

COUNTY OF YUBA

INTERIM URGENCY ORDINANCE NO. 1373

**AN INTERIM URGENCY ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF YUBA ESTABLISHING INTERIM LEVEE FEES**

WHEREAS, the County of Yuba (County) has previously established the East Linda Specific Plan (ELSP) area, the Plumas Lake Specific Plan (PLSP) area, and the North Arboga Study Area (NASA). Collectively, the property within and around these areas is referred to as the "Flood Zone"; and

WHEREAS, property located in the Flood Zone lies within the Yuba River Flood Plain/Inundation Area, the Feather River Flood Plain/Inundation Area, or both Flood Plain/Inundation Areas; and

WHEREAS, development is occurring and is contemplated to continue to occur within the Flood Zone; and

WHEREAS, in order to protect the health, safety and welfare of the current and future residents of the Flood Zone, a series of levee improvements to the Feather River, the Yuba River, the Bear River and the Western Pacific Interceptor Canal are needed in order to provide flood protection to the property within the Flood Zone; and

WHEREAS, based upon current flood plain/inundation maps, property within the Flood Zone is divided between the Northern Flood Linda Zone and the Southern Flood Plumas Zone; and

WHEREAS, the boundaries of the Northern Flood Linda Zone and the Southern Flood Plumas Zone are depicted in Exhibit "A", attached hereto and incorporated herein by reference; and

WHEREAS, the required levee improvements cannot be constructed unless funds are generated to pay for such improvements; and

WHEREAS, the establishment of development impact fees ("Levee Fees") will generate the necessary revenue for the levee improvements; and

WHEREAS, the County anticipates completing an analysis and nexus study within the next thirty (30) days to identify and establish permanent Levee Fees consistent with Government Code, Section 66000 et seq; and

WHEREAS, the establishment of the Levee Fees pursuant to the nexus study will ensure that new development within the Flood Zone pays its proportionate share of the levee improvement costs; and

WHEREAS, in order to ensure adequate funding for the levee improvements and allow development activity to continue in advance of the adoption of the Levee Fees, there is a need to establish Interim Levee Fees; and

WHEREAS, the preliminary total cost estimate for levee improvements for each Flood Plain and the remaining local share of those costs is set forth in Exhibit "B", attached hereto and incorporated herein by reference; and

WHEREAS, a preliminary summary of the development projects and remaining units and acreage in the Flood Zone is set forth in Exhibit "C", attached hereto and by reference incorporated herein; and

WHEREAS, there is a reasonable relationship between the use of the Interim Levee Fees and the development projects subject to their respective fee because such development projects contribute to the need for the levee improvements identified above; and

WHEREAS, there is a reasonable relationship between the amount of the Interim Levee Fees and the potential cost of the levee improvements attributable to development projects within the Flood Zone and subject to the fees; and

WHEREAS, The method of allocation of the respective Interim Levee Fees to a particular development project bears a fair relationship, and is roughly proportional, to the project development's burden on, and benefits from, levee improvements to be funded by the Interim Levee Fees; and

WHEREAS, the adoption of this Interim Urgency Ordinance is statutorily exempt from the California Environmental Quality Act under Sections 15262 and 15269 of the CEQA Guidelines; and

WHEREAS, the Levee Fees will replace the Interim Levee Fees established hereby upon adoption of a permanent Levee Fee Ordinance on the date the permanent ordinance becomes effective.

NOW, THEREFORE, the Board of Supervisors of the County of Yuba hereby ordains as follows:

Section 1. The foregoing recitals are true and correct.

Section 2. This Interim Urgency Ordinance shall be effective immediately upon adoption and may be extended as provided by law.

Section 3. The Yuba County Board of Supervisors finds and determines that, based upon the facts and information set forth herein above, that the immediate establishment of Interim Levee Fees is required in order to protect the health, safety and welfare of the current and future residents of the Flood Zone.

Section 4. Interim Levee Fees are hereby established as more particularly set forth below:

(A) The Interim Levee Fees shall be charged to all new development within the Northern Flood Linda Zone and the Southern Flood Plumas Zone in accordance with the amounts set forth in Exhibit "D", attached hereto and incorporated herein by reference.

Retail/commercial development is exempt from the fees established by this ordinance for the two (2) years following adoption or such longer period as may be established by the Board by amendment.

(B) The Interim Lee Fees shall be paid at the time of submission of the final map for approval; however, for any subdivisions for which a final map has already been approved and recorded, the Interim Levee Fees shall be paid at the time of issuance of a building permit.

(C) Should the amount of the applicable Interim Levee Fee exceed the amount of the applicable permanent Levee Fee for a development project, if subsequently adopted, the County shall provide a timely refund of the excess to the development project applicant. Should the amount of the applicable Interim Levee Fee be less than the amount of the applicable permanent Levee Fee, if subsequently adopted, the development project applicant shall pay the difference between the interim and the permanent fee to the County within ninety (90) days of adoption of the permanent Levee Fee. This requirement shall be a condition imposed upon the issuance of a building permit within the Flood Zone during

any period of time that this Interim Urgency Ordinance is in effect, and a copy of this Interim Urgency Ordinance shall be affixed to every building permit subject to the Interim Levee Fee.

(D) Any claim that a violation of state or federal law has occurred as a result of the imposition of the Interim Levee Fees shall be subject to an administrative hearing before the Board of Supervisors of the County of Yuba and such hearing shall be held concurrently with the County's review of any request by the claimant for a refund. Any administrative hearing pursuant to this section shall be scheduled within thirty (30) days of receipt of a written claim by the Clerk of the Board of Supervisors.

(E) Prior to the issuance of a building permit for a structure on a parcel which has not yet satisfied its entire levee funding obligation, either through previous funding agreements or participation in a levee funding CFD, the applicant shall pay the applicable Three Rivers Levee Fee on the remaining portion of the final map of which the parcel in question is a part for the parcels which have not yet been issued building permits for improvements and in which the applicant has an ownership interest. The amount of the fee due prior to building permit issuance shall be the Gross Developable Acreage of the entire final map multiplied by the applicable Three Rivers Levee Fee multiplied by the rough proportionality of the remaining parcels which do not have building permits to the entire number of parcels in the final map.

Section 5. If any section, subsection, sentence, clause or phrase of this Interim Urgency Ordinance is, for any reason, held to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, it is the Board of Supervisors' intent and desire that the remaining portions of this Interim Urgency Ordinance continue in full force and effect.

PASSED AND ADOPTED this 16th day of May, 2006, by the following vote:

AYES: Supervisors Logue, Nicoletti, Schrader, Stocker

NOES: None

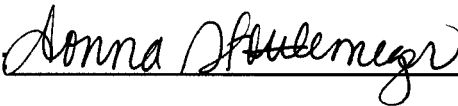
ABSENT: Supervisor Griego

ABSTENTIONS: None

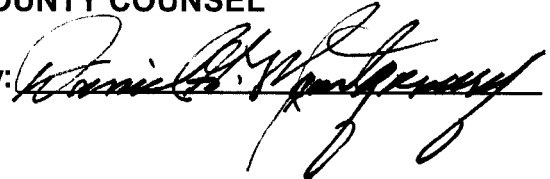


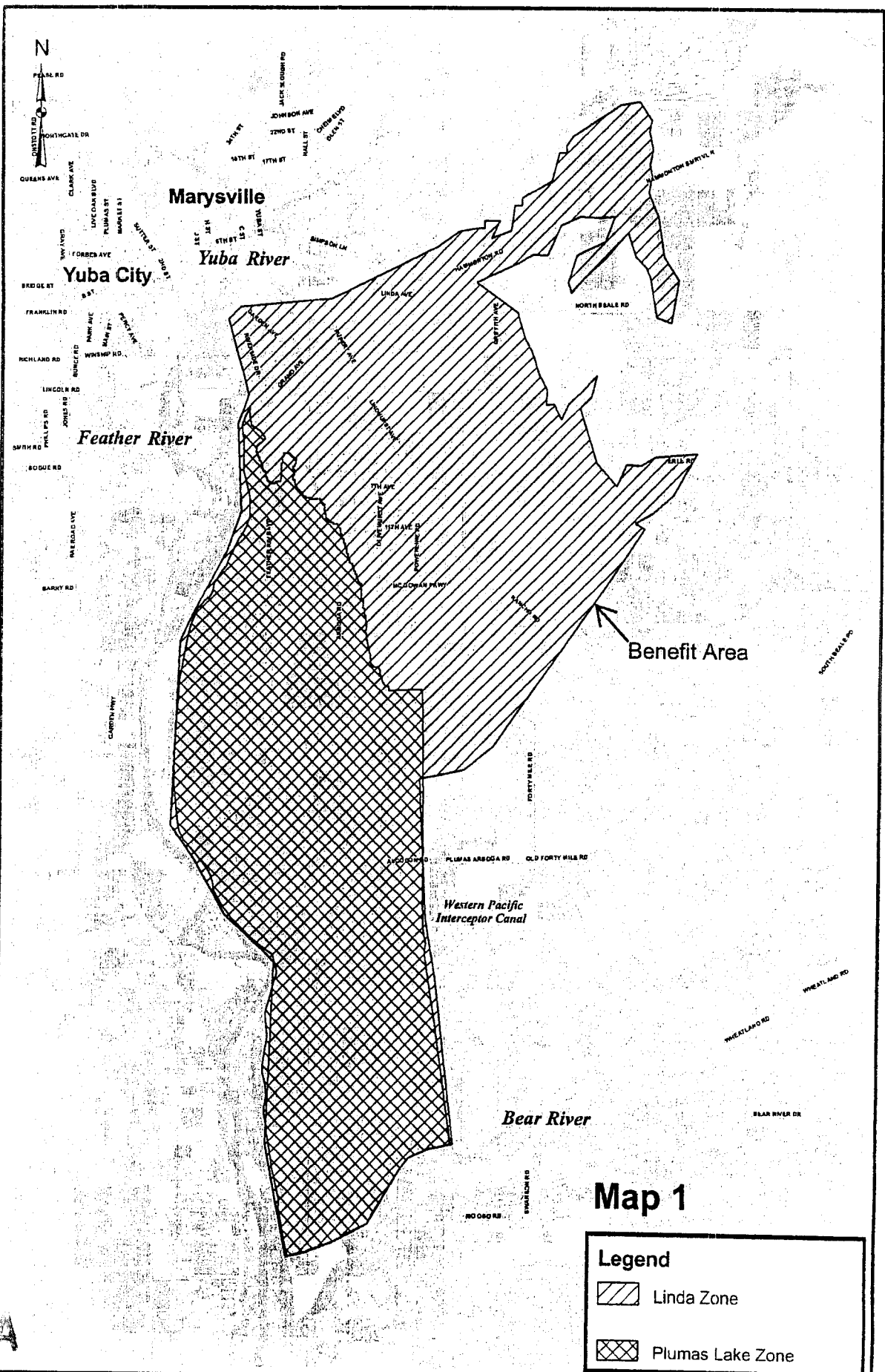
**Chairperson of the Board of Supervisors
of the County of Yuba, State of California**

**ATTEST: DONNA STOTTLEMEYER
Clerk of the Board of Supervisors**

By:  _____

**APPROVED AS TO FORM
DANIEL G. MONTGOMERY
COUNTY COUNSEL**

By:  _____



Map 1

Legend



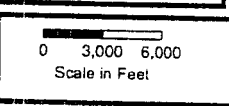
-  Linda Zone
-  Plumas Lake Zone

EXHIBIT A



Lands Benefited by TRLIA Program



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Economic and
Planning Systems

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APPENDIX B

LOCAL SHARE OF COST CALCULATIONS

Table B-1	Total Cost Estimate for Levee Improvements (2 pages)	B-1
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Table B-3	Allocation of Public Funding and Local Share Summary for TRLIA Levee Program	B-4
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Table B-1
Total Cost Estimate for Levee Improvements
Three Rivers Levee Improvement Authority Fair Share Funding Study

Levee Improvement Costs

Cost Item/Task Levee Improvement Costs [1]	Total Cost (2006\$)	Benefiting Flood Plains			
		Yuba River Plain		Feather River Plain	
		Allocated Cost	Percentage of Total	Allocated Cost	Percentage of Total
Phase 1					
Pre Phase 1 costs	\$0	\$0	100%	\$0	0%
Design	\$0	\$0	100%	\$0	0%
Construction	\$0	\$0	100%	\$0	0%
Construction Management	\$0	\$0	100%	\$0	0%
Right of Way	\$657,938	\$657,938	100%	\$0	0%
YCWA Reimbursement	\$0	\$0	100%	\$0	0%
Contingency	\$0	\$0	100%	\$0	0%
Phase 1 Non-Categorized	\$3,982,286	\$3,982,286	100%	\$0	0%
Subtotal Phase 1 Costs	\$4,640,224	\$4,640,224	100%	\$0	0%
Phase 2					
Design	\$4,605,600	\$797,398	17% [2]	\$3,808,202	83% [2]
Construction	\$16,862,960	\$3,792,759	22% [2]	\$13,070,201	78% [2]
Construction Management	\$1,400,000	\$179,794	13% [2]	\$1,220,206	87% [2]
Right of Way	\$3,940,000	\$3,850,000	98% [2]	\$90,000	2% [2]
TRLIA Project Management	\$590,000	\$189,707	32% [2]	\$400,293	68% [2]
Subtotal Phase 2 Costs	\$27,398,560	\$8,809,658	32%	\$18,588,902	68%
Phase 3					
Design	\$4,850,000	\$0	0%	\$4,850,000	100%
Construction - Unit 1 & 2	\$20,800,000	\$0	0%	\$20,800,000	100%
Construction Management	\$2,918,123	\$0	0%	\$2,918,123	100%
Right of Way	\$17,200,000	\$0	0%	\$17,200,000	100%
TRLIA Project Management	\$468,000	\$0	0%	\$468,000	100%
Contingency	\$2,000,000	\$0	0%	\$2,000,000	100%
Subtotal Phase 3 Costs	\$48,236,123	\$0	0%	\$48,236,123	100%
Subtotal Page 1 Costs	\$80,274,907	\$13,449,882	17%	\$66,825,025	83%

Source: Yuba County, Klienfelder Engineering, HDR Engineering, TRLIA, MBK Engineers

trial_costs

[1] Updated estimates provided in Cash Flow worksheets distributed by the TRLIA Escrow/Finance Committee on 4/13/05.
[2] Cost break-apart estimates for Yuba & Feather flood plains provided through input by MBK Engineers.

Phase 4
HDR Contract (Yuba River)

Table B-1
 Total Cost Estimate for Levee Improvements
 Three Rivers Levee Improvement Authority Fair Share Funding Study

Levee Improvement Costs

Cost Item/Task Levee Improvement Costs [1]	Total Cost (2006\$)	Benefiting Flood Plains			
		Yuba River Plain		Feather River Plain	
		Allocated Cost	Percentage of Total	Allocated Cost	Percentage of Total
Design [2]	\$2,002,000	\$2,002,000	100%	\$0	0%
Construction	\$17,154,000	\$17,154,000	100%	\$0	0%
Construction Management	\$1,144,000	\$1,144,000	100%	\$0	0%
Right of Way	\$1,000,000	\$1,000,000	100%	\$0	0%
TRLIA Project Management	\$354,000	\$354,000	100%	\$0	0%
Contingency	\$4,400,000	\$4,400,000	100%	\$0	0%
BEIGE Contract (Feather River)					
Design [2]	\$10,872,000	\$0	0%	\$10,872,000	100%
Construction	\$72,482,000	\$0	0%	\$72,482,000	100%
Construction Management	\$5,799,000	\$0	0%	\$5,799,000	100%
Right of Way	\$6,502,000	\$0	0%	\$6,502,000	100%
Cultural Resources	\$0	\$0	0%	\$0	100%
TRLIA Project Management	\$900,000	\$0	0%	\$900,000	100%
Contingency	\$15,600,000	\$0	0%	\$15,600,000	100%
Subtotal Phase 4 Costs	\$138,209,000	\$26,054,000	19%	\$112,155,000	81%
Olivehurst DB					
Construction	\$6,755,970	\$0	0%	\$6,755,970	100%
Construction Management	\$200,000	\$0	0%	\$200,000	100%
Right-of-Way	\$808,560	\$0	0%	\$808,560	100%
TRLIA Project Management	\$60,000	\$0	0%	\$60,000	100%
Subtotal Olivehurst Detention Basin Costs	\$7,824,530	\$0	0%	\$7,824,530	100%
TRLIA General Expenses					
Services and Supplies [3]	\$5,855,000	\$1,022,035	17%	\$4,832,965	83%
Subtotal this Page	\$151,888,530	\$27,076,035	18%	\$124,812,495	82%
Subtotal from Page 1	\$80,274,907	\$13,449,882	17%	\$66,825,025	83%
Total Estimated Costs	\$232,163,437	\$40,525,917	17%	\$191,637,520	83%

trlia_costs

Source: Yuba County, Klienfelder Engineering, HDR Engineering, TRLIA, MBK Engineers

[1] Updated estimates provided within Cash Flow worksheets distributed by the TRLIA Escrow/Finance Committee on 4/13/05.

[2] This amount includes a portion of environmental design work.

[3] TRLIA General Expenses are allocated to the two zones on a pro-rata share of all other program costs.

Table B-2
Total Cost Estimate for Environmental Mitigation
Three Rivers Levee Improvement Authority Fair Share Funding Study

Environmental Mitigation Costs					
Cost Item/Task	Total Cost (2006\$)	Benefiting Flood Plains			
		Yuba River Plain		Feather River Plain	
Environmental Mitigation Costs [1]		Allocated Cost	Percentage of Total	Allocated Cost	Percentage of Total
Phase 1					
Environmental Studies and Permitting	\$0	\$0	100%		
Environmental Mitigation	\$0	\$0	100%	\$0	0%
Subtotal Phase 1 Costs	\$0	\$0		\$0	0%
Phase 2					
Environmental Mitigation	\$594,450	\$96,338	16%	\$498,112	84%
Subtotal Phase 2 Costs	\$594,450	\$96,338		\$498,112	
Phase 3					
Environmental Mitigation (Wildlands offsite and onsite)	\$10,686,950	\$0	0%	\$10,686,950	100%
Environmental Restoration (onsite and VELB)	\$5,827,000	\$0	0%	\$5,827,000	100%
Existing Floodway Orchard Removal	\$420,000	\$0	0%	\$420,000	100%
Subtotal Phase 3 Costs	\$16,933,950	\$0		\$16,933,950	
Phase 4					
<i>HDR Contract (Yuba River)</i>					
Environmental Studies and Permitting [2]	\$0	\$0	0%	\$0	0%
Environmental Mitigation	\$1,532,300	\$1,532,300	100%	\$0	0%
<i>BEIGE Contract (Feather River)</i>					
Environmental Studies and Permitting [2]	\$0	\$0	0%	\$0	0%
Environmental Mitigation	\$5,432,700	\$0	0%	\$5,432,700	100%
Subtotal Phase 4 Costs	\$6,965,000	\$1,532,300		\$5,432,700	
Olivehurst DB					
Environmental Mitigation/Restoration	\$500,000	\$0	0%	\$500,000	100%
Subtotal Olivehurst Detention Basin Costs	\$500,000	\$0		\$500,000	
Total Estimated Costs	\$24,993,400	\$1,628,638	7%	\$23,364,762	93%

Source: Yuba County, Klienfelder Engineering, HDR Engineering, TRLIA, MBK Engineers

"rlia_env_costs"

- [1] Updated estimates provided in Cash Flow worksheets distributed by the TRLIA Escrow/Finance Committee on 4/13/05.
 [2] Amount included in Phase 4 levee improvement engineering & design amount.

Table B-3
Allocation of Public Funding and Local Share Summary for TRLIA Levee Program
Three Rivers Levee Improvement Authority Fair Share Funding Study

Item	Source	Label	Total	Allocation	
				Yuba River Flood Plain	Feather River Flood Plain
Levee Improvement Costs	Table 1	A	\$232,163,437	\$40,525,917	\$191,637,520
Percentage of Levee Improvement Cost [1]		B		17.5%	82.5%
Environmental Costs	Table 2	C	\$24,993,400	\$1,628,638	\$23,364,762
Percentage of Environmental Cost [1]		D		6.5%	93.5%
Estimated Interest Costs on Advanced Funding [2]	Table 12	E	\$72,000	\$12,672	\$59,328
Total TRLIA Program Costs		F=A+C+E	\$257,228,837	\$42,167,227	\$215,061,610
				16.4%	83.6%
Levee Improvement Funding					
Proposition 13 Funds for Levee Improvements [3]					
Phase 2 Design			\$4,776,581		
Phase 2 Design - Retention			\$530,731		
Phase 2 Construction			\$14,088,206		
Phase 2 Construction - Retention			\$1,565,356		
Phase 3 Design			\$4,458,195		
Phase 3 - Retention			\$495,355		
Phase 3 Construction			\$18,897,377		
Phase 3 Construction - Retention			\$2,099,709		
Subtotal Prop 13 Funding			\$46,911,509		
Yuba County Water Agency Loan			\$632,633		
FEMA Olivehurst Detention Basin			\$1,500,000		
DWR Reimbursement to TRLIA			\$0		
Miscellaneous [4]			\$1,506,441		
Total Levee Improvement Funding		G	\$50,550,583		
Levee Funding Allocation					
Percentage of Funding to Allocate		B (repeated for clarity)		17.5%	82.5%
Total Levee Funding		H = B x G	(\$50,550,583)	(\$6,823,994)	(\$41,726,589)
Environmental Mitigation Funding					
Department of Fish & Game Funding			\$11,200,000		
Total Environmental Mitigation Funding		I	\$11,200,000		
Environmental Funding Allocation					
Percentage of Funding to Allocate		D (repeated for clarity)		6.5%	93.5%
Total Environmental Funding		J = D x I	(\$11,200,000)	(\$729,822)	(\$10,470,178)
Net Costs Funded by Local Sources		K=F+H+J	\$195,478,254	\$32,613,411	\$162,864,843

Source: TRLIA, Yuba County Public Works

"public_funds"

[1] The percentages are used for allocating public revenue funding.

[2] This cost is added to the program to account for the interest required to be paid to those builders who advanced funded Phases 1 - 3 work beyond their projects ultimate levee obligation. See Table 12.

[3] Proposition 13 levee improvement funding estimates of \$46,911,509 provided by TRLIA Escrow Committee on 4/13/06.

[4] includes revenue generated from earned interest and other payments made by developers not directly creditable to specific levee projects.

Table B-4
 Summary of Adjusted Acreage
 Three Rivers Levee Fee Nexus Study

Area		Adjusted Acreage	Cost Allocation Percentage
Yuba River Flood Plain	<i>Source</i>	A	$B = A/3,317$
Linda Zone	<i>Table 10</i>	664	20%
Plumas Lake Zone	<i>Table 9</i>	2,653	80%
Total Yuba River Food Plain Adjusted Acres		3,317	
Feather River Flood Plain		A	$B = A/2,653$
Plumas Lake Zone	<i>Table 9</i>	2,653	100%
Total Feather River Flood Plain Adjusted Acres		2,653	

Source: Source: Yuba County Assessor's Office, July 2005 CD-DATA Assessor's Parcel Tax Roll

"acre_share"

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Table B-5
 Cost Summary by Zone
 Three Rivers Levee Fee Nexus Study

Item	Total Costs Funded by Local Sources		Linda Zone		Plumas Lake Zone	
	Table B-3 A	Table B-4 B	Table B-4 C = A x B	Table B-4 D	Table B-4 E = A x D	Table B-4 E = Sum Above
	Percentage	Share of Cost	Percentage	Share of Cost	Percentage	Share of Cost
Total Yuba River Flood Plain Costs	\$32,613,411	20%	\$6,531,952	80%	\$26,081,459	
Total Feather River Flood Plain Costs	\$162,864,843	0%	\$0	100%	\$162,864,843	
Total Share of Cost by Zone	\$195,478,254	3%	\$6,531,952	97%	\$188,946,302	

Source: EPS

"zone_costs"

**Table E-1
Three Rivers Levee Fee Nexus Study
List of Potential Projects Paying Fee**

Home Builder / Landowner	Name of Project	Potential Acreage
Linda Zone Projects		
Dantoni Ranch Estates (Reynen & Bardis)	Dantoni Ranch Estates (Quall Hollow)	9.57
David Lanza	East Side Ranch Estates	61.40
Dunmore Homes	The Orchard	49.70
Garcia	Garcia (2004-43)	2.53
Gene Yakubovich	Olivehurst Gardens (Condo)	1.20
Hinrichs, Karl & Laura	Laura Subdivision	1.38
JMC Homes	The Orchard	75.25
Medical Billing Service	Beale Estates (Bumpus)	14.75
Pheasant Point II	Cedar Estates	13.55
Sierra Vista	Sierra Vista Subdivision	21.40
Staas, James	Staas (2005-45)	19.30
Sycamore Ventures LLC	Sycamore Ventures Subdivision	52.00
Tej Maan (Costa, LLC)	Pheasant Pointe (2004-04)	29.12
The Arbors	The Arbors (2005-39)	7.70
Woodside Homes	Montrose at Edgewater	54.96
Plumas Lake Zone Projects		
Armada LLC - Ross Ranch	Ross Ranch	116.58
Armada LLC - Ross Ranch	Ross Ranch - Multi Family	8.70
Arnalz - Draper South	Draper Ranch South	133.80
Beazer (Remaining Portion)	Rio Del Oro (1-5, 7, & 9-13)	37.35
Blue Mountain Land	Blue Mountain Land	8.75
Cassano/Kamilos	Rio Del Oro (6 & 8)	44.36
Concept Studios, Inc. (Goddard)	Bishop Ranch	63.75
Cresleigh	Creekside Plumas Ranch	40.53
Cresleigh (Remaining Portion)	Woodside	98.60
DeValentine	Sawyer's Landing	51.00
DR Horton	Wheeler Ranch (Units 4 & 5)	66.36
DR Horton	River Oaks South	53.39
Dunmore Communities	Feather River Estates (Leal)	54.01
Gilbert Retail Holdings	Meadows Subdivision	99.85
Hansen Ranch Estates (Ellis)	Hansen Ranch	12.99
Homes by Towne	Rio Del Oro	57.89
Jensen Ranch Estates	Jensen Ranch Estates	10.30
K Hovnanian (Forecast)	Wheeler Ranch (Units 2, 3, 6 & 7)	99.78
KB Home	Hawas Ranch	17.30
KB (Option) - Leak	Plumas Lake Cobblestone	218.77
KB Home	Plumas Lake Cobblestone	180.93
Lakemont Homes (Arboga)	Feather Glen Phase 1	55.27
Lakemont Homes (Avian)	Feather Glen Phase 2	66.74
Lennar Renaissance	River Oaks East	92.20
Lennar Renaissance	River Oaks North	35.70
Lennar Winncrest	Northpoint	19.91
Matthews Homes	Riverside Meadows	173.85
Meritage Homes - Draper North	Draper Ranch North	131.80
North Wheeler Ranch Estates	North Wheeler Ranch Estates	19.12
Rio Del Oro 4	Rio Del Oro (Danna 70)	69.96
Rio Del Oro Farms #2	Rio Del Oro (Villages 15 & 16)	76.00
Ryland Homes	Thoroughbred Acres	103.70
Soto - Fairway West	Fairway West	11.00
Takhar	Takhar (2005-24)	11.00
Wheeler Land LLC	Wheeler Ranch Phase 2	125.94
YCH Communities	Fairway North	54.60
Yuba Investors (Mark Engstrom)	Plumas Lake Estates (2004-27)	29.00

Source: EPS, Development Community, Yuba County Surveyor

projects

EXHIBIT C

Table D-1
Three Rivers Levee Fee Nexus Study
Land Use Assumptions - Plumas Zone

Land Use	Acreage	Land Sq. Ft.
Existing Development		
Residential		
Rural SF	16.6	722,342
Urban SF	58.3	2,539,458
Two or More per Lot	1.0	43,670
Mobile Home	0.0	1,762
Subtotal Residential	75.9	3,307,232
Residential Assigned to Ag/Open Space	1,183.2	51,538,682
Developed Industrial	328.9	14,326,886
Developed Retail/Commercial	43.9	1,910,542
Vacant Residential	457.8	19,940,029
Vacant Industrial	294.5	12,829,726
Vacant Retail/Commercial	0.0	0
Public Use/Other [1]	2,697.8	117,517,035
Agriculture Land/Open Space	8,047.4	350,543,001

"sqft_fee_p"

Source: Yuba County Assessor's Office, July 2005 CD-DATA
Assessor's Parcel Tax Roll

[1] "Other" category includes public land uses such as drainage, well sites, etc.

Table D-2
 Three Rivers Levee Fee Nexus Study
 Land Use Assumptions - Linda Zone

Land Use	Acreage	Land Sq. Ft.
Existing Development		
Residential		
Rural SF	51.9	2,258,726
Urban SF	252.2	10,986,984
Two or More per Lot	13.8	602,298
Mobile Home	1.3	58,068
Subtotal Residential	319.2	13,906,076
Residential Assigned to Ag/Open Space	2,224.7	96,906,974
Developed Industrial	94.3	4,109,453
Developed Retail/Commercial	544.8	23,731,920
Vacant Residential	492.7	21,462,456
Vacant Industrial	188.1	8,194,944
Vacant Retail/Commercial	0.0	0
Public Use/Other [1]	1,220.0	53,144,072
Agriculture Land/Open Space	13,029.9	567,582,879

"sqft_fee_1"

Source: Yuba County Assessor's Office, July 2005 CD-DATA
 Assessor's Parcel Tax Roll

[1] "Other" category includes public land uses such as drainage, well sites, etc.

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Table D-3
 Three Rivers Levee Fee Nexus Study
 Residential and Ag/Open Space Assignment - Plumas Zone & Linda Zone

Land Use	Total Acres	Total Land Sq. Ft.	Estimated Building Area in Sq. Ft.	Estimated Land Area in Sq. Ft. [1]	Remaining Area Assigned to Vacant Residential/Open Space in Sq. Ft.	Developed Acres	Acres Assigned to Vacant Residential/Open Space
	A	B	C	D [2]	F = B - E	G = E/43,560	H = F/43,560
Plumas Zone							
Developed Residential Development							
Rural SF	766	33,382,650	361,171	x2	32,660,308	16.6	749.8
Urban SF	209	9,090,480	1,269,729	x2	6,551,022	58.3	150.4
Two or more per lot	100	4,342,062	21,835	x2	4,298,392	1.0	98.7
Mobile Home	184	8,030,722	881	x2	8,028,960	0.0	184.3
Total Developed Residential	1,259	54,845,914	1,653,616	x2	51,538,682	75.9	1,183.2
Total Plumas Zone Residential Assigned to Ag/Open Space					51,538,682		1,183.2
Linda Zone							
Developed Residential Development							
Rural SF	1,255	54,677,407	1,129,363	x2	52,418,681	51.9	1,203.4
Urban SF	820	35,726,912	5,493,492	x2	24,739,928	252.2	568.0
Two or more per lot	133	5,773,012	301,149	x2	5,170,714	13.8	118.7
Mobile Home	336	14,635,719	29,034	x2	14,577,651	1.3	334.7
Total Developed Residential	2,544	110,813,050	6,953,038	x2	96,906,974	319.2	2,224.7
Total Linda Zone Residential Assigned to Ag/Open Space					96,906,974		2,224.7

Source: Yuba County Assessor's Office, July 2005 CD-DATA Assessor's Parcel Tax Roll *See acres*

[1] Estimated land area in sq. ft. includes the area immediately adjacent to residential structures and represents the entire developed portion of the residential lot.
 [2] The 2x factor represents an assumed 0.5 floor area ratio for residential development, this factor provides the relationship between home size and lot size.

Table D-4
 Three Rivers Levee Fee Nexus Study
 Plumas Zone Planned Development Land Use Detail

	Planned Development Acres [1]	Public Use Acres	Total Acres
Residential Development			
Tentative Maps Acreage [1]	2,364	487	2,851
Nonresidential Development			
Commercial Development [2]	62	186	248
Total	2,426	672	3,098

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Source: Development Community, Yuba County Surveyor, July 2005 CD-DATA
 Assessor's Parcel Tax Roll

[1] Equivalent to Gross Developable Acres remaining on Projects that have been
 submitted in the Southern Zone.

[2] Commercial Development assumes a .25 FAR.