

Sonoma County Fire District
Sonoma Valley Fire District

Fire Impact Fee Programs

Sonoma County Board of Supervisors
March 23, 2021

About Development Impact Fees

- “Impact fees” or “Mitigation fees” or “Facility fees” or “DIFs”
- One-time fee 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”
- DIFs for special districts must be imposed by the County on their behalf.

Nexus Methodology / Approach

Facility standard methodology

- Widely used approach
- Standard is ratio of existing development to existing system
- Open-ended, flexible approach; fees not determined by a specific CIP or a specific level of development
- Only enough fee revenue is generated for the District to maintain its existing level of service
- Use of fee revenue restricted to fire and emergency response system expansion costs (fire stations/buildings, apparatus, ambulances, other vehicles, etc.)
- May not fund existing deficiencies in the fire system
- May not fund personnel / operational costs

Sonoma County FD Fee Schedule

Residential Development	Per Living Area Sq. Ft.	Per Average Unit
Single Family Housing	\$1.62	\$2,859
Multi-Family Housing	\$2.14	\$2,354
Mobile Home	\$1.19	\$1,666

Nonresidential Development	Per Building Sq. Ft.
Retail / Commerical	\$1.81
Office	\$2.96
Industrial	\$1.26

Single Family House



2,000sq'=\$3,240

Multi-Family House



1,000sq'=\$2,140

- Fee for a new accessory dwelling unit must be imposed proportionately in relation to the square footage of the primary dwelling unit.
- Fee to be imposed districtwide - unincorporated areas and Town of Windsor.

Sonoma Valley FD Fee Schedule

Residential Development	Per Living Area Sq. Ft.	Per Average Unit
Single Family Housing	\$1.72	\$3,096
Multi-Family Housing	\$2.91	\$3,201
Mobile Home	\$1.90	\$2,660

Nonresidential Development	Per Building Sq. Ft.
Retail / Commerical	\$1.95
Office	\$3.23
Industrial	\$1.36

Single Family House



2,000sq'=\$3,440

Multi-Family House



1,000sq'=\$2,910

- Fee for a new accessory dwelling unit must be imposed proportionately in relation to the square footage of the primary dwelling unit.
- Fee to be imposed initially in the unincorporated areas of the District. The City of Sonoma, under a service contract with the District, will consider adoption of the fee program on their timing.

Fee Provisions

Exemptions

- A structure owned by a governmental agency.
- Reconstructed structures, including fire rebuilds.
- An ADU less than 750 square feet. Fire Districts will update nexus studies to exempt additional affordable housing if future state law so requires.

Credits

- Demolished existing square footage as part of a new development project.
- If developer provided land dedication, constructs facilities or provides apparatus or equipment, the impact fee shall be credited accordingly.

Automatic Inflationary Adjustment

- Fees shall be adjusted annually by the ENR Construction Cost Index.

Allowable Use of Fee Proceeds

May Fund

- New (added) or expanded facilities costs (100%)
- Apparatus, vehicles and equipment purchases that expand the system inventory (100%)
- Facility costs already incurred to provide growth-related capacity (100%)
- Portion of apparatus and vehicles replacement costs attributable to new development (10.6% SCFD; 14.8% SVFD)
- Portion of a renovation project that expands service capacity

May NOT Fund

- Existing deficiencies, such as improvements to existing facilities that do not expand service capacity
- Portion of apparatus and vehicles replacement costs attributable to existing development
- Personnel, operational, maintenance or repair costs

Accounting Requirements

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

Reporting Requirements

Annual Report

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

Five-Year Findings Report

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

Fire Impact Fee Nexus Study Update

- Good practice is every five years. Fire Districts will monitor state law and update nexus studies to comply with future changes to state law.

Stakeholder Outreach

- Town of Windsor
- County of Sonoma
- Windsor Unified School District
- Building Industry Association of the Bay Area
- North Coast Builders Exchange
- North Bay Association of Realtors
- Area Developers
- Affordable Housing Advocates

Collection Agreements

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

Questions / Comments

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