

Technical Memorandum

Three River Levee Improvement Authority Three Rivers Levee Fee

Annual Fee Escalation Update

June 10, 2025

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Purpose

The purpose of this memorandum is to provide the annual escalation information and calculation for the Three Rivers Levee Fee (Fee) pursuant to the Three Rivers Levee Fee Nexus Study Update Final Nexus Study (Nexus Study) dated June 8, 2021, adopted by Yuba County Board of Supervisors Ordinance No. 1600 on June 8, 2021.

Background

In accordance with the Nexus Study, the Fee is escalated annually, commencing July 1, 2022, to address increasing finance and administrative costs over time. The Fee escalates annually by the percentage increase in the average of the San Francisco and 20-Cities Construction Cost Index (CCI) as published by the Engineering News Record (ENR), for the period ending May of the previous fiscal year. For the calculation of the FY 2025/2026 escalation, the May 2024 and May 2025 indices were utilized.

Escalated Fee Rates

The attached **Table 1** provides a summary of the current effective FY 2024/2025 Fee Rates and the FY 2025/2026 Escalation Factor and Escalated Fee Rates effective July 1, 2025 through June 30, 2026.

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

Table 1**Three Rivers Levee Improvement Authority
Levee Fee Annual Fee Escalation****Effective Date of Escalated Fee: 7/1/2025
Fee Amounts Are Valid until: 6/30/2026**

Location/Use Type	Current FY 2024/2025 Fee [1][2][3]			Escalation Factor [5]	FY 2025/2026 Fee [2][3][4]		
	Allocated Levee Cost	Administrative Cost (3%)	Total Fee Rate		Escalated Levee Cost	Escalated Admin. Cost	Escalated Fee Rate
Plumas Lake Zone							
Residential	\$12,561	\$376	\$12,937	1.0067	\$12,645	\$379	\$13,024
Retail/Office/Commercial	\$3,444	\$103	\$3,547	1.0067	\$3,467	\$104	\$3,571
Industrial	\$1,751	\$52	\$1,803	1.0067	\$1,763	\$52	\$1,815
Linda Zone							
Residential	\$1,732	\$52	\$1,784	1.0067	\$1,744	\$52	\$1,796
Retail/Office/Commercial	\$475	\$14	\$489	1.0067	\$478	\$14	\$492
Industrial	\$242	\$7	\$249	1.0067	\$244	\$7	\$251

Reference: Three Rivers Levee Fee Nexus Study Update Final Nexus Study dated June 08, 2021, adopted by Yuba County Board of Supervisors Ordinance No. 1600 on June 8, 2021

[1] Fee Rates through June 30, 2025

[2] Costs and Rates rounded to nearest whole dollar

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

[4] Fee Rates from 7/1/25 through 6/30/26.

[5] The FY 2025/2026 Escalation Factor is based on the average percentage increase in the San Francisco and 20-Cities Construction Cost Indices as published by ENR for May 2024 (15418.02; 13532.44) to the May 2025 Index (15276.48; 13838.59). For July 2025 the San Francisco increase was -0.92% and the 20-Cities increase was 2.26% for an average increase of 0.67%. Escalation Factor is rounded to nearest hundredth of a percentage.