

Memorandum

Three River Levee Improvement Authority Three Rivers Levee Fee

Annual Fee Escalation Update

May 28, 2024

Prepared for: Kevin Mallen, Three Rivers Levee Improvement Authority
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Purpose

The purpose of this memorandum is to provide the annual escalation information and calculation for the Three Rivers Levee Improvement Authority (TRLIA) Three River Levee Fee (Fee) pursuant to the Three Rivers Levee Fee Nexus Study Update Final Nexus Study (Nexus Study) dated June 08, 2021, adopted by Yuba County Board of Supervisors Ordinance No. 1600 on June 08, 2021.

Background

In accordance with the Nexus Study, the Fee will be escalated annually, commencing July 1, 2022, to address increasing financing and administrative costs over time. The Fee will escalate annually by the percentage increase in the average of the San Francisco and 20-Cities Construction Cost Index (CCI) as published by the Engineering News Record (ENR), for the period ending May of the previous fiscal year. The base month for application of this 2024 adjustment shall be May 2023. For FY 2024/2025 escalation, the May 2023 and May 2024 rates were utilized.

Escalated Fee Rates

The Nexus Study outlines a process for updating the fee on an annual basis commencing July 1, 2022 and annually thereafter. The attached **Table 1** provides a summary of the current effective FY 2023/2024 Fee Rates and the FY 2024/2025 Escalation Factor and Escalated Fee Rates effective July 1, 2024 through June 30, 2025.

If you have any questions regarding the information provided in this memorandum, please contact Seth Wurzel or Elisabet Abdissa with Larsen Wurzel & Associates, Inc. at (530) 665-8222.

Table 1**Three Rivers Levee Improvement Authority
Levee Fee Annual Fee Escalation****Effective Date of Escalated Fee: July 01, 2024
Fee Amounts Are Valid until: June 30, 2025**

Location/Use Type	Current FY 2023/2024 Fee [1][2][3]			Escalation Factor [5]	FY 2024/2025 Fee [2][3][4]		
	Allocated Levee Cost	Administrative Cost (3%)	Total Fee Rate		Escalated Levee Cost	Escalated Admin. Cost	Escalated Fee Rate
Plumas Lake Zone							
Residential	\$12,517	\$375	\$12,892	1.0035	\$12,561	\$376	\$12,937
Retail/Office/Commercial	\$3,432	\$103	\$3,535	1.0035	\$3,444	\$103	\$3,547
Industrial	\$1,745	\$52	\$1,797	1.0035	\$1,751	\$52	\$1,803
Linda Zone							
Residential	\$1,726	\$52	\$1,778	1.0035	\$1,732	\$52	\$1,784
Retail/Office/Commercial	\$473	\$14	\$487	1.0035	\$475	\$14	\$489
Industrial	\$241	\$7	\$248	1.0035	\$242	\$7	\$249

Reference: Three Rivers Levee Fee Nexus Study Update Final Nexus Study dated June 08, 2021, adopted by Yuba County Board of Supervisors Ordinance No. 1600 on June 08, 2021

[1] Fee Rates through June 30, 2024

[2] Costs and Rates rounded to nearest whole dollar

[3] Costs and rates are per unit. For single-family and duplex residential, each dwelling unit is one unit. For triplex, apartment, and residential developments with more than two attached units, each dwelling unit is considered 0.5 units. For nonresidential development, 1,000 square feet is considered a unit.

[4] Fee Rates from 07/01/24 through 06/30/25.

[5] The FY 2024/2025 Escalation Factor is based on the average percentage increase in the San Francisco and 20-Cities Construction Cost Indices as published by ENR for May 2023 (15595.35; 13288.27) to the May 2024 Index (15418.02; 13532.44). For July 2024 the San Francisco increase was -1.14% and the 20-Cities increase was 1.84% for an average increase of 0.35%. Escalation Factor is rounded to nearest hundredth of a percentage.