



ENGINEERING DIVISION
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**IN-LIEU FLOOD PROTECTION
PAYMENT OPTION
BY LAND USE**

January 2019
(Effective January 1, 2019)

IN-LIEU FLOOD PROTECTION PAYMENT OPTION, BY LAND USE – CITYWIDE

The in-lieu fee shall be adjusted each January 1st commencing January 1, 2008 to reflect inflationary cost. The value shall be increased by the ratio which the Engineering News Record's Construction Cost Index (twenty cities) for the most recent December bears to the December 2007 index.

Land Use	Summary of Flood Protection In-Lieu Payment Option		
<u>Land Use</u> ^[3]	<u>Zone 1</u> ^[1]	<u>Zone 2</u> ^[1]	
Residential			
Residential Single Family ^[2]			
<1,100 Sq. Ft.	\$316 / DU	\$1,594 / DU	DU = dwelling unit
1101-2500 Sq. Ft.	\$518 / DU	\$2,609 / DU	
> 2,500 Sq. Ft.	\$719 / DU	\$3,623 / DU	
Multi-Family ^[4]			
<900 Sq. Ft.	\$109 / DU	\$1,285 / DU	
>900 Sq. Ft.	\$163 / DU	\$1,927 / DU	
Commercial			
Retail	\$659 / KSF	\$3,315 / KSF	KSF = 1,000 gross square feet of building area
Office	\$427 / KSF	\$3,096 / KSF	
Industrial	\$157 / KSF	\$1,486 / KSF	

[1] Zone 1 represents the Triangle Area and Pioneer Bluff east South River Road (high ground and Zone 2 is the rest of the City.

[2] Gross building square feet.

[3] Land uses are defined as follows:

Single-family – This designation provides for single-family, duplexes, and similar uses.

Multi-family – This designation provides for multi-family units, triplex units, higher density housing, and similar uses.

Retail - This designation provides for light retail including, but not limited to, eating and drinking establishments, grocery stores and general merchandise, and similar uses.

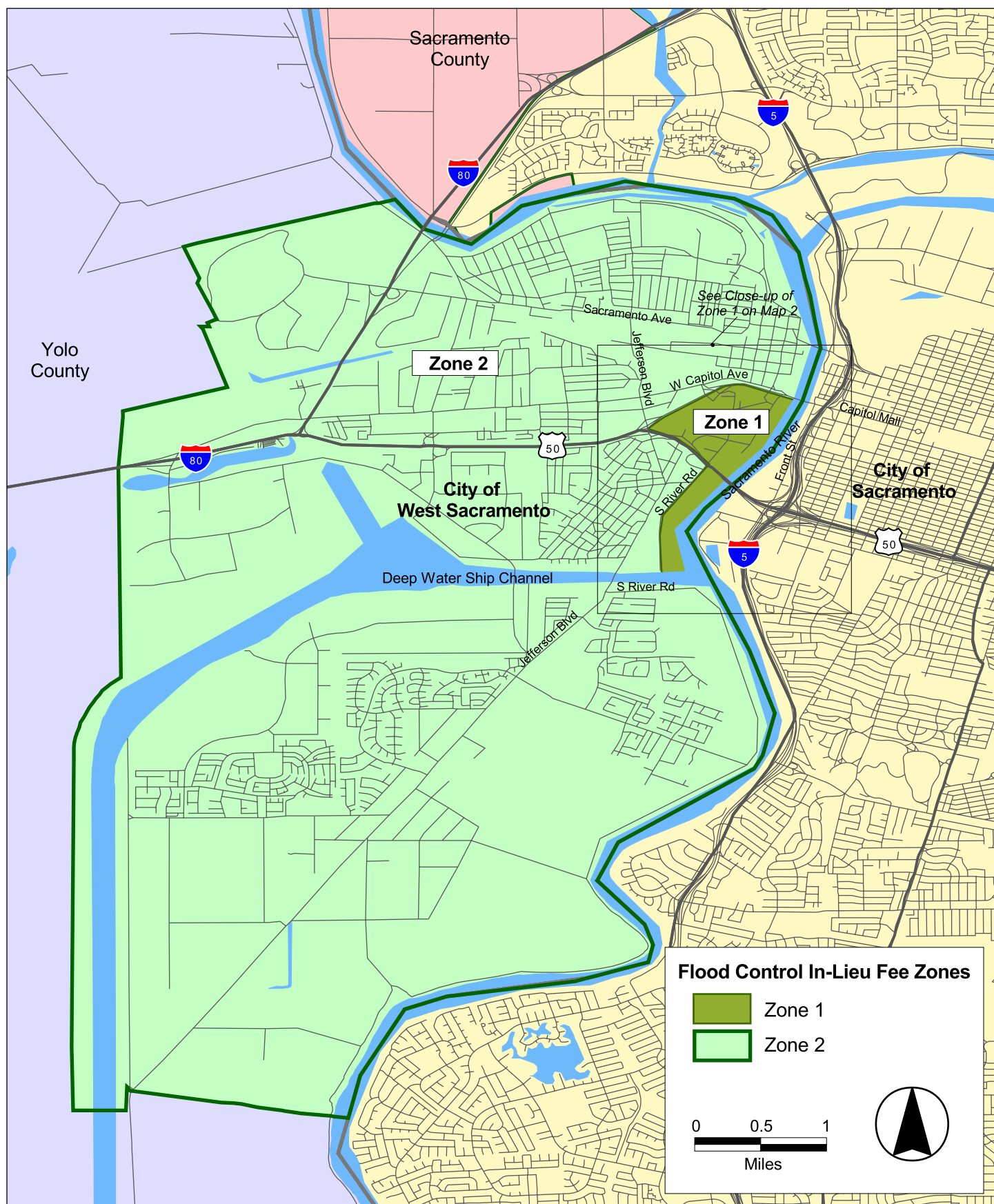
Office – This designation provides for professional and administrative offices, medical and dental clinics, laboratories, financial institutions, and similar uses.

Industrial - This designation provides for industrial parks, heavy retail, sales, service, wholesale commercial, warehouses, distribution centers, fuel storage, trucking terminals, railroad facilities, manufacturing, and similar uses.

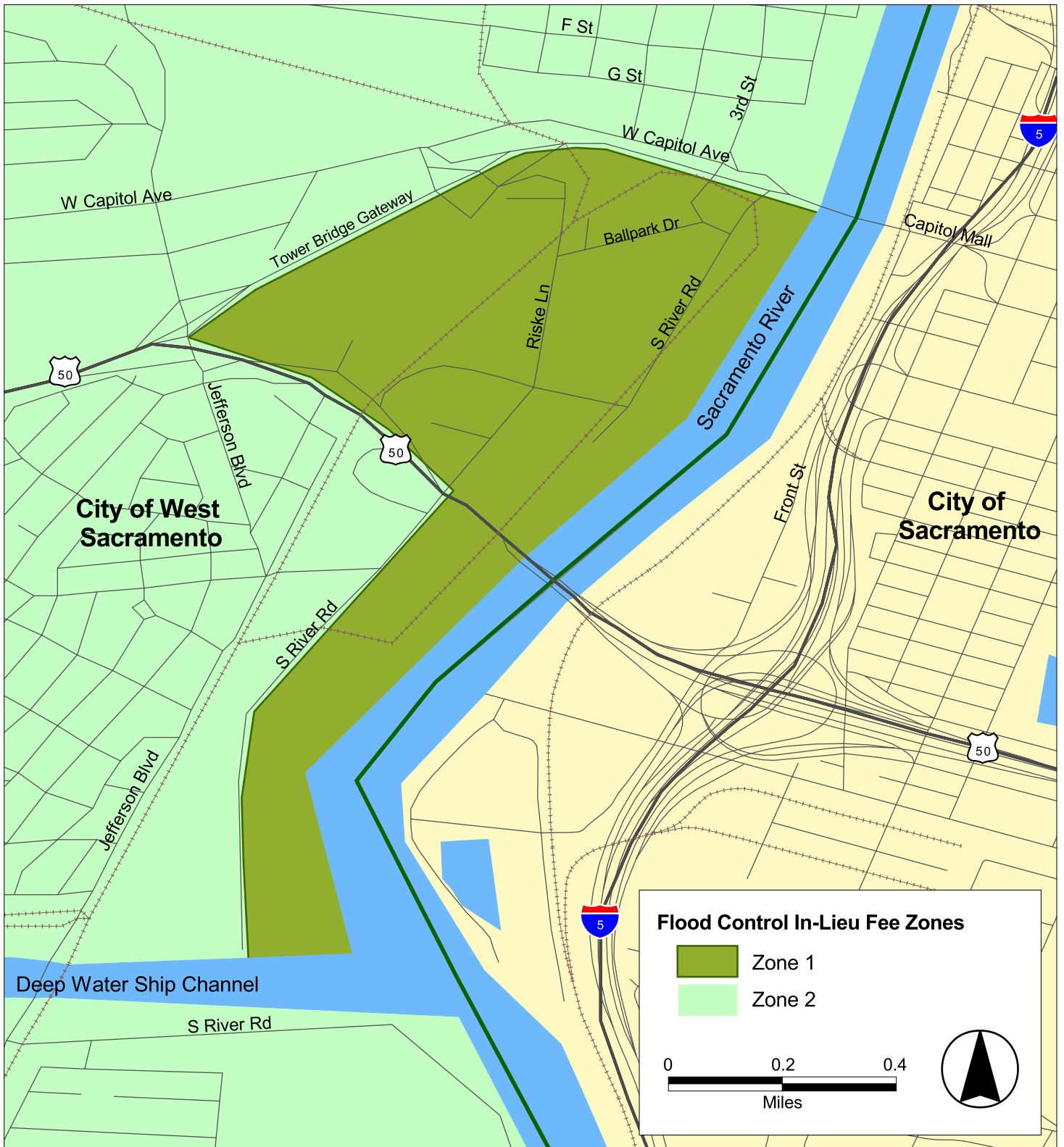
Mixed Use - This designation provides for development projects that are a combination of the other Land Use classifications. Mixed use development will be proportionally computed to the percentage of land in each land use category.

[4] Varying the multi-family fee for two unit sizes was calculated by dividing the multi-family fee (\$1,799) by the average size of multi-family units (900 sqft) and applying that amount (\$1.999 per sqft) to a 600 sqft unit, which is reflective of an average size unit in the under 900 sqft category.

Map 1
West Sacramento Flood Control
Flood Control In-Lieu Fee Area Map



Map 2
West Sacramento Flood Control
Flood Control In-Lieu Fee - Zone 1 Area Map



Source: Census 2005 Tiger/Line data, 2nd Ed.; and EPS.

Prepared by EPS, March 19, 2007