



**MEMORANDUM**  
**COUNTY EXECUTIVE OFFICE**  
**OFFICE OF EMERGENCY SERVICES**  
County of Placer

TO: Honorable Board of Supervisors DATE: December 14, 2021

FROM: Todd Leopold, County Executive Officer  
By: David Atkinson, Assistant Director of Emergency Services

SUBJECT: Truckee Fire Protection District Fire Impact Fee Nexus Study Update

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**ACTION REQUESTED**

Adopt a Resolution to approve the Truckee Fire Protection District Fire Impact Fee Nexus Study Update, to take effect February 12, 2022.

**BACKGROUND**

Truckee, CA, is in the Sierra Nevada mountain range, 12 miles north of Lake Tahoe, and comprises expansive, forested granite mountain terrain. Truckee Fire Protection District is an “All Risk” district and responds to all incident types, including structural and wildland firefighting, vehicle extrication, hazardous materials response, search and rescue, and swift water rescue. The Truckee Fire Protection District collects a fire impact fee on new residential and non-residential development projects within the service area to fund costs associated with expanding service levels resulting from increased development.

Government Code 66000 et seq (GC 66000) allows local agencies, including fire protection districts, to collect mitigation fees from new development to offset the project's impact on the local agency's existing provision of services. However, the ability to levy fees is an authority that remains with a County's Board of Supervisors. Therefore, to allow fire protection districts in Placer County to collect development fees, a legal requirement for new development projects to pay the fees was established by your Board on August 28, 1990 and codified as Chapter 15.36.010 of County Code. As a condition for collecting mitigation fees, GC 66000 requires a fire protection district to prepare a Capital Facilities Plan subject to the Board of Supervisors approval. Updates of the plan are required annually.

The Truckee Fire Protection District Fire Impact Fee Nexus Study Update was adopted by the Truckee Fire Protection District Board of Directors on November 16, 2021, by approval of resolution 17-2021, following a review of the update during a properly noticed public hearing. The Fire Impact Nexus Study Update establishes the legal and policy basis for fire impact fee imposition and updates and identifies the purpose of the fee, use of the fee, and the benefit of the relationship between the fee and the associated project. Truckee Fire Protection District prepared the Nexus Study following Government Code 66000 et seq and the Engineering News-Record Construction Cost Index over the previous 12 months. Additionally, the District outlined a long-term capital improvement plan and intends to use the fire impact fee proceeds to fund the costs of new facilities, station expansions, and new equipment and apparatus; this need is driven by increased calls for service due to area growth and new structural development. Table 1 delineates existing and proposed impact fees as depicted in the 2021 Truckee Fire Protection District Fire Impact Fee Nexus Study Update.

**Table 1: TFPD Impact Fees, Existing and Proposed**

<b>Fee Category</b>	<b>\$ per Sq. Ft. (EXISTING)</b>	<b>\$ per Sq. Ft. (PROPOSED)</b>	<b>% Change</b>
<b>Residential Construction</b>			
Single-Family Housing	\$0.84	\$1.20	42.9%
Multi-Family Housing	\$1.27	\$1.20	-5.5%
<b>Non-Residential Construction</b>			
Retail/Commercial Use	\$0.86	\$1.27	47.7%
Office Use	\$1.24	\$1.82	46.8%
Industrial Use	\$0.62	\$0.91	46.8%

**FISCAL IMPACT**

There is no impact to the General Fund as a result of this action.

**ATTACHMENTS**

Attachment 1 – Placer County Board of Supervisors Resolution

Attachment 2 – Truckee Fire Protection District Board of Directors Resolution 17-2021

The November 2021 Truckee Fire Protection District Fire Impact Fee Nexus Study Update is on file with the Clerk of the Board.

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

**In the matter of: A RESOLUTION APPROVING THE  
TRUCKEE FIRE PROTECTION DISTRICT FIRE  
IMPACT FEE NEXUS STUDY UPDATE**

Resolution No.: \_\_\_\_\_

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held December 14, 2021, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Chair, Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

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**WHEREAS**, the Truckee Fire Protection District completed the Fire Impact Fee Nexus Study Update, in accordance with the requirements of Government Code 66000; and

**WHEREAS**, the Truckee Fire Protection District Fire Impact Fee Nexus Study Update included an increase in fire impact fees based on the Engineering News-Record Construction Cost Index change over the previous 12 months; and

**WHEREAS**, the Truckee Fire Protection District Board of Directors approved the Truckee Fire Protection District Fire Impact Fee Nexus Study Update on November 16, 2021, by adoption of resolution 17-2021.

**BE IT RESOLVED**, the Board of Supervisors, County of Placer, State of California, approves the Truckee Fire Protection District Fire Impact Fee Nexus Study Update, to take effect on February 12, 2022.

**BOARD OF DIRECTORS  
OF THE  
TRUCKEE FIRE PROTECTION DISTRICT**

**RESOLUTION NO. 17-2021**

**RESOLUTION APPROVING THE TRUCKEE FIRE PROTECTION  
DISTRICT FIRE IMPACT FEE NEXUS STUDY UPDATE AND  
REQUESTING THE TRUCKEE TOWN COUNCIL, THE NEVADA  
COUNTY BOARD OF SUPERVISORS AND PLACER COUNTY BOARD  
OF SUPERVISORS ADOPT AND IMPLEMENT THE PROPOSED FIRE  
IMPACT FEE PROGRAM ON BEHALF OF THE DISTRICT**

*WHEREAS*, AB 1600 was adopted and codified in California Government Code § 66000 allowing the establishing, increasing or imposing of a development fee as a condition of approval where the purpose and use of the fee were identified and reasonable relationship to the development project was demonstrated; and

*WHEREAS*, the Truckee Fire Protection District ("District") Board of Directors ("Board") has received and considered the Fire Impact Fee Nexus Study Update prepared by SCI Consulting Group dated November 2021 Final Report ("Nexus Study") that provides the required information to update the District Fire Impact Fee program.

***NOW, THEREFORE, IT IS HEREBY RESOLVED*** that:

- 1) The Board hereby receives and approves the Fire Impact Fee Nexus Study ("Nexus Study") dated November 2021 Final Report by SCI Consulting Group.
- 2) Prior to adopting this Resolution, the Board conducted a public hearing at which oral and written presentations were made, as part of the Board's regularly scheduled November 16, 2021 meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, has been published twice in the local newspaper. Additionally, at least ten days prior to the meeting, the District made available to the public, data indicating the amount of the cost, or estimated cost, required to provide the service for which the fee or service charge is to be adjusted pursuant to the Resolution by way of such public meeting, the Board received the Nexus Study attached as Exhibit A, which formed the basis for the action taken pursuant to this Resolution.
- 3) After considering the Nexus Study, this Resolution, and after considering the testimony received at this public hearing, the Board, hereby makes the following findings:
  - a) The Fire Impact Fee proposed in the Nexus Study and approved pursuant to this Resolution are for the purposes of funding the one-time cost of expanding the District's facilities, apparatus, and equipment needed to maintain its existing level of service; and

- b) The Fire Impact Fees proposed in the Nexus Study and approved pursuant to this Resolution will be used to fund new facilities (land, stations, and other buildings) new apparatus (engines, ambulances, and other vehicles), and new equipment costs that expand the District's fire system capacity and associated administrative costs; and
  - c) The uses of the Fire Impact Fees proposed in the Nexus Study and approved pursuant to this Resolution are reasonably related to the types of development projects on which the fees are imposed in that fee revenue from the development projects will be used to expand the District's facilities, apparatus, and equipment to meet the additional demand generated by the new residents and employees and new structural area created by the development projects; and
  - d) The Fire Impact Fees proposed in the Nexus Study and approved pursuant to this Resolution bear a reasonable relationship to the need for fire protection and emergency response facilities, apparatus, and equipment in that each development project will create additional need for the District's fire protection and emergency response services and a corresponding need for expanded facilities, apparatus, and equipment. The fee will be imposed on different types of development projects in proportion to the additional service population generated and structural area created by new development projects; and
  - e) The Nexus Study demonstrates that there is a reasonable relationship between the amount of the Fire Impact Fee and the cost of the fire protection facilities, apparatus, and equipment attributable to the development on which the fee is imposed in that the costs are based upon the level of existing development served by the District's existing fire protection facilities and applied proportionately to four land use categories in proportion to the need they create for expanded fire facilities, apparatus, and equipment.
- 4) The Board does hereby approve the following Fire Impact Fees on new development, which shall be collected upon issuance of a building permit:





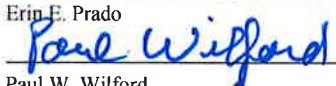
<u>Land Use Category</u>	<u>Fire Impact Fees</u>
Residential Development	\$1.20 per sq. ft.
Retail / Commercial	\$1.27 per sq. ft.
Office	\$1.82 per sq. ft.
Industrial	\$0.91 per sq. ft.

- 5) The Board does hereby approve and request that the Fire Impact Fees be automatically adjusted for inflation each year by an amount equal to the percentage change in the Engineering News-Record Construction Cost Index (20-Cities) in the preceding twelve months.

- 6) The Board finds pursuant to the California Environmental Quality Act ("CEQA"), this action is not a "project" because the Resolution provides a mechanism for funding fire protection and emergency response facilities, apparatus, and equipment but does not involve a commitment to any specific project for such purposes that may result in a potentially significant impact on the environment. (CEQA Guidelines § 15378.)
- 7) If any portion of this Resolution is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of the remaining portions of this Resolution.

**BE IT FURTHER RESOLVED** that the Board of Directors of the Truckee Fire Protection District formally requests that the Truckee Town Council, Nevada County Board of Supervisors, and Placer County Board of Supervisors adopt and implement this approved Fire Impact Fees program on behalf of the District.

**PASSED AND ADOPTED** by the Board of Directors of the Truckee Fire Protection District at a regularly scheduled meeting held on November 16, 2021, by the following vote of said Board:

**AYES:**   
Gary R. Botto  
  
Victor R. Hernandez  
  
Gerald W. Herrick  
  
Erin E. Prado  
  
Paul W. Wilford

**NOES:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_

**ATTESTED BY:**   
Joyce L. Engler, Administrative Officer/Clerk of the Board

**DATED:** November 16, 2021