
CAPITAL FACILITIES IMPACT FEE PROGRAM ANNUAL REPORT



FISCAL YEAR 2016-17

**SUBMITTED BY:
THE COUNTY EXECUTIVE OFFICE
SEPTEMBER 1, 2017**

Placer County
CAPITAL FACILITIES IMPACT FEE PROGRAM
Annual Report

Submitted by
The Placer County Executive Office

2017

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.¹ 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 2017-18 (Attachment 1) is effective October 1, 2017 and reflects the Public Facilities Fee increase of 2.6% based on the change in California CPI for all urban consumers between June 2016 and June 2017, and includes the Animal Services

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

Fee in the unincorporated area and the City of Colfax.

C. Beginning and ending balance of the fund

Beginning Balance (As of July 1, 2016)	\$27,085,747
Ending Balance (June 30, 2017)	\$26,860,360

D. Fees collected and the interest earned

Fees Collected during Fiscal Year	\$5,882,849
Interest Earned	\$380,630

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 2016-17 fee expenditures include \$5,000,000 (20%) for a portion of the Health and Human Services facility located at 1000 Sunset Blvd in Rocklin, 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 Section 66001 subdivisions (e) and (f)

There were no refunds made pursuant to Government Code Section 66001 during FY 2016-17.

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 2017.

In FY 2016-17, four property owners requested a Fee deferral totaling \$56,887.20, 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 August 15, 2017 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, 2017, the balance of the Capital Facilities Impact Fee Account is \$26,860,360.

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.

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 August 15, 2017 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 2017-18
Attachment 2 – FY 2016-17 CFIF Revenues
Attachment 3 – FY 2016-17 CFIF Expenditures

**Placer County Capital Facilities Impact Fee Schedule
Effective October 1, 2017**

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	2,723.07	163.88	2,886.95	4,133.61	163.88	4,297.49	2,132.28	2,723.07
Multi Family Dwelling	1,983.05	72.70	2,055.75	3,012.54	72.70	3,085.23	1,553.97	1,983.05
Age Restricted Sr Citizens	1,790.37	104.74	1,895.10	2,717.76	104.74	2,822.50	1,401.93	1,790.37
Office Space/sq.ft.	0.52		0.52	0.93		0.93	0.52	0.52
Commercial Space/sq.ft.	0.33		0.33	0.58		0.58	0.33	0.33
Industrial Space/sq.ft.	0.27		0.27	0.46		0.46	0.27	0.27
Warehouse Space/sq.ft.	0.07		0.07	0.14		0.14	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 2.6% calculated as of June 2017 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 2016-2017 REVENUE			
	Fees Received	Interest	Total
Lincoln	\$421,914	\$57,006	\$478,920
Roseville	\$2,029,836	\$109,101	\$2,138,937
Loomis	\$37,979	\$2,884	\$40,864
Rocklin	\$1,849,461	\$68,926	\$1,918,387
Auburn	\$66,160	\$3,393	\$69,554
Colfax	\$0	\$255	\$255
Total Cities	\$4,405,350	\$241,566	\$4,646,916
Unincorporated	\$1,477,345	\$139,064	\$1,616,409
	\$5,882,695	\$380,630	\$6,263,325

FY 2016-17 FUND BALANCES		
	Begin Balance	End Balance
Lincoln	\$4,453,452	\$4,110,903
Roseville	\$7,511,780	\$8,209,845
Loomis	\$208,684	\$208,844
Rocklin	\$3,704,400	\$4,755,825
Auburn	\$246,648	\$269,171
Colfax	\$21,302	\$17,923
Total Cities	\$16,146,267	\$17,572,510
Unincorporated	\$10,714,093	\$10,307,158
	\$26,860,360	\$27,879,669

**Placer County Capital Facilities Impact Fee Program
Summary of Capital Facility Impact Fee Expenditures as of June 30, 2017**

Description	Reported		Amount
Refunds for transfer of the Courts to the State. Total Disbursed from fund.	FY 1999-00		95,647
Jail Housing Unit #4 (payment from various city subfunds by population)	FY 2002-03		1,500,000
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	2,630,454
Placer County - Bill Santucci Justice Center Site Acquisition (payment from various city subfunds by population)	FY 2004-05		6,225,700
Bill Santucci Justice Center Infrastructure	FY 2007-08	\$7,248,304	
	FY 2008-09	\$1,788,525	9,036,829
Auburn Justice Center (payment from various city subfunds by population)	FY 2005-06		1,750,000
Community Development Resource Center	FY 2005-06		2,159,501
Loomis Library	FY 2006-07		155,000
Colfax Library	FY 2006-07		14,221
Rocklin Library	FY 2010-11		1,400,000
Children's Emergency Shelter (payment from various city subfunds by population)	FY 2006-07		1,116,626
South Placer "Building B" Office (payment from various city subfunds by population)	FY 2007-08		8,700,000
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	50,000,000
Animal Services Center	FY 2014-15		1,000,000
Countywide Radio Project	FY 2015-16		225,387
	FY 2016-17		244,017
1000 Sunset Blvd, Rocklin CA Office Building	FY 2016-17		5,000,000
Total Expenditures as of July 31, 2017			\$86,253,382

