



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

**ENGINEERING
&
SURVEYING**

Wes Zicker
Director of Engineering & Surveying

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Wes Zicker, Director *WZ*
Department of Engineering and Surveying, Community Development Resource Agency
DATE: June 26, 2007
SUBJECT: Inflationary Adjustment to Dry Creek Watershed Drainage Improvement Fees

ACTION REQUESTED:

Conduct a public hearing to consider adoption of a Resolution amending certain fees charged pursuant to County Code Section 15.32.100, the Dry Creek Watershed Drainage Improvement Fees. The proposed action will apply a 3.9% inflationary increase to the "One Time Fee for New Development" in the subject fee program effective July 1, 2007.

BACKGROUND:

In January 1992, the Board of Supervisors adopted an ordinance establishing fees for drainage improvements in the Dry Creek Watershed and a process to collect and adjust those fees. The fees were to fund new developments' share of the cost of the facilities identified in the Capital Improvement Program (CIP) associated with the Ordinance. The cost estimates used to develop the fees for each of the sub basins in the program were prepared prior to the adoption of the Ordinance. The Ordinance includes a provision to increase the fees on an annual basis using an inflation rate based on the "State of California Department of Industrial Relations Consumer Price Index (C.P.I.) – For All Urban Consumers."

In order to ensure adequate funding for construction of the projects identified in the Ordinance, periodic adjustments, to reflect the inflation of construction and maintenance costs, are necessary. If the inflationary adjustments are not made, the revenues collected will not be sufficient to fully fund new developments' share of the identified improvements in the CIP.

Comparison of this index between January 1, 2006 and December 31, 2006 indicates an increase of 3.9%. This figure has been used to calculate the proposed fees shown in the attached Exhibit "C." A comparison of current fee versus proposed fee is attached as Exhibit "1."

ENVIRONMENTAL:

This action is not subject to CEQA since there is no possibility that the action to adjust fees for inflation will have an effect on the environment.

FISCAL IMPACT: None.

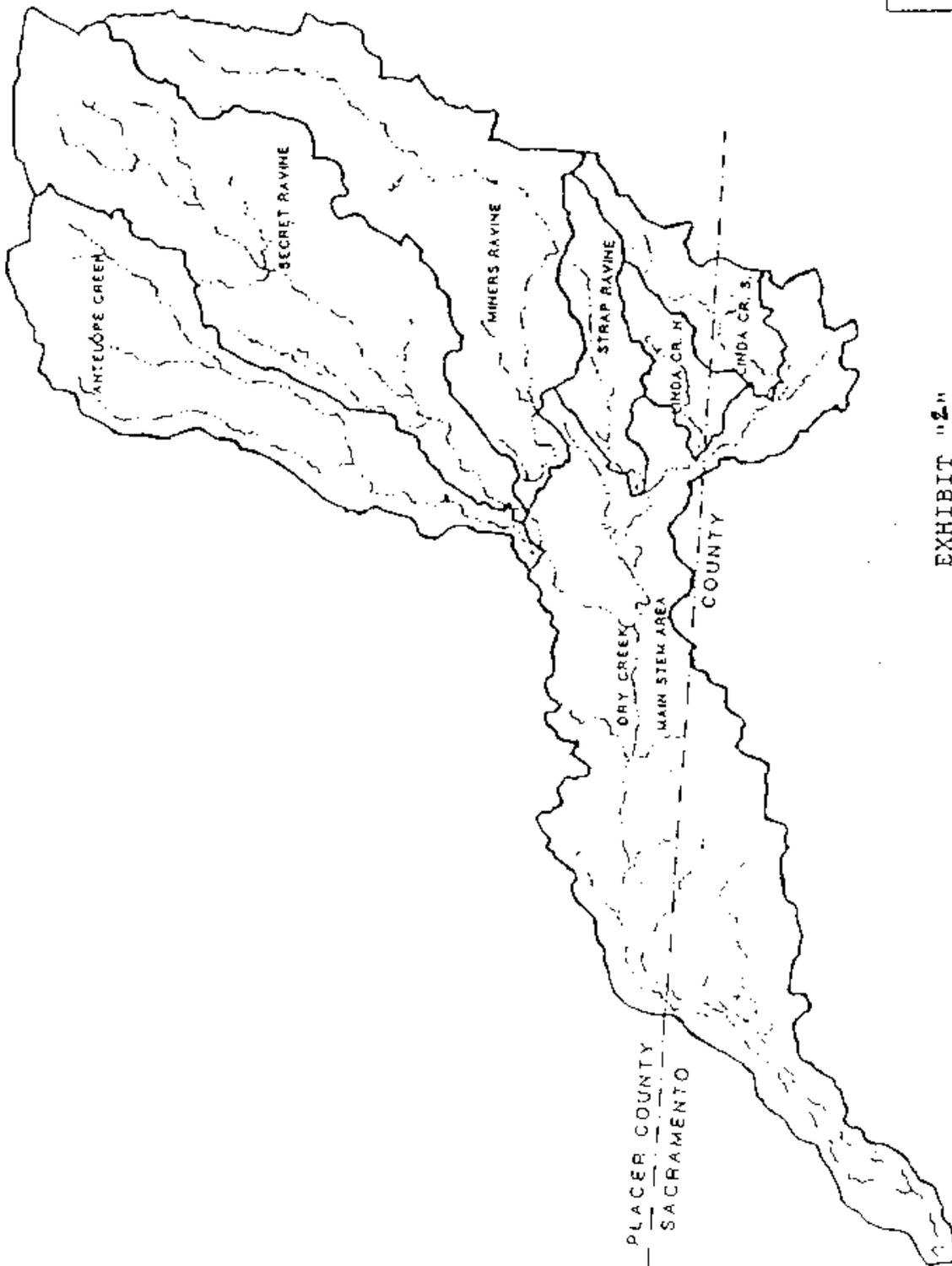
Attachments: Exhibit "1" – Comparison of One-Time Fees for New Development
(current/proposed)
Exhibit "2" & "3" – Maps of Dry Creek Watershed
Resolution
Exhibit "C" – Schedule of One-Time Fees for New Development (proposed)

EXHIBIT "1"**Comparison of Schedule of One-Time Fees for New Development***

Zone (1)	Commercial Industrial (4) (\$/acre)	High Density Residential (2) (\$/unit)	Single Family Residential (3) (\$/unit)
Main Stem	\$1,650 (\$1,588)*	\$137 (\$132)*	\$215 (\$207)*
Linda Creek South	\$2,010 (\$1,935)*	\$167 (\$161)*	\$284 (\$273)*
Linda Creek North	\$1,781 (\$1,714)*	N/A	\$240 (\$231)*
Strap Ravine	\$1,873 (\$1,803)*	\$156 (\$150)*	\$315 (\$303)*
Miners Ravine	\$2,493 (\$2,399)*	\$208 (\$200)*	\$744 (\$716)*
Secret Ravine	\$2,093 (\$2,014)*	\$176 (\$169)*	\$456 (\$439)*
Antelope Creek	\$1,980 (\$1,906)*	\$166 (\$160)*	\$401 (\$386)*

*Current Fee

- (1) See maps on file with the Community Development Resource Agency
- (2) More than 4 units per acre
- (3) Four (4) or fewer units per acre
- (4) Gross Area of New Development



PLACER COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
DRY CREEK WATERSHED FLOOD CONTROL PLAN GEOGRAPHIC COST ALLOCATION

Scale
0 1/2 1
MILE

EXHIBIT "2"

WATERSHED MAP AND ASSESSMENT ZONES

PLACER COUNTY
SACRAMENTO COUNTY

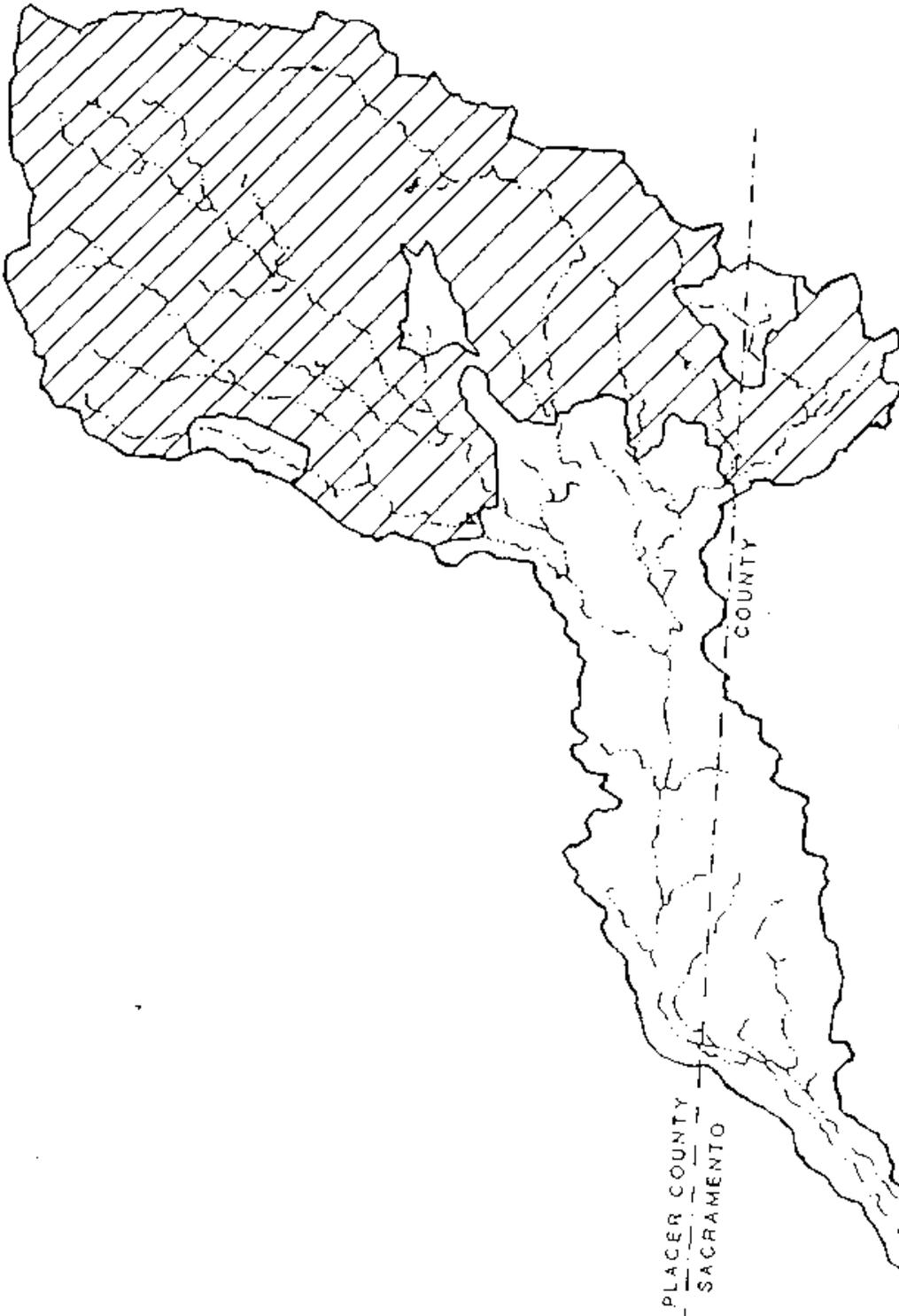


EXHIBIT "3"

-  AREA WHERE LOCAL DETENTION REQUIRED.
-  AREA WHERE LOCAL DETENTION NOT REQUIRED.



PLACER COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
DRY CREEK WATERSHED FLOOD CONTROL PLAN
LOCAL DETENTION RECOMMENDED
<small>FEET</small> 

**Before the Board of Supervisors
County of Placer, State of California**

**In the matter of: A RESOLUTION MODIFYING
THE DRY CREEK WATERSHED DRAINAGE
IMPROVEMENT FEE PROGRAM TO
ADJUST FOR INFLATION. CHAPTER 15,
SUBCHAPTER 32, DRY CREEK
WATERSHED DRAINAGE IMPROVEMENT
ZONE.**

Resol. No: _____

Related to Ord. No: _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer
at a regular meeting held on _____

By the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

WHEREAS, the County established Dry Creek Watershed Drainage Improvement Fee Program by approval of Ordinance 4473-B by the Board of Supervisors on December 22, 1992.

WHEREAS, the structure of the Dry Creek Watershed Drainage Improvement Fee Program provided for the establishment of seven (7) sub watershed zones for the purpose of collecting fees to fund the respective Capital Improvement Programs developed for each zone.

WHEREAS, an interest bearing trust fund was established exclusively for each sub watershed zone for the purpose of holding the fees collected for that respective zone. Funds are held in their respective trust fund accounts until such time they are to be used to pay for capital improvements identified within the respective Capital Improvement Programs.

WHEREAS, the State of California Department of Industrial Relations Consumer Price Index (C.P.I.) - for all Urban Consumers reports a 3.9% increase between January 1, 2006 and December 31, 2006.

WHEREAS, the purpose of the fee adjustment shall be to continue appropriate funding for facilities as identified in the Capital Improvement Program to keep pace with increased costs of construction. All collected fees will continue to be used as set forth in the Dry Creek Watershed Drainage Improvement Fee Program.

WHEREAS, there still exists a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

NOW, THEREFORE, BE IT RESOLVED, Exhibit "C," Schedule of One-Time Fees for New Development, of the existing ordinance shall be amended per the attached Exhibit "C."

Attachment: Exhibit "C" - Schedule of One-Time Fees for New Development

EXHIBIT "C"

Schedule of One-Time Fees for New Development

Zone (1)	Commercial Industrial (4) (\$/acre)	High Density Residential (2) (\$/unit)	Single Family Residential (3) (\$/unit)
Main Stem	\$1,650	\$137	\$215
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Secret Ravine	\$2,093	\$176	\$456
Antelope Creek	\$1,980	\$166	\$401

Note: These fees will be effective as of July 1, 2007. These fees are subject to an inflationary increase each July 1. The current fee schedule is kept on file with the Community Development Resource Agency.

- (1) See maps on file with the Community Development Resource Agency
- (2) More than 4 units per acre
- (3) Four (4) or fewer units per acre
- (4) Gross Area of New Development

