

ORDINANCE NO. 6340

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, TO ESTABLISH AND ADMINISTER DEVELOPMENT IMPACT FEES FOR FIRE PROTECTIVE SERVICE ON BEHALF OF THE SONOMA VALLEY FIRE PROTECTION DISTRICT AND THE SONOMA COUNTY FIRE PROTECTION DISTRICT

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

Section I. Purpose. This ordinance sets forth the requirements for the establishment and administration of development impact mitigation fees collected by the County of Sonoma on behalf of the Sonoma Valley Fire Protection District and the Sonoma County Fire Protection District (Fire Districts). Fire Districts request the establishment and administration of a development impact mitigation fee because Fire Districts lack statutory authority to independently impose development impact mitigation fees and Fire Districts have prepared all of the supporting documentation to support the findings required to establish the fee, collect the fee and comply with all necessary reporting and accounting procedures for the fee. Fire Districts have prepared the documentation necessary to comply with the California Mitigation Fee Act (Government Code §§66000-66025). The Fire Districts' Resolutions, Nexus Studies and Boundary Maps are attached as Exhibit A to this Ordinance.

Section II. Definitions. For purposes of this Ordinance, the words shall have the meaning ascribed to them in this section.

“Accessory Dwelling Unit” means a dwelling unit, or granny flat, either a detached or attached dwelling unit, which provides complete, independent living facilities for one or more persons with provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary residence.

“Development” or “development project” means any project for new residential, commercial or industrial construction in the boundaries of the Fire Districts which requires the issuance of a building permit.

“Fire Districts” means the Sonoma Valley Fire Protection District and Sonoma County Fire Protection District which are independent fire districts organized under the 1987 Fire Protection District Laws (Health and Safety Code §§13800 et seq.) within the County of Sonoma which have prepared the necessary documentation to comply with the Mitigation Fee Act and seek to benefit from these provisions.

“Fire impact fee” or “fee” means a monetary exaction in compliance with Government Code §§66000 et seq., other than a tax or a special assessment, that is charged by the County in connection with the approval of a development project for the purpose of defraying all, or a portion of, the cost of fire facilities, apparatus and equipment related to the development project on behalf of Fire Districts.

“Apparatus” means and includes but is not limited to fire engines, brush engines, utility vehicles, staff vehicles, water tenders, bulldozers, and rescue vehicles.

“Equipment” means and includes but is not limited to ladders, fittings, hoses, radios, cellular telephones, tools, breathing apparatus, hazardous material equipment, and medical and rescue equipment.

“Fire facilities” means public improvements, including buildings and structures, not limited to fire stations, administrative buildings, training buildings, land purchase, and related planning, engineering and construction costs as identified by Fire Districts in their resolutions and nexus studies.

“Industrial” means manufacturing construction.

“Mobile home” means a development area for residential occupancy in vehicles which require a permit to be moved on a highway, other than motor vehicle designed or used for human habitation and for being drawn by another vehicle.

“Multi family housing” means buildings or structures designed for two or more families for living or sleeping purposes and having kitchen and bath facilities for each family.

“Office” means general, professional and medical office construction.

“Public facilities” means fire facilities, equipment and apparatus.

“Retail/Commercial” means retail, commercial, educational and hotel/motel construction.

“Single family housing” means detached or attached one-family dwelling unit with an assessor’s parcel number for each dwelling unit.

Section III. Establishment of fee. At the request of Fire Districts and in compliance with the Mitigation Fee Act (California Government Code §§66000-66025), the Board of Supervisors hereby establishes a development impact fee collected on behalf of Fire Districts upon the issuance of building permits for new single family home, multi family home, office, retail/commercial and industrial construction within the geographic boundaries of Fire Districts.

A. Sonoma County Fire Protection District Impact Fee

a. Fees:

<u>Residential Development</u>	<u>Per Living Area Sq. Ft.</u>
Single Family Housing	\$1.62
Multi-Family Housing	\$2.14
Mobile Home	\$1.19

Accessory Dwelling Unit	Less than 750 square feet are exempt pursuant to Government Code §65852.2(f)(3)(A)
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<u>Nonresidential Development</u>	<u>Per Building Square Feet</u>
Retail/Commercial	\$1.81
Office	\$2.96
Industrial	\$1.26

Findings: On February 16, 2021, pursuant to Government Code section 66001(a), the Sonoma County Fire Protection District approved its consultants’ nexus study and made the following findings:

- i. Identified the purpose of the fee;
- ii. Identified the use to which the fee is to be put. If the use is financing public facilities, the District has identified those public facilities;
- iii. Determined how there is a reasonable relationship between the fee’s use and the type of development imposed; and
- iv. Determined how there is a reasonable relationship between the need for the public facility and the fee imposed.

B. Sonoma Valley Fire Protection District Impact Fee

Fees:

<u>Residential Development</u>	<u>Per Living Area Sq. Ft.</u>
Single Family Housing	\$1.72
Multi-Family Housing	\$2.91
Mobile Home	\$1.90
Accessory Dwelling Unit	Less than 750 square feet are exempt pursuant to Government Code §65852.2(f)(3)(A)

<u>Nonresidential Development</u>	<u>Per Building Square Feet</u>
Retail/Commercial	\$1.95
Office	\$3.23
Industrial	\$1.36

Findings: On February 9, 2021, pursuant to Government Code section 66001(a), the Sonoma Valley Fire Protection District approved its consultants' nexus study and made the following findings:

- i. Identified the purpose of the fee;
- ii. Identified the use to which the fee is to be put. If the use is financing public facilities, the District has identified those public facilities;
- iii. Determined how there is a reasonable relationship between the fee's use and the type of development imposed; and
- iv. Determined how there is a reasonable relationship between the need for the public facility and the fee imposed.

Section IV. Findings and Determinations of the Board of Supervisors

- a. The purpose of the fees adopted by this Ordinance is to pay the costs of Public Facilities, including Fire Facilities, Equipment and Apparatus pursuant to the authority of Government Code section 66001, Article XIII C, Section 1 of the California Constitution, and Article XI, Section 7 of the California Constitution by imposing development fees to fund the costs of certain facilities the need for which is generated by the type and level of the proposed development in accordance with Fire Districts' nexus studies.
- b. The use to which the fees are to be put is to pay the costs of the Public Facilities, including Fire Facilities, Equipment and Apparatus as identified in Fire Districts' Resolutions and nexus studies attached to this Ordinance.
- c. There is a reasonable relationship between the fees used and the types of development projects on which the fee is imposed for the reasons set forth in the Fire Districts' Resolutions and nexus studies attached to this Ordinance.
- d. There is a reasonable relationship between the need for the Public Facilities, including Fire Facilities, Equipment and Apparatus and the development projects on which the fee is imposed for the reasons set forth in the Fire Districts' Resolutions and nexus studies attached to this Ordinance.

- e. Without the adoption of this Ordinance and the construction of the Public Facilities and purchase of the Fire Equipment and Apparatus, there will be decreased levels of service and decreased safety, inadequate fire protection deteriorating to the point where Fire Districts' Public Facilities cannot be safely maintained to meet to meet the needs of the new population and new development.

Section V. Collection Agreement. The County may only collect and disburse impact fees on behalf of Fire Districts pursuant to a written agreement between the County and Fire Districts that has been approved as to form by County Counsel. The Agreement shall clearly define the rights and duties of each party and shall provide for the Fire Districts to defend, indemnify and hold the County, its officers, agents and employees harmless from and against any and all liability, loss, damage, claims, judgments, costs, staff time, losses, expenses and any other costs of defense arising out of, resulting from, or related to the creation, establishment, modification, collection or disbursement of fees on behalf of Fire District or any other obligation of Fire District or County under the agreement to collect and distribute fees on behalf of Fire District in compliance with the Mitigation Fee Act. Fire Districts shall ensure that any fees collected on their behalf comply with the Mitigation Fee Act.

Section VI. Payment of Fee.

1. Fees established pursuant to this Ordinance shall be paid by the developer or their agent at the time of the building permit issuance.
2. Chargeable residential square footage shall include new habitable living space within the perimeter of the structure, not including any carport, walkway, garages, overhangs, patios, enclosed patios, detached accessory structure or detached storage space. Chargeable commercial or industrial structure square footage shall include new and covered enclosed space within the perimeter of the new structure, not including garage, parking structure, unenclosed walkways, or utility areas. Chargeable square footage shall be calculated in the standard practice of the County.

Section VII. Automatic Inflationary Adjustments

Fees established pursuant to this Ordinance shall be adjusted automatically without any further action by the Board of Supervisors 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.

Section VIII. Refunds of Fees Paid.

If construction of a development project has not commenced before the expiration of the building permit that would have enabled the applicant to proceed with construction, then a fee payer shall be entitled to a refund, with interest, of the fees paid as a condition imposed pursuant to this Ordinance for the issuance of such permit. The fee payer must submit an application for such a refund within thirty calendar days of the expiration of the permit.

In the event any fee collected pursuant to this Ordinance remains unexpended in the fund established pursuant to this Ordinance, the Board of Supervisors, in cooperation with the Fire Districts, shall make the following findings for the fifth fiscal year following the first deposit into such account, and every five years thereafter, with respect to that portion of the fee remaining unexpended, whether committed or uncommitted; (1) identify the purpose to which the fee is to be put; (2) demonstrate a reasonable relationship between the fee and the purpose for which it was charged; (3) identify all sources and amounts of funding anticipated to complete financing of public facilities and (4) designate the approximate dates on which such funding is expected to be deposited into the fund. The unexpended portion of the fees, and any interest accrued thereon, for which need cannot be demonstrated pursuant to this section, shall be refunded to the then current record owner or owners of lots or units of the development project or projects on a prorated bases. The provisions of Government Code section 66001 may be amended from time to time and shall apply fully to the collection, disbursement, accounting and refund of any fees imposed pursuant to this Ordinance.

Section IX. Fee Credits

A fee credit shall be given for demolished existing square footage as part of a new development project. The fee credit shall be based on the effective fee for the land use category that was demolished.

Section X. In-Lieu Fees

In a developer dedicates land, constructs Fire Facilities or provides Fire Equipment or Apparatus for the Fire Districts, the fire impact fees imposed on that development project shall be adjusted to reflect a credit for the cost of the dedicated land, Fire Facilities, Equipment and Apparatus provided.

Section XI. Exemptions

The following shall be exempted from payment of the fee:

- A. A structure owned by a governmental agency.
- B. A structure which is being reconstructed following damage or destruction by fire or other casualty, or the voluntary demolition thereof, provided that the number of structures or the size of such reconstructed structure is no greater than the number of structures or size of the structure prior to such damage, destruction or demolition.
- C. A development project found to have no impact on the Districts' fire system.
- D. An Accessory Dwelling Unit that is less than 750 square feet.

Section XII. Accounting Requirements.

- 1. A fee collected pursuant to this Ordinance, together with any interest, shall be maintained and accounted for in a separate fund to avoid commingling of such funds with other revenue and disbursed to the Fire Districts in a timely

manner. The Fire Impact Fees shall be expended solely for the purpose for which they were collected. Any interest earned by such an account shall be deposited in that account and expended solely for the originally collected purpose.

- 2. Fire Districts shall fully compensate County to reimburse its costs for the services to administer, collect, account for and report on the fees in compliance with the Mitigation Fee Act and recover the full costs of providing these services (“Administrative Costs”). County shall automatically withhold two percent of the total fee owed for each development project to recover the reasonable administrative costs associated with the implementation of this Ordinance. If the County’s Administrative Costs exceed two percent, County shall give 60 days notice to Districts. County shall, in its sole discretion, withhold the full amount to recover its Administrative Costs before distributing the proceeds to Districts.

Section XIII. Annual review. For all fees established pursuant to this Ordinance shall, within one hundred eighty days after the last day of each fiscal year, Fire Districts and County shall make available to the public information required by Government Code section 66006(b). Fire Districts shall provide its annual report to the Sonoma County Administrator’s Office no later than ninety two days after the last day of each fiscal year so the County Administrator’s Office has sufficient time to submit the report to the Board of Supervisors for consideration in an open and public meeting pursuant to Government Code section 66006(b).

Section XIV. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section XV. This Ordinance shall be in full force and effect from and after one hundred twenty (120) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, introduced and finally passed on the 23 day of March, 2021 on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: Aye Rabbitt: Aye Coursey: Aye Gore: Aye Hopkins: Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

SO ORDERED.

Chair, Board of Supervisors
County of Sonoma

ATTEST:

Sheryl Bratton,
Clerk of the Board of Supervisors



SONOMA COUNTY FIRE DISTRICT

FIRE IMPACT FEE NEXUS STUDY

FEBRUARY 2021
UPDATED FINAL REPORT

PREPARED FOR:

**BOARD OF DIRECTORS
SONOMA COUNTY FIRE DISTRICT**

PREPARED BY:



SCI Consulting Group
4745 MANGELS BOULEVARD
FAIRFIELD, CALIFORNIA 94534
PHONE 707.430.4300
www.sci-cg.com

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SONOMA COUNTY FIRE DISTRICT

BOARD OF DIRECTORS

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DEPUTY CHIEF

Matt Gustafson

FINANCE MANAGER

Terri Bolduc

IMPACT FEE CONSULTANT

Blair Aas, Director of Planning Services
SCI Consulting Group

ACKNOWLEDGMENTS

This Fire Impact Fee Nexus Study was prepared by SCI Consulting Group (“SCI”) under contract with the Sonoma County Fire District (“District”). The work was accomplished under the general direction of Matt Gustafson, Deputy Chief of the District.

We would like to acknowledge special efforts made by the following individuals and organizations for this project:

Terri Bolduc, Sonoma County Fire District
William Adams, Johnston Thomas Attorneys at Law, PC
William Arnone, Merrill, Arnone & Jones, LLP
Ken MacNab, Town of Windsor
Jessica Jones, Town of Windsor
Linda Schiltgen, County of Sonoma
Terri Wright, County of Sonoma
Sonoma County Auditor’s Office
Sonoma County Assessor’s Office

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EXECUTIVE SUMMARY

INTRODUCTION

The Sonoma County Fire District (“District”) provides first-responder fire protection and emergency response services to a 180-square-mile area in the western portion of Sonoma County (“County”). Specifically, the District’s services include fire prevention and suppression, emergency medical response and transport and rescue, and hazardous materials response.

The District currently serves the Town of Windsor and the unincorporated communities of Larkfield, Wikiup, Mark West, Mountain, Middle Rincon, Bennett Valley, Bellevue, Graton Casino, Fulton, Guerneville, Rio Nido. The District was formed in April 2019 after the process of consolidating the Rincon Valley Fire Protection District (est. 1945), the Windsor Fire Protection District (est. 1965), the Bennett Valley Fire Protection District (est. 1948), and the Mountain Volunteer Fire Department (est. 1968). In July 2020, the Russian River Fire Protection District (est. 1922 as the Guerneville Fire Protection District) joined the District. In May 2021, the District will merge with the Forestville Fire Protection District (est. 1958).

This Fire Impact Fee Nexus Study (“Nexus Study”) was prepared pursuant to the “Mitigation Fee Act,” as found in California Government Code § 66000 et seq (the “Act”). The purpose of this Nexus Study is to establish the legal and policy basis for the imposition of new fire impact fees (“fees”) on new residential and nonresidential development within the District. The fee’s purpose is to fund the one-time cost of expanding the District’s facilities, apparatus, and equipment needed to maintain its existing level of service. No capacity exists to serve new development. If the District’s fire system capacity is not increased to satisfy the additional demand, the quality and responsiveness of the District’s fire protection and emergency response services will deteriorate.

For purposes of this Nexus Study, the term “facilities” or “fire system facilities” will refer to facilities (land, stations, and other buildings), apparatus (engines, ambulances, and other vehicles), and equipment. The term “new development” will generally refer to the persons (residents and employees working in the District) and the structural area (residential area and nonresidential building area) in which the persons live or work.

The proposed fee program area is districtwide and includes the District’s boundaries as of July 2020 and the Forestville Fire Protection District, which will merge with the District in May 2021. (A map of the District’s boundaries and the area to be subject to the proposed fee program is provided in Appendix A.) Under California law, the District does not have

land-use authority to impose impact fees on development projects. Because the District serves the Town of Windsor (“Town”) and unincorporated areas of the County, the Town Council and County Board of Supervisors must adopt the fire impact fee program on behalf of the District. Currently, the Town of Windsor imposes an outdated fire impact fee on behalf of the District which is proposed to be replaced by this fee program. The County currently does not impose a fee program on behalf of the District.

In order to impose such fees, this Nexus Study will demonstrate that a reasonable relationship or “nexus” exists between new development that occurs within the District and the need for fire protection facilities, apparatus, and equipment as a result of new development. More specifically, this Nexus Study will present findings in order to meet the procedural requirements of the Act, which are as follows:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put.
3. Determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed (“**benefit relationship**”).
4. 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 (“**impact or need relationship**”).
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed (“**rough proportional relationship**”).

Additionally, the Act specifies that the fee shall not include costs attributable to existing deficiencies in public facilities but may include the costs attributable to the increased demand for public facilities reasonably related to the development project in order to refurbish existing facilities to maintain the existing level of service or achieve an adopted level of service that is consistent with the general plan.

METHODOLOGY / APPROACH

To determine the District’s fire impact fee consistent with these **substantive requirements**, this Nexus Study utilizes a systemwide existing facility standard methodology. The facility standard methodology is a commonly used method for the calculation of fire impact fees. It was validated by the Homebuilders Association of Tulare/Kings Counties, Inc. v. City of Lemoore in 2010. Under this method, identification and use of an existing facility standard and the restricted uses of fee revenue ensure that new development will not fund any existing deficiencies as prohibited by the Act. Instead, only capital improvements and

apparatus, vehicle, and equipment purchases that expand the District's fire system are allowable uses of fee revenue. Likewise, the fee program will generate only enough revenue to proportionally expand the fire system to maintain the existing level of service.

The existing facility standard is based on the District's ratio of existing fire protection and emergency response facilities, apparatus, and equipment to the existing service population. Existing development refers to the persons (residents and employees working in the District) and the structural area (residential area and nonresidential building area) in which the persons live or work. Existing development demand is based on the District service call data. The District's existing fire system's value is determined using the replacement value of the District's existing inventory of fire protection facilities, apparatus, and equipment. These costs are then applied to six land use categories in proportion to the need they create for fire protection and emergency response services.

The Act requires that in establishing a development impact fee program, the facilities funded by the fee must be identified. However, the Act provides flexibility regarding how that identification may be made. The fee program may identify a broad class of projects¹ or made by reference to a capital improvement plan, made in applicable general or specific plan requirements, or made in other public documents². Since the District just recently consolidated and has not yet prepared a comprehensive, long-term capital improvement plan and facilities master plan, this fee program identifies facilities (land, stations, and other buildings), apparatus (engines, ambulances, and other vehicles), and equipment as the broad classes that will be funded with the fee.

The capital improvements within the District and apparatus and equipment purchases will benefit the District's entire fire system. The District's fire protection and emergency response resources are organized as an integrated fire system. The resources of a one fire station do not serve a particular area in isolation from the District's other fire stations and resources. When the District has a service call, whether for a fire or other emergency, the District's response often involves resources from multiple fire stations. Likewise, new development in area of the District is served by all the District facilities, apparatus, and equipment, not just by the nearest fire station.

¹ According to Government Code § 66000(b) and validated by Homebuilders Association of Tulare/Kings Counties, Inc. v. City of Lemoore in 2010.

² According to Gov't Code Section 66001(a)(2).

OTHER REVENUE SOURCES

Based on the findings concerning the District in the 2018 Municipal Service Review prepared and approved by the Sonoma County Local Agency Formation Commission (“LAFCO”), ad valorem property tax revenues, sometimes referred to as the “AB8 rate”, are the largest revenue source for the District. The District also levies a voter-approved District-wide special tax. The County of Sonoma makes annual direct payments to the District based on a Property Tax Exchange Agreement that was part of the LAFCO-approved consolidation(s). The District also occasionally receives one-time grant money which is usually targeting for specific purposes, i.e., SAFER staffing grants; designated equipment improvements; FMAG emergency response enhancements. These various sources of revenue will continue to comprise the vast majority of District revenue after approval of District fire impact fees – so that prior revenue sources from all District residents will be the primary funder of new facilities and equipment. There are also potential additional revenue sources in the future through transient occupancy or sales tax measures.

FEE PROGRAM IMPLEMENTATION

The Nexus Study also details the **procedural requirements** for approval of the Nexus Study and proposed fire impact fee program (“fee program”) by the District Board of Directors and adoption Town Council and County Board on behalf of the District. Also, the Act contains specific requirements for the **annual administration** of the fee program. These statutory requirements and other important information regarding the imposition and collection of the fee are provided in the last sections of the Nexus Study.

SUMMARY OF GENERAL FINDINGS

The following general findings from the Nexus Study are presented:

1. Impact fees are necessary to ensure that the District can adequately expand its fire protection facilities, apparatus, and equipment needed for the resident and employee growth and new structural area created by new development.
2. It is the objective of the District to maintain its existing level of service by establishing a fire impact fee to fund the cost of expanding the District’s facilities, apparatus, and equipment attributable to new development.
3. The District’s current fire impact fees imposed by the Town are outdated and insufficient to mitigate the impact of new development.

4. The District may approve, and the Town and County may adopt on their behalf, the following fees at or below the maximum level determined by this Nexus Study.

FIGURE 1 – MAXIMUM FIRE IMPACT FEE SCHEDULE

Land Use	Maximum Fire Impact Fee
	Per Living Area Sq. Ft.
Residential Development	
Single Family Housing	\$1.62
Multi-Family Housing	\$2.14
Mobile Home	\$1.19
Assessory Dwelling Unit	See Figure 1
	Per Average Unit
Residential Development	
Single Family Housing	\$2,859
Multi-Family Housing	\$2,354
Mobile Home	\$1,666
	Per Building Sq. Ft.
Nonresidential Development	
Retail / Commerical	\$1.81
Office	\$2.96
Industrial	\$1.26

Notes:

¹ Pursuant to Govt. Code § 65852.2(f)(3)(A), development impact fees for a new accessory dwelling unit must be imposed proportionately in relation to the square footage of the primary dwelling unit. Accessory dwelling units less than 750 square feet of living area are exempt.

5. Consistent with the requirements of the Act, this Nexus Study demonstrates a reasonable relationship between new development, the amount of the proposed fee, and facilities, apparatus, and equipment funded by the fee.
6. Fee revenue may only fund the costs of expanded facilities, apparatus purchases that expand the District's existing inventory, and up to 10.6 percent of apparatus replacement costs, and fee administrative costs.

7. Since only cities and counties have land-use authority to impose development impact fees as a condition of project approval, the District's proposed fee must be adopted by the Town and County on behalf of the District.
8. The maximum fire impact fee determined by this Nexus Study is consistent with the Sonoma County General Plan and the Town of Windsor General Plan.

SUMMARY OF GENERAL RECOMMENDATIONS

Based on the findings presented in the Nexus Study, the following general recommendations are presented:

1. The District should establish a new fire impact fee to fairly allocate the costs of providing fire protection facilities, apparatus, and equipment to new development.
2. The District's new fire impact fee should be adopted and implemented in accordance with the applicable provisions of the Mitigation Fee Act (Government Code § 66000 et al.).
3. Fee proceeds should be deposited into a new, separate fund or account, so there will be no commingling of fee proceeds with the unexpended balances in the existing fee program funds. Once the existing fee program funds with the Town have been spent, the account should be closed.
4. Fee revenue must be used to fund only the cost of expanded facilities, apparatus, ambulances, vehicles, and equipment to serve new development, as further detailed in Figure 11.
5. The District, the Town, and the County should comply with the annual reporting requirements under Government Code § 66006(b).
6. Following the fifth fiscal year after the first deposit of fee revenue and every five years thereafter, the District should comply with the reporting requirements under Government Code § 66001(d).
7. The cost estimates presented in this Nexus Study are in January 2021 dollars. The fire impact fee should be adjusted automatically without further action by the District Board, the Town Council, or the County Board of Supervisors on the first day of each fiscal year by the previous calendar percentage change in the Engineering News-Record Construction Cost Index (20-City Average), or its successor publication.

DETERMINATION OF EXISTING DEVELOPMENT

The District serves both residences and businesses throughout their service area. As such, the demand for the District's fire protection services and associated fire protection facilities, apparatus, ambulances, and equipment is measured by its service population (residents or employees) and the structural area (i.e., living area or nonresidential building area) in which they live or work. This section will first determine the service population and structural area within the District. These figures, along with the District's service call data, will be used to establish an existing facility demand factor for the various residential and nonresidential land uses within the District, which in turn will be used to determine existing development's total facilities demand.

The Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the fee and the type of development on which the fee is imposed.

EXISTING SERVICE POPULATION AND STRUCTURAL AREA

The District provides fire protection and emergency response services to the western portion of unincorporated Sonoma County, including the Town of Windsor. A map of the District's service boundaries is provided in Appendix A.

As shown in Figure 2 on the following page, the District currently serves an estimated resident population of 71,288 and protects approximately 26,452 occupied and vacant dwelling units. These figures are based figures from the U.S. Census Bureau's 2015-2019 American Community Survey 5-Year Estimate for the District's service area, Sonoma County Assessor's data as of July 2020, and an 8 percent vacancy rate as reported by the California Department of Finance.

The District also serves an estimated 19,337 workers and protects approximately 8,630,000 square feet of new nonresidential building area. The estimated number of workers in the District is based on an estimated jobs-to-housing ratio of 0.73 provided by the Town of Windsor. The estimated nonresidential structural area is calculated by multiplying the number of workers by 446 square feet of nonresidential building area for every worker (or 2.24 workers per 1,000 square feet.)

FIGURE 2 – CURRENT RESIDENTIAL DEMOGRAPHICS

Land Use Categories	Total Dwelling Units ¹	Vacant Dwelling Units ²	Occupied Housing Units	Dwelling Unit Occupancy Factor ³	Resident Population
	Calc	a	b	c = a - b	d
Single-Family Housing	23,007	1,831	21,176	3.03	64,163
Multi-Family Housing	2,333	186	2,147	2.48	5,325
Mobile Home	1,112	89	1,023	1.76	1,800
Total Residential	26,452	2,106	24,346	2.93	71,288

Notes:

¹ From Sonoma County Assessor's data as of July 2020.

² Based on an estimated 8% vacancy rate.

RESIDENT EQUIVALENT DEMAND FACTOR

For purposes of this Nexus Study, a calls-for-service approach is used to help establish the relative fire facilities demand from residential and nonresidential land uses. Specifically, service call data is converted into a resident equivalent demand factor, representing the demand for service from a worker compared to a household resident.

As shown in Figure 3 on the following page, service call data for fiscal years 2017-18 through 2019-20 were gathered from the District's Emergency Reporting database software for the former Windsor FPD and Rincon FPD service areas. These areas are found to be representative of the larger District. Over the three years, the District averaged 954 annual service calls originating from residential property and 236 service calls originating from nonresidential properties. Service calls originating from highways, roads, open fields, or otherwise not classified as originating from residential or nonresidential land use are excluded. By dividing service calls for residential and nonresidential land uses by the corresponding estimated number of residents and workers results in the relative number of per capita for residential and nonresidential land uses. As shown, District residents are served at 1.0, and workers in the District are served at 0.95 compared to District residents.

FIGURE 3 – RESIDENT EQUIVALENT DEMAND FACTOR

	Calc	Residential	Nonresidential
Average Annual Service Calls ¹	a	954	236
Residents or Workers ²	b	49,741	12,984
Per Capita Fire Service Demand	$c = a / b$	0.0192	0.0182
Resident Equivalent Demand Factor	$d = c / 0.0182$	1.00	0.95

Sources: Sonoma County Fire District; SCI Consulting Group

Notes:

¹ Average for fiscal years 2016 thru 2018 from District's Emergency Reporting database for the former Windsor FPD and Rincon FPD services areas of the District.

² Estimated existing residents with former Windsor FPD and Rincon FPD service area. Workers is based on estimated jobs-to-housing ratio of 0.73 for the City of Windsor.

FACILITIES EDU DEMAND FACTOR

Next, equivalent dwelling unit (“EDU”) demand factors are established to compare the relative fire facilities demand across three residential and three nonresidential land uses. EDU is also used to convert nonresidential building area to a residential dwelling unit value. This common approach allows for the cost of fire protection facilities, apparatus, and equipment to be fairly apportioned among residential and nonresidential land uses.

Figure 4 below shows the facilities EDU demand factor calculation for six land use categories. The residential land use categories are expressed per dwelling unit, and the nonresidential land use categories are expressed per 1,000 square feet of building area. The occupancy density for each land use category is multiplied by their respective resident equivalent demand factor, then converted to single-family home value. By this measure, for example, one single-family home creates the demand for fire facilities equal to 630 square feet of retail/commercial building area.

FIGURE 4 – FACILITIES EDU DEMAND FACTOR

Land Use Category	Unit	Occupancy Density per Unit¹	Resident Equivalent Demand Factor²	Facilities EDU Demand Factor
	Calc	a	b	$c = (a * b) / 3.03$ (rounded)
Single-Family Housing	DU	3.03	1.00	1.00
Multi-Family Housing	DU	2.48	1.00	0.82
Mobile Home	DU	1.76	1.00	0.58
Residential	DU	2.86	1.00	0.94
Retail / Commerical	KBSF	2.00	0.95	0.63
Office	KBSF	3.30	0.95	1.03
Industrial	KBSF	1.40	0.95	0.44
Nonresidential	KBSF	2.24	0.95	0.70

Notes: DU = Dwelling Unit; KBSQ = 1,000 square feet of building area

¹ Residents per unit is based on census data the 2010 U.S. Census American Community Survey 2015-19 5-Year Estimate for for Fulton CDP, Larkfield-Wikiup CDP, and Town of Windsor. Retail / commercial, office, and industrial density figures the 2017 Town of Windsor Impact Fee Study 2017.

² See Figure 3.

EXISTING FACILITIES DEMAND EDUs

Figure 5 below calculates the District's existing demand EDUs based on the total number of dwelling units and estimated nonresidential building area within the District. As shown, the total existing demand EDUs for the District is 31,608. Existing demand EDUs represents the level of existing development served by the District's existing fire system.

FIGURE 5 – EXISTING DEMAND EDUs

Land Use	Unit	Existing Units ¹	Fire Facilities EDU Demand Factor ⁴	Total Existing Demand EDUs
				Calc a * b
Single Family Housing	DU	23,007	1.00	23,007
Multi-Family Housing	DU	2,333	0.82	1,913
Mobile Home	DU	1,112	0.58	645
Nonresidential	KBSF	8,633	0.70	6,043
Total		35,085		31,608

Notes:

¹ See Figure 2.

² See Figure 4.

DETERMINATION OF EXISTING FIRE PROTECTION FACILITIES

The next step in determining the District's existing fire facilities standard is to calculate the replacement value of the District's fire protection facilities, apparatus, and equipment. Figure 6 below presents a summary of replacement cost (in 2021 dollars) for the District's existing fire facilities (land and fire stations), apparatus (engines, ambulances, and special vehicles), and equipment.

Replacement values for Stations 2, 4, 5, and 7 are from the District's 2018 Facilities Condition Assessment Report prepared by Kitchell. Replacement values for other District stations are based on the average for Stations 2, 4, 5. The estimated replacement value of the District's apparatus, vehicles, and equipment inventory is based on unit cost assumptions provided by the District. Estimated values of older apparatus have been discounted from the replacement value of the new apparatus to reflect their age. (The detailed inventory and estimated replacement value for each are provided in Appendix B.)

As shown below, the estimated replacement value of the District's existing fire protection facilities, apparatus, and equipment is approximately \$87.4 million.

FIGURE 6 – REPLACEMENT VALUE OF EXISTING FIRE SYSTEM

Cost Components	Total Replacement Value (2021 \$)¹
Land Value	\$4,377,000
Building Value	\$71,650,312
Apparatus / Vehicles Value	\$8,660,450
Equipment Value	\$2,748,000
Total Fire System Facilities	\$87,435,762

Source: Sonoma County Fire District; SCI Consulting Group

Notes:

¹ See Appendix B for more detail.

DETERMINATION OF THE FIRE IMPACT FEE

The Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the need for fire protection facilities, apparatus and equipment, and the type of development project on which the fee is imposed. In this section, the District's existing fire facilities standard is determined and then applied to three residential and three nonresidential land uses categories in proportion to the demand they create as measured by their EDU demand factor.

EXISTING FIRE FACILITIES STANDARD

The District's ratio of existing fire facilities, apparatus, and equipment to the District's service population establishes the standard for determining the cost to expand the District's fire facilities as growth occurs to maintain the existing level of service. As shown in Figure 7 below, this standard is represented by the existing fire system facilities cost of \$2,766.25 per demand EDU.

FIGURE 7 – EXISTING FACILITIES STANDARD

Existing Fire System Facilities ¹	\$87,435,762
Existing Demand EDUs ²	31,608
Existing Facilities Standard	\$2,766.25

Notes:

¹ See Figure 6.

² See Figure 5.

RESIDENTIAL FIRE IMPACT FEE DETERMINATION

Since residential land uses have varying dwelling unit occupancies and living areas, the residential fire impact fees are expressed on a per square footage basis for four residential land use categories. The four residential land use categories are defined below.

- **“Single-family housing”** means detached or attached one-family dwelling unit with an assessor’s parcel number for each dwelling unit.
- **“Multi-family housing”** means buildings or structures designed for two or more families for living or sleeping purposes and having kitchen and bath facilities for each family.
- **“Mobile home”** means a development area for residential occupancy in vehicles that require a permit to be moved on a highway, other than a motor vehicle designed or used for human habitation and for being drawn by another vehicle.
- **“Accessory dwelling unit”** or **“ADU”** means a dwelling unit, or granny flat, either a detached or attached dwelling unit, which provides complete, independent living facilities for one or more persons with provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary residence.

The residential fire impact fee shall be charged on the square footage within the perimeter of a residential structure. Garages, carports, walkways, overhangs, enclosed patios, detached storage structures, or similar areas are excluded.

Figure 8, on the following page, presents the calculation of the maximum residential fire impact fee. As shown, the residential fee is determined by multiplying the fire facility standard by their respective EDU demand factor plus an additional 4 percent for administration of the fire impact fee program. The fee program administrative cost component is designed to offset the cost of District, Town, and County collection, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates, and other costs reasonably related to compliance with the Act.

Pursuant to Government Code 65852.2(f)(3)(A), the fire impact fee for the construction of an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit. For example, the calculation of the maximum fire impact fee for the construction of a 750 square foot accessory dwelling unit on a single-family parcel with a 2,250 square foot single-family home would be $(750 / 2,250) * \$3,645 = \$1,215.00$. Construction of ADUs less than 750 square feet of living area is exempt.

The District may approve, and the Town and County may adopt fees lower than the maximum, justified amounts shown below, provided that they are reduced by the same percentage for each land use category.

FIGURE 8 – MAXIMUM RESIDENTIAL FIRE IMPACT FEE

Residential Land Use Categories	Existing Facilities Standard ¹	EDU Demand Factor ²	Cost per Dwelling Unit	Fee Program Admin. 4%	Average Living Area (Sq. Ft.) ³	Maximum Fire Impact Fee ⁴
Calc	a	b	c = a * b	d = c * 0.04	e	f = (c + d) / e
	----- per dwelling unit-----			----- per sq. ft. -		
Single Family Housing	\$2,766.25	1.00	\$2,766.25	\$110.65	1,765	\$1.62
Multi-Family Housing	\$2,766.25	0.82	\$2,268.33	\$90.73	1,100	\$2.14
Mobile Home	\$2,766.25	0.58	\$1,604.43	\$64.18	1,400	\$1.19
Assessory Dwelling Unit						See Figure 5

Notes:

¹ See Figure 7.

² See Figure 4.

³ Average living areas area from data from the Sonoma County Assessor and expressed in terms of square feet.

⁴ The maximum residential fire impact fee is rounded down to the nearest cent.

⁵ Pursuant to Govt. Code § 65852.2(f)(3)(A), development impact fees for a new accessory dwelling unit must be imposed proportionately in relation to the square footage of the primary dwelling unit. Accessory dwelling units less than 750 square feet of living area are exempt.

NONRESIDENTIAL FIRE IMPACT FEE DETERMINATION

As stated earlier, the Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the fee and the type of development on which the fee is imposed. Since different nonresidential land uses have varying employment densities and structural area, the nonresidential fire impact fee is expressed per square foot of building area for three nonresidential land use categories. The three nonresidential land use categories are defined below.

- **“Retail / Commercial”** means retail, commercial, educational, and hotel/motel construction.
- **“Office”** means general, professional, and medical office construction.
- **“Industrial”** means manufacturing construction.

The nonresidential fee shall be charged for “covered and enclosed space” within the perimeter of a nonresidential structure. Garages, parking structures, unenclosed walkways, utility or disposal areas, and storage areas incidental to the development’s principal use are excluded.

Figure 9 below presents the calculation of the nonresidential fire impact fee. As shown, the fee for the three nonresidential land uses is determined by multiplying the existing facilities standard by their respective EDU demand factor plus an additional four percent for administration of the fire impact fee program. Note that costs are expressed per 1,000 square feet of nonresidential building area and then converted to a per-square-footage fee.

The District may approve, and the Town and County may adopt fees lower than the maximum, justified amounts shown below, provided that they are reduced by the same percentage for each land use category.

FIGURE 9 – MAXIMUM NONRESIDENTIAL FIRE IMPACT FEE

Nonresidential Land Use Categories	Existing Facilities Standard ¹	EDU Demand Factor ²	Cost per Unit	Fee Program Admin. 4%	Total Cost per Unit	Maximum Fire Impact Fee ³
	Calc a	b	c = a * b	d = c * 0.04	e = c + d	f = e / 1,000
			----- per 1,000 sq. ft. -----			----- per sq. ft. -
Retail / Commerical	\$2,766.25	0.63	\$1,742.74	\$69.71	\$1,812.45	\$1.81
Office	\$2,766.25	1.03	\$2,849.24	\$113.97	\$2,963.21	\$2.96
Industrial	\$2,766.25	0.44	\$1,217.15	\$48.69	\$1,265.84	\$1.26

Notes:

¹ See Figure 7.

² See Figure 4.

³ The maximum nonresidential fire impact fee is rounded down to the nearest cent.

PROJECTED FIRE IMPACT FEE REVENUE

Figure 10 projects fire impact fee revenue through 2040 based on household and employment projections figures provided by the Association of Bay Area Governments. Residential demand assumes an annual growth rate of 1% for the Town and 0.26% for the unincorporated area of the District. It is assumed that nonresidential development will occur proportionately. Total fire impact fee revenue (in 2021 dollars) is then calculated by multiplying demand EDU growth by the existing facilities standard. As shown, fire impact fee revenue will contribute approximately \$10.33 million (in 2021 dollars) towards the District's future long-term capital improvement plan, which represents new development's fair share of the plan.

Certainly, arguments can be made for higher or lower demand growth. However, the projected demand growth and fee revenue are merely estimates for planning purposes. The fee program is designed not to be dependent on a specific capital improvement plan and specific level of new development. Only enough fee revenue will be generated for the District to expand its existing level of service to serve the growing service population.

FIGURE 10 – PROJECTED FIRE IMPACT FEE REVENUE (DISTRICTWIDE)

Land Use Category	Current Demand	Demand EDU	Existing Facilities	Projected Fire	
	EDUs (2021) ¹	Growth (2040) ²	Standard ³	Impact Fee Revenue (2021\$) ⁴	
	Calc	a	b	c	d = b * c
Residential	25,565	3,021	\$2,766.25	\$8,356,000	
Nonresidential	6,043	714	\$2,766.25	\$1,975,000	
Total District	31,608	3,735	\$2,766.25	\$10,331,000	

Source: Association of Bay Area Governments; SCI Consulting Group

Notes:

¹ See Figure 5.

² Based on a projected annual growth rate from the Association of Bay Area Governments of 1% for the Town of Windsor and 0.26% for the unincorporated areas of the District.

³ See Figure 7.

⁴ Rounded to the nearest thousand.

Fee revenue may be used to fund up to 100 percent of the cost of new (added) or expansion of fire stations or new apparatus, vehicles, ambulances, and equipment added to the District's inventory. Additionally, the District may need to replace apparatus and vehicles more quickly due to the increase in service calls from the growth in the persons and structure area created by new development. Therefore, the District may use fee proceeds to fund up to 10.6 percent of apparatus, ambulance, and vehicle replacement costs.³ This amount represents costs attributable to the increased demand for existing apparatus and vehicle replacement to maintain the District's existing level of service.

Fee revenue may not be used to fund 1) existing deficiencies such as station renovations and 2) operational, maintenance or repair costs. (The use of the fee is detailed further in the next section.)

The District will need to fund existing deficiencies and any other purchases and improvement costs above District existing level of service with other funding sources. Other potential sources of funds include, but are not limited to, a general obligation bond measure, state and federal grants, the District's general fund, and existing or new special tax and assessment proceeds, if allowable.

³ Represents the percentage growth in EDUs.

NEXUS FINDINGS

This section frames the Nexus Study findings in terms of the legislated requirements to demonstrate the legal justification of the fire impact fee. These requirements are discussed below.

PURPOSE OF FEE

The purpose of the fire impact fee is to fund the cost of fire protection and emergency response facilities, apparatus, and equipment attributable to new residential and nonresidential development in the District. The fire impact fee will ensure that new development will not burden existing development with the cost of expanded facilities, apparatus, and equipment required to accommodate growth as it occurs within the District.

USE OF FEE REVENUE

Fee revenue will be used solely and exclusively to fund facilities (land, stations, and other buildings), apparatus (engines, ambulances, and other vehicles), and equipment costs that expand the District's fire system capacity. Provided below is a summary of the allowable and prohibited uses of fee revenue.

FIGURE 11 – SUMMARY OF ALLOWABLE AND PROHIBITED USES OF FEE REVENUE

<u>Allowable Uses</u>	<u>Prohibited Uses</u>
<ul style="list-style-type: none"> ▪ <i>New (added) or expanded land and facilities costs (100%)</i> ▪ <i>Apparatus, ambulances, vehicles, and equipment purchases that expand the system inventory (100%)</i> ▪ <i>Facility costs already incurred to provide growth-related capacity (100%)</i> ▪ <i>The portion of apparatus, ambulances, and vehicles replacement costs attributable to new development (10.6%)</i> ▪ <i>The portion of a renovation project that expands service capacity</i> ▪ <i>Collection, accounting, documentation, annual reporting requirements, five-year report requirements, periodic nexus studies, and other costs reasonably related to compliance with the Act.</i> 	<ul style="list-style-type: none"> ▪ <i>Existing deficiencies, such as improvements to existing facilities that do not expand service capacity</i> ▪ <i>The portion of apparatus, vehicles, and equipment replacement costs attributable to existing development (89.4%)</i> ▪ <i>Operational, maintenance, or repair costs</i>

BENEFIT RELATIONSHIP

The fee will be collected as development occurs. To maintain its existing level of fire protection and emergency response services, fee revenue will be used to expand the District's facilities, apparatus, and equipment to meet the additional demand generated by the new residents and employees and new structural area created by new development projects.

Fee revenue will be deposited into a separate fire impact fee account or fund in a manner to avoid any commingling of the fees with other revenues and funds. The fee revenue will be restricted to the uses described in the "Use of Fee Revenue" finding. Additionally, the Act ensures that fees are either expended expeditiously or revenue will be refunded. These Act requirements ensure that a development project paying the fire impact fee will benefit from its use. Moreover, since the District's fire protection and emergency response resources are organized as an integrated fire system, improvements and purchases with the District benefit the entire fire system.

IMPACT OR NEED RELATIONSHIP

New residential and nonresidential development projects in the District will increase the number of persons (residents and employees) and the structural area (residential area and nonresidential building area) in which persons live or work. The growth in persons and structural area will create additional need for the District's fire protection and prevention, emergency response service, and a corresponding need for new or expanded facilities and replacement of apparatus, vehicles, and equipment in order to maintain the District's existing service level. The fee will be imposed on different types of development projects for the additional service population generated and structural area created by new development projects.

ROUGH PROPORTIONALITY

The cost of fire protection facilities, apparatus, and equipment attributable to a development project is based upon the level of existing development served by the District's existing fire system. The use of an existing facilities standard methodology to determine the fire impact fee achieves proportionality between existing development and new development. Moreover, these equivalent costs are applied to six land use categories in proportion to the need they create for expanded facilities.

The use of a fire facilities demand factor to determine the fire impact fee schedule achieves proportionality across the types of development on which the fee is imposed. Larger development projects will generate a higher number of residents and structural area to protect and, as a result, will pay a higher fee than smaller development projects. Thus, the application fire impact fee schedule to a specific project ensures a reasonable relationship between the fee and the cost of the facilities, equipment, and apparatus attributable to that project.

FEE PROGRAM ADOPTION REQUIREMENTS

The following are the general requirements for approval of the Nexus Study and proposed fire impact fee program (“fee program”) by the District Board of Directors and adoption by the Town Council and County Board of Supervisors on behalf of the District. The specific statutory requirements for the adoption of the fee program may be found in the Mitigation Fee Act (California Govt. Code § 66000 et seq.).

SCI recommends that the notice and hearing requirements be duplicated by the District and the Town and County.

SONOMA COUNTY FIRE DISTRICT

1. The District Board of Directors shall conduct at least “one open and public meeting” as part of a regularly scheduled meeting on the proposed fee program.
2. At least 14 days before the meeting, the District shall mail out a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.
3. At least ten days before the meeting, the District shall make the Nexus Study available to the public for review.
4. At least ten days before the public hearing, a notice of the time and place of the meeting shall be published twice in a newspaper of general circulation with at least five days intervening between the dates of first and last publication, not counting such publication dates.
5. After the public hearing, adopt a resolution approving the Nexus Study and proposed fee program with a recommendation that the County Board of Supervisors adopts the proposed fee program on behalf of the District.

TOWN OF WINDSOR

1. The Town Council shall conduct at least “one open and public meeting” as part of a regularly scheduled meeting on the requested fee program.
2. At least 14 days before the meeting, the Town shall mail out a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.
3. At least ten days before the meeting, the County shall make the Nexus Study available to the public for review.

4. At least ten days before the public hearing, a notice of the time and place of the meeting shall be published twice in a newspaper of general circulation with at least five days intervening between the dates of first and last publication, not counting such publication dates.
5. After the public hearing, adopt an ordinance or resolution establishing the proposed fee program on behalf of the District.
6. The fee shall become effective 60 days after the adoption of the ordinance or longer as specified by the ordinance.

COUNTY OF SONOMA

1. The Board of Supervisors shall conduct at least “one open and public meeting” as part of a regularly scheduled meeting on the requested fee program.
2. At least 14 days before the meeting, the County shall mail out a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.
3. At least ten days before the meeting, the County shall make the Nexus Study available to the public for review.
4. At least ten days before the public hearing, a notice of the time and place of the meeting shall be published twice in a newspaper of general circulation with at least five days intervening between the dates of first and last publication, not counting such publication dates.
5. After the public hearing, adopt an ordinance establishing the proposed fee program on behalf of the District.
6. The fee shall become effective 60 days after the adoption of the ordinance or longer as specified by the ordinance.

FEE PROGRAM ADMINISTRATION REQUIREMENTS

This section contains general requirements for the administration of the fee program. The specific statutory requirements for the administration of the fee program may be found in the Mitigation Fee Act (California Govt. Code § 66000 et seq.).

ACCOUNTING REQUIREMENTS

Proceeds from the new fire impact fee should be deposited into a separate fund or account so that there will be no commingling of fees with other revenue or unexpended balances of the existing fee program funds. Once the old existing fee program funds have been spent, the accounts should be closed.

The fire impact fees should be expended solely for the purpose for which they were collected. Any interest earned by such an account should be deposited in that account and expended solely for the originally collected purposes.

REPORTING REQUIREMENTS

The following information, entitled “Annual Report,” must be made available to the public within 180 days after the last day of each fiscal year:

- a brief description of the type of fee in the account;
- the amount of the fee;
- the beginning and ending balance of the account;
- the fees collected that year and the interest earned;
- an identification of each public improvement for which the fees were expended and the amount of the expenditures for each improvement;
- an identification of an approximate date by which development of the improvement will commence if the local agency determines that sufficient funds have been collected to complete financing of an incomplete public improvement;
- a description of each inter-fund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, the date on which any loan will be repaid, and the rate of interest to be returned to the account; and
- the amount of money refunded under section Govt. Code § 66001.

For the fifth fiscal year following the first receipt of any fire impact fee proceeds, and every three years thereafter, the District must comply with Government Code Section 66001(d)(1) by affirmatively demonstrating that the District still needs unexpended fire impact fees to achieve the purpose for which it was originally imposed and that the District has a plan on how to use the unexpended balance to achieve that purpose. Specifically, the District shall make the following findings, entitled “Five-Year Report,” with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the fee is to be put;
- Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements; and
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

A refund shall be provided for all or any part of such unexpended or unappropriated fee revenue, together with any actual interest accrued thereon, in the manner described in Section 66001 (e) of the Government Code, to the current record owner of any property for which a fee was paid; provided that if the administrative costs of refunding such fee revenue exceed the amount to be refunded.

TRANSPARENCY REQUIREMENTS

Pursuant to AB 1483 enacted in 2019, the District must clearly post the following information on the District’s website regarding the fee program:

- The current fee schedule indicated the effective date when approved by the County Board of Supervisors and the Town Council.
- Current and five previous annual accounting reports.
- Fire Impact Fee Nexus Study, Final Report

FEE EXEMPTIONS

The following development projects are exempted from payment of the fee:

- A structure owned by a governmental agency.
- A structure which is being reconstructed following damage or destruction by fire or another casualty, or the voluntary demolition thereof, provided that the number of structures or the size in such reconstructed structure is no greater than the number of structures or the size of the structure prior to such damage, destruction or demolition.
- A development project found to have no impact on the District's fire system.
- An accessory dwelling unit less than 750 square feet.

FEE CREDITS

A fee credit shall be given for demolished existing square footage as part of a new development project in order to comply with the Act and recent court cases. The fee credit shall be based on the effective fee for the land use category that was demolished.

IMPROVEMENTS IN-LIEU OF FEES

Subject to certain restrictions, if a developer dedicates land, constructs facilities, or provides apparatus/equipment for the District, the fire impact fees imposed on that development project shall be adjusted to reflect a credit for the dedicated land's cost constructed or apparatus/equipment provided.

FEE PROGRAM UPDATES

The fee program should be reviewed regularly and updated with any changes in the District's demographics, upon release of the 2020 U.S. Census, or significant changes in the District's facilities plan and associated costs.

AUTOMATIC ANNUAL INFLATIONARY ADJUSTMENT

The fire impact fee should be adjusted automatically without any further action by the District Board, Town Council, or County Board in the first day of each fiscal year by the net percentage change during the preceding calendar in the Engineering News-Record Construction Cost Index (20-City Average), or its successor publication.

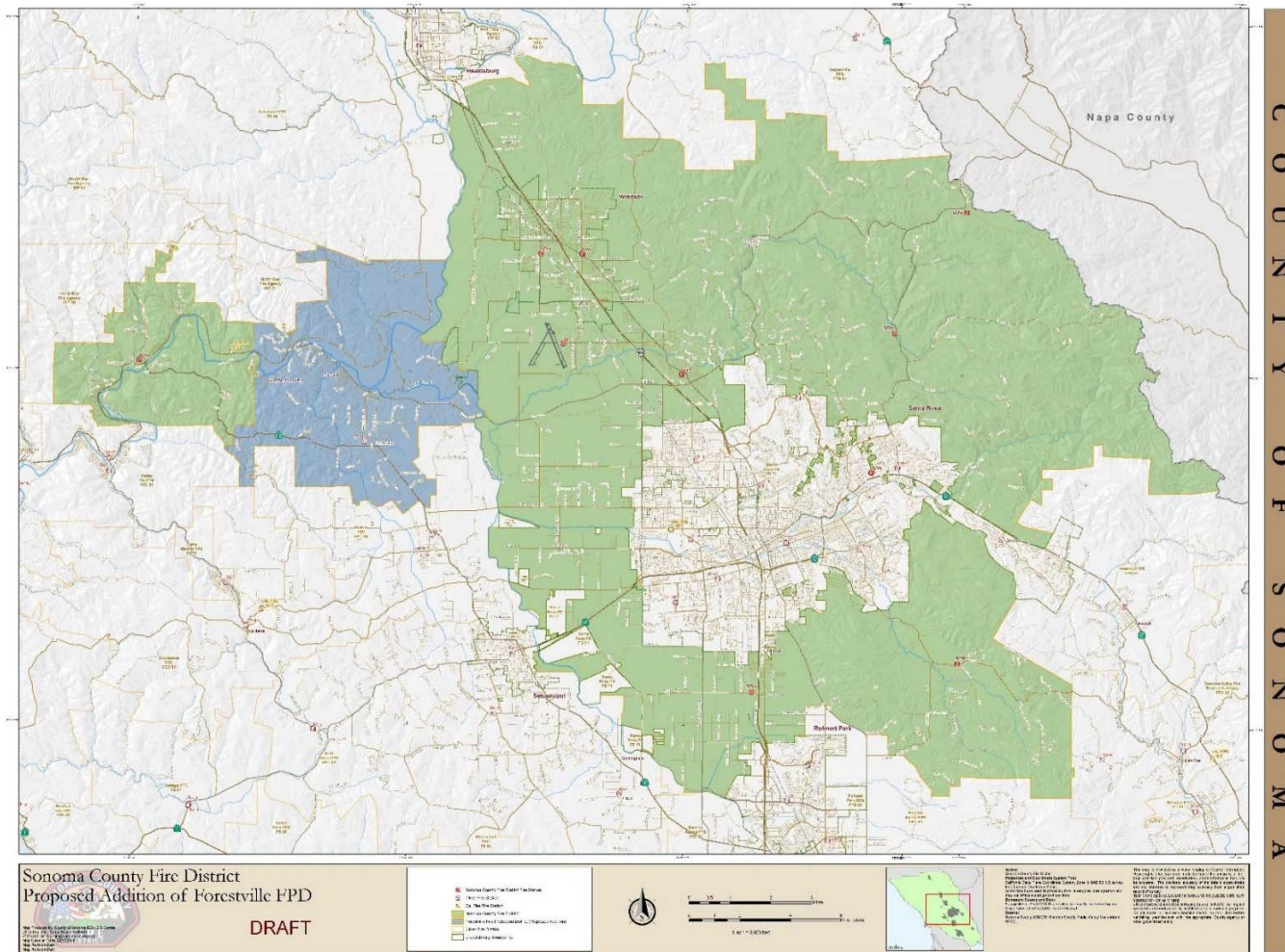
APPENDICES

Appendix A – Map of District Boundaries and Fee Program Area

Appendix B – Fire System Inventory and Replacement Cost Estimates

APPENDIX A – MAP OF DISTRICT BOUNDARIES AND FEE PROGRAM AREA

FIGURE 12 – MAP OF DISTRICT BOUNDARIES AND FEE PROGRAM AREA



APPENDIX B – FIRE SYSTEM INVENTORY AND REPLACEMENT COST ESTIMATES

FIGURE 13 – EXISTING FIRE STATION INVENTORY

Fire Station	Units	Unit Cost ¹	Replacement Cost (2021\$)
Calc	a	b	c = a * b
County Station 1, 8200 Old Redwood Highway, Windsor			
Land	1.30 acres	\$400,000 per acre	\$520,000
Buldings	17,122 sq. ft.	\$1,225.00 per sq. ft.	\$20,974,450
County Station 2, 45 Lark Center Drive, Santa Rosa			
Land	1.00 acres	\$300,000 per acre	\$300,000
Buldings	3,802 sq. ft.	\$1,290.00 per sq. ft.	\$4,904,580
County Station 3, 8600 Windsor Road, Windsor			
Land	2.00 acres	\$400,000 per acre	\$800,000
Buldings	7,700 sq. ft.	\$1,225.00 per sq. ft.	\$9,432,500
County Station 4, 207 Todd Road, Santa Rosa			
Land	1.00 acres	\$300,000 per acre	\$300,000
Buldings	3,626 sq. ft.	\$1,060.00 per sq. ft.	\$3,843,560
County Station 5, 91 Middle Rincon Road, Santa Rosa			
Land	3.00 acres	\$300,000 per acre	\$900,000
Buldings	3,838 sq. ft.	\$1,319.00 per sq. ft.	\$5,062,322
County Station 6, 5198 Sharp Road, Calistoga			
Land	0.58 acres	\$300,000 per acre	\$174,000
Buldings	3,900 sq. ft.	\$1,225.00 per sq. ft.	\$4,777,500
County Station 7, 2601 Calistoga Raod, Santa Rosa			
Land	0.58 acres	\$300,000 per acre	\$174,000
Buldings	1,250 sq. ft.	\$500.00 per sq. ft.	\$625,000
County Station 8, 6161 Bennett Valley Road, Santa Rosa			
Land	2.00 acres	\$300,000 per acre	\$600,000
Buldings	4,000 sq. ft.	\$1,225.00 per sq. ft.	\$4,900,000
County Station 9, Armstrong Wood Road, Guerneville			
Land	0.58 acres	\$300,000 per acre	\$174,000
Buldings	6,904 sq. ft.	\$1,225.00 per sq. ft.	\$8,457,400
6554 Mirabel Road, Forestville			
Land	1.45 acres	\$300,000 per acre	\$435,000
Buldings	7,080 sq. ft.	\$1,225.00 per sq. ft.	\$8,673,000
Total Replacement Cost (Land and Buildings)			\$76,027,312

Source: Sonoma County Fire District; Kitchell; SCI Consulting Group

Notes:

¹ Replacement values for Stations 2, 4, 5 and 7 are from the District's 2018 Facilities Condition Assessment Report prepared by Kitchell. Building replacement v alues for the other stations are based on the average for Stations 2, 4, 5.

FIGURE 14 – APPARATUS, AMBULANCE, AND EQUIPMENT INVENTORY

Unit ID	Type	Make / Model	Year	Apparatus /		Replacement Value (2021\$)
				Vehicles ¹	Equipment	
5680	Type 1 Engine	Ferrara	2013	\$487,500	\$95,000	\$582,500
5660	Type 3 Engine	Ferrara	2018	\$350,000	\$95,000	\$445,000
5685	Type 1 Engine	Pierce	1994	\$162,500	\$95,000	\$257,500
5630	Utility / Light Rescue	Dodge 3500	2000	\$87,500	\$12,000	\$99,500
5640	Utility	Ford F-150	2011	\$48,750	\$12,000	\$60,750
576	Ambulance	Demers F-450	2019	\$210,000	\$65,000	\$275,000
577	Ambulance	Leader E-450	2009	\$105,000	\$65,000	\$170,000
576R	Ambulance	Leader E-450	2014	\$157,500	\$65,000	\$222,500
5644	Rescue Boat	Zodiac	2015	\$7,500	\$0	\$7,500
5645	Jet Ski	Sea Doo	2016	\$10,000	\$0	\$10,000
U7541	Utility Pickup	Chevrolet Silverado 2500	2009	\$32,500	\$12,000	\$44,500
U7542	Utility SUV	Ford Expedition	2006	\$32,500	\$12,000	\$44,500
U7543	Utility Pickup	Chevrolet 1/2 Ton 4x4	2006	\$32,500	\$12,000	\$44,500
U7544	Utility SUV	Ford Expedition	2006	\$32,500	\$12,000	\$44,500
U7545	Utility Pickup	Chevrolet Pickup	2010	\$48,750	\$12,000	\$60,750
U7545	Utility Pickup	Dodge Dodge	2001	\$16,250	\$12,000	\$28,250
U7546	Utility Pickup	Dodge Ram	2001	\$16,250	\$12,000	\$28,250
U7548	Utility Pickup	Chevrolet K-1500 P/U	2008	\$32,500	\$12,000	\$44,500
U75K9	Utility SUV	Ford Expedition	2007	\$32,500	\$12,000	\$44,500
P7521	Utility Pickup	Chevrolet Silverado 1500	2017	\$65,000	\$12,000	\$77,000
BC7	Utility Pickup	Chevrolet Silverado 2500	2019	\$65,000	\$12,000	\$77,000
C7500	Utility SUV	Chevrolet Tahoe	2017	\$65,000	\$12,000	\$77,000
C7502	Utility Pickup	Chevrolet Silverado 1500	2019	\$65,000	\$12,000	\$77,000
7520	Utility Pickup	Chevrolet Silverado 1500	2019	\$65,000	\$12,000	\$77,000
7546	Utility Pickup	Dodge 2500	2019	\$65,000	\$12,000	\$77,000
R7531	Light Rescue	Ford Ferrara	2003	\$75,000	\$20,000	\$95,000
R7532	Medium Rescue	International Pierce	2004	\$100,000	\$20,000	\$120,000
R7538	Light Rescue	Ford F-550	2006	\$150,000	\$20,000	\$170,000
T7550	Truck/Quint	Pierce Quint	2008	\$600,000	\$95,000	\$695,000
E7581	Type 1 Engine	Ferrara Spartan	2006	\$325,000	\$95,000	\$420,000
E7582	Type 1 Engine	Pierce Pierce	2008	\$325,000	\$95,000	\$420,000
E7583	Type 1 Engine	Ferrara Gladiator	2015	\$650,000	\$95,000	\$745,000
E7584	Type 1 Engine	Ferrara Gladiator	2015	\$650,000	\$95,000	\$745,000
E7585	Type 1 Engine	Pierce Dash	1992	\$162,500	\$95,000	\$257,500
E7586	Type 1 Engine	HME BME	2006	\$162,500	\$95,000	\$257,500
E7588	Type 1 Engine	Pierce Saber	2003	\$162,500	\$95,000	\$257,500
E7562	Type 3 Engine	HME International 34D	2016	\$350,000	\$95,000	\$445,000
E7573	Type 3 Engine	International	2002	\$87,500	\$95,000	\$182,500
E7574	Type 3 Engine	International	2002	\$87,500	\$95,000	\$182,500
E7575	Type 3 Engine	International	1998	\$87,500	\$95,000	\$182,500
E7576	Type 3 Engine	International	1992	\$87,500	\$95,000	\$182,500
E7578	Type 3 Engine	International	2018	\$350,000	\$95,000	\$445,000

FIGURE 14 – APPARATUS, AMBULANCE, AND EQUIPMENT INVENTORY (CONTINUED)

Unit ID	Type	Make / Model	Year	Apparatus /		Replacement Value (2021\$)
				Vehicles ¹	Equipment	
WT7592	Type 1 Water Tender	International Pierce	1997	\$62,500	\$50,000	\$112,500
WT7591	Type 1 Water Tender	Beck Ottawa	1988	\$62,500	\$50,000	\$112,500
WT7595	Type 2 Water Tender	Pierce Freightliner	2015	\$250,000	\$50,000	\$300,000
WT 7598	Type 1 Water Tender	International Central States	1995	\$62,500	\$50,000	\$112,500
Dodge Ram			1999	\$8,750	\$10,000	\$18,750
Dodge Ram			2004	\$8,750	\$10,000	\$18,750
Ford F150			1998	\$8,750	\$10,000	\$18,750
Ford F250			2006	\$17,500	\$10,000	\$27,500
5144	Watercraft	Yamaha EX 1050-UA	2019	\$10,000	\$0	\$10,000
5140	Utility Pickup	Chevrolet Silverado	2018	\$65,000	\$12,000	\$77,000
5191	Type 1 Engine	HME	2018	\$650,000	\$95,000	\$745,000
5161	Type 3 Engine	HME 34D	2018	\$350,000	\$95,000	\$445,000
5100	Utility	Ford F150 XL 4x4	2010	\$48,750	\$12,000	\$60,750
5141	Watercraft	Zodia IRB	2010	\$11,250	\$0	\$11,250
5136	Type 6 Engine	Ford F550 4x4 Diesel	2008	\$87,500	\$30,000	\$117,500
5181	Type 1 Engine	Pierce Saber Enginer	2002	\$162,500	\$95,000	\$257,500
5143	Watercraft	See Doo GTS	1998	\$1,200	\$0	\$1,200
5175	Type 3 Engine	International 4900 Door	1996	\$87,500	\$95,000	\$182,500
5142	Watercraft	16" Alum Crestline	1995	\$500	\$0	\$500
Total Apparatus and Equipment				\$8,660,450	\$2,748,000	\$11,408,450

Source: Sonoma County Fire District

Notes:

¹ Replacement value based on estimated current replacement value. Adjustments have been made to discount apparatus and vehicles based on age (0 - 5 years at 100% , 6-10 years at 75% ; 11 - 15 years at 50% and 16 years or more at 25% .)

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SONOMA VALLEY FIRE DISTRICT

FIRE IMPACT FEE NEXUS STUDY

FEBRUARY 2021
UPDATED FINAL REPORT

PREPARED FOR:

**BOARD OF DIRECTORS
SONOMA VALLEY FIRE DISTRICT**

PREPARED BY:



SCI Consulting Group
4745 MANGELS BOULEVARD
FAIRFIELD, CALIFORNIA 94534
PHONE 707.430.4300
www.sci-cg.com

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IMPACT FEE CONSULTANT

Blair Aas, Director of Planning Services
SCI Consulting Group

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EXECUTIVE SUMMARY

INTRODUCTION

The Sonoma Valley Fire District (“District”) provides first-responder fire protection, rescue, and emergency medical services to the City of Sonoma (“City”) and the unincorporated communities of Agua Caliente, Boyes Hot Springs, Diamond-A, El Verano, Fetters Hot Springs, Temelec, Six Flags, Glen Ellen, Mayacamas, and Eldridge in the County of Sonoma (“Sonoma”). Specifically, the District’s services include fire prevention and suppression, emergency medical response and transport and rescue, and hazardous materials response.

Until 2002, the City was a standalone fire agency that provided all-risk fire protection and provided advanced life support care and transport for most of the Sonoma Valley. Valley of the Moon Fire District provided all-risk fire protection within its boundaries. In 2002 the City and District formed the Sonoma Valley Fire and Rescue Authority (SVFRA); however, each agency maintained its respective employees. In 2011, the City signed a contract with Valley of the Moon Fire District dba Sonoma Valley Fire and Rescue Authority as the sole employer and governing agency. July 1, 2017, Glen Ellen Fire District signed a contract with Valley of the Moon Fire District dba Sonoma Valley Fire and Rescue Authority to provide staffing and oversight. The Glen Ellen personnel, both career, and volunteer became SVFRA employees. In 2019 a contract was signed with the County of Sonoma for the SVFRA to take on Mayacamas VFC. Their volunteers became employees of the SVFRA and are now managed by the SVFRA. Currently, the State of California is contracted with the SVFRA to provide staffing for 1 of 3 shifts at Eldridge. As of July 1, 2020, what has been the SVFRA and the associated contract for services is now the Sonoma Valley Fire District, one governing and employing agency.

This Fire Impact Fee Nexus Study (“Nexus Study”) was prepared pursuant to the “Mitigation Fee Act,” as found in California Government Code § 66000 et seq (the “Act”). The purpose of this Nexus Study is to establish the legal and policy basis for the imposition of new fire impact fees (“fees”) on new residential and nonresidential development within the District. The fee’s purpose is to fund the one-time cost of expanding the District’s facilities, apparatus, and equipment needed to maintain its existing level of service. No capacity exists to serve new development. If the District’s fire system capacity is not increased to satisfy the additional demand, the quality and responsiveness of the District’s fire protection and emergency response services will deteriorate.

For purposes of this Nexus Study, the term “facilities” or “fire system facilities” will refer to facilities (land, stations, and other buildings), apparatus (engines, ambulances, and other vehicles), and equipment. The term “new development” will generally refer to the persons (residents and employees working in the District) and the structural area (residential area and nonresidential building area) in which the persons live or work.

The fire impact fee has been determined on a districtwide basis. However, City of Sonoma (“City”) will not participate in the imposition of the fee. The District is under contract with the City of Sonoma to provide fire and emergency medical services. Under this contract, the District’s future station, apparatus, equipment needs, and related costs are funded directly by the City. (A map of the District’s boundaries and the area to be subject to the proposed fee program is provided in Appendix A.)

Under California law, the District does not have land-use authority to impose impact fees on development projects. Because the District serves unincorporated areas of the County, the County Board of Supervisors must adopt the fire impact fee program on behalf of the District. The County currently does not impose a fee program on behalf of the District.

In order to impose such fees, this Nexus Study will demonstrate that a reasonable relationship or “nexus” exists between new development that occurs within the District and the need for fire protection facilities, apparatus, and equipment as a result of new development. More specifically, this Nexus Study will present findings in order to meet the procedural requirements of the Act, which are as follows:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put.
3. Determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed (“**benefit relationship**”).
4. 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 (“**impact or need relationship**”).
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed (“**rough proportional relationship**”).

Additionally, the Act specifies that the fee shall not include costs attributable to existing deficiencies in public facilities but may include the costs attributable to the increased demand for public facilities reasonably related to the development project in order to refurbish existing facilities to maintain the existing level of service or achieve an adopted level of service that are consistent with the County General Plan.

METHODOLOGY / APPROACH

To determine the District's fire impact fee consistent with these **substantive requirements**, this Nexus Study utilizes a systemwide existing facility standard methodology. The facility standard methodology is a commonly used method for the calculation of fire impact fees. It was validated by the Homebuilders Association of Tulare/Kings Counties, Inc. v. City of Lemoore in 2010. Under this method, identification and use of an existing facility standard and the restricted uses of fee revenue ensure that new development will not fund any existing deficiencies as prohibited by the Act. Instead, only capital improvements and apparatus, vehicle, and equipment purchases that expand the District's fire system are allowable uses of fee revenue. Likewise, the fee program will generate only enough revenue to proportionally expand the fire system to maintain the existing level of service.

The existing facility standard is based on the District's ratio of existing fire protection and emergency response facilities, apparatus, and equipment to the existing service population. Existing development refers to the persons (residents and employees working in the District) and the structural area (residential area and nonresidential building area) in which the persons live or work. Existing development demand is based on the District service call data. The District's existing fire system's value is determined using the replacement value of the District's existing inventory of fire protection facilities, apparatus, and equipment. These costs are then applied to six land use categories in proportion to the need they create for fire protection and emergency response services.

The Act requires that in establishing a development impact fee program, the facilities funded by the fee must be identified. However, the Act provides flexibility regarding how that identification may be made. The fee program may identify a broad class of projects¹ or made by reference to a capital improvement plan, made in applicable general or specific plan requirements, or made in other public documents². Since the District just recently consolidated and has not yet prepared a comprehensive, long-term capital improvement

¹ According to Government Code § 66000(b) and validated by Homebuilders Association of Tulare/Kings Counties, Inc. v. City of Lemoore in 2010.

² According to Gov't Code Section 66001(a)(2).

plan and facilities master plan, this fee program identifies facilities (land, stations, and other buildings), apparatus (engines, ambulances, and other vehicles), and equipment as the broad classes that will be funded with the fee.

The capital improvements within the District and apparatus and equipment purchases will benefit the District's entire fire system. The District's fire protection and emergency response resources are organized as an integrated fire system. The resources of a one fire station do not serve a particular area in isolation from the District's other fire stations and resources. When the District has a service call, whether for a fire or other emergency, the District's response often involves resources from multiple fire stations. Likewise, new development in area of the District is served by all the District facilities, apparatus, and equipment, not just by the nearest fire station.

OTHER REVENUE SOURCES

Based on the findings concerning the District in the 2018 Municipal Service Review prepared and approved by the Sonoma County Local Agency Formation Commission ("LAFCO"), ad valorem property tax revenues, sometimes referred to as the "AB8 rate", are the largest revenue source for the District. The District also levies a voter-approved District-wide special tax. The County of Sonoma makes annual direct payments to the District based on a Property Tax Exchange Agreement that was part of the LAFCO-approved consolidation(s). The District also occasionally receives one-time grant money, usually for specific purposes, i.e., SAFER staffing grants, designated equipment improvements, FMAG emergency response enhancements. These various revenue sources will continue to comprise the vast majority of District revenue after approval of District fire impact fees – so that prior revenue sources from all District residents will be the primary funder of new facilities and equipment. There are also potential additional revenue sources in the future through transient occupancy or sales tax measures.

FEE PROGRAM IMPLEMENTATION

The Nexus Study also details the **procedural requirements** for approval of the Nexus Study and proposed fire impact fee program ("fee program") by the District Board of Directors and adoption by the County Board on behalf of the District. Also, the Act contains specific requirements for the **annual administration** of the fee program. These statutory requirements and other important information regarding the imposition and collection of the fee are provided in the last sections of the Nexus Study.

SUMMARY OF GENERAL FINDINGS

The following general findings from the Nexus Study are presented:

1. Impact fees are necessary to ensure that the District can adequately expand its fire protection facilities, apparatus, and equipment needed for the resident and employee growth and new structural area created by new development.
2. It is the objective of the District to maintain its existing level of service by establishing a fire impact fee to fund the cost of expanding the District's facilities, apparatus, and equipment attributable to new development.
3. Consistent with the Act's nexus requirement, this Nexus Study demonstrates a reasonable relationship between new development, the amount of the proposed fee, and facilities, apparatus, and equipment funded by the fee.
4. Fee revenue may only fund the costs of expanded facilities, apparatus purchases that expand the District's existing inventory, and up to 14.8 percent of apparatus replacement costs, and fee administrative costs.
5. Since only cities and counties have land-use authority to impose development impact fees as a condition of project approval, the District's proposed fee must be adopted by the County on behalf of the District.
6. The maximum fire impact fee determined by this Nexus Study is consistent with the Sonoma County General Plan.

7. The District may approve, and County may adopt on their behalf, the fees at or below the maximum level determined by this Nexus Study.

FIGURE 1 – MAXIMUM FIRE IMPACT FEE SCHEDULE

Land Use	Maximum Fire Impact Fee
	Per Living Area Sq. Ft.
Residential Development	
Single Family Housing	\$1.72
Multi-Family Housing	\$2.91
Mobile Home	\$1.90
Assessory Dwelling Unit	See Figure 1
	Average per Unit ²
Residential Development	
Single Family Housing	\$3,096
Multi-Family Housing	\$3,201
Mobile Home	\$2,660
	Per Building Sq. Ft.
Nonresidential Development	
Retail / Commerical	\$1.95
Office	\$3.23
Industrial	\$1.36

Notes:

¹ Pursuant to Gov t. Code § 65852.2(f)(3)(A), development impact fees for a new accessory dwelling unit must be imposed proportionately in relation to the square footage of the primary dwelling unit. Accessory dwelling units less than 750 square feet of living area are exempt.

² Based on the average living area square footage for each unit. See Figure 8.

SUMMARY OF GENERAL RECOMMENDATIONS

Based on the findings presented in the Nexus Study, the following general recommendations are presented:

1. The District should establish a fire impact fee to fairly allocate the costs of providing fire protection facilities, apparatus, and equipment to new development.
2. The District's new fire impact fee should be adopted and implemented in accordance with the applicable provisions of the Act (Government Code § 66000 et al.).
3. Fee revenue should be used to fund only the cost of expanded facilities, apparatus, ambulances, vehicles, and equipment to serve new development, as further detailed in Figure 11.
4. The District and the County should comply with the annual reporting requirements under Government Code § 66006(b).
5. Following the fifth fiscal year after the first deposit of fee revenue and every five years thereafter, the District should comply with the reporting requirements under Government Code § 66001(d).
6. The cost estimates presented in this Nexus Study are in January 2021 dollars. The fire impact fee should be adjusted automatically without further action by the District Board or the County Board of Supervisors on the first day of each fiscal year by the previous calendar percentage change in the Engineering News-Record Construction Cost Index (20-City Average), or its successor publication.

DETERMINATION OF EXISTING DEVELOPMENT

The District serves both residences and businesses throughout their service area. As such, the demand for the District's fire protection services and associated fire protection facilities, apparatus, ambulances, and equipment is measured by its service population (residents or employees) and the structural area (i.e., living area or nonresidential building area) in which they live or work. This section will first determine the service population and structural area within the District. These figures, along with the District's service call data, will be used to establish an existing facility demand factor for the various residential and nonresidential land uses within the District, which in turn will be used to determine existing development's total facilities demand.

The Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the fee and the type of development on which the fee is imposed.

EXISTING SERVICE POPULATION AND STRUCTURAL AREA

The District provides first-responder fire protection, rescue, and emergency medical services to the City of Sonoma and the unincorporated communities of Agua Caliente, Boyes Hot Springs, Diamond-A, El Verano, Fetters Hot Springs, Temelec, Six Flags, Glen Ellen, Mayacamas, and Eldridge in the Sonoma County. A map of the District's boundaries is provided in Appendix A.

As shown in Figure 2 on the following page, the District currently serves an estimated resident population of 31,847 and protects approximately 14,655 occupied and vacant dwelling units. These figures are based on figures from the U.S. Census Bureau's 2015-2019 American Community Survey 5-Year Estimate for the District's service area, Sonoma County Assessor's data as of July 2020, and an 8 percent vacancy rate as reported by the California Department of Finance.

The District also serves an estimated 14,655 workers and protects approximately 6,430,000 square feet of new nonresidential building area. The estimated number of workers in the District is based on an estimated jobs-to-housing ratio of 1.0. The estimated nonresidential structural area is calculated by multiplying the number of workers by 439 square feet of nonresidential building area for every worker (or 2.28 workers per 1,000 square feet.)

FIGURE 2 – CURRENT RESIDENTIAL DEMOGRAPHICS

Land Use Categories	Total Dwelling	Vacant Dwelling	Occupied Housing	Dwelling Unit Occupancy	Resident Population
	Units ¹	Units ²	Units	Factor ³	
Calc	a	b	c	d	e = c * d
Single-Family Housing	10,908	873	10,035	2.38	23,884
Multi-Family Housing	2,434	195	2,239	2.45	5,486
Mobile Home	1,313	105	1,208	2.05	2,476
Total Residential	14,655	1,172	13,483	2.37	31,847

Notes:

¹ From the U.S. Census Bureau's 2015-2019 American Community Survey 5-Year Estimate for City of Sonoma and Census-Designated Places within the District plus and estimate for Diamond A, Seven Flags, Mayacamus, and Eldridge.

² Based on an estimated 8% vacancy rate.

³ See Figure 4.

RESIDENT EQUIVALENT DEMAND FACTOR

For purposes of this Nexus Study, a calls-for-service approach is used to help establish the relative fire facilities demand from residential and nonresidential land uses. Specifically, service call data is converted into a resident equivalent demand factor, which represents the demand for service from a worker compared to a household resident.

As shown in Figure 3 on the following page, service call data indicates the property used for service calls for years 2017 through 2019 were gathered from the District's Emergency Reporting database. Over the three years, the District had an average of 3,231 service calls originating from residential property and 1,106 service calls originating from nonresidential properties. Service calls originating from highways, roads, open fields, or otherwise not classified as originating from residential or nonresidential land use are excluded. By dividing service calls for residential and nonresidential land uses by the corresponding estimated number of residents and workers results in the relative number of per capita for residential and nonresidential land uses. As shown, District residents are served at 1.0, and workers in the District are served at 0.75 compared to District residents.

FIGURE 3 – RESIDENT EQUIVALENT DEMAND FACTOR

	Calc	Residential	Nonresidential
Average Annual Service Calls ¹	a	3,231	1,106
Residents or Workers ²	b	30,504	13,990
Per Capita Fire Service Demand	$c = a / b$	0.1059	0.0791
	$d = c / 0.0791$		
Resident Equivalent Demand Factor	(Rounded)	1.00	0.75

Sources: Sonoma Valley Fire Protection District; SCI Consulting Group

Notes:

¹ Average for fiscal years 2016-17 thru 2018-19 from District's Emergency Reporting database for the District's service area. Excludes Mayacamas and Eldridge service areas.

² See Figure 2. Workers is based on estimated jobs-to-housing ratio of 1.0. Excludes Mayacamas and Eldridge service areas.

FACILITIES EDU DEMAND FACTOR

Next, equivalent dwelling unit (“EDU”) demand factors are established to compare the relative fire facilities demand across three residential and three nonresidential land uses. The EDU is also used to convert nonresidential building area to a residential dwelling unit value. This common approach allows for the cost of fire protection facilities, apparatus, and equipment to be equitably apportioned among residential and nonresidential land uses.

Figure 4 below shows the calculation of the facilities EDU demand factor for six land use categories. The residential land use categories are expressed per dwelling unit, and the nonresidential land use categories are expressed per 1,000 square feet of building area. Each land use category’s occupancy density is multiplied by their respective resident equivalent demand factor, then converted to single-family home value. By this measure, for example, one single-family home creates the demand for fire facilities equal to 630 square feet of retail / commercial building area.

FIGURE 4 – FACILITIES EDU DEMAND FACTOR

Land Use Category	Unit	Occupancy Density per Unit ¹	Resident	Facilities EDU Demand Factor
			Equivalent Demand Factor ²	
	Calc	a	b	$c = (a * b) / 2.38$ (rounded)
Single-Family Housing	DU	2.38	1.00	1.00
Multi-Family Housing	DU	2.45	1.00	1.03
Mobile Home	DU	2.05	1.00	0.86
Residential	DU	2.37	1.00	1.00
Retail / Commercial	KBSF	2.00	0.75	0.63
Office	KBSF	3.30	0.75	1.04
Industrial	KBSF	1.40	0.75	0.44
Nonresidential	KBSF	2.28	0.75	0.72

Notes: DU = Dwelling Unit; KBSQ = 1,000 square feet of building area

¹ Residents per unit is based on census data from the U.S. Census Bureau's 2015-2019 American Community Survey 5-Year Estimate for City of Sonoma and Census-Designated Places within the District plus and estimate for Diamond A, Seven Flags, Mayacamas, and Eldridge. Retail / commercial, office, and industrial density figures the 2017 Town of Windsor Impact Fee Study 2017.

² See Figure 3.

EXISTING FACILITIES DEMAND EDUS

Figure 5 below calculates the District's existing demand EDUs based on the total number of dwelling units and estimated nonresidential building area within the District. As shown, the total existing demand EDUs for the District is 19,172. Existing demand EDUs represents the level of existing development served by the District's existing fire system.

FIGURE 5 – EXISTING DEMAND EDUS

Land Use	Unit	Existing Units ¹	Fire Facilities EDU Demand Factor ²	Total Existing Demand EDUs
				Calc a
Single Family Housing	DU	10,908	1.00	10,908
Multi-Family Housing	DU	2,434	1.03	2,507
Mobile Home	DU	1,313	0.86	1,129
Nonresidential	KBSF	6,428	0.72	4,628
Total		21,083		19,172

Notes:

¹ See Figure 2.

² See Figure 4.

DETERMINATION OF EXISTING FIRE PROTECTION FACILITIES

The next step in determining the District's existing fire facilities standard is to calculate the replacement value of the District's fire protection facilities, apparatus, and equipment. Figure 6 below presents a summary of replacement cost (in 2021 dollars) for the District's existing fire facilities (land and fire stations), apparatus (engines, ambulances, and special vehicles), and equipment.

Fire station replacement costs are based on replacement cost per square foot estimates provided by the Sonoma County Fire District. The estimated replacement value of the District's apparatus, vehicles, and equipment inventory is based on unit cost assumptions provided by the District. Estimated values of older apparatus have been discounted from the replacement value of the new apparatus to reflect their age. (The detailed inventory and estimated replacement value for each are provided in Appendix B.)

As shown below, the estimated replacement value of the District's existing fire protection facilities, apparatus, and equipment is approximately \$57.3 million.

FIGURE 6 – REPLACEMENT VALUE OF EXISTING FIRE SYSTEM

Fee Components	Total Replacement Value (2021 \$)¹
Land Value	\$1,605,000
Building Value	\$48,453,925
Apparatus / Vehicles Value	\$5,356,250
Equipment Value	\$1,890,000
Total Fire System Facilities	\$57,305,175

Source: Sonoma Valley Fire Protection District; SCI Consulting Group

Notes:

¹ See Appendix B for more detail.

DETERMINATION OF THE FIRE IMPACT FEE

The Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the need for fire protection facilities, apparatus and equipment, and the type of development project on which the fee is imposed. In this section, the District's existing fire facilities standard is determined and then applied to three residential and three nonresidential land uses categories in proportion to the demand they create as measured by their EDU demand factor.

EXISTING FACILITIES STANDARD

The District's ratio of existing fire facilities, apparatus, and equipment to the District's service population establishes the standard for determining new development's fair share of the cost to expand the District's fire facilities as growth occurs. As shown in Figure 7 below, this standard is represented by the existing fire system facilities cost of \$2,989.00 per demand EDU.

FIGURE 7 – EXISTING FACILITIES STANDARD

Existing Fire System Facilities ¹	\$57,305,175
Existing Demand EDUs ²	19,172
Existing Facilities Standard	\$2,989.00

Notes:

¹ See Figure 6.

² See Figure 5.

RESIDENTIAL LAND USE DETERMINATION

Since residential land uses have different dwelling unit occupancies and living areas, the residential fire impact fees are expressed on a per square footage basis for four residential land use categories. The four residential land use categories are defined below.

- **“Single-family housing”** means detached or attached one-family dwelling unit with an assessor’s parcel number for each dwelling unit.
- **“Multifamily housing”** means buildings or structures designed for two or more families for living or sleeping purposes and having kitchen and bath facilities for each family.
- **“Mobile home”** means a development area for residential occupancy in vehicles that require a permit to be moved on a highway, other than a motor vehicle designed or used for human habitation and for being drawn by another vehicle.
- **“Accessory dwelling unit”** or **“ADU”** means a dwelling unit, or granny flat, either a detached or attached dwelling unit, which provides complete, independent living facilities for one or more persons with provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary residence.

The residential fire impact fee shall be charged on the square footage within the perimeter of a residential structure. Garages, carports, walkways, overhangs, enclosed patios, detached storage structures, or similar areas are excluded.

Figure 8, on the following page, presents the calculation of the maximum residential fire impact fee. As shown, the residential fee is determined by multiplying the fire facility standard by their respective EDU demand factor plus an additional 4 percent for administration of the fire impact fee program. The fee program administrative cost component is designed to offset the cost of District and County collection, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates, and other costs reasonably related to compliance with the Act.

Pursuant to 65852.2(f)(3)(A), the fire impact fee for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit. For example, the calculation of the maximum fire impact fee for the construction of a 750 square foot accessory dwelling unit on a single-family parcel with a 2,250 square foot single-family home would be $(750 / 2,250) * \$4,300 = \$1,433.33$. Construction of ADUs less than 750 square feet of living area is exempt.

The District may approve, and the County may adopt fees lower than the maximum, justified amounts shown below, provided that they are reduced by the same percentage for each land use category.

FIGURE 8 – MAXIMUM RESIDENTIAL FIRE IMPACT FEE

Residential Land Use	Existing Facilities Standard ¹	EDU Demand Factor ²	Cost per Dwelling Unit	Fee Program Admin. 4%	Average Living Area (Sq. Ft.) ³	Maximum Residential Fire Impact Fee ⁴
Calc	a	b	c = a * b	d = c * 0.04	e	f = (c + d) / e
	----- per dwelling unit-----			----- per sq. ft. -		
Single Family Housing	\$2,989.00	1.00	\$2,989.00	\$119.56	1,800	\$1.72
Multi-Family Housing	\$2,989.00	1.03	\$3,078.67	\$123.15	1,100	\$2.91
Mobile Home	\$2,989.00	0.86	\$2,570.54	\$102.82	1,400	\$1.90
Assessory Dwelling Unit						See Figure 5

Notes:

¹ See Figure 7.

² See Figure 4.

³ Average living areas area from data from the Sonoma County Assessor and expressed in terms of square feet.

⁴ The maximum residential fire impact fee is rounded down to the nearest cent.

⁵ Pursuant to Govt. Code § 65852.2(f)(3)(A), development impact fees for a new accessory dwelling unit must be imposed proportionately in relation to the square footage of the primary dwelling unit. Accessory dwelling units less than 750 square feet of living area are exempt.

NONRESIDENTIAL FIRE IMPACT FEE DETERMINATION

As stated earlier, the Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the fee and the type of development on which the fee is imposed. Since different nonresidential land uses have varying employment densities and structural area, the nonresidential fire impact fee is expressed per square foot of building area for three nonresidential land use categories. The three nonresidential land use categories are defined below.

- **“Retail / Commercial”** means retail, commercial, educational, and hotel/motel construction.
- **“Office”** means general, professional, and medical office construction.
- **“Industrial”** means manufacturing construction.

The nonresidential fee shall be charged for “covered and enclosed space” within the perimeter of a nonresidential structure. Garages, parking structures, unenclosed walkways, utility or disposal areas, and storage areas incidental to the development’s principal use are excluded.

Figure 9 below presents the calculation of the nonresidential fire impact fee. As shown, the fee for the three nonresidential land uses is determined by multiplying the existing facilities standard by their respective EDU demand factor plus an additional four percent for administration of the fire impact fee program. Note that the costs are expressed per 1,000 square feet of nonresidential building area and then converted to a per-square-footage fee.

The District may approve, and the County may adopt fees lower than the maximum, justified amounts shown below, provided that they are reduced by the same percentage for each land use category.

FIGURE 9 – MAXIMUM NONRESIDENTIAL FIRE IMPACT FEE

Nonresidential Land Use	Existing Facilities Standard ¹	EDU Demand Factor ²	Cost per Unit	Fee Program Admin. 4%	Total Cost per Unit	Maximum Fire Impact Fee ³
	Calc a	b	c = a * b	d = c * 0.04	e = c + d	f = e / 1,000
			per 1,000 sq. ft.			per sq. ft. -
Retail / Commerical	\$2,989.00	0.63	\$1,883.07	\$75.32	\$1,958.40	\$1.95
Office	\$2,989.00	1.04	\$3,108.56	\$124.34	\$3,232.91	\$3.23
Industrial	\$2,989.00	0.44	\$1,315.16	\$52.61	\$1,367.77	\$1.36

Notes:

¹ See Figure 7.

² See Figure 4.

³ The maximum nonresidential fire impact fee is rounded down to the nearest cent.

PROJECTED FEE REVENUE

Figure 10 projects fire impact fee revenue through 2040 for the unincorporated service area of the District. Based on household and employment projections from the Association of Bay Area Governments (“ABAG”), residential demand assumes an annual growth rate of 0.5 percent. It is assumed that nonresidential development will occur proportionately. Total fire impact fee revenue (in 2021 dollars) is then calculated by multiplying demand EDU growth by the existing facilities standard. As shown, fire impact fee revenue will contribute approximately \$6.0 million (in 2021 dollars) towards the District’s future long-term capital improvement plan, representing new development in the unincorporated area’s fair share of the plan.

Certainly, arguments can be made for higher or lower demand growth. However, the projected demand growth and fee revenue are merely estimates for planning purposes. The fee program is designed not to depend on a specific capital improvement plan and a specific level of new development. Only enough fee revenue will be generated for the District to expand its existing service level to serve the growing service population.

FIGURE 10 – PROJECTED FIRE IMPACT FEE REVENUE (UNINCORPORATED SERVICE AREA)

Land Use Category	Current Demand	Demand EDU	Existing Facilities	Projected Fire	
	EDUs (2021) ¹	Growth (2040) ²	Standard ³	Impact Fee Revenue (2021\$) ⁴	
	Calc	a	b	c	d = b * c
Residential		8,780	1,038	\$2,989.00	\$3,101,000
Nonresidential		2,803	972	\$2,989.00	\$2,906,000
Total District		11,583	2,010	\$2,989.00	\$6,007,000

Source: Association of Bay Area Governments; SCI Consulting Group

Notes:

¹ See Figure 5.

² Based on a projected annual growth rate from the Association of Bay Area Governments of 0.5% , or about 50 housing units per year.

³ See Figure 7.

⁴ Rounded to the nearest thousand.

Fee revenue may be used to fund up to 100 percent of the cost of new (added) or expansion of fire stations or new apparatus, vehicles, ambulances, and equipment added to the District's inventory. Additionally, the District may need to replace apparatus and vehicles more quickly due to increased service calls from the growth in the persons and structure area created by new development. The District may use fee proceeds to fund up to 14.8 percent of apparatus, ambulance, and vehicle replacement costs.³ This amount represents costs attributable to the increased demand for existing apparatus and vehicle replacement to maintain the District's existing level of service.

Fee revenue may not be used to fund 1) existing deficiencies such as station renovations and 2) operational, maintenance or repair costs. (The use of the fee is detailed further in the next section.)

The District will need to fund existing deficiencies and any other purchases and improvement costs above District existing level of service with other funding sources. Other potential sources of funds include, but are not limited to, a general obligation bond measure, state and federal grants, the District's general fund, and existing or new special tax and assessment proceeds, if allowable

³ Represents the percentage growth in EDUs.

NEXUS FINDINGS

This section frames the Nexus Study findings in terms of the legislated requirements to demonstrate the legal justification of the fire impact fee. These requirements are discussed below.

PURPOSE OF FEE

The purpose of the fire impact fee is to fund the cost of fire protection and emergency response facilities, apparatus, and equipment attributable to new residential and nonresidential development in the District. The fire impact fee will ensure that new development will not burden existing development with the cost of expanded facilities, apparatus, and equipment required to accommodate growth as it occurs within the District.

USE OF FEE REVENUE

Fee revenue will be used solely and exclusively to fund facilities (land, stations, and other buildings), apparatus (engines, ambulances, and other vehicles), and equipment costs that expand the District's fire system capacity. Provided below is a summary of the allowable and prohibited uses of fee revenue.

FIGURE 11 – SUMMARY OF ALLOWABLE AND PROHIBITED USES OF FEE REVENUE

<u>Allowable Uses</u>	<u>Prohibited Uses</u>
<ul style="list-style-type: none"> • <i>New (added) or expanded land and facilities costs (100%)</i> • <i>Apparatus, vehicles, and equipment purchases that expand the system inventory (100%)</i> • <i>Facility costs already incurred to provide growth-related capacity (100%)</i> • <i>A portion of apparatus, vehicles, and equipment replacement costs attributable to new development (14.8%)</i> • <i>A portion of a renovation project that expands service capacity</i> • <i>Collection, accounting, documentation, annual reporting requirements, five-year report requirements, periodic nexus studies, and other costs reasonably related to compliance with the Act.</i> 	<ul style="list-style-type: none"> • <i>Existing deficiencies, such as improvements to existing facilities that do not expand service capacity</i> • <i>A portion of apparatus, vehicles, and equipment replacement costs attributable to existing development (85.2%)</i> • <i>Operational, maintenance, or repair costs</i>

BENEFIT RELATIONSHIP

The fee will be collected as development occurs. To maintain its existing level of fire protection and emergency response services, fee revenue will be used to expand the District's facilities, apparatus, and equipment to meet the additional demand generated by the new residents and employees and new structural area created by new development projects.

Fee revenue will be deposited into a separate fire impact fee account or fund in a manner to avoid any commingling of the fees with other revenues and funds. The fee revenue will be restricted to the uses described in the "Use of Fee Revenue" finding. Additionally, the Act ensures that fee revenue is expended expeditiously or refunded to the developer. These Act requirements ensure that a development project paying the fire impact fee will benefit from its use. Moreover, since the District's fire protection and emergency response resources are organized as an integrated fire system, improvements and purchases with the District benefit the entire fire system.

IMPACT OR NEED RELATIONSHIP

New residential and nonresidential development projects in the District will increase the number of persons (residents and employees) and the structural area (residential area and nonresidential building area) in which persons live or work. The growth in persons and structural area will create additional need for the District's fire protection and prevention, emergency response service, and a corresponding need for new or expanded facilities and replacement of apparatus, vehicles, and equipment in order to maintain the District's existing service level. The fee will be imposed on different types of development projects for the additional service population generated and structural area created by new development projects.

ROUGH PROPORTIONALITY

The cost of fire protection facilities, apparatus, and equipment attributable to a development project is based upon the level of existing development served by the District's existing fire system. The use of an existing facilities standard methodology to determine the fire impact fee achieves proportionality between existing development and new development. Moreover, these equivalent costs are applied to six land use categories in proportion to the need they create for expanded facilities.

The use of a fire facilities demand factor to determine the fire impact fee schedule achieves proportionality across the types of development on which the fee is imposed. Larger development projects will generate a higher number of residents and structural area to protect and, as a result, will pay a higher fee than smaller development projects. Thus, the application fire impact fee schedule to a specific project ensures a reasonable relationship between the fee and the cost of the facilities, equipment, and apparatus attributable to that project.

FEE PROGRAM ADOPTION REQUIREMENTS

The following are the general requirements for approval of the Nexus Study and proposed fire impact fee program (“fee program”) by the District Board of Directors and adoption by the County Board of Supervisors on behalf of the District. The specific statutory requirements for the adoption of the fee program may be found in the Mitigation Fee Act (California Govt. Code § 66000 et seq.).

SCI recommends that the District and the County duplicate the notice and hearing requirements.

SONOMA VALLEY FIRE DISTRICT

1. The District Board of Directors shall conduct at least “one open and public meeting” as part of a regularly scheduled meeting on the proposed fee program.
2. At least 14 days before the meeting, the District shall mail out a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.
3. At least ten days before the meeting, the District shall make the Nexus Study available to the public for review.
4. At least ten days before the public hearing, a notice of the meeting’s time and place shall be published twice in a newspaper of general circulation with at least five days intervening between the dates of first and last publication, not counting such publication dates.
5. After the public hearing, adopt a resolution approving the Nexus Study and proposed fee program with a recommendation that the County Board of Supervisors adopts the proposed fee program on behalf of the District.

COUNTY OF SONOMA

1. The Board of Supervisors shall conduct at least “one open and public meeting” as part of a regularly scheduled meeting on the requested fee program.
2. At least 14 days before the meeting, the County shall mail out a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.
3. At least ten days before the meeting, the County shall make the Nexus Study available to the public for review.

4. At least ten days before the public hearing, a notice of the meeting's time and place shall be published twice in a newspaper of general circulation with at least five days intervening between the dates of first and last publication, not counting such publication dates.
5. After the public hearing, adopt an ordinance establishing the proposed fee program on behalf of the District.
6. The fee shall become effective 60 days after the adoption of the ordinance or longer as specified by the ordinance.

FEE PROGRAM ADMINISTRATION REQUIREMENTS

This section contains general requirements for the administration of the fee program. The specific statutory requirements for the administration of the fee program may be found in the Mitigation Fee Act (California Govt. Code § 66000 et seq.).

ACCOUNTING REQUIREMENTS

Proceeds from the fire impact fee should be deposited into a separate fund or account so that there will be no commingling of fees with other revenues. The fire impact fees should be expended solely for the purpose for which they were collected. Any interest earned by such account should be deposited in that account and expended solely for the purpose for which originally collected.

REPORTING REQUIREMENTS

The following information, entitled “Annual Report,” must be made available to the public within 180 days after the last day of each fiscal year:

- a brief description of the type of fee in the account;
- the amount of the fee;
- the beginning and ending balance of the account;
- the fees collected that year and the interest earned;
- an identification of each public improvement for which the fees were expended and the amount of the expenditures for each improvement;
- an identification of an approximate date by which development of the improvement will commence if the local agency determines that sufficient funds have been collected to complete financing of an incomplete public improvement;
- a description of each inter-fund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, the date on which any loan will be repaid, and the rate of interest to be returned to the account; and
- the amount of money refunded under section Govt. Code § 66001.

For the fifth fiscal year following the first receipt of any fire impact fee proceeds, and every three years thereafter, the District must comply with Government Code Section 66001(d)(1) by affirmatively demonstrating that the District still needs unexpended fire impact fees to achieve the purpose for which it was originally imposed and that the District has a plan on how to use the unexpended balance to achieve that purpose. Specifically, the District shall make the following findings, entitled “Five-Year Report,” with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the fee is to be put;
- Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements; and
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

A refund shall be provided for all or any part of such unexpended or unappropriated fee revenue, together with any actual interest accrued thereon, in the manner described in Section 66001 (e) of the Government Code, to the current record owner of any property for which a fee was paid; provided that if the administrative costs of refunding such fee revenue exceed the amount to be refunded.

TRANSPARENCY REQUIREMENTS

Pursuant to AB 1483 enacted in 2019, the District must clearly post the following information on the District’s website regarding the fee program:

- The current fee schedule indicated the effective date when approved by the County Board of Supervisors.
- Current and five previous annual accounting reports.
- Fire Impact Fee Nexus Study, Final Report

FEE EXEMPTIONS

The following development projects are exempted from payment of the fee:

- A structure owned by a governmental agency.
- A structure which is being reconstructed following damage or destruction by fire or another casualty, or the voluntary demolition thereof, provided that the number of structures or the size in such reconstructed structure is no greater than the number of structures or the size of the structure prior to such damage, destruction or demolition.
- A development project found to have no impact on the District's fire system.
- An accessory dwelling unit less than 750 square feet.

FEE CREDITS

A fee credit shall be given for demolished existing square footage as part of a new development project in order to comply with the Act and recent court cases. The fee credit shall be based on the effective fee for the land use category that was demolished.

IMPROVEMENTS IN-LIEU OF FEES

Subject to certain restrictions, if a developer dedicates land, constructs facilities, or provides apparatus/equipment for the District, the fire impact fees imposed on that development project shall be adjusted to reflect a credit for the dedicated land's cost constructed or apparatus/equipment provided.

FEE PROGRAM UPDATES

The fee program should be reviewed regularly and updated with any changes in the District's demographics, upon release of the 2020 U.S. Census, or significant changes in the District's facilities plan and associated costs.

AUTOMATIC ANNUAL INFLATIONARY ADJUSTMENT

The fire impact fee should be adjusted automatically without any further action by the District Board and the County Board 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 (20-City Average), or its successor publication.

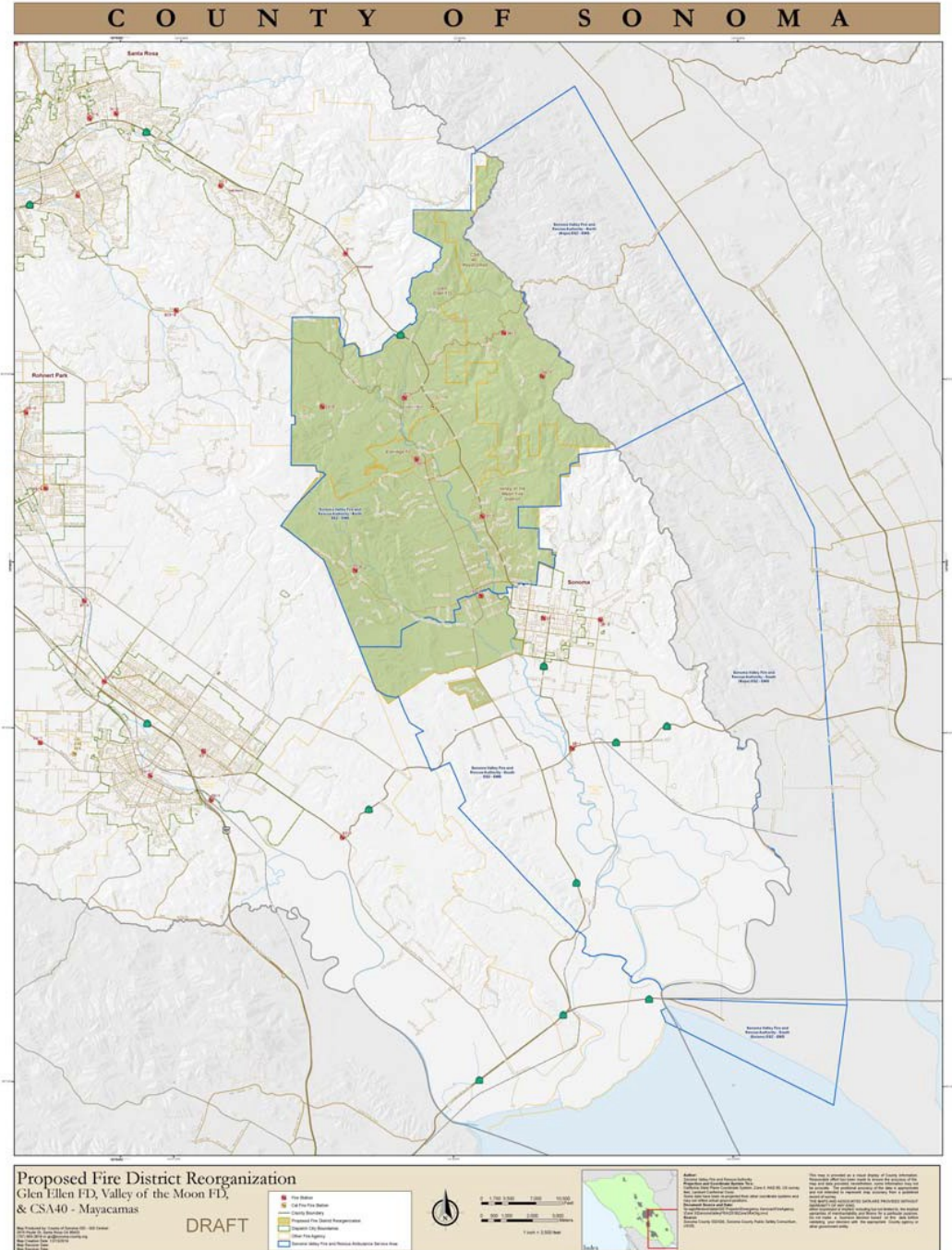
APPENDICES

Appendix A – Map of Fee Program Area

Appendix B – Fire System Inventory and Replacement Cost Estimates

APPENDIX A – MAP OF FEE PROGRAM AREA

FIGURE 12 – MAP OF FEE PROGRAM AREA



APPENDIX B – FIRE SYSTEM INVENTORY AND REPLACEMENT COST ESTIMATES

FIGURE 13 – EXISTING FIRE STATION INVENTORY

Fire Station	Amount	Unit Cost	Replacement Cost (2021\$)
Calc	a	b	c = a * b
Fire Station #1 and Headquarters, 630 Second Street West, Sonoma			
Land	1.50 acres	\$300,000 per acre	\$450,000
Buldings	15,260 sq. ft.	\$1,225.00 per sq. ft.	\$18,693,500
Fire Station #2, 877 Center Street, Sonoma			
Land	0.75 acres	\$300,000 per acre	\$225,000
Buldings	7,600 sq. ft.	\$1,225.00 per sq. ft.	\$9,310,000
Fire Station #3, 1 West Agua Caliente Road, Sonoma			
Land	0.90 acres	\$300,000 per acre	\$270,000
Buldings	8,251 sq. ft.	\$1,225.00 per sq. ft.	\$10,107,475
Fire Station #4, 18798 Prospect Avenue, Sonoma			
Land	0.50 acres	\$300,000 per acre	\$150,000
Buldings	700 sq. ft.	\$372.00 per sq. ft.	\$260,400
Fire Station #5, 13445 Arnold Drive, Glen Elen			
Land	0.70 acres	\$300,000 per acre	\$210,000
Buldings	7,350 sq. ft.	\$1,225.00 per sq. ft.	\$9,003,750
Fire Station #6, 7301 Sonoma Mountain Road, Glen Ellen			
Buldings	700 sq. ft.	\$372.00 per sq. ft.	\$260,400
Fire Station #8, 3252 Trinity Road, Glen Ellen			
Land	0.50 acres	\$300,000 per acre	\$150,000
Buldings	1,300 sq. ft.	\$372.00 per sq. ft.	\$483,600
Fire Station #9, 4501 Cavedale Road, Glen Ellen			
Land	0.50 acres	\$300,000 per acre	\$150,000
Buldings	900 sq. ft.	\$372.00 per sq. ft.	\$334,800
Total Replacement Cost (Land and Buildings)			\$50,058,925

Source: Sonoma Valley FD; Sonoma County FD; SCI Consulting Group

FIGURE 14 – APPARATUS, AMBULANCE, AND EQUIPMENT INVENTORY

Unit ID	Type	Make / Model	Apparatus / Vehicles ¹	Ancillary Equipment	Replacement Value (2021\$)
3381	Type 1 Engine	Rosenbauer	\$650,000	\$95,000	\$745,000
3361	Type 3 Engine	KME	\$262,500	\$95,000	\$357,500
3351	Truck	Truck	\$600,000	\$95,000	\$695,000
3300	Command Vehicle	Hybrid SUV	\$32,500	\$12,000	\$44,500
3321	Command Vehicle	4X4 Pickup	\$48,750	\$12,000	\$60,750
3300	Command Vehicle	Chev Tahoe	\$65,000	\$12,000	\$77,000
3344	Utility Vehicle	SUV	\$16,250	\$12,000	\$28,250
306	Ambulance Type III	Ford	\$52,500	\$65,000	\$117,500
305	Ambulance Type III	Ford	\$105,000	\$65,000	\$170,000
304	Ambulance Type III	Ford	\$105,000	\$65,000	\$170,000
302	Ambulance Type III	Ford	\$157,500	\$65,000	\$222,500
301	Ambulance Type III	Ford	\$157,500	\$65,000	\$222,500
303	Ambulance Type III	Ford	\$210,000	\$65,000	\$275,000
3382	Type 1 Engine	Rosenbauer	\$650,000	\$95,000	\$745,000
3383	Type 1 Engine	Pierce	\$162,500	\$95,000	\$257,500
3384	Type 1 Engine	Paoletti	\$162,500	\$95,000	\$257,500
3362	Type 3 Engine	HME	\$350,000	\$95,000	\$445,000
WT-2	Water Tender	KW	\$125,000	\$50,000	\$175,000
3340	Utility Vehicle	GMC	\$16,250	\$12,000	\$28,250
3342	Utility Vehicle	GMC	\$16,250	\$12,000	\$28,250
3343	Utility Vehicle	GMC	\$16,250	\$12,000	\$28,250
BC33	Command Vehicle	SUV	\$32,500	\$12,000	\$44,500
DC33	Command Vehicle	Chev 4x4	\$48,750	\$12,000	\$60,750
U-13	Command Vehicle	Chev 4x4	\$65,000	\$12,000	\$77,000
U-14	Shop Service Truck	Chev Utility Body	\$65,000	\$12,000	\$77,000
3347	Utility Vehicle	GMC	\$32,500	\$12,000	\$44,500
3335	Command Vehicle	GMC	\$16,250	\$12,000	\$28,250
GE-T-1	Trailer	Interstate	\$10,000	\$0	\$10,000
3345	Utility Vehicle	Chevrolet	\$65,000	\$12,000	\$77,000
3375	Type 3 Engine	International	\$87,500	\$95,000	\$182,500
3376	Type 3 Engine	International	\$87,500	\$95,000	\$182,500
3385	Type 1 Engine	HME	\$162,500	\$95,000	\$257,500
3395	Water Tender	International	\$125,000	\$50,000	\$175,000
E3385	Type 1 Engine	Pierce Dash	\$162,500	\$95,000	\$257,500
E3388	Type 1 Engine	International 4900	\$162,500	\$95,000	\$257,500
WT3398	Water Tender	International 9200	\$125,000	\$50,000	\$175,000
E3359	Ford 550	Type 6 Engine	\$131,250	\$30,000	\$161,250
U3348	Ford F-350	Utility	\$16,250	\$12,000	\$28,250
Total Apparatus and Equipment			\$5,356,250	\$1,890,000	\$7,246,250

Source: Sonoma Valley Fire Protection District

Notes:

¹ Replacement value based on estimated current replacement value. Adjustments have been made to discount apparatus and vehicles based on age (0 - 5 years at 100%, 6-10 years at 75%; 11 - 15 years at 50% and 16 years or more at 25%.)

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