



MEMORANDUM
OFFICE OF THE
COUNTY EXECUTIVE

TO: Honorable Board of Supervisors

FROM: David Boesch, County Executive Officer
By: Gretchen Nedved, Senior Management Analyst

DATE: September 15, 2015

SUBJECT: FY 2014-15 Capital Facilities Impact Fee Annual Report

Action Requested

Adopt a Resolution to accept the Placer County Capital Facilities Impact Fee Annual Report for FY 2014-15 as required by the County Public Facilities Fee ordinance to identify collected development fees and to record the annual cost of living adjustment of 1.3%.

Background

The Capital Facilities Impact Fee was adopted and imposed in the unincorporated area of Placer County on October 15, 1995 to help offset impacts of new development demands on County services. The fee is imposed as part of the permitting process for new residential and commercial building. The cities of Roseville, Rocklin, Lincoln, Auburn, Colfax, and the Town of Loomis have implemented the fee in their incorporated areas, as well. On January 23, 2007, Placer County adopted an additional facilities fee, for animal services, in the unincorporated area. The City of Colfax also includes an animal services fee as part of their collection.

The *Capital Facilities Impact Fee Annual Report* (Attachment 2) is required by the County Public Facilities Fee ordinance (Chapter 15 of the County Code) to identify the amount of fees collected for the year and any fees spent by the County for eligible capital projects. The report includes the required fee schedule, which includes the annual Consumer Price Index adjustment for All Urban Consumers, which is 1.3% (County Code 15.30.090(B)).

The *Annual Report* was made available for public review 15 days prior to today's board meeting. Upon approval of the annual report and fee adjustment, the County and Cities will charge the updated fee amount as of October 1, 2015, consistent with past practice as part of the building permit application process. The *Annual Report* reflects the total amount of fees collected and interest earned at \$4,888,899 for FY 2014-15. The aggregate balance of funds available for use towards funding the County's eligible capital projects is \$21,385,813 as of June 30, 2015. The County's *FY 2015-16 Multi-Year Capital Plan* identifies these funds as available for use in funding future capital projects.

Fiscal Impact

There is no fiscal impact associated with the acceptance of this report. The 1.3% fee increase for the unincorporated area of Placer County is \$52.68, for a total facilities fee of \$4,105.02 for each new building permit, effective October 1, 2015.

Attachment 1 – Resolution
Attachment 2 - Capital Facilities Impact Fee Program Annual Report

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

In the matter of:

Resolution No: _____

A Resolution to accept the Placer County Capital Facilities Impact Fee Annual Report and record the annual Consumer Price Index adjustment of \$1.3%

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.

Chair, Board of Supervisors

Attest:
Clerk of said Board

WHEREAS, the County has undertaken studies and produced a report analyzing the impact of new development within the incorporated and unincorporated areas of the County; and

WHEREAS, on October 15, 1995, the Board of Supervisors in reliance upon public testimony and all reports submitted and staff presentations adopted the Capital Facility Impact Fee Ordinance set forth in Chapter 15 of the Placer County Code; and

WHEREAS, the County has adopted a Multi-year Capital Plan that indicates the availability of funds and estimates planning and construction costs for new facilities; and

WHEREAS, Section 15.30.090(B) provides for an automatic adjustment to the Capital Facilities Impact Fee in accordance with the change, if any, in the State of California, Department of Industrial Relations Consumer Price Index (CPI)--California, for all urban consumers for the month of July of each year, effective on October first of each year, and

WHEREAS, the implementing resolution and ordinance, as well as Government Code Section 66006 require the County to submit an annual report to the Board of Supervisors for its review providing certain information pertaining to the fee program including:

- A. A brief description of the type of fee in the account or fund;
- B. The amount of the fee;
- C. The beginning and ending balance of the account or fund;
- D. Amount of fees collected and the interest earned;
- E. Identification of public improvements on which the fees were expended and percentage of the cost of the public improvement that was funded with fees;
- F. Identification of an approximate date by which the construction of the improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement;
- G. A description of each interfund transfer or loan made;
- H. Amount of refunds made pursuant Section 66001 subdivisions (e) and (f);
- I. Fees deferred to date;
- J. Portion of fee remaining unexpended/uncommitted in fee account for 5 or more years;
- K. Balance of fees in Capital Facilities Impact Fee Account;
- L. Facilities to be constructed; and

WHEREAS, the County is required to provide, to all interested persons who file a request with the Clerk of the Board, a notice of the scheduled meeting not less than 15 days in advance of the meeting and said notice was provided; and

WHEREAS, the Board of Supervisors must make findings each year for any portion of a fee remaining unexpended or uncommitted in an account five or more years after deposit, identifying the purpose to which the existing fee balances are to be put and demonstrating a reasonable relationship between the fee and the purpose for which it is charged; and

WHEREAS, the County has made available to the public for more than fifteen (15) days the Capital Facilities Impact Fee Program Annual Report for FY 2014-15;

WHEREAS, the availability of all existing fee balances is identified in the Multi-year Capital Plan and there are no balances in the funds five years or more that are unexpended or uncommitted;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Placer County that the Board accepts the FY 2014-15 Capital Facilities Impact Fee Annual Report (Attachment 2) as being in accordance with County Code Chapter 15 and applicable State law.

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Board of Supervisors of Placer County finds the fee amounts set forth in Attachment A of the Annual Report have been calculated in accordance with Section 15.30.090(B) of the Placer County Code and the Board adopts, approves and ratifies the same to be effective as of October 1, 2015, all in accordance with applicable law.

CAPITAL FACILITIES IMPACT FEE PROGRAM ANNUAL REPORT



FISCAL YEAR 2014-15

**SUBMITTED BY:
THE COUNTY EXECUTIVE OFFICE
SEPTEMBER 15, 2015**

**Placer County
CAPITAL FACILITIES IMPACT FEE PROGRAM
Annual Report**

Submitted by
The Placer County Executive Office

2015

The Capital Facilities Impact Fee was adopted in the unincorporated area on October 15, 1995, to mitigate the impacts of new development on county capital facilities. The fee was implemented at 50% beginning on February 1, 1997, and the full fee went into effect on January 1, 1998. Adoption of the fee by the cities of Rocklin and Roseville became effective July 2000, the City of Lincoln effective April 25, 2001, the Town of Loomis, effective March 10, 2001, and the City of Auburn effective January 28, 2002, with fee collection at 100% for residential development. Fee collection for non-residential development in each of these cities commenced at 50% effective January 1, 2002, increasing to 100% effective January 1, 2004. However, collection of fees at 100% for residential and non-residential development from the City of Lincoln in the annexed areas began October 1, 1999. On November 13, 2007, the City of Colfax adopted the Capital Facilities Impact Fee and fees for animal services.

The ordinance and resolution implementing the fee program call for annual review of the fee program and reports from the County Executive Office and the Office of the Auditor-Controller identifying the balance of fees in the public facilities accounts, fees remaining unexpended or uncommitted in the account for more than five years, the facilities constructed and the capital facilities to be constructed. In addition, Government Code 66006 (b) requires that within 180 days after the last day of the fiscal year the county will make certain information for the prior fiscal year available to the public. Consistent with the government code, this report was made available to the public 15 days in advance of this meeting. The following is submitted to the Board of Supervisors relative to these requirements.

A. The type of fee in the account or fund

The impact fee is used only for expansion of facilities to accommodate growth, not for operating or maintenance costs. Revenues are used to maintain per capita facility standards for general government, libraries, public protection, health and human services, sheriff's patrol and investigation and animal services.¹

Facilities to be funded under the fee program include expansion and construction of office space, libraries, adult and juvenile detention facilities, clinics and laboratory space, social service facilities, communications/dispatch equipment, warehouse, animal services facilities, vehicles and related furnishings and equipment.

B. Fees Charged

The fee schedule for FY 2015-16 includes the animal services fee in the unincorporated area and the City of Colfax, and reflects an automatic increase of 1.3% based on the change in the California CPI for all urban consumers between June 2014 and June 2015.

¹ Collection of the portion of the fee for funding of court facilities was suspended by Board action on August 10, 1999.

Capital Facilities Impact Fee Program
Annual Report – 2015

The new fee schedule will take effect October 1, 2015 and is shown in Attachment A.

C. Beginning and ending balance of the fund

Beginning Balance (As of July 1, 2014)	\$17,496,896
Ending Balance (June 30, 2015)	\$21,385,813

D. Fees collected and the interest earned

Total Collected during Fiscal Year	\$4,677,989
Interest Earned	\$210,910

E. Identification of public improvements on which the fees were expended and percentage of the cost of the public improvement that was funded with fees

In FY 2014-15 One Million dollars (\$1,000,000) was expended for the Animal Services Center, at 4.5 percent of the total project cost.

F. Identification of an approximate date by which the construction of the improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement

N/A

G. A description of each inter fund transfer or loan made

There have been no inter fund transfers or loans from these funds.

H. Amount of refunds made pursuant Section 66001 subdivisions (e) and (f)

A refund of \$113.07 pursuant to Government Code Section 66001 was made during the FY 2014-15.

I. Fee Deferral Program

On December 9, 2008, the Placer County Board of Supervisors approved an ordinance that allows property owners to defer certain County-controlled impact fees for two years or until issuance of a certificate of occupancy, whichever comes first.

In FY 2014-15, three property owners requested fee deferrals totaling \$11,353, with payment due within two years or issuance of a certificate of occupancy.

J. Portion of fee remaining unexpended/uncommitted in fee account for 5 or more years

Placer County began collecting a portion of the fee on February 1, 1997 and the full fee amount on January 1, 1998. There are no funds in the Capital Impact Facilities Fee account that have been unexpended or uncommitted for 5 or more years. The County's Multi-Year Capital Plan identifies the facilities to be constructed over the next decade and the various uses of the capital facilities impact fees.

K. Balance of fees in Capital Facilities Impact Fee Account

As of July 31, 2015, the balance of the Capital Facilities Impact Fee Account is \$21,830,809.

L. Facilities to be constructed

Capital facilities impact fees are used to construct a range of facilities including jails, office space, health labs, clinics, etc. Specific facility needs by function and facility type due to growth are outlined in the 1994 study *County Facilities Needed to Serve Growth prepared by Recht Hausrath & Associates*. A list of the specific facilities to be constructed is included in the County's Multi-Year Capital Plan.

Capital Facilities Impact Fee Program
Annual Report – 2015

It should be noted that only eligible facilities identified in the County's Multi-year Capital Plan will be funded with Capital Facility Impact Fees. The amount to be funded by fees will depend upon overall funding available, the portion of the facility that will be needed due to growth and the total cost for construction of the facility.

M. Review of administrative charge

Collecting agencies levy a nominal charge of 2.5% for administration of the capital facilities impact fee program. This amount covers the cost for collection of the fee, accounting for and reporting the collections to the County, and administrative duties.

NOTE: As required by the Government Code, this information was made available to the public by posting of a copy of this Report. In addition, notification of the availability of the report was provided to anyone who had an information request on file with the Clerk of the Board.

**Placer County Capital Facilities Impact Fee Schedule
Effective October 1, 2015**

Land Use Categories	Colfax (City with County Library)			Unincorporated			Lincoln and Roseville (Cities without County Libraries)	Auburn, Loomis & Rocklin (Cities with County Libraries)
	Base Fee	Animal Services	TOTAL	Base Fee	Animal Services	TOTAL	Base Fee	Base Fee
Single Family Dwelling	2,600.37	157.67	2,758.04	3,947.35	157.67	4,105.02	2,036.20	2,600.37
Multi Family Dwelling	1,893.69	69.95	1,963.64	2,876.79	69.95	2,946.74	1,483.94	1,893.69
Age Restricted Sr Citizens	1,709.69	100.77	1,810.46	2,595.30	100.77	2,696.07	1,338.76	1,709.69
Office Space/sq.ft.	0.50		0.50	0.89		0.89	0.50	0.50
Retail Space/sq.ft.	0.31		0.31	0.55		0.55	0.31	0.31
Industrial Space/sq.ft.	0.25		0.25	0.44		0.44	0.25	0.25
Warehouse Space/sq.ft.	0.07		0.07	0.13		0.13	0.07	0.07

Notes:

- Fees include a 2.5% administrative charge.
- Original Data Source: Table III-10, Hausrath and Associates Report (1994).
- The Age-Restricted Senior Citizen occupancy level is based on an average of 1.67 persons per dwelling, compared to 2.54 persons per Single-Family dwelling and 1.85 persons per Multi-Family dwelling.
- Fees include a CPI (Consumer Price Index) increase of 1.3% calculated as of June 2015 pursuant to Dept of Finance Consumer Price Index for All Urban Consumers.
http://www.dof.ca.gov/HTML/FS_DATA/LatestEconData/FS_Price.htm
- Excludes court related space.
- Fees may be adjusted from time to time according to Chapter 15 of the Placer County Code.
- Animal Services Fees were adopted by the Board of Supervisors on January 23, 2007 and effective February 5, 2007.