

EXHIBIT "D"

**Correspondence dated August 10, 2017 from Revenue & Costs Specialists, LLC,
Re: 2016-17 Development Impact Fee (DIF) Calculation and Master Facilities
Plan MFP Update**

**Revenue
& Cost
Specialists, LLC**

Serving Local Governments Since 1975

August 10, 2016

Honorable District Board
Via Mr. James Rampton, Interim Fire Chief
Carpinteria-Summerland Fire District
1140 Eugenia Place, Suite A
Carpinteria, CA 93013

RE: 2016-17 Development Impact Fee (DIF) Calculation and Master Facilities Plan (MFP) Update

Honorable Chairperson, District Board and Interim Chief Rampton:

The original Development Impact Fee (DIFs) report was completed for the District in October of 2003 based upon an ultimate three-station configuration. The resulting development impact fee schedule was adopted by both the Carpinteria City Council and the Santa Barbara County Board of Supervisors and development impact fees were imposed and collected for the first time.

The update of the *Development Impact Fee Calculation and Nexus Report* conducted in October, 2008 included an amendment to the *Master Facilities Plan* from the proposed three station configuration in the 2003 report to a two station configuration based upon the relocation of Station #2 (Summerland) and an expansion of Station #1 (Carpinteria) for an additional company or for housing specialized response vehicles. The fee schedule that results from the nine proposed projects included in the *Master Facilities Plan* have been routinely revisited and updated to maintain financial relevance. This Report represents the next such effort to update both the Plan and the cost distribution.

The *Master Facilities Plan* portion of this 2016-17 update has been limited to updating construction, land acquisition and acquisition costs of the same nine proposed on-going projects to recognize the increases in costs over the past eight year period since 2008-09.

The District continues to experience private development of vacant parcels and the inherent demands for service created by that development and will continue to do so for some time. As a result, the list of required capacity-increasing station facilities and response fleet/equipment must remain relevant to avoid the eventual diminution of the existing **Levels of Service** due to the absorption of new residential and business development within the Carpinteria-Summerland Fire District service boundaries.

Internet: www.revenuecost.com

Voice 714.992.9020

1519 E. Chapman Avenue • Suite C • Fullerton, CA 92831

Fax 714.992.9021

The District Board and staff, responsible for providing services to a continually expanding residential and business community, must recognize that the magnitude of the development impact fees is a direct function of the \$12,030,021 net cost of the capital projects identified in the *Master Facilities Plan* as capacity increasing. The \$12,030,021 is based upon the \$14,201,190 in total project costs less \$2,171,169 to be financed by other revenue sources including the probable sale of the existing Station #2 (Summerland) parcel and the current development impact fee fund balance (i.e. previously collected but unspent impact fee collections). It is incumbent upon this Report to continue to convince the District Board of the justification of the updated proposed development impact fee schedule.

The Report calculates updated Development Impact Fee Schedule for the Carpinteria-Summerland Fire District based on the aforementioned changes and the District's continuing requirements for fire suppression facilities. The adoption of the updated DIFs will enable this District board, as well as succeeding Boards, to continue to ensure that the District will be able to meet the *basic* fire suppression infrastructure needs of new growth, without unduly burdening the existing population and business community for these development-generated capital costs.

Adoption of the maximum impact fees contained herein and imposition upon the remaining development opportunities in the Carpinteria-Summerland community, could generate approximately \$4.2 million in a combination of public improvement dedications and revenues for use on the many capital expansion projects deemed as development generated depending upon what level of impact fees are adopted. The identification of the net \$12,030,021 in net capital needs generated by new development and changing demands is not taken lightly, but must be examined in relation to the cost of the District's existing fire suppression facilities, vehicles, and equipment that a new development project will share in and benefit from, upon approval, construction and finally, occupancy.

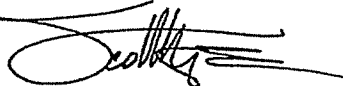
The District will need to find other revenues sources to bridge the gap of \$7.9 million in revenue shortfall between the net \$14.2 million in capital needs and the projected \$6.3 million in development impact fee revenue and other mitigating revenues.

To offer such a perspective, a major element in this Report is a *proportional analysis*, or comparison of what is being asked of future residents, in the form of dedicated public improvements or an in-lieu (impact fee) payment, with the cost of the District's existing infrastructure, contributed by the existing population and business community. The dedications, taxes and assessments contributed to date by the existing community over numerous decades of development have generated just under \$15.0 (at current replacement costs) in the form of facilities, vehicles, and equipment improvements to the Carpinteria-Summerland Fire District existing assets. Newly developing properties *directly* benefit from this capital investment by existing homeowners and businesses over the many years.

It is not intended for the recommended development impact fees to address all of the District's capital needs, especially replacement of aging facilities, vehicles and equipment. As per California Government Code 66000 et. seq. and common fairness, development impact fees cannot address existing capital deficiencies. The proposed fees will recognize and meet the needs of the District's growing population and business community. However, with the adoption of a development impact fee schedule, other District discretionary revenue resources that may have been used to meet growth-generated needs for expanded services and facilities will now be available for those accumulating replacement and rehabilitation projects.

The revised and updated *Development Impact Fee Calculation and Nexus Report* and *Master Facilities Plan* is now submitted for your review and consideration. RCS staff is prepared to assist in increasing the Board's and community's understanding of this very significant part of the District's revenue structure.

Sincerely,



Scott Thorpe,
Vice President

Development Impact Fee
Calculation and Nexus Report
And Master Facilities Plan
For the
Carpinteria-Summerland Fire District

August 10, 2016

**CARPINTERIA-SUMMERLAND
FIRE DISTRICT
DEVELOPMENT IMPACT FEE
CALCULATION/NEXUS UPDATE REPORT**

TABLE OF CONTENTS

Chapter 1 - Background and Introduction.....	1
Chapter 2 - Demographics and Findings.....	10
<i>Schedule 2.1 Summary of Proposed Fee Schedule and Potential Collection.....</i>	<i>16</i>
Chapter 3 - Fire Suppression Facilities, Vehicles and Equipment.....	17
Appendix A – Summary of Recommendations.....	35
Appendix B - Expanded Land-use Database.....	37
Appendix C - <i>Master Facilities Plan</i>	40

Common Acronyms That Are Commonly Used in Report.

CFS	Calls-for-Service
DIF	Development Impact Fees
LOS	Level of Service
NFIRS.....	National Fire Information Reporting System

**CARPINTERIA-SUMMERLAND
FIRE DISTRICT
DEVELOPMENT IMPACT FEE
CALCULATION/NEXUS UPDATE REPORT**

TABLE OF CONTENTS

Chapter 1 - Background and Introduction.....	1
Chapter 2 - Demographics and Findings.....	10
<i>Schedule 2.1 Summary of Proposed Fee Schedule and Potential Collection.....</i>	<i>16</i>
Chapter 3 - Fire Suppression Facilities, Vehicles and Equipment.....	17
Appendix A – Summary of Recommendations.....	35
Appendix B - Expanded Land-use Database.....	37
Appendix C - <i>Master Facilities Plan</i>	40

Common Acronyms That Are Commonly Used in Report

CFS.....	Calls-for-Service
DIF.....	Development Impact Fees
LOS.....	Level of Service
NFIRS.....	National Fire Information Reporting System

Chapter One Background and Introduction

The Carpinteria-Summerland Fire District retained Revenue & Cost Specialists to recalculate the District's original 2003 Development Impact Fee (henceforth referred to as DIF) schedule based upon an updated *Master Facilities Plan*. That particular plan was based upon an ultimate three station configuration. The identification of the projects proposed in the original 2003 Report would have had a profound effect on the annual operation costs of the District and thus the number of stations became a major consideration in the capital planning process.

As a result, in the summer of 2008 *Revenue and Cost Specialists, L.L.C.*, (henceforth referred to as RCS) was asked to assist the District in undertaking a significant change in the identification of the capital projects and capital acquisitions necessary to maximize the existing *Levels of Service (LOS)* currently enjoyed by (after having have been paid for by) the existing community. The major change was the shift from the three-station configuration to the two-station configuration with a relocation of the northerly station in Summerland to a larger parcel and an expansion of the southerly Carpinteria station.

Regardless, a periodic review and adjustment of the District's DIF schedule is appropriate and warranted in order to ensure that the District continues to collect sufficient monies to construct the additional infrastructure needed to accommodate the anticipated growth of new residents and businesses expected to be developed in the agency service area, especially in light of the cumulative changes to project capacity, costs and the city/county General Plan densities. The existing DIF schedules have been reviewed by staff and amended by Board periodically as estimated costs of the capital needs have changed and as a result of this diligence, the DIF schedules have served the District well for many years.

This *Development Impact Fee Calculation and Nexus Report* effort remains consistent with the previous 2008 report's intent to include a significant amount of detail such as a complete list of all nine proposed projects. Each project has a corresponding detail page in the supporting *Master Facilities Plan* where additional information can be found regarding that project (1).

The *Master Facilities Plan*, included as an appendix, provides an expanded amount of information about each project for anyone wishing it, while allowing the *Development Impact Fee Calculation and Nexus Report* to remain focused on the allocation and distribution of capital costs to the remaining new development. A *Master Facilities Plan*

with this level of detail is generally not offered by other DIF consultants and the District is to be commended for recognizing the importance of this information to the reader. The combined *Development Impact Fee Calculation and Nexus Report* and the *Master Facilities Plan* offers greater information for the Board to make policy decisions, allows for greater understanding by the development community, and provides for an easier tracking (and updating) system for the staff.

The DIF receipts that are collected over five years (and kept in fund balances during that period) may not necessarily reach the amount necessary to construct a needed project per the *Master Facilities Plan*. This does not mean the projects are no longer needed. The inclusion of those projects in the *Master Facilities Plan* indicates the continued importance of that project over time, certainly over a five year period. The *Master Facilities Plan* also "commits" collected DIF receipts within the definitions of §66000 of the Government Code.

The Importance of Capital Infrastructure. The Levels of Service (LOS) of any one agency infrastructure is based upon, and/or limited by, the capacity of that infrastructure to support the users, the District's residents and business owners. The design of any municipal project has a finite capacity, such as a four lane road, a 30" storm drainage pipe, a basic two-bay wide by two vehicle deep fire station or a 10,000 square foot library. Each is designed to meet the needs of a defined number of users. A street segment can only handle so many vehicles per hour, especially at a speed that makes it worth using for driving over longer distances. A storm drainage pipe that is 30" cannot handle storm flows twice its capacity. A basic fire station can only absorb a finite amount of fire, emergency and medic calls-for-service. A library can hold just some many collection items and serve only so many people, all the librarians in the world cannot make up for limited library space. A municipality with 0.40 square feet per resident of library space will be able to serve more residents than a municipality with only a 0.10 square feet standard per resident of library space. The following is a more precise example using the provision of fire emergency response services.

Consider the labor intensive service of fire suppression, emergency and paramedic service; regardless of the skills, training and capabilities of the agency's fire fighters, the department remains highly dependent upon its infrastructure capacity. A two-bay wide by two vehicle deep fire station of about 5,600 square feet will have the capacity to support roughly, five fire fighters staffing both a basic fire engine and a paramedic squad. If the station size remains the same at 5,600 square feet but the sworn compliment doubles to ten fire fighters, the station will become exceedingly dysfunctional. The same holds true for fire/emergency response vehicles and fire/emergency specialty equipment. If a fire agency absorbing private development growth and thus receives

additional calls-for-service adds only five additional fire fighters/paramedics *but cannot* add station space, vehicles and specialty equipment, the agency has dealt with only part of the service equation. They have achieved little. Further, if you add five fire fighters but do not:

- Add fire response vehicles, the calls-for-services will be exceedingly well-staffed but the responses to the calls-for-services responses will become dysfunctional, and the service level highly unpredictable.
- Acquire any additional station square foot space, the ten fire fighters will certainly experience morale problems.
- Provide the fire fighters with the required personal and specialty equipment; the calls-for-services responses will be dangerous, certainly for the fire fighter.

At the opposite end, if all of the above capital needs are added, but additional fire fighters are not added, but the result would probably be limited to minor response time improvements.

Good municipal service planning requires a balance between the staff and the infrastructure. However, make no mistake about it, the amount of and complexity of any infrastructure defines (in part or all) of the Level of Service (henceforth LOS). This makes the one-time DIF financing of any agency's infrastructure that much more important. It takes a balance to accommodate development with the fire emergency responses within the desired standard. It will take additional properly-equipped fire fighters, station space, response and support vehicles and specialty equipment. The importance of having a properly calculated and documented DIF schedule in order to accommodate development-related demands cannot be over-stated. Of course, the DIF schedule can only be used for the capital acquisitions, the on-going labor staffing costs will need to come from other sources.

The updated DIF schedule contained herein, if adopted, would replace the currently adopted DIF schedule. A periodic review and adjustment of the Board's DIF schedule is appropriate and warranted in order to continue to ensure that the District collects sufficient monies to construct the additional infrastructure needed to serve new residential, commercial lodging and business development. The DIF schedule contained in this Report will serve the District well for a number of years, with periodic economic indicator increases.

This *Development Impact Fee Calculation and Nexus Report* and *Master Facilities Plan* will provide the documentation of the Board's costs which serve as the basis for calculating the Development Impact Fee schedule (DIF schedule). The proposed DIF schedule and related information can be found in Chapter 3 and Appendices A, B and C of this Report.

Based upon District staff input, RCS prepared the nexus calculation of DIF schedule. The resulting fees will need to be adopted by the two land-use agencies covering the District's boundaries (e.g. Santa Barbara County Board of Supervisors and the City of Carpinteria City Council).

Inclusion of the Proportional Analysis. This Report includes a *proportional analysis*. This analysis is intended to recognize and reconcile the difference between the Board's desired LOS required of new development, per statements in the various General Plan elements, with that of the *de-facto* or actual LOS provided to the existing community. This addition of a proportional analysis will assist the Board in making the difficult policy decisions regarding the required additions of new development.

Development Impact Fee Schedule Structure. The General Plan provides a range of potential densities for residential development, the DIF schedule for residential uses needs to be calculated on a "per dwelling unit" (type of) basis to reflect more accurately and greater fairness, the impacts from a specific development. For example, a property zoned for development of detached dwellings may contain from three to six units per acre. If fees are calculated on an acreage basis, the developer proposing three units per acre will pay the same amount as a developer constructing six units per acre. Similarly, fees for commercial and industrial properties are calculated on a square footage basis to reflect the impacts of different building intensities for this type of development. The addition of the proportional analysis will assist the District Board in adopting a fee structure that recognizes inter-generational equity and increase the lay-person's understanding of what is *fair*.

A second reason for the proposed DIF fee structure recommended in this Report involves the issue of building expansion or intensification of business uses. For example, if a property owner of commercial or industrial property proposes an expansion to his building, the question exists about how to charge this proposed expansion for its impact on the agency's streets, storm drainage system, and other infrastructures. A fee calculated on the building structure square footage basis will simplify this calculation.

CALCULATION OF DEVELOPMENT IMPACT FEES

In California, State legislation sets certain legal and procedural parameters for the charging of these fees. This legislation was passed as AB1600 by the California Legislature and is now codified as California Government Code Sections 66000 through 66009. This State law went into effect on January 1, 1989.

Government Code §66000 requires documentation of projects to be financed by Development Impact Fees prior to their levy and collection, and that the monies collected actually be committed within five years to a project of direct benefit to the development which paid the fees. Many states have such controlling statutes. Specifically, Government Code §66000 require the following five findings:

1. 66001 "(1) Identify the purpose of the fee." Throughout the report this finding will be referred to as: **The purpose of the fee.**
2. 66001 "(2) 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." Throughout the report this finding will be referred to as: **The use of the fee.**
3. 66001 "(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." Throughout the report this finding will be referred to as: **The relationship between the use of the fee and type of development paying the fee.**
4. 66001 "(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". Throughout the report this finding will be referred to as: **The relationship between the need for the public facility and the type of development project.**
5. 66001 (4) "(b) In any action imposing a fee as a condition of approval of a development project by a local agency, the local agency shall 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." Throughout the report this finding will be referred to as: **The relationship between the amount of the fee and the cost of the portion of the facility attributed to the specific development project.**

This Report, with some additions, utilizes the basic methodology consistent with the above requirements of Government Code §66000. Briefly, the following steps were undertaken in the calculation of the DIF schedule for the District:

1. Define the level of service desired within the General Plan area for each project or acquisition identified as necessary. In some areas, certain statistical measures are commonly used to measure or define an acceptable level of service for a category of infrastructure.
2. Review the land use map and determine the existing mix of land uses and amount of undeveloped and developed land. The magnitude of growth and its impacts can thus be determined by considering this land-use data when planning for infrastructure. This inventory is summarized in Table 2-1 in Chapter 2 and detailed in Appendix B.
3. Identify all additions to the capital facilities or equipment inventory necessary to maintain the identified levels of service in the area. Then, determine the cost of those additions. An infrastructure *Master Plan* is the highest form of data.
4. Identify a level of responsibility, identifying, as termed in this Report, the relative need (or as referred to in the accompanying schedules as "PERCENT NEED") for the facility or equipment necessary to accommodate "growth" as defined, and as opposed to current needs.
5. Distribute the costs identified as a result of development growth on a basis of land use. Costs are distributed between each land use based on their relative use, or *nexus*, of the capital system. For example, future street costs were distributed to each land use based on their trip generation characteristics.

OTHER ASSUMPTIONS OF THE REPORT

In addition to the land use assumptions contained in the next Chapter of this Report, other important assumptions of this study include the following:

Land Costs. Land acquisition cost estimates were developed after discussions with District officials. Given the high costs of land in the amounts of land necessary to construct a basic two-bay wide by two vehicle deep fire station in Santa Barbara County,

it was decided to continue use of the 2008 report's \$25.00 per square foot cost for large parcel land acquisition. Arguments for higher or lower costs can be made; however, the herein contained per acre amounts appear to be the most appropriate current figure for the purposes of this study.

Appropriate Expansion. Debt service is a reasonable cost of construction of many, but not necessarily all, public facilities and infrastructure. However, no such debt-based plans have been included in the Master Facilities Plan. Should the district incur debt service on any of the projects contained herein, the DIF schedule should be recalculated to reflect that legitimate cost.

PROPORTIONAL ANALYSIS

A proportional analysis is important, if for no other reason, than for community inter-generational equity, i.e., fairness in the infrastructure investment made by existing residents and businesses with those of new residents and businesses that wish to use the existing District infrastructure. In short, previous generations of businesses and residents have contributed to the development of the District infrastructure and this fact should be recognized by future residents and businesses by contributing a like or fair amount towards completing the various infrastructure systems.

It is one thing to identify the many public improvement projects needed through build-out. It is an entirely different thing to assume that all of the identified improvements are required to meet the demands of the new development. Clearly, some projects could be *replacements* of the existing infrastructure while others will be *capacity increasing* projects. Within the category of the latter, they may also be further classified into two categories:

1. Projects dealing with existing deficiencies, i.e., project required regardless of whether there is additional development or not. An example would be the replacement of a station roof or a failing emergency generator.
2. Projects required as a result of development. An example of this would be an aerial truck necessary because of future three and four floor construction.

All impact fee calculations claim to be fair. Most DIF calculations will identify the desired or required capital projects, most ostensibly generated *as a result of development*. However, little evidence is ever offered in support for such a claim. Therefore, what is fair and equitable? Is it fair to require future residents and businesses in a District to construct, via payment of impact fees, a new Fire Station when the current stations are

merely rented or leased space? On the other hand, if a community already has all of the fire stations they will need at build-out, are they precluded from imposing an impact fee to recoup some of that expenses incurred in constructing those existing facilities? These are difficult questions that may be made easier by the comparisons of Schedule 3.2 with Schedule 3.3.

However, the inclusion of the comparison of existing capital assets vs. future capital needs (Schedules 3.2 vs. Schedule 3.3) is included merely for perspective for the reader and does not drive the DIF schedule calculation.

CHAPTER ORGANIZATION

Within Chapter Three there are three cost/fee tables that summarize three cost schedules at the end of the Chapter. Tables are contained within the chapter text and the schedules are at the end of the Chapter. The schedules at the end of the Chapter are:

The first schedule, 3.1 at the end of the chapter text, the *Allocation of Project Cost Estimates* identifies the project title, its costs and the relationship, as a percentage, to development.

Minimal Needs-based Impact Fee - This schedule, 3.2, will identify the impact fees that would need to be adopted as fees to meet the basic capital needs identified in the Report for that infrastructure.

Existing Community Financial Commitment Comparison - Schedule 3.3 would identify the cost (in current nominal dollar value) of replacing the existing infrastructure, including land, physical improvements and capital equipment of replacing the total capital assets. This is the average amount that has been *invested* over time by the current community of residents and businesses. This equity will be expressed in terms of the cost to construct or acquire the assets at current replacement costs.

If the average "equity" (for detached dwelling for example) on this Table is greater than the average cost on the previous "Marginal Needs" Table, then the infrastructure system is "front-ended" or has excess capacity. Earlier residents and businesses of the community have put more of the system into place than will the remaining unbuilt portions of the community, (as they build). The existing community has advanced money to build capacity into the infrastructure system to meet the needs of residents and businesses that will locate within the District boundaries.

However, if the average *equity* (again using a detached dwelling as an example) is less

than the average cost on the previous *marginal-needs* table (for the same detached dwelling), it is an indication that system construction has been lagging or is currently *deficient*.

Distribution of Existing DIF Fund Balance. The current District DIF Fund has a positive balance of \$171,169 and was created to finance various infrastructure needed as new residents and businesses locate in newly created homes and business structures. There are no specific restrictions on the monies, beyond the restriction to be used on improvements within the Fund title and used within Government Code §66000 specifications within a "committed" time frame.

There is often confusion over the so-called Section § 66000 *five year rule*, that DIF receipts collected need to be *committed* within five years. The confusion is based upon assuming that *committed* means *expended* or *spent*. Certainly any agency that collects imposed DIF receipts would not likely collect enough to acquire land for and construct a fire station over a five-year period. This does not make the DIF receipts collected in the first five years any less important. The adoption of the *Master Facilities Plan* acts as the commitment of any collected DIF over time. The Districts annual DIF Collection and Use Report (also required by §66000 of the Government Code) merely needs to identify any DIF proceeds collected over five years ago and make a finding that the collected DIF proceeds are required to meet the *Master Facilities Plan*.

Chapter Endnotes

- (1) For greater detail of each proposed project, refer to the Master Facilities Plan in Appendix C.

End of Chapter

Chapter Two Demographics and Findings

This Chapter provides an inventory of existing development and land available for potential development within the District's boundaries and presents a summary of recommended Development Impact Fees detailed in the following chapters of this Report. There remain a number of development opportunities for residential, lodging, business expansions within District boundaries. This Report is limited to those parcels *currently* within the Board's service area and no annexations are included.

LAND USE ASSUMPTIONS

The following is a discussion of the inventory of developed and land potentially available for development served by the Carpinteria-Summerland Fire District service area. The inventory of available land within the entire District limits forms the base for determining the impacts from new development. The developed land inventory forms the base for distributing the cost of the existing infrastructure for comparison and for the *de facto* identification of the existing levels of service (LOS) provided by those existing infrastructure. Table 2-1, below, provides the inventory of all private land uses contained within the current District boundaries. The acreage amounts are also indicated on Table 2-2 and Appendix B are based on a land use inventory and analysis of documents forwarded by the City of Carpinteria and Santa Barbara County.

**Table 2-1
Detailed Land Use Inventory**

A. Total - Land-use Database	Existing Development		Potential Development		Total General Plan Build-out	
	Acres	# of Units/S.F.	Acres	# of Units/S.F.	Acres	# of Units/S.F.
Estate Dwelling Units	1,471.04	281	1,403.87	147	2,874.91	428
Detached Dwelling Units	2,572.14	3,619	2,857.01	1,219	5,429.15	4,838
Attached Dwelling Units	332.72	2,805	41.79	131	374.51	2,936
Mobile Home Dwellings	100.33	868	12.00	102	112.33	970
Senior Assisted Units	0.66	12	2.92	73	3.58	85
Commercial Lodging Units	17.00	607	5.40	162	22.40	769
Retail/Service/Office Uses (SF)	156.80	967,771	11.28	196,585	168.08	1,164,356
Industrial/Manufacturing Uses (SF)	208.00	1,300,000	12.00	65,340	220.00	1,365,340
Institutional Uses (SF)	139.50	1,693,395	219.69	398,574	359.19	2,091,969
Total - Distric Limits	4,998.19		4,565.96		9,564.15	
Private Residences	4,476.89	7,585	4,317.59	1,672	8,794.48	9,257
Commercial Lodging Rooms	17.00	607	5.40	162	22.40	769
Business Square Feet	504.30	3,961,166	242.97	660,499	747.27	4,621,665

Land Use Definitions. This Report classifies properties as either one of five residential land uses or four different categories of business development. These Development Impact Fee schedule land use categories are described following:

Residential Land Uses:

- **Estate Detached Dwellings** - Corresponds to an allowable use within various County and City land use designations but generally indicates a detached residential dwelling in excess of 2,700 square feet on lower density parcels.
- **Detached Dwellings** - Refers to a detached residential dwelling *generally* 2,700 square feet or less. This category would include a mobile or modular home erected on an individual parcel as opposed to in a mobile home park. It also includes detached condominiums, i.e. land with common ownership but the residential dwellings that look and function as detached dwellings.
- **Attached Dwellings** - Refers to all residential dwellings constructed attached or contiguous to other like residential dwellings. Residential dwellings commonly referred to as condominiums, townhouses and apartments are included in this category.
- **Mobile Home Residential** - This category would be limited to the construction of mobile home pads for mobile homes in a mobile home park setting.
- **Senior Assisted Residential** - This category would be limited to the construction of senior assisted and/or skilled nursing facilities. This is a new land-use category over the 2008 Report's categories. These facilities tend to generate a significant number of calls-for-service due to the age of the occupants.

Business/Commerce Land Uses:

- **Commercial Lodging Units** - This category refers to the construction of hotel, motel or other commercial units constructed for temporary residency.
- **Retail/Service/Office Uses** - As utilized in this Report, commercial uses include the general category of retail services and thus includes outlets ranging from restaurants to auto repair shops to shopping centers. This category also includes the service commercial, general commercial, general office, medical and dental office.

- **Industrial/Manufacturing Uses** - As utilized in this Report, business uses include the general category of manufacturing or industrial services and thus includes outlets ranging from auto repair shops to light manufacturing.
- **Institutional Uses** - As utilized in this Report, business uses include the general category of private sector education facilities, places of worship, and fraternal organizations. This category is also newly added to the Development Impact Fee Schedule.

Definitions of Land Use Status. For each of the major land use categories detailed above and on Table 2-2, land is categorized as either *Developed* or *potential*. Definitions regarding the status of each land use are as follows:

Developed Acres/Units - Includes land in the District which is fully developed and is in conformance with the zoning designation for that area, or land which has received a building permit but which is not yet constructed.

Potential Acres/Units - Refers to all non-public available acreage located within the agency (and limited to only the portions of parcel that can be developed). This category also includes any properties that are currently developed but anticipated to be redeveloped in the future resulting in greater density (1).

Table 2-2, following, provides a summary of the detailed land use inventory, limited to privately-held property and only the portion of publicly held land that can be developed, (e.g. the construction of a detached dwelling unit on a larger but substantially unusable property), provided on Table 2-1. County and City staff's land use inventory reveals that there are presently 4,998.19 acres of privately-held developed land within the current District boundaries. Conversely, there remain 4,565.96 acres of available or substantially undeveloped (or available) land in the agency. Available land represents approximately 47.7% of the total 9,564.15 privately-held acres within the Carpinteria-Summerland Fire District boundaries but the land-use densities of the remaining potential development are very low.

Not surprisingly, detached dwellings (includes estate-sized dwellings) designated land constitutes the greatest amount (29.9%) of available acreage of all the land uses.

[This space left vacant in order to place the flowing table on a single page].

Table 2-2
Carpinteria-Summerland Fire District
Summary of Developed and Potential Development Acreage

DIF Land-use Type	Existing Developed Acres	% of Total Private Acres	Remaining Development Potential	% of Total Private Acres	Total Private Acres
Estate Dwelling Units	1,471.04	15.4%	1,403.87	14.7%	2,874.91
Detached Dwelling Units	2,572.14	26.9%	2,857.01	29.9%	5,429.15
Attached Dwelling Units	332.72	3.5%	41.79	0.4%	374.51
Mobile Home Units	100.33	1.0%	12.00	0.1%	112.33
Senior Assisted Units	0.66	0.0%	2.92	0.0%	3.58
Commercial Lodging Units	17.00	0.2%	5.40	0.1%	22.40
Retail/Service/Office Uses	156.80	1.6%	11.28	0.1%	168.08
Industrial Uses	208.00	2.2%	12.00	0.1%	220.00
Institutional Uses	139.50	1.5%	219.69	2.3%	359.19
Totals	4,998.19	52.3%	4,565.96	47.7%	9,564.16

SUMMARY OF FINDINGS

The proposed projects from the 2008 DIF Report have been forwarded to this Report with the changes limited to only cost increases over the eight year period. The nine proposed projects identify \$14,201,190 in needed and desired capital improvement projects. These are additional capital needs and not replacements of existing or aging facilities and thus are in some part attributable to new development. The projects that expand service delivery capacity and are generally required through increased development that will result from General Plan build-out of both the City of Carpinteria and Santa Barbara County (District area).

The \$14,201,190 figure is mitigated by the existing \$171,169 in off-setting existing DIF fund balance and an additional \$2,000,000 anticipated from the sale of existing assets for a net projected cost of \$12,030,021 (\$14,201,190 in capital needs less \$2,171,169 in other sources). The adoption of the recommended the *Minimal Need-based DIF schedule*, as supported by the calculations in this Report (Schedule 3.2), would not finance all of the needed capital facilities but would raise approximately \$4.2 million to be used towards the expansion of the facilities, vehicles and equipment⁽²⁾. The District will require an alternate revenue source for the \$7.9 Million shortfall in meeting all of the District's long term capital needs, either development or replacement generated. It is important to note that this Report does not address the programmed vehicle replacement

needs.

Based on the the schedules found at the end of Chapter Three of this Report, the costs attributable to future development were derived on a per unit basis for residential land uses and on a per square foot of pad basis for commercial and industrial land uses. Schedule 2.1, found at the end of this Chapter, provides a summary of the recommended DIF schedule for each type of infrastructure and land use category.

The total recommended maximum DIF schedule for each land use are also summarized below in Table 2-3.

**Table 2-3
Summary of Identified Development Impact Costs
for the General City Area**

DIF Land Use Type	Identified Development Impact Costs
Estate Dwelling Units (A)	\$1,796/Unit
Detached Dwelling Unit (A)	\$1,833/Unit
Attached Dwelling Unit	\$1,589/Unit
Mobile Home Dwelling Unit	\$3,266/Unit
Senior Assisted Units	\$2,282/Unit
Commercial Lodging (keyed) Unit	\$1,543/Unit
Retail/Service/Office Uses in S.F.	\$3.461/S.F.
Industrial/Manufacturing Uses in S.F.	\$0.425/S.F.
Institutional Uses in S.F.	\$0.244/S.F.

(A) Plus \$0.444 per square foot beyond the basic 2,700 square feet detached dwelling Unit.

Schedule 2.1 at the end of this Chapter identifies the probable impact fee revenue, the capital cost total and the difference.

[This space left vacant in order to place the Chapter Endnotes on a single page].

CHAPTER ENDNOTES

1. Reconstruction of any razed building not resulting in any greater square footage (or more dwelling units) would not have any impact fee imposed. The impact fees would be imposed on any increased delta of business square footage or residential dwellings. As an example: A 20,000 square foot retail building is razed and a 20,000 square foot retail building is constructed, there is no additional demand anticipated and thus no DIF imposed. If however a 25,000 square foot retail building is constructed the impact fee for the additional 5,000 square feet would be imposed.

Additionally, change of land use could also trigger an impact fee. Razing of a 10,000 square foot industrial building (at \$0.425/SF) and construction of a new 20,000 square foot retail building (at \$3.461/SF) would generate a DIF to be imposed of \$3.036/SF ($\$3.461/\text{SF} - \$0.425/\text{SF}$) multiplied by the 10,000 square feet.

2. The impact fee collection figure may be higher or lower depending upon the ultimate size of the roughly 3,900 Estate Detached and Detached Dwellings to be built exceed the basic 2,700 square foot detached dwelling are constructed. Up-sizing of demand by razing existing aged structures and constructing a larger size or greater density is also difficult to determine.

NOTE REGARDING TEXTUAL MATHEMATICS: *It is important to note that the use of a computer provides for calculations to a large number of decimal points. Such data, when included in text and supporting textual tables, has often been rounded to usually no more than two or three decimals for clarity and thus may not be replicated to the necessary degree of accuracy as the spreadsheet schedules at the end of each chapter. If questions arise between the tables and schedules, the schedules at the end of the chapter will prevail as the more accurate. The schedules at the end of the Chapter are instructive to recommendations. The tables within the chapter text are summaries of the schedule at the end of the chapter and are illustrative.*

End of Chapter

Schedule 2.1

Carpinteria-Summerland Fire District

General Plan Build-out Costs

Summary of Development Impact Fees By Type of Fee (continued on next page)

(Costs/Fees per Residential Type Dwelling Unit, or Business Type Square Foot)

Land-use Category	Fire Protection Facilities Schedule 4.2	Development Impact Fee Total Per Unit or Square Foot
Calculated Development Impact Costs		
Estate Dwelling Units	\$1,796	\$1,796 per Unit
Detached Dwelling Units	\$1,833	\$1,833 per Unit
Attached Dwelling Units	\$1,589	\$1,589 per Unit
Mobile Home Dwellings	\$3,266	\$3,266 per Unit
Senior Assisted Units	\$2,282	\$2,282 per Unit
Commercial Lodging Units	\$1,543	\$1,543 per Unit
Retail/Service/Office Uses (SF)	\$3.461	\$3.461 per S.F.
Industrial/Manufacturing Uses (SF)	\$0.425	\$0.425 per S.F.
Institutional Uses (SF)	\$0.244	\$0.244 per S.F.
Potential Collection with Recommended Impact Fee Schedule		
Estate Dwelling Units	\$264,012	\$264,012
Detached Dwelling Units	\$2,234,427	\$2,234,427
Attached Dwelling Units	\$208,159	\$208,159
Mobile Home Dwellings	\$333,132	\$333,132
Senior Assisted Units	\$166,586	\$166,586
Commercial Lodging Units	\$249,966	\$249,966
Retail/Service/Office Uses (SF)	\$680,381	\$680,381
Industrial/Manufacturing Uses (SF)	\$27,770	\$27,770
Institutional Uses (SF)	\$97,252	\$97,252
Total	\$4,164,433	\$4,164,433
Potential DIF Receipts	\$4,164,433	\$4,164,433
Less: Other Resources	\$2,171,169	\$2,171,169
Financial Resource Total	\$6,335,602	\$6,335,602
Required Capital Total	\$14,201,190	\$14,201,190
Over or (Under) Collection	-\$7,865,588	-\$7,865,588

Chapter Three Fire Suppression Facilities, Vehicles, and Equipment

The Existing System. The Fire District currently responds to calls-for-service within District boundaries from two existing stations. The two stations are:

- Fire Station #1 (Carpinteria), located at 911 Walnut Avenue in Carpinteria, is a complex of a number of buildings on an approximately 36,450 square foot parcel. The structures include:

- A 6,730 square foot square foot station with living quarters.
- A 1,450 square foot annex building (additional living quarters).
- A 760 square foot utility room.
- A 441 square foot garage.
- A 363 square foot (pad) three-story drying tower.

- Fire Station #2 (Summerland) is 2,350 square feet and is located at 2375 Lillie Avenue in Summerland.

The land acquisition and structure replacement cost of the two existing stations is estimated to be approximately \$10,934,050. The administrative staff is currently working out of rented facilities within the City of Carpinteria. This rented facility is not considered an on-going asset.

Given the service area and current calls-for-service demand, the District also has acquired a sizable fleet of District-owned and equipped response and prevention units consisting of:

- Four Type I engines,
- One Type III engine,
- A rescue squad vehicle,
- Three utility trucks and one personal watercraft with a trailer
- Two command vehicles, and;
- Two staff SUV.

The total investment in the vehicle compliment and equipment is \$3,220,000. State or County vehicles and equipment sometime stored at local stations, have not been included in the above figures. The District has invested \$206,520 in computers,

electronic gear and communications equipment, \$103,150 in living quarters/office furniture and appliances, \$97,130 in fire specialty equipment and tools, \$65,170 in USAR specialty equipment and finally \$174,000 in miscellaneous supplies. Additionally, there is \$171,169 in the existing Fire Suppression Facility, Vehicle and Equipment Development Impact Fee Fund. The total investment in fire suppression infrastructure is \$14,971,489.

The current replacement value of the continuing station, parcels, response fleet and specialty equipment is approximately \$14,971,489. This figure represents the cost to replace the existing District response capability at current land acquisition, vehicles, equipment and fire stations replacement costs. The relevance of this figure will be established later in this Chapter.

The Purpose of the Fee. In order to continue to be able to respond to an ever-increasing number of expected calls, the District staff has determined the need for the relocation of one station, expansion of another station and an increase in the existing fleet to accommodate known and expected development. Having the right type and number of fire stations in the right locations will enable policy makers, the Chief and District Board, to house fire fighters, apparatus, and equipment in a rational way for maximum use of resources.

While it can be said that numerous factors are considered when determining the number and location of fire stations in any District, it can be stated without fear of contradiction that all new private development in the District will have an effect on the District's current ability to respond to fire, rescue and emergency calls-for-service. The affect, simplified but not trivialized, is twofold. Initially, each new residential and business development will create, on average, more annual calls-for-service increasing the likelihood of simultaneous (and thus competing) calls-for-service. Additionally, as development spreads further from any existing station or stations, as large-scale development is often likely to do, the distances (and thus response times) will increase, taking the existing fire companies out-of-service for greater periods of time. The current station locations make the latter unlikely.

The capacity of any fire station is finite and will reach practical limits through its call-for-service *frequency* and *incident time*. When that capacity is exceeded, the LOS afforded to existing development will be greatly reduced. Or stated in another way, if development continues without the addition of an additional company (with or without an additional fire station), the existing engine companies and medic squads could be overwhelmed in terms of calls-for-service, making a timely response for emergency service a virtual coin flip. Without additional response capacity, the existing fire companies will reach a point where they will be unavailable to respond to all needs as they may likely be simultaneous out-of-service or on a call in a different part of the community.

Conversely, the penalties are high and extremely visible for either poor fire station location or a lack of one. Adverse effects are felt by the District staff, the District Council, and possibly by the existing taxpayers. With poor location or no additional locations, response times could vary within the District with some areas requiring response from a great distance. In-availability or an out-of-service engine company due to a simultaneous call can become excessive. If a tragedy occurs, the incident would be well publicized. Often, response time is mistakenly referred to for only the first-in unit, and this can be a grave error. Instead, response time must consider *all* the forces necessary to place the incident under control. If the first unit arrives within five minutes but cannot provide the necessary water flow, or perform the needed functions due to a lack of staffing, the five minute response becomes insignificant and irrelevant. Thus, an increase in the number and type of response vehicles is also necessary to match and equip the needed additional staff

The Use of the Fee. The revenues that can be raised from a properly calculated and legally-supported Fire Suppression Facilities, Vehicles and Equipment Impact Fee would be limited to capital costs related to that growth. The fees would be used to assist in bringing the projects to fruition. Conversely, the Fire Suppression Facilities, Vehicles, and Equipment Development Impact Fee receipts would not be used to *repair* the existing fire station or *fully replace* any existing emergency response vehicles. However, DIF revenues could be used to change the use of a structure to add additional capacity, such as the recent relocation of the administrative staff to rented facilities and the reconstruction of that vacated space as expanded living quarters thus allowing an expansion of Station #1 response staff. In effect the District traded one asset, that being administrative office space, for another needed asset, additional living quarters allowing the station some increased space for the emergency response staffs living quarters.

The revenues generated from the Fire Suppression Facilities, Vehicles and Equipment DIF schedule receipts would be limited to one-time capital costs related to that growth consisting of approximately 1,672 dwelling units, 162 commercial lodging and 660,550 square feet of business space (retail/service/office, industrial and Institutional), throughout the District.

The following section identifies the manner in which the District plans to meet the demands of additional calls-for-service generated by new development.

Infrastructure Plan. Additional facilities are planned to come on-line, as needed, as development creates additional demands beyond the capability (volume or calls and distance) of the existing stations. The original 2003 *Master Facilities Plan* identified/planned for the need to reconstruct or expand both existing Station #1 and Station #2 and construct a third (additional) station. It also identified the need for response vehicles for the expanded facilities. However, plans change with time and in

2008 the District staff reconsidered the need for (and staffing of) three stations and developed a different arrangement of response facilities. The limited parcel size of the existing Station #2 and the potential for acquisition of that parcel by CALTRANS for the widening of SR-101 offered a new opportunity.

The proposed fire suppression capital project/acquisitions (see *Master Facilities Plan* included as Appendix C) will be required at General Plan build-out of both the City of Carpinteria and County of Santa Barbara, likely a 30-40 year time span. The proposed fire suppression capital projects are not placed in order of priority in the *Master Facilities Plan*. Priority of construction or acquisition will be based upon the pace and location of actual development as approved by the two previously mentioned land-use authorities. The revised capital expansion plans include:

■ **FD-001, Expand Southerly Station #1 (Carpinteria)** by 2,784 square feet. The 2,784 square foot addition would consist of: 1,392 square foot, single door wide by two vehicle deep response fleet bay and an additional 1,392 square feet of living quarters above that same bay. The facility may need to be a non-contiguous structure. The existing Station #1 can generally serve the existing calls-for-service in the southerly area both adequately and sufficiently. This expansion is required to meet additional demand for service both in the City or a second unit for simultaneous calls-for-service and as a second-in unit throughout the remainder of the District. No additional land is required (or available).

■ **FD-002, Relocate Northerly Station #2 (Summerland)** to a parcel (minimum size of 29,430 square feet) and construct a 5,886 square foot, two-bay wide by two vehicle deep station. One of the four-bay parking spots would have a large hydraulic lift for on-site vehicle maintenance. When not in use it would house a large response vehicle. Approximately 50% of the cost of this project is due to the reconstruction of the existing station in an area consistent with future development and thus 50% would be financed by development impact fees and the remaining 50% of the station cost is expansion and is not appropriate for development impact fee financing. Hopefully the District can acquire a 2.15 acre parcel so that Station #2, the administrative headquarters offices, an EOC facility and a training facility can be located on a single parcel.

■ **FD-003, Construct an Administrative Office** (from the current rented facilities) by acquiring a half acre and constructing 4,000 square feet of office space for management, fire prevention inspection, development processing (construction plan check and inspection) and the incident and personnel records storage functions. Hopefully the opportunity exists to find a 2.15 acre parcel with adequate space to accommodate projects FD-01, FD-03, FD-04 and FD-05. The new administrative office will support the roughly 82.20% of the General Plan build-out demand that currently exists. The

remaining 17.80% has been allocated to new development creating the remaining general plan build-out demand.

■ **FD-004, Construct an Emergency Operations Center (EOC)** that is approximately thirty foot by forty foot open room to be equipped with emergency back-up communications equipment and prepared emergency plans, maps and documents. This facility would need an approximately a tenth of acre parcel and, to maximize management capabilities, should be constructed contiguous to the administrative facility. The EOC facility could be used for District Board meetings, staff meetings, training (see FD-05) and could also be made available to residents in the area for small public meetings such as youth sports organizations, clubs and such. Roughly 82.20% of the general plan build-out calls-for-service demand currently exists. The remaining 82.20% has been allocated to existing development (requiring a separate revenue source such as a tax measure) with the remaining 17.80% allocated to new development.

■ **FD-005, Construct a Training Tower/Drafting Pit** on a one acre parcel. The training facility would consist of a four-story live fire tower for hands-on manipulated training, a drafting pit, pipe trench, possibly an airplane fuselage and other various training apparatus. The addition of a training facility would allow for more coordinated training in a single facility and safer water draft testing. This important component facility is also planned to be located contiguous to the proposed FD-002 Relocated Station #2, administrative headquarters location along with the EOC facility creating a centralized management/Emergency Operations Center/training complex. The EOC facility would serve as the training facility classroom. As an alternative to the District incurring the full construction and maintenance costs at this site, the District will investigate the potential for establishment of a cooperative training facility with a nearby fire district under a joint use agreement. The District has not to date had a dedicated training facility and it will thus support the roughly 82.20% of the ultimate General Plan build-out calls-for-service demand that currently exist, the remaining 17.80% has been allocated to new development. A number of the projects in this list that represent a new capability for the District will have this same 17.80% - 82.2% ratio.

■ **FD-006, Acquire a Type I Engine with Aerial Telesquirt Capacity.** Based upon the anticipated additional 21.7% increase in calls-for-service, a fourth Type I engine/pumper will ultimately be necessary to ensure adequate response capability to the probable simultaneous calls-for-service. This acquisition would allow for two Type I engines to be assigned to each of the northerly and southerly stations. However, given that the remaining development is likely to include both over-height (on small parcels) and over-width buildings, the District will also need to acquire hydraulic lift and aerial fluid stream capability. This Type I engine would be assigned to the station with the most over-height and over wide pad construction within its first-in response area.

■ **FD-07, Acquire a Type III Engine.** Due to development pressing into wild-land interface there will be an increased need for rapid response brush rigs that are better suited for quick response to these wild-land interface areas. Upon acquisition, each of the two stations would have one Type III rapid response brush engine.

■ **FD-008, Acquire a Multi-use Incident Support Vehicle** - This vehicle primarily serves as a coordinated communication center on large scale incidents that require communications with other public agencies such as law enforcement, local public works agencies and other fire agencies. The vehicle or trailer would have high intensity lights that can be aimed for improving the visibility of an involved structure and high speed air bottling capability. This vehicle would also serve as an on-site supply warehouse and hot kitchen/storage canteen for long-term responses.

■ **FD-009, Improve the Wild-land Patrol/Brush Inspection Vehicle.** This existing vehicle, essentially a flat-bed truck, is used for brush inspection and is often assigned to inspect brush areas. The improvement would consist of installing a 100 gallon tank and small pump to allow the firefighter/inspector to respond to any brush fire that may occur while out inspecting brush areas.

The proposed projects and costs are identified on Schedule 3.1 and are detailed in the Master Facilities Plan. The net cost of completing the fire suppression system is a net cost to the District of \$12,030,021, the total of \$14,201,190 less \$2,171,169 in existing Development Impact Fee fund balance and other sources.

The Relationship Between the Use of the Fee and Type of Development Paying the Fee. Fire service response standards extended to new development should be consistent with the fire response currently enjoyed by the District's existing residents and business community by constructing new facilities. To fail to do so would result in the deterioration of the level of service provided both to the existing residents and future citizens and businesses within the Carpinteria-Summerland Fire District boundaries. It follows that it is appropriate to assess future development to contribute additional fire facilities.

To project the impact of future development on fire services, it was first necessary to quantify the current impact on services from each of the land uses within the District. Then, a determination of the costs of future capital facilities necessary to meet this increased demand was made. The following section illustrates the relative impact from each land use on fire services and facilities.

While the majority of the calls-for-service within the Carpinteria-Summerland Fire District were made by citizens from their residences, there were also a good number of calls-for-service generated from business uses, (primarily retail/service/office) within the

District. A survey of each land use and its existing effect on requests for calls-for-service was conducted to project the impact of future development on fire services. Requests for service to public property, such as parks, beaches, open space, highways and other public right-of-way, were excluded thus distributing these calls pro-rata through the requests for service from privately-held property. This is based upon the assumption that all public land or R.O.W. serves privately-held land in some manner.

Table 3-1, following, summarizes an analysis of the number of calls-for-service per year received by the District over a one year period based upon the 2015 NFIRS data⁽¹⁾. The breakdown of calls into the land uses that generated them, divided by the number of developed units (during the same period) generated a "calls-for-service" factor.

Table 3-1
Fire Suppression/Emergency/Medic Calls-for-Service Generated
by DIF Land-use Type
(Over a 12 Month Period)

DIF Land-use Type	Developed Dwellings or Square Feet	Actual Calls For Service Over 12 Months	Total Calls per Dwelling or 1,000 S.F. (KS:F.)
Estate/Detached Dwelling Units	3,900	413	0.132/Unit
Attached Dwelling Units	2,805	325	0.116/Unit
Mobile Home Dwelling Units	868	207	0.238/Unit
Senior Only Units	12	2	0.167/Unit
Commercial Lodging Units	607	67	0.110/Unit
Retail/Service/Office Uses	967,771	239	0.247KSF
Industrial/Manufacturing Uses	1,300,000	30	0.023/KSF
Institutional Uses	1,693,395	31	0.018/KSF

As an example, there were approximately 413 calls-for-service per year that generated a response to one of the 3,900 detached dwelling units (including the estate homes category) in the District. The result indicates that, on average, each detached dwelling will generate approximately 0.132 calls per year. The same analysis was undertaken for the other remaining residential and business land uses. Since these calls-for-service by land use represent an average, they can be used to project the number of additional calls-for-service that could be expected in the future by multiplying the average calls-for-service per residential unit or business square feet by the number of anticipated number of new residential dwellings or business square feet.

Of residential land uses, an attached dwelling unit is slightly less likely to require an emergency fire service response at 0.116 annual responses *per unit*, than a detached dwelling unit at 0.132 annual responses *per unit*. The highest demand generator for residences would be mobile homes (in mobile home park settings) which generate about 0.238 calls-for-service *per unit*, or stated the reverse way, about one call per four mobile homes. Commercial and industrial acre development is shown to generate 0.247 and 0.023 responses *per KSF (1,000 square feet)* of developed land respectively. However, it should be noted that while there appear to be fewer calls to industrial properties, significant training is required to be prepared for business responses, (i.e., mass casualty, trench shoring, hazardous and flammable materials training).

Based on the existing rate of responses by land use, the increased number of fire service responses generated by future residential and business development was extrapolated. This was accomplished by multiplying the average responses per unit or acre, established in Table 3-1, by the number of probable dwelling units, lodging rooms or business square feet. This data is summarized in Table 3-2, following.

Table 3-2
Anticipated Annual Fire Call-for-Service (CFSs) Responses
Generated by Future Development (Rounded)

Land Use	Emergency Calls-for-Service Per Unit	Available Units or S.F.	Additional CFS Responses
Estate Detached Dwelling Units	0.132 Unit	147 Units	19 CFS
Detached Dwelling Units	0.132 Unit	1,219 Units	161 CFS
Attached Dwelling Units	0.116 Unit	131 Units	15 CFS
Mobile Home Dwelling Units	0.238 Unit	102 Units	24 CFS
Senior Only Units	0.167 Unit	73 Units	12 CFS
Commercial Lodging Units	0.167 Unit	162 Units	18 CFS
Retail/Service/Office Uses	0.247 S.F.	196,585 S.F.	49 CFS
Industrial/Manufacturing	0.023 S.F.	65,340 S.F.	2 CFS
Institutional Uses	0.018 S.F.	398,574 S.F.	7 CFS
Total			307 CFS

Resulting Marginal Needs-based DIF Schedule. The adoption of the resulting *Marginal Needs-based DIF schedule*, through General Plan build-out of the two land-use agencies (the City and the County) would contribute a reasonable portion towards the proposed capital facilities expansions, vehicles and equipment listed in Appendix C. Table 3-3, following, indicates the DIF schedule that if adopted, imposed and collected, would generate \$4,262,890 towards for financing the development's portion

Table 3-3
Minimal Needs-based Law Enforcement Facilities, Vehicles
and Equipment Development Impact Costs
by DIF Land-use Type

DIF land-use Type	Allocation of Development Costs	Development Impact Cost Per Unit or Square Foot
Estate Dwelling Units	\$263,827	\$1,796/Unit
Detached Dwelling Units	\$2,235,587	\$1,833/Unit
Attached Dwelling Units	\$208,285	\$1,589/Unit
Mobile Home Units	\$333,255	\$3,266/Unit
Senior Only Units	\$166,628	\$2,282/Unit
Commercial Lodging Units	\$249,941	\$1,543/Unit
Retail/Service/Office Uses	\$680,396	\$3.461/S.F.
Industrial/Manufacturing Uses	\$27,771	\$0.425/S.F.
Institutional Uses	\$97,199	\$0.244/S.F.

The Relationship Between the Need for the Public Facility and the Type of Development Project. The DIF would be collected as the development occurs. Even as the development occurs (i.e. it is in the construction phase), the additional impact is generated immediately as the unfinished structure needs to be served. The DIF would be put to use to expand Station #1, relocate Station #2 and acquire additional emergency response vehicles necessary to respond to those additional calls-for-service, *without reducing the capability of responding to calls-for-service from the existing community.*

The Relationship Between the Amount of the Fee and the Cost of the Portion of the Facility Attributed to the Specific Development Project. It would be rare for any one development to create the need for a full fire station, thus all development will contribute

resources towards a shared fire facility. Upon completion, all development projects that contributed towards the additional facilities and response vehicles will have fire suppression/medic services available from one of the agency's two fire stations as needed.

The current community's commitment has been to establish the existing dual-station capability paid for via past General Fund receipts. To allow future residents to benefit by use of all of the capital needs without contributing additional assets, would be clearly unfair to the existing residents who would experience a reduction in their current LOS. The District has assembled approximately \$14,971,489 in fire suppression/emergency/paramedic assets

The replacement value of the existing fire infrastructure (stations, response fleet and related safety equipment) of the \$14,971,489 represents the current equity investment or *financial commitment* towards fire emergency capability by the existing community. When this figure is distributed over the existing community in the same manner as the future costs, by the land use demands, an investment, or financial "commitment" (or equity for that matter) per unit can be determined. As an example, each detached dwelling unit has invested about \$1,394 into fire emergency response capital. Table 3-4, following, summarizes the distribution of the \$14,971,489 in replacement costs to the existing residents and business owners (Schedule 3.3 details this distribution).

Table 3-4
Existing Fire Suppression Community
Financial Commitment Comparison Data

DIF Land-use Type	Allocation of Financial Commitment	Asset/Equity Investment Per Unit or Square Foot
Estate Dwelling Units	\$391,804	\$1,394/Unit
Detached Dwelling Units	\$5,039,852	\$1,393/Unit
Attached Dwelling Units	\$3,441,047	\$1,227/Unit
Mobile Home Dwelling Units	\$2,191,676	\$2,525/Unit
Senior Only Units	\$21,110	\$1,759/Unit
Commercial Lodging Units	\$709,349	\$1,169/Unit
Retail/Service/Office Uses	\$2,530,481	\$2.615/S.F.
Industrial/Manufacturing Uses	\$317,695	\$0.244/S.F.
Institutional Uses	\$328,175	\$0.194/S.F.

RECOMMENDED IDEVELOPMENT IMPACT FEES

The equity-based costs on Table 3-5 are slightly lower but similar to the minimal-needs based fees as demonstrated in Table 3-4. This indicates that the District has generally been financially able to establish the existing infrastructure in a general proportional manner to the growth of demand as represented by calls-for-service. While Table 3-4 demonstrates a slight dis-proportionality of the current investment as opposed to the demands to be placed on future development, the Minimal Needs-based Impact Costs (Schedule 3.2) is necessary and sufficient to maintain the capabilities of the fire suppression/emergency/paramedic system and would be the most equitable DIF schedule to adopt for the District.

The current community's commitment has been to establish a two-station capability paid for primarily with General Fund Tax receipts. To allow future new residents and businesses to benefit by use of all of the capital needs without contributing additional assets, would be clearly unfair to the existing residents and business owners. Table 3-5, following, summarizes the distribution of the \$14,971,489 in replacement cost to the existing community, (Schedule 3.3 shows it in greater detail).

Estate Residential Dwelling Properties Adjustment. The Carpinteria-Summerland Fire District is experiencing the added demands of particularly large detached dwelling units requiring a response often consisting of four or more engines. A typical detached dwelling unit will require a minimum of three engine response. The six fire fighters from two of the engines would be available for the interior attack while the (at least) three fire fighters from the third engine (or the three engineers) would remain outside of the structure to ensure the safety of the six fire fighters in the interior of the structure maintaining engine pumping management and fire attack planning. Thus it has become necessary to identify a *basic* or maximum size detached dwelling that can be fought properly by a team of six interior attacking fire fighters.

According to the text of Fire Command 1A - Command Principles for Company officers Student Manual, *every fire fighter on scene should be able to supply 80 to 100 gpm.*⁽²⁾ The calculation in Table 3-6 will use 90 gpm as an average. Additionally the cubic feet of a structure (width x depth x height) should be divided by 100, a constant to determine the number of 100 cubic feet increments.⁽³⁾ Thus, three fire fighters would be capable of 270 gallons per minute which covers 27,000 cubic feet divided by twenty feet in average height equals 1,350 square feet of floor space. As a result, the minimum response to a detached dwelling unit, three engines (again, two for interior and one outside), can adequately attack the interior of a 2,700 square foot residence (or less). A 2,700 square foot residential structure, the maximum that can be served by a three engine response team, will thus defined as size of a *basic detached dwelling unit*. Table 3-5 following, demonstrates this.

**Table 3-5
Calculation of Fire-fighting Capacity of a Single Engine
and Identification of a *Basic Detached Dwelling Unit***

Capacity per Fire Fighter Capability (in gallons pumped per minute)	90
Number of Fire Fighters per Responding Engine	3
Gallons per Minute Capability for Three Fire fighters	270
Constant of Cubic Feet Coverage per Gallon Pumped Capability	100
Total Cubic Feet Capability of Three Fire fighters	27,000
Divided by Building Height (average twenty feet)	20
Building Square Feet Capability per Responding Engine	1,350
Engines Attacking Interior of <i>Basic Detached Dwelling Unit</i>	3
Square Foot Size of <i>Basic Detached Dwelling Unit</i>	2,700

Table 3-6 identifies the number of engines required to respond to the various sized *Detached Dwelling* units. Larger dwelling units require a greater (company) fire suppression response.

**Table 3-6
Required Response by Size
of Detached Dwelling Unit**

Detached Dwelling Residence Sizes	Engine Response	Home in Square Feet
Basic Detached Dwelling Unit, 2,700 S.F. or Smaller	3	2,700
Basic Detached Dwelling Unit, 2,701 S.F. to 4,050 S.F.	4	4,050
Basic Detached Dwelling Unit, 4,051 S.F. to 5,400 S.F.	5	5,400
Basic Detached Dwelling Unit, 5,401 S.F. to 6,750 S.F.	6	6,750

The development impact fee that supports a three engine response team is \$1,796 and thus a single additional engine response would be an additional \$599, divided by 1,350 square feet results in an additional amount of \$0.444 per square foot. *This amount of \$0.444 per square foot should also be applied to home expansions over 2,700 square feet.*

Application of Development Impact Fees on Greenhouse Construction. An adjustment is required on the application of the Fire Suppression Facilities, Vehicles and Equipment DIF schedule on the construction of greenhouse-related uses. Typically a greenhouse would be considered an industrial use.

Based upon a previous study of greenhouses, the Carpinteria-Summerland Fire District staff indicated that approximately 10% of the total greenhouse space requirements would likely be accessory buildings similar in construction and call-for-service demand as typical industrial buildings. Accessory buildings generally are buildings where product packing and shipping occurs and may include some physical plant infrastructure such as pumps, ventilation equipment and the like. This assumption has been included for future greenhouse construction also. The back-up states (sic.) that the "Greenhouse Study approval of 2.7 million sq. ft. times the accessory building factor 10 percent equals 270,000 sq. ft. Mitigation fee is applied to accessory buildings".

Such structures are also considered temporary uses, taken down when the property values increases to such a point that final residential dwellings or business-related development occurs. The same holds true for any parcel currently used as agricultural or grazing land. These are quite often, temporary uses.

In order to foster temporary greenhouse DIF application fairness, the report indicated that the fee should be imposed upon a 10% portion of the total proposed greenhouse square feet and the accessory building square feet. If this were not the case, there would be circumstances where someone plans on constructing only greenhouse and would not have an impact fee imposed and someone who plans on constructing only an accessory building and would pay a full impact fee on the proposed square footage. The calculated DIF schedule is intended to apply the impact fee on the construction of accessory buildings as well as actual greenhouse construction. The proper application of the impact fees upon greenhouse is recommended as follows:

Impact Fee Upon the Construction of Greenhouse Construction. Full application of the \$0.425 per square foot fee for industrial land uses but only a limited 10% of the total square footage of the sum of actual greenhouse square foot and accessory building square foot construction. Construction of any commercial building intended for the sales of the products of a greenhouse operation would be imposed at the \$3.461 per square foot Retail/Service/Office land-use rate.

The following table is an example of the construction of a greenhouse expansion. The example consists of the construction of 450,000 square feet of greenhouse, 50,000 square feet of accessory building and a 500 square foot retail sales building. The table 3-7 calculation indicates:

**Table 3-7
Example of Greenhouse Construction Project**

	Industrial	Commercial	Total
Retail Sales Building Square Feet	0	500	500
Accessory Building Square Feet	50,000	0	50,000
Greenhouse Structures Square Feet	450,000	0	450,000
Total Square Feet	500,000	500	500,500
Development Impact Fee/Square Foot	\$0.425	\$3.461	
Full Development Impact Fee	\$212,500	\$1,731	\$214,231
Percent to Be Imposed	10%	100%	
Calculated Development Impact Fee	\$21,250	\$1,731	\$22,981

Should any former greenhouse or greenhouse-related accessory building that has had this DIF schedule imposed and indeed paid the 10% of DIF schedule rate cycle around to a more final use such as residential construction, they would receive a credit of the 10% Greenhouse DIF schedule against the new development DIF calculation in the amount that paid for the greenhouse, accessory building and commercial structures. The owner would have the responsibility to maintain DIF payment records (i.e. the DIF payment receipt).

RECOMMENDED IMPACT FEES

1. Adopt Schedule 3.2, the Minimal Needs-based Development Impact Costs.
2. The District should also adopt the \$0.444/square foot development impact fee to be imposed on any new Estate Detached Dwelling construction (over 2,700 square feet) or on the expansion of any existing detached dwelling over the basic detached dwelling of 2,700 square feet of floor space, per Schedules 3.2.
3. Maintain the application of the 10% Industrial DIF rate upon the construction of greenhouse and greenhouse accessory buildings. Greenhouse retail structures would have the Minimal Needs-based Commercial/Service/office rate applied.

CHAPTER ENDNOTES

1. National Fire Incident Reporting System, NFIRS.
 2. California Fire Service Training and Education System, Second Edition, April 1995. Accredited by the Office of the Stet Fire Marshall, page SM23.2. Published by the Stet Fire Training, Sacramento, California 92853-2034
 3. Ibid, page SN23.1
-

End of Chapter

Schedule 3.1

**Carpinteria-Summerland Fire District
2016-17 Development Impact Fee Calculation
Allocation of Project Cost Estimates
Fire Suppression Facilities, Vehicles & Equipment**

Line #	Project Title	Estimated Cost	Percent Need	Appropriated Dollar Cost	Percent Need	Appropriated Dollar Cost
FD-001	Expand Southerly Station #1 (Carpinteria)	\$1,941,370	82.20%	\$1,595,806	17.80%	\$345,564
FD-002	Relocate Northerly Station #2 (Summerland)	\$5,016,440	50.00%	\$2,508,220	50.00%	\$2,508,220
FD-003	Construct an Administrative Office	\$2,776,180	82.20%	\$2,282,020	17.80%	\$494,160
FD-004	Construct an Emergency Operations Center (EOC)	\$972,530	82.20%	\$799,420	17.80%	\$173,110
FD-005	Construct a Training Tower/Drafting Pit	\$1,748,670	82.20%	\$1,437,407	17.80%	\$311,263
FD-006	Acquire a Type I Engine with Aerial Telesquirt Capacity	\$875,000	82.20%	\$719,250	17.80%	\$155,750
FD-007	Acquire a Type III Engine	\$372,000	50.00%	\$186,000	50.00%	\$186,000
FD-008	Acquire a Multi-use Incident Support Vehicle	\$475,000	82.20%	\$390,450	17.80%	\$84,550
FD-009	Improve the Patrol/Brush Inspection Vehicle	\$24,000	82.20%	\$19,728	17.80%	\$4,272
	Sub-Total General Plan Total New Project Costs	\$14,201,190	69.98%	\$9,938,301	30.02%	\$4,262,890
	LESS:					
	Development Impact Fee Fund Balance	\$171,169	100.00%	\$171,169	0.00%	\$0
	Sale of Land - Station #2	\$2,000,000	100.00%	\$2,000,000	0.00%	\$0
	Other Dedicated Financial Resources	\$0	100.00%	\$0	0.00%	\$0
	Sub-Total Off-Setting Revenues	\$2,171,169	100.00%	\$2,171,169	0.00%	\$0
	Total Net District Project Costs	\$12,030,021	64.56%	\$7,767,132	35.44%	\$4,262,890
						Forward to Schedule 3.2

NOTES:
1. Costs distribution based upon the Fire Department "Calls-for-Service" statistics.

Schedule 3.2

Carpinteria-Summerland Fire District
 2016-17 Development Impact Fee Calculation
 Minimal Needs-based Impact Costs
 Fire Suppression Facilities, Vehicles & Equipment

Proposed Land Use	Potential Development		Call Generation Rate	Anticipated New Calls for Service	Percentage of Additional Service Calls	Allocation of Expansion Costs	Cost Distribution Per Acre	Average Units or Square Feet/Acre	Development Impact Fee per Unit or Square Foot
	Acres	Units							
Estate Dwelling Units	1,403.87	147	0.132	19	6.19%	\$263,827	\$188	0.10	\$1,796 per Unit
Detached Dwelling Units	2,857.01	1,219	0.132	161	52.44%	\$2,235,587	\$782	0.43	\$1,833 per Unit
Attached Dwelling Units	41.79	131	0.116	15	4.89%	\$208,285	\$4,984	3.13	\$1,589 per Unit
Mobile Home Dwellings	12.00	102	0.238	24	7.82%	\$333,255	\$27,771	8.50	\$3,266 per Unit
Senior Assisted Units	2.92	73	0.167	12	3.91%	\$166,628	\$57,064	25.00	\$2,282 per Unit
Commercial Lodging Units	5.40	162	0.110	18	5.86%	\$249,941	\$46,285	30.00	\$1,543 per Unit
Retail/Service/Office Uses	11.28	196,585	0.247	49	15.96%	\$680,396	\$60,306	17,424	\$3,461 per S.F.
Industrial/Manufacturing Uses	12.00	66,340	0.023	2	0.65%	\$27,771	\$2,314	5,445	\$0,425 per S.F.
Institutional Uses (SF)	219.69	398,574	0.018	7	2.28%	\$97,199	\$442	1,814	\$0,244 per S.F.
TOTAL	4,946.27			307	100.00%	\$4,262,890			Total Infrastructure Master Plan Capital Needs

Schedule 3.3

Carpinteria-Summerland Fire District
 2016-17 Development Impact Fee Calculation
 Existing Community Financial Commitment Comparison
 Fire Suppression Facilities, Vehicles & Equipment

Proposed/Land Use	Existing/Development		Call/Generation Rate	Existing Calls for Service	Percentage of Existing Service Calls	Allocation of Infrastructure "Equity"	Distribution of "Equity" per Acre	Average Units of Square Feet/Acre	Current/Financial Commitment per Unit of Square Foot
	Acres	Units							
Estate Dwelling Units	1,403.87	281	0.132	37	2.62%	\$391,804	\$279	0.20	\$1,394 per Unit
Detached Dwelling Units	2,572.14	3,619	0.132	476	33.66%	\$5,039,852	\$1,959	1.41	\$1,393 per Unit
Attached Dwelling Units	332.72	2,805	0.116	325	22.99%	\$3,441,047	\$10,342	8.43	\$1,227 per Unit
Mobile Home Dwellings	100.33	868	0.238	207	14.64%	\$2,191,676	\$21,844	8.65	\$2,525 per Unit
Senior Assisted Units	0.66	12	0.167	2	0.14%	\$21,110	\$31,985	18.18	\$1,759 per Unit
Commercial Lodging Units	17.00	607	0.110	67	4.74%	\$709,349	\$41,726	35.71	\$1,169 per Unit
Retail/Service/Office Uses	156.80	967,771	0.247	239	16.90%	\$2,530,481	\$16,138	6.172	\$2,615 per S.F.
Industrial/Manufacturing Uses	208.00	1,300,000	0.023	30	2.12%	\$317,695	\$1,527	6.250	\$0,244 per S.F.
Institutional Uses (SF)	139.50	1,693,395	0.018	31	2.19%	\$328,175	\$2,353	12,139	\$0,194 per S.F.
TOTAL	4,791.52			1,414	100.00%	\$14,974,489	Total Infrastructure Master Plan Assets		

\$10,934,050	in Fire Suppression Facilities/Assets
\$3,220,300	in Fire Suppression Vehicles/Assets
\$206,520	in Electronic/Computer/Radio Equipment
\$103,150	in Office/Station Furnishings
\$97,130	in Specialty Unit/ Specialty Equipment/Assets
\$65,170	in USAR/ Specialty Equipment/Assets
\$174,000	in Miscellaneous Supplies/Consumable Equipment
\$174,169	in Fire Suppression DIF Fund Balance

Estate Dwelling Units	281	37	0.132
Detached Dwelling Units	3,619	476	0.132
Total	3,900	513	0.132

Appendix A

Summary of Recommendations

RECOMMENDED IMPACT FEES

1. Adopt Schedule 3.2 the Minimal Needs-based Development Impact Costs for development within the District.
2. Adopt the \$0.444 per square foot development impact fee to be imposed on any new Estate Detached Dwelling or Detached Dwelling construction (over 2,700 square feet) or on the expansion of any existing detached dwelling (estate or otherwise) over the basic detached dwelling of 2,700 square feet of floor space, per Schedules 3.2.
3. Continued to apply the Industrial DIF rate upon the construction of greenhouse and greenhouse accessory buildings at an amount of 10% of the structures size. Continue to apply the full *Minimal Needs-based* Commercial/Service/Office DIF schedule on Greenhouse retail structures.

Appendix B
Expanded Land-use Database

Appendix B
Expanded Land-use Database
Carpinteria-Summerland Fire District

LUDA-1

A: Total Land-Use Database	Existing Development		Potential Development		Total General Plan Build-out	
	Acres	# of Units/S.F.	Acres	# of Units/S.F.	Acres	# of Units/S.F.
Estate Dwelling Units	1,471.04	281	1,403.87	147	2,874.91	428
Detached Dwelling Units	2,572.14	3,619	2,857.01	1,219	5,429.15	4,838
Attached Dwelling Units	332.72	2,805	41.79	131	374.51	2,936
Mobile Home Dwellings	100.33	868	12.00	102	112.33	970
Senior Assisted Units	0.66	12	2.92	73	3.58	85
Commercial Lodging Units	17.00	607	5.40	162	22.40	769
Retail/Service/Office Uses (SF)	156.80	967,771	11.28	196,585	168.08	1,164,356
Industrial/Manufacturing Uses (SF)	208.00	1,300,000	12.00	65,340	220.00	1,365,340
Institutional Uses (SF)	139.50	1,693,395	219.69	398,574	359.19	2,091,969
Total - Distric Limits	4,998.19		4,565.96		9,564.15	
Private Residences	4,476.89	7,585	4,317.59	1,672	8,794.48	9,257
Commercial Lodging Rooms	17.00	607	5.40	162	22.40	769
Business Square Feet	504.30	3,961,166	242.97	660,499	747.27	4,621,665

B: Land-use Database within the City of Carpinteria	Existing Development		Potential Development		Total General Plan Build-out	
	Acres	# of Units	Acres	# of Units	Acres	# of Units
Estate Dwelling Units	44.00	88	1.00	1	45.00	89
Detached Dwelling Units	344.30	2,107	1.47	9	345.77	2,116
Attached Dwelling Units	293.90	2,514	13.79	118	307.69	2,632
Mobile Home Dwellings	99.76	848	12.00	102	111.76	950
Senior Assisted Units	0.66	12	2.92	73	3.58	85
Commercial Lodging Units	17.00	607	5.40	162	22.40	769
Retail/Service/Office Uses (SF)	156.80	967,771	11.28	196,585	168.08	1,164,356
Industrial/Manufacturing Uses (SF)	208.00	1,300,000	1.00	17,424	209.00	1,317,424
Institutional Uses (SF)	106.50	1,623,699	1.00	15,246	107.50	
Sub-total - City of Carpinteria	1,270.92		49.86		1,320.79	

C: Land-use Database within the Unincorporated Areas (D, E & F)	Existing Development		Potential Development		Total General Plan Build-out	
	Acres	# of Units	Acres	# of Units	Acres	# of Units
Estate Dwelling Units	1,427.04	193	1,402.87	146	2,829.91	339
Detached Dwelling Units	2,227.84	1,512	2,855.54	1,210	5,083.38	2,722
Attached Dwelling Units	38.82	291	28.00	13	66.82	304
Mobile Home Dwellings	0.57	20	0.00	0	0.57	20
Senior Assisted Units	0.00	0	0.00	0	0.00	0
Commercial Lodging Units	0.00	0	0.00	0	0.00	0
Retail/Service/Office Uses (SF)	0.00	0	0.00	0	0.00	0
Industrial/Manufacturing Uses (SF)	0.00	0	11.00	47,916	11.00	47,916
Institutional Uses (SF)	33.00	69,696	218.69	383,328	251.69	453,024
Sub-total - City of Carpinteria	3,727.27		4,516.10		8,243.37	45,533

Appendix B
 Expanded Land-use Database
 Carpinteria-Summerland Fire District

LUPP-2

D Land-use Database within the Summerland Community Plan	Existing Development		Potential Development		Total General Plan Build-out	
	Acres	# of Units	Acres	# of Units	Acres	# of Units
Estate Dwelling Units	312.14	54	287.87	78	600.01	132
Detached Dwelling Units	475.54	575	819.54	631	1,295.08	1,206
Attached Dwelling Units	2.52	10	0.00	0	2.52	10
Mobile Home Dwellings	0.27	10	0.00	0	0.27	10
Senior Assisted Units	0.00	0	0.00	0	0.00	0
Commercial Lodging Units	0.00	0	0.00	0	0.00	0
Retail/Service/Office Uses (SF)	0.00	0	0.00	0	0.00	0
Industrial/Manufacturing Uses (SF)	0.00	0	0.00	0	0.00	0
Institutional Uses (SF)	0.00	0	156.69	243,936	0.00	0
Sub-total - Summerland CP	790.47		1,264.10		1,897.88	

E Land-use Database within the Toro Canyon Community Plan	Existing Development		Potential Development		Total General Plan Build-out	
	Acres	# of Units	Acres	# of Units	Acres	# of Units
Estate Dwelling Units	827.00	87	827.00	40	1,654.00	127
Detached Dwelling Units	1,285.00	564	1,569.00	226	2,854.00	790
Attached Dwelling Units	36.00	275	28.00	13	64.00	288
Mobile Home Dwellings	0.00	0	0.00	0	0.00	0
Senior Assisted Units	0.00	0	0.00	0	0.00	0
Commercial Lodging Units	0.00	0	0.00	0	0.00	0
Retail/Service/Office Uses (SF)	0.00	0	0.00	0	0.00	0
Industrial/Manufacturing Uses (SF)	0.00	0	11.00	47,916	11.00	47,916
Institutional Uses (SF)	33.00	69,696	62.00	139,392	95.00	209,088
Sub-total - Toro Canyon CP	2,181.00		2,497.00		4,678.00	

F Land-use Database Outside of Any Community Plan	Existing Development		Potential Development		Total General Plan Build-out	
	Acres	# of Units	Acres	# of Units	Acres	# of Units
Estate Dwelling Units	287.90	52	288.00	28	575.90	80
Detached Dwelling Units	467.30	373	467.00	353	934.30	726
Attached Dwelling Units	0.30	6	0.00	0	0.30	6
Mobile Home Dwellings	0.30	10	0.00	0	0.30	10
Senior Assisted Units	0.00	0	0.00	0	0.00	0
Commercial Lodging Units	0.00	0	0.00	0	0.00	0
Retail/Service/Office Uses (SF)	0.00	0	0.00	0	0.00	0
Industrial/Manufacturing Uses (SF)	0.00	0	0.00	0	0.00	0
Institutional Uses (SF)	0.00	0	0.00	0	0.00	0
Sub-total - Other	755.80		755.00		1,510.80	

Appendix C
Master Facilities Plan

**Carpinteria-Summerland Fire District
Master Facilities Plan Project Detail**

Project Title: Expand Southerly Station #1 (Carpinteria)	Infrastructure: Fire Suppression/Medic Services
Submitting Department: Administration	Project Number: FD-001

Project Description:

Expand the existing 9,744 square foot facility with an additional 2,784 square feet of bay/living quarters. The expansion would consist of a 1,392 square foot one bay-wide by two vehicle deep configuration and thus be able to house two additional major-sized response vehicles. There would also be 1,392 square feet of living quarters constructed over the added bay that would create greater individual privacy. There are no current plans to relocate this station.

NOTE: The order in which the proposed improvements are listed on this schedule does not necessarily reflect the order in which the facilities will be constructed or equipment will be acquired.

Justification/Requirement for Project:

This station will continue to be the main facility in the southerly area of the District. Current projections reflect the need to house additional emergency equipment due to increased calls-for-service.

Reference Document:

District management staff capital facilities planning. The District has a "Standards of Coverage" study in progress.

Project Timing:

The timing and scheduling of capital construction or capital outlay acquisition described herein, was not included in the scope of this engagement, thus all project costs default to the "Build-out" column.

Proposed Expenditures	2016-17	2017-18	2018-19	2019-20	2020-21 to 2036-37	Total Cost
Design/Engineering/Admin.	\$0	\$0	\$0	\$0	\$241,160	\$241,160
Land Acquisition/R.O.W.	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$1,461,600	\$1,461,600
Contingency	\$0	\$0	\$0	\$0	\$92,450	\$92,450
Equipment/Other	\$0	\$0	\$0	\$0	\$146,160	\$146,160
Total Cost	\$0	\$0	\$0	\$0	\$1,941,370	\$1,941,370

**Carpinteria-Summerland Fire District
Master Facilities Plan Project Detail**

Project Title: Relocate Northerly Station #2 (Summerland)	Infrastructure: Fire Suppression/Medic Services
Submitting Department: Administration	Project Number: FD-002

Project Description:

Relocate the existing Station #2 to a larger a larger parcel and construct a two bay-wide by vehicles-deep. The bays would require 2,764 square feet leaving 992 square feet for mechanical/storage needs and 2,110 for living quarters. The shifting nature and direction of future development is also a factor in causing the need to relocate this station.

NOTE: The order in which the proposed improvements are listed on this schedule does not necessarily reflect the order in which the facilities will be constructed or equipment will be acquired.

Justification/Requirement for Project:

Initially, the existing parcel has limited time as CALTRANS will require the parcel for any planned widening of SR-101 through the area. Rehabilitation of the aged structure is not an option as the structure would remain earthquake non-compliant and the ceiling is too low to be able to house any of the more modern fire response vehicles. The facility provides fire protection and emergency point of contact for the township of Summerland and more westerly portions of the District. Future projects indicate a need to house additional fire response equipment and increased staffing levels. Hopefully other District facility needs can be accommodated at the same time (See FD-003, FD-004 and FD-005).

Reference Document:

District management staff capital facilities planning. The District has a "Standards of Coverage" study in progress.

Project Timing:

The timing and scheduling of capital construction or capital outlay acquisition described herein, was not included in the scope of this engagement, thus all project costs default to the "Build-out" column.

Proposed Expenditures	2016-17	2017-18	2018-19	2019-20	2020-21 to 2036-37	Total Cost
Design/Engineering/Admin.	\$0	\$0	\$0	\$0	\$528,490	\$528,490
Land Acquisition/R.O.W.	\$0	\$0	\$0	\$0	\$769,910	\$769,910
Construction	\$0	\$0	\$0	\$0	\$3,215,280	\$3,215,280
Contingency	\$0	\$0	\$0	\$0	\$194,790	\$194,790
Equipment/Other	\$0	\$0	\$0	\$0	\$307,970	\$307,970
Total Cost	\$0	\$0	\$0	\$0	\$5,016,440	\$5,016,440

**Carpinteria-Summerland Fire District
Master Facilities Plan Project Detail**

<i>Project Title:</i> Construct an Administrative Office	<i>Infrastructure:</i> Fire Suppression/Medic Services
<i>Submitting Department:</i> Administration	<i>Project Number:</i> FD-003

Project Description:

Acquire land for, design and construct approximately 4,000 square feet of administrative office space for staff, management and incident records keeping, the fire marshal and plan check and inspection staff. Hopefully the EOC identified in FD-004 will also come to fruition as it includes an approximately 1,200 square foot EOC facility that could be used for staff training if constructed contiguous to the administrative building.

NOTE: The order in which the proposed improvements are listed on this schedule does not necessarily reflect the order in which the facilities will be constructed or equipment will be acquired.

Justification/Requirement for Project:

The district administrative and technical staff is currently working out of leased facilities having moved out of the limited Station #1 office making that facility strictly a fire suppression/paramedic response structure. This action created additional living capacity for the existing fire fighters/paramedics. The relocation of the second station would allow for master planning of the remaining required support district facilities (FD-003, FD-004 and Fd-005) at a single location thus allowing for maximum management capability and cross uses.

Reference Document:

District management staff capital facilities planning. The District has a "Standards of Coverage" study in progress.

Project Timing:

The timing and scheduling of capital construction or capital outlay acquisition described herein, was not included in the scope of this engagement, thus all project costs default to the "Build-out" column.

Proposed Expenditures	2016-17	2017-18	2018-19	2019-20	2020-21 to 2036-37	Total Cost
<i>Design/Engineering/Admin.</i>	\$0	\$0	\$0	\$0	\$293,300	\$293,300
<i>Land Acquisition/R.O.W.</i>	\$0	\$0	\$0	\$0	\$420,000	\$420,000
<i>Construction</i>	\$0	\$0	\$0	\$0	\$1,785,350	\$1,785,350
<i>Contingency</i>	\$0	\$0	\$0	\$0	\$107,530	\$107,530
<i>Equipment/Other</i>	\$0	\$0	\$0	\$0	\$170,000	\$170,000
<i>Total Cost</i>	\$0	\$0	\$0	\$0	\$2,776,180	\$2,776,180

**Carpinteria-Summerland Fire District
Master Facilities Plan Project Detail**

Project Title: Construct an Emergency Operations Center (EOC)	Infrastructure: Fire Suppression/Medic Services
Submitting Department: Administration	Project Number: FD-004

Project Description:
Acquire a half an acre for, design and construct approximately 1,200 square feet of Emergency Operations Center (EOC) space. The facility would consist of a 30' by 40' room to be outfitted with emergency communications equipment, maps, and incident emergency plans. There would also be a small general storage room of approximately 300 square feet. The space, when not used for district purposes, including Board meetings, could be made available to the nearby public for small group meetings.

NOTE: The order in which the proposed improvements are listed on this schedule does not necessarily reflect the order in which the facilities will be constructed or equipment will be acquired.

Justification/Requirement for Project:
The District does not currently have a fully designed and dedicated Emergency operations Center (EOC). As the District continues towards City/County general Plan Build-out, such a facility increases in importance. Given the high potential for localized seismic activity (including landslides) routine wild land fires and required coverage of the District's segment of SR-101 (large chain vehicle accidents, fuel/toxic spills), such a facility is imperative.

Reference Document:
District management staff capital facilities planning. The District has a "Standards of Coverage" study in progress.

Project Timing:
The timing and scheduling of capital construction or capital outlay acquisition described herein, was not included in the scope of this engagement, thus all project costs default to the "Build-out" column.

Proposed Expenditures	2016-17	2017-18	2018-19	2019-20	2020-21 to 2036-37	Total Cost
<i>Design/Engineering/Admin.</i>	\$0	\$0	\$0	\$0	\$105,470	\$105,470
<i>Land Acquisition/R.O.W.</i>	\$0	\$0	\$0	\$0	\$126,000	\$126,000
<i>Construction</i>	\$0	\$0	\$0	\$0	\$643,110	\$643,110
<i>Contingency</i>	\$0	\$0	\$0	\$0	\$37,950	\$37,950
<i>Equipment/Other</i>	\$0	\$0	\$0	\$0	\$60,000	\$60,000
Total Cost	\$0	\$0	\$0	\$0	\$972,530	\$972,530

**Carpinteria-Summerland Fire District
Master Facilities Plan Project Detail**

<i>Project Title:</i> Construct a Training Tower/Drafting Pit	<i>Infrastructure:</i> Fire Suppression/Medic Services
<i>Submitting Department:</i> Administration	<i>Project Number:</i> FD-005

Project Description:
Acquire an acre for and construct a training facility over a period of time. No specific or optimum location has been determined at this time, but it is hoped that a site contiguous to the proposed relocation of Station #2 would be available. The main feature of a training facility would be a multi-story training tower for hands-on manipulated training. Ultimate improvements would include a drafting pit, pipe trench and other numerous situation devices or props including potential aircraft response (assuming an aircraft can is donated). As an alternative, the District could use this amounts towards a training facility co-owned (via a join use agreement) with a contiguous or nearby fire district/department.

NOTE: The order in which the proposed improvements are listed on this schedule does not necessarily reflect the order in which the facilities will be constructed or equipment will be acquired.

Justification/Requirement for Project:
Additional development within the area will create additional calls-for-service some of which will involve over-height and over-width structures. The addition of numerous over-height and over-wide buildings (joining the existing stock) require the addition of a hydraulic lift/pumper response vehicle.

Reference Document:
District management staff capital equipment planning. The District has a "Standards of Coverage" study in progress.

Project Timing:
The timing and scheduling of capital construction or capital outlay acquisition described herein, was not included in the scope of this engagement, thus all project costs default to the "Build-out" column.

Proposed Expenditures	2016-17	2017-18	2018-19	2019-20	2020-21 to 2036-37	Total Cost
<i>Design/Engineering/Admin.</i>	\$0	\$0	\$0	\$0	\$119,150	\$119,150
<i>Land Acquisition/R.O.W.</i>	\$0	\$0	\$0	\$0	\$800,420	\$800,420
<i>Construction</i>	\$0	\$0	\$0	\$0	\$739,310	\$739,310
<i>Contingency</i>	\$0	\$0	\$0	\$0	\$34,790	\$34,790
<i>Equipment/Other</i>	\$0	\$0	\$0	\$0	\$55,000	\$55,000
<i>Total Cost</i>	\$0	\$0	\$0	\$0	\$1,748,670	\$1,748,670

**Carpinteria-Summerland Fire District
Master Facilities Plan Project Detail**

<i>Project Title:</i> Acquire a Type I Engine with Aerial Telesquirt Capacity	<i>Infrastructure:</i> Fire Suppression/Medic Services
<i>Submitting Department:</i> Administration	<i>Project Number:</i> FD-006

Project Description:
Acquire a combined engine/aerial response vehicle. In addition to basic Type I engine capabilities, the response engine with hydraulic lift and aerial stream (Telesquirt) capability.

NOTE: The order in which the proposed improvements are listed on this schedule does not necessarily reflect the order in which the facilities will be constructed or equipment will be acquired.

Justification/Requirement for Project:
Additional development within the area will create additional calls-for-service some of which will involve over-height and over-width structures. The addition of numerous over-height and over-wide buildings (joining the existing stock) require the addition of a hydraulic lift/pumper response vehicle.

Reference Document:
District management staff capital facilities planning. The District has a "Standards of Coverage" study in progress.

Project Timing:
The timing and scheduling of capital construction or capital outlay acquisition described herein, was not included in the scope of this engagement, thus all project costs default to the "Build-out" column.

Proposed Expenditures	2016-17	2017-18	2018-19	2019-20	2020-21 to 2036-37	Total Cost
<i>Design/Engineering/Admin.</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Land Acquisition/R.O.W.</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Construction</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Contingency</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Equipment/Other</i>	\$0	\$0	\$0	\$0	\$875,000	\$875,000
<i>Total Cost</i>	\$0	\$0	\$0	\$0	\$875,000	\$875,000

**Carpinteria-Summerland Fire District
Master Facilities Plan Project Detail**

<i>Project Title:</i> Acquire a Type III Engine	<i>Infrastructure:</i> Fire Suppression/Medic Services
<i>Submitting Department:</i> Administration	<i>Project Number:</i> FD-007

Project Description:

Acquire a type III fire engine. The vehicle would be assigned to the proposed relocated/expanded Station #2. The Type III engine is a smaller and lighter and can more easily, access unimproved roads and attack small fires in wild-land interface areas quickly. Emergency response vehicle inventory at both the northerly and southerly stations would include a front-line Type I engine or a Type I with telesquirt capability and a Type III engine.

NOTE: The order in which the proposed improvements are listed on this schedule does not necessarily reflect the order in which the facilities will be constructed or equipment will be acquired.

Justification/Requirement for Project:

Residential dwellings will continue to be constructed closer to wild-land interface areas. The District will need to be able to respond to wild land fires quickly to extinguish fire before they expand into developed areas.

Reference Document:

District management staff capital facilities planning. The District has a "Standards of Coverage" study in progress.

Project Timing:

The timing and scheduling of capital construction or capital outlay acquisition described herein, was not included in the scope of this engagement, thus all project costs default to the "Build-out" column.

Proposed Expenditures	2016-17	2017-18	2018-19	2019-20	2020-21 to 2036-37	Total Cost
<i>Design/Engineering/Admin.</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Land Acquisition/R.O.W.</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Construction</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Contingency</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Equipment/Other</i>	\$0	\$0	\$0	\$0	\$372,000	\$372,000
<i>Total Cost</i>	\$0	\$0	\$0	\$0	\$372,000	\$372,000

**Carpinteria-Summerland Fire District
Master Facilities Plan Project Detail**

<i>Project Title:</i> Acquire a Multi-use Incident Support Vehicle	<i>Infrastructure:</i> Fire Suppression/Medic Services
<i>Submitting Department:</i> Administration	<i>Project Number:</i> FD-008

Project Description:

Acquire an incident operations support vehicle. The vehicle's primary purpose would be as a communications center with capacity to combine the communications needs of several cooperating public safety agencies. Collateral use would include rapid S.C.B.A air bottle filling capability along with aimable high intensity lighting. Additional uses would include a rolling canteen for long term incidents.

Residential dwellings will continue to be constructed closer to wild land interface areas. The District will need to be able to respond to wild land fires quickly to extinguish fire before they expand into developed areas.

Justification/Requirement for Project:

The vehicle is necessary for long-term incidents.

Reference Document:

District management staff capital facilities planning. The District has a "Standards of Coverage" study in progress.

Project Timing:

The timing and scheduling of capital construction or capital outlay acquisition described herein, was not included in the scope of this engagement, thus all project costs default to the "Build-out" column.

Proposed Expenditures	2016-17	2017-18	2018-19	2019-20	2020-21 to 2036-37	Total Cost
<i>Design/Engineering/Admin.</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Land Acquisition/R.O.W.</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Construction</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Contingency</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Equipment/Other</i>	\$0	\$0	\$0	\$0	\$475,000	\$475,000
<i>Total Cost</i>	\$0	\$0	\$0	\$0	\$475,000	\$475,000

**Carpinteria-Summerland Fire District
Master Facilities Plan Project Detail**

<i>Project Title:</i> Improve the Patrol/Brush Inspection Vehicle	<i>Infrastructure:</i> Fire Suppression/Medic Services
<i>Submitting Department:</i> Administration	<i>Project Number:</i> FD-009

Project Description:
The improvement consists of adding a 100 gallon tank and pump system to the existing stake bed inspection utility truck used by the wild-land patrol/brush inspector.

Residential dwellings will continue to be constructed closer to wild-land interface areas. The District will need to be able to respond to wild land fires quickly to extinguish fire before they expand into developed areas.

Justification/Requirement for Project:
The existing vehicle is used for inspecting wild land areas for enforcement of brush removing requirements. The officer in charge of this responsibility travels through wild land interface areas and would afford a more immediate fire response capability when this officer is in the field.

Reference Document:
District management staff capital facilities planning. The District has a "Standards of Coverage" study in progress.

Project Timing:
The timing and scheduling of capital construction or capital outlay acquisition described herein, was not included in the scope of this engagement, thus all project costs default to the "Build-out" column.

Proposed Expenditures	2016-17	2017-18	2018-19	2019-20	2020-21 to 2036-37	Total Cost
<i>Design/Engineering/Admin.</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Land Acquisition/R.O.W.</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Construction</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Contingency</i>	\$0	\$0	\$0	\$0	\$0	\$0
<i>Equipment/Other</i>	\$0	\$0	\$0	\$0	\$24,000	\$24,000
<i>Total Cost</i>	\$0	\$0	\$0	\$0	\$24,000	\$24,000

End of Report



PRICE, POSTEL & PARMA LLP

Counsellors at Law

200 East Carrillo Street, Suite 400
Santa Barbara, CA 93101-2190

Mailing Address: P.O. Box 99
Santa Barbara, CA 93102-0099

www.ppplaw.com

Ph (805) 962-0011 Fax (805) 965-3978

E-mail: cg@ppplaw.com

Timothy E. Metzinger
Shereef Moharram
Craig A. Parton
Kenneth J. Pontifex
Douglas D. Rossi
J. Terry Schwartz
Peter D. Slaughter
David W. Van Horne
C.E. Chip Wullbrandt
Sam Zodeh

CAMERON PARK OFFICE
3330 Cameron Park Drive, Suite 100
Cameron Park, CA 95682-7652
Ph (805) 962-0011
Fax (805) 965-3978

Todd A. Amspoker
Susan M. Basham
Kristen M. R. Blabey
Shannon D. Boyd
Timothy M. Cary
Melissa J. Fassett
Ian M. Fisher
Arthur R. Gaudi
Cameron Goodman
Christopher E. Haskell
James H. Hurley, Jr.
Eric P. Hvolboll
Drew Maley
Mark S. Manion
Steven K. McGuire

Our File Number:
12068-23

October 16, 2017

VIA HAND DELIVERY

Mr. Jerry F. Czuleger
Office of the County Counsel
County of Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

Re: Carpinteria-Summerland Fire Protection District – 2017 Fire Protection
Mitigation Fees Annual Review – Exhibit D: DIF Calculation and Nexus Report

Dear Mr. Czuleger:

Per your instructions, please find enclosed eight copies of Exhibit D to the District's 2016 Fire Protection Fees Annual Review, double sided, three hole punched and stapled. Thank you, and please contact me if you have any questions or concerns.

Yours very truly,

Cameron Goodman
for PRICE, POSTEL & PARMA LLP

Enclosures



PRICE, POSTEL & PARMA LLP

Counsellors at Law

200 East Carrillo Street, Suite 400
Santa Barbara, CA 93101-2190

Mailing Address: P.O. Box 99
Santa Barbara, CA 93102-0099

www.ppplaw.com

Ph (805) 962-0011 Fax (805) 965-3978

E-mail: cg@ppplaw.com

Timothy E. Metzinger
Shereef Moharram
Craig A. Parton
Kenneth J. Pontifex
Douglas D. Rossi
J. Terry Schwartz
Peter D. Slaughter
David W. Van Horne
C.E. Chip Wullbrandt
Sam Zodeh

CAMERON PARK OFFICE

3330 Cameron Park Drive, Suite 100
Cameron Park, CA 95682-7652
Ph (805) 962-0011
Fax (805) 965-3978

Todd A. Amspoker
Susan M. Basham
Kristen M. R. Blabey
Shannon D. Boyd
Timothy M. Cary
Melissa J. Fassett
Ian M. Fisher
Arthur R. Gaudi
Cameron Goodman
Christopher E. Haskell
James H. Hurley, Jr.
Eric P. Hvolbøll
Drew Maley
Mark S. Manion
Steven K. McGuire

Our File Number:
12068-23

October 16, 2017

VIA HAND DELIVERY

Mr. Jerry F. Czuleger
Office of the County Counsel
County of Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

Re: Carpinteria-Summerland Fire Protection District – 2017 Fire Protection
Mitigation Fees Annual Review – Exhibit D: DIF Calculation and Nexus Report

Dear Mr. Czuleger:

Per your instructions, please find enclosed eight copies of Exhibit D to the District's 2016 Fire Protection Fees Annual Review, double sided, three hole punched and stapled. Thank you, and please contact me if you have any questions or concerns.

Yours very truly,

Cameron Goodman
for PRICE, POSTEL & PARMA LLP

Enclosures

