



# Fire Impact Fee Program Overview

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FIRE CHIEF JEFF VELIQUETTE

BLAIR AAS | SCI CONSULTING GROUP

# About Development Impact Fees

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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”**

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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## Existing Facility Standard Methodology

Existing Level of Service Standard  
Systemwide  
Open-Ended



## Existing Fire System

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



## Existing Development

Homes and Residents  
Businesses and Employees  
Service Call Data

# Maximum Fire Impact Fee

<b>Land Use Category</b>	<b>Unit</b>	<b>Maximum Fire Impact Fee</b>
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

BSQFT = Building Square Feet

# 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
- Fee program administration

## 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.



# Fee Provisions

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**Exemptions** A structure owned by a governmental agency.

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Reconstructed structures, including fire rebuilds.

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An ADU less than 750 square feet.

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**Credits** Demolished existing square footage as part of a new development project.

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If developer provided land dedication, constructs facilities or provides apparatus or equipment, the impact fee shall be credited accordingly.

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**Automatic Inflationary Adjustment** Fees shall be adjusted annually by the ENR Construction Cost Index.

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# Stakeholder Outreach

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- City of Cotati
- County of Sonoma
- Building Industry Association of the Bay Area
- North Coast Builders Exchange
- North Bay Association of Realtors
- Area Developers
- Affordable Housing Advocates

# Collection Agreement

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- Authorize the full recovery of County costs to administer the District's program
- Developed in coordination with Permit Sonoma and ACTTC staff
- Agreement place full responsibility upon each District to comply with the Mitigation Fee Act
- Agreement requires the District to indemnify, defend, and hold the County harmless for administering the District's program

# 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



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

# Questions?

**Jeff Veliquette**

Fire Chief

Rancho Adobe Fire Protection District

**Blair Aas**

Vice President / Impact Fee Consultant

SCI Consulting Group

