
CAPITAL FACILITIES IMPACT FEE PROGRAM ANNUAL REPORT



FISCAL YEAR 2015-16

**SUBMITTED BY:
THE COUNTY EXECUTIVE OFFICE
SEPTEMBER 13, 2016**

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

Submitted by
The Placer County Executive Office

2016

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 2016-17 includes the animal services fee in the unincorporated area and the City of Colfax, and reflects an automatic increase of 2.065% based on the change in the California CPI for all urban consumers between June 2015 and June 2016.

The new fee schedule will take effect October 1, 2016 and is shown in Attachment 1.

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

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C. Beginning and ending balance of the fund

Beginning Balance (As of July 1, 2015)	\$21,385,795
Ending Balance (June 30, 2016)	\$27,085,747

D. Fees collected and the interest earned

Fees Collected during Fiscal Year	\$5,396,200
Interest Earned	\$303,752

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 2015-16 \$225,387, and in FY 2016-17 (as of 7/31/16) \$244,017 was expended for the Countywide Radio Project, for a total project expenditure of \$469,404 – 5.13 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)

There were no refunds made pursuant to Government Code Section 66001 during the FY 2015-16.

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 2015-16, one property owner requested a fee deferral totaling \$17,147.90, 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, 2016, the balance of the Capital Facilities Impact Fee Account is \$27,747,412.

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.

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

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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.*

Attachment 1 – Fee Schedule for FY 2016-17
Attachment 2 – FY 2015-16 CFIF Revenue
Attachment 3 – FY 2015-16 CFIF Expenditures

Placer County Capital Facilities Impact Fee Schedule									
Effective October 1, 2016									
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	2,654.07	159.72	2,813.79	4,028.86	159.72	4,188.58		2,078.25	2,654.07
Multi Family Dwelling	1,932.80	70.86	2,003.65	2,936.19	70.86	3,007.05		1,514.59	1,932.80
Age Restricted Sr Citizens	1,745.00	102.08	1,847.08	2,648.89	102.08	2,750.97		1,366.41	1,745.00
Office Space/sq.ft.	0.51		0.51	0.91		0.91		0.51	0.51
Retail Space/sq.ft.	0.32		0.32	0.56		0.56		0.32	0.32
Industrial Space/sq.ft.	0.26		0.26	0.45		0.45		0.26	0.26
Warehouse Space/sq.ft.	0.07		0.07	0.13		0.13		0.07	0.07

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 2.065% calculated as of June 2016 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.

	FY 2015-2016 REVENUE			Revenue Received FY 2016-17- To 7/31/16			TOTAL - FY 2015-16 + 2016-17 TO-DATE		
	Fees Received	Interest	Total	Fees Received	Interest	Total	Fees Received	Interest	Total
Lincoln	\$535,505	\$51,841	\$587,346	\$85,368	\$64	\$85,431	\$620,873	\$51,905	\$672,777
Roseville	\$1,807,050	\$86,346	\$1,893,396	\$0	\$0	\$0	\$1,807,050	\$86,346	\$1,893,396
Loomis	\$42,443	\$2,243	\$44,686	\$17,748	\$0	\$17,748	\$60,190	\$2,243	\$62,433
Rocklin	\$1,394,059	\$39,675	\$1,433,733	\$643,935	\$2,771	\$646,706	\$2,037,993	\$42,446	\$2,080,439
Auburn	\$23,132	\$2,900	\$26,032	\$0	\$0	\$0	\$23,132	\$2,900	\$26,032
Colfax	\$4,640	\$248	\$4,888	\$0	\$0	\$0	\$4,640	\$248	\$4,888
Total Cities	\$3,806,829	\$183,252	\$3,990,081	\$747,050	\$2,835	\$749,885	\$4,553,878	\$186,087	\$4,739,966
Unincorporated	\$1,589,372	\$120,500	\$1,709,872	\$137,167	\$0	\$137,167	\$1,726,539	\$120,500	\$1,847,039
	\$5,396,200	\$303,752	\$5,699,953	\$884,217	\$2,835	\$887,052	\$6,280,417	\$306,587	\$6,587,004

	FY 2015-16 FUND BALANCES		FUND BALANCES FY 2016-17 - To 7/31/2016	
	Begin Balance	End Balance	Begin Balance	End Balance
Lincoln	\$3,910,405	\$4,497,751	\$4,497,751	\$4,538,884
Roseville	\$5,675,337	\$7,568,733	\$7,568,733	\$7,511,780
Loomis	\$163,999	\$208,684	\$208,684	\$226,432
Rocklin	\$2,293,492	\$3,727,225	\$3,727,225	\$4,351,106
Auburn	\$222,988	\$249,020	\$249,020	\$246,648
Colfax	\$16,414	\$21,302	\$21,302	\$21,302
Total Cities	\$12,282,635	\$16,272,716	\$16,272,716	\$16,896,152
Unincorporated	\$9,103,160	\$10,813,031	\$10,813,031	\$10,851,261
	\$21,385,795	\$27,085,747	\$27,085,747	\$27,747,412

**Placer County Capital Facilities Impact Fee Program
Summary of Capital Facility Impact Fee Expenditures as of July 31, 2016**

Description	Reported		Amount
Refunds for transfer of the Courts to the State. Total Disbursed from fund.	1999/2000		95,647
Jail Housing Unit #4 (payment from various city subfunds by population)	2002/2003		1,500,000
Juvenile Detention Facility	1999/2000	\$301,402	
	2000/2001	\$301,402	
	2001/2002	\$301,402	
	2002/2003	\$301,402	
	2003/2004	\$301,402	
	2004/2005	\$301,402	
	2005/2006	\$301,402	
	2006/2007	\$301,402	
	2007/2008	\$219,238	2,630,454
Placer County - Bill Santucci Justice Center Site Acquisition (payment from various city subfunds by population)	2004/2005		6,225,700
Bill Santucci Justice Center Infrastructure	2007/2008	\$7,248,304	
	2008/2009	\$1,788,525	9,036,829
Auburn Justice Center (payment from various city subfunds by population)	2005/2006		1,750,000
Community Development Resource Center	2005/2006		2,159,501
Loomis Library	2006/2007		155,000
Colfax Library	2006/2007		14,221
Rocklin Library	2010/2011		1,400,000
Children's Emergency Shelter (payment from various city subfunds by population)	2006/2007		1,116,626
South Placer "Building B" Office (payment from various city subfunds by population)	2007/2008		8,700,000
South Placer Adult Correctional Facility at the Bill Santucci Justice Center (payment from various city subfunds by population)	2009/2010	26,000,000	
	2010/2011	24,000,000	50,000,000
Animal Services Center	2014/2015		1,000,000
Countywide Radio Project	2015/2016		225,387
	2016/2017		244,017
Total Expenditures as of July 31, 2016			\$86,253,382