



Memorandum

Three Rivers Levee Development Impact Fee

Annual Fee Update

June 21, 2016

Prepared for: Paul Brunner, *Three Rivers Levee Improvement Authority*

Copy to: Robert Bendorf, *Yuba County Administrator*
Kevin Mallen & Judy Zirion, *Yuba County Community Development & Services Agency*

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This memorandum provides information regarding the annual escalation of the Three Rivers Levee Fee per the Revised Three Rivers Levee Fee Nexus Study (Nexus Study) dated October 13, 2008 adopted by Ordinance No. 1465 by the Yuba County Board of Supervisors on November 18, 2008.

In accordance with the Nexus Study, the fee is made up of these three components:

- Allocated Cost of Levee Improvements;
- Finance Charges; and
- Fee Administration Charges

Based upon the adopted Nexus Study, the fee will escalate based upon the following:

- An annual rate of 4.5% for the allocated annual costs based upon the Fee Nexus Study; and,
- An annual rate of the change in CPI All Urban Consumers for San Francisco – Oakland – San Jose for the administrative component of the fee.

The fee last escalated on July 1, 2015 by the prescribed escalation rates. The attached **Table 1** provides a summary of the escalated fee expiring on June 30, 2016 and the escalated fee rate for the coming year based upon the prescribed annual escalation provisions outlined within the Nexus Study.

The Nexus Study outlines a process for updating the fee on an annual basis commencing July 1, 2009 and annually thereafter. Therefore these escalated fee rates are effective July 1, 2016 through June 30, 2017.

If you have any questions regarding this information, please contact Seth Wurzel at (530) 633 – 7384.

Table 1**Three Rivers Levee Fee - Annual Escalation
Fee Amount Summary****Effective Date of Escalated Fee: July 1, 2016
Fee Amounts Are Valid until: June 30, 2017**

Location/Use Type	Current Levee Fee Expiring June 30, 2016 [1]	Escalated Allocated Levee Improvement Cost	Escalation [2]	Escalated Administration Charges [3]	Updated Total Fee per GDA
Plumas Lake Zone					
Residential	\$81,535	\$79,483	\$3,577	\$2,105	\$85,165
Retail/Office/Commercial	\$136,214	\$132,786	\$5,975	\$3,517	\$142,279
Industrial	\$69,229	\$67,487	\$3,037	\$1,788	\$72,311
Linda Zone					
Residential	\$7,187	\$7,006	\$315	\$186	\$7,507
Retail/Office/Commercial	\$12,007	\$11,704	\$527	\$310	\$12,541
Industrial	\$6,102	\$5,949	\$268	\$158	\$6,374

Source: Revised Three Rivers Levee Fee Nexus Study, October 13, 2008 & Yuba County Ordinance No. 1465 adopted November 18, 2008.

[1] Reference the June 12, 2014 Memorandum prepared by LWA, Inc; re: Three Rivers Levee Development Impact Fee - Annual Fee Update

[2] Per the adopted Nexus Study of the escalated annual cost component is 4.5%.

[3] The escalation of the Administration charges is based upon the change in the Annual Average CPI All Urban Consumers for San Francisco - Oakland - San Jose. For 2014 to 2015 the % change is 2.61%.