

**DEVELOPMENT IMPACT FEE  
JUSTIFICATION STUDY  
COUNTY OF YUBA**



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### APPENDICES

APPENDIX A: FEE DERIVATION WORKSHEETS

Part of the Greater Sacramento area, the County of Yuba (the “County”) is located in California’s Central Valley along the Feather River and borders the western slope of the Sierra Nevada. The County covers an area of approximately 644 square miles of diverse topography and boasts a population of approximately 70,000 people. In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of this new development, David Taussig & Associates, Inc. (“DTA”) was retained by the County to prepare an updated AB 1600 Fee Justification Study (the “Fee Study”).

DTA is updating the impact fee study prepared in 2004 by MAXIMUS, itself an update of an impact fee study developed in 1992 by David M. Griffith & Associates and Omni-Means, Ltd. For the most part, this Fee Study generally follows similar methodologies used in the 2004 and 1992 reports. Revised impact fees are calculated here using updated information on development and County facilities. Moreover, the methods used to calculate impact fees in this study are intended to satisfy all legal requirements governing such fees, including provisions of the U. S. Constitution, the California Constitution, and the California Mitigation Fee Act (Government Code Sections 66000 *et. seq.*). Impact fees calculated in this report are intended to replace the County’s existing impact fees.

More specifically, the Fee Study is intended to comply with Section 66000 *et. seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development (“Future Facilities”) and determining the level of fees that may be imposed to pay the costs of the Future Facilities. Fee amounts have been determined that will finance facilities at levels identified by the various County departments as deemed necessary to meet the needs of new development. The Future Facilities and associated construction costs are identified in the Needs List, which is included in Section IV of the Fee Study. All new development may be required to pay its “fair share” of the cost of the new infrastructure through the development fee program.

The fees are calculated to fund the cost of facilities needed to meet the needs of new development. The steps followed in the Fee Study include:

1. **Demographic Assumptions:** Identify future growth that represents the increased demand for facilities.
2. **Facility Needs and Costs:** Identify the amount of public facilities required to support the new development and the costs of such facilities. Facilities costs and the Needs List are discussed in Section IV.
3. **Cost Allocation:** Allocate costs per equivalent dwelling unit.
4. **Fee Schedule:** Calculate the fee per residential unit or per non-residential square foot.

The levy of impact fees is one authorized method of financing the public facilities necessary to mitigate the impacts of new development. A fee is “a monetary exaction, other than a tax or special assessment, which is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project...” (California Government Code, Section 66000). A fee may be levied for each type of capital improvement required for new development, with the payment of the fee typically occurring prior to the beginning of construction of a dwelling unit or non-residential building. Fees are often levied at final map recordation, issuance of a certificate of occupancy, or more commonly, at building permit issuance. However, Assembly Bill (“AB”) 2604 (Torrico) which was signed into law in August 2008, encourages public agencies to defer the collection of fees until close of escrow to an end user in an attempt to assist California’s troubled building industry.

AB 1600, which created Section 66000 *et. seq.* of the Government Code was enacted by the State of California in 1987.

In 2006, Government Code Section 66001 was amended to clarify that a fee cannot include costs attributable to existing deficiencies, but can fund costs used to maintain the existing level of service (“LOS”) or meet an adopted level of service that is consistent with the general plan.

Section 66000 *et seq.* of the Government Code thus requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of new development:

1. Identify the purpose of the fee. (Government Code Section 66001(a)(1))
2. Identify the use to which the fee will be put. (Government Code Section 66001(a)(2))
3. Determine that there is a reasonable relationship between the fee’s use and the type of development on which the fee is to be imposed. (Government Code Section 66001(a)(3))
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is to be imposed. (Government Code Section 66001(a)(4))
5. Discuss how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

This section presents each of these items as they relate to the imposition of the proposed fees in the County of Yuba.

**A. PURPOSE OF THE FEE (GOVERNMENT CODE SECTION 66001(A)(1))**

New residential and non-residential development within Yuba County will generate additional residents and employees who will require additional public facilities. Land for these facilities will have to be acquired and public facilities and equipment will have to be expanded, constructed, or purchased to meet this increased demand.

The Fee Study has been prepared in response to the projected direct and cumulative effect of future development. Each new development will contribute to the need for new public facilities. Without future development many of the new public facilities on the Needs List would not be necessary as the existing facilities are generally adequate for Yuba's present population. In instances where facilities would be built regardless of new development, the costs of such facilities have been allocated to new and existing development based on their respective level of benefit.

The proposed impact fee will be charged to all future development, irrespective of location, in Yuba County. Even future "in-fill" development projects contribute to impacts on public facilities because they are an interactive component of a much greater universe of development located throughout Yuba County. First, the property owners and/or the tenants associated with any new development in Yuba County can be expected to place additional demands on Yuba County's facilities funded by the fee. Second, these property owners and tenants are dependent on and, in fact, may not have chosen to utilize their development, except for residential, retail, employment, and recreational opportunities located nearby on other existing and future development. Third, the availability of residents, employees, and customers throughout Yuba County has a growth-inducing impact without which some of the "in-fill" development would not occur. As a result, all development projects in Yuba County contribute to the cumulative impacts of development.

The impact fees will be used for the acquisition, installation, and construction of public facilities identified on the Needs Lists and appropriate administrative costs to mitigate the direct and cumulative impacts of new development in Yuba County.

**B. THE USE TO WHICH THE FEE IS TO BE PUT (GOVERNMENT CODE SECTION 66001(A)(2))**

The fee will be used for the acquisition, installation, and construction of the public facilities identified on the Needs Lists, included in Section IV of the Fee Study and other appropriate costs to mitigate the direct and cumulative impacts of new development in Yuba County. The fee will provide a source of revenue to the County of Yuba to allow for the acquisition, installation, and construction of public facilities, which in turn will both preserve the quality of life in Yuba County and protect the health, safety, and welfare of the existing and future residents and employees.

**C. DETERMINE THAT THERE IS A REASONABLE RELATIONSHIP BETWEEN THE FEE'S USE AND THE TYPE OF DEVELOPMENT PROJECT UPON WHICH THE FEE IS IMPOSED (BENEFIT RELATIONSHIP) (GOVERNMENT CODE SECTION 66001(A)(3))**

As discussed in Section A above, it is the projected direct and cumulative effect of future development that has prompted the preparation of the Fee Study. Each development will contribute to the need for new public facilities. Without future development, Yuba County would have no need to construct many of the public facilities on the Needs List. For all other facilities, the costs have been allocated to both existing and new development based on their level of benefit. Even future "in-fill" development projects, which may be adjacent to existing facilities, further burden existing public facilities. Consequently, all new development within Yuba County, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities and creates the need for new facilities to accommodate growth.

The fees will be expended for the acquisition, installation, and construction of the public facilities identified on the Needs List and other authorized uses, as that is the purpose for which the fee is collected. As previously stated, all new development creates either a direct impact on public facilities or contributes to the cumulative impact on public facilities. Moreover, this impact is generally equalized among all types of development because it is the increased demands for public facilities created by the future residents and employees that create the impact upon existing facilities.

For the aforementioned reasons, new development benefits from the acquisition, construction, and installation of the facilities on the Needs Lists.

**D. DETERMINE HOW THERE IS A REASONABLE RELATIONSHIP BETWEEN THE NEED FOR THE PUBLIC FACILITY AND THE TYPE OF DEVELOPMENT PROJECT UPON WHICH THE FEE IS IMPOSED (IMPACT RELATIONSHIP) (GOVERNMENT CODE SECTION 66001(A)(4))**

As previously stated, all new development within Yuba County, irrespective of location, contributes to the direct and cumulative impacts of development on public facilities and creates the need for new facilities to accommodate growth. Without future development, many of the facilities on the Needs Lists would not be necessary. For certain other facilities, the costs have been allocated to both existing and new development based on their level of benefit.

For the reasons presented herein, there is a reasonable relationship between the need for the public facilities included on the Needs List and all new development within Yuba County.

**E. THE RELATIONSHIP BETWEEN THE AMOUNT OF THE FEE AND THE COST OF THE PUBLIC FACILITIES ATTRIBUTABLE TO THE DEVELOPMENT UPON WHICH THE FEE IS IMPOSED (“ROUGH PROPORTIONALITY” RELATIONSHIP) (GOVERNMENT CODE 66001(A))**

As set forth above, all new development in Yuba County impacts public facilities. Moreover, each individual development project and its related increase in population and/or employment, along with the cumulative impacts of all development in Yuba County, will adversely impact existing facilities. Thus, imposition of the fee to finance the facilities on the Needs Lists is an efficient, practical, and equitable method of permitting development to proceed in a responsible manner.

New development impacts facilities directly and cumulatively. In fact, without any future development, the acquisition, construction, and/or installation of many of the facilities on the Needs Lists would not be necessary as existing Yuba County facilities are generally adequate. Even new development located adjacent to existing facilities will utilize and benefit from facilities on the Needs List.

The proposed fee amounts are roughly proportional to the impacts resulting from new development based on the analyses contained in Section V. Thus there is a reasonable relationship between the amount of the fee and the cost of the facilities.

In order to determine the public facilities needed to serve new development as well as establish fee amounts to fund such facilities, the County provided DTA with projections of future population and development within the entire County (“Countywide”) as well as the unincorporated areas of the County (“Unincorporated”). DTA categorized developable residential land uses as Single Family and Multi-Family. Developable non-residential land uses within the County’s commercial, office, industrial, and agricultural zones are categorized as Commercial, Office/Institutional, Industrial, and Agricultural, respectively. Additional details are included in the table below. Based on these designations, DTA established fees for the following six (6) land use categories to acknowledge the difference in impacts resulting from various land uses and to make the resulting fee program implementable.

LAND USE CLASSIFICATION FOR FEE STUDY	DEFINITION
<b>Single Family</b>	Includes single family detached homes
<b>Multi-Family</b>	Includes buildings with attached residential units including apartments, town homes, condominiums, and all other residential units not classified as Single Family Detached
<b>Commercial</b>	Includes, but is not limited to, buildings used as the following: <ul style="list-style-type: none"> <li>• Retail</li> <li>• Service-oriented business activities</li> <li>• Department stores, discount stores, furniture/appliance outlets, home improvement centers</li> <li>• Entertainment centers</li> <li>• Subregional and regional shopping centers</li> </ul>
<b>Office/Institutional</b>	Includes, but is not limited to, buildings used as the following: <ul style="list-style-type: none"> <li>• Business/professional office</li> <li>• Professional medical offices and hospitals</li> <li>• Schools</li> </ul>
<b>Industrial</b>	Includes, but is not limited to, buildings used as the following: <ul style="list-style-type: none"> <li>• Light manufacturing, warehouse/distribution, wholesaling;</li> <li>• Large-scale warehouse retail</li> <li>• Service commercial activities</li> <li>• Public uses, arterial roadways and freeways providing automobile and public transit access</li> <li>• Automobile dealerships</li> <li>• Support commercial services</li> </ul>
<b>Agricultural</b>	Includes, but is not limited to, enclosed property and structures used as the following: <ul style="list-style-type: none"> <li>• Agricultural purposes</li> <li>• Other income-producing open space not classified as Agricultural</li> </ul>

The County of Yuba’s 2011 General Plan Update<sup>1</sup> (the “General Plan”) demographics were used as estimates of the number of housing units and nonresidential building square feet to be built in both Countywide and solely unincorporated areas. In addition, the General Plan Update was used to project the additional population generated from new development.

<sup>1</sup> County of Yuba, 2030 General Plan – Alternative 4, Growth Scenario 2 (May 2011).



Under the selected scenario, additional land for development along SR 65 is assumed to be developed, in addition to all of the areas included under 2030 General Plan Growth Scenario 1. This alternative would involve high growth rates and would involve development of certain areas along the SR 65 corridor between Ostrom Road and South Beale Road.

Growth Scenario 2 (Alternative 4) was developed to analyze the differential environmental impacts that would result if the County were to experience high and sustained rates of growth through 2030. This scenario assumes new population of between 36,000 and 45,000 and between 21,000 and 25,000 new jobs would be added to the unincorporated County. Notably, DTA attempted to utilize metrics (e.g. average household size) that standardized existing demographics with the projections found in the General Plan.

Future residents and employees will create additional demand for facilities that existing public facilities cannot accommodate. In order to accommodate new development in an orderly manner, while maintaining the current quality of life in Yuba County, the facilities on the Needs List (Section IV), as reviewed and approved by the County Board of Supervisors on December 17, 2013, will need to be constructed. For those facilities that are needed to mitigate demand from new development, facility costs have been allocated to new development only. In those instances when it has been determined that the new facilities will serve both existing and new development, facility costs have been allocated based on proportionate benefit (see Equivalent Dwelling Unit discussion in Section V).

The following sections summarize the existing and future development figures that were used in calculating the impact fees.

#### **1. EXISTING POPULATION FOR LAND USE CATEGORIES**

According to information provided by County of Yuba, and generally confirmed by the California Employment Development Department – Demographic Research Unit, there are 19,870 existing Single Family units and 7,880 existing Multi-Family units within the Countywide area. Furthermore, the County estimates that there are 15,620 Single Family units and 5,600 Multi-Family units located in the Unincorporated areas.

DTA has used the following demographic information provided by the County of Yuba and the General Plan which assume Countywide and Unincorporated resident-per-unit factors of 2.65 and 1.59 per Single Family unit and Multi-Family unit, respectively. Therefore, the Countywide population is generally comprised of 65,185 residents living in 27,750 Single Family and Multi-Family homes. Furthermore, the Unincorporated population generally totals 50,297 residents living in 21,220 Single Family and Multi-Family homes. Importantly, many figures may not sum due to rounding.

Table 1 below summarizes the existing demographics for the residential land uses.

**TABLE 1**  
**COUNTY OF YUBA**  
**COUNTYWIDE AND UNINCORPORATED**  
**ESTIMATED EXISTING RESIDENTIAL DEVELOPMENT**

<b>Residential Land Use</b>	<b>Existing Residents</b>	<b>Existing Housing Units</b>	<b>Average Household Size</b>
<b>Countywide</b>			
Single Family Residential	52,656	19,870	2.65
Multi-Family Residential	12,529	7,880	1.59
<b>Total/Average</b>	<b>65,185</b>	<b>27,750</b>	<b>NA</b>
<b>Unincorporated County</b>			
Single Family Residential	41,393	15,620	2.65
Multi-Family Residential	8,904	5,600	1.59
<b>Total/Average</b>	<b>50,297</b>	<b>21,220</b>	<b>NA</b>

In terms of Countywide Non-residential property, there are approximately 3,000,000 square feet of existing Commercial development, 4,125,000 square feet of existing Office/Institutional, 5,200,000 square feet of existing Industrial development, and 2,800,000 square feet of existing Agricultural uses. Moreover, the Unincorporated areas are currently comprised of 2,000,000 square feet of existing Commercial development, 2,500,000 square feet of existing Office/Institutional, 4,200,000 square feet of existing Industrial development, and 2,800,000 square feet of existing Agricultural uses within Yuba County.

DTA has also utilized the following demographic information provided by the County of Yuba which assumes existing Countywide and Unincorporated employees in the County using employees-per-thousand-square-foot factors of 2.50, 2.00, 1.00, and 0.66 employees per 1,000 building square feet of Commercial, Office/Institutional, Industrial, and Agricultural, respectively. This results in 7,500 existing Commercial employees, 8,250 existing Office/Institutional employees, 5,200 existing Industrial employees, and 1,848 existing Agricultural employees Countywide. Furthermore, the Unincorporated areas in the County have 5,000 existing Commercial employees, 5,000 existing Office/Institutional employees, 4,200 existing Industrial employees, and 1,848 existing Agricultural employees, as shown in Table 2 below. Each of these figures are generally confirmed by data from the California Employment Development Department – Demographic Research Unit, Monthly Labor Force Data for Cities and Census Designated Places (CDP), May 2013.

Importantly, for many of the facilities considered in this Fee Study, EDUs are calculated based on the number of residents or employees (“Persons Served”) generated by each land use class. “Persons Served” equal Residents plus 50% of Employees, and is a customary industry practice designed to capture the reduced levels of service demanded by employees. For existing Persons Served estimates, please reference Table 2 below.

**TABLE 2  
COUNTY OF YUBA  
COUNTYWIDE AND UNINCORPORATED  
ESTIMATED EXISTING NON-RESIDENTIAL DEVELOPMENT**

Non-Residential Land Use	Existing Building SF	Employees per 1,000 BSF	Existing Employees	Persons Served per 1,000 BSF	Existing Persons Served <sup>1</sup>
<b>Countywide</b>					
Commercial	3,000,000	2.50	7,500	1.25	3,750
Office/Institutional	4,125,000	2.00	8,250	1.00	4,125
Industrial	5,200,000	1.00	5,200	0.50	2,600
Agricultural	2,800,000	0.66	1,848	0.33	924
<b>Total/Average</b>	<b>15,125,000</b>	<b>NA</b>	<b>22,798</b>	<b>NA</b>	<b>11,399</b>
<b>Unincorporated County</b>					
Commercial	2,000,000	2.50	5,000	1.25	2,500
Office/Institutional	2,500,000	2.00	5,000	1.00	2,500
Industrial	4,200,000	1.00	4,200	0.50	2,100
Agricultural	2,800,000	0.66	1,848	0.33	924
<b>Total/Average</b>	<b>11,500,000</b>	<b>NA</b>	<b>16,048</b>	<b>NA</b>	<b>8,024</b>

<sup>1</sup> Persons served equal Residents plus 50% of employees.

**2. FUTURE POPULATION FOR NEW LAND USE CATEGORIES (2030)**

According to information provided by the County of Yuba, there are projected to be 14,500 Single Family units and 2,500 future Multi-Family units within the Countywide area at 2030, the time horizon utilized for this Fee Study. Furthermore, the County estimates that there will be 10,500 Single Family units and 2,200 Multi-Family units located in the Unincorporated areas (Year 2030).

DTA has used the following demographic information provided by the County of Yuba which assumes Countywide and Unincorporated future resident-per-unit factors of 2.65 and 1.59 per Single Family unit and Multi-Family unit, respectively. This results in an additional 42,400 residents living in 17,000 Single Family and Multi-Family homes Countywide. Moreover, the Unincorporated population totals 31,323 residents living in 12,700 Single Family and Multi-Family units.

Table 3 on the following page summarizes the future demographics for the residential land uses.

**TABLE 3**  
**COUNTY OF YUBA**  
**COUNTYWIDE AND UNINCORPORATED**  
**FUTURE RESIDENTIAL DEVELOPMENT**

<b>Residential Land Use</b>	<b>Projected Residents</b>	<b>Projected Housing Units</b>	<b>Average Household Size</b>
<b>Countywide</b>			
Single Family Residential	38,425	14,500	2.65
Multi-Family Residential	3,975	2,500	1.59
<b>Total/Average</b>	<b>42,400</b>	<b>17,000</b>	<b>NA</b>
<b>Unincorporated County</b>			
Single Family Residential	27,825	10,500	2.65
Multi-Family Residential	3,498	2,200	1.59
<b>Total/Average</b>	<b>31,323</b>	<b>12,700</b>	<b>NA</b>

In terms of Countywide Non-residential property, the County expects the development of 1,675,000 square feet of existing Commercial, 1,600,000 square feet of future Office/Institutional, 2,000,000 square feet of additional Industrial, and 1,100,000 square feet of Agricultural uses. Moreover, the Unincorporated areas will be comprised of 900,000 square feet of Commercial development, 1,050,000 square feet of Office/Institutional, 1,800,000 square feet of Industrial development, and 1,100,000 square feet of Agricultural uses within Yuba.

DTA estimated Countywide and Unincorporated employees in Yuba using employees-per-thousand-square-foot factors, provided by the County, of 2.50, 2.00, 1.00, and 0.66 employees per 1,000 building square feet of Commercial, Office/Institutional, Industrial and Agricultural, respectively. This resulted in a projection of 4,188 Commercial employees, 3,200 Office/Institutional employees, 2,000 Industrial employees, and 726 Agricultural employees Countywide. Furthermore, the Unincorporated areas in the County will see an increase of 2,250 Commercial employees, 2,100 Office/Institutional employees, 1,800 Industrial employees, and 726 Agricultural employees, as shown in Table 4 below.

Again, for many of the facilities considered in this Fee Study, EDUs are calculated based on the number of residents or employees (“Persons Served”) generated by each land use class. “Persons Served” equal Residents plus 50% of Employees, and is a customary industry practice designed to capture the reduced levels of service demanded by employees. For future Persons Served estimates, please reference Table 4 below.

**TABLE 4**  
**COUNTY OF YUBA**  
**COUNTYWIDE AND UNINCORPORATED**  
**FUTURE NON-RESIDENTIAL DEVELOPMENT**

Non-Residential Land Use	Projected Building SF	Employees per 1,000 BSF	Future Employees	Persons Served per 1,000 BSF	Future Persons Served <sup>1</sup>
<b>Countywide</b>					
Commercial	1,675,000	2.50	4,188	1.25	2,094
Office/Institutional	1,600,000	2.00	3,200	1.00	1,600
Industrial	2,000,000	1.00	2,000	0.50	1,000
Agricultural	1,100,000	0.66	726	0.33	363
<b>Total/Average</b>	<b>6,375,000</b>	<b>NA</b>	<b>10,114</b>	<b>NA</b>	<b>5,057</b>
<b>Unincorporated County</b>					
Commercial	900,000	2.50	2,250	1.25	1,125
Office/Institutional	1,050,000	2.00	2,100	1.00	1,050
Industrial	1,800,000	1.00	1,800	0.50	900
Agricultural	1,100,000	0.66	726	0.33	363
<b>Total/Average</b>	<b>4,850,000</b>	<b>NA</b>	<b>6,876</b>	<b>NA</b>	<b>3,438</b>

<sup>1</sup> Persons served equal Residents plus 50% of employees.

**3. EQUIVALENT DWELLING UNIT (EDU) AND EQUIVALENT BENEFIT UNIT (EBU) PROJECTIONS**

Equivalent Dwelling Units (“EDU”) are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility. Since nearly all of the facilities proposed to be financed by the levy of impact fees will serve both residential and non-residential property, DTA projected the number of future EDUs based on the number of residents or employees generated by each land use class. For other facilities, different measures, such as number of trips, more accurately represent the benefit provided to each land use type. The EDU projections for each facility are shown in the fee derivation worksheets in Appendix A.

Identification of the facilities to be financed is a critical component of any development impact fee program. In the broadest sense, the purpose of impact fees is to protect the public health, safety, and general welfare by providing for adequate public facilities. “Public Facilities” per Government Code Section 66000 includes “public improvements, public services, and community amenities.”

Government Code Section 66000 requires the identification of those facilities for which impact fees are going to be used as the key financing mechanism. Identification of the facilities may be made in an applicable general or specific plan, other public documents, or by reference to a Capital Improvement Program (“CIP”).

DTA has worked closely with County staff to develop the list of facilities to be included in the Fee Study (“the Needs List”). Additionally, the Needs List was reviewed and approved by the County Board of Supervisors on December 17, 2013 at a public hearing. For purposes of Yuba County’s fee program, the Needs List is intended to be the official public document identifying the facilities eligible to be financed, in whole or in part, through the levy of a development impact fee on new development in Yuba County. The Needs List is organized by facility element (or type) and includes a cost section consisting of six (6) columns, which are defined in Table 5 below:

**TABLE 5**  
**COUNTY OF YUBA**  
**NEEDS LIST**  
**EXPLANATION OF COST SECTION**

<b>Column Title</b>	<b>Contents</b>	<b>Source</b>
<b>Total Cost for Facility</b>	The total estimated facility cost including engineering, design, construction, land acquisition, and equipment (as applicable)	County
<b>Offsetting Revenues to New &amp; Existing Development</b>	Share of Total Offsetting Revenues allocated to new and existing development	County
<b>Net Cost to County</b>	The difference between the Total Cost and the Offsetting Revenues (column 1 plus column 2)	Calculated by DTA
<b>Percent of Cost Allocated to New Development</b>	Net Cost Allocated to New Development based on New Development’s Share of Facilities	Calculated by DTA
<b>Net Cost Allocated to New Development</b>	The Net Cost to County Multiplied by the Percentage Cost Allocated to New Development	Calculated by DTA
<b>Policy Background or Objective</b>	Identifies policy source or rationale for facility need	County General Plan

DTA surveyed County staff on required facilities needed to serve new development as a starting point for its fee calculations. The survey included the project description, justification, public benefit, estimated costs, and project financing for each proposed facility. Through discussions between DTA and County staff, the Needs List has gone through a series of revisions to fine-tune the needs, costs, and methodologies used in allocating the costs for each facility.

The final Needs List is shown on the following pages.

**DEVELOPMENT IMPACT FEE PROGRAM  
COUNTY OF YUBA  
PUBLIC FACILITIES NEEDS LIST THROUGH 2030**

Facility Name	(1) Total Cost for Facility	(2) Off-setting Revenues	(3) Net Cost to County	(4) Percent of Cost Allocated to New Development	(5) Cost Allocated to New Development	(6) Policy Background or Objective
<b>A. TRANSPORTATION (TRAFFIC AND PUBLIC WORKS ELEMENTS)</b>						
<b>UNINCORPORATED AREA ONLY</b>						
1 Arboga Road Improvements	\$5,500,000	\$0	\$5,500,000	37.12%	\$2,041,644	General Plan
2 Erle Road Improvements	\$5,500,000	\$0	\$5,500,000	37.12%	\$2,041,644	General Plan
3 Erle Road/SR 70 Improvements	\$27,000,000	\$0	\$27,000,000	37.12%	\$10,022,614	General Plan
4 Goldfields Parkway Improvements	\$125,000,000	(\$90,000,000)	\$35,000,000	37.12%	\$12,992,278	General Plan
5 Lindhurst Avenue Improvements	\$5,500,000	\$0	\$5,500,000	37.12%	\$2,041,644	General Plan
6 Loma Rica Road Improvements	\$5,500,000	\$0	\$5,500,000	37.12%	\$2,041,644	General Plan
7 Marysville Road Improvements	\$4,000,000	\$0	\$4,000,000	37.12%	\$1,484,832	General Plan
8 McGowan Parkway Improvements	\$5,000,000	\$0	\$5,000,000	37.12%	\$1,856,040	General Plan
9 McGowan Pkwy/SR 65 Interchange Improvements	\$3,000,000	\$0	\$3,000,000	37.12%	\$1,113,624	General Plan
10 McGowan Pkwy/SR 70 Interchange Improvements	\$15,000,000	\$0	\$15,000,000	37.12%	\$5,568,119	General Plan
11 North Beale Road Improvements	\$11,000,000	(\$5,000,000)	\$6,000,000	37.12%	\$2,227,248	General Plan
12 Olivehurst Avenue Improvements	\$2,000,000	\$0	\$2,000,000	37.12%	\$742,416	General Plan
13 Olivehurst Avenue Roundabout Improvements	\$1,500,000	\$0	\$1,500,000	37.12%	\$556,812	General Plan
14 Plumas Lake Blvd/SR 70 Improvements	\$25,000,000	(\$10,000,000)	\$15,000,000	37.12%	\$5,568,119	General Plan
15 Powerline Road Improvements	\$2,500,000	\$0	\$2,500,000	37.12%	\$928,020	General Plan
16 State Route 20 Connection Improvements	\$5,000,000	\$0	\$5,000,000	37.12%	\$1,856,040	General Plan
17 State Route 20 Signal Improvements	\$3,000,000	\$0	\$3,000,000	37.12%	\$1,113,624	General Plan
18 State Route 20 Lane Improvements Non-Motorized Mobility Improvements (Sidewalks, Bike Circulation, etc.)	\$20,000,000	(\$15,000,000)	\$5,000,000	37.12%	\$1,856,040	General Plan
19 Gap Closures	\$4,000,000	\$0	\$4,000,000	37.12%	\$1,484,832	General Plan
20 Public Works Equipment and Facilities	\$3,000,000	\$0	\$3,000,000	37.12%	\$1,113,624	General Plan
21 Transportation Revenues not yet Committed	\$6,000,000	\$0	\$6,000,000	37.12%	\$2,227,248	General Plan
<b>TOTAL - UNINCORPORATED FACILITIES</b>	<b>\$284,000,000</b>	<b>(\$126,532,144)</b>	<b>\$157,467,856</b>	<b>37.12%</b>	<b>\$58,453,319</b>	
<b>B. LAW ENFORCEMENT</b>						
<b>UNINCORPORATED AREA ONLY</b>						
1 Sheriff's Firing Range	\$1,710,000	\$0	\$1,710,000	99.59%	\$1,702,909	Board Objective
2 Sheriff's Additional Equipment	\$1,200,000	\$0	\$1,200,000	99.59%	\$1,195,024	Board Objective
3 Sheriff Administration Building Improvements	\$6,378,840	\$0	\$6,378,840	99.59%	\$6,352,388	Board Objective
4 Law Enforcement Revenues not yet Committed		(\$49,531)	(\$49,531)	100.00%	(\$49,531)	
<b>TOTAL LAW ENFORCEMENT FACILITIES</b>	<b>\$9,288,840</b>	<b>(\$49,531)</b>	<b>\$9,239,309</b>	<b>99.58%</b>	<b>\$9,200,790</b>	
<b>C. GENERAL GOVERNMENT FACILITIES</b>						
<b>COUNTY-WIDE FACILITIES</b>						
<u>Office Improvements</u>						
1 Assessor	\$1,346,796	\$0	\$1,346,796	100.00%	\$1,346,796	Board Objective
2 Auditor-Controller	\$791,046	\$0	\$791,046	100.00%	\$791,046	Board Objective
3 Buildings and Grounds	\$215,118	\$0	\$215,118	100.00%	\$215,118	Board Objective
4 BOS-Office/Clerk of the Board	\$548,226	\$0	\$548,226	100.00%	\$548,226	Board Objective
5 Clerk-Recorder	\$1,100,727	\$0	\$1,100,727	100.00%	\$1,100,727	Board Objective
6 County Administrator	\$427,500	\$0	\$427,500	100.00%	\$427,500	Board Objective
7 County Counsel	\$552,672	\$0	\$552,672	100.00%	\$552,672	Board Objective
8 Housing	\$472,302	\$0	\$472,302	100.00%	\$472,302	Board Objective
9 Information Technology	\$689,985	\$0	\$689,985	100.00%	\$689,985	Board Objective
10 Office of Emergency Services	\$245,727	\$0	\$245,727	100.00%	\$245,727	Board Objective
11 Personnel	\$478,971	\$0	\$478,971	100.00%	\$478,971	Board Objective
12 Surplus Storage	\$486,000	\$0	\$486,000	100.00%	\$486,000	Board Objective
13 Treasurer-Tax Collector	\$542,412	\$0	\$542,412	100.00%	\$542,412	Board Objective
14 Public Guardian	\$147,402	\$0	\$147,402	100.00%	\$147,402	Board Objective
<i>subtotal</i>	<b>\$8,044,884</b>	<b>\$0</b>	<b>\$8,044,884</b>	<b>100.00%</b>	<b>\$8,044,884</b>	
<b>UNINCORPORATED AREA ONLY</b>						
1 CDSA (Main) Improvements	\$1,975,905	\$0	\$1,975,905	99.59%	\$1,967,711	Board Objective
2 CDSA (Building Inspection) Improvements	\$966,321	\$0	\$966,321	99.59%	\$962,314	Board Objective
<i>subtotal</i>	<b>\$2,942,226</b>	<b>\$0</b>	<b>\$2,942,226</b>	<b>99.59%</b>	<b>\$2,930,025</b>	
General Government Revenues not yet Committed		\$0	\$0	100.00%	\$0	
<b>TOTAL GENERAL GOVERNMENT FACILITIES</b>	<b>\$10,987,110</b>	<b>\$0</b>	<b>\$10,987,110</b>	<b>99.89%</b>	<b>\$10,974,909</b>	



**DEVELOPMENT IMPACT FEE PROGRAM  
COUNTY OF YUBA  
PUBLIC FACILITIES NEEDS LIST THROUGH 2030**

Facility Name	(1) Total Cost for Facility	(2) Off-setting Revenues	(3) Net Cost to County	(4) Percent of Cost Allocated to New Development	(5) Cost Allocated to New Development	(6) Policy Background or Objective
<b>D. QUALITY OF LIFE FACILITIES (PARKS, LIBRARIES, COMMUNITY CENTERS, ETC.) [FUND NOS. 185 and 187 TO BE COLLAPSED]</b>						
<b>COUNTY-WIDE FACILITIES</b>						
1 "Quality of Life" Library & Other Improvements	\$4,975,023	(\$1,312,305)	\$3,662,718	100.00%	\$3,662,718	Board Objective
2 "Quality of Life" Park & Other Improvements	\$4,080,000	(\$127,982)	\$3,952,018	100.00%	\$3,952,018	Board Objective
<b>TOTAL PARKS AND RECREATION FACILITIES</b>	<b>\$9,055,023</b>	<b>(\$1,440,287)</b>	<b>\$7,614,736</b>	<b>100.00%</b>	<b>\$7,614,736</b>	
<b>E. DRAINAGE FACILITIES (ZONAL - SOUTH YUBA)</b>						
<b>COUNTY-WIDE FACILITIES</b>						
1 South Yuba Drainage Master Plan Improvements (Alternative C)	\$6,228,000	\$0	\$6,228,000	100.00%	\$6,228,000	South Yuba Drainage Master Plan
2 Drainage Revenues not yet Committed		(\$1,040,419)	(\$1,040,419)	100.00%	(\$1,040,419)	
<b>TOTAL DRAINAGE FACILITIES</b>	<b>\$6,228,000</b>	<b>(\$1,040,419)</b>	<b>\$5,187,581</b>	<b>100.00%</b>	<b>\$5,187,581</b>	
<b>F. HEALTH AND HUMAN SERVICES FACILITIES</b>						
<b>COUNTY-WIDE FACILITIES</b>						
1 Health & Human Services Building Improvements	\$886,200	\$0	\$886,200	100.00%	\$886,200	Board Objective
2 Child Support Services Building Improvements	\$178,680	\$0	\$178,680	100.00%	\$178,680	Board Objective
3 Health/Social Services Revenues not yet Committed		(\$234,522)	(\$234,522)	100.00%	(\$234,522)	
<b>TOTAL HEALTH AND HUMAN SERVICES FACILITIES</b>	<b>\$1,064,880</b>	<b>(\$234,522)</b>	<b>\$830,358</b>	<b>100.00%</b>	<b>\$830,358</b>	
<b>G. CRIMINAL JUSTICE FACILITIES</b>						
<b>COUNTY-WIDE FACILITIES</b>						
1 Jail (43% Yuba/Local) Improvements	\$6,147,120	\$0	\$6,147,120	100.00%	\$6,147,120	Board Objective
2 Juvenile Hall - General (50% Yuba) Improvements	\$2,009,421	\$0	\$2,009,421	100.00%	\$2,009,421	Board Objective
3 Juvenile Hall - Barracks (50% Yuba) Improvements	\$859,110	\$0	\$859,110	100.00%	\$859,110	Board Objective
4 Probation (incl. Victim Witness) Improvements	\$3,499,686	\$0	\$3,499,686	100.00%	\$3,499,686	Board Objective
5 District Attorney Building Improvements	\$1,742,832	\$0	\$1,742,832	100.00%	\$1,742,832	Board Objective
6 Sheriff Civil Building Improvements	\$230,679	\$0	\$230,679	100.00%	\$230,679	Board Objective
7 Criminal Justice Revenues not yet Committed		(\$2,220,871)	(\$2,220,871)	100.00%	(\$2,220,871)	
<b>TOTAL CRIMINAL JUSTICE FACILITIES</b>	<b>\$14,488,848</b>	<b>(\$2,220,871)</b>	<b>\$12,267,977</b>	<b>100.00%</b>	<b>\$12,267,977</b>	
<b>Total all Facilities</b>	<b>\$335,112,701</b>	<b>(\$131,517,774)</b>	<b>\$203,594,927</b>	<b>51.34%</b>	<b>\$104,529,669</b>	

It is important to highlight the fact that some of the County services analyzed herein will be provided to Unincorporated areas only, while others are provided to the County as a whole. The distinction between the two is based generally on the benefit received by each individual fee category. As such, categories like General Government have been divided into two categories to capture those governmental departments and facilities that service the entire county versus those that are specific to Unincorporated areas. For example, Law Enforcement has also been deemed strictly Unincorporated as the *cities* within Yuba County provide their own police forces.

There are many methods or ways of calculating fees, but they are all based on determining the cost of needed improvements and assigning those costs equitably to various types of development. Each of the fee calculations employs the concept of an Equivalent Dwelling Unit (“EDU”) or Equivalent Benefit Unit (“EBU”) to allocate benefit among the six (6) land use classes. EDUs are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit for each type of public facility. For many of the facilities considered in this Fee Study, EDUs are calculated based on the number of residents or employees (“Persons Served”) generated by each land use class. For other facilities, different measures, such as number of trips, more accurately represent the benefit provided to each land use class. Table 6 below shows total existing and projected EDUs or EBUs by facility type.

Notably, “Persons Served” equal Residents plus 50% of Employees, and is a customary industry practice designed to capture the reduced levels of service demanded by employees.

**TABLE 6A**  
**COUNTY OF YUBA**  
**COUNTYWIDE EQUIVALENT DWELLING UNITS**

Countywide Facility Type	Service Factor	Existing EDUs/EBUs	Projected EDUs/EBUs	Total
Transportation Facilities	Average Number of Daily PM Peak Hour Trips	NA	NA	NA
Law Enforcement Facilities	Persons Served	NA	NA	NA
General Government Facilities	Persons Served	28,900	17,908	46,808
Quality of Life Facilities (Parks, Recreation, and Library)	Residents	24,598	16,000	40,598
Health and Social Services Facilities	Persons Served	28,900	17,908	46,808
Criminal Justice Facilities	Persons Served	28,900	17,908	46,808

**TABLE 6B**  
**COUNTY OF YUBA**  
**UNINCORPORATED EQUIVALENT DWELLING UNITS**

Unincorporated Facility Type	Service Factor	Existing EDUs/EBUs	Projected EDUs/EBUs	Total
Transportation Facilities	Average Number of Daily PM Peak Hour Trips	22,800	13,460	36,260
Law Enforcement Facilities	Persons Served	22,008	13,117	35,125
General Government Facilities	Persons Served	22,008	13,117	35,125
Quality of Life Facilities (Parks, Recreation, and Library)	Residents	NA	NA	NA
Health and Social Services Facilities	Persons Served	NA	NA	NA
Criminal Justice Facilities	Persons Served	NA	NA	NA

**TABLE 7**  
**COUNTY OF YUBA**  
**ZONAL EQUIVALENT DWELLING UNITS**

Unincorporated Facility Type	Service Factor	Existing EDUs/EBUs	Projected EDUs/EBUs	Total
Drainage Facilities	Drainage Coverage Coefficient	0	454	454

\*Note: Drainage EDUs/EBUs are a function of acreage and drainage coefficients (as applied to each land use classification). Please reference Appendix A.

As evident above, General Government is the only “stacked” fee wherein development in Unincorporated areas will pay both the Unincorporated and the Countywide fee. All other fee elements only apply once, subject to the service factors noted above.

The following sections present the reasonable relationship for benefit, impact, and rough proportionality tests for each fee element (i.e., transportation facilities, law enforcement facilities, quality of life facilities, etc.) and the analysis undertaken to apportion costs for each type of facility on the Needs List. More detailed fee calculation worksheets for each type of facility are included in Appendix A.

**A. TRANSPORTATION FACILITIES**

Transportation facilities include infrastructure necessary to provide safe and efficient vehicular access throughout the County. In order to meet the transportation demand of new development through build out, the County identified the need for new road construction and equipment as shown in the Needs List.

**TABLE 8  
TRANSPORTATION FACILITIES**

<b>Identify Purpose of Fee</b>	Transportation Improvements
<b>Identify Use of Fee</b>	Various roadway improvements including rights of way, signals, paving, and bridges, as well as Public Works Equipment and Facilities.
<b>Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed</b>	<p>New residential and non-residential development will generate additional residents and employees who will create additional vehicular and non-vehicular traffic in the Unincorporated areas. Streets will have to be improved or extended to meet the increased demand. Traffic signals will have to be installed to efficiently direct increased traffic flow. Thus there is a relationship between new development and the need for new transportation facilities. Fees collected from new development will be used exclusively for roadway and transit facilities on the Needs List.</p> <p>It has been assumed that the two cities that are located within the County – Wheatland and Marysville – will institute and/or maintain their own fee programs for transportation improvements.</p>

Table 9 below identifies the facilities proposed to be funded in whole or in part with the fees collected for Transportation improvements. Costs are based on estimates provided by the County.

**TABLE 9**  
**TRANSPORTATION FACILITIES COSTS**

<b>Transportation Facilities Unincorporated</b>	<b>Facility Cost</b>
Arboga Road Improvements	\$5,500,000
Erle Road Improvements	\$5,500,000
Erle Road/SR 70 Improvements	\$27,000,000
Goldfields Parkway Improvements	\$35,000,000
Lindhurst Avenue Improvements	\$5,500,000
Loma Rica Road Improvements	\$5,500,000
Marysville Road Improvements	\$4,000,000
McGowan Parkway Improvements	\$5,000,000
McGowan Pkwy/SR 65 Interchange Improvements	\$3,000,000
McGowan Pkwy/SR 70 Interchange Improvements	\$15,000,000
North Beale Road Improvements	\$6,000,000
Olivehurst Avenue Improvements	\$2,000,000
Olivehurst Avenue Roundabout Improvements	\$1,500,000
Plumas Lake Blvd/SR 70 Improvements	\$15,000,000
Powerline Road Improvements	\$2,500,000
State Route 20 Connection Improvements	\$5,000,000
State Route 20 Signal Improvements	\$3,000,000
State Route 20 Lane Improvements	\$5,000,000
Non-Motorized Mobility Improvements (Sidewalks, Bike Circulation, etc.)	\$4,000,000
Gap Closures	\$3,000,000
Public Works Equipment and Facilities	\$6,000,000
Transportation Revenues not yet Committed	(\$6,532,144)
<b>TOTAL - UNINCORPORATED FACILITIES</b>	<b>\$157,467,856</b>

**Calculation Methodology**

Transportation improvements benefit residents and employees by providing safe and efficient vehicular access throughout Yuba County. The Transportation Fee is calculated as a fee per EDU, where one EDU is equal to the average daily PM peak hour trips (PM PHTs) generated by a single family unit. The Transportation Fee for a given land use will then be calculated by multiplying the fee per EDU by the number of PHTs generated by a particular land use.

According to the County, the current level of services is less than the expected level at build out. Therefore, the costs of these facilities have been allocated between existing development and new development based on their percentage of build out EDUs. Hence, 62.88% of the costs will be allocated to existing development and 37.12% of the costs will be allocated to new development.

**TABLE 10**  
TRANSPORTATION FACILITIES  
COST ALLOCATION SUMMARY

Development Type	Number of PM PHTs Allocated	Percentage Allocated to New Development	Facility Cost Allocated
Existing Development	22,800	62.88%	\$99,014,537
New Development	13,460	37.12%	\$58,453,319
<b>Total</b>	<b>36,260</b>	<b>100%</b>	<b>\$157,467,856</b>

**Fee Amounts**

Fee amounts to finance transportation improvements on the Needs List are presented in Table 11. Details regarding the analysis related to road facilities are included in Appendix A.

**TABLE 11**  
TRANSPORTATION FACILITIES  
FEE DERIVATION SUMMARY

Land Use Type	Fee per Unit/per Non-Res. 1,000 SF	Cost Financed by Fees
Single Family Residential	\$4,343	\$45,598,800
Multi Family Residential	\$2,606	\$5,732,421
Commercial	\$2,606	\$2,345,081
Office	\$2,606	\$2,735,928
Industrial	\$869	\$1,563,387
Agricultural	\$434	\$477,702
<b>Initial Allocation to New Development:</b>		<b>\$58,453,319</b>
<i>Offsetting Revenues</i>		<i>(Previously Deducted)</i>
<b>Total Allocated to New Development:</b>		<b>\$58,453,319</b>
<b>Total Allocated to Existing Development:</b>		<b>\$99,014,537</b>
<b>Total Facilities Costs:</b>		<b>\$157,467,856</b>

Based on the development projections in Appendix A, the fee amounts presented in Table 11 will finance 37.12% of the net costs of the transportation facilities identified on the Needs List. The remaining 62.88% of the net costs of facilities will be funded through other sources.

**B. LAW ENFORCEMENT FACILITIES**

The Law Enforcement Facilities element includes those facilities used almost exclusively by the Unincorporated County, as the County’s two cities (Wheatland and Marysville) maintain their own police forces. In order to serve new development through build out, the County identified the need for an additional Sheriff’s Firing Range, Law Enforcement Equipment, and Administrative Building Improvements.

**TABLE 12  
LAW ENFORCEMENT FACILITIES ELEMENT**

<b>Identify Purpose of Fee</b>	Law Enforcement Facilities
<b>Identify Use of Fee</b>	Construction and acquisition of Sheriff facilities and equipment as well as administration building improvements
<b>Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed</b>	New residential and non-residential development will generate additional residents and employees who will require additional service calls increasing the need for trained Sheriff personnel. Buildings and vehicles used to provide these services will have to be expanded, constructed or purchased to meet this increased demand. Thus a reasonable relationship exists between the need for law enforcement facilities and the impact of residential and non-residential development. The Law Enforcement Facility fees collected from new development will be used exclusively for law enforcement purposes.

Table 13 below identifies the facilities proposed to be funded in whole or in part with the collection of Law Enforcement fees. Costs are based on estimates provided by the County.

**TABLE 13**  
**LAW ENFORCEMENT FACILITIES**  
**FACILITY COSTS**

<b>Law Enforcement Facilities Unincorporated</b>	<b>Facility Cost</b>
Sheriff's Firing Range	\$1,710,000
Sheriff's Additional Equipment	\$1,200,000
Sheriff Administration Building Improvements	\$6,378,840
Law Enforcement Revenues not yet Committed	(\$49,531)
<b>TOTAL LAW ENFORCEMENT FACILITIES</b>	<b>\$9,239,309</b>

**Calculation Methodology**

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which again is defined as the persons per household (for residential units) and 50% of the number of employees per 1,000 building square feet of each category of non-residential development.

**Sheriff's Firing Range**

According to the County, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their percentage of their expected facility usage at build out. Consequently, 0.41% of the costs will be allocated to existing development and 99.59% of the costs will be allocated to new development.

**TABLE 14**  
**LAW ENFORCEMENT FACILITIES**  
**COST ALLOCATION SUMMARY**

<b>Sheriff Firing Range</b>	<b>Percentage Allocated to New Development</b>	<b>Total Square Feet Allocated</b>	<b>Facility Cost Allocated</b>
Existing Development	0.41%	25	\$7,091
New Development	99.59%	5,975	\$1,702,909
<b>Total</b>	<b>100%</b>	<b>6,000</b>	<b>\$1,710,000</b>



**Sheriff's Additional Equipment**

According to the County, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their percentage of their expected facility usage at build out. Consequently, 0.41% of the costs will be allocated to existing development and 99.59% of the costs will be allocated to new development.

**TABLE 15**  
**LAW ENFORCEMENT FACILITIES**  
**COST ALLOCATION SUMMARY**

Sheriff's Equipment	Percentage Allocated to New Development	Number of New Facility Units Allocated	Facility Cost Allocated
Existing Development	0.41%	4,976	\$4,976
New Development	99.59%	1,195,024	\$1,195,024
<b>Total</b>	<b>100%</b>	<b>1,200,000</b>	<b>\$1,200,000</b>

**Sheriff Administrative Building Improvements**

According to the County, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their percentage of their expected facility usage at build out. Consequently, 0.41% of the costs will be allocated to existing development and 99.59% of the costs will be allocated to new development.

**TABLE 16**  
**LAW ENFORCEMENT FACILITIES**  
**COST ALLOCATION SUMMARY**

Sheriff Administrative Building	Percentage Allocated to New Development	Total Square Feet Allocated	Facility Cost Allocated
Existing Development	0.41%	61	\$26,452
New Development	99.59%	14,603	\$6,352,388
<b>Total</b>	<b>100%</b>	<b>14,664</b>	<b>\$6,378,840</b>

**Fee Amounts**

Table 17 presents a summary of the derivation of EDUs, fee amounts, and the costs financed by fees for the law enforcement facilities on the Needs List. The details of the fee calculation are presented in Appendix A.

**TABLE 17**  
**LAW ENFORCEMENT FACILITIES**  
**FEE DERIVATION SUMMARY**

Land Use Type	EDUs Per Unit/1,000 Non-Res. SF	Fee per Unit/1,000 Non-Res. SF	Number of Units/Non-Res. 1,000 SF	Cost Financed by Fees
Single Family Residential	1.00	\$701	10,500	\$7,364,920
Multi Family Residential	0.60	\$421	2,200	\$925,876
Commercial	0.47	\$331	900	\$297,773
Office/Institutional	0.38	\$265	1,050	\$277,921
Industrial	0.19	\$132	1,800	\$238,218
Agricultural	0.12	\$87	1,100	\$96,081
<b>Total Allocation to New Development:</b>				<b>\$9,200,790</b>
<b>Outside Funding Responsibility:</b>				<b>\$38,520</b>
<b>Total Facilities Costs:</b>				<b>\$9,239,309</b>

Based on the development projections in Appendix A, the fee amounts presented in Table 17 will finance 99.59% of the net costs of the Law Enforcement Facilities identified on the Needs List. The remaining 0.41% of the net costs of facilities will be funded through other sources.

**C. GENERAL GOVERNMENT FACILITIES**

The General Government Services Facilities Element includes those facilities used by the County to provide basic governmental services and public facilities maintenance services, exclusive of public safety.

**TABLE 18**  
**UNINCORPORATED GENERAL GOVERNMENT FACILITIES**

<b>Identify Purpose of Fee</b>	General Government Service Facilities
<b>Identify Use of Fee</b>	Acquisition of facilities used to provide general government and public maintenance services of Facilities in the Unincorporated County, such as those necessary for the Community Development & Services Agency (“CDSA”).
<b>Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed</b>	New residential and non-residential development in the Unincorporated County will generate additional residents and employees who will increase the demand for services in the Unincorporated areas, including public works and general government functions. Population and growth has a direct impact on the need for government services and facilities, thus a reasonable relationship exists between new development and government facilities, which will have to be acquired to meet the increased demand. Fees collected from new development will be used exclusively for Unincorporated County Government Service Facilities on the Needs List.

**TABLE 19**  
**UNINCORPORATED GENERAL GOVERNMENT**  
**COMMUNITY DEVELOPMENT & SERVICES AGENCY (“CDSA”)**  
**FACILITIES COST**

<b>General Government Facilities Unincorporated</b>	<b>Facility Cost</b>
CDSA (Main) Improvements	\$1,975,905
CDSA (Building Inspection) Improvements	\$966,321
<b>Unincorporated Total</b>	<b>\$2,942,226</b>

**Calculation Methodology**

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which again is defined as the persons per household (for residential units) and 50% of the number of employees per 1,000 building square feet of each category of non-residential development.

**COMMUNITY DEVELOPMENT & SERVICES AGENCY (CDSA) - (Main) Improvements**

According to the County, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their percentage of their expected facility usage at build out. Consequently, 0.41% of the costs will be allocated to existing development and 99.59% of the costs will be allocated to new development as presented in Table 20 below.

**TABLE 20**  
**CDSA (MAIN) IMPROVEMENTS**  
**COST ALLOCATION SUMMARY**

CDSA (Main) Improvements	Percentage Allocated to New Development	Total Square Feet Allocated	Facility Cost Allocated
Existing Development	0.41%	29	\$8,194
New Development	99.59%	6,904	\$1,967,711
<b>Total</b>	<b>100%</b>	<b>6,933</b>	<b>\$1,975,905</b>

**COMMUNITY DEVELOPMENT & SERVICES AGENCY (CDSA) - (Building Inspection) Improvements**

According to the County, it has been determined that these facilities are needed to serve new development. Currently, these facilities are generally operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their percentage of their expected facility usage at build out. Consequently, 0.41% of the costs will be allocated to existing development and 99.59% of the costs will be allocated to new development as presented in Table 21 below.

**TABLE 21**  
**CSDA (BUILDING INSPECTION) IMPROVEMENTS**  
**COST ALLOCATION SUMMARY**

CDSA (Building Inspection) Improvements	Percentage Allocated to New Development	Number of New Facility Units Allocated	Facility Cost Allocated
Existing Development	0.41%	14	\$4,007
New Development	99.59%	3,377	\$962,314
<b>Total</b>	<b>100%</b>	<b>3,391</b>	<b>\$966,321</b>

**Fee Amounts**

Table 22 presents a summary of the derivation of EDUs, fee amounts and the costs financed by fees for the general government facilities on the Needs List. The details of the fee calculation are presented in Appendix A. Importantly, as the General Government category has both a Countywide and an Unincorporated element, fees may be stacked (i.e., unincorporated areas will pay both elements of the General Government fee, whereas, Wheatland and Marysville-sited development will only pay the Countywide fee and not the Unincorporated fee).

**TABLE 22  
UNINCORPORATED GENERAL GOVERNMENT FACILITIES  
FEE DERIVATION SUMMARY**

Land Use Type	EDUs Per Unit/1,000 Non-Res. SF	Fee per Unit/1,000 Non-Res. SF	Number of Units/Non-Res. 1,000 SF	Cost Financed by Fees
Single Family Residential	1.00	\$223	10,500	\$2,345,385
Multi Family Residential	0.60	\$134	2,200	\$294,848
Commercial	0.47	\$105	900	\$94,827
Office/Institutional	0.38	\$84	1,050	\$88,505
Industrial	0.19	\$42	1,800	\$75,862
Agricultural	0.12	\$28	1,100	\$30,597
<b>Total Allocation to New Development:</b>				<b>\$2,930,025</b>
<b>Outside Funding Responsibility:</b>				<b>\$12,201</b>
<b>Total Facilities Costs:</b>				<b>\$2,942,226</b>

**TABLE 23  
COUNTYWIDE GENERAL GOVERNMENT FACILITIES**

<b>Identify Purpose of Fee</b>	General Government Service Facilities
<b>Identify Use of Fee</b>	Acquisition of facilities used to provide general government and public maintenance services of Countywide Facilities. Table 24 below identifies those facilities that serve all residents, employees, and development within the County, regardless of location.
<b>Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed</b>	New residential and non-residential development in the County will generate additional residents and employees who will increase the demand for Countywide services and general government functions. Population and growth has a direct impact on the need for government services and facilities, thus a reasonable relationship exists between new development and government facilities, which will have to be acquired to meet the increased demand. Fees collected from new development will be used exclusively for Countywide Government Service Facilities on the Needs List.

Table 24 below identifies the facilities proposed to be funded in whole or in part with the fees.

**TABLE 24**  
**COUNTYWIDE GENERAL GOVERNMENT**  
**FACILITIES COST**

<b>General Government Facilities Countywide</b>	<b>Facility Cost</b>
Assessor	\$1,346,796
Auditor-Controller	\$791,046
Buildings and Grounds	\$215,118
BOS-Office/Clerk of the Board	\$548,226
Clerk-Recorder	\$1,100,727
County Administrator	\$427,500
County Counsel	\$552,672
Housing	\$472,302
Information Technology	\$689,985
Office of Emergency Services	\$245,727
Personnel	\$478,971
Surplus Storage	\$486,000
Treasurer-Tax Collector	\$542,412
Public Guardian	\$147,402
<b>Countywide Total</b>	<b>\$8,044,884</b>

**Calculation Methodology**

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which again is defined as the persons per household (for residential units) and 50% of the number of employees per 1,000 building square feet of each category of non-residential development.

According to the County, it has been determined that these facilities are needed to serve new development. Currently, these facilities are operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their percentage of their expected facility usage at build out. Consequently, 100% of the costs will be allocated to new development as presented in Table 25 below.

**TABLE 25**  
**COUNTYWIDE GENERAL GOVERNMENT FACILITIES**  
**COST ALLOCATION SUMMARY**

General Government <i>Countywide</i>	Percentage Allocated to New Development	Total Square Feet Allocated	Facility Cost Allocated
Existing Development	0.00%	0.00	\$0
New Development	100.00%	40,774	\$8,044,884
<b>Countywide Total</b>	<b>100%</b>	<b>40,774</b>	<b>\$8,044,884</b>

**Fee Amounts**

Table 26 presents a summary of the derivation of EDUs, fee amounts, and the costs financed by fees for the general government facilities on the Needs List. The details of the fee calculation are presented in Appendix A.

**TABLE 26**  
**COUNTYWIDE GENERAL GOVERNMENT FACILITIES**  
**FEE DERIVATION SUMMARY**

Land Use Type	EDUs Per Unit/1,000 Non-Res. SF	Fee per Unit/1,000 Non-Res. SF	Number of Units/Non-Res. 1,000 SF	Cost Financed by Fees
Single Family Residential	1.00	\$449	14,500	\$6,513,819
Multi Family Residential	0.60	\$270	2,500	\$673,843
Commercial	0.47	\$212	1,675	\$354,933
Office/Institutional	0.38	\$170	1,600	\$271,233
Industrial	0.19	\$85	2,000	\$169,520
Agricultural	0.12	\$56	1,100	\$61,536
<b>Total Allocation to New Development:</b>				<b>\$8,044,884</b>
<b>Outside Funding Responsibility:</b>				<b>\$0</b>
<b>Total Facilities Costs:</b>				<b>\$8,044,884</b>

Based on the development projections in Appendix A, the fee amounts presented in Table 26 will finance 100% of the net costs of the Countywide General Government Facilities identified on the Needs List.

**D. QUALITY OF LIFE FACILITIES**

The Quality of Life Facilities will serve the residents of Yuba County by providing facilities promoting exercise, literacy, and learning, while also enhancing the community’s appeal and quality of life. The Fee Study includes a component for the acquisition of Quality of Life related facilities to serve only new residential development through build out.

**TABLE 27  
COUNTYWIDE QUALITY OF LIFE FACILITIES**

<b>Identify Purpose of Fee</b>	Quality of Life Facilities
<b>Identify Use of Fee</b>	The acquisition and construction of Quality of Life Facilities, as defined as parks, recreational, and library facilities. Presently, the County maintains separate Library and Park fee accounts; however, it is the desire of County staff to collapse Fund Nos. 185 and 187 into one subaccount to be known as “Quality of Life.”
<b>Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed</b>	New residential development will generate additional residents who will increase the demand for Quality of Life facilities such as park and recreation facilities, as well as residents who will become library patrons and will demand increased library services. Land will have to be acquired and improved, while collections will have to be expanded and additional volumes acquired to meet this increased demand. Fees collected from new development will be used exclusively for the Quality of Life facilities identified on the Needs List.

Table 28 below identifies the facilities proposed to be funded in whole or in part with the fees. Costs are based on estimates provided by the County.

**TABLE 28  
COUNTYWIDE QUALITY OF LIFE  
FACILITY COSTS**

<b>Quality of Life Facilities Countywide</b>	<b>Facility Cost</b>
"Quality of Life" Library & Other Improvements	\$3,662,718
"Quality of Life" Park & Other Improvements	\$3,952,018
<b>Countywide Total</b>	<b>\$7,614,736</b>



**Calculation Methodology**

Fee amounts for this element were calculated solely for both residential land uses as detailed in Appendix A. Each land use classification was assigned an EDU factor derived from the number of persons per household.

**Library and Other Improvements**

According to the County, it has been determined that these facilities are needed to serve new development. Currently, these facilities are operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their percentage of their expected facility usage at build out. Consequently, 100% of the costs will be allocated to new development as presented in Table 29 below.

**TABLE 29  
COUNTYWIDE LIBRARY AND OTHER FACILITY IMPROVEMENTS  
COST ALLOCATION**

<b>Library and Other Improvements</b>	<b>Percentage Allocated to New Development</b>	<b>Total Square Feet Allocated</b>	<b>Facility Cost Allocated</b>
Existing Development	0.00%	0.00	\$0
New Development	100.00%	14,776	\$3,662,718
<b>Total</b>	<b>100%</b>	<b>14,776</b>	<b>\$3,662,718</b>

**Parks and Other Improvements**

According to the County, it has been determined that these facilities are needed to serve new development. Currently, these facilities are operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their percentage of their expected facility usage at build out. Consequently, 100% of the costs will be allocated to new development as presented in Table 30 below.

**TABLE 30**  
COUNTYWIDE PARKS AND OTHER FACILITY IMPROVEMENTS  
COST ALLOCATION

Parks and Other Improvements	Percentage Allocated to New Development	Number of New Facility Units Allocated	Facility Cost Allocated
Existing Development	0.00%	0.00	\$0
New Development	100.00%	111	\$3,952,018
<b>Total</b>	<b>100%</b>	<b>111</b>	<b>\$3,952,018</b>

**Fee Amounts**

Fee amounts to finance Quality of Life improvements on the Needs List are presented in Table 31. Details regarding the analysis related to Quality of Life facilities are included in Appendix A.

**Table 31**  
COUNTYWIDE QUALITY OF LIFE FACILITY IMPROVEMENTS  
FEE DERIVATION SUMMARY

Land Use Type	EDUs Per Unit/1,000 Non-Res. SF	Fee per Unit/1,000 Non-Res. SF	Number of Units/Non-Res. 1,000 SF	Cost Financed by Fees
Single Family Residential	1.00	\$476	14,500	\$6,900,855
Multi Family Residential	0.60	\$286	2,500	\$713,882
<b>Total Allocation to New Development:</b>				<b>\$7,614,736</b>
<b>Outside Funding Responsibility:</b>				<b>\$0</b>
<b>Total Facilities Costs:</b>				<b>\$7,614,736</b>

**E. HEALTH AND HUMAN SERVICES FACILITIES**

The Health and Human Services Facilities Element includes those facilities used by the County to provide basic health and child support services to residents and employees within the County of Yuba.

**TABLE 32**  
**COUNTYWIDE HEALTH AND HUMAN SERVICES FACILITIES**

<b>Identify Purpose of Fee</b>	Health and Human Services Facilities
<b>Identify Use of Fee</b>	Improvements of Health and Human Services Facilities
<b>Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed</b>	<p>New residential and non-residential development will generate an increased demand for Countywide Health and Human Services.</p> <p>Population and growth has a direct impact on the need for health and human services. New development and the consequential increase in demand will necessitate the improvement/expansion of existing health and human services facilities. Fees collected from new development will be used exclusively for the improvement of the Health and Human Services Facilities on the Needs List.</p>

Table 33 below identifies the facilities proposed to be funded in whole or in part with the fees. Costs are based on estimates provided by the County.

**TABLE 33**  
**COUNTYWIDE HEALTH AND HUMAN SERVICES  
FACILITY COSTS**

<b>Health and Human Services Facilities Countywide</b>	<b>Facility Cost</b>
Health & Human Services Building Improvements	\$886,200
Child Support Services Building Improvements	\$178,680
Health/Social Services Revenues not yet	(\$234,522)
<b>Countywide Total</b>	<b>\$830,358</b>

**Calculation Methodology**

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which again is defined as the persons per household (for residential units) and 50% of the number of employees per 1,000 building square feet of each category of non-residential development.

**Health and Human Services Building Improvements**

According to the County, it has been determined that these facilities are needed to serve new development. Currently, these facilities are operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their percentage of their expected facility usage at build out. Consequently, 100% of the costs will be allocated to new development as presented in Table 34 below.

**TABLE 34**  
**HEALTH AND HUMAN SERVICES BUILDING IMPROVEMENTS**  
**COST ALLOCATION**

Health & Human Services Building Improvements	Percentage Allocated to New Development	Total Square Feet Allocated	Facility Cost Allocated
Existing Development	0.00%	0.00	\$0
New Development	100.00%	45,763	\$886,200
<b>Total</b>	<b>100%</b>	<b>45,763</b>	<b>\$651,678</b>

**Child Support Services Building Improvements**

According to the County, it has been determined that these facilities are needed to serve new development. Currently, these facilities are operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their percentage of their expected facility usage at build out. Consequently, 100% of the costs will be allocated to new development as presented in Table 35 below.

**TABLE 35**  
**CHILD SUPPORT SERVICES BUILDING IMPROVEMENTS**  
**COST ALLOCATION**

Child Support Services Building Improvements	Percentage Allocated to New Development	Total Square Feet Allocated	Facility Cost Allocated
Existing Development	0.00%	0.00	\$0
New Development	100.00%	9,227	\$178,680
<b>Total</b>	<b>100%</b>	<b>9,227</b>	<b>\$178,680</b>

**Fee Amounts**

Fee amounts to finance Health and Social Services Facilities identified in the Needs List are presented in Table 36. Details regarding the analysis related to Health and Human Services Facilities are included in Appendix A.

**TABLE 36  
HEALTH AND HUMAN SERVICES FACILITIES  
FEE DERIVATION SUMMARY**

Land Use Type	EDUs Per Unit/1,000 Non-Res. SF	Fee per Unit/1,000 Non-Res. SF	Number of Units/Non-Res. 1,000 SF	Cost Financed by Fees
Single Family Residential	1.00	\$46	14,500	\$672,328
Multi Family Residential	0.60	\$28	2,500	\$69,551
Commercial	0.47	\$22	1,675	\$36,635
Office/Institutional	0.38	\$17	1,600	\$27,995
Industrial	0.19	\$9	2,000	\$17,497
Agricultural	0.12	\$6	1,100	\$6,351
<b>Total Allocation to New Development:</b>				<b>\$830,358</b>
<b>Outside Funding Responsibility:</b>				<b>\$0</b>
<b>Total Facilities Costs:</b>				<b>\$830,358</b>

**F. CRIMINAL JUSTICE FACILITIES**

The Criminal Justice Facilities Element includes those facilities used by the County to provide Countywide services to Persons Served within the County of Yuba that include: the District Attorney’s Department, the Probation Department, the County Jail, and Juvenile Hall. The Sheriff’s Department operates the County Jail, but it is nonetheless treated as part of the Criminal Justice element because it serves the entire County.

**TABLE 37  
CRIMINAL JUSTICE FACILITIES**

<b>Identify Purpose of Fee</b>	Criminal Justice Facilities
<b>Identify Use of Fee</b>	Improvements to Criminal Justice Facilities
<b>Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed</b>	<p>New residential and non-residential development will generate an increased demand for Countywide Criminal Justice Services.</p> <p>Population and growth has a direct impact on the need for all facets of the Criminal Justice system. New development and the consequential increase in demand will necessitate the improvement/expansion of existing Criminal Justice Facilities. Fees collected from new development will be used exclusively for the improvement of the Countywide Criminal Justice Facilities on the Needs List.</p>

Table 38 below identifies the facilities proposed to be funded in whole or in part with the fees. Costs are based on estimates provided by the County.

**TABLE 38**  
**CRIMINAL JUSTICE**  
**FACILITY COSTS**

<b>Criminal Justice Facilities Countywide</b>	<b>Facility Cost</b>
Jail (43% Yuba/Local) Improvements	\$6,147,120
Juvenile Hall - General (50% Yuba) Improvements	\$2,009,421
Juvenile Hall - Barracks (50% Yuba) Improvements	\$859,110
Probation (incl. Victim Witness) Improvements	\$3,499,686
District Attorney Building Improvements	\$1,742,832
Sheriff Civil Building Improvements	\$230,679
Criminal Justice Revenues not yet Committed	(\$2,220,871)
<b>Countywide Total</b>	<b>\$12,267,977</b>

**Calculation Methodology**

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A. Each land use classification was assigned an EDU factor which was derived from the number of Persons Served, which again is defined as the persons per household (for residential units) and 50% of the number of employees per 1,000 building square feet of each category of non-residential development.

According to the County, it has been determined that these facilities are needed to serve new development. Currently, these facilities are operating at an appropriate and acceptable level of service; therefore, the costs of facilities have been allocated to new development and existing development based on their percentage of their expected facility usage at build out. Consequently, 100% of the costs will be allocated to new development as presented in Table 39 below.

**TABLE 39**  
**CRIMINAL JUSTICE COST ALLOCATION**

Child Support Services Building Improvements	Percentage Allocated to New Development	Total Square Feet Allocated	Facility Cost Allocated
Existing Development	0.00%	0.00	\$0
New Development	100.00%	47,790	\$12,267,977
<b>Total</b>	<b>100%</b>	<b>47,790</b>	<b>\$12,267,977</b>

**Fee Amounts**

Fee amounts to finance Criminal Justice Facilities identified in the Needs List are presented in Table 40. Details regarding the analysis related to Criminal Justice Facilities are included in Appendix A.

**TABLE 40**  
**CRIMINAL JUSTICE FACILITIES**  
**FEE DERIVATION SUMMARY**

Land Use Type	EDUs Per Unit/1,000 Non-Res. SF	Fee per Unit/1,000 Non-Res. SF	Number of Units/Non-Res. 1,000 SF	Cost Financed by Fees
Single Family Residential	1.00	\$685	14,500	\$9,933,192
Multi Family Residential	0.60	\$411	2,500	\$1,027,572
Commercial	0.47	\$323	1,675	\$541,252
Office/Institutional	0.38	\$259	1,600	\$413,614
Industrial	0.19	\$129	2,000	\$258,509
Agricultural	0.12	\$85	1,100	\$93,839
<b>Total Allocation to New Development:</b>				<b>\$12,267,977</b>
<b>Outside Funding Responsibility:</b>				<b>\$0</b>
<b>Total Facilities Costs:</b>				<b>\$12,267,977</b>

**G. DRAINAGE FACILITIES (ZONAL – SOUTH YUBA)**

The Drainage Facilities include facilities necessary to ensure proper water drainage in the East Linda Specific Plan (“ELSP”) and the surrounding areas. As the facilities needed do not provide a true Countywide benefit, this element of the fee program has been developed as a “zonal fee.” In order to meet the necessary protection levels from runoff generated by new development through build out, the County identified the need for certain drainage facilities as shown in the Needs List. Please see generally the ELSP for the demographic projections utilized for this zonal fee program.

**TABLE 41**  
**ZONAL (SOUTH YUBA) DRAINAGE FACILITIES**

Identify Purpose of Fee	Drainage Facilities
Identify Use of Fee	Construction of drainage facilities in the South Yuba Master Drainage Plan, Alternative C. The improvements in question were sized to the future/incremental growth in the South Yuba/East Linda Specific Plan (“ELSP”) including 224 acres of commercial at the southeast corner of Erle Road and Lindhurst Avenue.
Demonstrate how there is a reasonable relationship between the need for the public facility, the use of the fee, and the type of development project on which the fee is imposed	<p>New residential and non-residential development will be susceptible to storm water runoff, and will therefore require additional drainage facilities. Drainage problems in South Yuba County have been documented in numerous reports since 1962. Existing problems along with new development and the potential to increase rainwater runoff instigated the need for a Drainage Master Plan for the area.</p> <p>In 1981 a South Yuba Drainage Master Plan (“SYDMP”) was released and included an excellent history of drainage in southwest Yuba County, as well as proposed solutions to help alleviate interior drainage flooding caused by inadequate infrastructure. The history was updated in the Revised SYDMP of 1992. Revisions to the SYDMP have been prepared to update previous studies, to assess the impacts of future development within the East Linda area, and to delineate alternative drainage improvements within the area. The update to the SYDMP was presented to the Board of Supervisors and adopted on June 12, 2012.</p> <p>New storm water facilities will need to be constructed to properly collect runoff in this specific new developmental zone in the County, which roughly coincides with the ELSP boundary. Thus there is a relationship between new development and the need for new drainage facilities. Fees collected from new development in this zone will be used exclusively for zonal drainage facilities on the Needs List.</p>

Table 42 below identifies the facilities proposed to be funded in whole or in part with the fees. Costs are based on estimates provided by the County.



**TABLE 42**  
**DRAINAGE FACILITY COSTS**

<b>Drainage Facilities Zonal - South Yuba</b>	<b>Facility Cost</b>
South Yuba Drainage Master Plan Improvements (Alternative C)	\$6,228,000
Drainage Revenues not yet Committed	(\$1,040,419)
<b>Total</b>	<b>\$5,187,581</b>

**Calculation Methodology**

Fee amounts for this element were calculated for both residential and non-residential land uses as detailed in Appendix A. These fees are only applicable to areas identified in the County of Yuba Drainage Master Plan and were based on future population figures that were approximated in accordance with the East Linda Specific Plan.

Drainage improvements benefit residents and employees by controlling storm water runoff in general areas throughout Yuba County. The Drainage Fee is calculated as a fee per EDU, where the total EDUs for each land use is equal to the acreage for said land use multiplied by the drainage coefficient applicable to that land use.

According to the County, it has been determined that these facilities are needed to serve new development within general areas within the County. Consequently, 100% of the costs will be allocated to new development as presented in Table 43 below. Again, as noted above, the drainage improvements were sized to the future/incremental growth in the general ELSP area.

**TABLE 43**  
**DRAINAGE FACILITY COST ALLOCATION**

<b>Drainage Facilities</b>	<b>Percentage Allocated to New Development</b>	<b>Number of New Facility Units Allocated</b>	<b>Facility Cost Allocated</b>
Existing Development	0.00%	0.00	\$0
New Development	100.00%	19,761,865	\$5,187,581
<b>Total</b>	<b>100%</b>	<b>19,761,865</b>	<b>\$5,187,581</b>

\* Note: Number of New Facility Units Allocated is derived from the Total Number of EDUs associated with the Project (453.67) multiplied by a square foot per acre factor of 43,560. Please see Appendix A.

**Fee Amounts**

Fee amounts to finance drainage improvements on the Needs List are presented in Table 44. Details regarding the analysis related to drainage facilities are included in Appendix A.

**TABLE 44  
ZONAL (SOUTH YUBA) DRAINAGE FACILITIES  
FEE DERIVATION SUMMARY**

Land Use Type	EDUs Per Unit/1,000 Non-Res. SF	Fee per Unit/1,000 Non-Res. SF	Number of Units/Non-Res. 1,000 SF	Cost Financed by Fees
Single Family Residential	250.00	\$1,429	2,000	\$2,858,222
Multi Family Residential	18.75	\$715	300	\$214,367
Commercial	176.53	\$1.29	1,565	\$2,018,270
Office/Institutional	8.46	\$1.29	75	\$96,722
Industrial	0.00	\$0.00	0	\$0
Agricultural	0.00	\$0.00	0	\$0
<b>Total Allocation to New Development:</b>				<b>\$5,187,581</b>
<b>Outside Funding Responsibility:</b>				<b>\$0</b>
<b>Total Facilities Costs:</b>				<b>\$5,187,581</b>

**H. ADMINISTRATIVE COST COMPONENT**

The Administrative Cost component is intended to cover the County’s cost associated with the administration of the development impact fee program. Administrative costs include staff time associated with fee collection, maintenance of trust funds into which the fees are deposited, and preparation of the annual reports as required per the Government Code. The work associated with administration of the fee program is a function of the amount of fee revenue collected; therefore, it is reasonable to compute the Administrative Cost component as a percentage of the “Percentage of Cost Allocated to New Development” as indicated in column four (4) of the Needs List.

Chapter 13.50 of the Yuba County Municipal Code requires that 3.00% of the fee be deposited to reimburse the Community Development and Service Agency for administering the fee program.

The total fee amounts to finance new development's share of the costs of facilities in the Needs Lists are summarized in Tables 45-46 below.

**TABLE 45**  
**DEVELOPMENT IMPACT FEE SUMMARY <sup>1</sup>**

Unincorporated Facilities	Residential	Non-Residential			
		Commercial	Office/Institutional	Industrial	Agricultural
Transportation Facilities	\$51,331,220	\$2,345,081	\$2,735,928	\$1,563,387	\$477,702
Law Enforcement Facilities	\$8,290,795	\$297,773	\$277,921	\$238,218	\$96,081
General Government Facilities	\$9,827,896	\$449,760	\$359,738	\$245,382	\$92,133
Quality of Life Facilities (Parks, Recreation, and Library)	\$7,614,736	\$0	\$0	\$0	\$0
Health and Social Services Facilities	\$741,879	\$36,635	\$27,995	\$17,497	\$6,351
Criminal Justice Facilities	\$10,960,764	\$541,252	\$413,614	\$258,509	\$93,839
Administrative Cost (3%)	\$2,663,019	\$110,115	\$114,456	\$69,690	\$22,983
<b>Total</b>	<b>\$91,430,309</b>	<b>\$3,780,616</b>	<b>\$3,929,652</b>	<b>\$2,392,683</b>	<b>\$789,090</b>

<sup>1</sup> Unincorporated areas include the Countywide component where applicable.

**TABLE 46**  
**ZONAL (SOUTH YUBA) DRAINAGE DEVELOPMENT IMPACT FEE SUMMARY**

Drainage Facilities	Residential	Non-Residential			
		Commercial	Office/Institutional	Industrial	Agricultural
Drainage Facilities	\$3,072,588	\$2,018,270	\$96,722	\$0.00	\$0.00

The estimated fees per unit or per KSF are summarized in the tables below. Importantly, the County reserves the right to assess residential property on either a per-unit or per-square-foot basis. At the direction of the County, DTA has thus also evaluated a residential per sq. ft. methodology utilizing residential averages of 2,000 sq.ft. for Single Family homes and 1,200 sq.ft. for Multi-Family residences. Accordingly, the resulting fee per sq. ft. for all residential classes would be **\$3.57 per sq. ft. for a unit in Unincorporated (non-South Yuba Drainage) territory**, as shown in Table 47 below. The County could then, pursuant to authorization by the Board of Supervisors, charge the per sq. ft. amount up to the maximums defined below, which would fittingly be reached at the 2,000 sq. ft. mark for a Single Family home and 1,200 sq. ft. for a Multi-family unit. This methodology would incentivize the development of smaller units, a stated County goal that satisfies both planning and environmental concerns.

**TABLE 47**  
**UNINCORPORATED DEVELOPMENT IMPACT FEES**  
**PER UNIT/PER KSF SUMMARY <sup>1</sup>**

Unincorporated Facilities	Residential		Non-Residential			
	Single Family (\$/unit)	Multi-Family (\$/unit)	Commercial (\$/1,000 BSF)	Office/Institutional (\$/1,000 BSF)	Industrial (\$/1,000 BSF)	Agricultural (\$/1,000 BSF)
Transportation Facilities	\$4,343	\$2,606	\$2,606	\$2,606	\$869	\$434
Law Enforcement Facilities	\$701	\$421	\$331	\$265	\$132	\$87
General Government Facilities	\$673	\$404	\$317	\$254	\$127	\$84
Quality of Life Facilities (Parks, Recreation, and Library)	\$476	\$286	\$0	\$0	\$0	\$0
Health and Social Services Facilities	\$46	\$28	\$22	\$17	\$9	\$6
Criminal Justice Facilities	\$685	\$411	\$323	\$259	\$129	\$85
Administrative Cost	\$208	\$125	\$108	\$102	\$38	\$21
<b>Total Per Unit/Per KSF</b>	<b>\$7,132</b>	<b>\$4,279</b>	<b>\$3,707</b>	<b>\$3,502</b>	<b>\$1,304</b>	<b>\$717</b>
<b>Total Residential Per Sq. Ft.</b>	<b>\$3.57</b>	<b>\$3.57</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

<sup>1</sup> Unincorporated areas include the Countywide component where applicable.

**TABLE 48**  
**INCORPORATED DEVELOPMENT IMPACT FEES**  
**PER UNIT/PER KSF SUMMARY**

Countywide Facilities	Residential		Non-Residential			
	Single Family (\$/unit)	Multi-Family (\$/unit)	Commercial (\$/1,000 BSF)	Office/Institutional (\$/1,000 BSF)	Industrial (\$/1,000 BSF)	Agricultural (\$/1,000 BSF)
Transportation Facilities	NA	NA	NA	NA	NA	NA
Law Enforcement Facilities	NA	NA	NA	NA	NA	NA
General Government Facilities	\$449	\$270	\$212	\$170	\$85	\$56
Quality of Life Facilities (Parks, Recreation, and Library)	\$476	\$286	\$0	\$0	\$0	\$0
Health and Social Services Facilities	\$46	\$28	\$22	\$17	\$9	\$6
Criminal Justice Facilities	\$685	\$411	\$323	\$259	\$129	\$85
Administrative Cost	\$50	\$30	\$17	\$13	\$7	\$4
<b>Total Per Unit/Per KSF</b>	<b>\$1,706</b>	<b>\$1,024</b>	<b>\$574</b>	<b>\$459</b>	<b>\$229</b>	<b>\$151</b>
<b>Total Residential Per Sq. Ft.</b>	<b>\$0.85</b>	<b>\$0.85</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

**TABLE 49**  
**SOUTH YUBA ZONAL DRAINAGE DEVELOPMENT IMPACT FEES**  
**PER UNIT/PER KSF SUMMARY**

Drainage Facilities	Residential		Non-Residential			
	Single Family (\$/unit)	Multi-Family (\$/unit)	Commercial (\$/1,000 BSF)	Office/Institutional (\$/1,000 BSF)	Industrial (\$/1,000 BSF)	Agricultural (\$/1,000 BSF)
Drainage Facilities	\$1,429	\$715	\$1.29	\$1.29	\$0.00	\$0.00

<http://localhost:9010/resources/Clients/Yuba County/Yuba County/DIFReport DRAFT v.15.docx>

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**Appendix A**  
**Fee Derivation Worksheets**

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# County of Yuba Transportation Facilities Fee Calculation (Unincorporated)

## I. Existing EDU Calculation

Land Use Type	Trip Generation Rate per Unit/ Per Non-Res. 1,000 S.F. (pass-throughs deducted)	Number of Units /Non-Res. SF	Total PM PHTs (per Unit/1,000 SF)
Single Family Residential	1.00	15,620	15,620
Multi Family Residential	0.60	5,600	3,360
Commercial	0.60	2,000,000	1,200
Office	0.60	2,500,000	1,500
Industrial	0.20	4,200,000	840
Agricultural	0.10	2,800,000	280
<b>Total</b>			<b>22,800</b>

## II. Future EDU Calculation

Land Use Type	Trip Generation Rate per Unit/ Per Non-Res. 1,000 S.F. (pass-throughs deducted)	Number of Units /Non-Res. SF	Total PM PHTs (per Unit/1,000 SF)
Single Family Residential	1.00	10,500	10,500
Multi Family Residential	0.60	2,200	1,320
Commercial	0.60	900,000	540
Office	0.60	1,050,000	630
Industrial	0.20	1,800,000	360
Agricultural	0.10	1,100,000	110
<b>Total</b>			<b>13,460</b>

## III. Proposed Facilities Cost

Facility	Facility Cost
Transportation Facilities Cost	\$284,000,000
Offsetting Revenues	(\$126,532,144)
<b>Total Facilities Cost</b>	<b>\$157,467,856</b>

## IV. Allocation of Facilities to Existing and New Development (based on PM PHTs)

Facility	Total Number of PM PHTs	Percentage of Cost Allocated	Facility Cost
Existing Development	22,800	62.88%	\$99,014,537
New Development	13,460	37.12%	\$58,453,319
<b>Total Facilities Cost</b>	<b>36,260</b>	<b>100%</b>	<b>\$157,467,856</b>

# County of Yuba Transportation Facilities Fee Calculation (Unincorporated)

## V. Allocation of Facilities to New Development (based on New EDUs)

Facility	Total Number of PM PHTs	Facility Cost Allocated to New Development	Cost Per PM Peak Hour Trip
Transportation Facilities Cost	13,460	\$58,453,319	\$4,342.74
<b>Total Facilities Cost</b>	<b>13,460</b>		<b>\$4,342.74</b>

## VI. Developer Fees and Cost Financed by Fees per Unit/per 1,000 Non-Res. SF

Land Use Type	Trip Generation Rate per Unit/ per Non-Res. 1,000 SF	Fee per Unit/ per Non-Res. 1,000 SF	Cost Financed by Fees
Single Family Residential	1.00	\$4,342.74	\$45,598,800
Multi Family Residential	0.60	\$2,605.65	\$5,732,421
Commercial	0.60	\$2,605.65	\$2,345,081
Office	0.60	\$2,605.65	\$2,735,928
Industrial	0.20	\$868.55	\$1,563,387
Agricultural	0.10	\$434.27	\$477,702
<b>Initial Allocation to New Development</b>			<b>\$58,453,319</b>
<i>Offsetting Revenues</i>			<i>Previously Deducted</i>
<b>Total Allocated to New Development</b>			<b>\$58,453,319</b>
<b>Total Allocated to Existing Development</b>			<b>\$99,014,537</b>
<b>Total Facilities Costs</b>			<b>\$157,467,856</b>

Notes:

[1] Assumes allowance for diverted trips or pass-throughs; 80% for Commercial and Office, 60% for Industrial. Source: County Public Works Department.

Based on unique characteristics of Yuba County. PM Peak Hour Trips based on averages for each land use type from 2010 ITE Trip Generation Manual.

**County of Yuba  
General Government Fee Calculation (Unincorporated)**

**I. Inventory of Existing Facilities**

Facility Type	Quantity	Facility Units
CDSA (Main) Improvements	11,555	Square Feet
CSDA (Building Inspection) Improvements	5,651	Square Feet

**II. Existing EDU Calculation**

Land Use Type	[a]	[b]	[c]	[d]
	Number of Units/ Non-Res. 1,000 SF	Residents per Unit/ Employees Per 1,000 Non-Res. SF	EDUs per Unit/ Per 1,000 Non-Res. SF	Total Number of EDUs [a]*[c]
Single Family Residential	15,620	2.65	1.00	15,620
Multi Family Residential	5,600	1.59	0.60	3,360
Commercial	2,000	1.25	0.47	943
Office/Institutional	2,500	1.00	0.38	943
Industrial	4,200	0.50	0.19	792
Agricultural	2,800	0.33	0.12	349
<b>Total</b>				<b>22,008</b>

**III. Existing Facility Standard**

Facility Type	Quantity	Facility Units	Quantity per 1,000 EDU's
CDSA (Main) Improvements	11,555	Square Feet	525.04
CSDA (Building Inspection) Improvements	5,651	Square Feet	256.77

**IV. Future EDU Calculation**

Land Use Type	[a]	[b]	[c]	[d]
	Number of Units/ Non-Res. 1,000 SF [1]	Residents per Unit/ Employees per Non-Res. 1,000 SF [2]	EDUs per Unit/per 1,000 Non-Res. SF	Total Number of EDUs [a]*[c]
Single Family Residential	10,500	2.65	1.00	10,500
Multi Family Residential	2,200	1.59	0.60	1,320
Commercial	900	1.25	0.47	425
Office/Institutional	1,050	1.00	0.38	396
Industrial	1,800	0.50	0.19	340
Agricultural	1,100	0.33	0.12	137
<b>Total</b>				<b>13,117</b>

**V. Proposed Inventory, Cost, and Service Standard**

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDU's
CDSA (Main) Improvements	6,933	Square Feet	\$1,975,905	528.54
CSDA (Building Inspection) Improvements	3,391	Square Feet	\$966,321	258.48
<b>Offsetting Revenues</b>			<b>\$0</b>	
<b>Total Cost of General Government Facilities</b>			<b>\$2,942,226</b>	

**VI. Allocation of General Government Facilities to Existing & New Development (based on total EDUs)**

**A.1 CSDA (Main)**

[a]	[b]	[c]	[d]	[e]	[f]	[g]
Existing SF Per 1,000 EDU's	Total Future EDU's	SF Allocated 100% To New Development [3]	Proposed Service Standard Per 1,000 EDU's	SF per EDU Beyond Existing [d]-[a]	SF Beyond Existing Service Standard [4]	Total Proposed New SF [c]+[f]
525.04	13,117.36	6,887.11	528.54	3.50	45.89	6,933.00

**A.2 SF Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development**

Facility Type	Number of EDU's	Percentage of Total EDU's	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	22,008	62.66%	28.75	NA	28.75
New Development	13,117	37.34%	17.14	6,887.11	6,904.25
<b>Total</b>	<b>35,125</b>	<b>100.00%</b>	<b>45.89</b>		<b>6,933.00</b>

**A.3 Cost Allocated Between Existing and New Development**

Facility Type	Total Number of SF	Percentage of Cost Allocated	Facility Cost
Existing	28,75	0.41%	\$8,194
New Development	6,904.25	99.59%	\$1,967,711
<b>Total</b>	<b>6,933.00</b>	<b>100.00%</b>	<b>\$1,975,905</b>

**B.1 CSDA (Building Inspection)**

[a]	[b]	[c]	[d]	[e]	[f]	[g]
Existing Facility Units Per 1,000 EDU's	Total Future EDU's	Facility Units Allocated 100% To New Development [3]	Proposed Service Standard Per 1,000 EDU's	Facility Units per EDU Beyond Existing [d]-[a]	Facility Units Beyond Existing Service Standard [4]	Total Proposed New Facility Units [c]+[f]
256.77	13,117.36	3,368.16	258.48	1.71	22.44	3,390.60

**B.2 Facility Units Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development**

Facility Type	Number of EDU's	Percentage of Total EDU's	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	22,008	62.66%	14.06	NA	14.06
New Development	13,117	37.34%	8.38	3,368.16	3,376.54
<b>Total</b>	<b>35,125</b>	<b>100.00%</b>	<b>22.44</b>		<b>3,390.60</b>

**B.3 Cost Allocated Between Existing and New Development**

Facility Type	Total Number of New Facility Units	Percentage of Cost Allocated	Facility Cost
Existing	14	0.41%	\$4,007
New Development	3,377	99.59%	\$962,314
<b>Total</b>	<b>3,391</b>	<b>100.00%</b>	<b>\$966,321</b>



**County of Yuba**  
**General Government Fee Calculation (Unincorporated)**

**VII. Summary Cost Data**

Section VI	Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost Per EDU
A.3	CDSA (Main) Improvements	\$1,967,711	13,117	\$150.01
B.3	CSDA (Building Inspection) Improvements	\$962,314	13,117	\$73.36
	Offsetting Revenues	\$0	13,117	\$0.00
<b>Total</b>		<b>\$2,930,025</b>		<b>\$223.37</b>

**VIII. Development Impact Fee per Unit or per 1,000 Non-Res. SF**

Land Use Type	EDUs Per Unit/1,000 Non-Res. SF	Fees Per Unit/1,000 Non-Res. SF	Number of Units/ Non-Res. 1,000 SF	Cost Financed by DIF
Single Family Residential	1.00	\$223	10,500	\$2,345,385
Multi Family Residential	0.60	\$134	2,200	\$294,848
Commercial	0.47	\$105	900	\$94,827
Office/Institutional	0.38	\$84	1,050	\$88,505
Industrial	0.19	\$42	1,800	\$75,862
Agricultural	0.12	\$28	1,100	\$30,597
Total Allocated to New Development				\$2,930,025
Outside Funding Responsibility				\$12,201
<b>Total Cost of General Government Facilities</b>				<b>\$2,942,226</b>

Notes:

[1] Expected Housing Units based on County of Yuba, General Plan (2030).

[2] Average Household Size Based on information obtained from the California Department of Finance, 2013, Yuba County, and U.S. Census Bureau.

[3] Allocates 100% to new development square feet or equipment necessary to fund existing service standard for new residents.

[4] Denotes proposed service standard in excess to that currently provided to existing residents.

**County of Yuba  
General Government Fee Calculation (Countywide)**

**I. Inventory of Existing Facilities**

Facility Type	Quantity	Facility Units
County Office Improvements	65,799	Square Feet

**II. Existing EDU Calculation**

Land Use Type	[a] Number of Units/ Non-Res. 1,000 SF	[b] Residents per Unit/ Employees per 1,000 Non-Res. SF	[c] EDUs per Unit/ Per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
	Single Family Residential	19,870	2.65	1.00
Multi Family Residential	7,880	1.59	0.60	4,728
Commercial	3,000	1.25	0.47	1,415
Office/Institutional	4,125	1.00	0.38	1,557
Industrial	5,200	0.50	0.19	981
Agricultural	2,800	0.33	0.12	349
<b>Total</b>				<b>28,900</b>

**III. Existing Facility Standard**

Facility Type	Quantity	Facility Units	Quantity per 1,000 EDU's
County Office Improvements	65,799	Square Feet	2,276.82

**IV. Future EDU Calculation**

Land Use Type	[a] Number of Units/ Non-Res. 1,000 SF [1]	[b] Residents per Unit/ Employees per Non-Res. 1,000 SF [2]	[c] EDUs per Unit/per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
	Single Family Residential	14,500	2.65	1.00
Multi Family Residential	2,500	1.59	0.60	1,500
Commercial	1,675	1.25	0.47	790
Office/Institutional	1,600	1.00	0.38	604
Industrial	2,000	0.50	0.19	377
Agricultural	1,100	0.33	0.12	137
<b>Total</b>				<b>17,908</b>

**V. Proposed Inventory, Cost, and Service Standard**

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDU's
County Office Improvements	29,762	Square Feet	\$8,044,884	1,661.94
<b>Offsetting Revenues</b>			<b>\$0</b>	
<b>Total Cost of General Government Facilities</b>			<b>\$8,044,884</b>	

**VI. Allocation of General Government Facilities to Existing & New Development (based on total EDUs)**

A.1 County Office Improvements	[a] Existing SF Per 1,000 EDU's	[b] Total Future EDU's	[c] SF Allocated 100% To New Development [3]	[d] Proposed Service Standard Per 1,000 EDU's	[e] SF per EDU Beyond Existing [d]-[a]	[f] SF Beyond Existing Service Standard [4]	[g] Total Proposed New SF [c]+[f]
	2,276.82	17,908.21	40,773.78	1,661.94	0.00	0.00	29,762.40

**A.2 SF Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development**

Facility Type	Number of EDU's	Percentage of Total EDU's	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	28,900	61.74%	-	NA	-
New Development	17,908	38.26%	-	40,773.78	40,773.78
<b>Total</b>	46,808	100.00%	0.00		40,773.78

**A.3 Cost Allocated Between Existing and New Development**

Facility Type	Total Number of SF	Percentage of Cost Allocated	Facility Cost
Existing	0.00	0.00%	\$0
New Development	40,773.78	100.00%	\$8,044,884
<b>Total</b>	40,773.78	100.00%	\$8,044,884

**VII. Summary Cost Data**

Section	Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost Per EDU
A.3	County Office Improvements	\$8,044,884	17,908	\$449.23
	<b>Offsetting Revenues</b>	<b>\$0</b>	17,908	<b>\$0.00</b>
<b>Total</b>		<b>\$8,044,884</b>		<b>\$449.23</b>

**VIII. Development Impact Fee per Unit or per 1,000 Non-Res. SF**

Land Use Type	EDUs Per Unit/1,000 Non-Res. SF	Fees Per Unit/1,000 Non-Res. SF	Number of Units/ Non-Res. 1,000 SF	Cost Financed by DIF
Single Family Residential	1.00	\$449	14,500	\$6,513,819
Multi Family Residential	0.60	\$270	2,500	\$673,843
Commercial	0.47	\$212	1,675	\$354,933
Office/Institutional	0.38	\$170	1,600	\$271,233
Industrial	0.19	\$85	2,000	\$169,520
Agricultural	0.12	\$56	1,100	\$61,536
Total Allocated to New Development				\$8,044,884
Outside Funding Responsibility				\$0
<b>Total Cost of General Government Facilities</b>				<b>\$8,044,884</b>

Notes:

[1] Expected Housing Units based on County of Yuba, General Plan (2030).

[2] Average Household Size Based on information obtained from the California Department of Finance, 2013, Yuba County, and U.S. Census Bureau.

[3] Allocates 100% to new development square feet or equipment necessary to fund existing service standard for new residents.

[4] Denotes proposed service standard in excess to that currently provided to existing residents.

**County of Yuba**  
**Quality of Life Fee Calculation (Countywide)**

**I. Inventory of Existing Facilities**

Facility Type	Quantity	Facility Units
Library & Other Improvements	22,717	Square Feet
Park & Other Improvements	170	Acres

**II. Existing EDU Calculation**

Land Use Type	[a]	[b]	[c]	[d]
	Number of Units/ Non-Res. 1,000 SF	Residents per Unit/ Employees Per 1,000 Non-Res. SF	EDUs per Unit/ Per 1,000 Non-Res. SF	Total Number of EDUs [a]*[c]
Single Family Residential	19,870	2.65	1.00	19,870
Multi Family Residential	7,880	1.59	0.60	4,728
Commercial	3,000	1.25	0.00	0
Office/Institutional	4,125	1.00	0.00	0
Industrial	5,200	0.50	0.00	0
Agricultural	2,800	0.33	0.00	0
<b>Total</b>				<b>24,598</b>

**III. Existing Facility Standard**

Facility Type	Quantity	Facility Units	Quantity per 1,000 EDU's
Library & Other Improvements	22,717	Square Feet	923.53
Park & Other Improvements	170	Acres	6.91

**IV. Future EDU Calculation**

Land Use Type	[a]	[b]	[c]	[d]
	Number of Units/ Non-Res. 1,000 SF [1]	Residents per Unit/ Employees per Non-Res. 1,000 SF [2]	EDUs per Unit/per 1,000 Non-Res. SF	Total Number of EDUs [a]*[c]
Single Family Residential	14,500	2.65	1.00	14,500
Multi Family Residential	2,500	1.59	0.60	1,500
Commercial	1,675	1.25	0.00	0
Office/Institutional	1,600	1.00	0.00	0
Industrial	2,000	0.50	0.00	0
Agricultural	1,100	0.33	0.00	0
<b>Total</b>				<b>16,000</b>

**V. Proposed Inventory, Cost, and Service Standard**

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDU's
Library & Other Improvements	13,630	Square Feet	\$4,975,023	851.89
Park & Other Improvements	102	Acres	\$4,080,000	6.38
<b>Offsetting Revenues</b>			<b>(\$1,440,287)</b>	
<b>Total Cost of Library &amp; Park Facilities</b>			<b>\$7,614,736</b>	

**VI. Allocation of Quality of Life Facilities to Existing & New Development (based on total EDUs)**

A.1 Library & Other Improvements							
[a]	[b]	[c]	[d]	[e]	[f]	[g]	
Existing SF Per 1,000 EDU's	Total Future EDU's	SF Allocated 100% To New Development [3]	Proposed Service Standard Per 1,000 EDU's	SF per EDU Beyond Existing [d]-[a]	SF Beyond Existing Service Standard [4]	Total Proposed New SF [c]+[f]	
923.53	16,000.00	14,776.49	851.89	0.00	0.00	13,630.20	

**A.2 SF Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development**

Facility Type	Number of EDU's	Percentage of Total EDU's	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	24,598	60.59%	-	NA	-
New Development	16,000	39.41%	-	14,776.49	14,776.49
<b>Total</b>	40,598	100.00%	0.00		14,776.49

**A.3 Cost Allocated Between Existing and New Development**

Facility Type	Total Number of SF	Percentage of Cost Allocated	Facility Cost
Existing	0.00	0.00%	\$0
New Development	14,776.49	100.00%	\$4,975,023
<b>Total</b>	14,776.49	100.00%	\$4,975,023

**B.1 Park & Other Improvements**

[a]	[b]	[c]	[d]	[e]	[f]	[g]	
Existing Facility Units Per 1,000 EDU's	Total Future EDU's	Facility Units Allocated 100% To New Development [3]	Proposed Service Standard Per 1,000 EDU's	Facility Units per EBU Beyond Existing [d]-[a]	Facility Units Beyond Existing Service Standard [4]	Total Proposed New Facility Units [c]+[f]	
6.91	16,000.00	110.58	6.38	0.000	0.00	102.00	

**B.2 Facility Units Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development**

Facility Type	Number of EDU's	Percentage of Total EDU's	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	24,598	60.59%	-	NA	-
New Development	16,000	39.41%	-	110.58	110.58
<b>Total</b>	40,598	100.00%	0.00		110.58

**County of Yuba**  
**Quality of Life Fee Calculation (Countywide)**

<b>B.3 Cost Allocated Between Existing and New Development</b>			
<b>Facility Type</b>	<b>Total Number of New Facility Units</b>	<b>Percentage of Cost Allocated</b>	<b>Facility Cost</b>
Existing	0.00	0.00%	\$0
New Development	110.58	100.00%	\$4,080,000
<b>Total</b>	<b>110.58</b>	<b>100.00%</b>	<b>\$4,080,000</b>

**VII. Summary Cost Data**

<b>Section VI</b>	<b>Facility Type</b>	<b>Cost Allocated to New Development</b>	<b>Total Future EDU's</b>	<b>Cost Per EDU</b>
<b>A.3</b>	Library & Other Improvements	\$4,975,023	16,000	\$310.94
<b>B.3</b>	Park & Other Improvements	\$4,080,000	16,000	\$255.00
	<b>Offsetting Revenues</b>	<b>(\$1,440,287)</b>	16,000	<b>(\$90.02)</b>
<b>Total</b>		<b>\$7,614,736</b>		<b>\$475.92</b>

**VIII. Development Impact Fee per Unit or per 1,000 Non-Res. SF**

<b>Land Use Type</b>	<b>EDUs Per Unit/1,000 Non-Res. SF</b>	<b>Fees Per Unit/1,000 Non-Res. SF</b>	<b>Number of Units/ Non-Res. 1,000 SF</b>	<b>Cost Financed by DIF</b>
Single Family Residential	1.00	\$476	14,500	\$6,900,855
Multi Family Residential	0.60	\$286	2,500	\$713,882
Commercial	0.00	\$0	1,675	\$0
Office/Institutional	0.00	\$0	1,600	\$0
Industrial	0.00	\$0	2,000	\$0
Agricultural	0.00	\$0	1,100	\$0
<b>Total Allocated to New Development</b>				<b>\$7,614,736</b>
<b>Outside Funding Responsibility</b>				<b>\$0</b>
<b>Total Cost of Quality of Life Facilities</b>				<b>\$7,614,736</b>

Notes:

- [1] Expected Housing Units based on County of Yuba, General Plan (2030).
- [2] Average Household Size Based on information obtained from the California Department of Finance, 2013, Yuba County, and U.S. Census Bureau.
- [3] Allocates 100% to new development square feet or equipment necessary to fund existing service standard for new residents.
- [4] Denotes proposed service standard in excess to that currently provided to existing residents.

**County of Yuba  
Health & Human Services Fee Calculation (Countywide)**

**I. Inventory of Existing Facilities**

Facility Type	Quantity	Facility Units
Health & Human Services Building Improvements	73,850	Square Feet
Child Support Services Building Improvements	14,890	Square Feet

**II. Existing EDU Calculation**

Land Use Type	[a]	[b]	[c]	[d]
	Number of Units/ Non-Res. 1,000 SF	Residents per Unit/ Employees Per 1,000 Non-Res. SF	EDUs per Unit/ Per 1,000 Non-Res. SF	Total Number of EDUs [a]*[c]
Single Family Residential	19,870	2.65	1.00	19,870
Multi Family Residential	7,880	1.59	0.60	4,728
Commercial	3,000	1.25	0.47	1,415
Office/Institutional	4,125	1.00	0.38	1,557
Industrial	5,200	0.50	0.19	981
Agricultural	2,800	0.33	0.12	349
<b>Total</b>				<b>28,900</b>

**III. Existing Facility Standard**

Facility Type	Quantity	Facility Units	Quantity per 1,000 EDU's
Health & Human Services Building Improvements	73,850	Square Feet	2,555.41
Child Support Services Building Improvements	14,890	Square Feet	515.23

**IV. Future EDU Calculation**

Land Use Type	[a]	[b]	[c]	[d]
	Number of Units/ Non-Res. 1,000 SF [1]	Residents per Unit/ Employees per Non-Res. 1,000 SF [2]	EDUs per Unit/per 1,000 Non-Res. SF	Total Number of EDUs [a]*[c]
Single Family Residential	14,500	2.65	1.00	14,500
Multi Family Residential	2,500	1.59	0.60	1,500
Commercial	1,675	1.25	0.47	790
Office/Institutional	1,600	1.00	0.38	604
Industrial	2,000	0.50	0.19	377
Agricultural	1,100	0.33	0.12	137
<b>Total</b>				<b>17,908</b>

**V. Proposed Inventory, Cost, and Service Standard**

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDU's
Health & Human Services Building Improvements	44,310	Square Feet	\$886,200	2,474.28
Child Support Services Building Improvements	8,934	Square Feet	\$178,680	498.88
<b>Offsetting Revenues</b>			<b>(\$234,522)</b>	
<b>Total Cost of HHS Facilities</b>			<b>\$830,358</b>	

**VI. Allocation of HHS Facilities to Existing & New Development (based on total EDUs)**

A.1 HHS Improvements	[a]	[b]	[c]	[d]	[e]	[f]	[g]
Existing SF Per 1,000 EDU's	Total Future EDU's	SF Allocated 100% To New Development [3]	Proposed Service Standard Per 1,000 EDU's	SF per EDU Beyond Existing	SF Beyond Existing Service Standard [4]	Total Proposed New SF	
		[a]*[b]		[d]-[a]	[b]*[e]	[c]+[f]	
2,555.41	17,908.21	45,762.75	2,474.28	0.00	0.00	44,310.00	

**A.2 SF Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development**

Facility Type	Number of EDU's	Percentage of Total EDU's	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	28,900	61.74%	-	NA	-
New Development	17,908	38.26%	-	45,762.75	45,762.75
<b>Total</b>	46,808	100.00%	0.00		45,762.75

**A.3 Cost Allocated Between Existing and New Development**

Facility Type	Total Number of SF	Percentage of Cost Allocated	Facility Cost
Existing	0.00	0.00%	\$0
New Development	45,762.75	100.00%	\$886,200
<b>Total</b>	45,762.75	100.00%	\$886,200

**B.1 Child Support Improvements**

[a]	[b]	[c]	[d]	[e]	[f]	[g]
Existing Facility Units Per 1,000 EDU's	Total Future EDU's	Facility Units Allocated 100% To New Development [3]	Proposed Service Standard Per 1,000 EDU's	Facility Units per EDU Beyond Existing	Facility Units Beyond Existing Service Standard [4]	Total Proposed New Facility Units
		[a]*[b]		[d]-[a]	[b]*[e]	[c]+[f]
515.23	17,908.21	9,226.91	498.88	0.000	0.00	8,934.00

**B.2 Facility Units Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development**

Facility Type	Number of EDU's	Percentage of Total EDU's	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	28,900	61.74%	-	NA	-
New Development	17,908	38.26%	-	9,226.91	9,226.91
<b>Total</b>	46,808	100.00%	0.00		9,226.91

**B.3 Cost Allocated Between Existing and New Development**

Facility Type	Total Number of New Facility Units	Percentage of Cost Allocated	Facility Cost
Existing	0.00	0.00%	\$0
New Development	9,226.91	100.00%	\$178,680
<b>Total</b>	9,226.91	100.00%	\$178,680

**County of Yuba**  
**Health & Human Services Fee Calculation (Countywide)**

**VII. Summary Cost Data**

Section VI	Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost Per EDU
A.3	Health & Human Services Building Improvements	\$886,200	17,908	\$49.49
B.3	Child Support Services Building Improvements	\$178,680	17,908	\$9.98
	<b>Offsetting Revenues</b>	<b>(\$234,522)</b>	17,908	<b>(\$13.10)</b>
<b>Total</b>		<b>\$830,358</b>		<b>\$46.37</b>

**VIII. Development Impact Fee per Unit or per 1,000 Non-Res. SF**

Land Use Type	EDUs Per Unit/1,000 Non-Res. SF	Fees Per Unit/1,000 Non-Res. SF	Number of Units/ Non-Res. 1,000 SF	Cost Financed by DIF
Single Family Residential	1.00	\$46	14,500	\$672,328
Multi Family Residential	0.60	\$28	2,500	\$69,551
Commercial	0.47	\$22	1,675	\$36,635
Office/Institutional	0.38	\$17	1,600	\$27,995
Industrial	0.19	\$9	2,000	\$17,497
Agricultural	0.12	\$6	1,100	\$6,351
Total Allocated to New Development				\$830,358
Outside Funding Responsibility				\$0
<b>Total Cost of HHS Facilities</b>				<b>\$830,358</b>

Notes:

[1] Expected Housing Units based on County of Yuba, General Plan (2030).

[2] Average Household Size Based on information obtained from the California Department of Finance, 2013, Yuba County, and U.S. Census Bureau.

[3] Allocates 100% to new development square feet or equipment necessary to fund existing service standard for new residents.

[4] Denotes proposed service standard in excess to that currently provided to existing residents.

**County of Yuba  
Criminal Justice Fee Calculation (Countywide)**

**I. Inventory of Existing Facilities**

Facility Type	Quantity	Facility Units
Criminal Justice Facilities	77,121	Square Feet

**II. Existing EDU Calculation**

Land Use Type	[a] Number of Units/ Non-Res. 1,000 SF	[b] Residents per Unit/ Employees Per 1,000 Non-Res. SF	[c] EDUs per Unit/ Per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
	Single Family Residential	19,870	2.65	1.00
Multi Family Residential	7,880	1.59	0.60	4,728
Commercial	3,000	1.25	0.47	1,415
Office/Institutional	4,125	1.00	0.38	1,557
Industrial	5,200	0.50	0.19	981
Agricultural	2,800	0.33	0.12	349
<b>Total</b>				<b>28,900</b>

**III. Existing Facility Standard**

Facility Type	Quantity	Facility Units	Quantity per 1,000 EDUs
Criminal Justice Facilities	77,121	Square Feet	2,668.59

**IV. Future EDU Calculation**

Land Use Type	[a] Number of Units/ Non-Res. 1,000 SF [1]	[b] Residents per Unit/ Employees per Non-Res. 1,000 SF [2]	[c] EDUs per Unit/per 1,000 Non-Res. SF	[d] Total Number of EDUs [a]*[c]
	Single Family Residential	14,500	2.65	1.00
Multi Family Residential	2,500	1.59	0.60	1,500
Commercial	1,675	1.25	0.47	790
Office/Institutional	1,600	1.00	0.38	604
Industrial	2,000	0.50	0.19	377
Agricultural	1,100	0.33	0.12	137
<b>Total</b>				<b>17,908</b>

**V. Proposed Inventory, Cost, and Service Standard**

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDUs
Criminal Justice Facilities	46,273	Square Feet	\$14,488,848	2,583.88
Offsetting Revenues			(\$2,220,871)	
<b>Total Cost of Criminal Justice Facilities</b>			<b>\$12,267,977</b>	

**VI. Allocation of Criminal Justice Facilities to Existing & New Development (based on total EDUs)**

A.1 Criminal Justice Improvements							
[a] Existing SF Per 1,000 EDU's	[b] Total Future EDU's	[c] SF Allocated 100% To New Development [3]	[d] Proposed Service Standard Per 1,000 EDU's	[e] SF per EDU Beyond Existing [d]-[a]	[f] SF Beyond Existing Service Standard [4]	[g] Total Proposed New SF [c]+[f]	
2,668.59	17,908.21	47,789.70	2,583.88	0.00	0.00	46,272.60	

**A.2 SF Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development**

Facility Type	Number of EDU's	Percentage of Total EDU's	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	28,900	61.74%	-	NA	-
New Development	17,908	38.26%	-	47,789.70	47,789.70
<b>Total</b>	46,808	100.00%	0.00		47,789.70

**A.3 Cost Allocated Between Existing and New Development**

Facility Type	Total Number of SF	Percentage of Cost Allocated	Facility Cost
Existing	0	0.00%	\$0
New Development	47,790	100.00%	\$14,488,848
<b>Total</b>	47,790	100.00%	\$14,488,848

**VII. Summary Cost Data**

Section	Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost Per EDU
<b>A.3</b>	Criminal Justice Facilities	\$14,488,848	17,908	\$809.06
	Offsetting Revenues	(\$2,220,871)	17,908	(\$124.01)
<b>Total</b>		<b>\$12,267,977</b>		<b>\$685.05</b>

**VIII. Development Impact Fee per Unit or per 1,000 Non-Res. SF**

Land Use Type	EDUs Per Unit/1,000 Non-Res. SF	Fees Per Unit/1,000 Non-Res. SF	Number of Units/ Non-Res. 1,000 SF	Cost Financed by DIF
Single Family Residential	1.00	\$685	14,500	\$9,933,192
Multi Family Residential	0.60	\$411	2,500	\$1,027,572
Commercial	0.47	\$323	1,675	\$541,252
Office/Institutional	0.38	\$259	1,600	\$413,614
Industrial	0.19	\$129	2,000	\$258,509
Agricultural	0.12	\$85	1,100	\$93,839
Total Allocated to New Development				\$12,267,977
Outside Funding Responsibility				\$0
<b>Total Cost of Criminal Justice Facilities</b>				<b>\$12,267,977</b>

Notes:

[1] Expected Housing Units based on County of Yuba, General Plan (2030).

[2] Average Household Size Based on information obtained from the California Department of Finance, 2013, Yuba County, and U.S. Census Bureau.

[3] Allocates 100% to new development square feet or equipment necessary to fund existing service standard for new residents.

[4] Denotes proposed service standard in excess to that currently provided to existing residents.

\*\* Jail - Currently 68,074 sq ft and 432 beds, based on use: 43% of bed use associated with Yuba County population.

\*\* Juvenile Hall - 23,502 admin/kitchen/security, 8,182 barracks/dorms; Yuba County responsible for 50%.

\*\* Probation - 14,213 sq. ft. at Courthouse, 6,253 sq. ft. at Dan Avenue.

**County of Yuba  
Drainage Fee Calculation (Zonal - ELSP)**

**I. Inventory of Existing Facilities**

Facility Type	Quantity	Facility Units
South Yuba Drainage Master Plan Improvements (Alternative C)	19,761,865	Square Feet

**II. Existing EDU Calculation**

Land Use Type	[a] Number of Units/ Non-Res. 1,000 SF	[b] Total Acreage	[c] Drainage Coverage Coefficient	[d] Total Number of EDUs [b]*[c]
Single Family Residential	0	0.00	0.50	0
Multi Family Residential	0	0.00	0.75	0
Commercial	0	0.00	0.75	0
Office/Institutional	0	0.00	0.75	0
Industrial	0	0.00	0.75	0
Agricultural	0	0.00	0.75	0
<b>Total</b>				<b>0</b>

**III. Existing Facility Standard**

Facility Type	Quantity	Facility Units	Quantity per 1,000 EDU's
South Yuba Drainage Master Plan Improvements (Alternative C)	0	Square Feet	0.00

**IV. Future EDU Calculation**

Land Use Type	[a] Number of Units/ Non-Res. 1,000 SF	[b] Total Acreage	[c] Drainage Coverage Coefficient	[d] Total Number of EDUs [b]*[c]
Single Family Residential	2,000	500.00	0.50	250
Multi Family Residential	300	25.00	0.75	19
Commercial	1,565	235.38	0.75	177
Office/Institutional	75	11.28	0.75	8
Industrial	0	0.00	0.75	0
Agricultural	0	0.00	0.75	0
<b>Total</b>				<b>454</b>

**V. Proposed Inventory, Cost, and Service Standard**

Facility Type	Quantity	Facility Units	Facility Cost	Quantity per 1,000 EDU's
South Yuba Drainage Master Plan Improvements (Alternative C)	19,761,865	Square Feet	\$6,228,000	43,553,087.88
Offsetting Revenues			(\$1,040,419)	
<b>Total Cost of Drainage Facilities</b>			<b>\$5,187,581</b>	

**VI. Allocation of Drainage Facilities to Existing & New Development (based on total EDUs)**

[a] Existing SF Per 1,000 EDU's	[b] Total Future EDU's	[c] SF Allocated 100% To New Development [2]	[d] Proposed Service Standard Per 1,000 EDU's	[e] SF per EDU Beyond Existing [d]-[a]	[f] SF Beyond Existing Service Standard [3]	[g] Total Proposed New SF [c]+[f]
0.00	453.74	0.00	43,553,087.88	43,553,087.88	19,761,865.20	19,761,865.20

**A.2 SF Beyond Existing Service Standard Split Between New and Existing, plus SF allocated 100% to New Development**

Facility Type	Number of EDU's	Percentage of Total EDU's	Facility Units Split Between New and Existing Development	Facility Units Allocated 100% To New Development	Total Facility Units Allocated
Existing	0	0.00%	-	NA	-
New Development	454	100.00%	19,761,865.20	0.00	19,761,865.20
<b>Total</b>	<b>454</b>	<b>100.00%</b>	<b>19,761,865.20</b>		<b>19,761,865.20</b>

**A.3 Cost Allocated Between Existing and New Development**

Facility Type	Total Number of SF	Percentage of Cost Allocated	Facility Cost
Existing	0	0.00%	\$0
New Development	19,761,865	100.00%	\$6,228,000
<b>Total</b>	<b>19,761,865</b>	<b>100.00%</b>	<b>\$6,228,000</b>

**VII. Summary Cost Data**

Section VI	Facility Type	Cost Allocated to New Development	Total Future EDU's	Cost Per EDU
A.3	South Yuba Drainage Master Plan Improvements (Alternative C)	\$6,228,000	454	\$13,725.86
	Offsetting Revenues	(\$1,040,419)	454	(\$2,292.98)
<b>Total</b>		<b>\$5,187,581</b>		<b>\$11,432.89</b>

**VIII. Development Impact Fee per Unit or per 1,000 Non-Res. SF**

Land Use Type	EDUs Per Unit/1,000 Non-Res. SF	Cost Financed by DIF	Number of Units/ Non-Res. 1,000 SF	Fees Per Unit/ Non-Res. 1,000 SF
Single Family Residential	250.00	\$2,858,222	2,000	\$1,429.11
Multi Family Residential	18.75	\$214,367	300	\$714.56
Commercial	176.53	\$2,018,270	1,565	\$1.29
Office/Institutional	8.46	\$96,722	75	\$1.29
Industrial	0.00	\$0	-	\$0.00
Agricultural	0.00	\$0	-	\$0.00
Total Allocated to New Development	453.74	\$5,187,581		
Outside Funding Responsibility		\$0		
<b>Total Cost of Drainage Facilities</b>		<b>\$5,187,581</b>		

Notes:  
 [1] Expected Acreage and Coverage Coefficients provided by County of Yuba Public Works Department. Fee area corresponds with East Linda Specific Plan ("ELSP") and 224-acres of commercial at southeast corner of Erie Road and Lindhurst Avenue.  
 [2] Allocates 100% to new development square feet or equipment necessary to fund existing service standard for new residents.  
 [3] Denotes proposed service standard in excess to that currently provided to existing residents.



**County of Yuba (County-wide)**  
**EBU & EDU Calculation Year to Build-Out (2030)**

**Existing EDU Calculation [1]**

Service Factor (Residents and Employees)

Land Use Type	Number of Persons Served *	Residents per Unit**/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Single Family Residential	52,656	2.65	1.00	19,870	19,870
Multi Family Residential	12,529	1.59	0.60	7,880	4,728
Commercial	3,750	1.25	0.47	3,000,000	1,415
Office/Institutional	4,125	1.00	0.38	4,125,000	1,557
Industrial	2,600	0.50	0.19	5,200,000	981
Agricultural	924	0.33	0.12	2,800,000	349
<b>Total</b>	<b>76,584</b>				<b>28,900</b>

Source: David Taussig & Associates; County of Yuba General Plan (2030), U.S. Census Bureau QuickFacts (American Community Survey).

\* Persons Served = Residents plus 50% of Employees, customary industry practice designed to capture the reduced levels of service demanded by employees.

\*\* Multi Family Residential = Set at 60% of Single Family Residential, customary industry practice designed to capture the reduced levels of service demanded by Multi Family Residential dwellings.

**Future EDU Calculation [1]**

Service Factor (Future Residents and Employees)

Land Use Type	Number of Persons Served *	Residents per Unit**/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Single Family Residential	38,425	2.65	1.00	14,500	14,500
Multi Family Residential	3,975	1.59	0.60	2,500	1,500
Commercial	2,094	1.25	0.47	1,675,000	790
Office/Institutional	1,600	1.00	0.38	1,600,000	604
Industrial	1,000	0.50	0.19	2,000,000	377
Agricultural	363	0.33	0.12	1,100,000	137
<b>Total</b>	<b>47,457</b>				<b>17,908</b>

Source: David Taussig & Associates; County of Yuba General Plan (2030), U.S. Census Bureau QuickFacts (American Community Survey).

\* Persons Served = Residents plus 50% of Employees, customary industry practice designed to capture the reduced levels of service demanded by employees.

\*\* Multi Family Residential = Set at 60% of Single Family Residential, customary industry practice designed to capture the reduced levels of service demanded by Multi Family Residential dwellings.

**County of Yuba (Unincorporated)**  
**EBU & EDU Calculation Year to Build-Out (2030)**

**Existing EDU Calculation [1]**

Service Factor (Residents and Employees)

Land Use Type	Number of Persons Served *	Residents per Unit**/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Single Family Residential	41,393	2.65	1.00	15,620	15,620
Multi Family Residential	8,904	1.59	0.60	5,600	3,360
Commercial	2,500	1.25	0.47	2,000,000	943
Office/Institutional	2,500	1.00	0.38	2,500,000	943
Industrial	2,100	0.50	0.19	4,200,000	792
Agricultural	924	0.33	0.12	2,800,000	349
<b>Total</b>	<b>58,321</b>				<b>22,008</b>

Source: David Taussig & Associates; County of Yuba General Plan (2030), U.S. Census Bureau QuickFacts (American Community Survey).

\* Persons Served = Residents plus 50% of Employees, customary industry practice designed to capture the reduced levels of service demanded by employees.

\*\* Multi Family Residential = Set at 60% of Single Family Residential, customary industry practice designed to capture the reduced levels of service demanded by Multi Family Residential dwellings.

**Future EDU Calculation [1]**

Service Factor (Future Residents and Employees)

Land Use Type	Number of Persons Served *	Residents per Unit**/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Single Family Residential	27,825	2.65	1.00	10,500	10,500
Multi Family Residential	3,498	1.59	0.60	2,200	1,320
Commercial	1,125	1.25	0.47	900,000	425
Office/Institutional	1,050	1.00	0.38	1,050,000	396
Industrial	900	0.50	0.19	1,800,000	340
Agricultural	363	0.33	0.12	1,100,000	137
<b>Total</b>	<b>34,761</b>				<b>13,117</b>

Source: David Taussig & Associates; County of Yuba General Plan (2030), U.S. Census Bureau QuickFacts (American Community Survey).

\* Persons Served = Residents plus 50% of Employees, customary industry practice designed to capture the reduced levels of service demanded by employees.

\*\* Multi Family Residential = Set at 60% of Single Family Residential, customary industry practice designed to capture the reduced levels of service demanded by Multi Family Residential dwellings.

**County of Yuba (East Linda Specific Plan)  
EBU & EDU Calculation Year to Build-Out (2030)**

**Existing EDU Calculation [1]**

Service Factor (Residents and Employees)

Land Use Type	Number of Units/ Non-Res. SF	Total Acreage	Drainage Coverage Coefficient	Total Number of EDUs
Single Family Residential	0	0.00	0.50	0
Multi Family Residential	0	0.00	0.75	0
Commercial	0	0.00	0.75	0
Office/Institutional	0	0.00	0.75	0
Industrial	0	0.00	0.75	0
Agricultural	0	0.00	0.75	0
<b>Total</b>	<b>N/A</b>	<b>0.00</b>		<b>0</b>

Source: County of Yuba Public Works Department; County of Yuba General Plan (2030).

**Future EDU Calculation [1]**

Service Factor (Future Residents and Employees)

Land Use Type	Number of Units/ Non-Res. SF	Total Acreage	Drainage Coverage Coefficient	Total Number of EDUs
Single Family Residential	2,000	500.00	0.50	250
Multi Family Residential	300	25.00	0.75	19
Commercial	1,565,000	235.38	0.75	177
Office/Institutional	75,000	11.28	0.75	8
Industrial	0	0.00	0.75	0
Agricultural	0	0.00	0.75	0
<b>Total</b>	<b>N/A</b>	<b>771.66</b>		<b>454</b>

Source: County of Yuba Public Works Department; County of Yuba General Plan (2030).

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