

PLACER COUNTY
OFFICE OF EMERGENCY SERVICES

MEMORANDUM

To: Honorable Board of Supervisors

From: David Boesch, County Executive Officer
by: John McEldowney, Program Manager of Emergency Services

Date: September 9th, 2014

Subject: Placer Hills Fire Protection District 2014 Impact Fee Study

ACTION REQUESTED

Adopt a resolution approving the 2014 Placer Hills Fire Protection District *Fire Facilities Impact Fee Study* which includes a new capital mitigation fee for fire service with the new fee being set at \$0.68, \$1.17, \$1.53 and \$0.57 per square foot of new residential, commercial, office, and industrial development respectively.

BACKGROUND

The focus of the Placer Hills Fire Protection District's (PHFPD) Fire Facilities Impact Fee Study is to provide funding for fire facilities that are required as a result of the increase in fire service demand brought on by new development. New development must pay for its fair share of system enhancements required due to increased demand for service. Because the base property tax and special assessment revenue accruing to PHFPD is devoted to current operations, fire facilities impact fees are needed to provide the funding needed for planned fire facilities and equipment.

Legal Authority/Guidelines

California Government Code 66000 *et seq* (CGC 66000) provides the authority and conditions by which local agencies may collect fees from new development to offset the impact of that new development on local services such as fire protection. In establishing a new Capital Mitigation Fee for Fire Service, CGC 66001 provides requirements and guidelines related to the imposition of a fee, to include the preparation of a capital improvement plan (CIP). Some of the requirements of the CIP are to:

- Identify the purpose of the fee.
- Identify the specific use to which the fee is to be put
- Determine a reasonable relationship between the fee's use and the type of development on which the fee is imposed.
- Determine a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.
- Determine a reasonable relationship between the fee and the cost of the public facilities (or portion) attributable to the development.

PHFPD Fire Facilities Impact Fee Study

PHFPD retained the services of *Wildan Financial Services*, an experienced public sector financial consulting firm, to produce the PHFPD Fire Facilities Impact Fee Study. The Study addresses all legal requirements as established in CGC 66000-08.

Study Scope:

The Study covers the entire area within the PHFPD boundaries. PHFPD provides fire protection services, such as fire, rescue, and pre-hospital emergency medical services, to residents and employees within the District out of three fire stations. The PHFPD currently serves

approximately 10,300 residents and employees. The study projects the service population will grow to 11,500 by 2030.

Study Summary:

The Study supports a mitigation fee of \$0.68, \$1.17, \$1.53, and \$0.57 per square foot of new residential, commercial, office, and industrial development respectively.

**Existing and Proposed Rates
(\$/Ft²)**

	Existing	Proposed
Residential	0.84	0.68
Nonresidential		
• Commercial	1.21	1.17
• Office	1.58	1.53
• Industrial	0.59	0.57

The study further identifies the current summary of existing facilities of \$6,646,300, with planned system enhancements totaling \$1,674,000.

Placer Hills Fire Protection District Board Action:

The Board of the Placer Hills Fire Protection District held a noticed public hearing to review the study on August 6, 2014. At that meeting the district performed a review of the study resulting in its adoption by passage of the District's Board Resolution Number 2014-04.

FISCAL IMPACT

There is no net County cost to the General Fund as a result of this action.

Available for Public Review at the Office of the Clerk of the Board:

2014 Willdan Financial Services Fire Facilities Impact Fee Study

Attachments:

- Resolution
- PHFPD Board of Directors Resolution 2014-04
- Proof and Statement of Publication

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

In the matter of:
**A RESOLUTION APPROVING THE
PLACER HILLS FIRE PROTECTION DISTRICT
FIRE FACILITIES IMPACT FEE STUDY**

Resol. No: _____

The following **RESOLUTION** was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held **SEPTEMBER 9, 2014** 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 Government Code 66000 et seq allows local agencies to collect fees from new development to offset the impacts of that development on local services, the Placer County Board of Supervisors, on August 28, 1990, created the legal framework for fire protection districts to collect fees to mitigate development impacts on services. That legal framework is codified in the Placer County Code Chapter 15.36.010; and

WHEREAS the legal authority to levy fees rests with the Board of Supervisors, in order to collect mitigation fees fire protection districts must submit for Board of Supervisors approval an *Impact Fee Study* and/or *Capital Improvement Plan* that among other things anticipates the impact of development on services, proposes use of fees, illustrates the relationship between the fees and the development, has a separate accounting system and an annual update, as well as noticed public meetings; and

WHEREAS the Placer Hills Fire Protection District contracted the firm of *Willdan Financial Services* to update its fee calculation methodology and set a new baseline fee structure; and

WHEREAS, the Placer Hills Fire Protection District Board of Directors held a public hearing on August 6, 2014 at which meeting the Board adopted the Fire Facilities Impact Fee Study by passing Resolution Number 2014-4. The plan adopts a rate of \$0.68, \$1.17, \$1.53, and \$0.57 per square foot of new residential, commercial, office, and industrial development respectively; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors that the 2014 Fire Facilities Impact Fee Study for the Placer Hills Fire Protection District is hereby approved.



BOARD OF DIRECTORS
PLACER HILLS FIRE PROTECTION DISTRICT

Alex Harvey Peter Hills Stephanie Stuart Bret Tresidder Mark Wright

RESOLUTION No. 2014-04

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PLACER HILLS FIRE PROTECTION DISTRICT ADOPTING AND UPDATING THE FIRE FACILITIES IMPACT FEE STUDY AND SCHEDULE

Whereas, the Placer Hills Fire Protection District adopted a Fire Facility Improvement Plan and established a fire fee for all developments within the fire district, and

Whereas, the Board of Directors of the District engaged the services of WillDan Financial Services to conduct and update the Fire Facilities Impact Fee Study for the district, and

Whereas, the Board of Directors of the District has reviewed the study and concurs with the reasonable relationship found between the fee and the cost of the public facility on which the fee is imposed, and

Whereas, the Study was duly posted with the requisite notice and available for public inspection and review and presented in a Public Hearing in compliance with Government Code Section 66000 et. eq.,

Now, Therefore, Be It Hereby Resolved and Ordered that the Board of Directors of the Placer Hills Fire Protection District adopts the findings as set forth in the Fire Facilities Impact Fee Study dated June 18, 2014 provided by WillDan Financial Services. The following fees shall be imposed on all new construction:

Residential dwelling up to 2,400 sq. ft.	\$1,635.00
Residential dwelling over 2,400 sq. ft.	\$1,635.00 + \$0.68 per additional sq. ft.
Additions, garages, storage	\$0.68 per square foot
Commercial	\$1.17 per square foot
Office	\$1.53 per square foot
Industrial	\$0.57 per square foot

Be it Further Requested that the Board of Supervisors of Placer County adopt and establish the requested development fee schedule, with the district responsible for proper accounting of said fee.

APPROVED, PASSED AND ADOPTED by the Board of Directors of the Placer Hills Fire Protection District at a Regular Meeting on the sixth day of August, 2014, by the following vote on roll call:

AYES: HARVEY, TRESIDDER, WRIGHT

NOES: Ø ABSENT: HILLS, STUART

Stephanie Stuart, Vice-President
MARK WRIGHT, SEC/TREASURER

Attest:

Mark Wright, Secretary-Treasurer
ALEX HARVEY



Established 1949

BOARD OF DIRECTORS

PLACER HILLS FIRE PROTECTION DISTRICT

Alex Harvey Peter Hills Stephanie Stuart Bret Tresidder Mark Wright

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that on August 6, 2014 at 7 pm, the Board of Directors of the Placer Hills Fire Protection District will recommend adoption of the procedure and fee schedule for the mitigation of fire service impacts due to the addition of new construction within the fire district. These procedures and fees will be subject to approval of the Placer County Board of Supervisors according to Chapter 7, Section 7.50 of the Placer County codes providing the authority and process for imposing, charging and setting individual fire protection development fees. This study is available for public review at the district office at 16999 Placer Hills Road, Meadow Vista, California during normal business hours.

NOTICE IS FURTHER GIVEN that a **PUBLIC HEARING** on the adoption of the recommended procedures and fee schedules pursuant to Chapter 5 of Division 1 of Title 7 of the California Government Code will be held on August 6, 2014 at 7 pm at the Placer Hills Fire Protection District's Station 84, 16999 Placer Hills Road, Meadow Vista, California at which time any and all interested parties may appear and be heard thereupon.

Proposed fee schedule:

Residential dwelling up to 2,400 sq. ft.	\$1,635.00
Residential dwelling over 2,400 sq. ft.	\$1,635.00 + \$0.68 per additional square foot
Additions, garages, storage	\$0.68 per square foot
Nonresidential	
Commercial	\$1.17 per square foot
Office	\$1.53 per square foot
Industrial	\$0.57 per square foot

PUBLIC NOTICE

16553252

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that on August 6, 2014 at 7 pm, Placer Hills Fire Protection District's Board of Directors will recommend adoption of the procedure and fee schedule for mitigation of fire service impacts due to the addition of new construction within the fire district. These procedures and fees will be subject to approval of the Placer County Board of Supervisors according to Chapter 7, Section 7.50 of the Placer County codes providing the authority and process for imposing, charging and setting individual fire protection development fees. This study is available for public review at the district office at 16999 Placer Hills Road, Meadow Vista, California during normal business hours.

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PUBLISHED IN AUBURN JOURNAL: JULY 23, 30, 2014

The above space is reserved for Court/County Filed Date Stamp

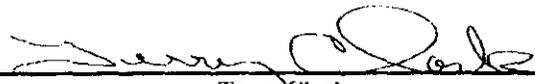
**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
County of Placer**

I am a citizen of the United States and employed by a publication in the County aforesaid. I am over the age of eighteen years, and not a party to the mentioned matter. I am the principal clerk of **The Auburn Journal**, a newspaper of general circulation, in the **City of Auburn**, which is printed and published in the **County of Placer**. This newspaper has been judged a newspaper of general circulation by the Superior Court of the State of California, in and for the **County of Placer**, on the date of May 26, 1952 (Case Number 17407). The notice, of which the attached is a printed copy (set in type not smaller than nonpareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

JULY 23, 30

I certify, under penalty of perjury, that the foregoing is true and correct.


Terry Clark

Dated in Auburn, California

JULY 30, 2014

**PROOF OF PUBLICATION
THE AUBURN JOURNAL
1030 High Street
Auburn, CA 95604-5910**

PUBLIC NOTICE

16553253

PUBLIC NOTICE

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PUBLISHED IN COLFAX RECORD: JULY 24, 2014

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**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
County of Placer**

I am a citizen of the United States and employed by a publication in the County aforesaid. I am over the age of eighteen years, and not a party to the mentioned matter. I am the principal clerk of **The Colfax Record**, a newspaper of general circulation, in **The City of Colfax**, which is printed and published in the **County of Placer**. This newspaper has been judged a newspaper of general circulation by the Superior Court of the State of California, in and for the **County of Placer**, on the date of June 23, 1952. The notice, of which the attached is a printed copy (set in type not smaller than nonpareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

JULY 24

I certify, under penalty of perjury, that the foregoing is true and correct.



Terry Clark

Dated in Colfax, California

JULY 24, 2014

**PROOF OF PUBLICATION
THE COLFAX RECORD
233 S. Auburn St. Suite 205
Colfax, CA 95713**

