



**BOARD OF SUPERVISORS  
AGENDA LETTER**

**Agenda Number:**

**Clerk of the Board of Supervisors**  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Department Name:** Carpinteria-Summerland  
FPD (Independent  
Special District)  
**Department No.:** 890  
**For Agenda Of:** 1/17/17: Set Hearing  
2/7/17: 1st Reading  
2/14/17: 2nd Reading  
**Placement:**  
**Estimated Tme:** 15 minutes on 2/7/17  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Ray Navarro, Fire Chief, (805) 566-2450  
Director(s) Carpinteria-Summerland Fire Protection District  
Dennis Bozanich, Deputy County Executive Officer, (805) 568-3403  
**SUBJECT:** Carpinteria-Summerland Fire Protection District Fire Protection Mitigation Fee  
and Amendments to Chapter 15 of the County Code

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**County Counsel Concurrence**

As to form: Yes

Other Concurrence: N/A

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

That the Board of Supervisors:

On January 17, 2017, set a public hearing on the Departmental Agenda for February 7, 2017;

On February 7, 2017:

- a. Approve the introduction (first reading) of an Ordinance amending Chapter 15 of the Santa Barbara County Code by amending Article IIIA, Section 15-68 (Attachment 2);
- b. Read the title and waive further reading of the Ordinance; and
- c. Continue the hearing to the administrative agenda of February 14, 2017.

On February 14, 2017:

- i. Adopt and approve a Resolution adjusting the Carpinteria-Summerland Fire Protection District Fire Protection Mitigation Fee (Attachment 1);
- ii. Consider and approve the adoption (second reading) of an Ordinance amending Chapter 15 of the Santa Barbara County Code by amending Article IIIA, Section 15-68 (Attachment 2); and

- iii. Find that this action is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of California Environmental Quality Act (CEQA) and Notice of Exemption because there is no possibility that the activity in question may have a significant effect on the environment (Attachment 3).

**Background:**

AB 1600, passed into law in 1989, allows for government agencies to impose Development Impact Fees (DIF). The law was codified in Government Code Section 66000 et seq., also referred to as the Mitigation Fee Act. In 2003, the County of Santa Barbara and the City of Carpinteria adopted ordinances imposing Fire Protection Mitigation Fees on any new development within the Carpinteria-Summerland Fire Protection District. The County Ordinance is codified in Chapter 15, Article IIIA, of the County Code and the fees are imposed by the County for the benefit of the Fire District.

AB 1600 requires that projects that are to be financed with DIF be identified in a Master Facilities Plan. Periodic review and adjustments to the DIF schedule is appropriate and warranted in order to ensure that the Fire District collects sufficient funds to construct and purchase additional facilities and equipment to serve new residential and commercial development. A Development Impact Fee Nexus Calculation Report was prepared in 2008 during which time the DIF schedule was updated based on the information contained in the Master Facilities Plan current at that time. The Fire District Board reviewed, amended, updated and adopted a new Master Plan in February of 2009 reflecting a new direction. This Master Plan enumerated nine proposed projects that are designed to address the continuing changes related to the levels of service and the demands created by new residential and business development.

**Discussion:**

As required by Government Code Section 66002 annual reviews of the estimated costs for constructing public facilities must be completed and the DIF schedule is adjusted by the percent listed in the Engineering News Record Construction Cost Index. The last adjustment in 2015 was in the amount of an increase of 2.1%. The 2016 proposed DIF schedule contained herein is presented in lieu of the Cost Index review and is a recommendation to increase the DIF to provide coincidence with information contained in the 2009 Master Facilities Plan. The revised Master Plan was provided as the basis for the current Development Impact Fee (DIF) Nexus Calculation Report prepared by Revenue and Cost Specialist, LLC which is being submitted for your review and adoption. The law requires that a portion of the Nexus Report be presented as a proportional analysis which is intended to recognize and reconcile the difference between the Fire Board's desired level of service (LOS) required for new development with that of the actual level of service provided to the existing community. The Report contains the analysis for fee computation for residential as well as commercial development.

The Development Impact Fee (DIF) Nexus Calculation Report contains two modifications of note. The schedule is amended by the addition of a construction category of Senior Assisted Living Units and a construction classification of Institutional Units. These categories generate a unique impact on the level of service which is not identified by the category commercial lodging (hotels, motels and apartments). The second item of note is the change to the DIF for Mobile Home Dwellings. This category, while not having a significant change in terms of number of new units, has shown a history of a very high rate of calls for service relative to all other categories except businesses- refer to the "Call Generation Rate" listed in Schedule 3.2 (Exhibit B).

The current Santa Barbara County Code, Article IIIA, Section 15-68 limits the fee to be assessed based on the zoning classification of the property. Minor revisions are necessary to allow collection of fees based on the classifications of properties set forth in the Report.

**Fiscal and Facilities Impacts:**

Budgeted: N/A

**Fiscal Analysis:**

Narrative: In accordance with the statutory requirements for the implementation of the impact fee, proceeds from the fees will be deposited into a separate accounting fund with interest earnings accruing to the fund.

**Special Instructions:**

1. The Clerk of the Board shall, at least 14 days before the hearing, mail out notice of the time and place of the hearing to any interested party who files a written request with the local agency for mailed notice of the meeting on new or increased fees or service charges, including a general explanation of the matter to be considered, and a statement that the data required by this section is available. The Clerk of the Board shall, at least 10 days prior to the hearing, make available to the public the Development Impact Fee Calculation and Nexus Report. The Clerk of the Board shall publish notice consistent with Government Code Section 6062a.
2. Upon approval and execution by the Board of Supervisors, the Clerk of the Board shall send a copy of the signed Resolution, Ordinance, and minute order to:
  - Fire District, attention Ed Foster
  - County Executive Office, attention Dennis Bozanich
  - Auditor-Controller, attention Betsy Schaffer

**Attachments:**

Attachment 1 – Resolution to adjust the Carpinteria-Summerland Fire Protection District Fire Protection Mitigation Fee

Exhibit A – 2016-17 Proposed Fire Protection Development Impact Fee Schedule

Exhibit B – Development Impact Fee Calculation and Nexus Report and Master Facilities Plan for the Carpinteria-Summerland Fire District

Attachment 2 – Ordinance Amendment

Attachment 3 – CEQA Notice of Exemption

**Authored by:**

Ed Foster, Fire Marshall, 566-2451

Dennis Bozanich, Deputy County Executive Officer, 568-3403

**cc:** Ray Navarro, Fire Chief, 566-2450