



Fire Impact Fee Program Overview

BLAIR AAS | SCI CONSULTING GROUP

About Development Impact Fees

DIFs are only one-time proceeds to fund new development's share of the cost of expansion of the infrastructure of a community

Premise: Development should **“pay its own way”** or **“growth should pay for growth”**

Nollan decision – “essential nexus”

Dolan decision – “rough proportionality”

Mitigation Fee Act - AB1600 was enabling legislation

Established a uniform process for determining, adopting, imposing, collecting, accounting for and protesting “development impact fees”

Must be adopted by land use authority on behalf of special districts



Methodology and Approach



Fee Cost Components

- Land, stations, and other buildings
- Apparatus and other vehicles
- Equipment
- Fee Program Administration



Existing Facility Standard Methodology

- Existing Level of Service Standard
- Systemwide
- Open-Ended



Existing Development

- Homes and Residents
- Businesses and Employees
- Service Call Data



Existing Fire System

Maximum Fire Impact Fee

Land Use Category	Unit	Maximum Fire Impact Fee	<u>Average</u> Maximum Fire Impact per Dwelling Unit
Single Family Housing	BSQFT	\$2.00	Single-Family Home - \$3,810
Multi-Family Housing	BSQFT	\$2.77	
Mobile Home	BSQFT	\$1.57	Multi-Family Unit - \$3,047
Assessory Dwelling Unit => 750 sq. ft.	BSQFT	\$2.00	Mobile Home - \$2,198
Assessory Dwelling Unit < 750 sq. ft.	--- Exempt ---		
Retail / Commercial	BSQFT	\$2.51	
Office	BSQFT	\$4.15	
Industrial	BSQFT	\$1.75	

Fire Impact Fee Comparison

	Rancho Adobe FPD (Proposed)	Sonoma Valley FPD (Effective July 1, 2024)	Sonoma County FPD (Effective July 1, 2024)
Single-Family Housing	\$2.00	\$1.95	\$1.84
Multi-Family Housing	\$2.77	\$3.31	\$2.43
Mobile Home	\$1.57	\$2.16	\$1.35

Uses of Fee Revenue

ALLOWABLE USES

- New (added) or expanded land and facilities costs (100%)
- Apparatus, vehicles, and equipment purchases that expand the system inventory (100%)
- Facility costs already incurred to provide growth-related capacity (100%)
- A portion of apparatus and vehicle replacement costs attributable to new development (10.6%)
- A portion of a renovation project that expands service capacity
- Collection, accounting, documentation, annual reporting requirements, five-year report requirements, periodic nexus studies, and other costs reasonably related to compliance with the Act.

PROHIBITED USES

- Existing deficiencies, such as improvements to existing facilities that do not expand service capacity
- A portion of apparatus and vehicle replacement costs attributable to existing development (89.4%)
- Operational, maintenance, or repair costs

Accounting Requirements

- Fee proceeds must be deposited into a separate fund or account so that there will be no commingling of fees with other revenues
- Fee proceeds must be expended solely for the purpose for which there were collected
- Fee proceeds must be expended on fire facilities, equipment, and apparatus that expand the District's service capacity.



Reporting Requirements



Annual Report

Must be made available to the public with 180 days after the last day of each fiscal year



Five-Year Findings Report

For the fifth year following the first receipt of fee proceeds, and every five years thereafter in conjunction with Annual Report



Reports prepared by District; approved by District Board; filed with City and County

June 2024 Board Meeting

District Board Action



Receive public comment on Nexus Study and proposed fee program



Receive and approve Nexus Study



Approve proposed fire impact fees



Formally request that the City Council and County BOS adopt the fee program on behalf of the District



Approve and request an automatic annual inflationary adjustment based on the Engineering-News Record Construction Cost Index



Indemnification of the City and County

Tentative Timeline

May 15, 2024, 7 p.m.

- **District Board Meeting**
 - Presentation of Public Review Draft and Proposed Fee Program

June 19, 2024, 7 p.m.

- **District Board Meeting**
 - Conduct noticed public hearing
 - Approve Nexus Study and fee program
 - Request adoption by City and County

Aug – Oct 2024 (TBD)

- **Cotati City Council Meeting**
 - Noticed Public Hearing
 - Adoption of Fire Impact Fee Program

Aug – Oct 2024 (TBD)

- **Sonoma County BOS Meeting**
 - Noticed Public Hearing
 - Adoption of Fire Impact Fee Program

January 2025 (TBD)

- **Implementation**
 - Fees become effective 60-days after adoption

Questions?

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