

FIRE FACILITIES IMPACT FEE STUDY

CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

JULY 25, 2017



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Fire Facilities Impact Fee Study

This report summarizes an analysis of the need for fire facilities by the Contra Costa County Fire Protection District (“CCFPD”; “District”) to accommodate new development. The report documents a reasonable relationship between new development and an impact fee for funding new facilities to serve that development.

Introduction

The Contra Costa County Fire Protection District provides fire protection services to the Cities of Antioch, Clayton, Concord, Lafayette, Martinez, Pittsburg, Pleasant Hill, San Pablo, Walnut Creek and other unincorporated areas of Contra Costa County. The District covers an area of over 310 square miles. The District currently imposes an impact fee of \$591 per single-family dwelling unit, \$285 per multi-family dwelling unit, \$376, \$329 and \$219 per 1,000 square feet for office, commercial and industrial development, respectively in the unincorporated areas of the District, and within the cities of Antioch and Pittsburg.

As with most local agencies, the District’s property tax revenue stream has diminished in terms of real dollars over time since the imposition of Proposition 13 in 1978. Consequently, the District must manage its resources carefully to properly serve the projected influx of new residents and businesses to the region.

As per the *Mitigation Fee Act* contained in Government Code Section 66000 et. seq., cities hold the legal authority to impose fees on behalf of the District within their city limits. In unincorporated areas, however, the County rather than the District has legal authority to impose impact fees. This report provides the necessary documentation for the jurisdictions to adopt a fire facilities impact fee for imposition within the District. It also provides a list of statutory findings pertaining to the imposition of the District fees.

The following sections of this report define and present the existing service population for the District, describe the existing inventory of fire protection facilities as well as a list of planned facilities and determine the proportional share of planned fire facilities – and corresponding impact fees – by land use type. Finally, this report provides a brief section on impact fee program implementation and addresses the list of findings required by the *Mitigation Fee Act*.

Fire Facilities Service Population

The Contra Costa County Fire Protection District serves all structures including homes, businesses, schools, hospitals and other miscellaneous structures in its service area. Demand for the District’s services and associated facilities is measured by its service population, or the number of residents and workers within its service area. Service population reasonably represents the need for fire facilities because people requesting medical assistance generate the most calls for service. Structural fire suppression is the second most important mission of the fire department after the protection of life.

Table 1 provides estimates of the District’s total service population in 2014 and 2040. 2014 is the most recent year for which demographic data for the District was available at the time of this study. Total service population is comprised of residents and employees working within the District.

Table 1: Fire Facilities Service Population

	A	B	C	D = A + (B x C)
	Residents	Workers	Worker Demand Factor ¹	Service Population ²
Existing (2014)	597,900	191,600	0.69	730,100
New Development (2014-2040) ³	121,100	59,400	0.69	162,100
Total (2040)	719,000	251,000	0.69	892,200

¹ Workers are weighted at 0.69 of residents based on a survey of worker demand on fire services conducted in the City of Phoenix.

² Figures have been rounded.

³ Resident projection based on 0.71% annual growth rate implied by ABAG Projections. Worker projection based on ABAG 2013 projections for cities of Antioch, Clayton, Concord, Lafayette, Martinez, Pittsburg, Pleasant Hill, San Pablo, Walnut Creek, and various unincorporated areas including Contra Costa Center, El Sobrante Pittsburg/Bay Point BART Station Area and North Richmond.

Sources: Final Report, 2nd Round EMS/Fire Services Municipal Service Review /Sphere of Influence Updates, Contra Costa LAFCo, ABAG Plan Bay Area 2013; Willdan Financial Services.

An estimate of existing residential population comes from the most recent Municipal Service Review for the District completed by Contra Costa County LAFCo. Existing employment, as well as projections for residential and employment categories were derived from the Association of Bay Area Governments' (ABAG) Plan Bay Area, 2013.

The specific 0.69 per worker weighting used here is derived from an extensive study carried out by planning staff in the City of Phoenix. Data from that study is used to calculate a per capita factor that is independent of land use patterns. It is reasonable to assume that relative demand for fire service between residents and workers does not vary substantially on a per capita basis across communities, enabling the use of this data in other communities in the documentation of a fire facilities impact fee.

The ratio of the worker per capita factor to the resident per capita factor is the worker demand factor shown in **Table 1**.

Land Use Types

To ensure a reasonable relationship between each fee and the type of development paying the fee, the fee schedule distinguishes between different land use types. The land use types that impact fees have been calculated for are defined below.

- ◆ **Single family:** Detached and attached one-unit dwellings.
- ◆ **Multi-family:** All attached multi-family dwellings including duplexes and condominiums.
- ◆ **Commercial:** All commercial, retail, educational, and hotel/motel development.
- ◆ **Office:** All general, professional, and medical office development.
- ◆ **Industrial:** All manufacturing and warehouse development.

Some developments may include more than one land use type, such as a mixed-use development with both multi-family and commercial uses. In those cases, the facilities fee would be calculated separately for each land use type.

The District has the discretion to determine which land use type best reflects a development project’s characteristics for purposes of imposing an impact fee and may adjust fees for special or unique uses to reflect the impact characteristics of the use.

Occupant Densities

All fees in this report are calculated based on dwelling units or building square feet. Occupant density assumptions ensure a reasonable relationship between the size of a development project, the increase in service population associated with the project, and the amount of the fee.

Occupant densities (residents per dwelling unit or workers per building square foot) are the most appropriate characteristics to use for most impact fees. The fee imposed should be based on the land use type that most closely represents the probable occupant density of the development.

The average occupant density factors used in this report are shown in **Table 2**. The residential density factors are based on data for Contra Costa County from the US Census’ 2011-2015 American Community Survey, Tables B25033 and B25024.

The nonresidential occupancy factors are based on occupancy factors found in the District’s *Fire Facilities Impact Fee Study and Report, 2005*. This study uses those factors for consistency.

Table 2: Occupant Density

<i>Residential</i>		
Single Family	2.89	Residents per dwelling unit
Multi-family	1.37	Residents per dwelling unit
<i>Nonresidential</i>		
Retail	2.86	Employees per 1,000 square feet
Office	2.50	Employees per 1,000 square feet
Industrial	1.67	Employees per 1,000 square feet

Sources: US Census, 2011-2015 American Community Survey, Tables B25033 and B25024; Contra Costa County Fire Protection District *Fire Facilities Impact Fee Study and Report, 2005*; Willdan Financial Services.

Existing Fire Facilities

The District’s inventory of existing and planned fire facilities was used as the basis for calculating the District’s facility standard. This standard is used to determine new development’s fair share obligation for expanded facilities as growth occurs. The District’s existing fire protection facilities described in this section currently serve the entire District.

Tables 3 through 5 provide a detailed inventory of the District’s land, buildings, vehicles, apparatus and special equipment. The estimated value of the District’s inventory is based on unit cost assumptions. Unit costs reflected in Tables 3, 4 and 5 include the following:

- ◆ **Land cost per acre.** Estimated cost per acre based on sales comparison data from Loopnet.com.
- ◆ **Buildings.** Estimated replacement costs.

- ◆ **Apparatus/Vehicles/Equipment.** Estimated replacement cost of apparatus, vehicles and equipment carried on apparatus provided by the District.

Table 3 highlights the District’s existing inventory of land. The District currently serves the entire service area from a variety of stations, administrative space and training facilities. In total the District owns approximately \$40.1 million worth of land.

Table 3: Existing Fire Station Land Inventory

No.	Address	Acres	Cost per	
			Acre	Total Value
1	1330 Civic Dr., Walnut Creek	0.89	\$ 3,091,000	\$ 2,740,460
2	2012 Geary Rd., Pleasant Hill	1.00	2,329,000	2,329,000
3	1520 Rossmoor Pkwy., Walnut Creek	0.73	3,091,000	2,265,669
4	700 Hawthorne Dr., Walnut Creek	0.48	3,091,000	1,479,437
5	205 Boyd Rd., Pleasant Hill	1.62	2,329,000	3,772,595
6	2210 Willow Pass Rd., Concord	0.72	1,038,000	745,854
7	1050 Walnut Ave., Walnut Creek	0.85	3,091,000	2,634,588
8	4647 Clayton Rd., Concord	0.23	1,038,000	238,292
9	209 Center St., Pacheco	0.86	386,000	331,414
11	6500 Center Ave	1.00	1,038,000	1,038,000
12	1240 Shell Ave., Martinez	0.37	286,000	105,838
13	251 Church St., Martinez	0.42	286,000	120,152
14	521 Jones St., Martinez	0.41	286,000	118,182
15	3338 Mt. Diablo Blvd, Lafayette	0.76	167,000	126,515
16	4007 Los Arabis Dr., Lafayette	0.47	167,000	78,490
17	620 St. Mary’s Rd., Lafayette	0.34	167,000	57,507
18	145 Sussex St., Clyde	0.05	167,000	7,763
19	1019 Garcia Ranch Rd., Briones ¹	1.00	167,000	-
22	Crystal Ranch Pkwy Concord ¹	0.74	1,038,000	-
69	4640 Appian Way, El Sobrante	0.38	796,000	303,470
70	13928 San Pablo Ave. San Pablo	0.60	796,000	477,600
81	315 West 10th St., Antioch	0.98	262,000	255,624
82	196 Bluerock Dr Antioch	0.71	262,000	186,020
83	2717 Gentrytown Dr., Antioch	0.71	262,000	186,455
84	1903 Railroad Av, Pittsburg	1.62	443,000	717,660
85	2331 Loveridge Road, Pittsburg	1.91	443,000	846,130
86	3000 Willow Pass Rd., Pittsburg	0.61	443,000	270,519
87	800 W. Leland Dr. Pittsburg	0.50	443,000	221,500
88	4288 Folsom Dr., Antioch	0.50	262,000	131,000
Admin Central	2010 Geary Rd., Pleasant Hill	1.50	2,329,000	3,493,500
Comm Center	2900 Dorothy Dr., Pleasant Hill	1.00	2,329,000	2,329,000
FPB East	2329 Loveridge Road, Pittsburg	0.85	443,000	376,550
Investigations	200 East 6th St., Pittsburg	0.51	1,038,000	530,795
Training	2945 Treat Blvd., Concord	12.00	1,038,000	12,456,000
Total Land Value				\$ 40,971,580

¹ These facilities are not owned by the District, so no value is included.

Sources: CCCFPD; Loopnet.com; Willdan Financial Services.

Table 4 displays the District’s current building inventory. No value is shown for stations 9, 16, 70 and 86 because those stations are being relocated or reconstructed and thus reflected in the list of planned facilities. No value is shown for Station 19 because that facility is not owned by the District. In total, the District owns approximately \$127 million in buildings.

Table 4: Existing Fire Station Building Inventory

No.	Address	Building Size	Replacement Cost per Sq.		Total Value
			Ft.		
1	1330 Civic Dr., Walnut Creek	4,240	\$	700	\$ 2,968,000
2	2012 Geary Rd., Pleasant Hill	3,324		700	2,326,800
3	1520 Rossmoor Pkwy., Walnut Creek	5,532		700	3,872,400
4	700 Hawthorne Dr., Walnut Creek	2,691		700	1,883,700
5	205 Boyd Rd., Pleasant Hill	3,384		700	2,368,800
6	2210 Willow Pass Rd., Concord	6,590		700	4,613,000
7	1050 Walnut Ave., Walnut Creek	4,550		700	3,185,000
8	4647 Clayton Rd., Concord	2,246		700	1,572,200
9	209 Center St., Pacheco	2,215		-	-
10	2955 Treat Blvd., Concord	4,540		700	3,178,000
11	6500 Center Ave	5,600		700	3,920,000
12	1240 Shell Ave., Martinez	4,000		700	2,800,000
13	251 Church St., Martinez	3,663		700	2,564,100
14	521 Jones St., Martinez	8,500		700	5,950,000
15	3338 Mt. Diablo Blvd, Lafayette	7,500		700	5,250,000
16	4007 Los Arabis Dr., Lafayette	2,268		-	-
17	620 St. Mary’s Rd., Lafayette	2,784		700	1,948,800
18	145 Sussex St., Clyde	924		700	646,800
19	1019 Garcia Ranch Rd., Briones ¹	1,800		700	-
22	Crystal Ranch Pkwy Concord	5,500		700	3,850,000
69	4640 Appian Way, El Sobrante	7,835		700	5,484,500
70	13928 San Pablo Ave. San Pablo	3,904		-	-
81	315 West 10th St., Antioch	10,000		700	7,000,000
82	196 Bluerock Dr Antioch	5,600		700	3,920,000
83	2717 Gentrytown Dr., Antioch	3,090		700	2,163,000
84	1903 Railroad Av, Pittsburg	7,500		700	5,250,000
85	2331 Loveridge Road, Pittsburg	7,000		700	4,900,000
86	3000 Willow Pass Rd., Pittsburg	2,968		-	-
87	800 W. Leland Dr. Pittsburg	5,600		700	3,920,000
88	4288 Folsom Dr., Antioch	5,500		700	3,850,000
Admin Central	2010 Geary Rd., Pleasant Hill	7,793		700	5,455,100
Comm Center	2900 Dorothy Dr., Pleasant Hill	4,136		700	2,895,200
FPB East	2329 Loveridge Road, Pittsburg	7,000		700	4,900,000
Investigations	200 East 6th St., Pittsburg	5,836		700	4,085,200
Shop	2951 Treat Blvd., Concord	6,000		700	4,200,000
Training	2945 Treat Blvd., Concord	4,800		700	3,360,000
EMS - Admin Building	2945 Treat Blvd., Concord	2,300		700	1,610,000
Training Classrooms #2 and #3	2945 Treat Blvd., Concord	3,000		700	2,100,000
Training Classroom #4	2945 Treat Blvd., Concord	2,000		700	1,400,000
Shop Annex	2951 Treat Blvd., Concord	3,100		700	2,170,000
Warehouse	2955 Treat Blvd., Concord	7,750		700	5,425,000
Total Building Value					\$ 126,985,600

¹ This building is not owned by the District, so no value is included.

Sources: CCCFPD; Willdan Financial Services.

Table 5 displays the inventory and estimated value of existing apparatus and vehicle cost estimates including the fire fighting, emergency medical, and communications equipment needed to stock each vehicle. In total the District owns approximately \$58 million worth of fire protection vehicles, apparatus and equipment.

Table 5: Apparatus, Vehicle and Equipment Inventory

Type	Average Replacement Cost	No. of Units	Total Value
Private Passenger Vehicles (Sedans, Compact SUVs)	\$ 22,000	27	\$ 594,000
Pick-Up Trucks, Vans, And Suvs	35,000	37	1,295,000
Battalion Chief Vehicles (Pickup + Buildup)	60,000	20	1,200,000
Ambulances And Other Rescue Vehicles	175,000	6	1,050,000
Heavy Rescue	675,000	1	675,000
Utility Vehicle (Dozer Tender)	50,000	1	50,000
Tractor (Dozer Transport)	200,000	1	200,000
Type I Fire Engines	725,000	35	25,375,000
Type II Fire Engines	400,000	5	2,000,000
Type III Fire Engines	400,000	12	4,800,000
Type IV Fire Engines	250,000	-	-
Ladder Trucks (Straight Truck)	1,100,000	2	2,200,000
Ladder Trucks (Tractor Drawn Aerial)	1,250,000	3	3,750,000
Quints	1,100,000	5	5,500,000
Water Tenders/Tankers	250,000	2	500,000
Mobile Command Unit	956,900	1	956,900
Breathing Support Units--Self Propelled	800,000	1	800,000
Trailers, Including Non-Self Propelled BSU's	15,000	13	195,000
Gems	4,000	2	8,000
Fork Lifts	12,000	2	24,000
Scissor Lifts	8,000	1	8,000
Burn Trainers	120,000	2	240,000
Fire Simulator	500,000	1	500,000
Box Van	40,000	1	40,000
Dozer	204,000	1	204,000
Dump Truck	430,000	1	430,000
Backhoe	100,000	1	100,000
Trench Rescue Unit	100,000	1	100,000
Antique/Parade Fire Truck	10,000	1	10,000
Fireboat 85	550,000	1	550,000
Support Equipment	n/a	n/a	5,600,000
Total			\$ 58,954,900

Source: Contra Costa County Fire Protection District.

Table 6 summarizes the estimated value of the District's existing inventory of fire facilities, as shown in Tables 3, 4 and 5. The District currently owns the equivalent of approximately \$226.9 million in fire protection facilities, apparatus and equipment to meet the needs of its existing service population.

Table 6: Estimated Total Value of Existing Inventory

Category	Value
Land	\$ 40,971,580
Buildings	126,985,600
Vehicles and Equipment	58,954,900
Total Value - Existing Inventory	\$ 226,912,080

Sources: Tables 3, 4 and 5.

Fire Facilities to Accommodate New Development

Table 7 identifies the District’s preliminary planned facilities. These facilities were identified by the District in its Capital Improvement Plan as facilities needed to serve new development. Currently the District anticipates the relocation and construction of several stations necessary to serve development as it occurs in the County. The County also anticipates purchasing several apparatus and various special equipment. Further, the District plans to procure property for a regional training center, and to construct an emergency responder complex. In total, the District has identified \$66.6 million in planned fire protection facilities.

Table 7: Planned Fire Facilities

	Amount	Unit Cost	Total Cost
Rebuild Station 16	3,880 sq. ft.	\$ 1,343	\$ 5,212,000
Relocate and Construct Station 70	12,855 sq. ft.	864	11,108,000
Relocate and Construct Station 86	11,000 sq. ft.	720	7,923,750
Relocate and Construct Station 9	11,000 sq. ft.	720	7,923,750
Construct Station 89	11,000 sq. ft.	720	7,923,750
Type 1 Engine including Equipment	1 Engine	806,600	806,600
Type 3 Engine including Equipment	1 Engine	480,500	480,500
Personal Protective Equipment (PPE):	9 PPE	6,500	58,500
Self-Contained Breathing Apparatus (SCBA):	8 SCBA	5,000	40,000
Procure Property for Regional Training Center	n/a		125,000
Emergency Responder Complex			25,000,000
Total			\$ 66,601,850

Note: Costs rounded to the nearest hundred.

Source: CCCFPD Five-Year CIP (FY 15/16 through FY 19/20).

Fire Facility Standards

The fire facilities impact fees calculated in this report are based on a system facilities standard approach. The system standard approach calculates the level of investment that will be achieved in the District once all planned facilities are built and the service population has increased. This per capita facility standard is calculated by dividing the total investment in existing and planned facilities, by the service population at the planning horizon, and is displayed in **Table 8**.

Table 8: Fire Protection Facilities System Standard

Value of Existing Facility Inventory	[A]	\$ 226,912,080
Value of Planned Facilities	[B]	<u>66,601,850</u>
Total System Value (2040)	[C = A + B]	\$ 293,513,930
Future Service Population (2040)	[D]	<u>892,200</u>
Facility Standard per Resident	[E = C / D]	\$ 329
Facility Standard per Worker ¹	[F = E x 0.69]	227

¹ Based on a per capita demand factor of 0.69 per worker relative to a resident.

Sources: Tables 1, 6 and 7; Willdan Financial Services.

The projected impact fee revenue from new development within the District is shown in **Table 9**. The bottom line of Table 9 shows that to complete future facilities as currently planned there is a need for \$13.3 million in revenue from non-fee funding sources. To complete the planned facilities that represent an increase in facility standards, the District will need to identify an additional \$13.3 million by the planning horizon.

Table 9: Projected Impact Fee Revenue - System Standard

Total Cost of Planned Facilities	[A]	\$ 66,601,850
Facilities Value per Capita	[B]	\$ 329
Service Population Growth (2014 - 2040)	[C]	<u>162,100</u>
Total Projected Fire Facilities Impact Fee Revenue	[D = B x C]	\$ 53,330,900
Non-Impact Fee Revenue Needed	[E = A - D]	\$ 13,270,950

Sources: Tables 1, 7 and 8; Willdan Financial Services.

Alternative Funding Sources

The District recognizes that non-fee revenues will be needed to fund a portion of the planned facility costs. The District has already begun taking steps to develop alternative revenue sources to fund fire facilities, particularly the District is investigating establishing a community facilities district (CFD). Other sources of revenue include, but are not limited to General Fund revenue, special taxes, grants and assessment districts. General Fund revenue is derived from the District's share of the constitutionally imposed one percent property tax rate. Any new or increased special tax would require two-thirds voter approval. Any new or increased assessment would require a majority property owner approval. Any new or increased property-related charge or fee would require a majority voter approval.

Fee Schedule

Table 10 shows the maximum justified fire protection facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space) from Table 2. The total fee includes a two percent (2%) percent administrative charge to fund costs that include: a standard overhead charge applied for legal, accounting, and administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. It should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 10: Fire Protection Facilities Fee - System Standard

Land Use	A	B	C = A x B		D = C x 0.02	E = C + D		F = E / 1,000
	Cost Per Capita	Density	Base Fee ¹	Admin Charge ^{1, 2}	Total Fee ¹	Fee per Sq. Ft.		
<i>Residential</i>								
Single Family	\$ 329	2.89	\$ 951	\$ 19	\$ 970			
Multi-family	329	1.37	451	9	460			
<i>Nonresidential</i>								
Commercial	\$ 227	2.86	\$ 649	\$ 13	\$ 662	\$	0.66	
Office	227	2.50	568	11	579		0.58	
Industrial	227	1.67	379	8	387		0.39	

¹ Fee per dwelling unit, per 1,000 square feet of nonresidential, or per room for hotel.

² Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.
square feet per dwelling unit, respectively.

Sources: Tables 2 and 8.

Program Implementation

The fire facilities impact fee would be collected at time of building permit issuance. Because the District does not have the statutory authority to adopt a fee, it must rely on the City Councils or County Board of Supervisors for the authority within each respective jurisdiction. In addition, to implement the fee the District, in cooperation with the County and cities, should:

- Seek to acquire the necessary property for new stations through purchase or dedication and maintain an updated master plan indicating fire facility standards and the types of facilities anticipated to accommodate growth;
- Identify funding sources to complement impact fee revenues to fully fund planned facilities;
- Maintain an annual Capital Improvement Program budget or another accounting mechanism to indicate where fees are being expended to accommodate growth;
- Maintain records on use of the administrative charge to justify the amount;
- Comply with the annual and five-year reporting requirements of *Government Code* Section 66001 and 66006; and
- Identify appropriate inflation indexes in the fee ordinance and allow an automatic inflation adjustment to the fee annually.

Typically, an inflation index can be based on the District's recent capital project experience or from any reputable published source. Willdan recommends using the local Construction Cost Index of the Engineering News Record. The District may also elect to use separate indexes for land and construction. Calculating the land index may require use of a property appraiser every several years. To calculate the fee increase, total planned facility costs represented by land or construction, as appropriate, should weight each index.

Mitigation Fee Act Findings

To guide the widespread imposition of development impact fees, the State Legislature adopted the *Mitigation Fee Act* (the *Act*) with Assembly Bill 1600 in 1988 and subsequent amendments. The *Act* is contained in *California Government Code* Section 66000 *et seq.* and establishes requirements for the imposition and administration of impact fee programs. The *Act* became law in January 1988 and requires local governments to document the five findings explained in the sections below when adopting an impact fee. For the fire facilities impact fee to be adopted by the County of Contra Costa (County) on behalf of the Contra Costa County Fire Protection District, the findings are summarized here and supported in detail by the report that follows. All statutory references are to the *Act*.

Purpose of Fee

For the first finding the District must:

Identify the purpose of the fee. (§66001(a)(1))

The purpose of the Contra Costa County Fire Protection District fire facilities impact fee is to provide a funding source from new development for capital improvements to serve that development. The fee advances a legitimate interest of the District, County and cities by assuring that new development within the District is provided with adequate fire protection facilities and services.

Use of Fee Revenues

For the second finding the District must:

Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in Section 65403 or 66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged. (§66001(a)(2))

The fire facilities impact fee will fund expanded facilities to serve new development. All planned facilities will be located within the Contra Costa County Fire Protection District boundaries:

- Land for fire station and other related structures;
- Fire stations including furniture and other equipment;
- Fire apparatus including equipped engines, trucks and other vehicles;
- Medical response, hazardous materials, training, and other specialized fire fighting equipment.
- Potential financing costs associated with the above.

Planned fire facilities are preliminarily identified in this report. Additional planning may be provided in the District's capital improvement plan and annual budgets. This report provides a preliminary description and cost estimate for planned facilities. Other planning documents may provide additional details and proposed timing for construction/acquisition of the facility.

Benefit Relationship

For the third finding the District must:

Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. (§66001(a)(3))

The District will restrict fee revenues to the acquisition of land, construction of public buildings, and the purchase of related equipment, furnishings, vehicles, and services that will serve new development and the additional residents and workers associated with that new development as part of a district-wide network of fire protection facilities and services. Thus, there is a reasonable relationship between the use of fee revenues and the residential and nonresidential types of new development that will pay the fee.

Burden Relationship

For the fourth finding the District must:

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. (§66001(a)(4))

Service population provides an indicator of the demand for the facilities needed to accommodate growth. Service population is calculated based on residents associated with residential development and employment associated with nonresidential development. To calculate a single per capita standard, one worker is weighted less than one resident based on an analysis of the relative demand for fire facilities by land use type.

The need for the fee is based on the facility standards identified in this report and the growth in district-wide service population projected through 2040. Facilities standards represent the level of service that the District plans to provide its residents and businesses in 2040. Standards are based on the District's total existing and planned facilities allocated across the District's total service population in 2040.

See the *Fire Facilities Service Population* section, for a description of how service population and growth projections are calculated. Facility standards are described in the *Fire Facility Standards* section.

Proportionality

For the fifth finding the District must:

Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed. (§66001(b))

This reasonable relationship between the fire facility impact fee for a specific development project and

the cost of the facilities attributable to that project is based on the estimated size of the service population that the project will accommodate. The total fee for a specific project is based on its size as measured by dwelling units or building square feet. The fee schedule converts the estimated service population that a development project will accommodate into a fee based on the size of the project. Larger projects of a certain land use type will have a higher service population and pay a higher fee than smaller projects of the same land use type. Thus, the fee schedule ensures a reasonable relationship between the public facility fee for a specific development project and the cost of the facilities attributable to that project.

See the *Fee Schedule* section for a description of how service population is determined for different types of land uses. The *Fee Schedule* section also presents the fire facilities impact fee schedule.