



Vina Groundwater Sustainability Agency Agenda Transmittal

Subject: Consideration of a Long-Term Funding Mechanism for the Vina GSA

Contact: Dillon Raney

Phone: (530) 552-3582

Meeting Date: December 11, 2024

Agenda Item: 5.1

Summary

The Vina GSA is currently conducting a Fee Study to develop a sustainable, long-term funding mechanism. The Fee Study aims to establish a reasonable, legally defensible structure that provides adequate funding for the GSA's operations while balancing the diverse needs of groundwater users in the Vina Subbasin.

Prior to the Board meeting, a Board Fee Study Workshop will be held to review progress and provide an overview of funding options, modeling results, and feedback gathered through stakeholder outreach. Based on the information presented at the workshop, the Board is asked to select a preferred funding mechanism. This decision will enable Staff and the consultant to move forward with writing the Fee Study and prepare for implementation.

Fiscal Impact

The final funding mechanism will determine the revenue generated to support the GSA's operational and regulatory obligations. Selection of a preferred funding mechanism is a critical step toward implementing a long-term solution.

Requested Action

Select a preferred long-term funding mechanism for the Vina GSA and provide direction to Staff and consultants to move forward with the Fee Study and prepare for implementation.



VINA GSA Board of Directors

Fee Study Workshop

December 11, 2024

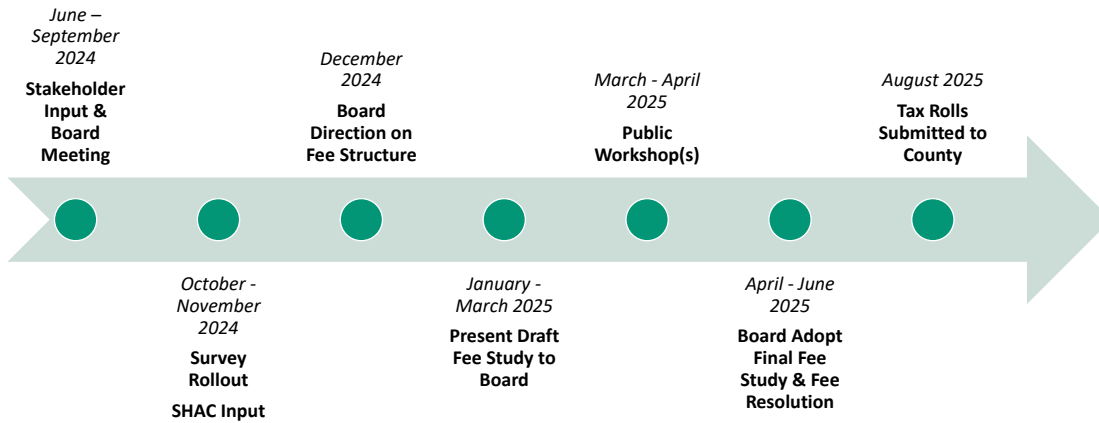
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Workshop Outline

- Review of Fee Study Progress and Goals
- Revenue Requirement
- Data and Customer Input
- Fee Structure Options and SHAC Input
- Fee Alternatives Modeling Results
- Board Direction on Fee Alternatives

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Fee Study Timeline



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Fee Study Goals

1. **Establish a fee that considers the diverse groundwater users and land uses within the GSA's boundaries**
2. Examine GSA authority for developing fee structure options allowable under SGMA
3. Secure a fee structure that generates a sufficient, stable revenue stream based on best available data and developed information
4. Demonstrate due diligence to incorporate input and knowledge received during the outreach process into the fee-setting process
5. Adopt a fee structure with maximum buy-in from fee payors

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Methodology to Build a Fee



Fee structure must be based on:

- ❖ Reasonable relationship between the charge and benefit received
- ❖ Resources / capabilities of the GSA to implement the fee

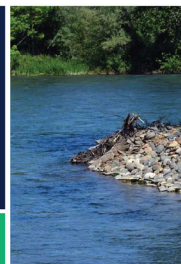
Community Outreach and Education

- Stakeholder Meetings
 - Cal Water
 - Tuscan Water District
 - Rangeland & Agriculture Representatives
 - Domestic Well Owner Representatives
- Domestic Well Owners Workshops
- Online Survey
- Fact Sheet

Own a Private Well?
Attend a meeting hosted by the Vina Groundwater Sustainability Agency!

Tuesday, October 1st at 6 p.m.
Durham Community Park, Picnic Area #8
1947 Durham-Dayton Highway, Durham, CA 95038

Wednesday, October 2nd at 6 p.m.
Chico Creek Nature Center
1968 E. 8th Street, Chico, CA 95928



About the Vina Groundwater Sustainability Agency
The Vina Groundwater Sustainability Agency (Vina GSA) was established in 2017 to meet the requirements of the Sustainable Groundwater Management Act (SGMA), which mandates the protection and management of groundwater resources. As a locally controlled entity, the Vina GSA is responsible for implementing the measures outlined in the Vina Groundwater Sustainability Plan (GSP) to ensure long-term groundwater sustainability for our communities, agricultural economy, and the environment.

Justifying the Vina GSA
To fund these essential activities, the Vina GSA, exercising its authority under SGMA to collect fees for regulatory purposes, adopted a uniform fee structure in 2023. This fee was a strategic first step to secure necessary funding, providing immediate financial support for the GSA's operational expenses, include to better understand groundwater conditions in the basin, support GSP activities, and ensure compliance with SGMA's annual reporting requirements. The fee, determined by multiplying a per-acre charge by the acreage of each parcel within the GSA's boundaries and applied uniformly across all land types, is collected with property taxes.

Exploring Fee Structure Alternatives
The Vina GSA has initiated a new fee study to explore alternative fee options that consider the diverse needs and characteristics of groundwater users benefiting from the GSA's activities. This effort includes engaging with specific groups, such as domestic well owners (DWOs). To ensure

comprehensive community input, the GSA is hosting two neighborhood meetings specifically for DWOs to obtain input about the fee.

The first meeting is scheduled for **Tuesday, October 1st at 6 p.m.** at Durham Community Park in Picnic Area #8 located at 1947 Durham-Dayton Highway in Durham. A second meeting will be held on **Wednesday, October 2nd at 6 p.m.** at the Chico Creek Nature Center located at 1968 E. 8th Street in Chico.

Why Attend?

- **Sustain Your Groundwater Supply!** DWOs are reliant on having ample groundwater supplies to be able to pump from existing wells.
- **Vina Your Input on Fees!** DWOs are subject to paying a fee to the GSA and should actively participate in the fee setting process.
- **Support Community Prosperity!** Sustainable groundwater management is critical for the local economy and individual security. Your involvement helps safeguard these resources.
- **Contribute to Community Solutions!** Groundwater security is a community-wide issue. The opinions of all individuals contribute to valuable solutions to ensure adequate groundwater supplies now and in the future.

Your Opinion is Needed!

The Vina GSA is considering a new fee to fund the agency and is requesting opinions about factors that should be considered while developing a fee structure.

Scan to take the 5-minute survey or go to bit.ly/FeeStudySurvey

GSA Program Manager & County Staff-Led Meetings / Information Dissemination

- Butte County Farm Bureau
- Butte County Resource Conservation District
- Butte County Agricultural Commissioner
- Butte College
- Water Commission
- Durham Irrigation District
- Rock Creek Reclamation District
- City of Chico
- Coffee with Water
- Growers Day

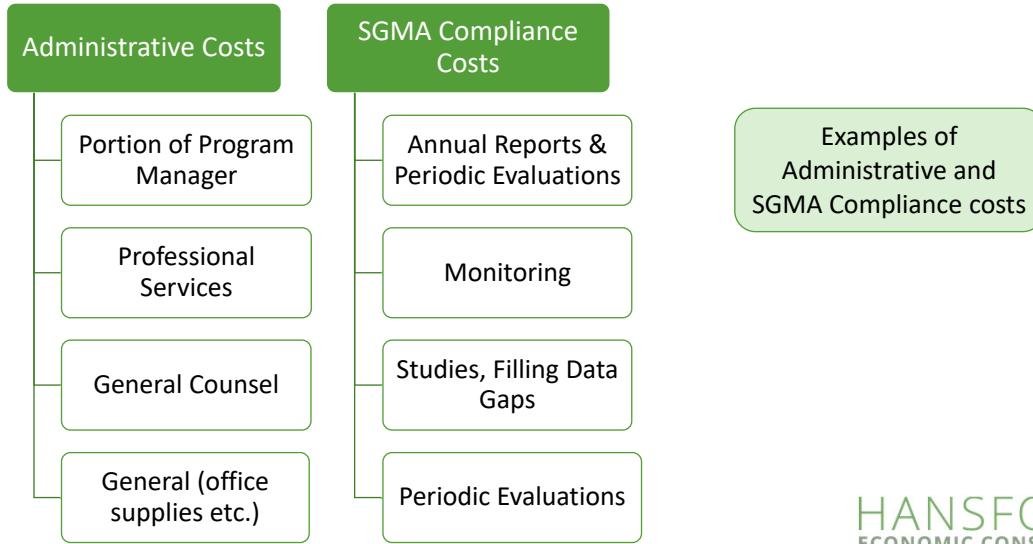


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Revenue Requirement

The purpose of the revenue requirement analysis is to determine the adequate and appropriate funding of the GSA to be raised by the Fee

The Fee Funds Estimated GSA Annual Operating Costs



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Updated Projection of Operating Costs DRAFT

	FY26	FY27	FY28
	Inflated Dollars		
2023 Fee Study	\$485,772	\$508,685	\$519,071
2025 Fee Study	\$671,530	\$752,020	\$782,110
Difference	\$185,758	\$243,335	\$263,039
Administrative \$ Difference	\$85,796	\$87,198	\$89,169
SGMA Compliance \$ Difference	\$99,962	\$156,137	\$173,870

- Administrative Costs increase for professional services.
- SGMA Compliance Costs increase for expanded monitoring and grant support, and increased contingency from 8% to 10%.

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FY26 Revenue Requirement and Calculated Fee NO Change to Fee Structure

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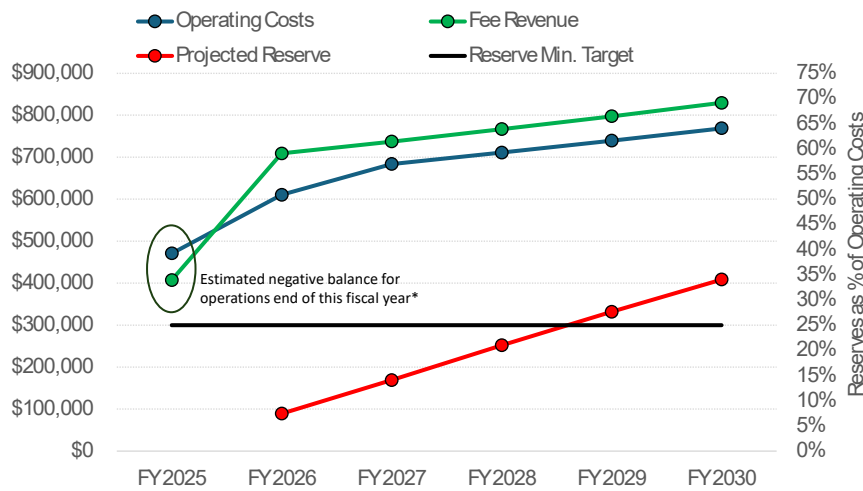
Present Value Annualized Cost of 2025 Fee Study 5-Yr Cost Projection	\$688,300
Prudent Reserve	\$20,000
FY26 Revenue Requirement	\$708,300
FY26 Calculated Fee	\$4.40 per acre
Current Maximum Authorized Fee	\$3.09 per acre

This is the amount the fee level needs to be FY26 to cover the next 5 years of projected costs while only increasing the fee for inflation

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Projection of Cost, Revenue, and Reserves

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*Total fund balance may not be negative due to DWR grant \$

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Data and Customer Input

All Data shown is DRAFT

Developed September - November 2024

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Data Sources

- Butte County Assessor ::: Parcels in Vina GSA, Acreage of Parcels, Taxability of Parcels, Land Use, Ownership
- DWR Crop Mapping (2022) ::: Identification of Cropped Acres
- DWR ::: Bulletin 118 Basin Boundaries
- Cal Water ::: Service Connections and Average Annual Water Use
- FEMA ::: Identification of Structures

All data assembled in ESRI (Geographic Information Systems software)

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Vina GSA Boundary Key Statistics

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Item	Acres	Parcels
Total Vina Basin	178,579	37,383
less RCRD	4,648	77
Total Vina GSA	173,931	37,306
less Federal	1,501	19
less Unuseable	233	51
less Undefined [1]	563	105
Vina Fee-Paying	171,634	37,131
Tax Roll	162,322	36,330
Hand Bill	9,312	801

[1] Parcel created but not yet processed by the Assessor.

Because of changes to ownership and land use, parcel mergers and splits, the total Vina fee-paying number of parcels and acreage will vary (likely around +/-1%) year to year.

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Collecting the Fee

HAND BILL

- Parcels that do not receive a property tax bill can be “hand billed” (i.e. invoiced by the GSA)
- GSA sets reasonable due date(s)
- Water Code 10730.6 allows the GSA to charge interest at 1% of the delinquent amount and a 10% penalty if unpaid within 30 days of the due date
- Can be difficult to collect as the usual remedy is to place the overdue fees, interest and penalty on the property tax bill

[These properties are not currently billed](#)

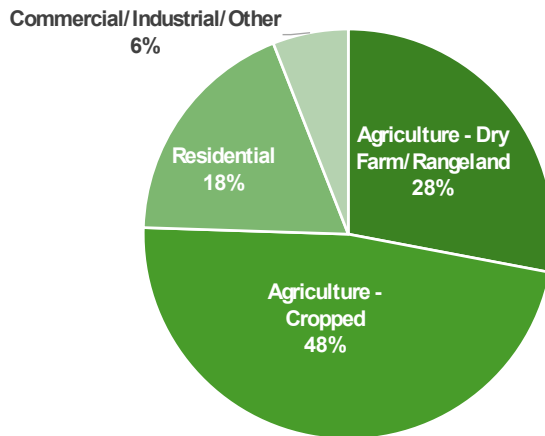
TAX ROLL

- On Teeter Plan, the County pays the GSA the full amount placed on the tax roll in 3 installments
- Not all parcels served by the GSA are sent a property tax bill

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Vina GSA Boundary Land Use by Acreage



Source: Butte County Assessor using land use codes.

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Key Points Heard from Stakeholders

Domestic Well Owners (DWOs)

"I feel if we are not paying, we are not part of the process. We should pay something."

- More concerned about drilling new well than paying a small fee to protect groundwater availability.
- Think di minimis users should pay.
- State-mandated – everyone should pay for GSA "administrative" fee.
- Residential may have small orchards/crops and have more than one well.
- Protect water quality and quantity.

Tuscan Water District

- Don't want confusion between GSA fee and TWD new fee.

Rangeland & Agriculture

- Per acre charge has significant negative financial impact; concern with not considering land use and differing profits based on different land use per-acre.
- Rangeland "preserves the scenic value of land"; provides groundwater recharge.
- Concern that flat per acre fee does not reflect benefits for rangeland.
- Range/Ag combo users agree they should be charged on irrigated ag acreage, even if that increases the overall fee amount to them.
- Want to be included in development of a restructured fee.

Cal Water

- Uses 100% groundwater, no agricultural connections.
- Prefers charge placed on tax roll. This distinguishes between paying for water delivery (Cal Water's utility bill) and groundwater management.

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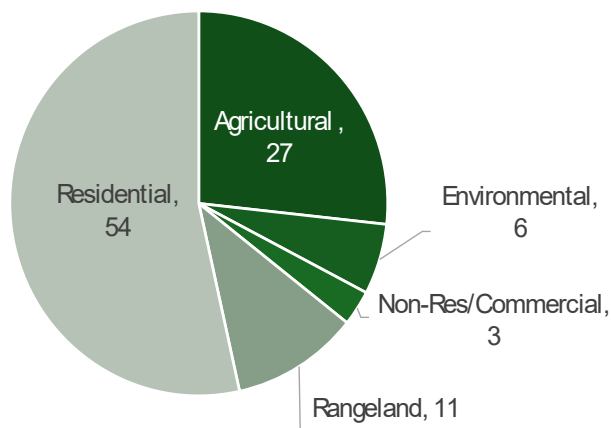
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Online Survey (slides 20-23)

Purpose: to garner input on fee payor thoughts and to provide input to the GSA for education and public outreach efforts

- Respondents were asked to answer questions without knowledge of data limitations or legal restrictions – philosophically, what did they think best?
- The survey is just one data source to consider when crafting a fee structure
- Results of the survey may point to fee structures that are not achievable given data limitations and/or legal restrictions

Online Survey Findings (as of 11/30/24)



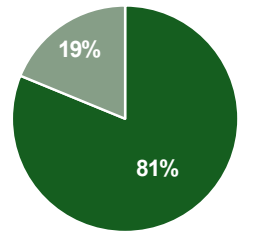
Who responded?

101 Responders

63% Residential were Domestic Well Owners

Online Survey Findings (as of 11/30/24)

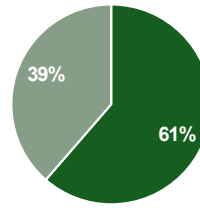
Do you agree or disagree that, unless exempt by law, all properties including those that do not receive a property tax bill, should pay a fee?



■ AGREE ■ DISAGREE

Should all properties pay a base fee for the management of groundwater in the Vina subbasin as prescribed by the State?

All 11 Rangeland respondents said No
Ag & Rangeland combined 55% Yes



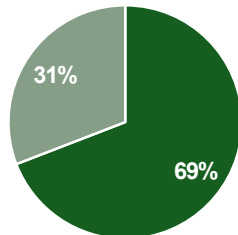
■ YES ■ NO

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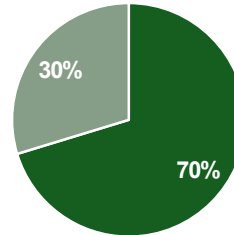
Online Survey Findings (as of 11/30/24)

Should a minimum parcel fee be included in the fee structure?



■ YES ■ NO

Should the fee structure account for quantity of groundwater usage by Agricultural and Domestic users?



■ YES ■ NO

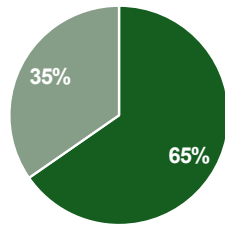
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Online Survey Findings (as of 11/18/2024)

Should the fee for Domestic users differentiate for quantity of groundwater used by Residential, Commercial, Industrial and Institutional users?

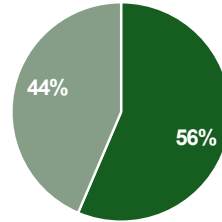
Non-Ag & Rangeland Only - 68% Agree



■ YES ■ NO

Should the fee for agriculture groundwater users differentiate for quantity of groundwater used by different crops?

Ag & Rangeland Only - 39% Agree



■ YES ■ NO

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Developed Fee Structures

Includes Fee Structure Options, SHAC Direction

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Fee Structure Options

Extraction-Based

- Wellhead Fee
- Extraction Fee

Too many data limitations

Not pursued

Parcel-Based

- Acreage Fees
- Parcel Fees
- Combination of Acreage & Parcel Fees

Best way to tailor fees for service provided

Fee structures developed

SHAC Direction November 20, 2024

All parcels pay something – a “Base Fee”

- Supportive of Tax-Exempt Parcels paying provided cost doesn't exceed revenue
- Supportive of Part 1 + Part 2 Fees
 - Part 1 – Base Fee for Administrative Costs
 - Part 2 – Fee for SGMA Compliance Costs charged to groundwater users

Present 2 Options to the Board for the Part 1 Fee

- Per Acre OR Per Parcel
- If the fee is Per Acre, have a minimum fee to ensure all parcels pay something

User groups pay for their share of groundwater extraction in Part 2 Fee

- Supportive of using the DWR Annual Reports to allocate the SGMA Compliance Costs between Agricultural and Domestic groundwater users

SHAC Direction on Land Use Fees (Part 2)

Group 1: Agriculture

- Includes cropped acreage and golf courses
- Uniform fee for every acre using most recent crop mapping because about 95% of crops grown in the Vina basin use about the same amount of water per acre

Group 2: Domestic

- Includes all Developed Parcels (has a structure) for domestic water purposes (residential, commercial, industrial)
- Uniform fee per Acre or Weighted fee per Parcel – SHAC undecided
 - Weighted fee is a fee weighted by water use per service connection using Cal Water data, and number of service connections per parcel

Group 3: All Other

- Includes Rangeland & other Useable But Vacant land
- NO fee because not using groundwater

Two Developed Fee Structures

After considering stakeholder input, survey responses, SHAC direction, data limitations and legal counsel input, two fee structures were developed for Board consideration

- The two fee structures both have a Part 1 fee and Part 2 fee

Part 1 Fee	Part 2 Fee
Pays for Administrative Costs	Pays for SGMA Compliance Costs
Paid by all Useable Parcels	Paid by Groundwater Users

- The difference between the two developed fee structures (Alternative A and Alternative B in remainder of presentation) is how the Part 1 fee is collected
- The Part 2 fee collection is split between Agriculture and Domestic groundwater users

Developed Fee Structures

:: ALTERNATIVE A ::	:: ALTERNATIVE B ::
Part 1 Fee per Acre	Part 1 Fee per Parcel
Part 2 Fees	
Agricultural Use: Per Cropped Acre	
Domestic Use: Per Developed Parcel	

Activity	Part 1 Fee	Part 2 Fee	Total FY26 (Base Year)
	Admin. Ops.	SGMA Costs	
Biennial Audit	\$11,036		\$11,036
Financial Services	\$7,727		\$7,727
Legal Services	\$27,588		\$27,588
Program Manager	\$121,377		\$121,377
Office Expenses	\$17,657		\$17,657
Professional Services	\$55,174		\$55,174
County Tax Roll Fee Support	\$9,933		\$9,933
Annual Reporting		\$44,140	\$44,140
Monitoring		\$95,660	\$95,660
Periodic Evaluations		\$55,174	\$55,174
Surface-GW Modeling		\$44,140	\$44,140
GSA Coordination & Outreach		\$33,104	\$33,104
Data Management System Maint.		\$16,554	\$16,554
Long Term Financing Planning		\$22,072	\$22,072
Grant Procurement		\$16,554	\$16,554
Subtotal Cost Categories	\$250,492	\$327,396	\$577,888
Share of Subtotal Costs	43.3%	56.7%	100.0%
Costs Split between Admin. Ops & SGMA Compliance			
Legal Defense Reserve	\$47,830	\$62,510	\$110,341
Prudent Reserve	\$8,670	\$11,330	\$20,000
Subtotal Split Costs	\$56,500	\$73,840	\$130,341
Total (rounded)	\$307,000	\$401,300	\$708,300

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Detailed Cost Split
Part 1 / Part 2 Fees



Part 2 Fee Cost Allocation by Groundwater Use

Agricultural Water Use :: 90%

Domestic Water Use :: 10%

Water Year	Agricultural Prodn.	Municipal [1]	Domestic [2]	Total GW Use	Ag. as % of Total
<i>Acre-Feet</i>					
2021	242,400	23,280	2,300	267,980	90.5%
2022	253,800	22,300	2,600	278,700	91.1%
2023	218,600	21,900	1,500	242,000	90.3%
Total	714,800	67,480	6,400	788,680	90.6%

[1] Cal Water and Durham Irrigation District only.

[2] Includes all other public water systems, small water systems, and domestic wells.

* The 2023 Annual Report notes estimated uncertainty for Agriculture 20% (using LandIQ, USDA CropScape, and OpenET data), Municipal 5%, and Domestic 15%.

Revenue Requirement Collection by Fee Part and Land Use

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Illustrative Only – Depends on Selected Fee Structure

Fee Part	Fee Collection		
	Tax Roll	Hand Bill	Total
Part 1	\$300,400	\$6,600	\$307,000
Part 2 Agricultural Use	\$357,700	\$3,400	\$361,100
Part 2 Domestic Use	\$39,700	\$500	\$40,200
Total	\$697,800	\$10,500	\$708,300

Note: The same methodology is used to set the fee for hand billed parcels as tax roll parcels.

How would the Part 2 Fee for a Parcel be calculated?

By use of the land in the parcel boundary

- Agricultural use :: Identified with DWR crop mapping (remote sensing and ground truthing)
- Domestic Use :: Developed parcels are identified as having a structure(s) using Assessor and FEMA databases
- Some parcels have both Agricultural use & Domestic use

Parcel Categories

Parcel Category	Description	Slide Illustration
0	Unusable or Undefined	35
1	Cropped Acres Only	36
2	Cropped Acres & Domestic Use	37
3	Domestic Use Only	38 & 39
4	Rangeland & Vacant Useable	40

Unusable or Undefined

ZWK Vina Subbasin GSA Fee Study Fiscal Year 2025



Parcel owned by City of Chico
Wetlands / Ponds
Unusable
NO FEE

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Cropped Acres Only

ZWK Vina Subbasin GSA Fee Study Fiscal Year 2025



Agricultural parcel growing
deciduous trees
Part 1 Fee
+ Part 2 Cropped Acreage Fee

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Cropped Acres & Domestic Use



Vina Subbasin GSA Fee Study Fiscal Year 2025



Parcel growing grapes (3.59 cropped acres) and has a home

- Part 1 Fee
- + Part 2 Cropped Acreage Fee
- + Part 2 Developed Parcel Fee

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Domestic Use Only (Urban Area)



Vina Subbasin GSA Fee Study Fiscal Year 2025



- Chico Residential Subdivision
- Part 1 Fee
- + Part 2 Developed Parcel Fee

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Domestic Use Only (Rural Area)

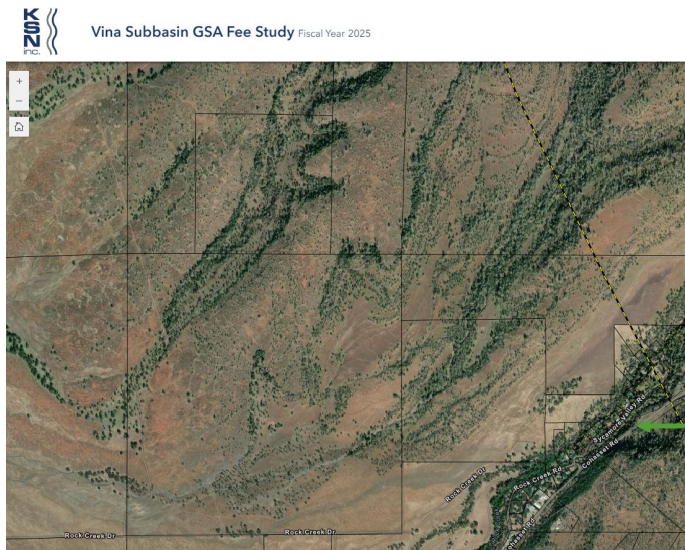


Northern portion of the basin
Large rural residential lots, not growing crops

Part 1 Fee
+ Part 2 Developed Parcel Fee

Reece Rd

Rangeland / Vacant Useable



Parcels near GSA boundary and crossing the GSA boundary used for cattle grazing

Part 1 Fee

Cohasset Rd

Revenue Collection by Parcel Category

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Parcel Category	Parcel Category Description	ALT. A	Part 2 Fees		Total Fees
		Part 1 Fee	Ag. Use	Dom. Use	
1	Cropped Acres Only	\$61,000	\$148,800	\$0	\$209,800
2	Cropped Acres & Domestic Use	\$92,300	\$212,600	\$1,400	\$306,300
3	Domestic Use Only	\$66,500	\$0	\$38,700	\$105,200
4	Rangeland & Vacant Useable	\$87,000	\$0	\$0	\$87,000
Total		\$306,800	\$361,400	\$40,100	\$708,300

Alternative A:
Part 1
Acreage Fee

Parcel Category	Parcel Category Description	ALT. B	Part 2 Fees		Total Fees
		Part 1 Fee	Ag. Use	Dom. Use	
1	Cropped Acres Only	\$5,600	\$148,800	\$0	\$154,400
2	Cropped Acres & Domestic Use	\$10,100	\$212,600	\$1,400	\$224,100
3	Domestic Use Only	\$276,500	\$0	\$38,700	\$315,200
4	Rangeland & Vacant Useable	\$14,600	\$0	\$0	\$14,600
Total		\$306,800	\$361,400	\$40,100	\$708,300

Alternative B:
Part 1
Parcel Fee

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DRAFT Fee Alternatives Modeling Results

December 2024



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Calculated Fees :: Large Agriculture

# Parcels: 1		Acres: 2,000		
Current Structure Fee	Alternative A			Total Fee
	Part 1 Fee	Part 2 Fee		
		Ag.	Dom.	
\$4.40 <i>per acre</i>	\$1.84 <i>per acre</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
\$8,800.00	\$3,680.00	\$10,560.00		\$14,240.00
	Alternative B			
	Part 1 Fee	Part 2 Fee		Total Fee
		Ag.	Dom.	
	\$8.48 <i>per parcel</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
	\$8.48	\$10,560.00		\$10,568.48

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Calculated Fees :: Agriculture with a Home

# Parcels: 1		Acres: 100		
Current Structure Fee	Alternative A			Total Fee
	Part 1 Fee	Part 2 Fee		
		Ag.	Dom.	
\$4.40 <i>per acre</i>	\$1.84 <i>per acre</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
\$440.00	\$184.00	\$528.00	\$1.22	\$713.22
	Alternative B			
	Part 1 Fee	Part 2 Fee		Total Fee
		Ag.	Dom.	
	\$8.48 <i>per parcel</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
	\$8.48	\$528.00	\$1.22	\$537.70

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Calculated Fees :: Rangeland

Parcels: 1 Acres: 200

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Current Structure Fee	Alternative A			Total Fee
	Part 1 Fee	Part 2 Fee		
		Ag.	Dom.	
\$4.40 <i>per acre</i>	\$1.84 <i>per acre</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
\$880.00	\$368.00			\$368.00
	Alternative B			
	Part 1 Fee	Part 2 Fee		Total Fee
		Ag.	Dom.	
	\$8.48 <i>per parcel</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
	\$8.48			\$8.48

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Calculated Fees :: Rangeland with a Home

Parcels: 1 Acres: 50

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Current Structure Fee	Alternative A			Total Fee
	Part 1 Fee	Part 2 Fee		
		Ag.	Dom.	
\$4.40 <i>per acre</i>	\$1.84 <i>per acre</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
\$220.00	\$92.00		\$1.22	\$93.22
	Alternative B			
	Part 1 Fee	Part 2 Fee		Total Fee
		Ag.	Dom.	
	\$8.48 <i>per parcel</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
	\$8.48		\$1.22	\$9.70

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Calculated Fees :: Chico Typical Home

Parcels: 1 Acres: 0.25

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Current Structure Fee	Alternative A			Total Fee
	Part 1 Fee	Part 2 Fee		
		Ag.	Dom.	
\$4.40 <i>per acre</i>	\$1.84 <i>per acre</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
\$1.10	\$0.46		\$1.22	\$1.68
	Alternative B			
	Part 1 Fee	Part 2 Fee		Total Fee
		Ag.	Dom.	
	\$8.48 <i>per parcel</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
	\$8.48		\$1.22	\$9.70

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Calculated Fees :: Condominium

Parcels: 1 Acres: 0.05

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Current Structure Fee	Alternative A			Total Fee
	Part 1 Fee	Part 2 Fee		
		Ag.	Dom.	
\$4.40 <i>per acre</i>	\$1.84 <i>per acre</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
\$0.00	\$0.09		\$1.22	\$1.31
	Alternative B			
	Part 1 Fee	Part 2 Fee		Total Fee
		Ag.	Dom.	
	\$8.48 <i>per parcel</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
	\$8.48		\$1.22	\$9.70

Not currently charged because the fee is too low (less than 30 cents) – Auditor Controller will not place on the tax bill

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Calculated Fees :: Rural Residential (Private Well)

Parcels: 1 Acres: 2.5

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Current Structure Fee	Alternative A			Total Fee
	Part 1 Fee	Part 2 Fee		
		Ag.	Dom.	
\$4.40 <i>per acre</i>	\$1.84 <i>per acre</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
\$11.00	\$4.60		\$1.22	\$5.82
	Alternative B			
	Part 1 Fee	Part 2 Fee		Total Fee
		Ag.	Dom.	
	\$8.48 <i>per parcel</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
	\$8.48		\$1.22	\$9.70

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Calculated Fees :: Apartments

Parcels: 2 Acres: 11

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Current Structure Fee	Alternative A			Total Fee
	Part 1 Fee	Part 2 Fee		
		Ag.	Dom.	
\$4.40 <i>per acre</i>	\$1.84 <i>per acre</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
\$48.40	\$20.24		\$2.44	\$22.68
	Alternative B			
	Part 1 Fee	Part 2 Fee		Total Fee
		Ag.	Dom.	
	\$8.48 <i>per parcel</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
	\$16.96		\$2.44	\$19.40

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Calculated Fees :: Large Vacant with Developed Structure(s)

Parcels: 1 Acres: 350

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Current Structure Fee	Alternative A			Total Fee
	Part 1 Fee	Part 2 Fee		
		Ag.	Dom.	
\$4.40 <i>per acre</i>	\$1.84 <i>per acre</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
\$1,540.00	\$644.00		\$1.22	\$645.22
	Alternative B			
	Part 1 Fee	Part 2 Fee		Total Fee
		Ag.	Dom.	
	\$8.48 <i>per parcel</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
	\$8.48		\$1.22	\$9.70

Parcel is mostly vacant, owned by Mechoopda Tribe (not a parcel held in trust by the Federal government)

Calculated Fees :: Industrial

Parcels: 1 Acres: 5

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Current Structure Fee	Alternative A			Total Fee
	Part 1 Fee	Part 2 Fee		
		Ag.	Dom.	
\$4.40 <i>per acre</i>	\$1.84 <i>per acre</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
\$22.00	\$9.20		\$1.22	\$10.42
	Alternative B			
	Part 1 Fee	Part 2 Fee		Total Fee
		Ag.	Dom.	
	\$8.48 <i>per parcel</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
	\$8.48		\$1.22	\$9.70

Calculated Fees :: Tax-Exempt Property Owner (Butte College District)

Parcels: 9 Acres: 926 Acres in GSA: 736
 Developed Parcels: 5 Cropped Acres: 67

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Current Structure Fee	Alternative A			Total Fee
	Part 1 Fee	Part 2 Fee		
		Ag.	Dom.	
\$4.40 <i>per acre</i>	\$1.84 <i>per acre</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
\$0.00	\$1,354.19	\$343.20	\$6.10	\$1,703.49
	Alternative B			
	Part 1 Fee	Part 2 Fee		Total Fee
		Ag.	Dom.	
	\$8.48 <i>per parcel</i>	\$5.28 <i>per cropped acre</i>	\$1.22 <i>per developed parcel</i>	
	\$76.32	\$343.20	\$6.10	\$425.62

Currently does not pay the fee because the parcels are not issued property tax bills.

The GSA would have to "hand bill" Butte College District.

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Board Direction Sought

1. Part 1 Fee Methodology
2. Part 2 Fee Cost Allocation
3. Hand Bill Properties

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Part 1 Fee Methodology

per Acre or per Parcel?

Part 1 Fee Methodology

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Alternative A: Uniform acreage fee :: Alternative B: Uniform parcel fee

Fee Item	Fee Collection		
	Tax Roll	Hand Bill	Total
Cost Allocation for Part 1 Fee			\$307,000
Alternative A: Per Acre Fee			
Fee-Paying Acres	162,322	9,312	171,634
Acres with Error Margin 2.5%	158,264	9,079	167,343
Fee per Acre per Year			\$1.84
Fee per Acre per Year (Tax Roll Only)			\$1.94
Alternative B: Per Parcel Fee			
Fee-Paying Parcels	36,330	801	37,131
Parcels with Error Margin 2.5%	35,422	781	36,203
Fee per Parcel per Year			\$8.48
Fee per Parcel per Year (Tax Roll Only)			\$8.68

Items to Consider :: Ranking / Scoring

Criteria Descriptions and Weighting			YOUR SCORE	
Criteria	Description		Part 1 per Acre	Part 1 per Parcel
			Score from 1 to 5	
Reasonableness	How tailored is the Part 1 fee (for administrative costs) to the resulting benefits?	1 = poorly 5 = most reasonably		
Reliance on Data	How often is the data updated? How reliable is it?	1 = poor data 5 = Reliable data, easy updates		
Understandability	How easy is the fee to explain to the public?	1 = hard to explain 5 = easy to explain		
Simplicity	How much time does it take to calculate each year and collect the revenue?	1 = least effort 5 = least effort		

Note: The ranking / scoring exercise may or may not be used during the workshop.

Ranking: Considerations Weighting

Criteria	Description	Weighting
Equity	How tailored is the Part 1 fee (for administrative costs) to the resulting benefits?	45%
Reliance on Data	How often is the data updated? How reliable is it?	25%
Understandability	How easy is the fee to explain to the public?	15%
Simplicity	How much time does it take to calculate each year and collect the revenue?	15%
	Total	100%

Weighting developed by GSA program manager and fee consultant.

Weighting and Scoring Results for Part 1 Fee

Criteria	PER ACRE	PER PARCEL
	SCORE	
Equity	0.0	0.0
Reliance on Data	0.0	0.0
Understandability	0.0	0.0
Simplicity	0.0	0.0
Total	0.0	0.0
	HIGHEST SCORE RANKS BEST	

This table will be filled in based on Board member responses if the ranking exercise is conducted.

Part 2 Fee Cost Allocation

Round to 90% / 10% Split with periodic review or
Calculate each year using a running average of
recent years data?

Part 2 Fee Group 1: Agricultural Water Use Per Cropped Acre Fee

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Fee Item	Fee Collection		
	Tax Roll	Hand Bill	Total
Cost Allocation for Part 2 Fee			\$401,300
Agricultural Use Cost Allocation	90.0%		\$361,170
Cropped Acres [1]	71,394	683	72,077
Fee Acres with Error Margin [2]	5.0%	67,824	649
FY26 Fee per Cropped Acre			\$5.28
FY26 Fee per Cropped Acre (Tax Roll Only)			\$5.34

[1] Cropped acres include all DWR crop codes except Idle and Unclassified. Golf courses are included as cropped acres.

[2] Error margin increased to 5% to allow for successful appeals based on evidence of surface water application or evidence of dry farming.

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Part 2 Fee Group 2: Domestic Water Use Per Developed Parcel Fee

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Fee Item	Fee Collection		
	Tax Roll	Hand Bill	Total
Cost Allocation for Part 2 Fee			\$401,300
Domestic Use Cost Allocation	10.0%		\$40,130
Developed Parcels	34,266	406	34,672
Fee Parcels with Error Margin	5.0%	32,553	386
Fee per Developed Parcel per Year			\$1.22
Fee per Developed Parcel per Year (Tax Roll Only)			\$1.24

Developed parcels include:

- a. Residential and non-residential parcels with structures.
- b. Agricultural and rangeland parcels with structures.

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Hand Bill Properties

Bill properties that do not receive a
property tax bill?