

*North Tahoe Fire Protection District  
2011 Capital Facilities and  
Mitigation Fee Expenditure Plan*



*January 2012  
Placer County*

## *Summary of the Mitigation Process*

For several years the County of Placer has undergone sustained growth. In spite of rigid controls from the Tahoe Regional Planning Agency (TRPA) and the state of the economy, slow growth has continued in the Lake Tahoe basin. This increase in protection inventory and service population has served to spread existing assets of public agencies over a substantially larger service base. The North Tahoe Fire Protection District has experienced an increase in the amount of building inventory to protect. This development has contributed to an increase in fire protection inventory, requiring a commensurate increase in firefighting infrastructure.

North Tahoe Fire Protection District is faced with growing capital improvement needs that exceed property tax increments. With the advent of Proposition 218, special tax or assessments are no longer valid revenue sources to keep pace with growth, new service and infrastructure demands. The North Tahoe Fire Protection District is utilizing a proactive approach to continue an existing level of service and to meet the future needs of the District.

Historical data about staffing and inventory has been gathered to develop estimates of adequate staffing levels and capital inventory. This information has been used to develop a fair and equitable mitigation fund equation. The total impact is analyzed by correlation between community growth and the increased need for fire prevention and protection services. The ultimate purpose of the mitigation fees is to provide a continuing level of service rather than a remedy for past development and to hopefully arrest the degradation of service levels.

In 1986 Assembly Member Cortese recognized the need for concise legislation concerning mitigation. AB 1600 is the result of hearings. Through delay, the effective date of AB1600 was January 1, 1989. AB1600 enacted Government Code Sections 66000-66003. This in effect requires local agencies imposing mitigation fees to specify the public improvement, segregate the monies collected in special accounts, re-examine the necessity for the expanded balance after 5 years, and refund the balance with accrued interest. In addition, local agencies imposing the fee for defined facility and improvements would be authorized to adopt and annually review a specified capital facilities plan.

AB 1600 required the North Tahoe Fire Protection District to go through an established process to enact a reasonable relationship between a development fee and the specified improvement that it will be used for. In simple terms, the North Tahoe Fire Protection District cannot arbitrarily charge a mitigation fee without first showing the relationship between impact of development and the fee being charged. Through a thorough analysis in 2000 this process was met. In 2007 another thorough analysis was conducted that established and confirmed the relationship between the impact of development and the fee being charged.

The final hurdle was the actual levy of fees. The California Attorney General issued the opinion that Special Districts cannot levy mitigation fees. However, the California Constitution allows Counties and Cities to levy mitigation fees. Through this process and by Resolution, Placer County has allowed the North Tahoe Fire Protection District to realize mitigation revenues. Currently the

North Tahoe Fire Protection District collects mitigation fees within the Fire Protection District boundaries. The content of this report will outline the spending plan for those fees collected up to and including the fiscal year 2011/2012, an inventory of the fees collected to this point and a proposal for a mitigation fee adjustment based on a generally accepted inflationary adjustment.

## ***Relationship Between Growth and Capital – Facilities Plan***

North Tahoe Fire Protection District continues to experience growth in fire inventory, as well as population, this trend is expected to continue for years to come. This development has contributed to an increase in calls for service and increased fire potential.

The recent trend of expanding small mountain cabins to expansive resort homes is creating larger homes with larger population potential. Many of these homes are vacation rentals, which carry increased risks with transient guests unfamiliar with the unusual fire and safety risks of forested and heavy snow areas. As the demand for fire and Emergency Medical Services capability increases through infill construction and “teardown” remodels, the ability to transport personnel and apparatus will degrade proportionally. The major arterial routes are critically congested and the projected increase in residents and visitors will only worsen the problem. The only plausible mitigation strategy is to maintain, upgrade or relocate staffed fire stations where response is timely, and to maintain enough redundancy in apparatus and equipment to act autonomously until assistance can arrive.

The continued growth will impact the District’s ability to maintain the same level of service. The impact of this growth affects three aspects of the organization: (1) Personnel required (2) Fire Stations (3) Apparatus. Capital Mitigation fees may be used for specific items as clearly stated in AB 1600. Personnel cannot be funded with these fees. Development of fire stations and purchase of apparatus is allowed. North Tahoe Fire Protection District uses a systems approach to deliver services across the District. Each Station supports one another and apparatus are truly a system wide resource and all apparatus are available to all portions of the District. Thus it is appropriate that mitigation fees collected from one particular project or geographic area be used to support apparatus or facilities in another.

## *Ongoing Inflation Adjustment*

Mitigation fees are adjusted annually to accommodate the impact of development (growth) on fire protection services within the District. The District adjusts mitigation fees based on the percent change in construction costs as defined in the Construction Cost Index (CCI) published by the *Engineering News-Record*. The need for the District to adjust mitigation fees annually was approved by the Placer County Board of Supervisors, and recommended in the Fire Facilities Mitigation Fee Study that established the fee in May 2007.

### *Proposed FY 2011/2012 Mitigation Fee Rate adjustment based on the generally accepted Construction Cost Index for the period November 2010 thru November 2011*

Fixed rate pricing structures are unable to keep pace with increasing costs of facilities, vehicles, and general fire protection infrastructure requirements. Thus consistent with the spirit of the enabling legislation it is the intent of North Tahoe Fire Protection District to continue the previously approved annual inflationary index mitigation fee adjustment. The adjustment is based on the Construction Cost Index published by the *Engineering News-Record*. The CCI rate of change for the period November 2010 thru November 2011 was 2.5%.

With actual costs in place for the new fire station, the District has updated the capital expenses of station construction in Table 7 of the prior study which were based on estimates only. The costs were also updated for the Homewood Fire Station based on a study performed by the Gary Davis Group. Having the new information in place, the District retained the Goodwin Consulting Group to prepare an addendum to the original study that would update the fee structure. The updated rate incorporates the CCI adjustments through November 2010.

The below chart outlines the existing and proposed rate structure for the mitigation fee schedule.

#### FEE SCHEDULE

<b>CONSTRUCTION TYPE</b>	<b>EXISTING</b>	<b>NEW PROPOSED</b>
<b>Residential</b>	<b>\$0.87 per square foot</b>	<b><i>\$0.89 per square foot</i></b>
<b><u>Nonresidential</u></b>		
<b>Commercial</b>	<b>\$0.65 per square foot</b>	<b><i>\$0.67 per square foot</i></b>
<b>Office</b>	<b>\$0.82 per square foot</b>	<b><i>\$0.84 per square foot</i></b>
<b>Industrial</b>	<b>\$0.57 per square foot</b>	<b><i>\$0.58 per square foot</i></b>

	<b>FY 09-10</b>	<b>FY 10-11</b>	<b>FY 11-12</b>	<b>FY 12-13</b>	<b>FY 13-14</b>	<b>FY 14-15</b>	<b>FY 15-16</b>
	<b>Actual</b>	<b>Actual</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>
<b>Mitigation Fund Beginning Balance</b>	\$54,874	\$40,185	\$99,149	\$70,549	\$56,949	\$42,949	\$28,549
<b>Revenue Category</b>							
Projected annual mitigation fees revenue	\$35,122	\$137,095	\$70,000	\$70,000	\$75,000	\$80,000	\$80,000
Projected account interest at 2% APR	\$643	\$2,741	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
<b>Total Revenues</b>	\$35,765	\$139,836	\$72,000	\$72,000	\$77,000	\$82,000	\$82,000
<b>Expenditure Category</b>	<b>FY 09-10</b>	<b>FY 10-11</b>	<b>FY 11-12</b>	<b>FY 12-13</b>	<b>FY 13-14</b>	<b>FY 14-15</b>	<b>FY 15-16</b>
	<b>Actual</b>	<b>Actual</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>
Fire Engine chassis, build-up & equipment	\$50,455	\$0	\$5,600	\$5,600	\$6,000	\$6,400	\$6,400
New Fire Station	\$0	\$80,872	\$75,000	\$80,000	\$85,000	\$90,000	\$95,000
Mitigation Plan Update	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	\$ 50,455	\$80,872	\$100,600	\$85,600	\$91,000	\$96,400	\$101,400
<b>Mitigation Fund Ending Balance</b>	\$40,185	\$99,149	\$70,549	\$56,949	\$42,949	\$28,549	\$9,149

## *North Tahoe Fire Protection District Use Statement*

AB 1600 states that a District must have a statement of use to which mitigation fees are to be assigned. For the fiscal year 2011/2012, the fire mitigation fees collected within the North Tahoe Fire Protection District will be utilized towards the following programs:

1. **New fire station (Station 51):** The District has recognized the need to replace the existing headquarters fire station. It was built in 1961 and been remodeled several times. It is apparent the growth of the District has made this facility inadequate for housing the administrative function and emergency response apparatus. A new facility is under construction with an expected completion date in early 2012.
2. **Aerial Ladder Truck:** The District has identified a need to add an aerial ladder truck. This piece of apparatus is needed as a result of existing tall buildings within District boundaries. This piece of apparatus is needed as a result of projects currently under construction within District boundaries that will exceed 30 feet in height and projects that are expected to begin construction in the near future that will exceed 30 feet in height.

NOTICE TO PLACER COUNTY BUILDERS  
WITHIN THE  
NORTH TAHOE FIRE PROTECTION DISTRICT

The North Tahoe Fire Protection District has implemented a development Mitigation Fee program. These fees will be applicable to all permit applications processed by the District after **February 27<sup>th</sup>, 2001**. The revenue generated by these fees is designed specifically for capital improvements.

The Fire District will need a set of your plans and a copy of your building permit application in order to establish your specific fee. The fees must be paid to the North Tahoe Fire Protection District prior to issuance of your building permit.

North Tahoe Fire Protection District  
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FEE SCHEDULE for FY 2011/2012

**Fee per square foot**

**Residential** \$0.89

**Nonresidential**

*Commercial* \$0.67

*Office* \$0.84

*Industrial* \$0.58