



# Fire Impact Fee Program Overview

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BLAIR AAS | SCI CONSULTING GROUP

# About Development Impact Fees

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

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

Nollan decision – “essential nexus”

Dolan decision – “rough proportionality”

Mitigation Fee Act - AB1600 was enabling legislation

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

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



# Methodology and Approach

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## Fee Cost Components

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



## Existing Facility Standard Methodology

Existing Level of Service Standard  
Systemwide  
Open-Ended



## Existing Development

Homes and Residents  
Businesses and Employees  
Service Call Data



## Existing Fire System

# Maximum Fire Impact Fee

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

**Average Maximum Fire Impact per Dwelling Unit**

Single-Family Home - \$3,810

Multi-Family Unit - \$3,047

Mobile Home - \$2,198

# Fire Impact Fee Comparison

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	<b>Rancho Adobe FPD (Proposed)</b>	<b>Sonoma Valley FPD (Effective July 1, 2024)</b>	<b>Sonoma County FPD (Effective July 1, 2024)</b>
Single-Family Housing	\$2.00	\$2.00	\$1.84
Multi-Family Housing	\$2.77	\$3.38	\$2.43
Mobile Home	\$1.57	\$2.21	\$1.35

# Uses of Fee Revenue

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## ALLOWABLE USES

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

## PROHIBITED USES

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

# Accounting Requirements

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



# Reporting Requirements

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## **Annual Report**

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



## **Five-Year Findings Report**

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



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



# June 2024 Board Meeting

## District Board Action

MAY 2024



Receive public comment on Nexus Study and proposed fee program



Receive and approve Nexus Study



Approve proposed fire impact fees



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



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



Indemnification of the City and County

# Tentative Timeline

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**May 15, 2024, 7 p.m.**

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

**June 19, 2024, 7 p.m.**

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

**Aug – Nov 2024 (TBD)**

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

**Aug – Nov 2024 (TBD)**

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

**February 2025 (TBD)**

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

# Questions?

## **Jeff Veliquette**

Fire Chief  
Rancho Adobe Fire Protection District

## **Jennifer Bechtold**

Administrative Manager  
Rancho Adobe Fire Protection District

## **Blair Aas**

Vice President / Impact Fee Consultant  
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