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# **Consideration of Revised Levee Impact Fee Ordinance**

**Yuba County Board of Supervisors  
November 18, 2008**

# Review of Process & Purpose

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- ▶ **Prior Items**
  - ▶ **1<sup>st</sup> Reading of Ordinance & Public Hearing October 28<sup>th</sup>**
- ▶ **Today's Recommended Items**
  - ▶ **Conduct a 2<sup>nd</sup> Reading**
  - ▶ **Hold Public Hearing**
  - ▶ **Adopt Levee Impact Fee Ordinance and associated Nexus Study**
- ▶ **Purpose of Levee Impact Fee**
  - ▶ **Provides the Complete Local Share of all TRLIA Levee Improvement Projects**
  - ▶ **Provides repayment mechanism for upfront financing by County, YCWA and certain landowners**

# Background

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- ▶ **Original Levee Impact Fee Adopted May 16, 2006**
- ▶ **Minor clarifying changes since adoption of fee**
- ▶ **Fee Escalator**

	<b>Three Rivers Levee Fee Per GDA</b>	
	<u>Initial Rate</u>	<u>Current Rate</u>
<b>Plumas Lake Zone</b>		
<b>Residential</b>	\$77,079	\$84,678
<b>Retail/Office/Commercial</b>	\$123,869	\$136,082
<b>Industrial</b>	\$62,955	\$69,163
<b>Linda Zone</b>		
<b>Residential</b>	\$10,640	\$11,690
<b>Retail/Office/Commercial</b>	\$17,098	\$18,784
<b>Industrial</b>	\$8,690	\$9,547

# Background & Update

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- ▶ **Original Levee Impact Fee Program Predicated On**
  - ▶ **Strengthen-in-Place improvement program on the Feather River**
  - ▶ **Limited State Funding for Feather River Project**
  - ▶ **Local Funding Primarily from advance Levee Fees**
- ▶ **Revised Nexus Study Considers**
  - ▶ **Scope & Cost of Improvements**
  - ▶ **Additional/Changes Sources of Funding**
  - ▶ **Administrative Collection Procedures**

# Revised Levee Impact Fee

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- ▶ **Fee Structure**
- ▶ **Primarily the Same as the Current Ordinance**
- ▶ **Fee Charged on Gross Developable Acreage (GDA) Basis**
- ▶ **For Development Requiring a Subdivision Approval**
  - ▶ **Fee is Due Prior to Recordation of Final Map Creating the Small Lot Parcels**
- ▶ **For Development not requiring a Final Map**
  - ▶ **Fee is Due prior to the issuance of a Building Permit**  
**(Fee Collection Deferred to Final Inspection by temporary fee Deferral Ordinance 1461 until June 2010)**

# Revised Levee Impact Fee



## ▶ Revised Fee Rates

### Three Rivers Levee Fee per GDA

	<u>Original Initial Rate</u>	<u>Proposed Initial Rate</u>	<u>Reduction</u>
<b>Plumas Lake Zone</b>			
Residential	\$77,079	\$60,159	22%
Retail/Office/Commercial	\$123,869	\$100,502	19%
Industrial	\$62,955	\$51,079	19%
<b>Linda Zone</b>			
Residential	\$10,640	\$5,303	50%
Retail/Office/Commercial	\$17,098	\$8,859	48%
Industrial	\$8,690	\$4,502	48%

- ▶ Revised Fee to escalate at approximately 4.5%
  - ▶ Construction & Financing - 4.5% Escalator
  - ▶ Administrative Expenses - CPI Escalator
- ▶ Fee Escalation covers Interest Expense of project Financing
- ▶ Escalation rate based on development forecast assumptions which relates to the pace of future fee collection over time

# Questions Regarding Fee

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Why is fee reduction rate different for Plumas and Linda Zone?

▶ Related to Zones of Benefit (recall map with two Zones)

▶ Two Reasons

▶ Net reduction in total costs allocated to Yuba Flood Plain (\$2.2 Million)

▶ Increase in non-local funding allocated to Yuba Flood Plain (\$13.8 Million)

▶ Results in greater percentage of total costs being reduced

▶ Methodology for allocating non-local funding is based on percentage of total costs. Has not changed from original fee study



# Questions Regarding Fee



How does Fee Compare with Other Jurisdictions?

Two comparable fees – SAFCA & West Sacramento

▶ Example

2,500 SF Single Family Home on .17 Acre Lot

	SAFCA	West Sacramento	Three Rivers
	DIF	In-Lieu Fee	Levee Fee
Fee Burden	\$4,300	\$2,698	\$10,358
Assessment Burden	\$2,276	\$2,062	\$0
<b>Total Levee Improvement Burden</b>	<b>\$6,576</b>	<b>\$4,761</b>	<b>\$10,358</b>



# Context for Fee Comparison

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- ▶ **Items Consider**
- ▶ **SAFCA Fee**
  - ▶ Used to repay existing assessment base over long period of time with no interest
  - ▶ Huge development base over which to spread costs.
    - ▶ 25,680 Acres with 155,000 Residential Units vs. currently approx. 6,000 remaining entitled lots
  - ▶ Fee is to finance estimated improvements beyond 200-Year Project
  - ▶ 30% local cost share vs. TRLIA 43% local cost share
- ▶ **West Sac Fee**
  - ▶ Assumes only 21% Cost Share vs. TRLIA 43% Cost Share
  - ▶ Differing allocation methodology between existing and new development (more costs allocated to existing development) creating shortfall in fee revenue

# Future Considerations

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- ▶ **Periodic Updates to the Fee**
- ▶ **Fee is Based on Specific Set of Assumptions**
- ▶ **Update to the Fee should take place if there are Material Changes to Assumptions**
  - ▶ **Significant Changes in Cost or Sources of Funding**
    - ▶ I.e., State Funds become available for Segment 1
  - ▶ **Significant Changes in amount of projected Development**
    - ▶ I.e., Approval of a New Project outside of the Specific Plan Area
  - ▶ **Significant Changes in pace of development (Faster or Slower)**
    - ▶ I.e., Would result in potential change of fee escalator
- ▶ **Recommended at least concurrently with 5-Year Review requirement per AB1600 or sooner based on above**
- ▶ **Note: Modifications to Fee Require Approval of YCWA based on July 22, 2008 Agreement**

# Questions?



BUDGET UNIT #	BUDGET UNIT NAME 2008-2009 BASE	SALARIES & BENS	SVCS & SUPPLIES	OTHER CHARGES	FIXED ASSETS	CAP IMP/ OTHER FIN	REMB.	TOTAL	DIFFERENCE +/-	REVENUES
100/5200	Social Services	18,268,387	9,172,014	1,709,631			(32,850)	29,115,182	20,764,739	49,879,921
100/5300	Welfare - Categ Aids			23,062,552				23,062,552	(23,062,552)	
100/5400	General Relief		15,000	19,316				34,316	(34,316)	
	Auditor Adjustment							0	0	
CAO	Subsidy							0	0	
	Subtotals							0	878,247	878,247
101/0100	B.O.S.	326,712	103,081					429,793	(429,793)	
101/0101	B.O.S. Misc Expend		437,182	4,012,249			(3,005,942)	1,443,489	(1,443,489)	
101/0200	Clerk Recorder	527,674	72,243					599,917	(289,284)	310,633
101/0300	Personnel/Risk Mngmnt	1,027,821	205,982				(378,713)	855,090	(532,325)	322,765
101/0400	Auditor-Corrollier	784,432	84,958				(470,482)	378,898	(272,898)	106,000
101/0500	Treasurer/Tax Collector	893,436	52,917				(200,828)	545,727	75,273	621,000
101/0600	Assessor	1,536,122	83,852					1,619,974	(1,249,974)	370,000
101/0700	County Counsel	994,761	93,751				(370,313)	718,199	(484,915)	233,284
101/0800	Elections	262,824	321,225					584,049	(569,049)	15,000
101/0900	Building & Grounds	473,778	296,030		2,295			772,103	(300,349)	30,275
101/0901	Bldg & Grnds - Energy		893,920				(441,480)	330,624	(325,166)	
101/0950	Bldg & Grnds - Custodial	615,712	77,145				(461,192)	231,665	(231,665)	
101/1100	Insurance							0	0	
101/1200	Capital Improvement				105,000			105,000	(105,000)	
101/1300	Employee Benefits							0	0	
101/1400	Industrial Development	103,798	62,480					166,278	(145,278)	21,000
101/1500	Surveyor	783,298	81,884				(480,737)	404,445	(129,445)	275,000
101/1600	Comm Dev Administration	1,102,881	96,406				(1,145,674)	53,613	0	53,613
101/1700	County Administrator	763,963	199,288				(299,777)	663,474	(663,474)	
101/1701	Clerk of the Board	244,267	25,150				(10,000)	259,417	(259,417)	
101/1800	Administrative Services	661,217	984,125				(1,391,179)	254,223	(184,623)	69,600
101/1900	Information Services	2,231,710	499,129		277,982		(1,492,888)	1,515,933	(1,490,671)	25,282
101/2300	Public Defender		1,379,360					1,379,360	(1,379,360)	
101/2400	Grand Jury		51,300					51,300	(51,300)	
101/2701	Sheriff - Boat Patrol	241,237	26,087					267,324	(101,193)	166,131
101/3100	Probation	4,977,240	313,974	2,000			(1,500)	5,291,714	(3,400,038)	1,891,676
101/3102	Vic Wrt - Child Abuse	123,750	1,250					125,000	0	125,000
101/3103	Vic Wrt - Child Sex Abuse							0	0	
101/3104	Victim Witness							0	0	
101/3105	Victim - Witness Program	160,155	6,968				(34,866)	132,257	0	132,257
101/3106	Vic / Wrt - Special Emph	108,900	1,100					110,000	0	110,000
101/3107	Vic - Wrt - CATS							0	0	
101/3108	Repeat Offend Prev Prog							0	0	
101/3110	Office of Rev & Recovery	275,186	28,714					303,900	(303,900)	
101/3114	VAWSPU							0	0	
101/3115	V.W. Elder Abuse	34,868	1,401					36,267	0	36,267
101/3116	J.A.B.G.							0	0	
101/3117	Crime Prev Act of 2000	226,599	9,500					236,099	0	236,099
101/3130	Juvenile Drug Court							0	0	
101/3150	Probation - Family Res	72,962	42,388					115,350	0	115,350
101/3151	Probation - Child							0	0	
101/3200	State Corr School			30,000				30,000	(30,000)	
101/3300	Drainage Ditch Maint		230,012					230,012	(230,012)	
101/3400	Ag Commissioner	841,623	148,437	68,113				1,058,173	(545,870)	510,503
101/3500	Building Inspector	1,380,254	1,333,728					2,713,982	0	2,713,982
101/3600	Code Enforcement	489,227	267,021					756,248	(616,248)	140,000
101/3700	Juvenile Trc Hng Office		18,250					18,250	(18,250)	
101/4100	Public Guardian	242,472	35,399					277,871	(182,977)	94,894
101/4200	Emergency Services	292,742	323,492					616,234	(261,849)	354,385
101/4300	Planning	1,137,072	817,879		2,000			1,956,951	(129,065)	1,827,886
101/4400	Animal Care Services	438,117	310,138		1,100		(83,000)	666,355	(446,355)	220,000
101/4720	Health / CMSP		60,726					60,726	(60,726)	
101/4800	Environmental Health	1,040,734	576,062		38,000			1,654,796	0	1,654,796
101/4900	Refuse Disposal		2,010					2,010	(2,010)	
101/5800	BI - County Veterans	193,360	47,676	11,015				252,051	(83,888)	188,363
101/6000	Library Svcs	608,843	148,981					755,804	(702,648)	53,156
101/6001	Literacy Program							0	0	
101/6100	Subsidies			18,048,620				18,048,620	(18,048,620)	
101/6300	Agriculture Extension		108,317					108,317	(108,317)	
101/6700	Housing	304,326	78,510				(147,764)	235,072	0	235,072
101/6800	Other Long Term Debt			308,000				308,000	(213,000)	95,000
101/6900	Contingencies			1,162,778				1,162,778	(1,162,778)	
101/6900	General Reserve			4,000,000				4,000,000	(4,000,000)	
101/6900	Capital Reserve			1,000,000				1,000,000	(1,000,000)	
	Auditor Adjustment							0	37,275,246	31,275,246
CAO	Subtotals							0	0	0
102/9100	Public Works - Road	2,905,512	18,494,689	2,657,910	163,000		(278,367)	23,942,744	(688,440)	23,254,304
	Auditor Adjustment							0	0	
CAO	Subsidy							0	0	
	Subtotals		5,500	(251)	163,000			5,249	(2,449)	2,800
104/9000	Fish & Game									

BUDGET UNIT #	BUDGET UNIT NAME 2008-2009 BASE	SALARIES & BENS	SVCS & SUPPLIES	OTHER CHARGES	FIXED ASSETS	CAP IMP/ OTHER FIN	REIMB.	TOTAL	DIFFERENCE +/-	REVENUES
105/8300	Special Aviation		12,077	(77)				12,000	(2,000)	10,000
106/4700	Health Services	4,298,982	1,671,798	773,153			(984,015)	5,758,828	(772,534)	4,987,294
	Auditor Adjustment							0	0	0
	CAO Subsidy							0	0	0
	Subtotals							187,701		187,701
107/2600	YCOCSS	3,010,714	886,664	87,221	2,000			3,986,599	0	3,986,599
	Subtotals							0		0
108/2500	District Attorney	2,186,578	216,797	116,679			(41,100)	2,478,954	(1,914,176)	564,778
108/2700	Sheriff	9,531,817	2,037,887	573,639	120,570		(159,555)	12,104,168	(8,520,046)	3,584,122
108/2900	Jail	5,965,646	1,994,817	815,527	27,600		(12,000)	8,791,690	(4,274,322)	4,517,368
108/3000	Juvenile Hall	3,349,257	805,386	247,841				4,402,484	(2,015,692)	2,386,802
	CAO Subsidy							0	0	0
	Subtotals							16,419,142		16,419,142
109/0109	County Authority - IHSS		626,699	(1,850)			(20,880)	603,969	(106,452)	497,517
	CAO Subsidy							0	106,452	106,452
	Subtotals							0		0
111/8900	Yuba Cty Drug Grant		45,890	(890)				45,000	0	45,000
112/7000	Crim Just System Grant			707				707	63,756	64,463
113/8012	2004 HOME Program							0	0	0
113/8013	2001 HOME Program							0	0	0
115/8010	CSBG-SUTTER CO-2009	10,872	2,411	110,444				123,527	0	123,527
115/8011	CSBG-SUTTER CO-2004	10,872	2,411	107,444				120,527	0	120,527
	Subtotals							0		0
118/8004	CDBG 2002							0	0	0
117/8000	CSBG 2008	25,138	3,730	92,408				121,277	0	121,277
117/8003	CSBG 2009	25,138	3,730	93,909				122,777	0	122,777
118/8001	CDBG 2004 P & TA							0	0	0
118/8002	CDBG 2004 P & TA		440,002	5,000				445,002	0	445,002
120/8004	CDBG 2002							0	0	0
	Subtotals							0		0
126/9504	Microenterprise (YUBSUT)		78,381	1,619				80,000	(30,000)	50,000
127/9503	EDBG Grant 544		75,000					75,000	0	75,000
128/9502	EDBG Grant 588							0	0	0
129/9501	EDBG Grant 676		500,000					500,000	0	500,000
130/9500	Airport	165,474	155,785	116,840	30,000			473,100	0	473,100
	CAO Subtotals							0	0	0
132/7700	Standards & Trng - Prob		25,149	11				25,160	0	25,160
133/7800	Standards & Trng - Sheriff		41,914	(1,234)				40,680	0	40,680
134/7900	Standards & Trng - Juv Hall		20,558	252				20,810	0	20,810
150/9600	Automotive Service		653,073	221,507		(150,440)	(724,140)	0	0	0
151/9400	Sheriff - Auto Service		467,801	2,876	433,000		(903,677)	0	0	0
155/8500	Workers Comp Insurance		1,772,880	84,593		(951,325)	(906,248)	0	0	0
156/8800	Liability Insurance		1,114,742	1,482,891		(1,105,468)	(1,492,165)	0	0	0
157/8400	Health Insurance		12,467,117	1,164,171		(1,114,583)	(12,516,705)	0	0	0
158/8600	General Insurance		122,015	36,226		(33,575)	(124,566)	0	0	0
159/8700	Unemployment Insurance		59,730	385,275		(166,237)	(281,768)	0	0	0
160/9300	Short Term Disab Ins.		60,615	103,897		(75,034)	(89,478)	0	0	0
161/8100	Minimum Security			407		(407)		0	0	0
711/9986	LAFCO							0	0	0
168/8700	Yuba Cnty Redev Agency			(146)		146		0	0	0
110/5500	1st Five (Prop 10)			5,549		(5,549)		0	0	0
899/7100	Superior Court			34,350		(34,350)		0	0	0
	Subtotals							0		0
Adpts-NET	Fund Bal - Aud's Office							0	13,320,354	13,320,354
Adpts-NET	Revenue - CAO's Office							0	0	0
Transfers	SUBSIDIES							0	0	0
	Subtotals							0		0
	Grand Totals	78,074,259	65,072,491	62,757,273	1,202,547	(3,636,822)	(29,932,431)	171,937,317	0	171,937,317

BALANCE CHECK 158,616,963

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