



Memorandum

To: Patrick Meagher, RD 784

From: Russ Powell, Economic & Planning Systems

Subject: Inflation-Adjusted Reclamation District 784 Drainage Impact Fees
EPS #192072.7

Date: May 15, 2026

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 2025 to May 2026.

Construction Cost Index Adjustment Factor for 2026 Update

Construction Cost Index	May 2025	May 2026	Adjustment Factor
20-City Average	13,838	14,176.18	2.44%
San Francisco	15,276	15,321.48	0.29%
Average % Increase			1.37%

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Source: Engineering News Record.

Table 1 through **Table 4** provides the updated fees for each basin and sub-basin. The 1.37-percent increase for each fee is applied to the 2026 maximum justified fee. **Table 1** through **Table 4** shows the increased fee for 2026, applying the 1.37-percent increase to the maximum justified fee for 2025 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 (2026\$)

Basin A

Land Use Category	2025 Cost per Acre	2026 Cost per Acre	Plus RD 784 Administration	Plus Yuba County Administration	Total Fee per Acre
		1.37% [1]	3%	1%	
DRAINAGE BASIN A [2]					
Residential Land Uses					
Low Density Residential	\$8,127	\$8,238	\$247	\$82	\$8,567
Medium Density Residential	\$10,159	\$10,298	\$309	\$103	\$10,710
Medium/High Density Residential	\$12,191	\$12,358	\$371	\$124	\$12,853
High Density Residential	\$13,207	\$13,388	\$402	\$134	\$13,924
Nonresidential Land Uses					
Business Park	\$18,286	\$18,536	\$556	\$185	\$19,277
Commercial	\$18,286	\$18,536	\$556	\$185	\$19,277
Industrial	\$16,254	\$16,476	\$494	\$165	\$17,135
Agricultural Building [3]	\$14,609	\$14,809	\$444	\$148	\$15,401
Public/Other Land Uses					
School	\$11,176	\$11,329	\$340	\$113	\$11,782
Other [4]	\$16,254	\$16,476	\$494	\$165	\$17,135
DRAINAGE BASIN A-1 [2]					
Residential Land Uses					
Low Density Residential	\$14,609	\$14,809	\$444	\$148	\$15,401
Medium Density Residential	\$18,262	\$18,512	\$555	\$185	\$19,252
Medium/High Density Residential	\$21,913	\$22,213	\$666	\$222	\$23,101
High Density Residential	\$23,739	\$24,064	\$722	\$241	\$25,027
Nonresidential Land Uses					
Business Park	\$32,871	\$33,321	\$1,000	\$333	\$34,654
Commercial	\$32,871	\$33,321	\$1,000	\$333	\$34,654
Industrial	\$29,218	\$29,618	\$889	\$296	\$30,803
Agricultural Building [3]	\$14,609	\$14,809	\$444	\$148	\$15,401
Public/Other Land Uses					
School	\$20,089	\$20,364	\$611	\$204	\$21,179
Other [4]	\$29,218	\$29,618	\$889	\$296	\$30,803

fee_sum_26

- [1] CCI average adjustment factor of San Francisco and 20-City average for May 2025 to May 2026.
- [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 (2026\$)**

Basin B

Land Use Category	2025 Cost per Acre	2026 Cost per Acre	Plus RD 784 Administration	Plus Yuba County Administration	Total Fee per Acre
		1.37% [1]	3%	1%	
Residential Land Uses					
Low Density Residential	\$12,306	\$12,474	\$374	\$125	\$12,973
Medium Density Residential	\$15,383	\$15,593	\$468	\$156	\$16,217
Medium/High Density Residential	\$18,458	\$18,710	\$561	\$187	\$19,458
High Density Residential	\$19,995	\$20,268	\$608	\$203	\$21,079
Nonresidential Land Uses					
Business Park	\$27,688	\$28,067	\$842	\$281	\$29,190
Commercial	\$27,688	\$28,067	\$842	\$281	\$29,190
Industrial	\$24,610	\$24,947	\$748	\$249	\$25,944
Agricultural Building [2]	\$12,306	\$12,474	\$374	\$125	\$12,973
Public/Other Land Uses					
School	\$16,919	\$17,150	\$515	\$172	\$17,837
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]	\$24,610	\$24,947	\$748	\$249	\$25,944

fee_sum_26

- [1] CCI average adjustment factor of San Francisco and 20-City average for May 2025 to May 2026.
- [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 (2026\$)**

Basin C

Land Use Category	2025 Cost per Acre	2026 Cost per Acre	Plus RD 784 Administration	Plus Yuba County Administration	Total Fee per Acre
		1.37% [1]	3%	1%	
	DRAINAGE BASIN C [2]				
Residential Land Uses					
Low Density Residential	\$20,670	\$20,953	\$629	\$210	\$21,792
Medium Density Residential	\$25,837	\$26,190	\$786	\$262	\$27,238
Medium/High Density Residential	\$31,003	\$31,427	\$943	\$314	\$32,684
High Density Residential	\$33,588	\$34,047	\$1,021	\$340	\$35,408
Commercial					
Business Park	\$46,507	\$47,143	\$1,414	\$471	\$49,028
Commercial	\$46,507	\$47,143	\$1,414	\$471	\$49,028
Industrial	\$41,339	\$41,904	\$1,257	\$419	\$43,580
Agricultural Building [3]	\$20,670	\$20,953	\$629	\$210	\$21,792
Other					
School	\$28,422	\$28,811	\$864	\$288	\$29,963
Other [4]	\$41,339	\$41,904	\$1,257	\$419	\$43,580

fee_sum_26

- [1] CCI average adjustment factor of San Francisco and 20-City average for May 2025 to May 2026.
- [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.

Table 4
Reclamation District 784
Drainage Impact Fee Update
Summary of Drainage Impact Fees - Basin C-2 (2026\$)

Basin C-2 Development

Land Use Category	2025 Cost per Acre	2026 Cost per Acre	Plus RD 784 Administration	Plus Yuba County Administration	Total Fee per Acre
		1.37% [1]	3%	1%	
DRAINAGE BASIN C FEE					
Residential Land Uses					
Low Density Residential	\$20,670	\$20,953	\$629	\$210	\$21,792
Medium Density Residential	\$25,837	\$26,190	\$786	\$262	\$27,238
Medium/High Density Residential	\$31,003	\$31,427	\$943	\$314	\$32,684
High Density Residential	\$33,588	\$34,047	\$1,021	\$340	\$35,408
Commercial					
Business Park	\$46,507	\$47,143	\$1,414	\$471	\$49,028
Commercial	\$46,507	\$47,143	\$1,414	\$471	\$49,028
Industrial	\$41,339	\$41,904	\$1,257	\$419	\$43,580
Agricultural Building [2]	\$20,670	\$20,953	\$629	\$210	\$21,792
Other					
School	\$28,422	\$28,811	\$864	\$288	\$29,963
Other [3]	\$41,339	\$41,904	\$1,257	\$419	\$43,580
DRAINAGE BASIN C-2 SURCHARGE					
Residential Land Uses					
Low Density Residential	\$8,596	\$8,714	\$261	\$87	\$9,062
Medium Density Residential	\$10,745	\$10,892	\$327	\$109	\$11,328
Medium/High Density Residential	\$12,895	\$13,071	\$392	\$131	\$13,594
High Density Residential	\$13,969	\$14,160	\$425	\$142	\$14,727
Commercial					
Business Park	\$19,342	\$19,607	\$588	\$196	\$20,391
Commercial	\$19,342	\$19,607	\$588	\$196	\$20,391
Industrial	\$17,193	\$17,428	\$523	\$174	\$18,125
Agricultural Building [2]	\$8,596	\$8,714	\$261	\$87	\$9,062
Other					
School	\$11,821	\$11,983	\$359	\$120	\$12,462
Other [3]	\$17,193	\$17,428	\$523	\$174	\$18,125

Table 4
Reclamation District 784
Drainage Impact Fee Update
Summary of Drainage Impact Fees - Basin C-2 (2026\$)

Basin C-2 Development

Land Use Category	2025 Cost per Acre	2026 Cost per Acre	Plus RD 784 Administration	Plus Yuba County Administration	Total Fee per Acre
		1.37% [1]	3%	1%	
	TOTAL DRAINAGE BASIN C-2 FEE				
Residential Land Uses					
Low Density Residential	\$29,266	\$29,666	\$629	\$297	\$30,854
Medium Density Residential	\$36,582	\$37,082	\$1,113	\$371	\$38,566
Medium/High Density Residential	\$43,898	\$44,498	\$1,335	\$445	\$46,278
High Density Residential	\$47,557	\$48,207	\$1,446	\$482	\$50,135
Commercial					
Business Park	\$65,849	\$66,750	\$2,002	\$667	\$69,419
Commercial	\$65,849	\$66,750	\$2,002	\$667	\$69,419
Industrial	\$58,532	\$59,332	\$1,780	\$593	\$61,705
Agricultural Building [2]	\$29,266	\$29,666	\$890	\$297	\$30,854
Other					
School	\$40,243	\$40,793	\$1,223	\$408	\$42,425
Other [3]	\$58,532	\$59,332	\$1,780	\$593	\$61,705

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[1] CCI average adjustment factor of San Francisco and 20-City average for May 2025 to May 2026.

[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.