

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

**In the matter of:** A Resolution to accept the Placer County Capital Facilities Impact Fee Annual Report and make findings as required by Government Code 66000 et. seq. and the County's Public Facilities Fee to record the annual Consumer Price Index adjustment of 3.88%.

Resolution No.: 2018-170

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held September 25, 2018, by the following vote on roll call:

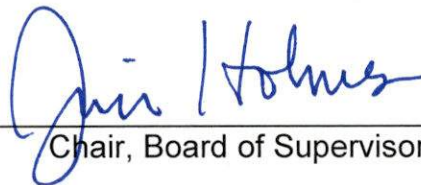
Ayes: DURAN, MONTGOMERY, HOLMES

Noes: NONE

Abstain: UHLER

Absent: WEYGANDT

Signed and approved by me after its passage.

  
Chair, Board of Supervisors

Attest:

  
Clerk of said Board

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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, 1996, 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 Capital Facilities Financing 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 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 Board of Supervisors must make findings to describe the continued need for impact fees be made specifying the intended use of unexpended impact fees, regardless of whether the fees are committed or uncommitted; 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 2017-18; and

WHEREAS, the availability of all existing fee balances is identified in the Capital Facilities Financing 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 2017-18 Capital Facilities Impact Fee Annual Report (Exhibit A) as being in accordance with County Code Chapter 15 and applicable State law; and



NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Board of Supervisors of Placer County hereby finds the following based upon review of the Capital Facilities Impact Fee Annual Report:

1. The purpose of the Capital Facilities Impact Fees stems from the County General Plan policies to mitigate the impacts of new development through fair share payment for the construction of a range of public facilities for general administration, jails and public protection, health and human services, public works, and agriculture, etc.
2. The reasonable relationship between the Fees and their purpose for which the Fee is charged is outlined in the 1991 *Criminal Justice Master Plan*, the 1993 *Comprehensive Facilities Master Plan*, and the 1994 study *County Facilities Needed to Serve Growth*, which specifies facility needs by function and facility type due to new development.
3. Only a portion of the facilities identified in the Capital Facilities Financing Plan, first affirmed on May 6, 2002 and as amended over time, including an update on June 26, 2018 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 is attributable to growth and the total cost for construction of the facility. The Fees are supplemented by revenue from the General Fund and other sources.
4. The Capital Facilities Financing Plan identifies approximate dates in which the Fees are anticipated to fund needed projects.

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Board of Supervisors of Placer County finds the fee amounts set forth in Attachment 1 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, 2018, all in accordance with applicable law.

Exhibit A - FY 2017-18 Capital Facilities Impact Fee Annual Report w/ Attachments

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# **CAPITAL FACILITIES IMPACT FEE PROGRAM ANNUAL REPORT**

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**FISCAL YEAR 2017-18**

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**SUBMITTED BY:  
THE COUNTY EXECUTIVE OFFICE  
SEPTEMBER 25, 2018**

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

Submitted by  
**The Placer County Executive Office**

**2018**

An Ordinance adopting a countywide Public Facilities Fee for future development within the County of Placer became effective in the unincorporated area of the County on October 15, 1996 (Placer County Code Article 15.30). The implemented "Capital Facilities Impact Fee" (Fee) was purposed to mitigate the impact of new development on the County's capital facilities as allowable per the Mitigation Fee Act (Government Code 66000). The County Fee was implemented at 50% beginning on February 1, 1997, and at 100% effective 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 began at 50% effective January 1, 2002, increasing to 100% effective January 1, 2004. For the annexed areas of the City of Lincoln, implementation of the Fee at 100% for residential and non-residential development began October 1, 1999. An additional Fee for Animal Services was adopted by the County on January 23, 2007 for the unincorporated area and the City of Colfax adopted the additional Fee on November 13, 2007.

Pursuant to Government Code 66000 et. seq., the Ordinance implementing the Fee Program requires an annual review and report of the balance of fees in the public facilities accounts, fees remaining unspent or uncommitted in the account for more than five years, the facilities constructed and to be constructed, and certain findings. In addition, consistent with Government Code 66006 (b), this report was made available to the public within 180 days after the last day of the fiscal year and 15 days in advance of the Board of Supervisor's public hearing on the matter. The following is submitted as the Annual Report to the Board of Supervisors:

**A. The type of Fee in the accounts or funds**

The impact fee is used only for expansion of facilities to accommodate new development, 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.<sup>1</sup> A separate fund is kept for each city and the unincorporated area.

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

**B. Amount of the Fee**

The new Fee Schedule for FY 2018-19 (Attachment 1) is effective October 1, 2018 and reflects the Public Facilities Fee increase of 3.88% based on the change in California CPI for all urban consumers between June 2017 and June 2018, and includes the Animal Services

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<sup>1</sup> 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  
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Fee in the unincorporated area and the City of Colfax.

**C. Beginning and ending balance of the fund**

Beginning Balance (As of July 1, 2017)	\$27,879,669
Ending Balance (June 30, 2018)	\$32,567,804

**D. Fees collected and the interest earned**

Fees Collected during Fiscal Year	\$7,468,557
Interest Earned	\$563,594

**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 2017-18 fee expenditures include \$3,100,000 as a County match to the SB 844 grant for the Medium Security Jail Housing facility located at the Bill Santucci Justice Center in Roseville, California; and, \$244,017 (less than 1%) continued contribution for the Countywide Interoperable Radio Network Project.

**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**

The Capital Facilities Financing Plan identifies approximate dates in which the Fees are anticipated to fund needed projects.

**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 to Section 66001 subdivisions (e) and (f)**

There were no refunds made pursuant to Government Code Section 66001 during FY 2017-18.

**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. The Board of Supervisors extended the Fee Deferral Program every two years thereafter and the deferral program is currently set to expire in December 31, 2019.

In FY 2017-18, three property owners requested fee deferrals totaling \$48,847.65, delaying payment due to 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**

There are no funds in the Capital Impact Facilities Fee account that have been unexpended or uncommitted for 5 or more years. The Capital Facilities Financing Plan last updated June 26, 2018 identifies planned facilities to be constructed over the next five years and commits Capital Facilities Impact Fees as a source of funding.

**K. Balance of Fees in Capital Facilities Impact Fee Account**

As of June 30, 2018, the balance of the Capital Facilities Impact Fee Account is \$32,567,804.

**L. Facilities to be constructed**

Government Code 66000 et. seq. requires findings to describe the continued need for impact fees be made specifying the intended use of unexpended impact fees, regardless of whether the fees are committed or uncommitted.

Capital Facilities Impact Fee Program  
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1. The purpose of the Capital Facilities Impact Fees stems from the County General Plan policies to mitigate the impacts of new development through fair share payment for the construction of a range of public facilities for general administration, jails and public protection, health and human services, public works, and agriculture, etc.
2. The reasonable relationship between the Fees and their purpose for which the Fee is charged is outlined in the 1991 *Criminal Justice Master Plan*, the 1993 *Comprehensive Facilities Master Plan*, and the 1994 study *County Facilities Needed to Serve Growth (prepared by Recht Hausrath & Associates)*, which specifies facility needs by function and facility type due to new development.
3. Only a portion of the facilities identified in the Capital Facilities Financing Plan, initially adopted May 6, 2002 and as amended over time, including an update on June 26, 2018 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. The Fees are supplemented by revenue from the General Fund and other sources.
4. The Capital Facilities Financing Plan identifies approximate dates in which the Fees are anticipated to fund needed projects.

**M. Review of administrative charge**

Collecting agencies levy a charge of 2.5% for administration of the Capital Facilities Impact Fee Program. This amount offsets 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 15 days prior to the public meeting. 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.*

Attachment 1 – Fee Schedule for FY 2018-19  
Attachment 2 – FY 2017-18 CFIF Revenues  
Attachment 3 – FY 2017-18 CFIF Expenditures



**Placer County Capital Facilities Impact Fee Schedule  
Effective October 1, 2018**

Land Use Categories	Colfax (City with County Library)			Unincorporated			Lincoln, Loomis, and Roseville (Cities without County Libraries)	Auburn and Rocklin (Cities with County Libraries)
	Base Fee	Animal Services	TOTAL	Base Fee	Animal Services	TOTAL	Base Fee	Base Fee
Single Family Dwelling	2,828.73	170.23	2,998.96	4,293.99	170.23	4,464.23	2,215.02	2,828.73
Multi Family Dwelling	2,059.99	75.52	2,135.51	3,129.42	75.52	3,204.94	1,614.26	2,059.99
Age Restricted Sr Citizens	1,859.83	108.80	1,968.63	2,823.21	108.80	2,932.01	1,456.33	1,859.83
Office Space/sq.ft.	0.54		0.54	0.97		0.97	0.54	0.54
Commercial Space/sq.ft.	0.34		0.34	0.60		0.60	0.34	0.34
Industrial Space/sq.ft.	0.28		0.28	0.48		0.48	0.28	0.28
Warehouse Space/sq.ft.	0.08		0.08	0.14		0.14	0.08	0.08

**Notes:**

1. Fees include a 2.5% administrative charge.
2. Original Data Source: Table III-10, Hausrath and Associates Report (1994).
3. 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.
4. Fees include a CPI (Consumer Price Index) increase of 3.88% calculated as of June 2018 pursuant to Dept of Finance Consumer Price Index for All Urban Consumers.  
<http://www.dof.ca.gov/Forecasting/Economics/Indicators/Inflation/>
5. Excludes court related space.
6. Fees may be adjusted from time to time according to Chapter 15 of the Placer County Code.
7. Animal Services Fees were adopted by the Board of Supervisors on January 23, 2007 and effective February 5, 2007.

<b>FY 2017-18 REVENUE</b>			
	<b>Fees Received</b>	<b>Interest</b>	<b>Total</b>
Lincoln	\$386,878	\$71,828	\$458,706
Roseville	\$3,387,260	\$177,088	\$3,564,348
Loomis	\$23,992	\$3,648	\$27,640
Rocklin	\$2,371,542	\$127,861	\$2,499,403
Auburn	\$115,323	\$5,810	\$121,133
Colfax	\$0	\$287	\$287
<b>Total Cities</b>	<b>\$6,284,995</b>	<b>\$386,522</b>	<b>\$6,671,517</b>
<b>Unincorporated</b>	<b>\$1,183,562</b>	<b>\$177,072</b>	<b>\$1,360,634</b>
	<b>\$7,468,557</b>	<b>\$563,594</b>	<b>\$8,032,151</b>

<b>FY 2017-18 FUND BALANCES</b>		
	<b>Begin Balance</b>	<b>End Balance</b>
Lincoln	\$4,110,903	\$3,858,185
Roseville	\$8,209,845	\$10,381,284
Loomis	\$208,844	\$225,519
Rocklin	\$4,755,825	\$6,547,860
Auburn	\$269,171	\$341,054
Colfax	\$17,923	\$5,551
<b>Total Cities</b>	<b>\$17,572,510</b>	<b>\$21,359,453</b>
<b>Unincorporated</b>	<b>\$10,307,158</b>	<b>\$11,208,351</b>
	<b>\$27,879,669</b>	<b>\$32,567,804</b>

**Placer County Capital Facilities Impact Fee Program  
Summary of Capital Facility Impact Fee Expenditures as of June 30, 2018**

<b>Description</b>	<b>Reported</b>		<b>Amount</b>
Refunds for transfer of the Courts to the State. Total Disbursed from fund.	FY 1999-00		<b>95,647</b>
Jail Housing Unit #4 (payment from various city subfunds by population)	FY 2002-03		<b>1,500,000</b>
Juvenile Detention Facility	FY 1999-00	\$301,402	
	FY 2000-01	\$301,402	
	FY 2001-02	\$301,402	
	FY 2002-03	\$301,402	
	FY 2003-04	\$301,402	
	FY 2004-05	\$301,402	
	FY 2005-06	\$301,402	
	FY 2006-07	\$301,402	
	FY 2007-08	\$219,238	<b>2,630,454</b>
Placer County - Bill Santucci Justice Center Site Acquisition (payment from various city subfunds by population)	FY 2004-05		<b>6,225,700</b>
Bill Santucci Justice Center Infrastructure	FY 2007-08	\$7,248,304	
	FY 2008-09	\$1,788,525	<b>9,036,829</b>
Auburn Justice Center (payment from various city subfunds by population)	FY 2005-06		<b>1,750,000</b>
Community Development Resource Center	FY 2005-06		<b>2,159,501</b>
Loomis Library	FY 2006-07		<b>155,000</b>
Colfax Library	FY 2006-07		<b>14,221</b>
Rocklin Library	FY 2010-11		<b>1,400,000</b>
Children's Emergency Shelter (payment from various city subfunds by population)	FY 2006-07		<b>1,116,626</b>
South Placer "Building B" Office (payment from various city subfunds by population)	FY 2007-08		<b>8,700,000</b>
South Placer Adult Correctional Facility at the Bill Santucci Justice Center (payment from various city subfunds by population)	FY 2009-10	26,000,000	
	FY 2010-11	24,000,000	<b>50,000,000</b>
Animal Services Center	FY 2014-15		<b>1,000,000</b>
Countywide Radio Project	FY 2015-16		<b>225,387</b>
	FY 2016-17		<b>244,017</b>
	FY 2017-18		<b>244,017</b>
1000 Sunset Blvd, Rocklin CA Office Building	FY 2016-17		<b>5,000,000</b>
SPACF Medium Security Jail Housing (SB 844 ) (payment from various city subfunds by population)	FY 2017-18		<b>3,100,000</b>
<b>Total Expenditures as of July 31, 2017</b>			<b>\$94,597,399</b>