

**ZONES OF BENEFIT OF THE SUTTER COUNTY WATER AGENCY
SCHEDULE OF FEES FOR 2009-10**

Zone 7 (Ordinance 9WA, April 24, 1987)

1. Maintenance and operation. *
 - a. New single family residences = **\$33.94**/year.
 - b. Multi-family development = **\$169.69**/year/acre.
 - c. Commercial and industrial = **\$254.54**/year/acre.

* These fees become due when property is sold or when a building permit is issued. These fees, once started, are an annual special assessment collected with the taxes. These fees are adjusted annually to the Construction Cost Index in the Engineering News Record.

2. Construction **
 - a. Single family to 2,500 sq. ft. = **\$1,351.60** per dwelling, for dwellings over 2,500 sq. ft. add **\$0.51** for each additional sq. ft. of impervious surface.
 - b. Multi-family **\$1,351.60** per unit, not to exceed **\$6,870.16** per acre of development.
 - c. Commercial and industrial (impervious surface) = **\$0.28** per sq. ft., not to exceed **\$10,177.36** per acre of development.

H. Zone 8 (Ordinance 10WA, September 19, 1989)

$$\text{Inflation Factor: } \frac{\text{ENR CCI (June 2009)}}{\text{ENR CCI (Sept 1989)}} = \frac{8578.28}{4574} = 1.8754$$

1. Maintenance and operation. *
 - a. New single family residences - $\$17.90 \times 1.8754 = \33.56 /year.
 - b. Multi-family development - $\$89.51 \times 1.8754 = \167.87 /year/acre.
 - c. Commercial and industrial - $\$134.28 \times 1.8754 = \251.83 /year/acre.

* These fees become due when property is sold or when a building permit is issued. These fees, once started, are an annual special assessment collected with the taxes. These fees are adjusted annually to the Construction Cost Index in the Engineering News Record.

2. Construction **
 - a. Single family to 2,500 sq. ft. - $\$1,050.00 \times 1.8754 = \$1,969.17$ per dwelling, for dwellings over 2,500 sq. ft. add $\$0.42 \times 1.8754 = \0.79 for each additional sqft of impervious surface.
 - b. Multi-family - $\$1,050.00 \times 1.8754 = \$1,969.17$ per unit, not to exceed $\$5,250 \times 1.8754 = \$9,845.85$.
 - c. Commercial and industrial (impervious surface) - $\$0.26 \times 1.8754 = \0.49 per sq. ft., not to exceed $\$9,500 \times 1.8754 = \$17,816.30$ per acre of development.

** These fees are collected when a building permit is issued. The funds are used to make improvements to the Live Oak Canal. These fees are adjusted annually to the Construction Cost Index in the Engineering News Record.

NOTE:

On July 26, 2005 Sutter County Water Agency entered into a 30 year Reimbursement Agreement with Yuba City Unified School District to reimburse YCUSD for oversizing drainage pipe in the northern half of Zone 8. Total reimbursement amount is \$1,353,538.64. Construction fees collected per Ordinance 10WA by SCWA from parcels within the reimbursement area (approximately 225 acres per the Reimbursement Agreement) are to be used to pay down the reimbursement amount.

I. Zone 9 (Ordinance 11-WA, December 4, 1990)

Construction Fees completely paid for this zone.

Maintenance and operation. *

$$\text{Inflation Factor: } \frac{\text{ENR CCI (June 2009)}}{\text{ENR CCI (Dec 1990)}} = \frac{8578.28}{4777} = 1.7957$$

$$\text{Single Family - } \$170.00 \times 1.7957 = \$305.28/\text{year/lot}$$

* The drainage facilities to be maintained are described as a retention pond, drainage pipes, and drop inlets which are located within the public right of ways or easements of Sunset Estates Subdivision. All 18 residences within the subdivision are to be assessed this charge.

K. Zone 11 (Ordinance 12WA, December 18, 1990, and Ordinance 16WA, July 14, 1992)

$$\text{Inflation Factor: } \frac{\text{ENR CCI (June 2009)}}{\text{ENR CCI (Dec 1990)}} = \frac{8578.28}{4777} = 1.7957$$

No Maintenance Fee collected – this zone is within the Gilsizer Drainage District

Construction Fee prorated on a per acre basis assessed by APN:*

22-030-053, 054, 048, 047, 046, 040, 039, 038:

22-040-033, 011, 054, 055, 056, 057:

$$\$2,487.51 \times 1.7957 = \$4,466.82/\text{parcel}$$

22-060-001:

$$\$2,069.22 \times 1.7957 = \$3,715.70/\text{parcel}$$

22-040-022, 22-060-003, 004:

$$\$1,840.85 \times 1.7957 = \$3,305.61/\text{parcel}$$

* These fees are collected as a condition of approval of a subdivision map or parcel map or when the Agency Engineer determines that development on the owners property increases burden on drainage facilities. This fee is collected by Sutter County and disbursed to Gilsizer Drainage District.

NOTE:

The following additional fees may apply if parcel is located within **Sanborn Drainage Zone**, see Pal Pabla agreement (\$19,846) dated May 26, 1992 benefiting 36.72 acres. Reimbursement expires on May 26, 2012.

Inflation Factor: 3.75% annually

$$\frac{\$19,846 \times (1+.0375)^{17.1}}{36.72} = \$1,014.30/\text{acre}$$

K. Zone 12 (Ordinance 13WA, December 18, 1990, and Ordinance 16WA, July 14, 1992)

$$\text{Inflation Factor: } \frac{\text{ENR CCI (June 2009)}}{\text{ENR CCI (Dec 1990)}} = \frac{8578.28}{4777} = 1.7957$$

No Maintenance Fee collection is required by Ordinance 13WA, however, Zone 12 is entirely within Zone 4 so Zone 4 maintenance and operation fees and construction fees should be added to the following Zone 12 construction fees and collected prior to development.

Construction Fee prorated on a per acre basis assessed by APN:*

61-090-002 thru -009(17-520-002 thru -009) (Kira Est.): \$19,684.18 x 1.7957 = \$35,346.88/subdivision

61-090-011 (17-520-011): \$10,490.71 x 1.7957 = \$18,838.17/ parcel

61-090-013 (17-520-013): \$ 5,527.36 x 1.7957 = \$ 9,925.48/ parcel

61-090-014 (17-520-014): \$ 7,614.23 x 1.7957 = \$13,672.87/ parcel

61-090-019 (17-520-017): \$12,859.58 x 1.7957 = \$23,091.95/ parcel

17-064-029 (17-064-028): \$19,740.58 x 1.7957 = \$35,448.16/ parcel

17-064-019: \$11,505.94 x 1.7957 = \$20,661.22/ parcel

17-064-004: \$14,100.42 x 1.7957 = \$25,320.12/ parcel

Parcels annexed into Yuba City have changed APN numbers – old numbers in brackets ().