

FEE ADMINISTRATION

FEE CALCULATION

The following discussion outlines the process for calculating the Three Rivers Levee Fee. In addition, **Appendix F** provides example calculations to aid in calculating the Three Rivers Levee Fee. The following information is required to calculate the Three Rivers Levee Fee:

- Project location to determine fee applicability and correct fee zone.
- The GDA of the parcel in which the project is being developed.
- The current fee rates.

Applicable Fee Zone

The applicable fee schedule is based on the location of the property paying the fee. The location of the property on **Map 1** in **Chapter I** determines the appropriate zone of benefit. In the event the location of property cannot be determined using **Map 1** in **Chapter I** (the map is not sufficiently detailed), TRLIA will use its best efforts and all available electronic information to determine the appropriate zone of the property paying the fee.

Determining GDA

The GDA for purposes of the fee calculation will be determined as follows.

For New Development of Vacant Land

In the case where a new structure is being constructed on vacant land or land that has not previously been developed:

Residential Land Uses

- For projects requiring a subdivision map, the GDA is the gross acreage of the large lot parcel excluding major dedicated public land uses, such as major arterials, major collectors, drainage, utilities corridors, parks, schools, and other public facilities. (**Appendix E** provides a graphic example of the GDA determination for a new residential subdivision.)
- For all other single-family residential projects, GDA is determined based on an assumed coverage ratio of a typical single-family home on a standard residential lot. The GDA will be calculated by multiplying the habitable square footage³ of the residential structure by 3 and expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.)
- For all multifamily residential projects, GDA is determined to be equivalent to the entire gross acreage of the parcel being developed.

Nonresidential Land Uses (Retail/Office/Commercial and Industrial)

- For Retail/Office/Commercial projects, GDA is determined by the actual square footage of the structure being constructed. The GDA will be calculated by taking the gross habitable square footage of the structures being built on the parcel and expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.)
- For Industrial projects, GDA is determined by the actual square footage of the structure being constructed. The GDA will be calculated by taking the gross habitable square footage of the structures being built on the parcel and expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.)

For Development of Land with Existing or Pre-Existing Structures

In the case of expansion of an existing structure in excess of 1,000 habitable square feet or the construction of a new structure within 2 years after demolition of a previous structure, GDA will be calculated as follows:

³ **Habitable Square Footage** can be generally classified as all square footage that contains conditioned air. This would include all new square footage constructed except the square footage of garages, porches, decks, external entryways, awnings, carports, driveways, breezeways, out-buildings, carriage houses, sheds, and other similar non-habitable structures.

Residential Land Uses

- For a residential expansion project in excess of 1,000 new habitable square feet, GDA will be calculated by multiplying total new habitable square footage of the expansion by 3 then expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.)
- For residential replacement projects, if the project involves development of a new residential structure after the demolition of a pre-existing structure (regardless of the use of the use pre-existing structure), and the new structure is larger than the demolished structure by more than 1,000 habitable square feet, GDA will be calculated by multiplying the total net new habitable square footage by 3 then expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.) (In this case, the use of the previously demolished structure is not a factor. The net new habitable square footage will be determined by subtracting from the new habitable square footage the documented habitable square footage of the previously existing structure.)

Nonresidential Land Uses

- For Retail/Office/Commercial or Industrial expansion projects, if the project involves the addition of new habitable square footage in excess of 1,000 square feet, GDA will be calculated by calculating the total net new habitable square footage and expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.)
- For Retail/Office/Commercial or Industrial replacement projects, if the project involves development of a new nonresidential structure after the demolition of a pre-existing structure (regardless of the use of the pre-existing structure) and the new structure is larger than the demolished structure by more than 1,000 habitable square feet, GDA will be calculated by calculating the total net new habitable square footage and expressing this square footage in terms of acres. (Dividing by 43,560 square feet per acre.) The net new habitable square footage will be determined by subtracting the documented habitable square footage of the previously existing structure from the new habitable square footage.

Table 1
 Three Rivers Levee Fee - Annual Escalation
 Fee Amount Summary

Effective Date of Escalated Fee: July 1, 2013
 Fee Amounts Are Valid until: June 30, 2014

Location/Use Type	Current Levee Fee Expiring June 30, 2012 [1]	Escalated Allocated Levee Improvement Cost	Escalation [2]	Escalated Administration Charges [3]	Updated Total Fee per GDA
Plumas Lake Zone					
Residential	\$71,551	\$69,651	\$3,134	\$1,951	\$74,737
Retail/Office/Commercial	\$119,535	\$116,360	\$5,236	\$3,260	\$124,856
Industrial	\$60,752	\$59,138	\$2,661	\$1,657	\$63,456
Linda Zone					
Residential	\$6,307	\$6,139	\$276	\$172	\$6,588
Retail/Office/Commercial	\$10,536	\$10,257	\$462	\$287	\$11,005
Industrial	\$5,355	\$5,213	\$235	\$146	\$5,593

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

[1] Reference the June 25, 2012 Memorandum prepared by SWC, Inc; re: Revised Three Rivers Levee Fee.

[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 2011 to 2012 the % change is 0.03%.