

**RESOLUTION APPROVING THE RANCHO ADOBE FIRE DISTRICT  
FIRE IMPACT FEE NEXUS STUDY AND REQUESTING THAT THE SONOMA  
COUNTY OF BOARD OF SUPERVISORS AND THE COTATI CITY COUNCIL  
ADOPT AND IMPLEMENT THE PROPOSED FIRE IMPACT FEE PROGRAM  
ON BEHALF OF THE DISTRICT**

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

**WHEREAS**, the Rancho Adobe Fire Protection District ("District") Board of Directors ("District Board") desires to establish a new Fire Impact Fee program to fund fire protection facilities, apparatus, and equipment necessary to mitigate the impacts caused by new development; and

**WHEREAS**, the District Board) has received and considered the District's Fire Impact Fee Nexus Study prepared by SCI Consulting Group dated June 2024 Final Report ("Nexus Study") that provides the required information to establish a new Fire Impact Fee program.

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

- 1) The District Board hereby receives and approves the Nexus Study.
- 2) Prior to the adoption of this Resolution, the Board conducted a public hearing at which oral and written presentations were made as part of the Board's regularly scheduled June 19, 2024, meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, has been published twice in a newspaper in accordance with Government Code Section 66018. Additionally, at least 30 days before the meeting, the District made the Nexus Study available for public review.
- 3) After considering the Nexus Study and this Resolution, and after considering the testimony received at this public hearing, the District Board hereby makes the following findings:
  - a) The Fire Impact Fee program and Fire Impact Fee proposed in the Nexus Study and approved pursuant to this Resolution are for the purposes of funding the cost of fire protection and emergency response facilities, apparatus, and equipment attributable to new residential and nonresidential development in the District; and
  - b) The Fire Impact Fee proposed in the Nexus Study and approved pursuant to this Resolution will be used to expand the District's facilities and equipment, and replace and expand the District's apparatus and vehicles to serve new development; and
  - c) The uses of the Fire Impact Fee proposed in the Nexus Study and approved pursuant to this Resolution are reasonably related to the types of development projects on which the fees are imposed in that fee revenue from the development projects will be used to expand the District's facilities and equipment, and replace and expand the District's apparatus and vehicles to meet the additional demand generated by the new residents and employees and new structural area created by the development projects; and
  - d) The Fire Impact Fee proposed in the Nexus Study, and approved pursuant to this Resolution, bear a reasonable relationship to the need for fire protection and emergency

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response facilities, apparatus, and equipment in that each development project will create additional need for the District's fire protection and emergency response services and a corresponding need for new or expanded facilities, apparatus, and equipment. The fee will be imposed on different types of development projects in proportion to the additional service population generated and structural area created by new development projects; and

- e) The Nexus Study demonstrates that there is a reasonable relationship between the amount of the Fire Impact Fee and the cost of the fire protection facilities, apparatus, and equipment attributable to the development on which the fee is imposed in that the costs are based upon the level of existing development served by the District's existing fire protection facilities and applied proportionately to seven land use categories in proportion to the need they create for expanded fire facilities, apparatus, and equipment.
- 4) The District Board finds pursuant to the California Environmental Quality Act ("CEQA"), this action is not a "project" because the Resolution provides a mechanism for funding fire protection and emergency response facilities, apparatus, and equipment but does not involve a commitment to any specific project for such purposes that may result in a potentially significant impact on the environment. (CEQA Guidelines § 15378.)
  - 5) The District Board does hereby approve the following Fire Impact Fees on new development which shall be collected upon issuance of a building permit:

<u>Land Use</u>	<u>Fire Impact Fees</u>
<b><u>Residential Development</u></b>	
Single-Family Housing	<b><u>Per Living Area Sq. Ft.</u></b> \$2.00
Multi-Family Housing	\$2.77
Mobile Home	\$1.57
ADUs => 750 sq.ft.	\$2.00
ADUs < 750 sq.ft.	Exempt
<b><u>Nonresidential Development</u></b>	
Retail / Commercial	<b><u>Per Building Sq. Ft.</u></b> \$2.51
Office	\$4.15
Industrial	\$1.75

- 6) The District Board formally requests that the County Board of Supervisors and City Council adopt and implement this approved Fire Impact Fee program on behalf of the District with the District agreeing to be responsible for the proper accounting for and expenditure of said moneys and further agreeing to hold the County and the City harmless from and to defend it from any action, claim, or damages related to said fees, including any challenge to the validity of or use thereof.
- 7) The District Board formally requests that the resolutions or ordinances adopted by the County Board of Supervisor and Cotati City Council to establish the Fire Impact Fee program on behalf of the District authorize automatic annual inflationary adjustments without

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any further action by the County Board of Supervisors and City Council on the first day of each fiscal year by the net percentage change during the preceding calendar in the Engineering News-Record Construction Cost Index, or its successor publication.

- 8) If any portion of this Resolution is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of the remaining portions of this Resolution.

The foregoing resolution was introduced by Director Gadoua who moved its adoption, and seconded by Director Howell, and adopted on a roll call vote by the following vote:

Director Herman <u>aye</u>	Director Hemmendinger <u>aye</u>
Director Moretti <u>aye</u>	Director Peterson <u>absent</u>
Director Gadoua <u>aye</u>	Director Proteau <u>aye</u>
	Director Howell <u>aye</u>

AYES: 10 NOES: 0 ABSTAIN: 0 ABSENT: 1

WHEREUPON, the Chair declared the foregoing resolution adopted, and SO ORDERED.

[Signature]  
CHAIR

Attest: [Signature]  
Clerk of the Board