



## Staff Report

### September 13, 2020

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**TO:** Honorable Mayor and Members of the Town Council  
**FROM:** Brit Snipes, Town Engineer/Public Works Director  
**DATE:** September 8, 2020  
**RE:** Public Hearing – South Placer Fire Protection District Rate Increase

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#### **Recommendation**

Open the public hearing and approve resolution approving inflationary adjusted fire impact fees and approve resolution adopting an automatic inflationary adjustment provision for the South Placer Fire Protection District's Fire Impact Fee Program.

#### **Issue Statement and Discussion**

On June 13, 2018, the South Placer Fire Protection District (SPFPD) approved and implemented a Fire Impact Fee Program. On November 13, 2018 the Loomis Town Council approved resolution 18-35 adopting the SPFPD's Impact Fee Program in Loomis. On January 8, 2019 the Placer County Board of Supervisors adopted the SPFPD's Fire Impact Nexus Study and the Fire Impact Fee Program.

On May 13, 2020, the South Placer Fire Protection District Board of Directors ("Board"), by their Resolution No. 11-2019/20, approved a 5.7% increase in the District's fire impact fee schedule. The increase is based on the one-year change in the Engineering-News Record Construction Cost Index San Francisco (ENR CCI SF) from January 2019 (12114.87) to January 2020 (12806.17). With resolution No. 11-2019/20 the Board also expressed a desire to have Loomis approve an automatic adjustment to occur on July 1st of each fiscal year by the percentage change in the ENG CCI SF for the proceeding calendar year.

On May 9, 2020 the District Board formally requested that the Loomis Town Council adopt and implement the approved annual inflationary adjustment on behalf of the District and that the Loomis Town Council amend the Town's enabling resolution for the District's fire impact fee to authorize an automatic inflationary adjustment unless another action is taken by the District Board or the Town Council.

The SPFPD Board's request is in response to the recent passage of SB 330 (Skinner). SB 330 essentially locks-in development impact fees for a project when the project application is submitted unless the enabling resolution or ordinance authorizes automatic annual inflationary adjustments. The District Board desires for project applicants to pay the fire impact fee effective at the time of issuance of a building permit. Moreover, the District Board desires to minimize the administrative burden of requesting and approving annual inflationary adjustments with this requested authorization.

Notice was placed in the Loomis News September 4 and 11 for this public Hearing.

**CEQA Requirements**

None.

**Financial and/or Policy Implications**

The approval of the proposed rate increase will result in a rate increase to new developments in Loomis. These fees are collected by SPFPD and will have no effect on the Town budget.

**Attachments**

- A. Resolution
- B. Letter regarding Fire Impact Fee Annual Inflationary Adjustment
- C. South Placer Fire Protection District adopted Resolution

**TOWN OF LOOMIS**

**RESOLUTION NO. 20 - \_\_**

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS APPROVING THE INFLATIONARY ADJUSTED FIRE IMPACT FEES AND ADOPTING AN AUTOMATIC INFLATIONARY ADJUSTMENT PROVISION FOR THE SOUTH PLACER FIRE PROTECTION DISTRICT'S FIRE IMPACT FEE PROGRAM**

**WHEREAS**, on November 13, 2018 the Loomis Town Council adopted the South Placer Fire Protection District's (District) Fire Impact Fee Program on behalf of the District; and

**WHEREAS**, the District's 2018 Fire Fee Program Nexus Study, established an annual fee adjustment for inflation based on the annual change in Engineering News-Record Construction Cost Index for San Francisco (ENR CCI SF); and

**WHEREAS**, the one-year change in the ENGR CCI SF from January 2019 to January 2020 is 5.7%; and

**WHEREAS**, the District Board desires to have the fire impact fee automatically adjust for inflation by the Town of Loomis on July 1<sup>st</sup> of each fiscal year by the percentage change in the ERN CCI SF for the preceding calendar year; and

**NOW, THEREFORE, IT IS HEREBY RESOLVED** that the Town of Loomis Town Council approves the 5.7% rate increase to the District's Impact Fees for fiscal year 20/21 and effective July 1 each fiscal year the District's Impact Fee shall increase by the percentage equal to the percentage change in the ENR CCI SF for the preceding calendar unless another action is taken by the Town Council or District Board.

**PASSED AND ADOPTED** by the Council of the Town of Loomis this 13h day of October 2020 by the following vote:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAINED:**

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk



Friday, May 22, 2020

Sean Rabe, Town Manager  
Town of Loomis  
3665 Taylor Road  
Loomis, CA 95650

**Re: Fire Impact Fee Annual Inflationary Adjustment**

Dear Mr. Rabe:

SCI Consulting Group serves as the impact consultant for the South Placer Fire Protection District ("District"). On May 13, 2020, the District Board of Directors ("Board"), by their Resolution No. 11-2019/20, approved a 5.7% increase in the District's fire impact fee schedule. The increase is based on the one-year change in the Engineering-News Record Construction Cost Index (San Francisco) from January 2019 (12114.87) to January 2020 (12806.17). The District Board formally requests that the Loomis Town Council adopt and implement the approved annual inflationary adjustment on behalf of the District.

Additionally, the District Board formally requests that the Loomis Town Council amend the Town's enabling resolution for the District's fire impact fee to authorize an automatic inflationary adjustment unless another action is taken by the District Board or the Town Council. This request is in response to the recent passage of SB 330 (Skinner). SB 330 essentially locks-in development impact fees for a project when the project application is submitted unless the enabling resolution or ordinance authorizes automatic annual inflationary adjustments. The District Board desires for project applicants to pay the fire impact fee effective at the time of issuance of a building permit. Moreover, the District Board desires to minimize the administrative burden of requesting and approving annual inflationary adjustments with this requested authorization.

It is our understanding that your office will be able to review and bring these actions before the Town Council for consideration. Please contact Chief Walder or me if you have any questions. During the Covid-19 shelter-in-place order, I can best be reached at 707-816-9101 or via email at [blair.aas@sci-cg.com](mailto:blair.aas@sci-cg.com).

Sincerely,

A handwritten signature in blue ink that reads "Blair Aas".

Blair E. Aas  
Director of Planning Services

Attachment – SPFPD Board Resolution No. 11-2019-20

cc: Chief Eric Walder, South Placer Fire Protection District  
Katherine Medeiros, South Placer Fire Protection District

**RESOLUTION NO. 11-2019/20**

**A RESOLUTION OF THE SOUTH PLACER FIRE PROTECTION DISTRICT BOARD OF DIRECTORS APPROVING INFLATIONARY ADJUSTED FIRE IMPACT FEES AND REQUESTING THE PLACER COUNTY BOARD OF SUPERVISORS AND THE LOOMIS TOWN COUNCIL ADOPT AN AUTOMATIC INFLATIONARY ADJUSTMENT PROVISION FOR THE DISTRICT'S FIRE IMPACT FEE**

**WHEREAS**, on June 13, 2018, the South Placer Fire Protection District ("District") Board of Directors ("District Board"), by their Resolution No. 15-2017/18, approved a Fire Impact Fee Nexus Study and a new fire impact fee program on new development in the District; and

**WHEREAS**, on November 13, 2018, by their Resolution 18-35, the Loomis Town Council adopted the District's Fire Impact Nexus Study and new fire impact fee program on behalf the District; and

**WHEREAS**, on January 8, 2019, by their Resolution 2019-013, the Placer County Board of Supervisors ("County Board") of the adopted the District's Fire Impact Nexus Study and new fire fee program on behalf the District; and

**WHEREAS**, the District's 2018 Fire Fee Program Nexus Study, established automatic annual fee adjustment for inflation based on the annual change in Engineering News-Record Construction Cost Index for San Francisco ("ENR CCI SF"); and

**WHEREAS**, the one-year change in the ENR CCI SF from January 2019 (12114.87) to January 2020 (12806.17) is 5.7%; and

**WHEREAS**, the District Board desires to have the fire impact fee automatically adjust for inflation by the Town Council and County Board on July 1 of each fiscal year by the percentage change in the ENR CCI SF for the preceding calendar year unless another action is taken by the District Board, County Board or Town Council.

***NOW, THEREFORE, IT IS HEREBY RESOLVED*** that:

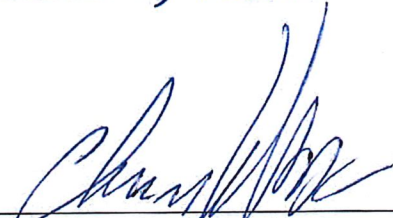
- 1) The District Board does hereby approve a 5.7% increase in the District's fire impact fees and requests that the County Board the Town Council adopt and implement the adjusted fire impact fees, as shown in Appendix A, on behalf of the District.

- 2) Prior to the adoption of this Resolution, the Board conducted a public hearing at which oral and written presentations were made as part of the Board's regularly scheduled May 13, 2020 meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, has been published twice in a newspaper in accordance with Government Code sections 66004, 66018, and 6062, subdivision (a). Additionally, at least 10 days prior to the meeting the District made available to the public, data indicating the amount of the cost, or estimated cost, required to provide the service for which the fee or service charge is to be adjusted pursuant to the Resolution by way of such public meeting, the Board received a memorandum attached as Exhibit A, which formed the basis for the action taken pursuant to this Resolution.
- 3) The Board finds pursuant to the California Environmental Quality Act ("CEQA"), this action is not a "project" because the Resolution provides a mechanism for funding fire protection and emergency response facilities, apparatus, and equipment but does not involve a commitment to any specific project for such purposes that may result in a potentially significant impact on the environment. (CEQA Guidelines § 15378.)
- 4) If any portion of this Resolution is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of the remaining portions of this Resolution.

**BE IT FURTHER RESOLVED** that the District Board formally requests that the County Board and the Town Council authorize an automatic inflationary adjustment of the District's fire impact fee by amending their respective fire impact fee enabling ordinance or resolution.

**PASSED AND ADOPTED** by the Board of Directors of the South Placer Fire Protection District, at a regularly scheduled meeting held on May 13, 2020, by the following vote of said Board:

AYES: 6, Gibson, Grenfell, Ryland, Harris, Millward, Kelley  
NOES: 0  
ABSTAIN: 0  
ABSENT: 1, Mullin

  
Chris Gibson, DC, President  
Board of Directors

ATTEST:  
  
Katherine Medeiros, Secretary  
Board of Directors

**APPENDIX A**

**South Placer Fire Protection District  
 Adjusted Fire Impact Fee Schedule**

<b>Land Use Category</b>	<b>Unit</b>	<b>Current Fire Impact Fee <sup>1</sup></b>	<b>Inflationary Adjustment <sup>2</sup></b>	<b>Adjusted Fire Impact Fee</b>
Single-Family Housing	BSQFT	\$0.81	5.7%	\$0.86
Multi-Family Housing	BSQFT	\$1.41	5.7%	\$1.49
Mobile Home	BSQFT	\$0.97	5.7%	\$1.03
Assisted Living Facility	BSQFT	\$0.89	5.7%	\$0.94
Assessory Dwelling Unit <sup>3</sup>		----- See Note 3 -----		
Retail / Commercial	BSQFT	\$1.32	5.7%	\$1.40
Office	BSQFT	\$1.70	5.7%	\$1.80
Industrial	BSQFT	\$1.05	5.7%	\$1.11
Agriculture	BSQFT	\$0.53	5.7%	\$0.56
Warehouse / Distribution	BSQFT	\$0.87	5.7%	\$0.92

Notes:

<sup>1</sup> Approved by the SPFPD Board of Directors on June 13, 2018 (Resolution No. 15-2017/18 ); adopted by the Loomis Town Council on November 13, 2018 (Resolution No. 18-35); and adopted by the Nevada County Board of Supervisors on January 8, 2019 (Resolution No. 2019-013).

<sup>2</sup> Based upon the percentage change in the Engineering News-Record Construction Cost Index for San Francisco from January 2019 (12114.87) to January 2020 (12806.17).

<sup>3</sup> Pursuant to Govt. Code § 65852.2(f)(3)(A), the fire impact fee for an accessory dwelling unit shall imposed proportionately in relation to the square footage of the primary dwelling unit. Accessory dwelling units less than 750 square feet of living area are exempt.