SANTA BARBARA COUNTY FIRE DEPARTMENT

FIRE IMPACT FEE NEXUS STUDY

SEPTEMBER 2014
FINAL REPORT

PREPARED BY:
SCIConsultingGroup
4745 MANGLES BOULEVARD
FAIRFIELD, CA 94534
PHONE 707.430.4300
FAX 707.430.4319
www.sci-cg.com

(This page intentionally left blank)

ACKNOWLEDGEMENTS

This Fire Impact Fee Nexus Study was prepared by SCI Consulting Group ("SCI") under contract with the Santa Barbara County Fire Department ("Department"). The work was accomplished under the general direction of Michael Dyer, Fire Chief of the Santa Barbara County Fire Department.

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

Diane Sauer, Santa Barbara County Fire Department
Deputy Chief Eric Peterson, Santa Barbara County Fire Department
Scot Alderete, Santa Barbara County Fire Department
Santa Barbara County Assessor's Office
Santa Barbara County Association of Governments

(This page intentionally left blank)

TABLE OF CONTENTS

EXECUTIVE SUMMARY 1
INTRODUCTION 1
SUMMARY OF GENERAL FINDINGS 3
SUMMARY OF GENERAL RECOMMENDATIONS 4
DETERMINATION OF EXISTING DEVELOPMENT 6
SERVICE POPULATION 6
STRUCTURAL AREA 6
FIRE FACILITIES DEMAND FACTOR 7
EXISTING FIRE FACILITIES DEMAND EDUS 9
DETERMINATION OF EXISTING FIRE PROTECTION FACILITIES 10
DETERMINATION OF THE FIRE IMPACT FEE 11
FIRE FACILITIES STANDARD 11
RESIDENTIAL FIRE IMPACT FEES 12
NONRESIDENTIAL FIRE IMPACT FEES 13
PROJECTED FIRE IMPACT FEE REVENUE 15
NEXUS FINDINGS 16
FEE PROGRAM IMPLEMENTATION AND ADMINISTRATION 18
ADOPTION REQUIREMENTS 18
ACCOUNTING REQUIREMENTS 18
ANNUAL REPORTING REQUIREMENTS 18
FIVE-YEAR REPORTING REQUIREMENTS 19
ANNUAL INFLATIONARY ADJUSTMENT 19
FIRE IMPACT FEE CREDIT 20
APPENDICES 21
APPENDIX A – MAPS OF SANTA BARBARA COUNTY FIRE DEPARTMENT 22
APPENDIX B – ESTIMATE OF CURRENT EMPLOYEE SERVICE POPULATION 24
APPENDIX C – DWELLING UNIT OCCUPANCY FACTORS 25
APPENDIX D – FIRE SYSTEM INVENTORY AND REPLACEMENT COST ESTIMATES 26

LIST OF FIGURES

FIGURE 1 – SUMMARY OF CURRENT TOTAL FIRE IMPACT FEES 3
FIGURE 2 – SUMMARY OF PROPOSED DEPARTMENT-WIDE FIRE IMPACT FEES 4
FIGURE 3 – FIRE FACILITIES DEMAND FACTOR 8
FIGURE 4 – EXISTING DEMAND EDUS 9
FIGURE 5 – ESTIMATED VALUE OF EXISTING FIRE SYSTEM FACILITIES 10
FIGURE 6 – FIRE FACILITIES STANDARD 11
FIGURE 7 – PROPOSED RESIDENTIAL FIRE IMPACT FEES 12
FIGURE 8 – PROPOSED NONRESIDENTIAL FIRE IMPACT FEES 14
FIGURE 9 – PROJECTED FIRE IMPACT FEE REVENUE 15
FIGURE 10 – ESTIMATE OF CURRENT EMPLOYEE SERVICE POPULATION 24
FIGURE 11 – DWELLING UNIT OCCUPANCY FACTORS 25
FIGURE 12 – EXISTING LAND INVENTORY 26
FIGURE 13 – EXISTING FIRE STATION INVENTORY 27
FIGURE 14 – APPARATUS AND EQUIPMENT INVENTORY 28

EXECUTIVE SUMMARY

INTRODUCTION

The Santa Barbara County Fire Department ("Department") provides first-responder fire protection services countywide except to the Cities of Guadalupe, Lompoc, Santa Barbara and Santa Maria; the Carpinteria-Summerland Fire Protection District; the Montecito Fire Protection District and Vandenberg Air Force Base. Specifically, the Department's services include fire prevention and suppression; emergency medical response and transport; rescue and hazardous materials response.

Currently, the County of Santa Barbara ("County") imposes "fire protection mitigation fees" on all new development within the Department's service area in the amount of $0.20 per square foot for non-sprinklered structures and $0.10 per square foot for sprinklered structures. (Section 15-48 et seq.). Established in 1996, these fire impact fees are outdated and insufficient to mitigate the impact of new development. These fees have never been adjusted for inflation and only include fire apparatus and equipment costs. Additionally, the County, on behalf of the Department, also imposes fire facility impact fees on new development within the Orcutt Community Plan (Section 15-72 et seq.) and the Goleta Community Plan (Section 15-79.20 et seq.).

This Fire Impact Fee Nexus Study ("Nexus Study") was prepared pursuant to the Mitigation Fee Act ("Act") as found in Government Code § 66000 et seq. The purpose of this Nexus Study is to establish the legal and policy basis for the collection of new fire impact fees ("fees") on new residential and nonresidential development within the Department's service area. As growth occurs, fire impact fee revenue will be used to expand the Department's fire protection facilities, apparatus and equipment so the Department can maintain its existing level of service. The Act does not allow for fee revenue to be used for Department staffing, maintenance or other operational costs. The proposed fire impact fee program would replace the three aforementioned current fire impact fee programs.

In order to impose such fees, this Nexus Study will demonstrate that a reasonable relationship or "nexus" exists between new development that occurs within the Department's service area and the need for fire protection facilities, apparatus and equipment as a result of new development. More specifically, this Nexus Study will present findings in order to meet the procedural requirements of the Mitigation Fee Act, also known as AB 1600, which are as follows:

1. Identify the purpose of the fee.

2. Identify the use to which the fee is to be put.
3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed ("benefit relationship").
4. Determine how there is a reasonable relationship between the need for the fire facilities and the type of development project on which the fee is imposed ("impact relationship").
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed ("proportional relationship").

To determine the Department's fire impact fees consistent with these procedural requirements, this Nexus Study utilizes an existing facility standard methodology. Under this method, the Department's ratio of existing fire protection facilities, apparatus and equipment to existing development establishes the standard for determining new development's fair share of the cost to expand the Department's fire system as growth occurs. Existing development is determined based on the assumption that 50 percent of the need and demand for fire service (and associated facilities, apparatus and equipment) is related to the persons (residents or employees) and the other 50 percent of the need is related to the structural area (i.e. living area or nonresidential building area) in which they live or work. The value of the Department's existing fire system is determined using the replacement cost of the Department's existing inventory of fire protection facilities, apparatus and equipment. These costs are then applied to seven land use categories in proportion to the need they create for fire protection and emergency response services.

SUMMARY OF GENERAL FINDINGS

1. The County of Santa Barbara ("County"), on behalf of the Department, currently imposes Department-wide "fire protection mitigation fees" in the amount of $0.20 per square foot for non-sprinklered structures and $0.10 per square foot for sprinklered structures. Established in 1996, these fees are outdated and insufficient to mitigate the impact of new development. These fees have never been adjusted and only include fire apparatus and equipment costs. Additionally, the County, on behalf of the Department, also imposes "development impact mitigation fees" for fire protection facilities for two planning areas within the Department's services area.

FIGURE 1 – SUMMARY OF CURRENT TOTAL FIRE IMPACT FEES

	Department Sevice Area				
Land Use Category	Unincorp. Area	City of Buellton	City of Solvang	Goleta Planning Area [1,2]	Orcutt Planning Area [2]
Residential Development			Per Sq. Ft.		
Single Family Residential	$0.10	$0.10	$0.10	$0.56	$0.56
Other Residential	$0.10	$0.10	$0.10	$0.75	$0.69
Nonresidential Development			Per Sq. Ft.		
Retail Commercial	$0.10	$0.10	$0.10	$0.70	$0.68
Industrial	$0.10	$0.10	$0.10	$0.94	$0.92

Notes:

[1] The Goleta Planning Area includes the City of Goleta and the surrounding unincorporated area.

[2] For comparison purposes, the fees shown include the Department-wide service area fee for apparatus and equipment only of $0.10 per square foot of sprinklered area and reflect average living areas of 1,841 square feet for a single family home and 978 square feet for an other residential unit.

2. Department-wide fire impact fees for facilities, apparatus and equipment are needed to ensure that the Department can adequately expand its fire protection facilities, apparatus and equipment needed for the resident and employee growth and structural area created by new development.

3. A reasonable relationship or "nexus" exists between new development in the Department's service area and the need for additional fire protection facilities, apparatus and equipment as a result of new development.

4. The proposed department-wide fire impact fee is consistent with the policies of the Santa Barbara County General Plan.

SUMMARY OF GENERAL RECOMMENDATIONS

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

1. The Department should establish new Department-wide fire impact fees to fairly allocate the costs of providing fire protection facilities, apparatus and equipment to new development. The following fire impact fees for the Department are proposed:

FIGURE 2 – SUMMARY OF PROPOSED DEPARTMENT-WIDE FIRE IMPACT FEES

Land Use Category	Proposed Department-wide Fire Impact Fees
Residential Development	Per Living Area Square Feet
Single Family Housing	$0.59
Other Residential Housing	$0.75
Nonresidential Development	Per Building Square Feet
Retail / Commercial	$0.77
Office	$0.94
Industrial	$0.71
Warehouse / Distribution	$0.52
Agricultural	$0.35

2. Since only Cities and Counties have authority to impose fees as a condition of project approval, the Department's proposed fire impact fees must be adopted by the Santa Barbara County Board of Supervisors and the respective City Councils of Buellton, Goleta and Solvang on behalf of the Department.
3. The Department's new fire impact fees should be adopted and implemented in accordance with the applicable provisions of the Mitigation Fee Act (Government Code § 66000 et al.).
4. The Department's new fire impact fee program should be administered in accordance with Government Code § 66006 and other applicable provisions of the Mitigation Fee Act.

5. The cost estimates presented in this Nexus Study are in 2014 dollars. The ordinance and/or resolution establishing the new Department-wide fire impact fees should include a provision for annual inflationary adjustments based on a Department review of an appropriate construction cost index.
6. The Department should periodically conduct a review of facility, apparatus and equipment costs and building trends within the Department. If costs change significantly in either direction, this Nexus Study should be updated and the fire impact fees adjusted accordingly.

DETERMINATION OF EXISTING DEVELOPMENT

The Department serves both residences and businesses throughout their service area. As such, the demand for the Department's fire protection services and associated fire protection facilities, apparatus and equipment is measured by its service population and the structures it protects. This section will first determine the service population and structural area within the Department's service area. This data will be used to establish a fire facilities demand factor for the various residential and nonresidential land uses within the Department's service area, which in turn will be used to determine existing development's total fire facilities demand.

SERVICE POPULATION

The Department provides first-responder fire protection services countywide except to the Cities of Guadalupe, Lompoc, Santa Barbara and Santa Maria and the Carpinteria-Summerland Fire Protection District, the Montecito Fire Protection District and Vandenberg Air Force Base.[1] The Department currently serves an estimated total population of 158,854 which includes 148,208 residents in households and 10,646 in group quarters. For the purpose of this Nexus Study, the population in group quarters is accounted for in the nonresidential population. The resident population estimate is based on figures from the 2010 Census for the Department's service area and adjusted by annual growth rates provided by the California Department of Finance.

For nonresidential development, it is estimated that there are approximately 58,200 employees. Current employment is based on May 2014 employment figures provided by the California Employment Development Department ("EDD") for the cities and census-designated places closely approximating the service area of the Department.[2]

STRUCTURAL AREA

The Department provides fire protection to approximately 57,098 occupied and vacant housing units and approximately 24.7 million square feet of nonresidential building area. Estimated total housing units are based on figures from the 2010 U.S. Census for the Department service area and adjusted by annual growth rates provided by the California Department of Finance. Nonresidential building area is based upon an average employment density assumption of 2.36 employees for every 1,000 square feet.

[1] Maps of the Department's service areas are provided in Appendix A.
[2] Current employment by city or census-designated place is provided in Appendix B.

FIRE FACILITIES DEMAND FACTOR

To determine the relative demand for fire facilities for various land uses, this Nexus Study relies on equivalent dwelling unit ("EDU") factors to compare fire facilities demand across various residential and nonresidential land uses. For purposes of this Nexus Study, it is assumed that 50 percent of the demand for fire protection and emergency response services is related to the persons (residents or employees) and the other 50 percent of the need is to protect the structural area (living area or nonresidential building area) in which the persons live or work. The equivalent dwelling unit ("EDU") is also used to convert the nonresidential building area to a residential dwelling unit value. This approach allows for the cost of fire protection facilities, apparatus and equipment to be fairly apportioned among residential and nonresidential land uses.

Figure 3 on the following page shows the calculation of the fire facilities demand factor for seven land use categories. The land use categories are expressed per square feet of living area or building area. By this measure, for example, one single-family home creates the demand for Department's fire facilities, apparatus and equipment equal to 710 square feet of retail commercial building area.

FIGURE 3 – FIRE FACILITIES DEMAND FACTOR

Land Use Category	Residents per Unit / Employees per 1,000 Sq. Ft. [1]	Persons per Unit EDU	Persons Demand Factor [2]	Structural Area per Unit (sq. ft.) [3]	Structural Area per Unit EDU	Structural Area Demand Factor	Fire Facilities Demand Factor
Calc	a	b = a / 2.91	c = b * 50%	d	e = d / 1,841	f = e * 50%	g = c + f
Single Family Residential	2.91	1.00	0.50	1,841	1.00	0.50	1.00
Other Residential	2.42	0.83	0.42	977	0.53	0.27	0.68
Residential	2.77	0.95	0.48	1,595	0.87	0.43	0.91
Retail / Commercial	2.56	0.88	0.44	1,000	0.54	0.27	0.71
Office	3.47	1.19	0.60	1,000	0.54	0.27	0.87
Industrial	2.28	0.78	0.39	1,000	0.54	0.27	0.66
Warehouse / Distribution	1.23	0.42	0.21	1,000	0.54	0.27	0.48
Agricultural	0.33	0.11	0.06	1,000	0.54	0.27	0.33
Nonresidential	2.36	0.81	0.41	1,000	0.54	0.27	0.68

Source: Santa Barbara County Assessor's Office; Southern California Association of Governments and U.S. Census Bureau

Notes:

[1] Residents per unit is based on census data from the 2010 U.S. Census. All nonresidential density figures (except Agriculture) are from 2001 "Employment Density Study" prepared by The Natelson Company, Inc. for the Southern California Association of Governments expressed in terms of the number of employees per 1,000 square feet of building area. The density figure for Agriculture is from the 2004 "Employment Density in the Puget Sound Region" report prepared by E.K. Pflum for the University of Washington.

[2] The persons weighting factor represents the use of fire protection facilities by the people occupying a structure.

[3] Average housing unit size per square foot are based on July 2014 assessor's roll from the Santa Barbara County Assessor's Office. Nonresidential density is based on a "per 1,000 square feet of building area" basis.

EXISTING FIRE FACILITIES DEMAND EDUS

Figure 4 below calculates the Department's existing demand EDUs based on the total number of housing units and estimated nonresidential building area within the Department. As shown, total demand EDUs for the Department is 68,579. Existing demand EDUs represents the level of existing development served by the Department's existing facilities.

FIGURE 4 – EXISTING DEMAND EDUS

Land Use Categories	Housing Units and 1,000 Sq. Ft. of Building Area [1]	Fire Facilities Demand Factor [2]	Existing Demand EDUs
Calc	a	b	c = a * b
Single Family Residential	40,570	1.00	40,570
Other Residential	16,528	0.68	11,239
Nonresidential [1]	24,661	0.68	16,769
Total	81,759		68,579

Source: U.S. Census Bureau: California Employment Development Department; and SCI Consulting Group

Notes:

[1] Total housing units are from Figure 11. Nonresidential development assumes 2.36 employees per 1,000 square feet and 58,200 employees or 24,661 nonresidential development units.

[2] See Figure 3.

DETERMINATION OF EXISTING FIRE PROTECTION FACILITIES

The next step in determining the Department's existing fire facilities standard is to calculate the replacement cost of the Department's fire protection facilities, apparatus and equipment. Figure 5 below presents a summary of replacement cost (in 2014 dollars) for the Department's existing fire facilities (land and fire stations), apparatus (engines and special vehicles) and equipment. The detailed inventory and estimated replacement cost for each is provided in Appendix D.

The estimated value of the Department's inventory is based on unit cost assumptions provided by the Department. Estimated land value was based on market research conducted by SCI Consulting Group on comparable properties on the market at the time of the Nexus Study. Fire station replacement costs are based on construction cost estimates from the Engineering News and Record Square Foot Costbook, 2013 Edition for fire station construction in the greater Los Angeles area.

As shown below, the estimated value of the Department's existing fire protection facilities is approximately $74.5 million.

FIGURE 5 – ESTIMATED VALUE OF EXISTING FIRE SYSTEM FACILITIES

Fee Components	Total Replacement Costs [1]
Land	$10,649,210
Buildings	$38,561,030
Apparatus / Equipment	$25,289,701
Total Fire System Facilities	$74,499,941

Source: Santa Barbara County Fire Department

Notes:

[1] See Appendix D for more detail.

DETERMINATION OF THE FIRE IMPACT FEE

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

FIRE FACILITIES STANDARD

The Department's ratio of existing fire facilities to existing development establishes the standard for determining new development's fair share of the cost to expand the Department's fire facilities as growth occurs. As shown in figure 6 below, this standard is represented by the existing fire system facility value of $1,086.35 per demand EDU.

FIGURE 6 – FIRE FACILITIES STANDARD

Existing Fire System Facilities [1]	$74,499,941
Existing Demand EDUs [2]	68,579
Fire Facilities Standard	**$1,086.35**

Notes:

[1] See Figure 5.

[2] See Figure 4.

RESIDENTIAL FIRE IMPACT FEES

Since residential land uses have varying dwelling unit occupancies and living area, the residential fire impact fees are expressed on a "per square footage" basis for the following two residential land use categories:

- "Single Family Residential" means detached and attached one-family dwelling units; and
- "Other Residential" includes multi-family residential, mobile homes and other housing that is not Single Family Residential.

Figure 7 below presents the calculation of the proposed residential fire impact fees. As shown, the cost per unit is determined by multiplying the fire facility standard by their respective fire facilities demand factor. The cost per unit is then divided by the average structural area (living area) per unit to determine the fee per square foot. As shown, the proposed fees for single-family residential construction and other residential construction are $0.59 and $0.75 per square foot respectively. Although the cost per other residential unit is lower than a single family home, the other residential fee is higher than the single family residential fee due to their smaller unit sizes.

FIGURE 7 – PROPOSED RESIDENTIAL FIRE IMPACT FEES

Land Use Category	Fire Facilities Standard [1]	Fire Facilities Demand Factor [2]	Cost per Unit	Structural Area per Unit (sq. ft.) [2]	Proposed Res. Fees (per sq. ft.) [3]
Calc	a	b	c = a * b	d	e = c / d
Single Family Residential	$1,086.35	1.00	$1,086.35	1,841	$0.59
Other Residential	$1,086.35	0.68	$738.71	977	$0.75

Notes:

[1] See Figure 6.

[2] See Figure 3.

[3] Proposed residential fire impact fees are rounded down to the cent.

NONRESIDENTIAL FIRE IMPACT FEES

As stated earlier, the Mitigation Fee Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the fee and the type of development on which the fee is imposed. Since different nonresidential land uses have varying employment densities, the nonresidential fire impact fee is expressed per square foot of building area for five nonresidential land use categories based on their respective fire facilities demand factor.

The five nonresidential land use categories are defined below.

- "Retail / Commercial" means non-manufacturing business establishments, including, but not limited to, hotels, restaurants, wholesale businesses, retail stores, and health, social and educational institutions.
- "Office" means establishments providing direct services to customers, professional and medical office buildings. Including but not limited to business / service, executive headquarters, processing such as information processing and computer-dependent and / or tele-communications-based activities, professional and administrative services.
- "Industrial" means manufacturing buildings, including but not limited to, food processing, manufacturing, high tech, metal processing, pulp and paper firms, voltage optimization, water and wastewater systems, transport processing or other activity involving farm products off-farm. In particular, it includes fixed pieces of equipment, buildings or complexes used to produce goods in connection with, or as part of, any process or system.
- "Warehouse / Distribution" means buildings devoted to the storage and / or distribution of non-agricultural products. A distribution center for a set of products is a warehouse or other specialized building, which is stocked with products (goods) to be redistributed to retailers, to wholesalers, or directly to consumers.
- "Agricultural" means a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products, including other agricultural structures located on agriculturally zoned land other than residential, retail or office space. This structure shall not be a place of human habitation.

Figure 8 below presents the calculation of the nonresidential fire impact fees. As shown, the fees for the five nonresidential land uses are determined by multiplying the fire facility standard by their respective fire facilities demand factor.

FIGURE 8 – PROPOSED NONRESIDENTIAL FIRE IMPACT FEES

Land Use Category	Fire Facilities Standard [1]	Fire Facilities Demand Factor [2]	Cost per Demand EDU	Proposed Nonresidential Fees [3]
Calc	a	b	c = a * b	d = c / 1,000
	----- Per 1,000 Sq. Ft. -----			- Per Sq. Ft. -
Retail / Commercial	$1,086.35	0.71	$771.31	$0.77
Office	$1,086.35	0.87	$945.12	$0.94
Industrial	$1,086.35	0.66	$716.99	$0.71
Warehouse / Distribution	$1,086.35	0.48	$521.45	$0.52
Agricultural	$1,086.35	0.33	$358.49	$0.35

Notes:

[1] See Figure 6.

[2] See Figure 3.

[3] Proposed nonresidential fire impact fees are rounded down to the cent.

PROJECTED FIRE IMPACT FEE REVENUE

Figure 9 projects fire impact fee revenue through 2040 based on household and employment projections for the Department provided by the Santa Barbara County Association of Governments ("SBCAG"). Demand EDU growth was first determined by applying an annual growth rate of 0.6% for residential and 0.82% for nonresidential to the existing EDUs for the twenty-six year period from 2014 to 2040. Total fire impact fee revenue (in 2014 dollars) is then calculated by multiplying the fire facilities demand standard by demand EDU growth for the period.

According to the County's current Five-Year Capital Improvement Program ("CIP"), over $80 million in capital projects have been identified for the Department. Assuming the same growth rates for the five-year period of the CIP, the fire impact fee will fund approximately $2.47 million of the five-year CIP. The Department will need to fund existing development share of the CIP, and any future improvements not currently identified, with other funding sources.

FIGURE 9 – PROJECTED FIRE IMPACT FEE REVENUE

Land Use Category	Current Demand EDUs (2014) [1]	Demand EDU Growth (2040) [2]	Fire Facilty Demand Standard [3]	Projected Fire Impact Fee Revenue (2014$)
Calc	a	b	c	d = b * c
Residential	51,809	8,719	$1,086.35	$9,471,303
Nonresidential	16,769	3,967	$1,086.35	$4,309,457
Total	68,579	12,685	$1,086.35	$13,780,761

Source: Santa Barbara County Association of Governments; SCI Consulting Group

Notes:

[1] See Figure 4.

[2] Based on projected annual growth rates of 0.6% for residential and 0.82% for nonresidentail from 2014 to 2040 for the District's service area provided by the Santa Barbara County Association of Governments.

[3] See Figure 6.

NEXUS FINDINGS

This section frames the Nexus Study findings in terms of the legislated requirements to demonstrate the legal justification of the fire impact fees. The justification of the fire impact fees on new development must provide information as set forth in Government Code § 66000. These requirements are discussed below.

PURPOSE OF FEE

This Nexus Study must identify the purpose of the fee.

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

USE OF FEE REVENUE

This Nexus Study must identify the use to which the fee is to be put.

Fee revenue will be used to fund the cost of expanded fire facilities, apparatus and equipment to serve new development. Fee revenue may not be used to fund operational, maintenance or repair costs.

BENEFIT RELATIONSHIP

This Nexus Study must determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

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

IMPACT RELATIONSHIP

This Nexus Study must determine how there is a reasonable relationship between the need for fire protection facilities, apparatus and equipment and the type of development project on which the fee is imposed.

New development projects will create additional need for the Department's fire protection and emergency response services and a corresponding need for expanded facilities, apparatus and equipment. The fee will be imposed on different types of development projects in proportion to the additional service population generated and structural area created by new development projects.

PROPORTIONALITY

This Nexus Study must determine how there is a reasonable relationship between the amount of the fee and the cost of the fire protection facilities, apparatus and equipment attributable to the development on which the fee is imposed.

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

FEE PROGRAM IMPLEMENTATION AND ADMINISTRATION

This section contains general recommendations for the adoption and administration of the fire impact fee program based on the findings of this Nexus Study and for the interpretation and application of the fire impact fees recommended herein. The specific statutory requirements for the adoption and implementation may be found in the Mitigation Fee Act (California Govt. Code § 66000 et seq.).

ADOPTION REQUIREMENTS

The following are the general requirements for approval and adoption of the Fire Impact Fee Nexus Study and proposed fire impact fees.

1. The local agency shall conduct at least "one open and public meeting" as part of a regularly scheduled meeting on the proposed fees.
2. At least 14 days before the meeting, the local agency shall mail out a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.
3. At least 10 days before the meeting, the local agency is to make available to the public the Nexus Study for review.
4. At least 10 days before the public hearing, a notice of the time and place of the meeting, shall be published twice in a newspaper of general circulation.
5. The fire impact fees take effect 60 days after adoption of the resolution or ordinance.

ACCOUNTING REQUIREMENTS

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

ANNUAL REPORTING REQUIREMENTS

The following information must be made available to the public within 180 days after the last day of each fiscal year:

- a brief description of the type of fee in the account;
- the amount of the fee;

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

FIVE-YEAR REPORTING REQUIREMENTS

For the fifth fiscal year following the first receipt of any fire impact fee proceeds, and every five years thereafter, the Department shall make all of the following findings with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted:

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

ANNUAL INFLATIONARY ADJUSTMENT

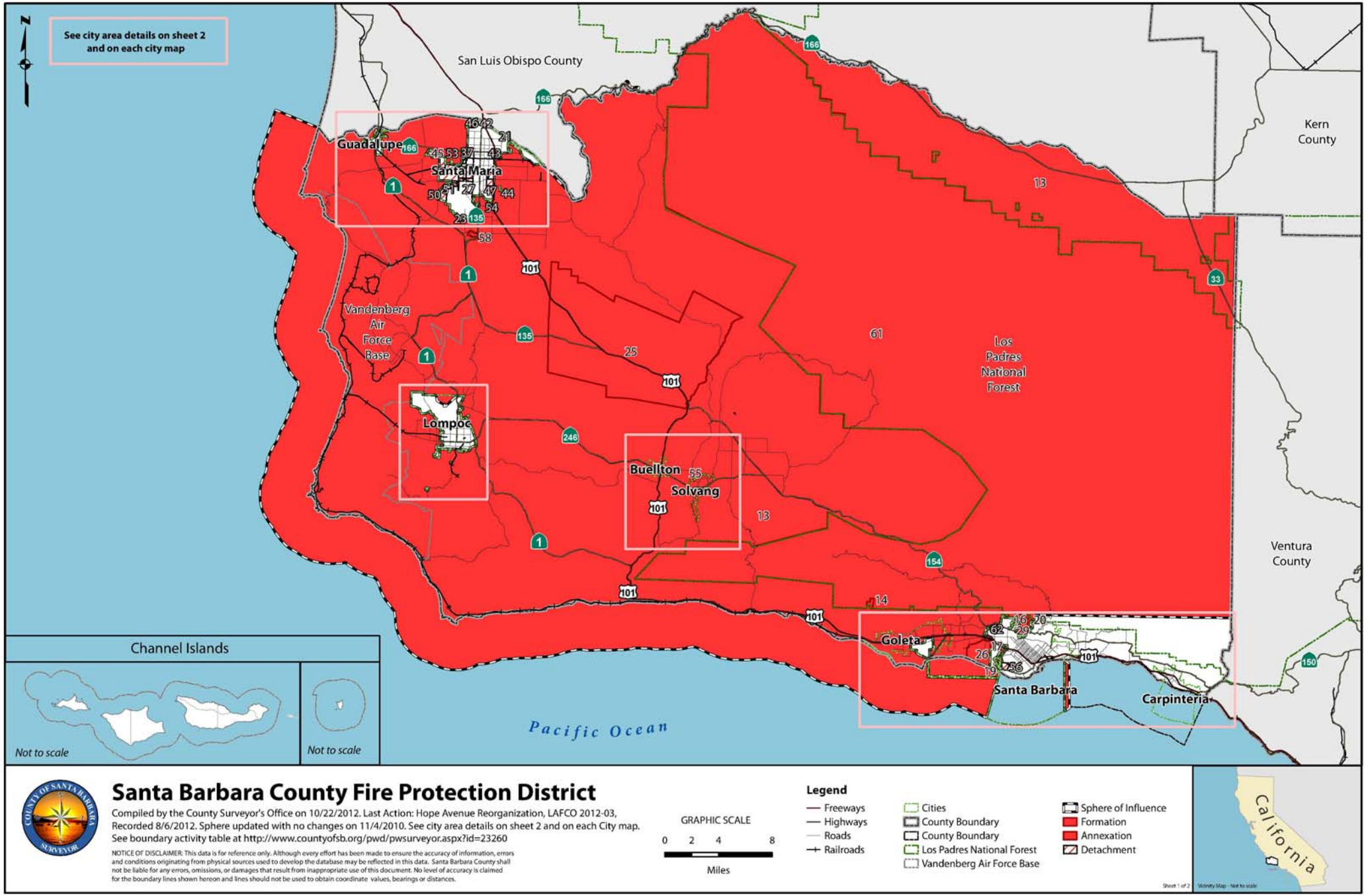
In order for the Department to maintain its existing level of service, the fee will need to be adjusted annually commensurate with changes in the cost of facilities, apparatus and equipment. Therefore, the fire impact fee will be adjusted on July 1 of each fiscal year by the percentage change in an appropriate engineering cost index as published by the Engineering News Record, or its successor publication for the preceding twelve months.

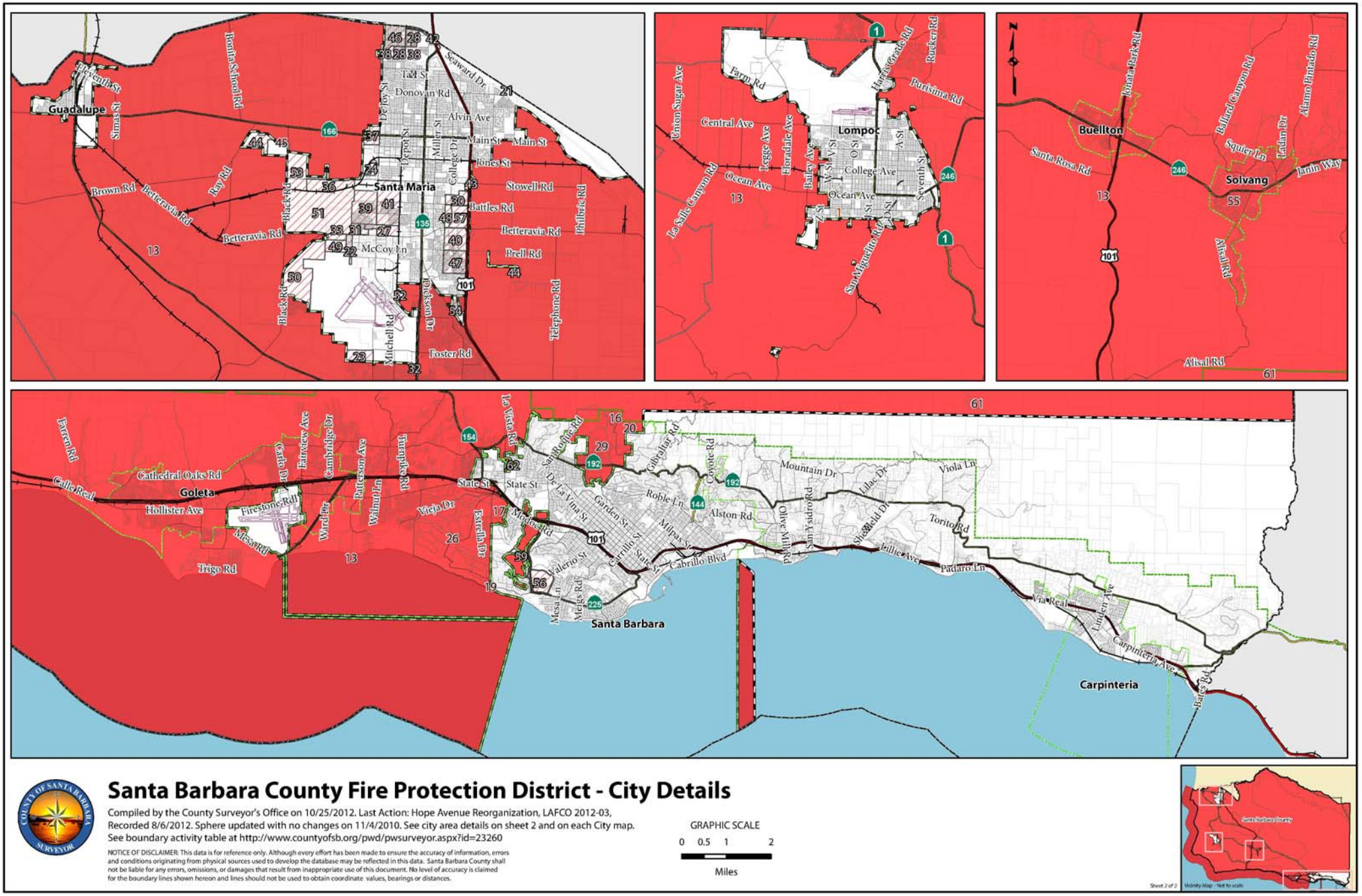
FIRE IMPACT FEE CREDIT

Subject to certain restrictions, if a developer dedicates land, constructs facilities and / or provide apparatus/equipment for the Department, the fire impact fees imposed on that development project may be adjusted to reflect a credit for the cost of the dedicated land, facilities constructed and / or apparatus/equipment provided.

APPENDICES

Appendix A – Maps of Santa Barbara County Fire Department
Appendix B – Estimate of Current Employment
Appendix C – Dwelling Unit Occupancy Factors
Appendix D – Fire System Inventory and Replacement Cost Estimates


See city area details on sheet 2 and on each city map
San Luis Obispo County
Kern County
Ventura County
Guadalupe
Santa Maria
Vandenberg Air Force Base
Lompoc
Buellton
Solvang
Los Padres National Forest
Goleta
Santa Barbara
Carpinteria
Pacific Ocean
Channel Islands
Not to scale
Not to scale
Santa Barbara County Fire Protection District
Compiled by the County Surveyor's Office on 10/22/2012. Last Action: Hope Avenue Reorganization, LAFCO 2012-03, Recorded 8/6/2012. Sphere updated with no changes on 11/4/2010. See city area details on sheet 2 and on each City map.
See boundary activity table at http://www.countyofsb.org/pwd/pwsurveyor.aspx?id=23260
NOTICE OF DISCLAIMER: This data is for reference only. Although every effort has been made to ensure the accuracy of information, errors and conditions originating from physical sources used to develop the database may be reflected in this data. Santa Barbara County shall not be liable for any errors, omissions, or damages that result from inappropriate use of this document. No level of accuracy is claimed for the boundary lines shown hereon and lines should not be used to obtain coordinate values, bearings or distances.
GRAPHIC SCALE
0 2 4 8
Miles
Legend
Freeways
Highways
Roads
Railroads
Cities
County Boundary
County Boundary
Los Padres National Forest
Vandenberg Air Force Base
Sphere of Influence
Formation
Annexation
Detachment
California



Santa Barbara County Fire Protection District - City Details

Compiled by the County Surveyor's Office on 10/25/2012. Last Action: Hope Avenue Reorganization, LAFCO 2012-03, Recorded 8/6/2012. Sphere updated with no changes on 11/4/2010. See city area details on sheet 2 and on each City map.
See boundary activity table at http://www.countyofsb.org/pwd/pwsurveyor.aspx?id=23260

GRAPHIC SCALE
0 0.5 1 2
Miles

APPENDIX B – ESTIMATE OF CURRENT EMPLOYEE SERVICE POPULATION

The Department's current employee service population is estimated based on May 2014 employment figures provided by the California Employment Development Department ("EDD"). The Cities and census-designated places ("CDP") shown below were used to approximate the total service area of the Department.

FIGURE 10 – ESTIMATE OF CURRENT EMPLOYEE SERVICE POPULATION

Place [1]	Employee Service Population
Buellton city	2,300
Goleta city	17,600
Isla Vista CDP	9,300
Los Alamos CDP	800
Mission Canyon CDP	1,600
Mission Hills CDP	1,700
Orcutt CDP	14,800
Santa Ynez CDP	2,800
Solvang city	3,200
Toro Canyon CDP	1,100
Vandenberg Village CDP	3,000
Total Department	58,200

Source: California Employment Development Department, May 2014

Notes:

[1] CDP is "Census Designated Place" - a recognized community designated for the 2000 U.S. Census.

APPENDIX C – DWELLING UNIT OCCUPANCY FACTORS

FIGURE 11 – DWELLING UNIT OCCUPANCY FACTORS

Land Use Categories	Occupied Dwelling Units (2014) [1]	Vacant Dwelling Units (2014) [2]	Household Population (2014) [1]	Dwelling Unit Occupancy Factor
Calc	a	b	c	d= c / a
Single Family Residential	38,184	2,386	111,430	2.91
Other Residential	15,187	1,341	36,778	2.42
Total Residential	53,371	3,727	148,208	2.77

Source: U.S. Census Bureau and California Department of Finance

Notes:

[1] Based on figures from the 2010 U.S. Census for the Department's service area and adjusted for growth based on the California Department of Finance E5 Report.

APPENDIX D – FIRE SYSTEM INVENTORY AND REPLACEMENT COST ESTIMATES

FIGURE 12 – EXISTING LAND INVENTORY

Station #	Location	Land Area (acres)	Unit Cost (per acre)	Land Value (2014$)
Station 11	6901 Frey Way, Goleta CA 93117	2.00	$760,000	$1,520,000
Station 12	5330 Calle Real, Goleta CA 93117	1.60	$760,000	$1,216,000
Station 13 [1]	4570 Hollister, Santa Barbara CA 93110	0.57	$740,000	$421,800
Station 14	320 Los Carneros, Goleta CA 93117	0.79	$760,000	$601,160
Station 15	2491 Foothill Rd, Santa Barbara CA 93105	1.50	$740,000	$1,110,000
Station 17 [5]	Mesa Road, Bldg 547 Santa Barbara, CA 93106	0.00	$0	$0
Station 18	17200 Mariposa Reina, Gaviota CA 93117	3.40	$350,000	$1,190,350
Station 21	335 Union Ave., Orcutt CA 93455	0.17	$250,000	$42,500
Station 22	1596 Tiffany Park Ct, Santa Maria CA 93455	0.47	$320,000	$150,400
Station 23	5003 Depot Ave, Santa Maria CA 93454	1.30	$320,000	$416,000
Station 24 [3]	99 Centennial, Los Alamos CA 93440	1.59	$350,000	$556,500
Station 30 [4]	1644 Oak St., Solvang CA 93464	0.57	$0	$0
Station 31 [2]	168 W HWY 246, Buellton CA 93427	2.10	$350,000	$735,000
Station 32	906 Airport Rd, Santa Ynez CA 93254	1.50	$625,000	$937,500
Station 41	41 Newsome St., New Cuyama CA 93254	0.43	$100,000	$43,000
Station 51	3510 Harris Grade Road, Lompoc CA 93436	1.50	$350,000	$525,000
Headquarters	4410 Cathedral Oaks Rd, SB CA 93110	1.60	$740,000	$1,184,000
Buellton Ops [2]	166 W. HWY 246, Buellton CA 93427	2.10	$0	$0
South BC [1]	4570 Hollister, Santa Barbara CA 93110	0.57	$0	$0
North BC	99 Centennial, Los Alamos CA 93440	1.59	$0	$0
Total Land Value				$10,649,210

Source: Santa Barbara County Fire Department; SCI Consulting Group

Notes:

[1] Station 13 and South BC share the same parcel

[2] Station 31 and Buellton Ops share the same APN, addresses are not recorded and are listed under 164 W HWY 246

[3] Station 24, Construction and North BC share the same APN

[4] Owned by City of Solvang; Shared w/City Hall

[5] Owned by UC Santa Barbara.

FIGURE 13 – EXISTING FIRE STATION INVENTORY

Station #	Location	Building Area (sq. ft.)	Unit Cost (sq. ft.) [1]	Replacement Cost (2014$)
Station 11	6901 Frey Way, Goleta CA 93117	6,880	$445	$3,061,600
Station 12	5330 Calle Real, Goleta CA 93117	5,560	$445	$2,474,200
Station 13	4570 Hollister, Santa Barbara CA 93110	5,560	$445	$2,474,200
Station 14	320 Los Carneros, Goleta CA 93117	3,000	$445	$1,335,000
Station 15	2491 Foothill Rd, Santa Barbara CA 93105	2,040	$445	$907,800
Station 17 [2]	Mesa Road, Bldg 547, SB, CA 93106	0	$445	$0
Station 18	17200 Mariposa Reina, Gaviota CA 93117	5,646	$445	$2,512,470
Station 21	335 Union Ave., Orcutt CA 93455	3,825	$445	$1,702,125
Station 22	1596 Tiffany Park Ct, Santa Maria CA 93455	4,544	$445	$2,022,080
Station 23	5003 Depot Ave, Santa Maria CA 93454	3,880	$445	$1,726,600
Station 24	99 Centennial, Los Alamos CA 93440	6,260	$445	$2,785,700
Station 30 [3]	1644 Oak St., Solvang CA 93464	0	$445	$0
Station 31	168 W HWY 246, Buellton CA 93427	4,656	$445	$2,071,920
Station 32	906 Airport Rd, Santa Ynez CA 93254	5,646	$445	$2,512,470
Station 41	41 Newsome St., New Cuyama CA 93254	4,255	$445	$1,893,475
Station 51	3510 Harris Grade Road, Lompoc CA 93436	7,961	$445	$3,542,645
Headquarters	4410 Cathedral Oaks Rd, SB CA 93110	12,432	$445	$5,532,240
Buellton Ops	166 W. HWY 246, Buellton CA 93427	2,000	$445	$890,000
South BC	4570 Hollister, Santa Barbara CA 93110	2,509	$445	$1,116,505
Total Fire Station Replacement Costs		86,654		$38,561,030

Source: Santa Barbara County Fire Department; Engineering News and Record

Notes:

[1] Based on contruction costs from the 2013 Edition of the ENR Square Foot Costbook for the greater Los Angeles area and adjusted 4.2% for inflation. Unit cost also included 15% for site development and 5% for design.

[2] Owned by UC Santa Barbara.

[3] Owned by City of Solvang; Shared w/City Hall.

FIGURE 14 – APPARATUS AND EQUIPMENT INVENTORY

Type		Units	Cost per Unit	Equipment Cost per Unit	Replacement Cost (2014$)
	Calc	a	b	c	d = a * (b + c)
Type 1 Engines		24	$530,000	$136,089	$12,856,089
Type 2/3 Engines		3	$350,000	$71,467	$1,121,467
Type 3 Engines		13	$350,000	$71,467	$4,621,467
Water Tenders		4	$370,000	$35,000	$1,515,000
Breathing/Supt		1	$400,000	$136,089	$536,089
Ladder Truck		1	$1,000,000	$136,089	$1,136,089
Command Vehicles		25	$60,000	$4,000	$1,504,000
Sedans		22	$30,000	$1,500	$661,500
Vans		5	$45,000	$1,500	$226,500
Pickup Trucks		37	$30,000	$1,500	$1,111,500
Total					$25,289,701

Source: Santa Barbara County Fire Department

(This page intentionally left blank)