



# Memorandum

To: Patrick Meagher, RD 784

From: Russ Powell, Economic & Planning Systems

Subject: Inflation-Adjusted Reclamation District 784 Drainage Impact Fees  
EPS #192072.5

Date: May 14, 2025

Reclamation District No. 784 (RD 784) has a drainage impact fee program in place to fund drainage improvements serving new development in Basins A, B, and C. A discrete fee is computed by EPS for each drainage basin based on the drainage improvements required to serve benefitting development in each individual basin. In addition, discrete fees are computed for drainage sub-basins in Basin A (Basin A 1) and Basin C (Basin C 2).

A discrete fee has been collected previously for sub-basin C-1. The Board of Trustees adopted Resolution No. 2022-06-05 on June 7, 2022, which acknowledges that all funds necessary to construct the required improvements within Basin C-1 have been collected. As such, the resolution further stipulates that RD 784 will no longer collect the discrete fee for Basin C-1.

The drainage impact fee program also includes an Advance Funding Charge applicable to Basin C development that provides funding for regional improvements benefitting Basin C. After consulting with the District's staff, engineer, and attorney, the Board found that the Drainage Basin C Advanced Funding Impact Fee could be reduced without jeopardizing future drainage improvements or reimbursements to developers that paid into the Drainage Basin C Advanced Funding Impact Fee Program. According to Resolution No. 2019 07 05, the Drainage Basin C Advanced Funding Impact Fee was therefore reduced to match the fee currently imposed under the current Drainage Basin C Impact Fee, such that no additional funds will be collected pursuant to the Drainage Basin C Advance Funding Impact Fee Program.

The discussion below and attached tables provide the basis for the Drainage Impact Fee program inflation adjustments by drainage basin. This analysis calculates inflated RD 784 drainage fees for the following basins and sub-basins:

- Drainage Basin A.
- Drainage Basin B.
- Drainage Basin C.

- Drainage Basin C-2.

Consistent with the methodology set forth in the 2013 RD 784 Nexus Study addenda and the 2015 Basin C-2 Nexus Study, EPS adjusted the improvement cost estimates using the average of the change in the San Francisco Construction Cost Index (CCI) and the change in the 20-City CCI, as reported in the Engineering News-Record.

The table below summarizes the basis for the improvement cost estimate adjustment from May 2024 to May 2025.

**Construction Cost Index Adjustment Factor for 2025 Update**

Construction Cost Index	May 2024	May 2025	Adjustment Factor
20-City Average	13,532	13,838	2.26%
San Francisco	15,418	15,276	-0.92%
<b>Average % Increase</b>			<b>0.67%</b>

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Source: Engineering News Record.

**Table 1 through Table 4 provides the updated fees for each basin and sub-basin. The 0.67-percent increase for each fee is applied to the 2024 maximum justified fee. RD-784 Board of Directors voted to not impose the allowed 0.35-percent increase in fees for 2024 during last year's fee adjustment process. Table 1 through Table 4 shows the increased fee for 2025, applying the 0.67-percent increase to the maximum justified fee for 2024 for each basin.**

Please contact Russ Powell at (916) 649-8010 with questions or comments regarding this memorandum.

**Table 1**  
**Reclamation District 784**  
**Drainage Impact Fee Update**  
**Summary of Drainage Impact Fees - Basin A and A-1 (2025\$)**

Basin A
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Land Use Category	2024 Cost per Acre	2025 Cost per Acre	Plus RD 784 Administration	Plus Yuba County Administration	Total Fee per Acre
		0.67% [1]	3%	1%	
<b>DRAINAGE BASIN A [2]</b>					
<b>Residential Land Uses</b>					
Low Density Residential	\$8,073	\$8,127	\$244	\$81	\$8,452
Medium Density Residential	\$10,091	\$10,159	\$305	\$102	\$10,566
Medium/High Density Residential	\$12,110	\$12,191	\$366	\$122	\$12,679
High Density Residential	\$13,119	\$13,207	\$396	\$132	\$13,735
<b>Nonresidential Land Uses</b>					
Business Park	\$18,164	\$18,286	\$549	\$183	\$19,018
Commercial	\$18,164	\$18,286	\$549	\$183	\$19,018
Industrial	\$16,146	\$16,254	\$488	\$163	\$16,905
Agricultural Building [3]	\$14,512	\$14,609	\$438	\$146	\$15,193
<b>Public/Other Land Uses</b>					
School	\$11,101	\$11,176	\$335	\$112	\$11,623
Other [4]	\$16,146	\$16,254	\$488	\$163	\$16,905

<b>DRAINAGE BASIN A-1 [2]</b>					
<b>Residential Land Uses</b>					
Low Density Residential	\$14,512	\$14,609	\$438	\$146	\$15,193
Medium Density Residential	\$18,140	\$18,262	\$548	\$183	\$18,993
Medium/High Density Residential	\$21,767	\$21,913	\$657	\$219	\$22,789
High Density Residential	\$23,581	\$23,739	\$712	\$237	\$24,688
<b>Nonresidential Land Uses</b>					
Business Park	\$32,652	\$32,871	\$986	\$329	\$34,186
Commercial	\$32,652	\$32,871	\$986	\$329	\$34,186
Industrial	\$29,023	\$29,218	\$877	\$292	\$30,387
Agricultural Building [3]	\$14,512	\$14,609	\$438	\$146	\$15,193
<b>Public/Other Land Uses</b>					
School	\$19,955	\$20,089	\$603	\$201	\$20,893
Other [4]	\$29,023	\$29,218	\$877	\$292	\$30,387

- [1] CCI average adjustment factor of San Francisco and 20-City average for May 2024 to May 2025.
- [2] Basin A fee rates would apply to Sawyer's Landing and Bear River only. Drainage Basin A-1 rates would apply to all other Basin A development. Note that the fees for each basin are mutually exclusive and not additive.
- [3] Agricultural building rate established by the RD 784 Board of Trustees policy, effective June 6, 2018. Agricultural building fee rate applies to infill projects on individual parcels or small development projects of four (4) parcels or fewer and if these structures are located outside of established residential neighborhoods. Nonresidential, agricultural projects anywhere within Basin A will be assessed at the Basin A-1 agricultural rate.
- [4] Excludes parks, which are exempt from the fee.

**Table 2**  
**Reclamation District 784**  
**Drainage Impact Fee Update**  
**Summary of Drainage Impact Fees - Basin B (2025\$)**

<b>Basin B</b>
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Land Use Category	2024 Cost per Acre	2025 Cost per Acre	Plus RD 784 Administration	Plus Yuba County Administration	Total Fee per Acre
		0.67% [1]	3%	1%	
<b>Residential Land Uses</b>					
Low Density Residential	\$12,224	\$12,306	\$369	\$123	\$12,798
Medium Density Residential	\$15,280	\$15,383	\$461	\$154	\$15,998
Medium/High Density Residential	\$18,335	\$18,458	\$554	\$185	\$19,197
High Density Residential	\$19,862	\$19,995	\$600	\$200	\$20,795
<b>Nonresidential Land Uses</b>					
Business Park	\$27,503	\$27,688	\$831	\$277	\$28,796
Commercial	\$27,503	\$27,688	\$831	\$277	\$28,796
Industrial	\$24,446	\$24,610	\$738	\$246	\$25,594
Agricultural Building [2]	\$12,224	\$12,306	\$369	\$123	\$12,798
<b>Public/Other Land Uses</b>					
School	\$16,806	\$16,919	\$508	\$169	\$17,596
Open Space	\$0	\$0	\$0	\$0	\$0
Park	\$0	\$0	\$0	\$0	\$0
Major Roads	\$0	\$0	\$0	\$0	\$0
RD 784	\$0	\$0	\$0	\$0	\$0
Other [3]	\$24,446	\$24,610	\$738	\$246	\$25,594

*fee\_sum\_24*

[1] CCI average adjustment factor of San Francisco and 20-City average for May 2024 to May 2025.  
[2] Agricultural building rate established by the RD 784 Board of Trustees policy, effective June 6, 2018. Agricultural building fee rate applies to infill projects on individual parcels or small development projects of four (4) parcels or fewer and if these structures are located outside of established residential neighborhoods.  
[3] Excludes parks, which are exempt from the fee.

**Table 3**  
**Reclamation District 784**  
**Drainage Impact Fee Update**  
**Summary of Drainage Impact Fees - Basin C (2025\$)**

<b>Basin C</b>
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Land Use Category	2024 Cost per Acre	2025 Cost per Acre	Plus RD 784 Administration	Plus Yuba County Administration	Total Fee per Acre
		0.67% [1]	3%	1%	
	<b>DRAINAGE BASIN C [2]</b>				
<b>Residential Land Uses</b>					
Low Density Residential	\$20,532	\$20,670	\$620	\$207	\$21,497
Medium Density Residential	\$25,665	\$25,837	\$775	\$258	\$26,870
Medium/High Density Residential	\$30,796	\$31,003	\$930	\$310	\$32,243
High Density Residential	\$33,364	\$33,588	\$1,008	\$336	\$34,932
<b>Commercial</b>					
Business Park	\$46,197	\$46,507	\$1,395	\$465	\$48,367
Commercial	\$46,197	\$46,507	\$1,395	\$465	\$48,367
Industrial	\$41,063	\$41,339	\$1,240	\$413	\$42,992
Agricultural Building [3]	\$20,532	\$20,670	\$620	\$207	\$21,497
<b>Other</b>					
School	\$28,232	\$28,422	\$853	\$284	\$29,559
Other [4]	\$41,063	\$41,339	\$1,240	\$413	\$42,992

*fee\_sum\_25*

[1] CCI average adjustment factor of San Francisco and 20-City average for May 2024 to May 2025.

[2] Applies to all Basin C development, including outside sub-basin C-2, as well as Drainage Basin C Advanced Funding Charge.

[3] Agricultural building rate established by the RD 784 Board of Trustees policy, effective June 6, 2018. Agricultural building fee rate applies to infill projects on individual parcels or small development projects of four (4) parcels or fewer and if these structures are located outside of established residential neighborhoods.

[4] Excludes parks, which are exempt from the fee.

[5] The Board of Directors elected to not increase the fee in 2024.

**Table 4**  
**Reclamation District 784**  
**Drainage Impact Fee Update**  
**Summary of Drainage Impact Fees - Basin C-2 (2025\$)**

<b>Basin C-2 Development</b>
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Land Use Category	2024 Cost per Acre	2025 Cost per Acre	Plus RD 784 Administration	Plus Yuba County Administration	Total Fee per Acre
		<i>0.67% [1]</i>	<i>3%</i>	<i>1%</i>	
<b>DRAINAGE BASIN C FEE</b>					
<b>Residential Land Uses</b>					
Low Density Residential	<b>\$20,532</b>	<b>\$20,670</b>	\$620	\$207	<b>\$21,497</b>
Medium Density Residential	<b>\$25,665</b>	<b>\$25,837</b>	\$775	\$258	<b>\$26,870</b>
Medium/High Density Residential	<b>\$30,796</b>	<b>\$31,003</b>	\$930	\$310	<b>\$32,243</b>
High Density Residential	<b>\$33,364</b>	<b>\$33,588</b>	\$1,008	\$336	<b>\$34,932</b>
<b>Commercial</b>					
Business Park	<b>\$46,197</b>	<b>\$46,507</b>	\$1,395	\$465	<b>\$48,367</b>
Commercial	<b>\$46,197</b>	<b>\$46,507</b>	\$1,395	\$465	<b>\$48,367</b>
Industrial	<b>\$41,063</b>	<b>\$41,339</b>	\$1,240	\$413	<b>\$42,992</b>
Agricultural Building [2]	<b>\$20,532</b>	<b>\$20,670</b>	\$620	\$207	<b>\$21,497</b>
<b>Other</b>					
School	<b>\$28,232</b>	<b>\$28,422</b>	\$853	\$284	<b>\$29,559</b>
Other [3]	<b>\$41,063</b>	<b>\$41,339</b>	\$1,240	\$413	<b>\$42,992</b>
<b>DRAINAGE BASIN C-2 SURCHARGE</b>					
<b>Residential Land Uses</b>					
Low Density Residential	<b>\$8,539</b>	<b>\$8,596</b>	\$258	\$86	<b>\$8,940</b>
Medium Density Residential	<b>\$10,673</b>	<b>\$10,745</b>	\$322	\$107	<b>\$11,174</b>
Medium/High Density Residential	<b>\$12,809</b>	<b>\$12,895</b>	\$387	\$129	<b>\$13,411</b>
High Density Residential	<b>\$13,876</b>	<b>\$13,969</b>	\$419	\$140	<b>\$14,528</b>
<b>Commercial</b>					
Business Park	<b>\$19,213</b>	<b>\$19,342</b>	\$580	\$193	<b>\$20,115</b>
Commercial	<b>\$19,213</b>	<b>\$19,342</b>	\$580	\$193	<b>\$20,115</b>
Industrial	<b>\$17,078</b>	<b>\$17,193</b>	\$516	\$172	<b>\$17,881</b>
Agricultural Building [2]	<b>\$8,539</b>	<b>\$8,596</b>	\$258	\$86	<b>\$8,940</b>
<b>Other</b>					
School	<b>\$11,742</b>	<b>\$11,821</b>	\$355	\$118	<b>\$12,294</b>
Other [3]	<b>\$17,078</b>	<b>\$17,193</b>	\$516	\$172	<b>\$17,881</b>

**Table 4**  
**Reclamation District 784**  
**Drainage Impact Fee Update**  
**Summary of Drainage Impact Fees - Basin C-2 (2025\$)**

<b>Basin C-2 Development</b>
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Land Use Category	2024 Cost per Acre	2025 Cost per Acre	Plus RD 784 Administration	Plus Yuba County Administration	Total Fee per Acre
		0.67% [1]	3%	1%	
<b>TOTAL DRAINAGE BASIN C-2 FEE</b>					
<b>Residential Land Uses</b>					
Low Density Residential	<b>\$29,071</b>	<b>\$29,266</b>	\$878	\$293	<b>\$30,437</b>
Medium Density Residential	<b>\$36,338</b>	<b>\$36,582</b>	\$1,097	\$365	<b>\$38,044</b>
Medium/High Density Residential	<b>\$43,605</b>	<b>\$43,898</b>	\$1,317	\$439	<b>\$45,654</b>
High Density Residential	<b>\$47,240</b>	<b>\$47,557</b>	\$1,427	\$476	<b>\$49,460</b>
<b>Commercial</b>					
Business Park	<b>\$65,410</b>	<b>\$65,849</b>	\$1,975	\$658	<b>\$68,482</b>
Commercial	<b>\$65,410</b>	<b>\$65,849</b>	\$1,975	\$658	<b>\$68,482</b>
Industrial	<b>\$58,141</b>	<b>\$58,532</b>	\$1,756	\$585	<b>\$60,873</b>
Agricultural Building [2]	<b>\$29,071</b>	<b>\$29,266</b>	\$878	\$293	<b>\$30,437</b>
<b>Other</b>					
School	<b>\$39,974</b>	<b>\$40,243</b>	\$1,208	\$402	<b>\$41,853</b>
Other [3]	<b>\$58,141</b>	<b>\$58,532</b>	\$1,756	\$585	<b>\$60,873</b>

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[1] CCI average adjustment factor of San Francisco and 20-City average for May 2024 to May 2025.

[2] Agricultural building rate established by the RD 784 Board of Trustees policy, effective June 6, 2018. Agricultural building fee rate applies to infill projects on individual parcels or small development projects of four (4) parcels or fewer and if these structures are located outside of established residential neighborhoods.

[3] Excludes parks, which are exempt from the fee.