 2021 and was followed shortly after by Sacramento Public Library. Lincoln Public Library, Loomis Public Library, Nevada County Library, and Solano County Library are fine-free, while the collection of fines at Colusa County Library remains suspended.

At the same time, while promoting access to its services, it is important that the Library remain a responsible steward of public funds. In assessing the current Master Fee Schedule, staff found that the current fees for public color printing are insufficient to recoup expenses in this area. Similarly, although loans for items from Woodland and Sacramento, Colusa, and Sutter Counties remain free to Folsom Public Library customers, requests from outside these counties must be manually submitted and require considerable staff time to process. Given that the library has alternate mechanisms to request items at lower cost, the fees for these services have been adjusted to restore cost neutrality.

### **POLICY / RULE**

City of Folsom Municipal Code Section 3.50.020 states, "The city manager is hereby directed to recommend to the council the adjustment of fees and charges to recover the percentage of costs reasonably borne in providing the regulation, products or services

enumerated in this chapter and on the schedule of rate review as hereinafter established in this chapter. Costs reasonably borne shall be as are defined in Section 3.50.030."

Resolution No. 10297 (2019) established the current fee schedule.

## ANALYSIS

The experience of Folsom Public Library staff concurs with that of the wider library profession that while charging customers fines has only a minor impact on our budget (1.1% for FY2023), it has a significant impact on our ability to serve our residents. Whether residents avoid using library services due to inconvenience or out of financial necessity, these charges create a barrier to access and present Folsom Public Library as a second-rate service when considered alongside its peers.

This issue has come particularly to the fore following the decision by Sacramento Public Library, the Library's major partner with which we have reciprocity agreements, to go fine free. Folsom Public Library patrons benefit from that partnership and widely use our neighbor's facilities and materials.

This inconsistency leaves Folsom Public Library as the last library in Sacramento County to still charge fines, causing frequent confusion, frustration, and embarrassment for our residents. Library staff are frequently left attempting to explain to residents who return their items late why some items are being returned for free, whereas others are literally being "nickel and dimed" – and that their home library, Folsom, is the one doing the charging.

Other library patrons have found ways to circumvent these fines, leading to an uneven playing field and frustration for Folsom Public Library cardholders. Because the systems for other Sacramento County libraries are defaulted to waive fines at check-in, Sacramento County residents who check out Folsom Public Library materials can return these Folsom items to their home libraries late for free, whereas Folsom residents who return those same items late to their home library in Folsom are fined.

Similarly, some Folsom residents have begun returning their Folsom Public Library items to other libraries, in effect avoiding fines while creating longer delays for Folsom residents and additional cost to staff. Other residents have found that while staff at Folsom Public Library are unable to waive their fines, they can have these same fines waived by calling Sacramento Public Library's main call center, again leading to further resident frustration.

The barrier that overdue fines present to some of our customers is real. 2,682 patron cards are currently blocked due to fines and fees (8.43% of total cardholders). 698 of these cards are for youth accounts (10.37% of all youth cardholders). By way of illustration, the population at Theodore Judah Elementary was 627 students for the 2022-2023 school year. This lack of access runs counter to Folsom Public Library's mission to "inspire lifelong learning, enrich lives, and connect our diverse community."

## **FINANCIAL IMPACT**

The Library is projected to collect approximately \$22,500 in fines for Fiscal Year 2023. It collected approximately \$17,536 in FY 2021-22; \$3,692 in FY 2020-21; and \$24,663 in FY2019-20. Because fines are correlated with circulation, if increases in circulation continue into the future, without an expansion in Library hours, the City could see a reduction in revenue as high as \$25,000. The Fiscal Year 2023-24 Operating Budget did not include an amount for Library fines in anticipation of this change. If the City Council decides not to approve the change the increase in revenue would be minimal at around \$20,000 to \$25,000.

Increasing the fee for color printing by \$.50/page will result in additional revenue of approximately \$623 per year.

The volume of Interlibrary Loan activity varies significantly from year to year; however, increasing the fee for ILL service by \$2.00 per transaction is not expected to increase revenue by more than \$150 per year.

Folsom Public Library patrons currently have a cumulative balance of \$18,384 in unpaid fines.

## **ATTACHMENTS**

1. Resolution No. 11069 - A Resolution Amending Resolution No. 10479 to Revise the Master Fee Schedule for Library Services to Remove Fines and Adjust the Fee for Selected Library Services as of 7/11/2023
2. Table 1: Current Master Fee Schedule for Library Services with Proposed Revisions – July 2023
3. Resolution No. 10479 - A Resolution Amending Resolution No. 10297 and Enacting the Annual Inflationary Adjustment for City User Fees as of July 1, 2020, for Selected City Services

Submitted,

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Thomas Gruneisen, Library Director

# ATTACHMENT 1

**RESOLUTION NO. 11069**

**A RESOLUTION AMENDING RESOLUTION NO. 10479 TO REVISE THE MASTER FEE SCHEDULE FOR LIBRARY SERVICES TO REMOVE FINES AND ADJUST THE FEE FOR SELECTED LIBRARY SERVICES AS OF 7/11/2023**

**WHEREAS**, City of Folsom Municipal Code Section 3.5.020 states “The city manager is hereby directed to recommend to the council the adjustment of fees and charges to recover the percentage of costs reasonably borne in providing the regulation, products or services enumerated in this chapter and on the schedule of rate review as hereinafter established in this chapter. Costs reasonably borne shall be as are defined in Section 3.50.030.”; and

**WHEREAS**, Resolution No. 10479 adopted by the Folsom City Council on June 23, 2020 established the current Master Fee Schedule for the City of Folsom; and

**WHEREAS**, the City now desires to amend its Master Fee Schedule for Library Services to eliminate certain fines; and

**WHEREAS**, the City now desires to adjust the fee for other selected Library services:

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom amends Resolution No. 10479 as of July 11, 2023 to enact in its Master Fee Schedule the revised schedule of services performed by Folsom Public Library, as set forth in the fee schedules attached hereto; and

**BE IT FURTHER RESOLVED** that if there are any conflicts between the fines adopted in this Resolution and the fines adopted in any prior Resolution or schedule, the fines adopted pursuant to this Resolution shall control.

**PASSED AND ADOPTED** this 11th day of July, 2023, by the following roll-call vote:

**AYES:** Councilmember(s):  
**NOES:** Councilmember(s):  
**ABSENT:** Councilmember(s):  
**ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

## ATTACHMENT 2



## City of Folsom

**Current Master Fee Schedule for Library Services with Proposed Revisions – July 2023  
Pursuant to Resolution No. 11069**

#	DEPARTMENT/SERVICE	FEE 7/01/2019	FEE 7/11/2023
		Reso 10297	Proposed
LB-1	Adult and Teen Books and audio books – Extended Use Fee (Fine)	\$0.25/ day per item - \$5.00 max/item	\$0.00/ day per item
LB-2	High-Demand Express materials – Extended Use Fee (Fine)	\$1.00/ day per item - \$5.00 max/item	\$0.00/ day per item
LB-3	Children's books and audio books - Extended Use Fee (Fine)	\$.05/ day per item - \$1.00 max/item	\$0.00/ day per item
LB-4	DVDs, Music CDs, and specialty kits - Extended Use Fee (Fine)	\$.25/ day per item - \$5.00 max/item	\$0.00/ day per item
LB-5	--	--	--
LB-6	Returned check fee	City standard fee (see Finance)	City standard fee (see Finance)
LB-7	Library card replacement	\$1	\$0
LB-8a	Self service copy charges - (B & W)	\$.15/page	\$.15/page
LB-8b	Self service copy charges - (Color)	\$.50/page	\$1.00/page
LB-9	Hold re-shelving fee - per item	\$1	\$0
LB-10	Interlibrary loan/item (plus add'l lending library fees)	\$3	\$5
LB-11	Lost or damaged materials in Folsom collection	Up to cost of item plus \$5.00 processing fee	Up to cost of item plus \$5.00 processing fee
LB-12	Lost or damaged materials from inter library loan	Up to cost of item, plus charges from lending library, plus \$5.00 local processing fee	Up to cost of item, plus charges from lending library, plus \$5.00 local processing fee
LB-13	Referral fee for material and fee recovery services (for accounts with billed overdue materials and total outstanding charges of \$25 or more)	\$10	\$10

## ATTACHMENT 3

**RESOLUTION NO. 10479**

**A RESOLUTION AMENDING RESOLUTION NO. 10297 AND ENACTING THE ANNUAL INFLATIONARY ADJUSTMENT FOR CITY USER FEES AS OF JULY 1, 2020, FOR SELECTED CITY SERVICES**

**WHEREAS**, City of Folsom Municipal Code Section 3.50.020 states "The city manager is hereby directed to recommend to the council the adjustment of fees and charges to recover the percentage of costs reasonably borne in providing the regulation, products or services enumerated in this chapter and on the schedule of rate review as hereinafter established in this chapter. Costs reasonably borne shall be as are defined in Section 3.50.030."; and

**WHEREAS**, Resolution No. 7815 adopted by the Folsom City Council on May 23, 2006, allowed for an annual inflationary adjustment to User Fees each fiscal year; and

**WHEREAS**, Resolution No. 10297 adopted by the Folsom City Council on June 11, 2019, allowed for Building Valuation Data to be updated each year as published by the International Code Council; and

**WHEREAS**, the annual inflationary adjustment is based on the *US Bureau of Labor Statistics & CA Department of Finance CPI-West Urban Consumers, all items, San Francisco CMSA*, Annual amount as of December of the previous calendar year and as of December 31, 2019 the annual inflationary adjustment applied is 3.3%; and

**WHEREAS**, the Building Valuation Data will be updated to the February 2020 data as published by the International Code Council; and

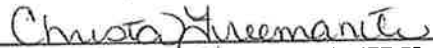
**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom Amends Resolution No. 10297 and Enacts the Annual Inflationary Adjustment for City User Fees as of July 1, 2020, for Selected City Services as set forth in the fee schedules attached hereto; and

**PASSED AND ADOPTED** this 23rd day of June, 2020, by the following roll-call vote:

<b>AYES:</b>	Council Member(s):	Howell, Kozlowski, Sheldon, Aquino
<b>NOES:</b>	Council Member(s):	None
<b>ABSENT:</b>	Council Member(s):	None
<b>ABSTAIN:</b>	Council Member(s):	None

  
Sarah Aquino, MAYOR

ATTEST:

  
Christa Freemantle, CITY CLERK

**City of Folsom**  
**Master Fee Schedule as of July 1, 2020**

#	DEPARTMENT/SERVICE	FEE 7/01/2019	ANNUAL INFLATION ADJUSTMENT	FEE 7/01/2020
		Reso 10297	Annual CPI <sup>1</sup>	Proposed Base Fee (Non-Refundable Deposit)
	<b><u>Planning &amp; Engineering</u></b>			
PE-1	Preliminary Project Review (deposit)	\$ 594	\$ 15	\$ 609
PE-2	Tentative Parcel Map Review (deposit)	\$ 5,178	\$ 127	\$ 10,260
PE-3	Tentative Subdivision Map Review (deposit)	\$6,264 + \$31/Lot	\$153 + \$1/Lot	\$6,417 + \$32/Lot
PE-4	Tentative Map Amendment Review (deposit)	\$ 8,630	\$ 211	\$ 8,841
PE-5	Final Map Amend/Cert of Correction (deposit)	\$ 2,830	\$ 69	\$ 2,899
PE-6	Tentative Map Extension Review (deposit)	\$ 3,707	\$ 91	\$ 3,798
PE-7	Site Design Review - Planning Comm. (deposit)	\$ 4,348	\$ 107	\$ 4,455
PE-7b	Site Design Review	\$ 273	\$ 7	\$ 280
PE-8	Planned Development review (deposit)	\$8,321 + \$416/acre	\$204 + \$10/acre	\$8,525 + \$426/acre
PE-9	Planned Development Mod. Review (deposit)	\$ 8,309	\$ 204	\$ 8,513
PE-10	Planned Development Ext. Review (deposit)	\$ 2,918	\$ 71	\$ 2,989
PE-11	Specific Plan Review (deposit)	\$ 5,833	\$ 143	\$ 5,976
PE-12	Specific Plan Amend. Review (deposit)	\$ 6,417	\$ 157	\$ 6,574
PE-13	Initial Environmental Study/Assmnt (deposit)	\$ 5,906	\$ 145	\$ 6,051
PE-15	Environmental Impact Review & Report	\$ 7,934	\$ 194	\$ 8,128
PE-16	Notice of CEQA determination	\$ 275	\$ 7	\$ 282
PE-18	Environmental Mitigation Prog. Monitoring	\$ 5,849	\$ 143	\$ 5,992
PE-20	Historic Dist SFD Design Rvw (deposit)	\$ 57	\$ 1	\$ 58
PE-21	H.D. Mult Fam/Comm Design Rvw (deposit)	\$ 2,005	\$ 49	\$ 2,054
PE-22	Arch Review - SFD (deposit)	\$ 57	\$ 1	\$ 58
PE-23	Arch Review - Mult Fam/Comm. (deposit)	\$ 2,005	\$ 49	\$ 2,054
PE-24	Historic Dist Sign Review (deposit)	\$ 57	\$ 1	\$ 58
PE-25	Sign Permit - Staff	\$ 117	\$ 3	\$ 120
PE-25b	Sign Permit Extension	\$ 54	\$ 1	\$ 55
PE-26	PD Permit Sign Only (deposit)	\$ 1,166	\$ 29	\$ 1,195
PE-27	Zoning Verification Review (deposit)	\$ 281	\$ 7	\$ 288
PE-28	Rezoning Request Review - 5 acres or less (deposit)	\$ 2,725	\$ 67	\$ 2,792
PE-29	Rezoning Request Review- 5+ acres (deposit)	\$ 5,442	\$ 133	\$ 5,575
PE-30	Lot Line Adj./Parcel Merger (planning) (deposit)	\$ 920	\$ 23	\$ 943
PE-31	Annexation Processing (deposit)	\$ 5,250	\$ 129	\$ 5,379
PE-32	Variance Review- SFD (deposit)	\$ 1,530	\$ 37	\$ 1,567
PE-33	Variance Review- Other (deposit)	\$ 1,530	\$ 37	\$ 1,567
PE-35	Appeal - Admin	\$ 233	\$ 6	\$ 239
PE-36	Appeal - by other (deposit)	\$ 468	\$ 11	\$ 479
PE-37	Code Amendment (deposit)	\$ 2,083	\$ 51	\$ 2,134
PE-38	General Plan Amendment <5 acres (deposit)	\$ 3,976	\$ 97	\$ 4,073
PE-39	General Plan Amendment >5 acres (deposit)	\$ 7,951	\$ 195	\$ 8,146
PE-40	Temporary Use Permit Review	\$ 59	\$ 1	\$ 60
PE-41	Conditional Use Permit Review (Major) (deposit)	\$ 5,396	\$ 132	\$ 5,528

**City of Folsom**  
**Master Fee Schedule as of July 1, 2020**

#	DEPARTMENT/SERVICE	FEE	ANNUAL	FEE
		7/01/2019	INFLATION	7/01/2020
		Reso 10297	ADJUSTMENT	Proposed
			Annual CPI <sup>1</sup>	Base Fee (Non-Refundable Deposit)
	<b>Planning &amp; Engineering (cont.)</b>			
PE-41b	Conditional Use Permit Review (Minor) (deposit)	\$ 2,619	\$ 64	\$ 2,683
PE-42	Conditional Use Permit Modification (deposit)	\$ 1,530	\$ 37	\$ 1,567
PE-43	Street Name Review/Change (deposit)	\$ 1,166	\$ 29	\$ 1,195
PE-44	Devl. Agreemnt Processing (deposit)	\$ 5,018	\$ 123	\$ 5,141
PE-45	Right of Way/ Easement Abandonment	\$ 2,335	\$ 57	\$ 2,392
PE-46	Tree Removal Pmt- Permitted Removal	\$ 36	\$ 1	\$ 37
PE-47	Tree Removal Pmt- w/o Permit	\$ 418	\$ 10	\$ 428
PE-48	Eng PC & Insp - \$1 to \$10,000	6% of first 10k	N/A	6% of first 10k
PE-49	Eng PC & Insp 1 - \$10,001-\$99,999	7% next 90k	N/A	7% next 90k
PE-50	Eng PC & Insp 1 - \$100k-\$199,999	5% next 100k	N/A	5% next 100k
PE-51	Eng PC & Insp 1 - \$200k-\$299,999	4% next 100k	N/A	4% next 100k
PE-52	Eng PC & Insp 1 - \$300k+	2% remainder	N/A	2% remainder
PE-53	Parcel Map Check	\$ 5,471	\$ 134	\$ 5,605
PE-54	Final Map Check	\$ 10,213	\$ 250	\$ 10,463
PE-55	LLA Review - Engineering	\$ 4,584	\$ 112	\$ 4,696
PE-56	Research of Eng Records (Hourly)	\$ 99	\$ 2	\$ 101
PE-57	Misc Eng Services (Hourly)	\$ 99	\$ 2	\$ 101
PE-58	Review of ROW /Easement Docs	\$ 1,271	\$ 31	\$ 1,302
PE-59	Assmt Dist/CFD Payment Processing	\$ 2,456	\$ 60	\$ 2,516
PE-60	Subdivision Agreement Processing	\$ 1,032	\$ 25	\$ 1,057
PE-61	Special Events Permit	\$ 59	\$ 1	\$ 60
PE-62a	Transportation Permits	\$ 19	\$ 0	\$ 19
PE-62b	Transportation Permits (Annual)	\$ 82	\$ 2	\$ 84
PE-63a	Encroachment Permits	\$129 + \$1.86/Sq. Ft.	\$3 + \$0.05/Sq. Ft.	\$132 + \$1.91/Sq. Ft.
PE-63b	Encroachment Permit (Annual)	\$ 2,526	\$ 62	\$ 2,588
PE-64	Condominium Conversion Fee	\$ 10,871	\$ 266	\$ 11,137
PE-65	Home Occupation Permit Fee	\$ 28	\$ 1	\$ 29
PE-66	Unattended Donation Box	\$183 + \$46 Renewal	\$4 + \$1 Renewal	\$187 + \$47 Renewal
PE-67	Opinion on a Planning Matter	\$ 239	\$ 6	\$ 245
PE-68	Landmark Tree	\$ 273	\$ 7	\$ 280
PE-69	Off-Site Weekend Directional Signs	\$ 163	\$ 4	\$ 167
PE-70	Uniform Sign Program	\$ 273	\$ 7	\$ 280
PE-71	Temporary Sign Permit	\$ 10	\$ 0	\$ 10
PE-72	Non-residential Plan Check Fee (Planning)	10% of building permit fee	\$ -	10% of building permit fee
PE-73	Residential Landscape Review Fee (Custom Home)	Hourly rate of City Arborist	\$ -	Hourly rate of City Arborist
PE-74	Entertainment Permit	\$ 43	\$ 1	\$ 44
PE-75	Expedited Services Fee	1.5 X Regular Fee		1.5 X Regular Fee
PE-76	Technical Assistance / Third Party review or Inspection			Actual Cost
PE-77	Protected Tree removed or impacted within the buildable area of a residential lot (DSH-diameter per inch)			125.00 (DSH)
PE-78	Protected Tree removed or impacted (DSH-diameter per inch)			250.00 (DSH)

<sup>1</sup> Annual inflationary adjustment based on the *US Bureau of Labor Statistics & CA Department of Finance CPI-West Urban Consumers, all items, San*  
All amounts are rounded to the nearest dollar.

**City of Folsom**  
**Master Fee Schedule as of July 1, 2020**

#	DEPARTMENT/SERVICE	FEE 7/01/2019 Reso 10297	ANNUAL INFLATION ADJUSTMENT Annual CPI <sup>1</sup>	FEE 7/01/2020 Proposed
	<b>Finance</b>			
FN-1a	Returned Check Fee - Initial	\$ 25	\$ -	\$ 25
FN-1b	Returned Check Fee - Additional	\$ 35	\$ -	\$ 35
FN-2	Lien/Delinquency Admin Fee	\$ 179	\$ -	\$ 125
FN-2a	Admin/Disconnect Fee		\$ -	\$ 75
FN-2b	Reconnect Fee - during business hours		\$ -	\$ 50
FN-2c	Reconnect Fee - after business hours		\$ -	\$ 135
FN-3	Excessive Comm. SW Acct Changes	\$ 25	\$ 1	\$ 26
FN-4	New License Review Fee	\$ 25	\$ 1	\$ 26
FN-5	License Reprint Fee	\$ 12	\$ 0	\$ 12
FN-7	Customer Business Lists - Year	\$ 18	\$ 1	\$ 19
FN-8	Customer Business Lists - 1 month	\$ 18	\$ 1	\$ 19
	<b>Cardroom Business License Fees:</b>			
FN-9	Application and investigation	\$ 632	\$ 21	\$ 653
FN-10	Annual License Renewal	\$ 84	\$ 3	\$ 87
FN-12	PER Table Fee per QUARTER	\$ 250	\$ 8	\$ 258
FN-13	Alternative Method of Payment	2.75% - 3%		2.75% - 3%
	<b>Police</b>			
P-1	Vehicle Release	\$ 165	\$ 5	\$ 170
P-2	Livescan	\$ 24	\$ 1	\$ 25
P-3	Alarm Permit (New)	\$ 43	\$ 1	\$ 44
P-3b	Alarm Permit (Renewal - Commercial)	\$ 16	\$ 1	\$ 17
P-4	False Alarm (2nd false alarm - infor. not updated)	\$ 91	\$ 3	\$ 94
P-4b	False Alarm (3rd false alarm)	\$ 91	\$ 3	\$ 94
P-4c	False Alarm (4th false alarm)	\$ 108	\$ 2	\$ 110
P-4d	False Alarm (5th+ false alarm)	\$ 161	\$ 4	\$ 165
P-6	Repossessions	\$ 14	\$ 0	\$ 14
P-7	VIN Verification	\$ 45	\$ 0	\$ 45
P-8	Clearance Letter-Clear	\$ 40	\$ 0	\$ 40
P-9	Vehicle Sign-Off	\$ 45	\$ 0	\$ 45
P-10	Firearms Permit	\$ 156	\$ 4	\$ 160
P-15	Adult Businesses	\$ 135	\$ 4	\$ 139
P-17	HS 11590 Registration	\$ 24	\$ 1	\$ 25
P-18	Police report copy			\$ 5

<sup>1</sup> Annual inflationary adjustment based on the *US Bureau of Labor Statistics & CA Department of Finance CPI-West Urban Consumers, all items, San Francisco CMSA, Annual amount as of December of the previous calendar year.*



**City of Folsom**  
**Master Fee Schedule as of July 1, 2020**

#	DEPARTMENT/SERVICE	FEE	ANNUAL	FEE
		7/01/2019	INFLATION	7/01/2020
		Proposed	ADJUSTMENT	Proposed
			Annual CPI <sup>1</sup>	
	<b>Fire</b>			
FR-1	California Fire Code Inspection	\$ 185	\$ 6	\$ 191
FR-2	Re-Inspection (2nd and subsequent reinspections)	\$ 228	\$ 8	\$ 236
FR-3	Fire Stand Pipe System Plan Review	bldg pmt val	bldg pmt val	bldg pmt val
FR-4	Fire Hydrant System PC	bldg pmt val	bldg pmt val	bldg pmt val
FR-5	Fire Sprinkler System Plan Review	bldg pmt val	bldg pmt val	bldg pmt val
FR-6	Fire Pump Plan Review	bldg pmt val	bldg pmt val	bldg pmt val
FR-7	Fire Alarm System Plan Review	bldg pmt val	bldg pmt val	bldg pmt val
FR-10	Fixed Fire Protection System Plan Review	bldg pmt val	bldg pmt val	bldg pmt val
FR-11	Gas System Plan Review (Medical, LPG, Compressed, etc)	bldg pmt val	bldg pmt val	bldg pmt val
FR-14	Public Fireworks Display PC	bldg pmt val		bldg pmt val
FR-15	Special Fire Inspection (after hours or by request)	\$ 247	\$ 8	\$ 255
FR-23	Safe & Sane Fireworks Stand Inspection	\$ 326	\$ 11	\$ 337
FR-24	Incident Report Copy	\$ 30	\$ 1	\$ 31
FR-26	Fire Hazard Abatement Program	\$ 153	\$ 5	\$ 158
FR-28	False Alarm (2nd false alarm - infor. not updated)	\$ 91	\$ 3	\$ 94
FR-28b	False Alarm (3rd false alarm)	\$ 91	\$ 3	\$ 94
FR-28c	False Alarm (4th false alarm)	\$ 108	\$ 4	\$ 112
FR-28d	False Alarm (5th+ false alarm)	\$ 161	\$ 5	\$ 166
FR-36	Fire Hydrant Flow Test	\$ 201	\$ 7	\$ 208
FR-39	Fire Photograph Copy	\$ 30	\$ 1	\$ 31
FR-42	Expedited Services Fee	1.5 X Reg Fee		1.5 X Reg Fee
FR-43	Technical Assistance / Third Party review or Inspection	Actual Cost		Actual Cost

<sup>1</sup> Annual inflationary adjustment based on the *US Bureau of Labor Statistics & CA Department of Finance CPI-West Urban Consumers, all items, San Francisco CMSA, Annual amount as of December of the previous calendar year.*

**City of Folsom**  
**Master Fee Schedule as of July 1, 2020**

#	DEPARTMENT/SERVICE	FEE 7/01/2019	ANNUAL INFLATION ADJUSTMENT Annual CPI <sup>1</sup>	FEE 7/01/2020 Proposed
	<b>City Clerk</b>			
CC-1	Agenda Mailing Service (Per Year/Subscriber)	\$ 24	\$ 0	\$ 24
CC-2a	Document Printing & Copying (per side/per page; \$1.00 minimum; no charge for 9 copies or less)	\$ 0.10	\$ 0.00	\$ 0.10
CC-3	Document Printing Pages greater than 17x14 or color copies (per side/per page)	\$ 5	\$ 0	\$ 5
CC-6	Copy Audio/Video/DVD	\$ 5	\$ 0	\$ 5
CC-8	Folsom Municipal Code	Cost to Produce	Cost to Produce	Cost to Produce
CC-9	Updates to Folsom Municipal Code	Cost to Produce	Cost to Produce	Cost to Produce
CC-10	Planning Commission Decision Appeal - Owner occupied, single family dwelling	\$ 238	\$ 8	\$ 246
CC-11	Planning Commission Decision Appeal - All others	\$ 479	\$ 16	\$ 495
CC-12	Truancy Fee (Monies paid through City Clerk)	\$ 61	\$ 2	\$ 63
CC-13	Code Enforcement Administrative Hearing	\$ 179	\$ 6	\$ 185

<sup>1</sup> Annual inflationary adjustment based on the *US Bureau of Labor Statistics & CA Department of Finance CPI-West Urban Consumers, all items, San Francisco CMSA, Annual amount as of December of the previous calendar year.*



**City of Folsom**  
**Master Fee Schedule as of July 1, 2020**

#	DEPARTMENT/SERVICE		ANNUAL INFLATION ADJUSTMENT Annual CPI <sup>1</sup>	FEE 7/01/2020 Proposed
	<b>Library*</b>			
LB-1	Adult and Teen Books and audio books - Extended Use Fee (Fine)	\$0.25/ day per item - \$5.00 max/item	**	\$0.25/ day per item - \$5.00 max/item
LB-2	High-Demand Express materials - Extended Use Fee (Fine)	\$1.00/ day per item - \$5.00 max/item	**	\$1.00/ day per item - \$5.00 max/item
LB-3	Children's books and audio books - Extended Use Fee (Fine)	\$.05/ day per item - \$1.00 max/item	**	\$.05/ day per item - \$1.00 max/item
LB-4	DVD's, Music CD's, and specialty kits - Extended Use Fee (Fine)	\$.25/ day per item - \$5.00 max/item	**	\$.25/ day per item - \$5.00 max/item
LB-6	Returned check fee	City standard fee (see Finance)	**	City standard fee (see Finance)
LB-7	Library card replacement	\$ 1	**	\$ 1
LB-8a	Self service copy charges - (B & W)	\$ 0.15	**	\$ 0.15
LB-8b	Self service copy charges - (Color)	\$ 0.50	**	\$ 0.50
LB-9	Hold re-shelving fee - per item	\$ 1	**	\$ 1
LB-10	Interlibrary loan/item (plus add'l lending library fees)	\$ 3	**	\$ 3
LB-11	Lost or damaged books in Folsom collection	Up to cost of item plus \$5.00 processing fee	**	Up to cost of item plus \$5.00 processing fee
LB-12	Lost or damaged materials from interlibrary loan	Up to cost of item, plus charges form lending library, plus \$5.00 local processing fee	**	Up to cost of item, plus charges form lending library, plus \$5.00 local processing fee
LB-13	Referral fee for material and fee recovery services (for accounts with billed overdue materials and total outstanding charges of \$25 or more)	\$ 10	**	\$ 10

<sup>1</sup> Annual inflationary adjustment based on the *US Bureau of Labor Statistics & CA Department of Finance CPI-West Urban Consumers, all items, San Francisco CMSA, Annual amount as of December of the previous calendar year.*

\*\* CPI is negligible, therefore fee/fine will not change

**City of Folsom**  
**Master Fee Schedule as of July 1, 2020**

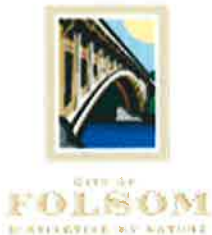
#	DEPARTMENT/SERVICE
<b>#</b>	<b>Parks &amp; Recreation</b>
PR-7	Zookeeping/Gate
PR-9	Zoo-Gift Shop
PR-10	Zoo-Education/Tours
PR-13	Aquatics - Rec/Lap Swim
PR-14	Aquatics - Swim Lessons
PR-15	Aquatics - Swim Team
PR-16	Aquatics - Aquacise
PR-17	Aquatics - Swim Camps
PR-18	Aquatics - School Parties
PR-19	Aquatics - Birthday Parties
PR-21	Aquatics - Swim Meets
PR-22	Aquatics - Rental/Spons.
PR-23	Aquatics - Concessions
PR-24	Cummings Park/Skate
PR-25	Comm Center - Resident
	Comm Center - Non-Resident
	Comm Center - FCUSD
PR-26	Rotary Clubhouse (see Comm Center)
PR-30	Park Rentals
PR-32	Youth Spec. Interest
PR-33	Cultural Classes
PR-37	Fee Based Spec Events
PR-38	Youth Day Camps
PR-39	Teens
PR-40	Cultural Svcs/Preschool
PR-42	Seniors
PR-43	Sponsorship
PR-45	Kemp Concessions
PR-46	Adult Sports
PR-47	Youth Sports
PR-48	Comm. Youth Leagues
PR-49	Sports Facility Rentals

<sup>2</sup> Parks and Recreation fees are set by the department. Cost recovery levels are set at the program level, and therefore changes are proposed during the budget process.

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to facilitate double-sided printing.*



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE



## Folsom City Council Staff Report

<b>MEETING DATE:</b>	7/11/2023
<b>AGENDA SECTION:</b>	New Business
<b>SUBJECT:</b>	Consideration of Execution of a Memorandum of Understanding with Folsom Cordova Unified School District and the City of Rancho Cordova to Share the Cost of a Folsom Cordova Unified School District Reorganization Feasibility Study and Direction to Staff
<b>FROM:</b>	City Manager's Office

### **RECOMMENDATION / CITY COUNCIL ACTION**

The City Manager recommends that the City Council provide direction to the City Manager as to whether the City Manager should execute a Memorandum of Understanding with Folsom Cordova Unified School District (FCUSD) and the City of Rancho Cordova to share the cost of an FCUSD Reorganization Feasibility Study to be conducted by School Services of California (SSC). The purpose of the study is to evaluate the potential reorganization of FCUSD into two separate unified school districts against the nine statutory criteria governing school district reorganizations. If this Memorandum of Understanding were executed, the City of Folsom would reimburse FCUSD for one-third of the costs of the SSC contract.

### **BACKGROUND / ISSUE**

On June 8, 2023, the Folsom City Council, the Rancho Cordova City Council, and the FCUSD Board met in a special joint meeting with one discussion item: “Process of District Re-Organization and Feasibility Study Report.”

By way of background and quoting from the FCUSD staff report for the June 8, 2023 special joint meeting:

“At the January 19, 2023, Folsom Cordova Unified School District (FCUSD) Board Meeting, it was requested that staff report back on the cost and process of completing a study on the ability to reorganize Folsom Cordova Unified School District into two separate districts based upon the

communities of Rancho Cordova and Folsom.

“Staff contacted Schools Services of California (SSCAL) to present to the FCUSD Board an overview of the reorganization process and provide a cost estimate to complete a reorganization study.

“At the March 23, 2023, FCUSD Board meeting, Brianna García, Vice President of SSCAL, presented the nine statutory criteria governing district reorganizations, the process, and the proposed scope and cost for completing a Reorganization Feasibility Study.

“Additionally, staff provided a summary of the past reorganization activities that have taken place regarding FCUSD since 1994....

“The FCUSD Trustee consensus was to have a joint board meeting with both governing bodies, the City Councils of Rancho Cordova and Folsom, to review the re-organization presentation and discuss whether to move forward with the feasibility study.

“School Services of California's proposal for the re-organization feasibility study would be \$72,500 from the general fund.”

The June 8, 2023 special joint meeting was the result of consensus direction of the FCUSD Board to hold a joint meeting with the City Councils of Folsom and Rancho Cordova to review the reorganization presentation and discuss whether to move forward with the feasibility study.

At the June 8, 2023 special joint meeting, the Folsom City Council did provide consensus direction (as did the Rancho Cordova City Council) to move ahead with the reorganization feasibility study.

The FCUSD Board then discussed the item at its regular Board meeting on June 15, 2023. After that meeting, FCUSD Superintendent Sarah Koligian, Ed.D. followed up with the City Manager and shared that the Board tabled the action on moving forward with the feasibility study pending further information to be brought to the Board at a future meeting, including asking assistance “from City partners to assist with or cover the cost of the Feasibility Study (\$72,500).”

### **POLICY / RULE**

All powers of the City shall be vested in the City Council except as otherwise provided by the City Charter. Section 2.02 of the City Charter.

### **ANALYSIS**

As described earlier, the Folsom City Council already provided consensus direction to move ahead with the feasibility study at the joint special meeting. The Folsom City Council was not asked at the joint special meeting to share in the cost, however.

The City Manager understands from Superintendent Koligian that splitting the cost equally (i.e. one third from each of the partner jurisdictions – the City of Folsom, the City of Rancho Cordova, and FCUSD) would be ideal.

A draft Memorandum of Understanding has been presented to the City Manager from FCUSD and includes language as follows: “SSC proposes to perform the study...for \$72,500, plus expenses. ‘Expenses’ are defined as actual, out-of-pocket expenses, such as travel, meals, shipping, and duplication of materials. The cost of the study includes one presentation to the Committee. If additional meetings or presentations are required that are not described in this proposal (for example, an additional presentation), a charge of \$310 per hour, per consultant will be billed in addition to actual and reasonable expenses. SSC will submit monthly billings for services associated with the project.”

### **FINANCIAL IMPACT**

There are sufficient funds available in the General Fund (Fund 010) for the approved FY2023-24 Budget to cover reimbursement to FCUSD for one-third of the contract costs (as described above) should the Council wish to provide direction for the City Manager to execute a Memorandum of Understanding with FCUSD and the City of Rancho Cordova to share the cost of an FCUSD Reorganization Feasibility Study to be conducted by SSC.

### **ENVIRONMENTAL REVIEW**

The recommended action of the City Council is not a project as defined by the California Environmental Quality Act (CEQA) and therefore does not require environmental review.

### **ATTACHMENTS**

1. School Services of California Proposal to FCUSD, dated February 27, 2023
2. School Services of California Presentation to FCUSD Board, dated March 23, 2023

Submitted,

Elaine Andersen, City Manager

**ATTACHMENT 1**



# Folsom Cordova Unified School District School District Reorganization

March 23, 2023

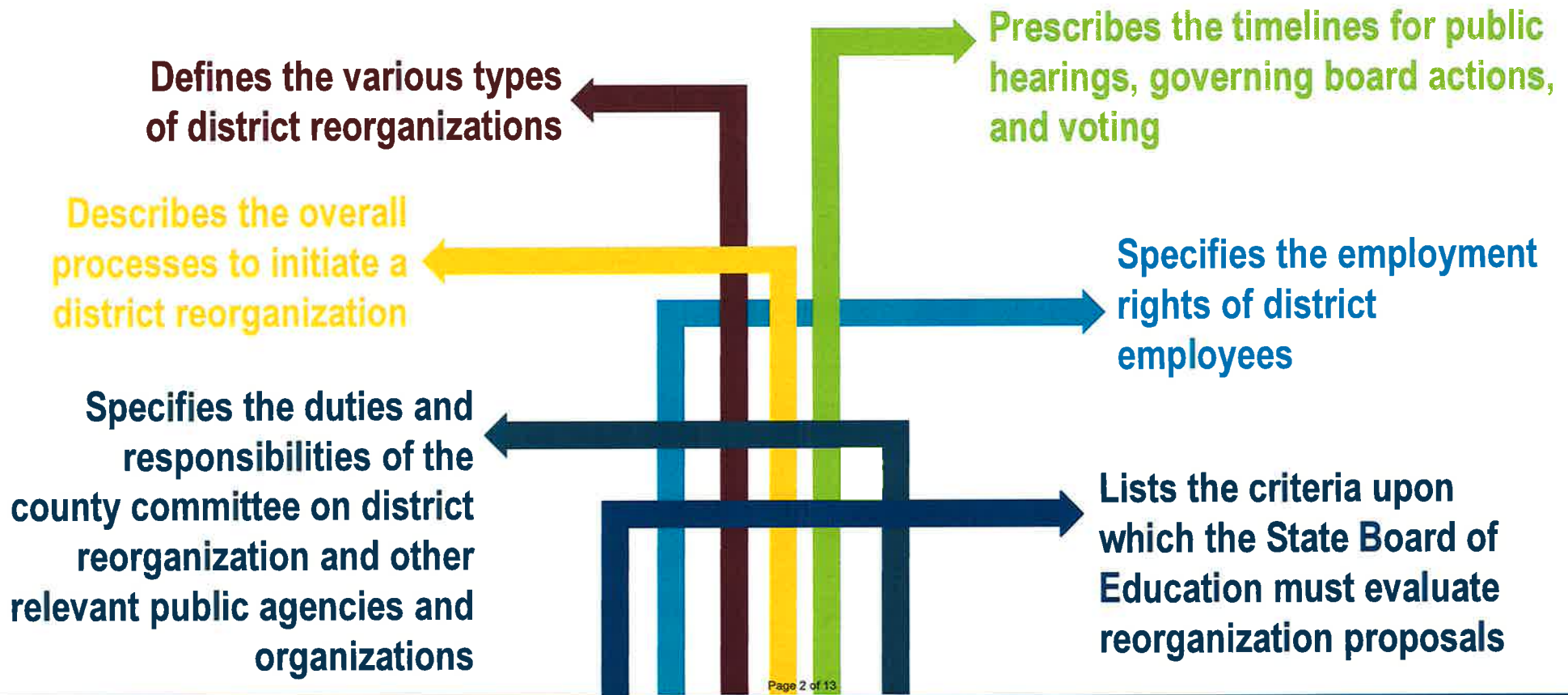
Presented By:

Brianna García  
Vice President



# 1 School District Reorganization

- Commencing with Education Code Section (EC §) 35500, the code:



Page 2 of 13

## 2 Basic Types of Reorganization

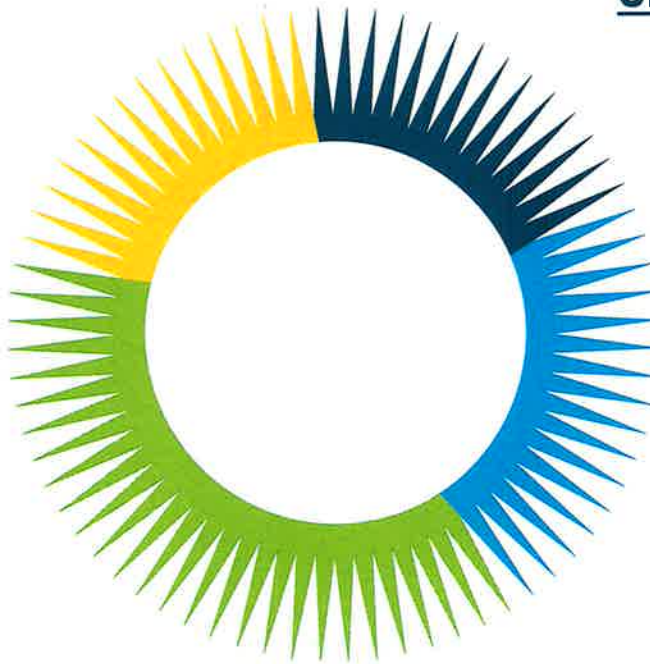
- Four most common types of reorganizations:

### Territory transfers

Transfer of a portion(s) or all of one district to another

### Formation of new school districts (unification)

Typically, unification of elementary and high school districts into a unified school district or splitting an existing unified school district into two or more unified school districts



### Unifications with components

Unification of a high school district excluding one or more feeder elementary districts completely within the high school district

### Lapsation

The dissolution of a school district to one or more adjacent districts

3

# Petitions

- Under the law,<sup>1</sup> a reorganization petition should include:



Reasonable description of the territory covered by the proposed reorganization



List of the school districts affected



Reasons for a proposed reorganization



Designation of no more than three chief petitioners and an affidavit that all signatures on the petition are genuine

<sup>1</sup>Per EC § 35700.3, 35701, and 35702, and The California Department of Education (CDE) School District Organization Handbook—chapter 5, pages 30-31

## 4 Petitions

### Owners of Uninhabited Territory, 25% Petition, or District Governing Boards

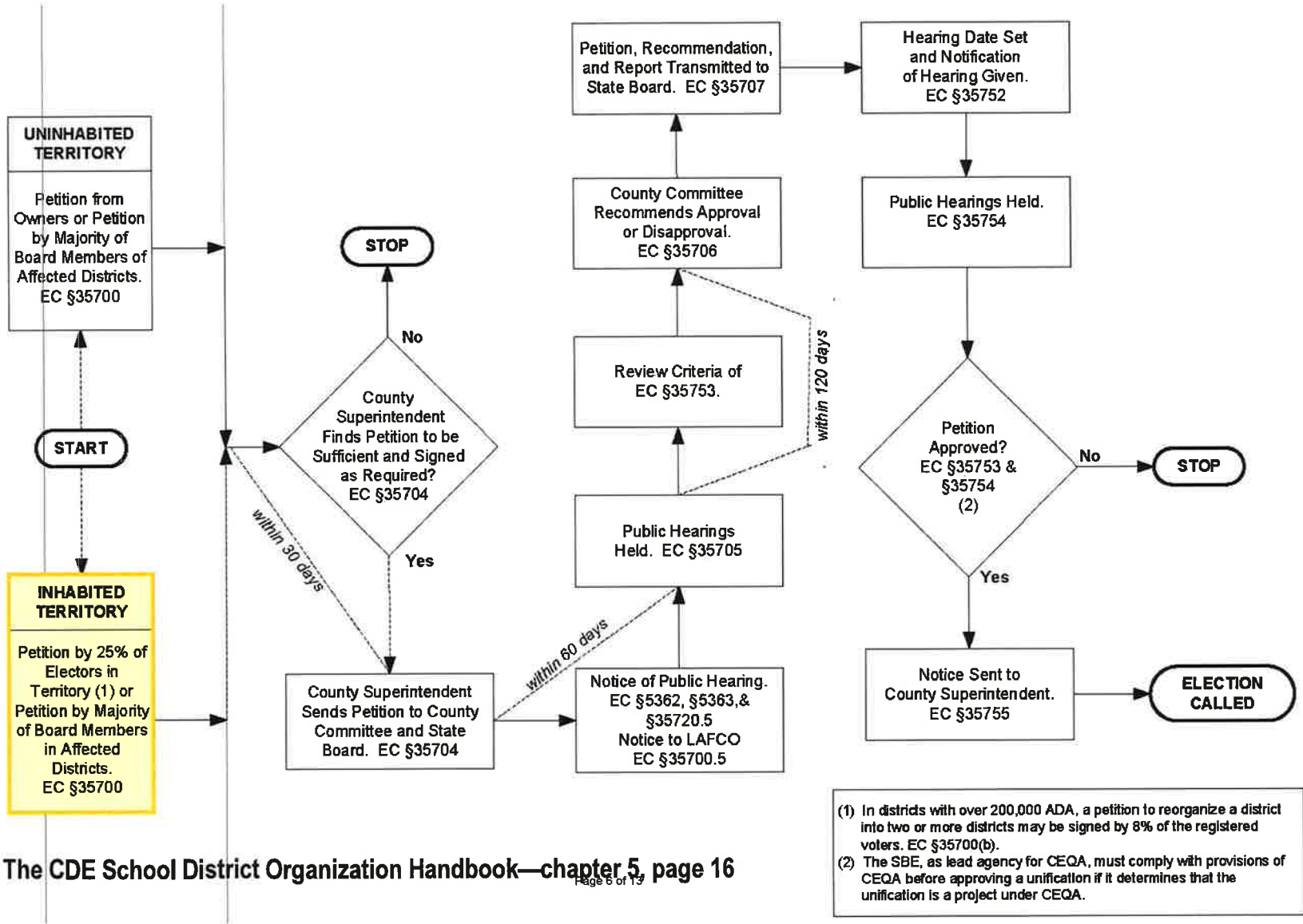
- **Petition signed by:**
  - ✦ **Owner(s) of uninhabited territory;**
  - ✦ **At least 25% of the registered voters in the inhabited territory proposed to be reorganized;**
  - ✦ **A majority of the members of the governing boards of all affected districts; or**
  - ✦ **At least 8% of registered voters who cast votes in the last gubernatorial election to reorganize a district with over 200,000 ADA<sup>1</sup> into two or more districts**

### 10% Petition or Local Agency

- **Petition signed by:**
  - ✦ **At least 10% of the registered voters of the entire school district;**
  - ✦ **At least 5% of the registered voters to reorganize a district with over 200,000 ADA into two or more districts; or**
  - ✦ **Resolution approved by a majority of the members of a city council, county board of supervisors, governing board of a special district, or local agency formation commission**

<sup>1</sup>Average daily attendance

5  
25% Petition

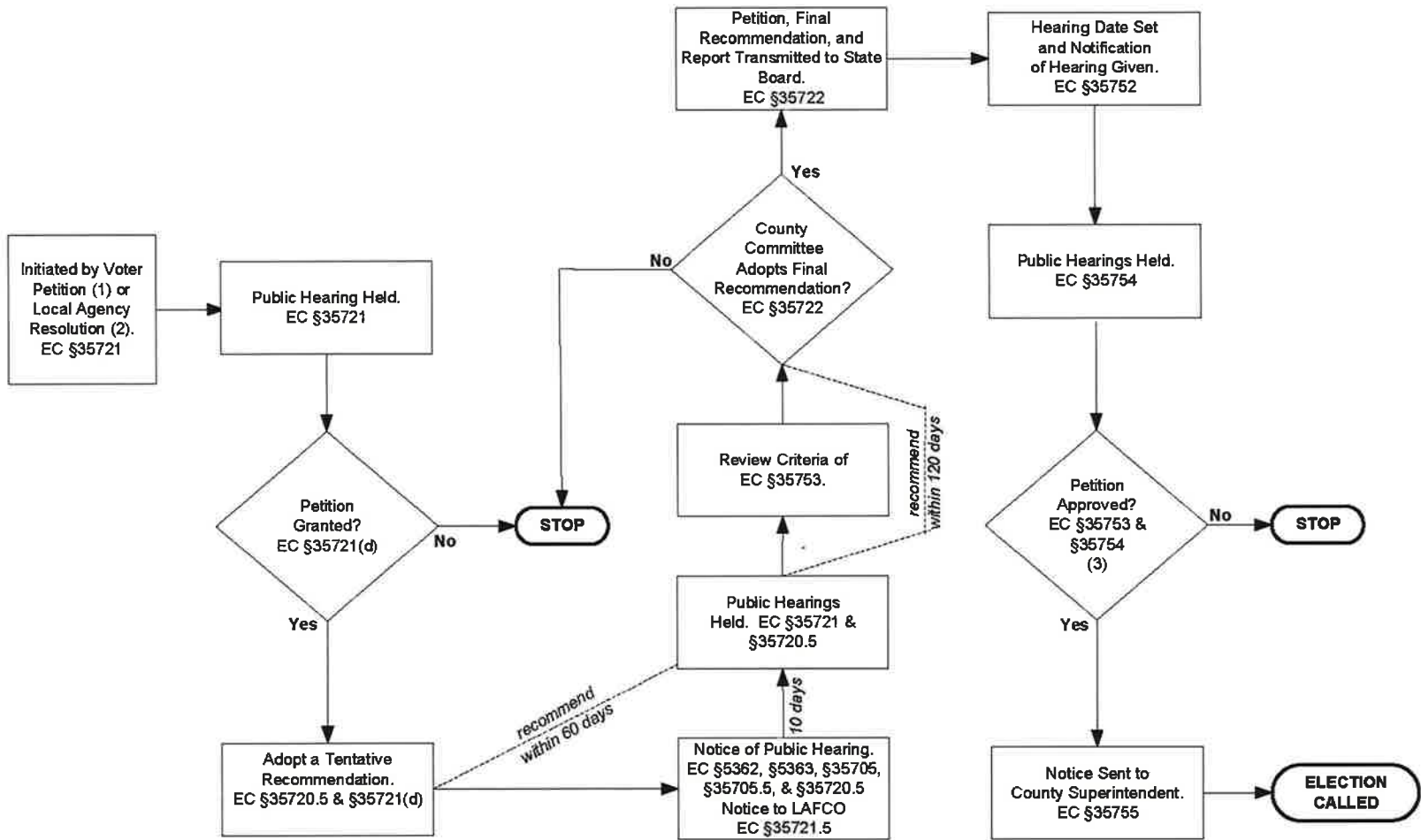


Source: The CDE School District Organization Handbook—chapter 5, page 16

(1) In districts with over 200,000 ADA, a petition to reorganize a district into two or more districts may be signed by 8% of the registered voters. EC §35700(b).  
 (2) The SBE, as lead agency for CEQA, must comply with provisions of CEQA before approving a unification if it determines that the unification is a project under CEQA.



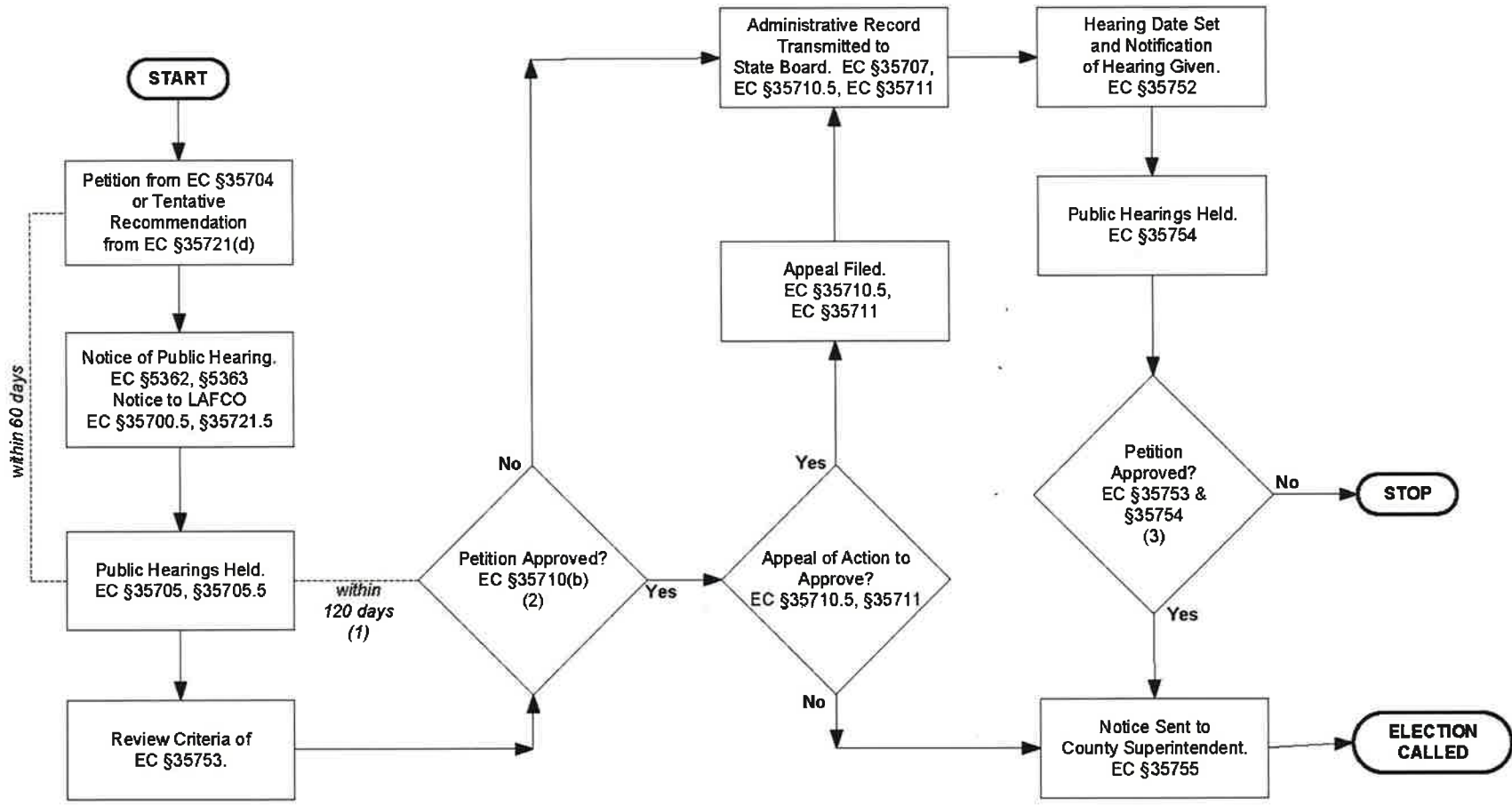
6  
10% Petition



(1) A petition to reorganize a district shall be signed by at least 10 percent of the registered voters of the entire district. EC §35721(a) In districts with over 200,000 ADA, a petition to reorganize a district into two or more districts may be signed by 5% of the registered voters. EC §35721(b)  
 (2) The city council, county board of supervisors, governing body of a special district, or LAFCO may initiate a proposal to reorganize a district. EC §35721(c)  
 (3) The SBE, as lead agency for CEQA, must comply with provisions of CEQA before approving a unification if it determines that the unification is a project under CEQA.

Source: The CDE School District Organization Handbook—chapter 5, page 19

Approval by the County Committee 7



- (1) If compliance with CEQA is required, the 120 day period commences after CEQA compliance (EC §35706[b]).
- (2) The County Committee must comply with CEQA requirements prior to approval of petition.
- (3) The State Board of Education must comply with CEQA requirements prior to approval of petition when petition was disapproved by the County Committee.

Source: The CDE School District Organization Handbook—chapter 5, page 26

## 8 Nine Statutory Criteria

- All the following conditions must be substantially met:

- |  |   |
|--|---|
| <b>1</b> Adequate Number of Pupils                     | <b>6</b> Sound Educational Program                          |
| <b>2</b> Community Identity                            | <b>7</b> No Substantial Increase in School Facilities Costs |
| <b>3</b> Equitable Division of Property and Facilities | <b>8</b> Increased Property Values                          |
| <b>4</b> Discrimination/Segregation                    | <b>9</b> Effect on Fiscal Status and Management             |
| <b>5</b> No Substantial Increase in State Costs        |   |

Reference: EC § 35753(a)



9

# Nine Statutory Criteria

### Criterion 1

## Adequate Number of Pupils

The reorganized districts will be adequate in terms of number of pupils enrolled

### Criterion 2

## Community Identity

The school districts are each organized on the basis of substantial community identity

### Criterion 3

## Equitable Division of Property and Facilities

The proposal will result in an equitable division of property and facilities of the original district or districts

# Nine Statutory Criteria

## Criterion 4

### Discrimination/ Segregation

The reorganization will preserve each affected school district's ability to educate students in an integrated environment and will not promote racial or ethnic discrimination or segregation

## Criterion 5

### No Substantial Increase in State Costs

Any increase in costs to the state as a result of the proposed reorganization will be insignificant and otherwise incidental to the reorganization

## Criterion 6

### Sound Educational Program

The proposed reorganization will continue to promote sound education performance and will not significantly disrupt the educational programs in the affected school districts

# Nine Statutory Criteria

**Criterion 7**  
**No Substantial Increase to School Facilities Costs**

**Any increase in school facilities costs as a result of the proposed reorganization will be insignificant and otherwise incidental to the reorganization**

**Criterion 8**  
**Increased Property Values**

**The proposed reorganization is primarily designed for purposes other than to significantly increase property values**

**Criterion 9**  
**Effect on Fiscal Status and Management**

**The proposed reorganization will continue to promote sound fiscal management and not cause a substantial negative effect on the fiscal status of the affected district**



# Thank you!

Brianna García  
briannag@sscal.com

**ATTACHMENT 2**



February 27, 2023

Sarah Koligian, EdD  
Superintendent  
Folsom Cordova USD  
1965 Birkmont Drive  
Rancho Cordova, CA 95742

1121 L Street

Suite 1060

Sacramento

California 95814

TEL: 916 . 446 . 7517

FAX: 916 . 446 . 2011

www.sscal.com

Dear Dr. Koligian:

School Services of California Inc. (SSC) is pleased to provide the Folsom Cordova Unified School District (District) with a proposal for a Reorganization Feasibility Study involving the potential reorganization of the District into two separate unified school districts. The primary purpose of the study is to evaluate the proposed reorganization against the nine statutory criteria governing school district reorganizations.

## Study Objective and Scope

### Nine Statutory Criteria Governing Reorganizations

The study will assess the proposed reorganization against the nine criteria governing district reorganizations specified in Education Code Section 35753(a), to be performed in accordance with the California Department of Education School District Organization Handbook, Chapter 6: Legal Criteria Governing Reorganization Proposals.

### Financial Analysis

SSC will conduct analyses of the revenue impact of the reorganization under the Local Control Funding Formula (LCFF) model. The analyses will examine the average daily attendance, the resulting percentage of unduplicated students that would be eligible for supplemental/concentration grant funding under the LCFF, and the total funding available to the two proposed districts.

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## Study Methodology

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SSC will rely on data provided by the District for its analyses. The procedures may include telephone or video interviews with District staff, including staff responsible for overall leadership and management, business services, facilities, educational services, etc.

This study will also rely on a review of key documents from the District, including district budgets, enrollment projections, property tax data, outstanding bonds, board policies, and other related documents.

At the conclusion of the study, the consultants will provide a written report, which presents findings and recommendations, if any, along with the analyses of each of the nine criteria. SSC will provide a copy of the report in draft to the District for review prior to finalizing the report.

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## Consultant's Report

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The report will provide a comprehensive study of the proposed reorganization. The report will evaluate the fiscal and organizational issues that will likely impact the resulting two districts should reorganization occur. The report will highlight both the advantages and disadvantages of the proposed reorganization. Following the delivery of the final report, members of SSC's team will also be available to present our findings and recommendations at a District Governing Board meeting.

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## Study Timeline

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SSC will commence work on the proposed services at a mutually arranged date. The final report is expected to be completed within eight to ten weeks following receipt of the required documents necessary to complete the project.

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## SSC's Consultants

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Staff for this project will include at least two consultants from SSC. All persons who will be assigned are full-time career employees of SSC and as such are available for daily professional communication and attention, as required of a project of this scope.

**Brianna García**, Vice President, has worked with school districts to strengthen their organizations by conducting organizational reviews, comparative analyses of school district resources and staffing, facilities reviews, and charter petition reviews. She has provided guidance to and completed studies for school districts looking to reorganize and those seeking to consolidate



or surplus school sites through the 7–11 process. Brianna has extensive experience related to planning and development of public school facilities, including charter schools and Proposition 39 (2000). She has more than 15 years of professional experience in public K–12 education, has worked as a Facilities Development Manager for the Los Angeles Unified School District, and has completed the University of Southern California Rossier School of Education School Business Management Program earning designation as a certified Chief Business Official. Brianna graduated from the University of Southern California with a Bachelor of Architecture, a Master of Planning, and a Master of Real Estate Development.

**Linette Hodson**, Director, Management Consulting Services, has 32 years of experience in public education, including 18 years at an executive cabinet level. In each and every role, her focus has always been to improve educational outcomes for students. She has spent the past decade in a Chief Business Official (CBO) role; and as CBO, she had direct oversight of the human resources department, including serving as the lead negotiator for more than 15 years. Linette also spent more than 10 years as an Assistant Superintendent of Student Services/Special Education. Her career path includes being an elementary school teacher, curriculum resource teacher, and site administrator. Linette has extensive training and experience in collaboration and leadership building strategies, including: alternative dispute resolution, administrator coaching, facilitation, interest-based bargaining, and implementation strategies. Linette received a Bachelor of Arts degree in Elementary Education from Central College in Pella, Iowa, and a master’s degree in Education Administration from California State University, Bakersfield.

**Wendi McCaskill**, Director, Management Consulting Services, has two decades of broad experience in K-12 education finance and fiscal policy. Wendi is an expert in the attendance accounting and instructional time requirements of local educational agencies (LEAs), which play a critical role in independent study as well as the Local Control Funding Formula, other apportionments for LEAs, and the impacts of emergencies such as fires, floods, and the pandemic on LEA budgets. Immediately prior to joining School Services of California Inc. (SSC), she served as the Associate Director of the School Fiscal Services Division at the California Department of Education (CDE) where she oversaw the apportionment of over \$50 billion to LEAs through the Principal Apportionment and the CDE’s guidance on attendance accounting and instructional time. Wendi holds a Bachelor of Arts and a Master of Arts in Political Science, both from San Francisco State University.

**Matt Phillips**, CPA, Director, Management Consulting Services, provides support to school districts for fiscal-related matters such as budget reviews, salary schedule analyses, organizational reviews, and negotiations, including factfinding services. He also participates in presenting workshops across the state on a variety of topics including collective bargaining, district budgeting, federal compliance, and auditing. His accounting and auditing background, experience working in a school district, attainment of Certified Public Accountant license, and completion of the Fiscal



Crisis & Management Assistance Team Chief Business Official (CBO) Mentor Program resulting in the California Association of School Business Officials (CASBO) CBO certificate all provide the foundation for his expertise. Matt graduated from the California State University, Chico, with a Bachelor of Business Administration with emphasis in Accounting.

## Cost of the Proposal

SSC proposes to perform the study, the terms of which are described above, for \$72,500, plus expenses. “Expenses” are defined as actual, out-of-pocket expenses, such as travel, meals, shipping, and duplication of materials. The cost of the study includes one presentation to the Committee.

If additional meetings or presentations are required that are not described in this proposal (for example, an additional presentation), a charge of \$310 per hour, per consultant will be billed in addition to actual and reasonable expenses. SSC will submit monthly billings for services associated with the project.

After reviewing the proposal, if you decide the proposed scope should be expanded or contracted, we would be happy to make modifications and provide a revised estimated fee. If the proposal meets with your approval, please let us know and we will send you the Agreement for Special Services via DocuSign for signature. Our proposal is valid for 60 days from the date of this letter.

We appreciate the confidence you have in our firm and would be pleased to discuss the proposal at more length. Please call if you have any questions.

Sincerely,



Kathleen Spencer  
Vice President

Client Name: Folsom Cordova Unified School District  
Client # 8100/S65W

P.O.# \_\_\_\_\_

**AGREEMENT FOR SPECIAL SERVICES**  
Reorganization Feasibility Study

This is an Agreement between the **CLIENT**, as defined above, and **SCHOOL SERVICES OF CALIFORNIA INC.**, hereinafter referred to as "Consultant," entered into as of February 27, 2023.

**RECITALS**

**WHEREAS**, the Client needs assistance regarding a Reorganization Feasibility Study involving the potential reorganization of the District into two separate unified school districts; and

**WHEREAS**, the Consultant is professionally and specially trained and competent to provide these services; and

**WHEREAS**, the authority for entering into this Agreement is contained in Section 53060 of the Government Code and such other provisions of California law as may be applicable;

**NOW, THEREFORE**, the parties to this Agreement do hereby mutually agree as follows:

1. The Consultant agrees to assist the Client by providing a Reorganization Feasibility Study for the proposed reorganization.
2. The Client agrees to pay the Consultant a fee of \$72,500, plus expenses, upon receipt of billing from Consultant.
  - a. The cost of the study includes one presentation at a District Governing Board meeting.
  - b. "Expenses" are defined as actual, out-of-pocket expenses, such as travel, meals, shipping, and duplication of materials.
  - c. If additional meetings or presentations are required that are not described in the proposal (for example, an additional presentation), a charge of \$310 per hour, per consultant, will be billed in addition to actual and reasonable expenses.
3. This Agreement shall be for the period commencing February 27, 2023, and terminating December 31, 2023. It may be terminated at any time prior to December 31, 2023, by either party on 30 days' written notice. In case of cancellation, the Client shall be liable for any costs accrued to date of cancellation.

- 4. It is expressly understood and agreed to by both parties that the Consultant, while carrying out and complying with any of the terms and conditions of this Agreement, is an independent contractor and is not an employee of the Client.

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed as indicated below:

By: **To be signed via DocuSign**  
 Sarah Koligian, EdD  
 Superintendent  
 Folsom Cordova USD

Date: \_\_\_\_\_

By: **To be signed via DocuSign**  
 Kathleen Spencer  
 Vice President  
 School Services of California Inc.

Date: \_\_\_\_\_

