FIRE FACILITIES IMPACT FEE STUDY



PLACER COUNTY

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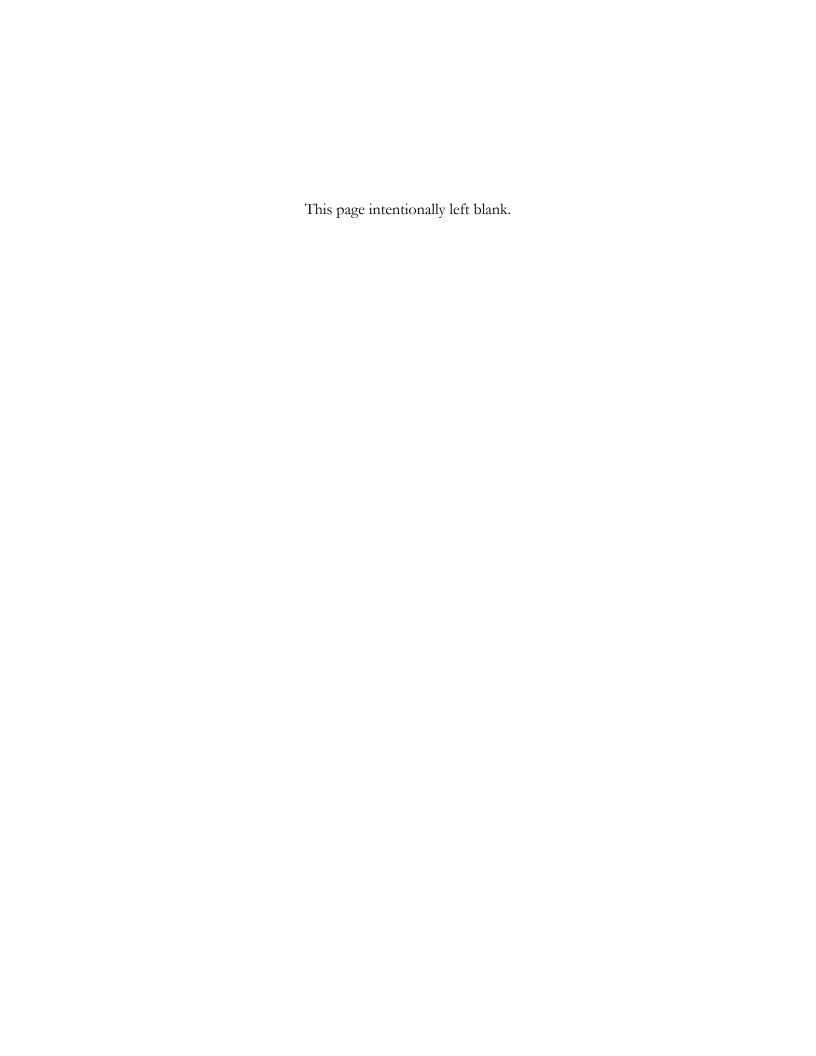
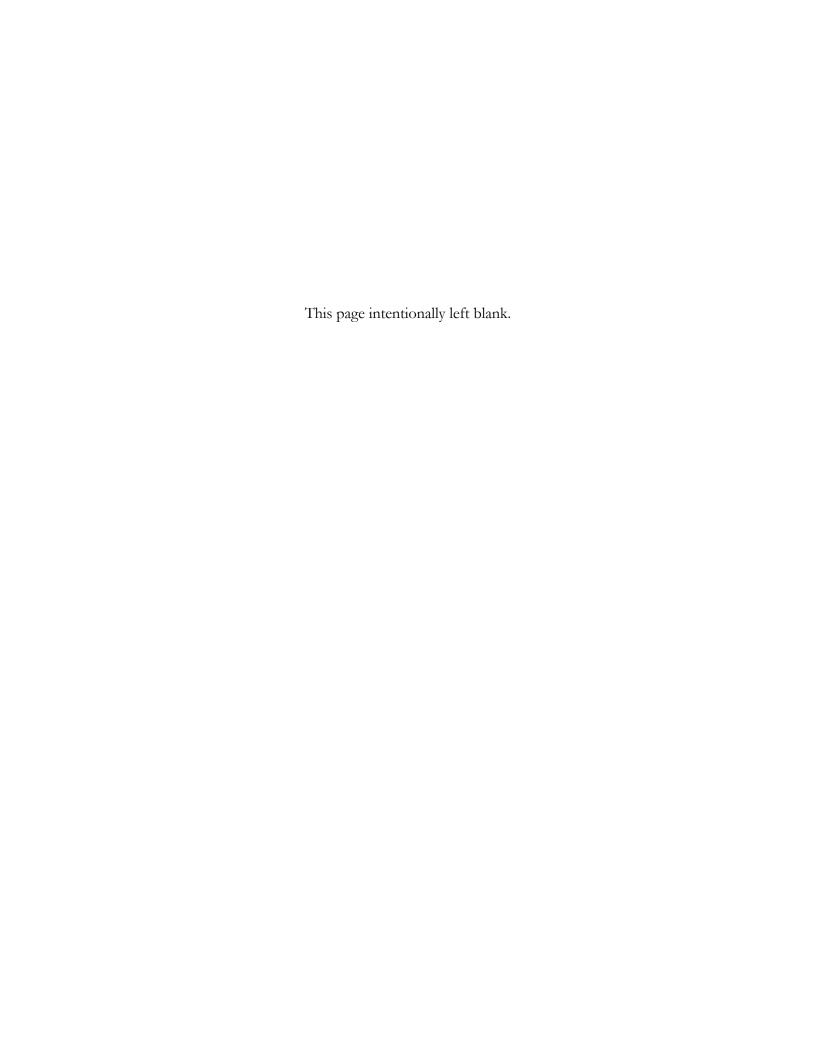


TABLE OF CONTENTS

FIRE FACILITIES IMPACT FEE STUDY	1
ntroduction	1
mpact Fee Area of Applicability	2
Service Population	2
Existing Fire Facilities	4
Fire Facilities To Accommodate New Development – Impact Fee Area	8
Fire Facility Standards	13
Fee Schedule	14
mpact Fee Revenue	15
Alternative Revenue Sources	16
Fire Facilities To Accommodate New Development – Western Placer County Developments	17
Program Implementation	22
Mitigation Fee Act Findings	24
APPENDIX A: CAPITAL IMPROVEMENT PLAN	A-1
mpact Fee Revenue Projections	A-1
Planned Capital Improvements	A-2



FIRE FACILITIES IMPACT FEE STUDY

INTRODUCTION

This report summarizes an analysis of the need for fire facilities by Placer County Fire (PCF) to accommodate new development. The report documents a reasonable relationship between new development and an impact fee for funding these new facilities.

Placer County currently provides fire protection and all hazard fire and emergency medical services on a year-round basis in an unincorporated area of approximately 475 square miles or nearly one-third of the total county area. The total service area has a residential population of approximately 43,000. Service is provided by sixty full time firefighters from eight fully staffed, 24-hour/day fire stations located in Alta, Colfax, Bowman, North Auburn, Ophir, Lincoln, the Sunset Industrial Area, and in Dry Creek. In addition, the system supports community volunteer firefighters operating from stations in Dutch Flat, Fowler, Paige, Thermalands, Lone Star, and Sheridan. There are nearly 100 active or semiactive volunteers in the PCF organization. Full-time firefighters are provided by Cal Fire (formerly California Department of Forestry and Fire Protection) under contract to Placer County. PCF is the combined volunteer and professional fire protection organization that provides the services described above. The Placer County Board of Supervisors is the governing entity with authority over PCF. Placer County currently funds fire service operations through a number of zones of benefit within County Service Area 28 (CSA 28). PCF's service area includes rapidly developing unincorporated areas in western Placer County and more rural areas to the east. Western Placer County continues to shift from a rural, agricultural area to a suburban area with residential and industrial development, office buildings, and shopping centers, with increasing fire protection needs.

Placer County Fire receives the majority of its revenues for operations from property taxes and voter-approved special assessments. As with most local agencies, PCF's property tax revenue stream has diminished in terms of real dollars over time since the imposition of Proposition 13 in 1978. In addition, PCF serves areas with the lowest fire protection apportionment of property tax dollars in the county. Consequently, PCF is increasingly reliant on voter approved special assessment revenues to maintain services. This is particularly true in western Placer County, where Placer County will rely heavily on development agreements and special assessments to ensure that the demands for fire protection services from new development are met without reducing the current PCF service levels.

The focus of this study is funding for new fire stations, vehicles and equipment that are required as a direct result of new fire service demands brought on by new development. Placer County approved a fire facilities impact fee in 1996 based on projected growth at that time. This study provides the basis for new fees based on new projections of growth and the corresponding facilities needed to meet the new fire service demands. New fire facilities and equipment will be needed to adequately provide fire protection services to new development without negatively impacting the current PCF fire service levels. Because PCF's property tax and special assessment revenue is wholly devoted to operational costs, a fire facilities impact fee is needed to provide funding to develop the new facilities and purchase new equipment.

PCF serves only unincorporated areas in the County. Per the *Mitigation Fee Act* contained in *Government Code* Section 66000 *et. seq.*, the County has legal authority to impose impact fees on the unincorporated area PCF serves. This report provides the necessary documentation for the Placer County Board of Supervisors to adopt a fire facilities impact fee for imposition within PCF service area. It also provides a list of statutory findings pertaining to the imposition of PCF fees.

This report also includes, as **Appendix A**, a capital improvement plan (CIP) for the portion of the PCF service area where capital facilities will be partially funded with impact fee revenue. The CIP shows planned spending of impact revenues for fiscal year 2007-2008 through 2011-2012.

IMPACT FEE AREA OF APPLICABILITY

The stations, apparatus, vehicles, and equipment needed to serve the major developments planned for western Placer County are expected to be provided directly through developer agreements, rather than impact fees. These projects are Regional University, Placer Ranch, Curry Creek, Placer Vineyards, and Riolo Vineyards. Therefore, only the facilities needed to serve new development in other areas are included in an impact fee that will be charged to development outside of the major western Placer County projects.

Facility planning and negotiation of developer agreements is ongoing. Planned facilities shown in this study reflect PCF's current expectations of development and facility needs. Any changes to development plans and development agreements may change facility plans. These changes will be incorporated in future updates of this study.

In addition to new facilities dedicated to serving a particular area, PCF also plans to acquire facilities that will serve development systemwide. These facilities include a regional training center, support vehicles, and a variety of special equipment. The portion of the cost of these facilities allocated to development outside of the major western Placer County projects is included in calculating the impact fee, while the portion attributed to the major western Placer County projects will be funded through those developer agreements.

SERVICE POPULATION

PCF has industrial, commercial, and residential areas, as well as rural regions in its service area. Need for PCF's fire and emergency medical services and associated facilities and equipment is measured by its service population, or the number of residents, workers, and university students within its service area. Service population reasonably represents the need for fire facilities and equipment because people requesting medical assistance generate the most calls for service. Structural fire suppression is the second most important mission of the fire department after the protection of life.

Table 1 provides estimates of PCF's total service population in 2006 (the latest date demographic data were available at the time research for this study was conducted) and 2030. Total service population is comprised of residents and employees working within the PCF service area. Table 1 lists new development separately for each of the major development projects planned in western Placer County, and also shows other new

development in the PCF service area.

Table 1: Placer County Fire Service Population

	A Residents ¹	B Workers ²	C University Students	D Worker Demand Factor ³	E Student Demand Factor ⁴	F=A+(B*D) +(C*E) Service Population	Percent of Total Service Population (2030)
Existing Development (2006)	42,700	14,200	-	0.69	0.24	52,500	25.2%
Western Placer Major Development Projects Regional University (2006-2030) Placer Ranch (2006-2030) Curry Creek (2006-2030) Placer Vineyards (2006-2030) Riolo Vineyards (2006-2030) Subtotal - Western Placer Major Projects	10,968 17,590 40,500 35,330 2,296 106,684	1,264 21,624 8,298 7,239 100 38,525	6,000 25,000 - - - 31,000	0.69 0.69 0.69 0.69 0.69	0.24 0.24 0.24 0.24 0.24	13,300 38,500 46,200 40,300 2,400 140,700	67.5%
Other New Development (2006-2030)	8,985	9,077	-	0.69	0.24	15,200	7.3%
Total New Development (2006-2030)	115,669	47,602	31,000	0.69	0.24	156,000	
Total Development (2030)	158,369	61,802	31,000	0.69	0.24	208,500	100.0%

¹ 2006 resident population estimate generated by interpolating from 2000 US Census population estimate using the same average increase in number of residents from 2000 to 2002 as generated by Hausrath Economics Group estimates of increase between 2002 and 2006. Estimates for new development provided by Placer County Planning Department.

Sources: Placer County Fire; Placer County Planning Department; California Employment Development Department (EDD); United States Census Bureau, Census 2000; Hausrath Economics Group; City of Phoenix, AZ; MuniFinancial.

The estimate of existing residential population for the year 2006 was based on data from the 2000 Census. MuniFinancial up dated the data to 2006 using population growth rate estimates developed by the Hausrath Economics Group. The existing number of workers employed in the PCF service area is provided by the California Employment Development Department. New residential population and jobs through 2030 for each development area were provided by Placer County.

To calculate the service population for fire protection facilities, residents are weighted at 1.00. A worker is weighted at 0.69 of one resident to reflect the lower per capita need for fire services associated with businesses. Nonresidential buildings are typically occupied less intensively than dwelling units, so it is reasonable to assume that average per-worker usage of services is less than average per-resident usage.

The specific 0.69 per-worker weighting used here is derived from an extensive study carried out by planning staff in the City of Phoenix. Data from that study are used to calculate a per capita factor that is independent of land use patterns. Because of the large geographic area covered by the Phoenix study, it is the best available source of data for application to other areas. It is reasonable to assume that relative demand for fire service between residents and workers does not vary substantially on a per capita basis across communities, enabling this data to be applied to other communities.

Two universities are planned for the PCF service area. University students are estimated to have a lower per capita need for fire services than residents and workers because they are

² Current employment for Placer County Fire provided by the EDD. Future service population estimated by MuniFinancial based on data provided by Placer County Planning Department

³ Worker demand based on City of Phoenix analysis of fire department call data by land use type.

⁴ Student demand based on survey of emergency response needs for retail facilities in Roseville.

often on campus only part of the day. Consistent with County projections, the weighting factor used for students 0.24 of one resident.

Using these weighting factors, the total existing service population for PCF is estimated at about 52,500, as shown in Table 1. The projected 2030 service population is substantially larger at 208,500. This includes an increase of service population of approximately 140,700 in the major western Placer County developments and approximately 15,200 in the remainder of the PCF service area. Only new development outside the major Western Placer developments will be charged impact fees, as those facilities required to serve the Western Placer developments are being funded via separate developer agreements.

EXISTING FIRE FACILITIES

PCF's inventory of existing and planned fire facilities was used as the basis for calculating the facility standard. This standard is used to determine new development's fair share contribution to expanded facilities as growth occurs. The existing fire protection facilities described in this section currently serve the entire PCF service area.

Tables 2 through 4 provide a detailed inventory of PCF's existing stations, apparatus and special equipment. **Table 5** sums the current inventory. With the exception of Station 10 (described in more detail below), the estimated value of PCF's inventory is based on unit cost assumptions. Unit costs reflected in Tables 2, 3 and 4 include the following:

- Land cost per acre. The estimated cost per acre is based on an internet survey done by MuniFinancial of vacant land on the market. (Survey updated May 2007.)
- *Buildings*. Estimated replacement costs provided by PCF.
- Apparatus/Vehicles. Estimated replacement cost provided by PCF of apparatus, vehicles and equipment carried on apparatus. Replacement costs of older apparatus and vehicles reflect secondary market prices, also provided by PCF.

Table 2 highlights stations and other buildings owned by Placer County Fire. PCF currently provides services from eight fully staffed and six volunteer fire stations. In addition to the stations shown in Table 2, PCF provides services from State-owned stations and equipment at Alta and Colfax. The State owns the Bowman station and most of its equipment. Only the Placer County-owned equipment at Station 10 (Bowman) is listed in Table 3 below. Placer County owns or leases all of the stations, buildings, and/or land listed in Table 2 with exception of Station 77 (Sunset Industrial Area), which is owned by the United Auburn Indian Community and provided to PCF for exclusive use at no cost. Placer County owns all of the fire apparatus and vehicles listed in Table 3.

Table 2: Existing Land and Buildings

	Quantit	y	Un	it Value	T	otal Value
Mt. Vernon Storage Building (10768 Mt. Vern	non Road)					
Land ¹		acres	\$	_	\$	100,000
Building	1,200	sq. ft.	•	100	•	120,000
Subtotal		•			\$	220,000
Vacant Land (8255 Mt. Vernon Road)					•	,
Land ¹	-	acres		_	\$	50,000
Fire Station 32 - Dutch Flat		40.00			Ψ.	20,000
Land ²	0.12	acres		300,000	\$	35,300
Building		sq. ft.		100		128,000
Subtotal		•			\$	163,300
Fire Station 70 - Lincoln Fire Station					•	,
Land ²	0.26	acres		300,000	\$	78,100
Building - Apparatus Room	1,536	sq. ft.		100		153,600
Building - Trailer	1,300	sq. ft.		71		92,300
Subtotal					\$	324,000
Fire Station 73 - Fowler Fire Station						
Land ²	0.22	acres		300,000	\$	67,400
Building	2,448	sq. ft.		200		489,600
Subtotal					\$	557,000
Fire Station 74 - Thermalands						
Land ²	0.29	acres		300,000	\$	87,000
Building - Community Center	900	sq. ft.		71		64,000
Building - Fire Station	2,257	sq. ft.		200		451,400
Subtotal					\$	602,400
Fire Station 75 - Paige						
Land ²	0.27	acres		300,000	\$	81,000
Building	2,940	sq. ft.		200		588,000
Subtotal					\$	669,000
Fire Station 77 - Sunset						
Land ³		- acres		-	\$	-
Building - Main		sq. ft.		400		2,600,000
Building - Storage	247	sq. ft.		80		19,700
Subtotal					\$	2,619,700
Fire Station 78 - Sheridan						
Land ²		acres		300,000	\$	33,100
Building	1,200	sq. ft.		71	_	85,300
Subtotal					\$	118,400
<u>Fire Station 100 - Dry Creek</u>						
Land	-	acres		-	\$	350,000
Building - Main Station		sq. ft.		250		1,020,000
Building - Physical Training		sq. ft.		71		41,000
Building - Equipment Storage	700	sq. ft.		71	_	54,600
Subtotal					\$	1,465,600
Fire Station 180 - Atwood					•	=00.000
Land ¹	- 0.400	acres		400	\$	500,000
Building - Administration		sq. ft.		100		240,000
Building - Fire Station ⁴	5,000	sq. ft.		-	•	740,000
Subtotal					\$	740,000
Fire Station 182 - Ophir					•	050 000
Land ¹	- - 000	acres		200	\$	350,000
Building	5,000	sq. ft.		300	•	1,500,000
Subtotal					\$	1,850,000
Fire Station 184 - Lone Star			Φ.		•	000 000
Land ¹	2 225	acres	\$	250	\$	200,000
Building	3,225	sq. ft.		250	•	806,300
Subtotal					\$	1,006,300
Total Value, Buildings and Land					\$	10,385,700
					Ť	-,,

¹ Land parcel size not available. Land value provided by Placer County Fire (PCF).

Sources: Placer County Fire; MetroListMLS.com; MuniFinancial.

² Actual land area and value per acre not available. Land area based on building square footage and an assumed average floor area ratio (FAR) of 0.25. Estimated per acre value for land is based on a survey of the Multiple Listing Service in Placer County vacant land, zoned commercial or residential, on the market in May, 2007.

 $^{^{\}rm 3}$ Land value shown as zero because land is owned by United Auburn Indian Community, not PCF.

⁴ Fire station value shown as zero because this building is planned to be eventually demolished and replaced with a planned new building. Estimated value of new building is shown in Table 5.

Table 3 illustrates the inventory and estimated value of existing apparatus and vehicles, as well as the firefighting equipment, emergency medical equipment, and communications equipment needed to stock each vehicle.

Table 3: Existing Apparatus and Equipment Inventory and Valuation

Vehicle Type and Make	ID	\	/ehicle ¹	Ec	μipment²		Total
Station 10							
1990 KME Type I	E 10R	\$	79,000	\$	95,000	\$	174,000
1995 WS Darley Type I	E 10		110,000		95,000		205,000
1990 INTL Type III	BR10		89,000		65,000		154,000
2001 Ford Expedition - Command	D 2304		20,000		35,000		55,000
2000 Amer LaFrance - HAZMAT	HM-10		210,000		-		210,000
2001 Ford Expedition - Command	U 2327		22,000		35,000		57,000
1998 Ford Expedition - Command	B 2317		15,000		35,000		50,000
Subtotal		\$	545,000	\$	360,000	\$	905,000
Station 32							
2003 HI TECH Type I ³	E 32	\$	257,200	\$	95,000	\$	352,200
INT'L L 1700 CDF #5	B 32		12,000	·	, -		12,000
Subtotal		\$	269,200	\$	95,000	\$	364,200
Station 70		Ψ.	_00,_00	Ψ	55,555	•	001,200
2003 HI-TECH Type I	E 70	\$	280,000	\$	95,000	\$	375,000
1987 DODGE D150 Ram Pickup	U 70	•	2,500	•	-	•	2,500
Subtotal		\$	282,500	\$	95,000	\$	377,500
Station 73							
1981 INT'L Type II	E 73B	\$	26,000	\$	80,000	\$	106,000
1990 INT'L Type III	BR 73		72,000		65,000		137,000
2000 CENTRAL STATES Type 1	E 73B		210,000		95,000		305,000
1990 HI TECH Type I	WT 73		89,000		45,000		134,000
Subtotal		\$	397,000	\$	285,000	\$	682,000
Station 74							
1977 GMC Type I	WT 74	\$	15,000	\$	45,000	\$	60,000
1995 F 70 DARLEY Type I	E 74		125,000		95,000		220,000
1981 INT'L Type III	-		12,000		65,000		77,000
Subtotal		\$	152,000	\$	205,000	\$	357,000
Station 75							
1976 INT'L Type III	BR 75R	\$	12,000	\$	65,000	\$	77,000
1983 WESTERN STAR Type I	WT 75		20,000		45,000		65,000
1990 E-ONE Type I	E 75		79,000		95,000		174,000
1990 INT'L/KME Type I	WT 75		89,000		45,000		134,000
1985 INT'L Type III	BR 75	_	40,000	_	65,000	_	105,000
Subtotal		\$	240,000	\$	315,000	\$	555,000

Because there is a viable secondary market for used fire apparatus, the vehicle values shown are based on estimated replacement value for a vehicle of similar age and condition.

Sources: Placer County Fire; MuniFinancial.

Note: Table 3 continues on the following page.

² Equipment replacement costs provided by Placer County Fire.

³ Vehicle value shown is estimated replacement cost, less \$62,800 principal balance on purchase loan.

Table 3: Existing Apparatus and Equipment Inventory and Valuation (cont.)

Vehicle Type and Make	ID	1	∕ehicle ¹	Е	quipment ²		Total
Station 76							
Station 76 1973 INT'L Type III	BR 76	\$	10,000	\$	65,000	\$	75,000
Station 77	DK 10	Φ	10,000	Φ	05,000	Φ	75,000
2000 HME Type I	E 77	\$	210,000	\$	95,000	\$	305,000
1981 INT'L Type III	BR 70	φ	35,000	φ	65,000	φ	100,000
Subtotal	DIX 70	\$	245,000	\$	160,000	\$	405,000
Station 78		Ψ	243,000	Ψ	100,000	Ψ	403,000
1979 INT'L Type II	WT 78	\$	30,000	\$	45,000	\$	75,000
1977 AMER LAFRANCE Type I	E 78	Ψ	12,000	Ψ	95,000	Ψ	107,000
Subtotal	L 70	\$	42,000	\$	140,000	\$	182,000
Station 100		Ψ	42,000	Ψ	140,000	Ψ	102,000
1993 WEST STATES Type I	E 101	\$	89,000	\$	95,000	\$	184,000
1988 WEST STATES Type II	E 102	Ψ	50,000	Ψ	80,000	Ψ	130,000
1978 INT'L Type III	BR 100		30,000		65,000		95,000
2003 HI TECH Type I	E 100		290,000		95,000		385,000
1981 Chevy 3/4 Ton Pick-up	U 100		1,500		-		1,500
1997 Ford Expedition	B 2310		15,000		_		15,000
1992 Ford 1 Ton	BR 101		25,000		_		25,000
Subtotal	BIX 101	\$	500,500	\$	335,000	\$	835,500
Station 180		Ψ	000,000	Ψ	000,000	Ψ	000,000
1990 INT'L Type III	BR 181	\$	72,000	\$	65,000	\$	137,000
1990 KME Type I	E 181	*	79,000	Ψ	95,000	•	174,000
2000 KME Type I	E 180		210,000		95,000		305,000
2002 INT'L/KME Type III CAFS	BR 180		175,000		65,000		240,000
2002 INT'L/KME Type I	WT 180		275,000		45,000		320,000
1993 Chevy Blazer	U 182		1,500		-		1,500
1998 Ford Expedition	P 2328		15,000		_		15,000
2002 Dodge Pick-up	B 2318		20,000		_		20,000
1985 Chevy S-10 Pick-up	S 180		500		_		500
1981 Pierce/LTI Aerial Truck	T 180		125,000		115,000		240,000
1986 AMER/BRISTOL Air Unit	A 180		12,000		, _		12,000
2003 Ford/E-One LT Rescue	R 180		25,000		85,000		110,000
Subtotal		\$	1,010,000	\$	565,000	\$	1,575,000
Fire Station 182			, ,		ŕ		
INT'L Type I	E 182	\$	125,000	\$	95,000	\$	220,000
Fire Station 184							
1990 INT'L Type III	BR 184	\$	72,000	\$	65,000	\$	137,000
1977 E-ONE/FORD Type I	E 184		16,500		95,000		111,500
1990 INT'L/MKE Type İ	WT 184		89,000		95,000		184,000
Subtotal		\$	177,500	\$	255,000	\$	432,500
Total Value, Apparatus and Equipment		\$	3,995,700	\$	2,970,000	\$	6,965,700
		<u> </u>		<u> </u>		<u> </u>	

¹ Because there is a viable secondary market for used fire apparatus, the vehicle values shown are based on estimated replacement value for a vehicle of similar age and condition.

Sources: Placer County Fire; MuniFinancial.

² Equipment replacement costs provided by Placer County Fire.

Table 4 provides the inventory of special equipment shared by all stations. Replacement cost estimates were provided by PCF for these items.

Table 4: Existing Special Equipment Inventory

Description	Unit Cost		Unit Cost Amount		
Turnout Gear ¹ Traffic Pre-emption Emitters Pre-Emption Emitter Infrastructure	\$	3,200 2,000 200,000	169 35 1	\$	540,800 70,000 200,000
Total				\$	810,800

¹ Turnout gear includes brush, structure and web gear. A total of 169 units is estimated based on the sum of all volunteers (101), paid workers (61) and fire protection planners (7) in PCF.

Source: Placer County Fire.

Table 5 shows the total value of the existing fire facilities inventory, which includes values of facilities, apparatus, and other equipment. The total value of the existing fire facilities inventory is approximately \$18.2 million.

Table 5: Estimated Total Value of Existing Inventory

	Value
\$	10,385,700
	6,965,700
	810,800
<u>\$</u>	18,162,200
	_

Sources: Tables 2, 3, and 4.

FIRE FACILITIES TO ACCOMMODATE NEW DEVELOPMENT – IMPACT FEE AREA

PCF has been working with the Placer County Planning Department to identify facility needs in anticipation of several large anticipated development projects and other new development in its service area. Planned facilities shown in this document reflect projected facilities needs as determined by Placer County and PCF. Facility needs are based on service standards outlined in the Placer County General Plan. The General Plan states that the County will encourage fire protection agencies to maintain the following minimum Insurance Service Organization (ISO) ratings:

• ISO 4 in urban areas,

- ISO 6 in suburban areas, and
- ISO 8 in rural areas.¹

The General Plan also identifies the following response time standards:

- Four minutes in urban areas,
- Six minutes in suburban areas, and
- Eight minutes in rural areas.²

This section outlines planned facilities needed to serve new development in the portion of PCF outside of the planned major developments in western Placer County. These items will be partially funded through impact fees charged to new development in this area, and are included in the facility standard upon which the impact fees calculated in this study are based.

Table 6 shows the planned new stations and station upgrades needed to serve new development. As shown, PCF plans to build three new stations, add an apparatus bay to Station 100, and upgrade Station 180. The building construction costs shown were estimated by Placer County based on actual recent costs of construction in South Placer, Roseville, Rocklin, and Lincoln.

Table 6: Planned Station Facilities Funded with Impact Fees

	Quantity	Unit Value	Total Value
Additional Apparatus Bay Station 100 Building	1,000 sq. ft.	\$ 350	\$ 350,000
Magra Volunteer Station Building	4,000 sq. ft.	\$ 275	\$ 1,100,000
<u>Christian Valley Volunteer Station</u> Building	4,000 sq. ft.	\$ 275	\$ 1,100,000
North Lincoln Station Building	10,000 sq. ft.	\$ 400	\$ 4,000,000
<u>Upgrade Station 180 Atwood</u> Building	12,500 sq. ft.	\$ 400	\$ 5,000,000
Total			\$ 11,550,000

Sources: Placer County Fire; MuniFinancial.

¹ Policy 4.I.1, Placer County General Plan, August 16, 1994.

² Policy 4.I.2, Placer County General Plan, August 16, 1994.

Table 7 shows the apparatus and vehicles needed to serve development in areas outside the major western Placer County planned developments. In some cases, other funding has been identified for a portion of the cost of an apparatus, and only the remaining portion of the cost is included in the table. For these apparatus, the fraction remaining to be funded is indicated in parentheses in the table below. Total apparatus and vehicle costs included in the impact fee facility standard are approximately \$6.3 million.

Table 7: Planned Apparatus and Vehicles Funded with Impact Fees

Vehicle Type		Cost	Vehicle Type		Cost
Magra Volunteer Station			Bickford Station 70		
Type I Fire Engine	\$	490,000	Command Vehicle 2317 - Portion ¹	\$	45,000
Type III Fire Engine (1/4)	*	72,500	Type III Fire Engine	*	290,000
Type I Water Tender		275,000	Reserve Type III Fire Engine (1/4)		72,500
Subtotal	\$	837,500	Subtotal	\$	407,500
Colfax/Alta/Magra Area			Sunset Station 77		
Air/Medium/Heavy Rescue (East Area)	\$	500,000	Type I Ladder Truck (1/2)	\$	500,000
			Reserve Type I Ladder Truck (1/8)		125,000
Christian Valley Volunteer Station			Incident Support Unit (1/2)		475,000
Type I Fire Engine	\$	490,000	Utility Vehicle		60,000
			Reserve Type I Fire Engine (1/3)		163,300
North Lincoln Station			Type III/IV ALS Fire Engine		225,000
Type I Fire Engine	\$	490,000	Reserve Type III Fire Engine (1/4)		72,500
Reserve Type I Fire Engine (1/3)		163,300	Subtotal	\$	1,620,800
Type III Fire Engine		290,000			
Reserve Type III Fire Engine (1/4)		72,500	Dry Creek Station 100		
Subtotal	\$	1,015,800	Type I Water Tender	\$	275,000
			Reserve Type I Fire Engine (1/3)		163,300
Station 180 Atwood			Type III Fire Engine		290,000
Upgrade Truck-180 Portion	\$	300,000	Reserve Type III Fire Engine (1/4)		72,500
Reserve Type I Ladder Truck (1/4)		250,000	Officer/Command Vehicle		75,000
Subtotal	\$	550,000	Subtotal	\$	875,800
			Total	\$	6,297,400

¹ Vehicle would be an upgrade and replacement for an existing command vehicle. Cost shown reflects cost of upgraded capabilities but not for replacement of existing vehicle.

Source: Placer County Fire.

Table 8 shows the special equipment needed to serve areas outside of the major western Placer County developments and included in the impact fee facility standard. The special equipment to be partially funded through impact fees totals \$625,000.

Table 8: Planned Special Equipment Funded with Impact Fees

Population	р	
Description		Cost
Manua Valuntaan Otatian		
Magra Volunteer Station	Φ.	50,000
Protective Clothing, Personal Supplies, etc.	\$	50,000
Christian Valley Valunta on Ctation		
Christian Valley Volunteer Station	æ	E0 000
Protective Clothing, Personal Supplies, etc.	\$	50,000
Bickford Station 70		
Swift Water Equipment, Ropes, etc.	\$	20,000
Protective Clothing, Personal Supplies, etc.	Ψ	25,000
Subtotal	\$	45,000
Dry Creek Station 100		
Traffic Pre-emption Emitters (5 @ \$2,000 each)	\$	10,000
Mobile Data Terminal System	Ψ	50,000
Paramedic Equipment and Supplies		40,000
Protective Clothing, Personal Supplies, etc.		40,000
Subtotal	\$	140,000
Subtotal	φ	140,000
North Lincoln Station		
Protective Clothing, Personal Supplies, etc.	\$	50,000
r rotoctivo ciotimig, r croonar cappiloc, etc.	Ψ	00,000
Additional Special Equipment		
Street Intersection Retrofitting (15 @ \$12,000 each)	\$	180,000
Traffic Pre-emption Emitters (35 @ \$2,000 each)	•	70,000
Subtotal	\$	250,000
Captotal	Ψ	200,000
Sunset Station 77		
Protective Clothing, Personal Supplies, etc.	\$	40,000
J,	•	- ,
Total	\$	625,000
		·

Source: Placer County Fire

In addition to the items shown in Tables 6 through 8 that are specifically attributable to new development in the area that will be charged an impact fee, PCF plans to acquire new vehicles and equipment that will serve its entire service area. PCF also plans to construct a new Regional Training Center, which will serve the entire PCF service area. The estimated per acre land value for the Regional Training Center was based on a survey of the Multiple Listing Service in Placer County for vacant land on the market in May 2007. The estimated land value was approximately \$300,000 per acre. The costs of training facilities, vehicles, and equipment were provided by PCF. **Table 9** shows the planned systemwide facilities. The value of planned systemwide facilities is approximately \$26.8 million.

Table 9: Systemwide Planned Facilities

	Quai	ntity	Ur	nit Value	T	otal Value
Regional Training Center						
Land ¹	12.50	acres	\$	300,000	\$	3,750,000
Fleet Reserve Storage Building						375,000
Pump Testing and Drafting Pit						50,000
Service Center Building						500,000
Apparatus Maintenance Facility						2,500,000
Training Classrooms						2,500,000
Training Tower and Props						4,250,000
Alternate Command Center/EOC Facility						5,000,000
Subtotal					\$	18,925,000
Training, Maintenance, Service Center, and Adi	min. C	enter Ve	hicle	<u>es</u>		
Training Officer Vehicle					\$	75,000
Prevention Captain Vehicle						75,000
Officer/Command Vehicle						75,000
Communications/Support Vehicle						250,000
Utility Vehicle						60,000
Maintenance Support Vehicle						125,000
Service Center Support Vehicle						75,000
Support Vehicles	3	}		50,000		150,000
Foam Trailer/Hose Support Vehicle						75,000
Subtotal					\$	960,000
Equipment						
Placer County Fire Portion of Radio System					\$	2,466,000
Radio System Command Channel					·	200,000
Placer County Fire Mobile Data Terminal Syst	em					500,000
Paramedic Equip. and Supplies System Increa						80,000
Class A and B Foam Concentrate and Equipn						40,000
Mapping System and Hardware						75,000
Thermal Imaging Equipment						130,000
Protective Clothing, Personal Supplies, etc.						130,000
Training Tower/Burn Building Supplies						250,000
Administration Center Supplies, etc.						500,000
Communications Support Supplies						25,000
Dispatch Pods	3	,		80,000		240,000
Call Taking Pods	3			20,000		20,000
Maintenance Facility Equipment and Supplies						250,000
Portable Lifts and Associated Equipment						105,000
Confined Space/Heavy Rescue Props						515,000
Haz Mat Props and Equipment						550,000
Drafting/Pump Testing Equipment						5,000
Driving Course Equipment						5,000
Driving Simulators						250,000
Roof Simulators						105,000
Command Simulators						125,000
Training Aids and Manuals						75,000
Audio/Visual Equip.						50,000
Service Center Prot. Clothing, Personal Suppl	lies, et	C.			_	200,000
Subtotal					\$	6,891,000
Total					\$	26,776,000

¹ Estimated per acre value for land is based on a survey of the Multiple Listing Service in Placer County for vacant land, zoned commercial or residential, on the market in May 2007.

Source: Placer County Fire; metrolistmls.com.

Table 10 shows the allocation, based on service population, of systemwide planned facility costs between the major developments in western Placer County and other development in Placer County.

Table 10: Allocation of Systemwide Planned Facility Costs

	Share of Service Population (2030)	Share of Systemwide Facility Costs		
Western Placer Major Developments Existing Development and Other New Development	67.5% 32.5%	\$	18,074,000 8,702,000	
Total		\$	26,776,000	

Sources: Tables 1 and 9.

Table 11 shows the total value of the planned facilities serving the area outside the major western Placer County developments. The cost of planned facilities, including stations, apparatus, other equipment, and this area's share of new systemwide facilities, is approximately \$27.2 million.

Table 11: Estimated Value of Planned Facilities Funded with Impact Fees

Description	Value
Stations	\$ 11,550,000
Apparatus	6,297,400
Other Equipment	625,000
Share of Systemwide-Serving Facilities	 8,702,000
Total	\$ 27,174,400

Sources: Tables 6, 7, 8 and 10.

FIRE FACILITY STANDARDS

The fire facilities impact fees calculated in this report are based on a system plan method. The facilities standard is calculated based on the per capita value of existing and future planned facilities for the entire future service population in the fee area. The resulting costs are allocated proportionally between the existing and future fee area service population. This method enables a public entity to increase its facilities standard while equitably allocating the costs associated with the higher standard between new and existing development. (As explained above, the impact fee area excludes the major planned developments in western

Placer County, where fire facilities will be funded through development agreements, rather than impact fees.)

Table 12 details the system plan fire facilities standard. The standard is calculated by dividing the total value of existing and planned facilities by the total future service population in areas covered by the fee program. The facility standard is shown separately for residents and workers because their demand for services is weighted differently. (See service population discussion.) Although students at planned university developments are included in the future PCF service population, these universities will be located in the major western Placer County developments, and not in the area covered by the impact fee program.

Table 12: Fire Facilities Standard - Outside of Major Developments

Existing Fire Facilities Planned Fire Facilities	\$	18,162,200 27,174,400
Total Fire Facilities [A]	\$	45,336,600
Existing Development Service Population 52	2,500	
New Svc. Pop. (excl. Western Placer Major Developments)15	5,200	
Future Service Population [B]		67,700
Facility Standard per Capita [= A / B]	\$	670
Cost per Resident	\$	670
Cost per Worker ¹	\$	462

¹ Worker weighting factor of 0.69 applied to cost per resident.

Sources: Tables 1, 5 and 11; MuniFinancial.

FEE SCHEDULE

Table 13 shows the fire facilities impact fee for new development in the fee area outside of the major western Placer County developments. The impact fee is based on the facilities standard shown in Table 12. The standard is converted to a fee per square foot of development based on dwelling unit and building space densities (persons per dwelling unit and workers per 1,000 square feet of building space).

The estimate of residential density per housing unit is based on projections of new housing unit development provided by the Placer County Planning Department. The residential fee is converted from a cost per dwelling unit to a cost per square foot by using the average unit size of units projected to be constructed in the developing areas served by PCF. Density factors also include an adjustment for vacant space so they can apply uniformly to all new construction.

The employment densities were based on values for a "developing suburban" region from the 2001 Employment Density Study done by the Natelson Group. The density factors for

different land uses were weighted by projected land use of nonresidential development in the PCF service area to calculate an average nonresidential density factor.

A two percent administrative charge is included to cover expenses associated with documenting, collecting, and accounting for the fee. The fee does not include any charge for any of PCF's other (non-fee related) administrative costs.

Table 13: Fire Facilities Impact Fee Schedule

	Α	В	_	C = A* B	D	Ε	= C / D	F	= E * 0.02	G=	= E + F
Land Use	sts per apita	Density ¹	С	ost per ,000 SF	Cost per SF Divisor		Cost/ SF ²		Admin. Costs³		e per SF
Residential	\$ 670	2.50	\$	1,675	2,650	\$	0.63	\$	0.01	\$	0.64
Nonresidential	\$ 462	1.01	\$	467	1,000	\$	0.47	\$	0.01	\$	0.48

¹ Persons per dwelling unit for residential land uses and employees per thousand square feet nonresidential land uses. Residential density based on estimated density of 2.5 persons per dwelling unit. Nonresidential density factor based on an average of Natleson survey density factors, weighted by projected land use of nonresidential development in PCF impact fee area based on Placer County Planning Department and PCF projections.

Sources: Table 12; United States Census Bureau, Census 2000, Tables H31, H32 and H33; The Natelson Group 2001 Employment Density Study prepared for Southern California Association of Governments, using density values for "developing suburban" regions; Placer County Planning Department; MuniFinancial.

IMPACT FEE REVENUE

Table 14 shows the existing impact fee account balance. The total impact fee fund balance as of September 30, 2007, is approximately \$3.6 million.

Table 14: Existing Impact Fee Fund Balance

Description	Value				
Capital Facilities	\$	2,211,261			
Sun West Fire Mitigation		404			
Dry Creek Fire Mitigation		676,918			
North Auburn/Ophir Fire Mitigation		728,800			
Impact Fee Fund Balance	\$	3,617,382			
Note: Existing fund balance as of 9/30/2007.					
Source: Placer County Fire.					

Residential cost per thousand square feet based on average of 2,650 square feet per planned new dwelling unit, based on Placer County Planning Department development projections.

³ Two percent of the total fee. Applicable for costs such as fee studies, collection, accounting, and annual reporting required by *Calif. Govt. Code* Section 66000 et seq.

Table 15 details the projected revenue through the planning horizon of the year 2030. The projected revenue is calculated by taking the product of the facility standard per capita, shown in Table 12, and the projected service population growth, shown in Table 1. The projected revenue is estimated at approximately \$10.2 million.

Table 15: Projected Fire Impact Fee Revenue

Total Cost of Planned Fee Area Facilities [A] Facilities Standard per Capita [B] Service Population Growth Within Fee Area (2006-2030) [C]	\$ 670 15,200	\$ 27,174,400
Projected Fire Facilities Impact Fee Revenue [D = B x C]		\$ 10,184,000
Fee Funding Deficit [E = A - D] Less: Existing Fire Fee Fund Balance [F] ¹ Non-Impact Fee Revenue Needed [G = E - F]		\$ 16,990,400 3,617,382 \$ 13,373,018
¹ Existing fund balance as of 9/30/2007.		
Sources: Tables 1, 12, and 14; MuniFinancial.		

The system plan facility standard provides a significantly higher value of fire facilities per capita than PCF currently provides. Development fee revenue may not be used to raise the level of service for the existing population; therefore, the share of new facility costs attributable to existing development is substantial. The gap between existing facilities and desired future facilities not funded by impact fee revenues can be referred to as the "existing deficiency." The total cost of planned facilities is estimated at approximately \$27.2 million. Estimated impact fee revenue is approximately \$10.2 million. This revenue, combined with the existing fire fee fund balance of approximately \$3.6 million, leaves approximately \$13.4 million in non-impact fee revenue needed to fund planned facilities, as shown in Table 14. If this non-fee revenue for facility development does not materialize and a lower standard of fire facilities per capita is delivered at the end of the planning horizon, new development will have paid too high a fee.

ALTERNATIVE REVENUE SOURCES

General Fund revenue is one potential source of additional funding for planned facilties. General Fund revenue is derived from PCF's share of the constitutionally imposed one percent property tax rate. The PCF property tax share varies throughout the service area.

Special taxes and special assessments are also possible sources of revenue for fire facilities. Any new or increased special tax would require two-thirds voter approval. Any new or increased assessment would require majority property owner approval. Any new or increased property-related charge or fee would require majority voter approval.

PCF will also look for outside funding sources for planned facilities. Potential outside funding sources include grants, Redevelopment Agency funding, and agreements with other jurisdictions to share facilities.

FIRE FACILITIES TO ACCOMMODATE NEW DEVELOPMENT – WESTERN PLACER COUNTY DEVELOPMENTS

This section identifies the planned facilities needed to serve the planned major developments in western Placer County. Although planned facilities are subject to change, this represents the most recent planning efforts at the time this study was conducted. Funding for these facilities will be provided through development agreements. Development agreements will also provide funding for the share of systemwide facilities needed to allocated to the western Placer County major developments, as outlined in Table 10. As with the impact fee area, facilities needs in western Placer County are based on meeting ISO and response time standards identified in the Placer County General Plan.

Table 16 shows the planned land and buildings to be provided through developer agreements. The estimated per acre land value for is based on a survey of the Multiple Listing Service in Placer County for vacant land on the market in May 2007. Estimated building costs were provided by Placer County staff. As shown in Table 16, Placer County expects development agreements to provide seven fire stations, the expansion of one station, a corporation yard, and administrative offices.

Table 16: Planned Land and Building Facilities Provided by Development Agreements

	Quan	tity	Total Value			
Placer Ranch - West Station Building Land Subotal	12,500 2.50	sq. ft. acres	\$ 400 300,000	\$ 5,000,000		
Placer Ranch - East Station Building Land Subtotal	12,500 2.50	sq. ft. acres	\$ 400 300,000	\$ 5,000,000		
Placer Vineyards - West Station Building Land Subtotal	12,500 1.29	sq. ft. acres	\$ 400 300,000	\$ 5,000,000 387,000 \$ 5,387,000		
<u>Placer Vineyards - East Station</u> Building Land Subtotal	12,500 2.50	sq. ft. acres	\$ 400 300,000	\$ 5,000,000		
<u>Placer Vineyards - Corporation Yard</u> Apparatus Maint. Facility/Equipment Building - Training Subtotal	3,000	sq. ft.	\$ 622	\$ 725,000 1,865,000 \$ 2,590,000		
Regional University Station Building Land Subtotal	12,500 2.50	sq. ft. acres	\$ 400 300,000	\$ 5,000,000		
Bickford Station Building Land Subtotal	10,000 1.00	sq. ft. acre	\$ 400 300,000	\$ 4,000,000 300,000 \$ 4,300,000		
Expansion Station 77 Sunset Building Subtotal	4,000	sq. ft.	\$ 400	\$ 1,600,000 \$ 1,600,000		
<u>Placer Vineyards - Govt. Center Admin.</u> Building Land Subtotal	4,000	sq. ft. acre	\$ 400 300,000	\$ 1,600,000 300,000 \$ 1,900,000		
Curry Creek - South Fire Station Building Land Subtotal	12,500 2.50	sq. ft. acres	\$ 400 300,000	\$ 5,000,000		
Total				\$ 44,527,000		
Sources: Placer County Fire; MuniFinancial.						

Table 17 shows the apparatus and vehicles that will be provided through development agreements to serve the major western Placer County developments. Development agreements will fund the purchase of approximately \$10.9 million worth of apparatus and equipment.

Table 17: Planned Apparatus and Vehicles Provided by Development Agreements

Vehicle Type		Cost	Vehicle Type		Cost
Placer Ranch - West Station			Placer Vineyards - West Station		
Type I Fire Engine	\$	490,000	Officer/Command Vehicles	\$	75,000
Reserve Type I Fire Engine (1/3)		163,300	Utility Vehicle		60,000
Type III Fire Engine		290,000	Type I Fire Engine		490,000
Reserve Type III Fire Engine (1/4)		72,500	Reserve Type I Fire Engine (1/3)		163,300
Type I Water Tender - (1/2)		137,500	Type III Fire Engine		290,000
Reserve Type I Ladder Truck (1/8)		125,000	Reserve Type III Fire Engine (1/4)		72,500
Support Vehicle		50,000	Type I Water Tender		285,000
Utility Vehicle		60,000	Subtotal	\$	1,435,800
Officer/Command Vehicle		75,000			
Subtotal	\$	1,463,300	Regional University Fire Station		
			Type I Fire Engine	\$	490,000
Placer Ranch - East Station			Reserve Type I Fire Engine (1/3)		163,300
Type I Fire Engine	\$	490.000	Utility Vehicle		60,000
Type I Ladder Truck (1/2)	•	500,000	Type I Water Tender		137,500
Reserve Type I Fire Engine (1/3)		163,300	Type I Ladder Truck (1/2)		500,000
Incident Support Unit (1/2)		475,000	Reserve Type I Ladder Truck (1/8)		125,000
Utility Vehicle		60,000	Type III Fire Engine		290,000
Subtotal	\$	1,688,300	Reserve Type III Fire Engine		72,500
	•	, ,	Subtotal	\$	1,838,300
Placer Vineyards - Government Center				•	, ,
Support Vehicle	\$	50,000	Curry Creek - South Fire Station		
Utility Vehicle	•	65,000	Type I Fire Engine	\$	490,000
Subtotal	\$	115,000	Reserve Type I Fire Engine (1/3)	•	163,300
	•	-,	Utility Vehicle		60,000
Placer Vineyards - East Station			Incident Support Unit (1/2)		475,000
Utility Vehicle	\$	60.000	Type I Ladder Truck (1/2)		500,000
Type I Fire Engine	•	490,000	Reserve Type I Ladder Truck (1/8)		125,000
Reserve Type I Fire Engine (1/3)		163,300	Reserve Type III Fire Engine		72,500
Incident Support Unit (1/2)		475,000	Subtotal	\$	1,885,800
Type I Ladder Truck		1,000,000		Ψ	,,,,,,,,,,
Reserve Type I Ladder Truck (1/4)		250.000			
Subtotal	•	2,438,300	Total	2	10.864.800

Source: Placer County Fire.

Table 18 shows the special equipment needed to serve western Placer County developments. Development agreements will fund the purchase of this special equipment, estimated at almost \$1.8 million.

Table 18: Planned Special Equipment Provided by Development Agreements

Description		Cost
· · · · · · · · · · · · · · · · · · ·		
Placer Ranch - West Station		
Protective Clothing, Personal Supplies, etc.	\$	90,000
Placer Ranch - East Station		
Protective Clothing, Personal Supplies, etc.	\$	105,000
Placer Vineyards - West Station		
Protective Clothing, Personal Supplies, etc.	\$	75,000
Diagor Vinguarda Foot Station		
Placer Vineyards - East Station	ď	75.000
Protective Clothing, Personal Supplies, etc.	\$	75,000
Placer Vineyards - Corporation Yard		
Training/Evaluations Area w/ Props	\$	115,000
Confined Space Props	Ψ	115,000
Driving Simulators		250,000
Portable Lifts and Associated Equipment		115,000
Roof Simulators		115,000
Ladder Props		65,000
Audio/Visual Equip.		50,000
Service Center Supplies		186,000
Training Aids and Manuals		25,000
Protective Clothing, Personal Supplies, etc.		15,000
Subtotal	\$	1,051,000
Subiolai	Ψ	1,051,000
Placer Vineyards - Government Center		
Administration Center Supplies, etc.	\$	150,000
Protective Clothing, Personal Supplies, etc.		25,000
Subtotal	\$	175,000
Cubicial	Ψ	110,000
Regional University Station		
Protective Clothing, Personal Supplies, etc.	\$	75,000
Curry Creek - South Fire Station		
Protective Clothing, Personal Supplies, etc.	\$	105,000
Total	c	1 751 000
Total	<u>\$</u>	1,751,000
Source: Placer County Fire		

Table 19 shows the total value of planned facilities serving the major developments in western Placer County. This total includes stations and other buildings, apparatus, special equipment, and the share of systemwide facilities allocated to the western Placer County developments shown in Table 10.

Table 19: Estimated Total Value of Planned Inventory - Western Placer

Description	Value
Buildings and Land Apparatus Other Equipment Share of Systemwide-Serving Facilities	\$ 44,527,000 10,864,800 1,751,000 18,074,000
Total	\$ 75,216,800
Sources: Tables 10, 16, 17, and 18.	

PROGRAM IMPLEMENTATION

IMPACT FEE PROGRAM ADOPTION PROCESS

Impact fee program adoption procedures are found in the *California Government Code* section 66016. Adoption of an impact fee program requires the Board of Supervisors to follow certain procedures including holding a public meeting. Fourteen day mailed public notice is required for those registering for such notification. Data, such as an impact fee report, must be made available at least ten days prior to the public meeting. The County's legal counsel should advise on other procedural requirements as well as adoption of an enabling ordinance and/or a resolution. After adoption there is a mandatory 60-day waiting period before the fees go into effect. This procedure must also be followed for fee increases.

SPECIAL CASE LAND USES

Some developments may include more than one land use type, such as an industrial warehouse with living quarters (a live-work designation). In these cases the public facilities fee would be calculated separately for each land use type included in the development under consideration.

Most new development anticipated to occur within the service area should be adequately covered by the categories for which fees have been calculated. However, it is impossible to anticipate every possible land use and the special risks or needs that might be associated with them. Certain facilities may pose unique hazards with potential unique impacts to the need for fire protection facilities.

It is in the interest of both PCF and the service population that impact fee revenues be sufficient to fund the facilities needed to serve new development. Therefore, in the situation where a particular land use creates a need for fire protection facilities over and above those described in this report, the Agency should use the California Environmental Quality Act (CEQA) process to identify impacts and appropriate mitigation measures. Any mitigation should bear a direct relationship to the additional need for fire protection facilities resulting from the particular development.

FEE COLLECTION ZONE

PCF anticipates that fire protection facilities to serve the proposed major development projects in western Placer County (Regional University, Placer Ranch, Curry Creek, Placer Vineyards and Riolo Vineyards) will be funded through agreements with the developers of those projects, rather than with impact fee revenue. Therefore, the cost of facilities needed to serve those developments has not been included in the planned facilities used as the cost basis for the impact fees calculated in this study, and these developments should not be charged fire impact fees. If a development agreement to provide fire facilities is not reached for any of these areas, new development in that area should be charged impact fees to fund its share of needed fire facilities.

INFLATION ADJUSTMENT

Appropriate inflation indexes should be identified and a provision in the fee ordinance allowing for an automatic annual adjustment to the fee should be considered. Separate indexes for land and construction costs should be used. Calculating the land cost index may require the periodic use of a property appraiser. The construction cost index can be based on the PCF's recent capital project experience or can be taken from any reputable source, such as the *Engineering News-Record*. To calculate prospective fee increases, each index should be weighed against its share of total planned facility costs represented by land or construction, as appropriate.

DOCUMENTATION UPDATES

While fee updates using inflation indexes are appropriate for periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, PCF will also need to conduct more extensive updates of the fee documentation and calculation when significant new data on growth projections and/or facility plans become available. Annual updates of the impact fee documentation and CIP to account for changes in facility plans and growth projections will cost approximately \$12,000, assuming there are no major changes to the fee calculation methodology.

REPORTING REQUIREMENTS

PCF and the County should comply with the annual and five-year reporting requirements of the Act. For facilities to be funded by a combination of public fees and other revenues, identification of the source and amount of these non-fee revenues is essential. Identification of the timing of receipt of other revenues to fund the facilities is also important.

PROGRAMMING REVENUES AND PROJECTS WITH THE CIP

PCF should maintain a Capital Improvement Program (CIP) to adequately plan for future infrastructure needs. The CIP should also identify fee revenue with specific projects. The use of the CIP in this manner documents a reasonable relationship between new development and the use of those revenues. **Appendix A** presents the current five-year CIP for the portion of the PCF service area included in the impact fee program.

PCF may decide to alter the scope of the planned projects or to substitute new projects as long as those new projects continue to represent an expansion of the PCF's facilities. If the total cost of facilities varies from the total cost used as a basis for the fees, PCF and the County should consider revising the fees accordingly.

For the five-year planning period of the fee program, the County should allocate existing fund balances and projected fee revenue to specific projects. The County can hold funds in a project account for longer than five years if necessary to collect sufficient monies to complete a project.

MITIGATION FEE ACT FINDINGS

To guide the widespread imposition of development impact fees, the State Legislature adopted the *Mitigation Fee Act* (the *Act*) with Assembly Bill 1600 in 1988 and subsequent amendments. The *Act* is contained in *California Government Code* Section 66000 *et seq.* and establishes requirements for the imposition and administration of impact fee programs. The *Act* became law in January 1988 and requires local governments to document the five findings explained in the sections below when adopting an impact fee. For the fire facilities impact fee to be adopted by Placer County on behalf of the Placer County Fire (PCF), the findings are summarized here and supported in detail by this report. All statutory references are to the *Act*.

PURPOSE OF FEE

For the first finding the County must:

Identify the purpose of the fee. (\(\)66001(a)(1))

The policy of Placer County, per Policy 4.A.1 of the February 12, 2005 General Plan, is that "Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction." The purpose of the PCF fire facilities impact fee is to implement this policy by providing a funding source from new development for capital improvements to serve that development. The fee advances a legitimate interest of the County by assuring that new development within the County is provided with adequate fire protection facilities and services.

USE OF FEE REVENUES

For the second finding the County must:

Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in Section 65403 or 66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged. (§66001(a)(2))

The fire facilities impact fee will fund expanded facilities to serve new development. All planned facilities will be located within the PCF service area boundaries:

- Land for fire station and other related structures;
- Fire stations including furniture and other equipment;
- Fire apparatus including equipped engines and other vehicles;
- Medical response, hazardous materials, training, and other specialized fire fighting equipment.
- Potential financing costs associated with the above.

Planned fire facilities are preliminarily identified in this report. Additional planning will be

reflected in PCF's Capital Improvement Plan (CIP) and annual updates of this plan as specific data become available. This report provides a preliminary description and cost estimate for planned facilities. Annual CIP updates will refine facilities cost and timing details.

BENEFIT RELATIONSHIP

For the third finding the County must:

Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. (§66001(a)(3))

PCF will restrict fee revenues to the acquisition of land, construction of public buildings, and purchase of related equipment, furnishings, vehicles, and services that will serve new development and the additional residents and workers associated with that new development as part of a network of fire protection facilities and services. Thus, there is a reasonable relationship between the use of fee revenues and the residential and nonresidential new development that will pay the fee.

BURDEN RELATIONSHIP

For the fourth finding the County must:

Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed. (§66001(a)(4))

Service population provides an indicator of the demand for the fire facilities needed to accommodate growth. Service population is calculated based on the number of residents associated with residential development and the number of employees associated with nonresidential development. In calculating per capita standards, one worker is weighted less than one resident based on an analysis of the relative demand for fire facilities.

The need for the fee is based on the facility standards identified in this report and the growth in PCF-wide service population projected through 2030. Facilities standards represent the level of service that PCF plans to provide its residents and businesses in 2030. Standards are based on PCF's total existing and planned facilities allocated across PCF's total service population in 2030.

See the Fire Facilities Service Population section for a description of how service population and growth projections are calculated. Facility standards are described in the Fire Facility Standards section.

PROPORTIONALITY

For the fifth finding the County must:

Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed. (§66001(b))

This reasonable relationship between the fire facilities impact fee for a specific development project and the cost of the facilities attributable to that project is based on the estimated size of the service population that the project will accommodate. The total fee for a specific

project is based on its size as measured by building square feet and whether the development is residential or nonresidential. The fee schedule converts the estimated service population that a development project will accommodate into a fee based on the size of the project. Larger projects of a certain land use type will have a higher service population and pay a higher fee than smaller projects of the same land use type. Thus, the fee schedule ensures a reasonable relationship between the public facility fee for a specific development project and the cost of the facilities attributable to that project.

See the *Fee Schedule* section for a description of how service population is determined for different types of land uses. The *Fee Schedule* section also presents the fire facilities impact fee schedule.

APPENDIX A: CAPITAL IMPROVEMENT PLAN

This appendix presents the five-year Capital Improvement Plan (CIP) for the portion of the PCF service area included in the impact fee program. The CIP includes an estimate of the impact fee revenue available to fund capital improvements and year-by-year programming of funding to specific capital improvement projects.

IMPACT FEE REVENUE PROJECTIONS

Impact fee revenue projections included in the CIP are based on the projected development in the fee area through the 2030 planning horizon. **Table A.1** shows the annual average number of new residents and workers in the fee area, based on the projected development shown in Table 1.

Table A.1: Development Projection, 2008-2030 (Excluding Western Placer Developments)

	Total	Annual Average
Number of Years		23
New Fee Area Residents	8,985	391
New Fee Area Workers	9,077	395

Source: Table 1, Placer County Planning Department, MuniFinancial.

Table A.2 shows the estimated annual impact fee revenue. Impact fee revenue is estimated based on the anticipated development for each year, expressed as a percentage of the annual average development over the planning period. Development estimates used for this revenue projection are intended to be conservative to avoid overestimating revenue available to fund the CIP.

Due to the current downturn in the real estate market, development in fiscal years 2007-08 and 2008-09 is expected to be well below the annual average for the planning horizon. News reports state that the slump has had a greater impact on residential development than nonresidential development. Thus, estimated residential development for FY 2007-08 is ten percent of the annual average and estimated non-residential development is 25 percent of the annual average. For FY 2008-09, a modest recovery in residential development is anticipated, and the fee revenue estimate is based on 25 percent of the annual average development rate. Nonresidential development is estimated at 25 percent of the annual average rate. For FY 2009-10 and FY 2010-11, a continued recovery is expected and 50 percent of the annual average development rate is used for residential and nonresidential

development. The revenue projection assumes that development will occur at the full annual average rate in FY 2011-12.

Table A.2: Estimated Impact Fee Revenue, FY 2007-2012

	FY	2007-08	FY	2008-09	FΥ	2009-10	FΥ	2010-11	FΥ	2011-12
Residential										
Annual Average New Residents		391		391		391		391		391
Est. % of Average		10%		25%		50%		50%		100%
Est. New Residents		39		98		195		195		391
Cost per Resident	\$	670	\$	670	\$	670	\$	670	\$	670
Impact Fee Revenue	\$	26,174	\$	65,434	\$	130,868	\$	130,868	\$	261,737
<u>Nonresidential</u>										
Annual Average New Workers		395		395		395		395		395
Est. % of Average		<u>25%</u>		<u>25%</u>		<u>50%</u>		<u>50%</u>		<u>100%</u>
Est. New Workers		99		99		197		197		395
Cost per Worker	\$	462	\$	462	\$	462	\$	462	\$	462
Impact Fee Revenue	\$	45,584	\$	45,584	\$	91,169	\$	91,169	\$	182,338
Total Revenue	\$	71,758	\$	111,019	\$	222,037	\$	222,037	\$	444,075

Excludes 2% administrative charge.

Source: Tables 12 and A.1; MuniFinancial.

PLANNED CAPITAL IMPROVEMENTS

Tables A.3 through **A.7** show the five-year Capital Improvement Plan. **Table A.3** shows planned funding for land and buildings.

Table A.3: Planned Land and Building Facilities

		Total Cost	20	07/2008	2	008/2009	20	009/2010	201	0/2011	20	011/2012
Additional Apparatus Bay Stat	ion 10	<u> </u>										
Building	\$	350,000	\$	50,000	\$	200,000	\$	100,000				
North Lincoln Station												
Building	\$	4,000,000									\$	200,000
Subtotal			\$	50,000	\$	200,000	\$	100,000	\$	-	\$	200,000

Source: Placer County Fire.

Table A.4 shows planned apparatus and vehicle funding for the five years included in the CIP.

Table A.4: Planned Apparatus and Vehicles

Table A.4: Planned Apparatus									1 0044/0040			
Vehicle Type	Co	ost	20	07/2008	20	008/2009	20	009/2010	20	10/2011	20	011/2012
			_									
Magra Volunteer Station												
Type I Water Tender	\$	275,000									\$	50,000
North Lincoln Station												
Type I Fire Engine	\$	490,000									\$	60,000
Type III Fire Engine		290,000									\$	50,000
Station 180 Atwood												
Upgrade Truck-180 Portion	\$	300,000					\$	50,000	\$	50,000	\$	50,000
System Wide												
Prevention Captain Vehicle	\$	75,000			\$	75,000						
Bickford Station 70												
Type III Fire Engine	\$	290,000			\$	50,000	\$	90,000	\$	50,000	\$	50,000
Reserve Type III Fire Engine (1/4)		72,500									\$	14,500
Sunset Station 77												
Type I Ladder Truck	\$	1,000,000	\$	50,000	\$	450,000	\$	100,000	\$	100,000	\$	100,000
Incident Support Unit (1/2)		475,000									\$	70,000
Utility Vehicle		60,000	\$	60,000								
Type III/IV ALS Fire Engine		225,000			\$	40,000	\$	65,000	\$	40,000	\$	40,000
Reserve Type III Fire Engine (1/4)		72,500									\$	14,500
Dry Creek Station 100												
Type I Water Tender	\$	275,000	\$	50,000	\$	75,000	\$	50,000	\$	50,000	\$	50,000
Type III Fire Engine		290,000					\$	50,000	\$	90,000	\$	50,000
Regional Administration and Training C	ent	<u>er</u>										
Maintenance Support Vehicle	\$	125,000	\$	125,000								
Service Center Support Vehicle		75,000					\$	75,000				
System Wide Support												
Support Vehicle	\$	50,000							\$	50,000		
Foam Trailer/Hose Support Vehicle		75,000			\$	75,000						
Subtotal			\$	285,000	\$	765,000	\$	480,000	\$	430,000	\$	599,000

Source: Placer County Fire.

Table A.5 shows planned funding for special equipment purchases.

Table A.5: Planned Special Equipment

Description	Cost	2007/2008	2008/2009	2009/2010	2010/2011	2011/201
Magra Volunteer Station						
Protective Clothing, Personal Supplies, etc.	\$ 50,000				\$ 50,000	
Bickford Station 70						
Swift Water Equipment, Ropes, Station Equip. etc.	\$200,000		\$ 100,000	\$100,000		
Dry Creek Station 100						
Traffic Pre-emption Emitters (5 @ \$2,000 each)	\$ 10,000	\$ 10,000				
Mobile Data Terminal System	50,000		\$ 20,000			\$ 30,000
Protective Clothing, Personal Supplies, etc.	40,000		\$ 20,000		\$ 20,000	
Additional Special Equipment						
Street Intersection Retrofitting (15 @ \$12,000 each)	\$180,000	\$ 60,000		\$ 60,000		\$ 60,000
Traffic Pre-emption Emitters (35 @ \$2,000 each)	70,000	\$ 35,000	\$ 35,000			
Sunset Station 77						
Smoke Removal System	\$ 60,000	\$ 60,000				
Protective Clothing, Personal Supplies, etc.	40,000		\$ 40,000			
System Wide						
Mapping System and Hardware	\$ 75,000			\$ 50,000	\$ 25,000	
Thermal Imaging Equipment	130,000	\$ 130,000		-		
Protective Clothing, Personal Supplies, etc.	130,000			\$ 25,000		
Subtotal		\$ 295,000	\$ 215,000	\$ 235,000	\$ 95,000	\$ 90,000

Source: Placer County Fire.

Table A.6 shows the cost of an annual update to the CIP.

Table A.6: Annual Plan Update

Description		007/2008	20	08/2009	20	09/2010	20	10/2011	2011/2012	
Annual CIP and Impact Fee Update	\$	12,000	\$	12,000	\$	12,000	\$	12,000	\$	12,000
Source: Placer County Fire.										

Table A.7 shows total costs and funding for each year of the CIP. The CIP will be funded with existing impact fee fund balances and new revenue. As shown, even using conservative development estimates, the impact fee fund will have a positive balance remaining at the end of this five year CIP.

Table A.7: Total CIP Costs and Revenues

	2007/2008		2008/2009			2009/2010	2010/2011			2011/2012
Beginning Impact Fee Fund Balance	\$	3,617,382	\$	3,047,140	\$	1,966,158	\$	1,361,196	\$	1,046,233
Estimated Impact Fee Revenue Annual Total CIP Costs	\$	71,758 (642,000)	\$	111,019 (1,192,000)	\$	222,037 (827,000)	\$	222,037 (537,000)	\$	444,075 (901,000)
Impact Fee Fund Net Change	\$	(570,242)	\$	(1,080,981)	\$	(604,963)	\$	(314,963)	\$	(456,925)
Year End Impact Fee Fund Balance	\$	3,047,140	\$	1,966,158	\$	1,361,196	\$	1,046,233	\$	589,307

Source: Tables 14 and A.2-A.6; Placer County Fire; MuniFinancial.