



**MEMORANDUM**  
**COUNTY EXECUTIVE OFFICE**  
County of Placer

**TO:** Honorable Board of Supervisors **DATE:** June 25, 2024  
**FROM:** Daniel Chatigny, County Executive Officer  
**BY:** Gina Olivares, Management Analyst II  
**SUBJECT:** Resolution to approve the Truckee Fire Protection District Fire Facilities Impact Fee 2023/2024 Capital Improvement Plan Mitigation Fee Annual Expenditure Plan and 5-Year Findings Report, and increasing TFPD fire facilities impact fees

**ACTION REQUESTED**

1. Conduct a Public Hearing and adopt a Resolution to approve the Truckee Fire Protection District (TFPD) Fire Facilities Impact Fee FY 2023/2024 Capital Improvement Plan Mitigation Fee Annual Expenditure Plan and 5-Year Report dated November 2023, and increasing the TFPD fire facilities impact fee to One Dollar and Thirty Cents (\$1.30) per square foot for Residential Dwellings, an increase to Ninety Eight Cents (\$0.98) per square foot for Industrial, an increase to One Dollar and Thirty Seven Cents (\$1.37) per square foot for Retail/Commercial and an increase to One Dollar and Ninety Six Cents (\$1.96) per square foot for Office, to take effect on August 26, 2024.
2. Determine the proposed action is not a project pursuant to CEQA Guidelines Section 15378.

**BACKGROUND**

The Truckee Fire Protection District (TFPD) is one of the many special districts that provides fire protection services in Placer County. Established in 1894, the TFPD provides all hazard services to the Town of Truckee in Placer County (County). The district's jurisdiction includes over 15 square miles of rural and suburban area and provides emergency medical services (EMS), fire response and suppression, fire prevention inspections, code enforcement, fire investigation, rescue operations, vehicle extrication, hazardous materials response, fire district administration, staff training, public education, and participates in the California Master Mutual Aid System through the Office of Emergency Services (OES) Fire & Rescue Branch.

Steady growth in the County has increased both the population and number of structures requiring service in TFPD's area of responsibility. These factors have resulted in an increase in response calls for both fire and emergency medical services. This continued growth will affect TFPD's ability to maintain the desired level of service. Under the provisions of AB1600, fire stations and fire apparatus are eligible costs for consideration in the development of mitigation fees.

Government Code 66000 et seq (GC 66000) allows local agencies, including fire protection districts, to collect mitigation fees from new development to offset the project's impact on the local agency's existing provision of services. However, the ability to levy fees is an authority that

remains with a County's Board of Supervisors. Therefore, to allow fire protection districts in Placer County to collect development fees, a legal requirement for new development projects to pay the fees was established by your Board on August 28, 1990, and codified as Section 15.36.010 of the County Code. As a condition for collecting mitigation fees, GC 66000 requires a fire protection district to prepare a Capital Facilities Plan subject to the Board of Supervisors approval. Plan updates are required annually. Additionally, GC 66000 requires an impact fee study (Fee Study) to be conducted periodically to identify the fee's purpose, use, reasonableness, and inflationary factors.

TFPD's last Fee Study was updated in November 2021 and was adopted by the TFPD's Board at its November 16, 2021, Board meeting (Resolution 17-2021).

This update proposes to increase the TFPD Fire Fees by 2.4% for all construction types including residential and non-residential. Per the FY 2023/2024 Truckee Fire Protection District Capital Improvement Plan Mitigation Fee Annual Expenditure Plan and 5-Year Findings Report, which was adopted by the TFPD Board of Directors on November 21, 2023 (TFPD Resolution 23-2023), following a review of the update during a public meeting, the fees are adjusted as such:

*The District's fire impact fee is proposed to be adjusted by 2.4%, based on the percentage change in the 20-Cities Engineering News Record Construction Cost Index from September 2022 (13173) to September 2023 (13486).*

Table 1 delineates existing and proposed mitigation fees as depicted in the FY 2023/2024 Truckee Fire Protection District Capital Improvement Plan Mitigation Fee Annual Expenditure Plan and 5-Year Findings Report.

**Table 1: TFPD Fire Facilities Impact Fees, Existing and Proposed**

| <b>CONSTRUCTION TYPE</b>                   | <b>2023 \$/Sq. Ft.<br/>(EXISTING)</b> | <b>2024 \$/Sq. Ft.<br/>(PROPOSED)</b> | <b>Percentage %<br/>Change</b> |
|--|---------------------------------------|---------------------------------------|--------------------------------|
| <b><u>Residential Construction</u></b>     |                                       |                                       |                                |
| Residential Dwellings                      | \$1.27                                | \$1.30                                | 2.4%                           |
| <b><u>Non-Residential Construction</u></b> |                                       |                                       |                                |
| Industrial                                 | \$0.96                                | \$0.98                                | 2.4%                           |
| Retail/Commercial                          | \$1.34                                | \$1.37                                | 2.4%                           |
| Office                                     | \$1.92                                | \$1.96                                | 2.4%                           |

Honorable Board of Supervisors

June 25, 2024

Resolution to approve the Truckee Fire Protection District Fire Facilities 2023/2024 Capital Improvement Plan and Mitigation Fee Annual Expenditure Plan and 5-Year Findings Report, and increasing TFPD fire facilities impact fees

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### **ENVIRONMENTAL IMPACT**

This action is not a project pursuant to CEQA Guidelines Section 15378 because it is an administrative activity that will not result in direct or indirect physical changes in the environment.

### **FISCAL IMPACT**

There is no net County impact to the General Fund as a result of this action.

### **ATTACHMENTS**

Attachment A - Resolution

On File with the Clerk of the Board: Truckee Fire Protection District Fire Facilities Impact Fee Study Update dated November 2021 and 2023/2024 Truckee Fire Protection District Capital Improvement Plan Mitigation Fee Annual Expenditure Plan and 5-Year Findings Report dated November 2023

## Before the Board of Supervisors County of Placer, State of California

**In the matter of:**

A Resolution to approve the Truckee Fire Protection District (TFPD) Fire Facilities Impact Fee FY 2023/2024 Capital Improvement Plan Mitigation Fee Annual Expenditure Plan and 5-Year Report dated November 2023, and increasing the TFPD fire facilities impact fee to One Dollar and Thirty Cents (\$1.30) per square foot for Residential Dwellings, an increase to Ninety Eight Cents (\$0.98) per square foot for Industrial, an increase to One Dollar and Thirty Seven Cents (\$1.37) per square foot for Retail/Commercial and an increase to One Dollar and Ninety Six Cents (\$1.96) per square foot for Office, to take effect on August 26, 2024.

Resolution No.: \_\_\_\_\_

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a Regular Meeting held June 25, 2024, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Chair, Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

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**WHEREAS**, the Truckee Fire Protection District (TFPD) prepared its Fire Facilities Impact Fee Study dated November 2021 (TFPD Fee Study) in accordance with the requirements of California Government Code 66000 et seq, and the TFPD Board of Directors approved the TFPD Fee Study on November 16, 2021 by approval of TFPD Resolution 17-2021; and

**WHEREAS**, TFPD prepared a FY 2023/2024 Truckee Fire Protection District Capital Improvement Plan Mitigation Fee Annual Expenditure Plan and 5-Year Findings Report dated November 2023 (TFPD Plan Update) in accordance with the requirements of California Government Code 66000 et seq, and the TFPD Board of Directors approved the TFPD Plan Update on November 21, 2023 by approval of TFPD Resolution 23-2023; and

**WHEREAS**, the TFPD Plan Update includes an increase in TFPD fire facilities impact fees to One Dollar and Thirty Cents (\$1.30) per square foot for Residential Dwellings, an increase to Ninety Eight Cents (\$0.98) per square foot for Industrial, an increase to One Dollar and Thirty Seven Cents (\$1.37) per square foot for Retail/Commercial and an increase to One Dollar and Ninety Six Cents (\$1.96) per square foot for Office based on the percentage change in the 20-Cities Engineering News Record Construction Cost Index from September 2022 (13173) to September 2023 (13486).

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Supervisors, County of Placer, State of California, that the Board of Supervisors approves TFPD Plan Update, and approves the increased TFPD fire facilities impact fees identified therein.

**BE IT FURTHER RESOLVED** that the increased TFPD fire facilities impact fees shall take effect on August 26, 2024.

Exhibit 1 – TFPD Resolution 17-2021 and TFPD Resolution 23-2023

**BOARD OF DIRECTORS  
OF THE  
TRUCKEE FIRE PROTECTION DISTRICT**

**RESOLUTION NO. 17-2021**

**RESOLUTION APPROVING THE TRUCKEE FIRE PROTECTION  
DISTRICT FIRE IMPACT FEE NEXUS STUDY UPDATE AND  
REQUESTING THE TRUCKEE TOWN COUNCIL, THE NEVADA  
COUNTY BOARD OF SUPERVISORS AND PLACER COUNTY BOARD  
OF SUPERVISORS ADOPT AND IMPLEMENT THE PROPOSED FIRE  
IMPACT FEE PROGRAM ON BEHALF OF THE DISTRICT**

*WHEREAS*, AB 1600 was adopted and codified in California Government Code § 66000 allowing the establishing, increasing or imposing of a development fee as a condition of approval where the purpose and use of the fee were identified and reasonable relationship to the development project was demonstrated; and

*WHEREAS*, the Truckee Fire Protection District ("District") Board of Directors ("Board") has received and considered the Fire Impact Fee Nexus Study Update prepared by SCI Consulting Group dated November 2021 Final Report ("Nexus Study") that provides the required information to update the District Fire Impact Fee program.

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

- 1) The Board hereby receives and approves the Fire Impact Fee Nexus Study ("Nexus Study") dated November 2021 Final Report by SCI Consulting Group.
- 2) Prior to adopting this Resolution, the Board conducted a public hearing at which oral and written presentations were made, as part of the Board's regularly scheduled November 16, 2021 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 the local newspaper. Additionally, at least ten 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 the Nexus Study attached as Exhibit A, which formed the basis for the action taken pursuant to this Resolution.
- 3) After considering the Nexus Study, this Resolution, and after considering the testimony received at this public hearing, the Board, hereby makes the following findings:
  - a) The Fire Impact Fee proposed in the Nexus Study and approved pursuant to this Resolution are for the purposes of funding the one-time cost of expanding the District's facilities, apparatus, and equipment needed to maintain its existing level of service; and

- b) The Fire Impact Fees proposed in the Nexus Study and approved pursuant to this Resolution will be used to fund new facilities (land, stations, and other buildings) new apparatus (engines, ambulances, and other vehicles), and new equipment costs that expand the District's fire system capacity and associated administrative costs; and
  - c) The uses of the Fire Impact Fees proposed in the Nexus Study and approved pursuant to this Resolution are reasonably related to the types of development projects on which the fees are imposed in that fee revenue from the development projects will be used to expand the District's facilities, apparatus, and equipment to meet the additional demand generated by the new residents and employees and new structural area created by the development projects; and
  - d) The Fire Impact Fees proposed in the Nexus Study and approved pursuant to this Resolution bear a reasonable relationship to the need for fire protection and emergency response facilities, apparatus, and equipment in that each development project will create additional need for the District'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; and
  - e) The Nexus Study demonstrates that there is a reasonable relationship between the amount of the Fire Impact Fee and the cost of the fire protection facilities, apparatus, and equipment attributable to the development on which the fee is imposed in that the costs are based upon the level of existing development served by the District's existing fire protection facilities and applied proportionately to four land use categories in proportion to the need they create for expanded fire facilities, apparatus, and equipment.
- 4) The Board does hereby approve the following Fire Impact Fees on new development, which shall be collected upon issuance of a building permit:

| <u>Land Use Category</u> | <u>Fire Impact Fees</u> |
|--------------------------|-------------------------|
| Residential Development  | \$1.20 per sq. ft.      |
| Retail / Commercial      | \$1.27 per sq. ft.      |
| Office                   | \$1.82 per sq. ft.      |
| Industrial               | \$0.91 per sq. ft.      |

- 5) The Board does hereby approve and request that the Fire Impact Fees be automatically adjusted for inflation each year by an amount equal to the percentage change in the Engineering News-Record Construction Cost Index (20-Cities) in the preceding twelve months.

- 6) 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.)
- 7) 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 Board of Directors of the Truckee Fire Protection District formally requests that the Truckee Town Council, Nevada County Board of Supervisors, and Placer County Board of Supervisors adopt and implement this approved Fire Impact Fees program on behalf of the District.

**PASSED AND ADOPTED** by the Board of Directors of the Truckee Fire Protection District at a regularly scheduled meeting held on November 16, 2021, by the following vote of said Board:

**AYES:** Gary R. Botto

Gary R. Botto

Victor R. Hernandez

Victor R. Hernandez

Gerald W. Herrick

Gerald W. Herrick

Erin E. Prado

Erin E. Prado

Paul W. Wilford

Paul W. Wilford

**NOES:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_

**ATTESTED BY:** Joyce L. Engler

Joyce L. Engler, Administrative Officer/Clerk of the Board

**DATED:** November 16, 2021

**BEFORE THE BOARD OF DIRECTORS  
OF THE  
TRUCKEE FIRE PROTECTION DISTRICT  
RESOLUTION 23-2023**

**A RESOLUTION ADOPTING THE CAPITAL IMPROVEMENT PLAN,  
MITIGATION FEE ANNUAL EXPENDITURE PLAN  
AND 5-YEAR FINDINGS REPORT  
FOR FISCAL YEAR 2023/2024**






**WHEREAS,** at the Regular Meeting held at 5:30 p.m. on November 21, 2023, in the Board Room of the Truckee Sanitary District located at 12304 Joerger Dr., Truckee, CA, the Board of Directors of the Truckee Fire Protection District reviewed the Capital Improvement Plan, Mitigation Fee Annual Expenditure Plan and the 5-Year Findings Report for Fiscal Year 2023/2024, which outlines the spending plan for those fees collected up to and including fiscal year ending 06/30/2023.


**WHEREAS,** the Board of Directors and staff have carefully reviewed and approved the Capital Improvement Plan, Mitigation Fee Annual Expenditure Plan and the 5-Year Findings Report for Fiscal Year 2023/2024.

**NOW, THEREFORE BE IT RESOLVED,** that the Board of Directors adopts the Capital Improvement Plan, Mitigation Fee Annual Expenditure Plan and the 5-Year Findings Report for Fiscal Year 2023/2024,

**NOW, THEREFORE BE IT FURTHER RESOLVED,** that the Board of Directors directs staff to distribute the Capital Improvement Plan, Mitigation Fee Annual Expenditure Plan and the 5-Year Findings Report for Fiscal Year 2023/2024 to the Nevada County Board of Supervisors, the Placer County Board of Supervisors, and to the Town Council of the Town of Truckee for their review and adoption.

**PASSED AND ADOPTED** at a Regular Meeting of the Board of Directors of the Truckee Fire Protection District held on November 21, 2023 by the following roll-call vote:

|              |  |                 |       |
|--------------|--|-----------------|-------|
| <b>AYES:</b> | <u></u> | <b>NOES:</b>    | _____ |
|              | Gary R. Botts  |                 | _____ |
|              | <u></u> |                 | _____ |
|              | Victor R. Hernandez  | <b>ABSENT:</b>  | _____ |
|              | <u></u> |                 | _____ |
|              | Gerald W. Herrick  |                 | _____ |
|              | <u></u> |                 | _____ |
|              | Erin E. Prado  |                 | _____ |
|              | <u></u> | <b>ABSTAIN:</b> | _____ |
|              | Paul D. Wilford  |                 | _____ |

**ATTESTED BY:**   
Joyce L. Engler, Clerk of the Board

**DATED:** November 21, 2023

