

YUBA COUNTY ANNUAL COUNTYWIDE CAPITAL FACILITIES FEE REPORT  
FISCAL YEAR 2022-2023



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BACKGROUND

The Mitigation Fee Act, Government Code §66000 et seq., (the “Act”) governs the establishment and administration of development impact fees paid by new development projects for public facilities needed to serve new development. Fees must be separately accounted for and used for the specific purpose for which the fee was imposed. The County’s adopted development impact fees are listed in the attached exhibits. Expenditures are authorized through the annual Capital and Operating Budgets and the County’s Capital Improvement Program. The annual adopted budget is on file with the County Clerk of the Board.

ANNUAL DEVELOPMENT FEE REPORTING

The Act requires that the County prepare an annual review of all development impact fees as defined in the Act and make a public report on the fees available to the public after the end of each fiscal year. Government Code §66006(b)(2) requires the report to be placed on a Board of Supervisor’s agenda for review at a public meeting not less than 15 days after the report is made available to the public.

The County is also required to adopt by resolution certain findings for any fund accounts that contain unexpended funds as of the fifth fiscal year following the first deposit into those funds. (Government Code §66001(d).)

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REPORT EXHIBITS

- **Exhibit A:** A brief description of the purposes of each development impact fee and its authorizing legislation (Government Code §66006(b)(1)(A).)
- **Exhibit B:** Displays summary of the July 1, 2022 beginning balance, annual fee revenue collected and interest earned, identification of public improvements on which fees were expended and the ending balance as to June 30, 2023 for each fee (Government Code §66006(b)(1)(C)-(E).) The annual expenditures on each specific public improvement listed that were funded with development impact fees. In addition to public improvement project costs, the County incurs costs to administer each mitigation fee program and to prepare the annual reports and the five-year compliance analysis also required by the Act. As shown in the mitigation fee cost studies that support the various impact fees, the County charges administrative and compliance costs at 3% of the program cost for each fee as a program expense. The actual dollar cost for these expenditures is listed for each fee. No individual impact fee fund has collected sufficient funds to construct all improvements covered by that fund as described in the Nexus studies (Government Code §66006(b)(1)(F).)
- **Exhibit C:** Identifies the current amount of each development impact fee (Government Code §66006(b)(1)(B).)
- **Exhibit D:** Identifies any inter-fund loans, transfers, refunds or reallocation of funds in lieu of refunds in Fiscal Year 2022-2023 (Government Code §66006(b)(1)(G)-(H).)

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EXHIBIT A

<b>Fund</b>	<b>Impact Fee Name</b>	<b>Fee Authority</b>	<b>Purpose</b>
181	South Yuba Transportation Improvement Authority (SYTIA)	BOS Resolution 2019-84	To create an entity with the sole focus of jointly working (County and City) to improve the regional transportation infrastructure needed to support the growth anticipated in the City of Wheatland as well as within the southern portion of the County.
182	General Government	Ordinance 1530, July 1, 2014	To defray cost of capital assets including office space and equipment for general government facilities including administrative and support departments.
183	Criminal Justice	Ordinance 1530, July 1, 2014	To defray cost of capital assets including office space and equipment for departments involved with criminal justice including the District Attorney, Probation, Juvenile Hall and Jail.
184	Health-Social Services	Ordinance 1530, July 1, 2014	To defray cost of capital assets including office space and equipment for county health and social services departments including Health Services, Social Services and Child Support Services.
185	Quality of Life	Ordinance 1530, July 1, 2014	To defray cost of capital assets including library and office space and equipment for the county library system, parks and recreation equipment for county parks and recreational facilities.
186	Law Enforcement	Ordinance 1530, July 1, 2014	To defray cost of capital assets including office space and equipment for Sheriff Operations.
188	Traffic-Roads	Ordinance 1530, July 1, 2014	To defray cost of road improvements and equipment needed to support growth.
189	Park Lands	Ordinance 1530, July 1, 2014	To defray cost of parkland and facilities needed to support growth.
253	Drainage	Ordinance 1530, July 1, 2014	To defray cost of drainage improvements, as may be applicable for the South Yuba Drainage area.
714	PLSP/NASA	BOS Resolution 1993-160	To develop, at no cost to the existing residents and property owners outside of the PLSP/NASA area, new infrastructure and other facilities which exclusively serve the PLSP/NASA area.
803	Three Rivers Levee Improvement Authority (TRLIA)	Ordinance 1372, May 16, 2006	To construct required levee improvements to protect the health, safety and welfare of current and future residents within the flood zone.

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EXHIBIT B - IMPACT FEE 181-184

<b>SYTIA (181)</b>	<b>Amount</b>	<b>Description</b>
Beginning Balance 7/1/22	\$3,335,738.54	Balance Forward
Fees Collected	\$1,939,254.25	
Interest Earned	\$45,246.08	
Expenditure 1	(\$255,463.32)	Dokken Engineering Services
Expenditure 2	(\$23,037.50)	City of Wheatland Services
Expenditure 3	(\$3,231.33)	PW S&B – Capital Project/ Engineering Work
Expenditure 4	(\$8,992.52)	CDSA S&B – Admin Charges
Ending Balance 6/30/23	\$5,029,514.20	

<b>General Government (182)</b>	<b>Amount</b>	<b>Description</b>
Beginning Balance 7/1/22	\$516,499.92	Balance Forward
PY Ending Balance Transfer	(\$516,499.92)	GF Transfer (see page 16)
Fees Collected	\$325,986.59	
Interest Earned	\$2,774.53	
Ending Balance 6/30/23	\$328,761.12	

<b>Criminal Justice (183)</b>	<b>Amount</b>	<b>Description</b>
Beginning Balance 7/1/22	\$2,380,206.47	Balance Forward
Fees Collected	\$326,724.01	
Interest Earned	\$22,446.26	
New Loan	(\$2,500,000.00)	New Short Term Loan – Tri-County Juv Hall
Loan Pmt #1	\$158,626.20	Loan Payment From 186
Loan Pmt #2	\$123,000.00	Loan Payment From 186
Ending Balance 6/30/23	\$511,002.94	

<b>Health-Social Services (184)</b>	<b>Amount</b>	<b>Description</b>
Beginning Balance 7/1/22	\$449,552.05	Balance Forward
Fees Collected	\$15,055.33	
Interest Earned	\$5,518.12	
Ending Balance 6/30/23	\$470,125.50	

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EXHIBIT B - IMPACT FEE 185-188

<b>Quality of Life (185)</b>	<b>Amount</b>	<b>Description</b>
Beginning Balance 7/1/22	\$1,924,626.23	Balance Forward
Fees Collected	\$204,025.14	
Interest Earned	\$23,834.15	
Expenditure 1	(\$134,559.20)	BOS Approved Library Improvements
Ending Balance 6/30/23	\$2,017,926.32	

<b>Law Enforcement (186)</b>	<b>Amount</b>	<b>Description</b>
Beginning Balance 7/1/22	\$0.00	Balance Forward
Fees Collected	\$333,632.50	
Interest Earned	\$2,369.27	
Loan #1 (Pymt9)	(\$123,000.00)	Loan Payment to 183
Loan #1 (Pymt10)	(\$158,626.20)	Loan Payment to 183
Ending Balance 6/30/23	\$54,375.57	

<b>Road Improvements (188)</b>	<b>Amount</b>	<b>Description</b>
Beginning Balance 7/1/22	\$7,552,227.45	Balance Forward
Fees Collected	\$2,194,458.13	
Interest Earned	\$91,725.59	
Expenditure 1	\$5,421,181.66	BOS Approved Road Projects, N. Beale Rd/Lindhurst Corridor Improvement, Erle Rd & SR70 Interchange, PW Corporation Yards & Challenge Shop
Expenditure 2	\$653,798.94	BOS Approved Vehicle & Equipment purchases
Ending Balance 6/30/22	\$3,763,430.57	

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**EXHIBIT B - IMPACT FEE 189-803**

<b>Park Land (189)</b>	<b>Amount</b>	<b>Description</b>
Beginning Balance 7/1/22	\$1,642,938.79	Balance Forward
Fees Collected	\$895,782.00	
Interest Earned	\$24,168.60	
Expenditure 1	(\$1,007.52)	BOS Approved Sycamore Ranch Improvement Project costs
Expenditure 2	(\$24,374.00)	Local Match costs for Sycamore Ranch Per Capita Grant
Ending Balance 6/30/23	\$2,537,507.87	

<b>Drainage (253)</b>	<b>Amount</b>	<b>Description</b>
Beginning Balance 7/1/22	\$2,434,227.63	Balance Forward
Fees Collected	\$137,202.41	
Interest Earned	\$29,714.93	
Ending Balance 6/30/23	\$2,601,144.97	

<b>PLSP (714)</b>	<b>Amount</b>	<b>Description</b>
Beginning Balance 7/1/22	\$7,419,078.20	Balance Forward
Fees Collected	\$996,454.04	
Interest Earned	\$92,481.60	
Expenditure 1	(\$30,007.61)	PW S&B Admin/Preliminary Engineering Labor
Expenditure 2	(\$408,345.02)	Vendor Engineering Service Invoices – Plumas Lake Blvd Interchange
Ending Balance 6/30/23	\$8,069,661.21	

<b>TRLIA (803)</b>	<b>Amount</b>	<b>Description</b>
Beginning Balance 7/1/22	\$1,386,902.04	Balance Forward
Fees Collected	\$824,183.39	
Interest Earned	\$14,690.49	
Expenditure 1	(\$1,939,913.88)	Settlement of Adv. Funding (BOS Mtg 2/14/23 item #31)- Payments on Builder Bonds and associated costs
Expenditure 2	(\$33,535.30)	Impact Fee Related Svcs./CFD Administration
Ending Balance 6/30/22	\$252,326.74	

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EXHIBIT C – COUNTYWIDE DEVELOPMENT IMPACT FEES

**Countywide Fee Schedule**

Item	Full Fee	Implemented Amount
<b><i>Unincorporated Areas</i></b>		
<b>Residential</b>	<b><i>Per Sq. Ft.</i></b>	<b><i>Per Sq. Ft.</i></b>
Single Family	\$4.88	\$4.88
Multifamily	\$4.88	\$4.88
<b>Nonresidential</b>		
	<b><i>Per Sq. Ft.</i></b>	<b><i>Per Sq. Ft.</i></b>
Commercial	\$5.07	\$5.07
Office/Institutional	\$4.80	\$4.80
Industrial	\$1.78	\$1.78
Agricultural	\$0.97	\$0.97
<b><i>Incorporated Areas</i></b>		
<b>Residential</b>	<b><i>Per Sq. Ft.</i></b>	<b><i>Per Sq. Ft.</i></b>
Single Family	\$1.17	\$1.17
Multifamily	\$1.17	\$1.17
<b>Nonresidential</b>		
	<b><i>Per Sq. Ft.</i></b>	<b><i>Per Sq. Ft.</i></b>
Commercial	\$0.77	\$0.77
Office/Institutional	\$0.63	\$0.63
Industrial	\$0.30	\$0.30
Agricultural	\$0.21	\$0.21



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EXHIBIT C – COUNTYWIDE DEVELOPMENT IMPACT FEES DISTRIBUTION

**Single Family Residential**

Category	Percent of Total	Fund
General Government	9.44%	182
Criminal Justice	9.60%	183
Health & Human Services	0.65%	184
Quality of Life	6.67%	185
Law Enforcement	9.83%	186
Road Improvements	60.89%	188
Administration	2.92%	CDSA

**Multi-Family Residential**

Category	Percent of Total	Fund
General Government	9.44%	182
Criminal Justice	9.60%	183
Health & Human Services	0.65%	184
Quality of Life	6.68%	185
Law Enforcement	9.83%	186
Road Improvements	60.88%	188
Administration	2.92%	CDSA

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**Commercial**

Category	Percent of Total	Fund
General Government	8.55%	182
Criminal Justice	8.71%	183
Health & Human Services	0.59%	184
Quality of Life	0.00%	185
Law Enforcement	8.93%	186
Road Improvements	70.30%	188
Administration	2.92%	CDSA

**Office/Institutional**

Category	Percent of Total	Fund
General Government	7.25%	182
Criminal Justice	7.39%	183
Health & Human Services	0.49%	184
Quality of Life	0.00%	185
Law Enforcement	7.56%	186
Road Improvements	74.39%	188
Administration	2.92%	CDSA

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**Industrial**

Category	Percent of Total	Fund
General Government	9.74%	182
Criminal Justice	9.89%	183
Health & Human Services	0.69%	184
Quality of Life	0.00%	185
Law Enforcement	10.12%	186
Road Improvements	66.64%	188
Administration	2.92%	CDSA

**Agricultural**

Category	Percent of Total	Fund
General Government	11.72%	182
Criminal Justice	11.85%	183
Health & Human Services	0.84%	184
Quality of Life	0.00%	185
Law Enforcement	12.13%	186
Road Improvements	60.53%	188
Administration	2.93%	CDSA

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EXHIBIT C - DRAINAGE

**Drainage Fee Schedule – South Yuba Master Plan**

<b>Item</b>	<b>Full Fee</b>
<b>Residential</b>	<b><i>Per Unit</i></b>
Single Family	\$1,959.44
Multifamily	\$980.40
<b>Nonresidential</b>	<b><i>Per Sq. Ft.</i></b>
Commercial	\$1.77
Office/Institutional	\$1.77
Non-Residential	\$1.77

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EXHIBIT C – TRAFFIC IMPACT FEES

**SYTIA Fee Schedule**

Land Use Category	Fee Rate
Single Family/Unit	\$3,495.16
Multifamily/Unit	\$2,098.06
Commercial/KSF	\$2,101.20
Office/KSF	\$2,101.20
Industrial/KSF	\$700.40
Agricultural/KSF	\$350.20

**PLSP/NASA Fee Schedule**

Item	Fee Rate
<b>Residential</b>	
	<i>Per Unit</i>
Single Family	\$6,934.98
Multifamily	\$4,160.28
<b>Non-Residential</b>	
	<i>Per Sq. Ft.</i>
Commercial	\$4.18
Office	\$4.18
Industrial	\$0.09

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EXHIBIT C – TRLIA FEES

**TRLIA Plumas Lake Zone**

Land Use Category	Fee Rate
<b>Residential</b>	<i>Per Unit</i>
Single Family	\$12,643.00
Multifamily	\$12,643.00
	<i>Triplex or multi-units are considered .5 a unit</i>
<b>Non-Residential</b>	<i>Every 1,000 sq. ft. is a unit</i>
Commercial	\$3,467.00
Industrial	\$1,762.00

**TRLIA Linda Zone**

Land Use Category	Fee Rate
<b>Residential</b>	<i>Per Unit</i>
Single Family	\$1,744.00
Multifamily	\$1,744.00
	<i>Triplex or multi-units are considered .5 a unit</i>
<b>Non-Residential</b>	<i>Every 1,000 sq. ft. is a unit</i>
Commercial	\$478.00
Industrial	\$243.00

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EXHIBIT D – INTERFUND LOANS

On February 26, 2013, the Board of Supervisors approved resolution #2013-17 authorizing a loan from the Criminal Justice Impact Fee Fund (183) to the Law Enforcement Impact Fee Fund (186) in an amount not to exceed \$1,969,057 to provide funding for costs associated with the new Sheriff’s facility located on 720 Yuba Street.

The current balance of the loan is \$0.00. Once the interest rate calculation for the final period is completed and paid, the loan will be considered “Paid in Full”.

On April 19, 2016, the Board of Supervisors approved resolution #2016-27 authorizing a loan from the Criminal Justice Impact Fee Fund (183) to the Law Enforcement Impact Fee Fund (186) in an amount not to exceed \$2,500,000 to provide additional funding for costs associated with the new Sheriff’s facility located on 720 Yuba Street.

The current balance of the loan is \$2,058,389.33. Loan repayment terms are as follows:

Loan Amount:	\$2,500,000.00
Loan Period:	30 Years
Payment Start Date:	6/30/17
Payment End Date:	6/30/46
Annual Payment:	\$96,870.28
Annual Interest:	Current Pooled Interest Rate*

*\*Actual interest will be applied at the end of each fiscal year.*

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EXHIBIT E – TRANSFERS

In August of 2011, Economic & Planning Systems, Inc. (EPS) performed a Countywide Impact Fee Reconciliation and Report to determine if the County could be reimbursed from impact fees for construction projects associated with the Animal Care Facility and the Government Center where general fund dollars were utilized to fund the projects. EPS determined that the general fund was owed \$5,783,103 from the General Government Impact Fee Fund (182).

Subsequent to the report, the Board of Supervisors authorized repayment or transfer from the General Government Impact Fee Fund (182) to the General Fund on an annual basis until the amount owed is paid in full. The current balance remaining is \$563,600.31.

8/23/11	Amount Due General Fund:	\$5,783,103.00
FY 11/12	Transfer from 182 to General Fund:	(\$2,736,062.00)
FY 12/13	Transfer from 182 to General Fund:	(\$ 235,917.04)
FY 13/14	Transfer from 182 to General Fund:	(\$ 146,982.21)
FY 14/15	Transfer from 182 to General Fund:	(\$ 0 )*
FY 15/16	Transfer from 182 to General Fund:	(\$ 86,872.70)
FY 16/17	Transfer from 182 to General Fund:	(\$ 250,903.18)
FY 17/18	Transfer from 182 to General Fund:	(\$ 196,155.12)
FY 18/19	Transfer from 182 to General Fund:	(\$ 292,329.88)
FY 19/20	Transfer from 182 to General Fund:	(\$ 0 )**
FY 20/21	Transfer from 182 to General Fund:	(\$ 757,780.64)
FY 21/22	Transfer from 182 to General Fund:	(\$ 0 )***
FY 22/23	Transfer from 182 to General Fund:	(\$ 516,499.92)
	<b>Balance Remaining:</b>	<b>\$563,600.31</b>

\*Effective FY 14/15, EOY transfers occurred in July of the next fiscal year.

\*\*EOY transfer occurred in Aug of FY20/21.

\*\*\*EOY transfer occurred in Aug of FY22/23.