

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
ACTION AGENDA SUMMARY

DEPT: CEO-Office of Emergency Svcs/Fire Warden

BOARD AGENDA # 9:10 a.m.

Urgent

Routine

*G. H. H. H. H. H.*

AGENDA DATE July 27, 2010

CEO Concurs with Recommendation YES  NO

4/5 Vote Required YES  NO

(Information Attached)

SUBJECT:

Conduct a Public Hearing to Establish Fire Protection Facilities Fees for the Mountain View Fire Protection District to be Imposed Upon New Development that Occurs Within the District

STAFF RECOMMENDATIONS:

1. Conduct a public hearing to establish Fire Protection Facilities Fees for the Mountain View Fire Protection District based upon the fee study prepared for the Mountain View Fire Protection District, testimony, and other information received at the public hearing.
2. Authorize imposing the Fire Protection Facilities Fees set forth in the fee study and this item on all building permits that are issued in the Mountain View Fire Protection District after October 27, 2010, in the fee amount that is in effect at the time the building permit is issued.

FISCAL IMPACT:

There will be no fiscal impact to the County other than small publication expenses and administrative costs, which will be billed directly to the fire district consistent with the existing Fire Protection Facility Fee policy established September 10, 1991. The fire district will administer this program consistent with the provisions contained in Title 24 of the Stanislaus County Ordinance Code.

BOARD ACTION AS FOLLOWS:

No. 2010-491

On motion of Supervisor DeMartini, Seconded by Supervisor Chiesa  
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, DeMartini, and Chairman Grover

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

4) \_\_\_\_\_ Other:

MOTION:

*Christine Ferraro*

ATTEST:

CHRISTINE FERRARO TALLMAN, Clerk

File No. DF-11-A-2

Conduct a Public Hearing to Establish Fire Protection Facilities Fees for the Mountain View Fire Protection District to be Imposed Upon New Development that Occurs Within the District

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**DISCUSSION:**

The County Fire Protection Facility Fee studies began in early 1989. At the districts' request, the Chief Administrative Officer considered the possibility of including the 18 fire districts on the County's study, but rejected the idea, placing the responsibility on the districts themselves.

The districts then prepared information in a combined effort as to what they felt was an appropriate level of services and the associated costs to provide the facilities (stations, apparatus, vehicles, etc.) to maintain their current level of service.

Six of the 18 independent district implemented fire protection facility fee programs in 1991. The districts included in the initial authorization pursuant to Title 24 of the County code included Oakdale Rural, Riverbank, Salida, Valley Home, Waterford-Hickman, and West Stanislaus. Several of these districts have since merged.

The Mountain View Fire Protection District is a rural fire district located southwest of Modesto in Stanislaus County. The District provides a comprehensive range of services including fire suppression and emergency medical services. The District is currently staffed by volunteer firefighters.

The District receives the majority of its revenues from property tax. The voters approved a special property tax assessment in 1985 to replace fire apparatus and upgrade firefighter turnouts and breathing apparatus. This assessment is needed for replacement of existing apparatus and equipment as it ages. As with most local agencies, the Districts property tax revenue stream has diminished in terms of real dollars over time since the imposition of Proposition 13 in 1978. Consequently, the District must manage its resources carefully to properly serve new residents and businesses in the region. Hence, the District is considering the imposition of fire facilities impact fees to fund the fire facilities needed to serve new development.

The District does not currently have a fire facility impact fee in place.

This fee schedule consideration is consistent with the established procedural history discussed above and Title 24 of the County Code. An analysis has been completed for the Mountain View Fire Protection District by an independent consultant (Willdan Financial Services), to determine replacement cost data and a base fee schedule.

Conduct a Public Hearing to Establish Fire Protection Facilities Fees for the Mountain View Fire Protection District to be Imposed Upon New Development that Occurs Within the District  
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Recommended Fee Program:

Residential Space	\$0.24 per square foot
Non-Residential Space	\$0.24 per square foot
Unoccupied Ag*	\$0.12 per square foot

\*Based on 50% of the fee for all other development to account for construction of agricultural buildings that require fire protection but are not routinely occupied and therefore rarely create medical response needs.

The purpose of the fire protection facilities fee is to require new development to provide funding for impacts that it imposes on fire protection facilities so that the level of service can be maintained. The potential uses of these fees include:

- Purchase of additional equipment and apparatus
- Planned sleeping quarters
- Facilities Master Plan

Fee revenue will be used to maintain the current standard apparatus, vehicles and equipment per capita. The District also plans to complete a facilities master plan to more fully evaluate its strategies for serving new development.

**POLICY ISSUE:**

The imposition of a Fire Protection Facilities Fee program for the Mountain View Fire District supports the Board of Supervisors' priority of Efficient Delivery of Public Services by mitigating the impacts of new development on the District's ability to maintain an appropriate level of service.

**STAFFING ISSUES:**

There are no staffing issues related to this item.

**CONTACT INFORMATION:**

Gary Hinshaw, Fire Warden. Telephone (209) 552-3600

# **MOUNTAIN VIEW FIRE DISTRICT**

## **FINAL REPORT FIRE FACILITIES IMPACT FEE STUDY**

**JUNE 1, 2010**



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# Fire Facilities Fee Study

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## Introduction

This report summarizes an analysis of the need for fire facilities to accommodate new development in the Mountain View Fire District (District). The report documents a reasonable relationship between new development and an impact fee to fund new facilities.

The District is one of a number of relatively small independent fire districts serving rural and semi-rural portions of Stanislaus County. The majority of District revenue is property tax. As with most local agencies, the District's total property tax revenue has diminished over time since the imposition of Proposition 13 in 1978. The District is one of the few remaining independent fire districts within Stanislaus County that does not collect fire facilities impact fees. In order to ensure proper funding, the District is considering the adoption of a fire facilities impact fee program to ensure that appropriate facilities are in place to serve new development.

Pursuant to the *Mitigation Fee Act* contained in Government Code Sections 66000 *et. seq.*, the County has legal authority to impose impact fees on the District's unincorporated area. This report provides the necessary documentation for the Stanislaus County Board of Supervisors to adopt a fire facilities impact fee for new development within the Mountain View Fire District's boundaries. The report concludes with a list of findings required by statute.

## Fire Facilities Demand

The Mountain View Fire District serves homes and businesses that represent a number of different industries but primarily agriculture. Need for the District's fire protection services and capital facilities is measured by the total constructed building space that houses its service population, or the number of residents and workers within the District's service territory. Constructed space reasonably represents the need for fire facilities, because as development occurs, the District must extend both fire protection services to a larger number of structures and emergency medical services to a greater number of people living or working in those structures.

District building permit data between 2000 to 2009 provided the data to estimate future demand for fire protection services. Based on average amounts of annual residential and nonresidential space constructed in the District, and information about the sizes of homes and numbers of employees working in the County's agricultural sector, an estimate of total square footage of existing and future development was made to serve as a proxy for fire services demand.

**Table 1** provides estimates of the District's total service demand in 2010 and the incremental demand between 2010 and 2025. The State Department of Finance, U.S. Census, and the State Employment Development Department provided information for calculation of the District 2010 number of homes and employees.

**Table 1: Fire Services Demand from Development**

	Quantity	Units	Building Space and Employee Density <sup>1</sup>	Units	Square Feet
<i>Existing Development (2010)</i>					
Residential	817	Dwelling units (DU)	1,940	Sqft / DU	1,600,000
Nonresidential	907	Employees	7,200	Sqft / employee	<u>6,500,000</u>
Total Existing Building Space					8,100,000
<i>Future Development (2010-2025)<sup>2</sup></i>					
Residential			7,600	Sqft / year	110,000
Nonresidential			247,000	Sqft / year	<u>3,700,000</u>
Growth in Building Space					3,810,000
<i>Projected Total Development (2025)</i>					
Residential					1,710,000
Nonresidential					<u>10,200,000</u>
Total Future Building Space					11,910,000

<sup>1</sup> Density factors estimate square feet of space based on unincorporated Stanislaus County demographic and real estate data, Central Valley housing data, Central Valley and Stanislaus County farm labor data, and Stanislaus County building permit data.

<sup>2</sup> Based on an average of four years of recent construction activity from 2000-2009 building permit. Pole barns are the primary construction type of nonresidential space. Residential space includes additions and net added space of replacement homes.

Sources: American Housing Survey 2004, Stanislaus County Office of Emergency Services; California Employment Development Department (EDD); United States Census Bureau, Census 2000, Tables H31, H32 and H33; City of Phoenix, AZ; Willdan Financial Services.

This report estimates that the next 15 years of growth will increase total building space in the District by about 46 percent. Most of this growth, as projected by trends in construction since 2000, will be in agricultural support structures, but residential additions and replacements are also anticipated.

## Existing Fire Facilities

The District's current inventory of fire facilities was used as the basis for calculating the existing facility standard cited in this report. This standard is used to determine a baseline for new development's fair share obligation for expanded facilities as growth occurs. The fire protection facilities described here serve the entire District.

Tables 2 through 4 provide a detailed inventory of the District's station, apparatus and special equipment. The estimated value of the District's inventory is based on unit cost assumptions. Unit costs reflected in Tables 2, 3 and 4 include the following:

- ♦ **Land.** Value of the land upon which the District's fire station is located as estimated by PMZ Real Estate, Modesto, California.
- ♦ **Buildings.** Estimated replacement costs generated by Willdan Financial Services based on data provided by the District as well as experience with other Stanislaus County fire districts.

- ♦ **Apparatus/Vehicles.** Estimated replacement cost of recently acquired apparatus, vehicles and equipment carried on apparatus provided by the District. Replacement costs of older apparatus reflect secondary market prices and were generated by Willdan Financial Services.

**Table 2** highlights the District's existing land and buildings. The District currently serves the entire service area from two fire stations.

**Table 2: Land and Building Facilities**

	Amount	Unit Cost	Total Cost
<u>9633 Crows Landing Rd</u>			
Fire Station	2,859 sq. ft.	\$ 200	\$ 571,800
Storage Building	168 sq. ft.	150	25,200
Venting Tower	240 sq. ft.	150	36,000
Shade Shelter	520 sq. ft.	150	78,000
Subtotal			711,000
<u>2 Bradbury and Faith Home Roads</u>			
Fire Station	1,280 sq. ft.	200	\$ 256,000
Total			<u>\$ 967,000</u>

Sources: Mountain View Fire District; Willdan Financial Services.

**Table 3** illustrates the inventory and estimated value of fire apparatus and vehicles. The District provided replacement cost estimates for new engines. Willdan Financial Services estimated the replacement value for older apparatus and vehicles based on experience with other fire districts. Values for older engines are significantly discounted from the new price because a robust secondary market is in place for used engines.

**Table 3: Existing Apparatus and Vehicle Inventory and Valuation**

Vehicle Type and Make	Engine #	Vehicle <sup>1</sup>
<u>Engines</u>		
1995 Int'l 4900 Series Fire Engine	21	\$ 165,000
2004 Int'l 4900 Series Fire Engine	50	216,000
Subtotal, Engines		\$ 381,000
<u>Other Vehicles</u>		
2008 Ford 3500 Pickup	51	\$ 50,000
1998 Int'l 4900 Series Water Tender	61	120,000
Subtotal, Other Vehicles		\$ 170,000
Total All Vehicles & Equipment		<u>\$ 551,000</u>

<sup>1</sup> Value based on current replacement value.

Sources: Mountain View Fire District; Willdan Financial Services.



**Table 4** provides the inventory of special protective gear, communications equipment, office equipment, and other miscellaneous equipment owned by the District. The District provided all replacement cost estimates shown below.

**Table 4: Mountain View Fire District Equipment Inventory**

<u>Description</u>	<u>Total</u>
<i>Location</i>	
Mountain View Engine 21 Type 1	81,610
Mountain View Engine 50 Type 3	124,171
Mountain View Type 1 Water Tender Unit # 61	3,780
Station 1	70,060
Station 2	11,950
Store Room	43,075
Truck 51	17,800
 Total Value for All Equipment	 <u>\$ 352,446</u>

Note: All values based on current replacement value.

Source: Mountain View Fire District.

The District's current facility standards, expressed in value of facilities per square foot of existing building space, are shown in **Table 5**.

**Table 5: Estimated Value Per Capita of Department Inventory**

<i>Land and Buildings</i>	
Value of Land and Buildings	\$ 967,000
Existing Fire Services Demand, Sqft	<u>8,100,000</u>
Value per Square Foot	\$ 0.12
<i>Apparatus and Vehicles</i>	
Value of Apparatus and Vehicles	\$ 551,000
Existing Fire Services Demand, Sqft	<u>8,100,000</u>
Value per Square Foot	\$ 0.07
<i>Special Equipment</i>	
Value of Special Equipment	\$ 352,446
Existing Fire Services Demand, Sqft	<u>8,100,000</u>
Value per Square Foot	\$ 0.04
 Total Value per Sqft	 <u>\$ 0.23</u>

Sources: Tables 1, 2, 3, and 4; Willdan Financial Services.

## Fire Facility Needs

The District currently has volunteers sleep at the fire station overnight to improve response times. However, there is not a separate sleeping area and there are no showers at the station. For the continued sustainability of this program, the District will need to create sleeping quarters at the fire station. While the District does not presently have a facilities master plan that describes plans for future fire protection facilities, it is acknowledged that sleeping facilities are increasingly needed.

Other capital items that would be required as the number of structures and people protected by the District grows include new fire apparatus and related equipment. A facilities master plan is also recommended so that the location and type of facilities required to meet the demands of new building space can be formally identified.

**Table 6** shows the cost of facilities needed to serve new development based on the District's current facility standards. The examples given in the table do not obligate the District to fund the example facilities but instead indicate the types of buildings, vehicles, and equipment the District may choose to purchase with impact fee funds.

**Table 6: Estimated Future Fire Facility Needs**

	Assumption	Total
Projected Growth in Building Square Feet	3,810,000	
<i><u>New Facilities Using Existing Standard</u><sup>1</sup></i>		
Facility Standard for Land and Buildings <i>Example Facilities: Modular Sleeping Quarters</i>	\$ 0.12	\$ 454,848
Facility Standard for Apparatus and Vehicles <i>Example Facilities: Additional Engine</i>	0.07	259,174
Facility Standard for Equipment <i>Example Facilities: Additional Engine Equipment</i>	0.04	165,780
Total Based on Existing Standard	\$ 0.23	\$ 879,800
<i><u>Other Facilities Required by Growth</u></i>		
Facilities Master Plan		\$ 30,000
Total Cost of Facilities to Serve New Development		<u>\$ 909,800</u>

<sup>1</sup> Maintains existing standard (value/capita) for apparatus and vehicles and equipment. Example facilities are provided to show typical capital projects the District could fund with fees.

Sources: Tables 1 and 5; Willdan Financial Services.

## Impact Fee Calculation

Impact fees can be calculated based on several commonly accepted approaches:

- ♦ The "Existing Facilities" method estimates the replacement value of existing facilities divided by the existing service demand and uses the resulting facility standard as a basis for impact fee calculation.

- The “Master Plan” method calculates a facilities standard based on the combination of existing and future planned facilities and allocates the resulting costs based on the proportionate share of existing and future service demand. This method enables a district to increase its facilities standard while equitably allocating the costs associated with the higher standard to new development.
- The “Planned Facilities” method derives impact fees per capita based on the value of planned facilities divided by the increase in future service demand.

After consultation with the District, it was determined that the existing facilities approach is most appropriate. However, if current growth patterns change significantly based on changes in zoning or other factors affecting land use, the methodology should be reconsidered as part of a thorough impact fee reanalysis and documentation.

As shown in **Table 7**, the total cost of facilities to serve new development is divided by the projected increase in service population which generates a per square foot cost of \$0.24 that would apply to most residential and nonresidential development.

**Table 7: Existing Facilities Cost Per Capita**

Cost of Facilities Required by Growth	\$ 909,800
Growth in Building Space, Sq Ft (2010-2025)	<u>3,810,000</u>
Cost per Square Foot	\$ 0.24

Sources: Tables 1 and 6; Willdan Financial Services.

## Fee Schedule

To ensure a reasonable relationship between each fee and the type of development paying the fee, impact fees distinguish between different land use types. The land use types used in this analysis are defined below.

- **Residential Single Family:** Detached one-family dwelling units.
- **Residential Multi-Family:** Attached multi-family dwelling units such as apartments and condominiums, duplexes, and dormitories.
- **Residential Mobile Home:** Movable or portable dwelling units built on a chassis, connected to utilities, designed without a permanent foundation, and intended for year-round living.
- **All Nonresidential Except Unoccupied Agricultural:** All retail development; general, professional, and medical office development; and manufacturing and warehousing development, including agricultural processing.
- **Unoccupied Agricultural:** Agricultural structures not routinely occupied by people.

Some development projects may include more than one land use type, such as an industrial warehouse with living quarters (a live-work designation) or a planned unit development with both single and multi-family uses. In these cases the fire facilities fee would be calculated at the higher fee.

The District should have the discretion to impose the fire protection fee based on the specific aspects of a proposed development regardless of zoning. The guideline to use is the probable occupant density of the development, either residents per dwelling unit or workers per building square foot. The fee imposed should be based on the land use type that most closely represents the probable occupant density of the development.

Table 8 shows the fire facilities impact fee for new development throughout the District based on the facilities cost per square foot shown in Table 7. The cost per square foot is converted to a fee per dwelling unit for residential uses based on average sizes for these products. Where available, real estate data from nearby fire districts was used to estimate these sizes.

**Table 8: Mountain View Fire District Proposed Fire Facilities Impact Fee**

Land Use	Costs per		Cost per	Admin.	Total Cost per	Fee per Sqft	Fee per
	Sqft	Sqft / DU <sup>2</sup>	DU or per 1000 Sqft	Costs <sup>3</sup>	DU or per 1000 Sqft	Divisor	Sqft
	A	B	C = A * B	D = C * 0.02	E = C + D	B	F = E / B
<i>Residential</i>							
Single Family	\$ 0.24	1,940	\$ 464	\$ 9	\$ 473	1,940	\$ 0.24
Multi-Family	0.24	1,160	277	6	283	1,160	0.24
Mobile Home	0.24	1,200	287	6	293	1,200	0.24
<i>Nonresidential</i>							
All Uses Except Unoccupied Ag	\$ 0.24		\$ 239	\$ 5	\$ 244	1,000	\$ 0.24
Unoccupied Ag <sup>1</sup>	0.12		120	2	122	1,000	0.12

<sup>1</sup> Cost per square foot for unoccupied agricultural uses is 0.5 times the cost of residential uses. Demand factor reflects a reduced call volume seen in fire operations for unoccupied uses. Unoccupied structures do not contribute to emergency medical services demand.

<sup>2</sup> Estimated living space per unit from recent Stanislaus County real estate data and the American Housing Survey 2004.

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

Sources: Mountain View Fire District; Stanislaus County, and Willdan Financial Services.

For nonresidential data, two use categories are available. For most projects, the "All Uses Except Unoccupied Ag" use applies. Few of this type of project, including retail, office, manufacturing, and warehousing uses, are anticipated in the District.

A second fee category, "Unoccupied Agricultural," has been included at 50 percent of the calculated nonresidential land use fee. This category is also included in a number of other Stanislaus County fire protection district fee schedules. The purpose of this special category is to address the construction of buildings common in rural agricultural areas that require fire protection but are not routinely occupied by people and therefore do not typically create emergency medical service demand.

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

## Program Implementation

Consistent with other fire district facilities fees collected in Stanislaus County, the fire facilities impact fee would be collected at time of building permit issuance. Because the District does not have the statutory authority to adopt a fee, the County Board of Supervisors may adopt the fee program and collect the fee on the District's behalf.

To implement the fee program, the District, in cooperation with the County, should:

- ♦ Identify funding sources to complement impact fee revenues to fully fund planned facilities, if needed;
- ♦ Maintain an annual Capital Improvement Program (CIP) budget or another accounting mechanism to indicate where fees are being expended to accommodate growth;
- ♦ Maintain records on use of the administrative charge to justify the amount;
- ♦ Comply with the annual and five-year reporting requirements of Government Code 66001 and 66006; and
- ♦ Identify appropriate inflation indexes in the fee ordinance and implement a regularly scheduled (e.g. annual) inflation adjustment.

For inflation indexes, the District should use separate update methods for land versus construction costs. Calculating the appropriate inflation factor for land may require periodic use of a property appraiser. This study assumes no additional land is included in future facilities funded by the fee, but additional land for facilities may be added in a future update of this study.

The construction index can be based on the District's recent capital project experience or taken from any reputable published source, such as *Engineering News Record*. To calculate the fee increase, total planned facility costs represented by land or construction, as appropriate, should weight each index.

### Special Case Land Uses

The development impact fees presented in this report are calculated to provide revenues sufficient to fund facilities that are needed to serve new development. Because this need varies between land use types, the fee schedule contains differing fees for five land use categories and fees calculated based on a uniform cost per square foot of construction. It is in the interest of both the District and the service population that impact fee revenues be sufficient to fund the facilities needed to serve new development. Most new development anticipated to occur within the District should be adequately covered by the five 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. In the situation where a particular land use poses a significantly higher than usual fire risk and generates a need for fire protection facilities over and above those described in this report, the District should consider requesting additional revenue for fire protection facilities as needed. As with the impact fees, if this request is made, the resulting fire facilities mitigation by any project should bear a reasonable relationship to the need for fire protection facilities resulting from project.

### Alternative Funding Sources

As noted in the introduction, the District receives revenues from a special property tax assessment, which it fully uses to provide service and maintain its existing property, apparatus, and equipment. Additional General Fund revenue is derived from the uniform one percent property tax rate, the District's share of which varies from area to area.

If the District were to pursue any new or increased special tax, two-thirds voter approval would be required. Any new or increased property assessment would require majority property owner

approval. Any new or increased property-related charge or fee would require a majority voter approval.

## 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 Stanislaus County on behalf of the Mountain View Fire District, the findings are summarized here and supported in detail by the report that follows. 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 Stanislaus County, per Chapter 24.01 of the County Code, is that "in order to protect and safeguard the public from the peril of fire, to implement the goals and objectives of the county general plan and to mitigate impacts caused by new development within the county, fire protection facilities fees are necessary. These fees are needed to finance fire protection facilities and to assure that new development pays its fair share for these improvements." The purpose of the Mountain View Fire District 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 District does not presently have a facilities master plan that describes plans for future fire protection facilities. However, the District has identified a need to provide separate sleeping quarters for volunteer fire fighters staffing the fire station overnight. Expansion of facilities to provide sleeping quarters is a legitimate use of impact fee revenue.

Other facility needs may be identified in the future through the annual budget or master planning documents. If other facility plans are developed, the District should revisit the fire impact fees, calculations, and documentation.

### 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))*

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

Building space provides an indicator of the demand for the facilities needed to accommodate growth. Total construction depends on residential and nonresidential development. The District is projected to increase the total number and gross area of structures it must protect over the next 15 years. Furthermore, the number of residents and workers occupying this space will increase the District's demand for emergency medical services.

The need for the fee is based on the facility standards identified in this report and the growth in building space projected through 2025. Land and building, apparatus and vehicles, and equipment standards are based on the District's existing facilities allocated across the District's total building space in 2010. These standards are supplemented by the need for a facilities master plan, and the fees are calculated based on both standards. Thus, the fees are set to represent the actual costs of implementing facilities required to serve new development.

See the Fire Facilities Demand section for a description of how existing building space and growth in constructed space are calculated. Facility standards are described in the Existing Fire Facility 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 facility 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. 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.



# PowerPoint Presentation



## **Proposed Fire Facilities Impact Fee**

### **Mountain View Fire Protection District and Stanislaus County**

Pam Bernaba  
Eric Nickell

July 27, 2010

# What Is A Development Impact Fee?

- One-time charge for capital facilities
  - Imposed at building permit stage
  - Imposed on all development projects within a defined geographic area
  - Only for public facilities needed to serve growth
- A DIF is not:
  - A funding source for operating costs
  - A special tax or special assessment
  - Subject to Proposition 218 approval requirements



# Nexus Study Requirement

# Impact Fees – Basic Methodology

1. Estimate existing development and future growth
2. Identify facility standards
3. Determine facility needs and costs
4. Allocate cost share to accommodate growth
5. Calculate fee by allocating costs per unit of development

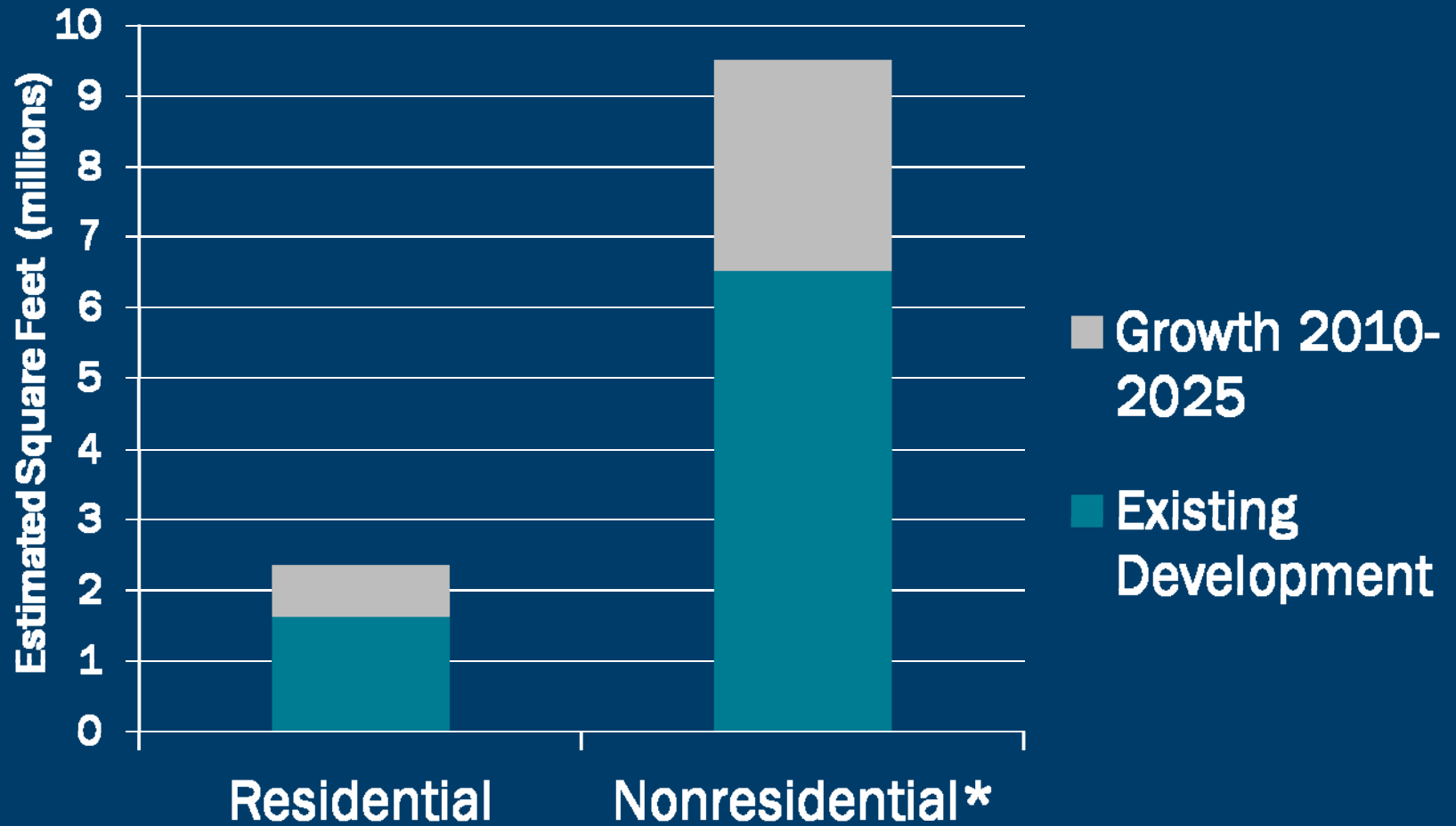


# Mountain View Fire District Fire Facilities Fees

# New Development within the District

- Planning horizon from today (2010) through 2025
- Growth in two major forms:
  - Residential additions and replacements
  - New and added agricultural support structures
- Significant construction of agricultural support buildings since 2000

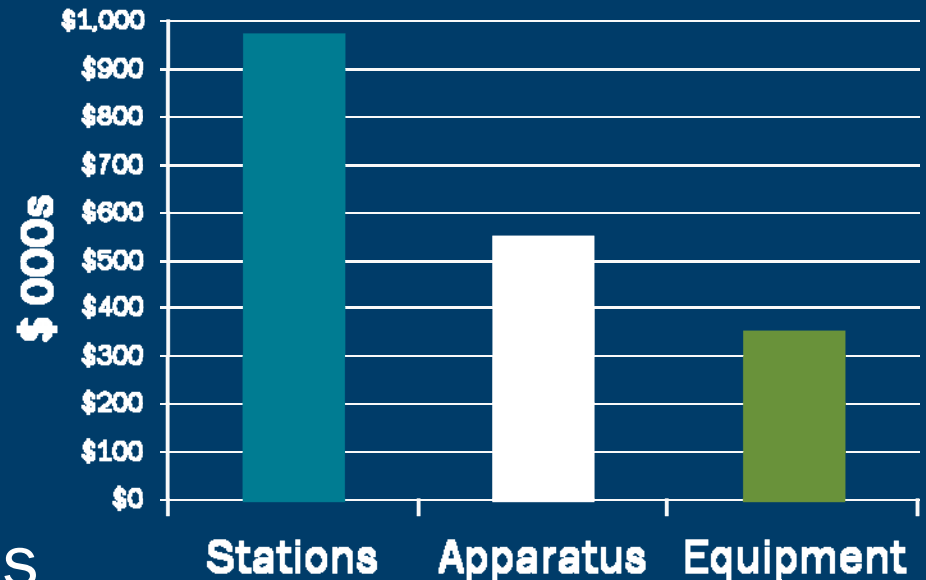
# New Development, cont.



\*Significant amounts of Nonresidential buildings are unoccupied agricultural uses.

# District Facilities Inventory: Today

- Today, District has
  - \$970,000 of land and buildings
    - 2 stations, including storage
  - \$550,000 of apparatus
    - 2 engines and 2 support vehicles
  - \$350,000 of equipment





# Existing Standards / Funded Facilities

- Proposed fee based on *existing facility standard* in District
  - Best standard to choose in order to expand Crows Landing station and sustain appropriate fire services
    - Add sleeping quarters
    - Add shower facilities
    - Add engine
    - Add engine equipment
  - Ensures new development does not fund fire deficiencies with fee

# Proposed Fee Schedule

Land Use	Mtn View Fire Fee*
Residential	\$0.24 per square foot
Non-Residential: All Uses Except Unoccupied Ag	\$0.24 per square foot
Unoccupied Ag	\$0.12 per square foot

*\* Example fire fee for a 1,940 square foot home: \$473. Example fire fee for a 1,000 square foot retail project along Crows Landing Road: \$244. But if a 1,000 square foot pole barn is built, the fire fee total would be \$122.*

# Program Implementation

- County collects fee on the District's behalf
  - All new development pays fee if living space or employment space is increased
  - Ag support building projects given a reduced weighting in the fee
    - Fewer people needing service
    - Pole construction common



## Questions? Comments?

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