FIRE FACILITIES IMPACT FEE UPDATE STUDY

RODEO-HERCULES FIRE PROTECTION DISTRICT

FINAL

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Fire Facilities Impact Fee Study

This report summarizes an analysis of the need for fire facilities by the Rodeo-Hercules Fire Protection District ("RHFPD"; "District") to accommodate new development. The report documents a reasonable relationship between new development and an impact fee for funding new facilities to serve that development.

Introduction

The District protects an area of approximately 25 square miles of unincorporated and incorporated Contra Costa County with an approximate service population of nearly 40,000. The service area includes the unincorporated community of Rodeo, and the City of Hercules. The District currently imposes an impact fee of $1,029 per single-family dwelling unit, $662 per multi-family dwelling unit, $721, $536 and $306 per 1,000 square feet for office, commercial and industrial development, respectively.

As with most local agencies, the District's property tax revenue stream has diminished in terms of real dollars over time since the imposition of Proposition 13 in 1978. Consequently, the District must manage its resources carefully to properly serve the projected influx of new residents and businesses to the region.

As per the *Mitigation Fee Act* contained in Government Code Section 66000 et. seq., cities hold the legal authority to impose fees on behalf of the District within their city limits. In unincorporated areas, however, the County rather than the District has legal authority to impose impact fees. This report provides the necessary documentation for the jurisdictions to adopt a fire facilities impact fee for imposition within the District. It also provides a list of statutory findings pertaining to the imposition of the District fees.

The following sections of this report define and present the existing service population for the District, describe the existing inventory of fire protection facilities as well as a list of planned facilities and determine the proportional share of planned fire facilities – and corresponding impact fees – by land use type. Finally, this report provides a brief section on impact fee program implementation and addresses the list of findings required by the *Mitigation Fee Act*.

Fire Facilities Service Population

The Rodeo-Hercules Fire Protection District serves all structures including homes, businesses, schools, hospitals, a refinery, biochemical manufacturing facilities and other miscellaneous structures in its service area. Demand for the District's services and associated facilities is measured by its service population, or the number of residents and workers within its service area. Service population reasonably represents the need for fire facilities because people requesting medical assistance generate the most calls for service. Structural fire suppression is the second most important mission of the fire department after the protection of life.

Table 1 provides estimates of the District's total service population in 2018 and 2040. 2018 is the most recent year for which demographic data for the District was available at the time of this study. Total service population is comprised of residents and employees working within the District. A map of the District is shown in **Figure 1.**

Table 1: Rodeo-Hercules Fire Protection District Service Population

	A	*B*	*C*	*D = A + (B x C)*
	Residents[1]	**Workers[2]**	**Worker Demand Factor[3]**	**Service Population**
Existing Development (2018)				
City of Hercules	26,300	4,200	0.69	29,200
Town of Rodeo (uninc.)	9,800	1,000	0.69	10,500
Subtotal	36,100	5,200		39,700
New Development (2018-2040)				
City of Hercules	3,770	600	0.69	4,200
Town of Rodeo (uninc.)	1,200	100	0.69	1,300
Subtotal	4,970	700		5,500
Total Development (2040)				
City of Hercules	30,070	5,400	0.69	33,400
Town of Rodeo (uninc.)	11,000	1,100	0.69	11,800
Subtotal	41,070	6,500		45,200

Note: Figures have been rounded to the nearest hundred.

[1] Existing residential population is based on the CA DOF Table E-5 for the City of Hercules and American Community Survey Table DP05 for unincorporated Rodeo. Total population in Hercules in 2040 is based on a projection of 9,700 households from Plan Bay Area, and 3.1 residents per dwelling unit from the CA DOF. Growth for Rodeo based on 0.53% unincorporated annual growth rate implied by ABAG projections.

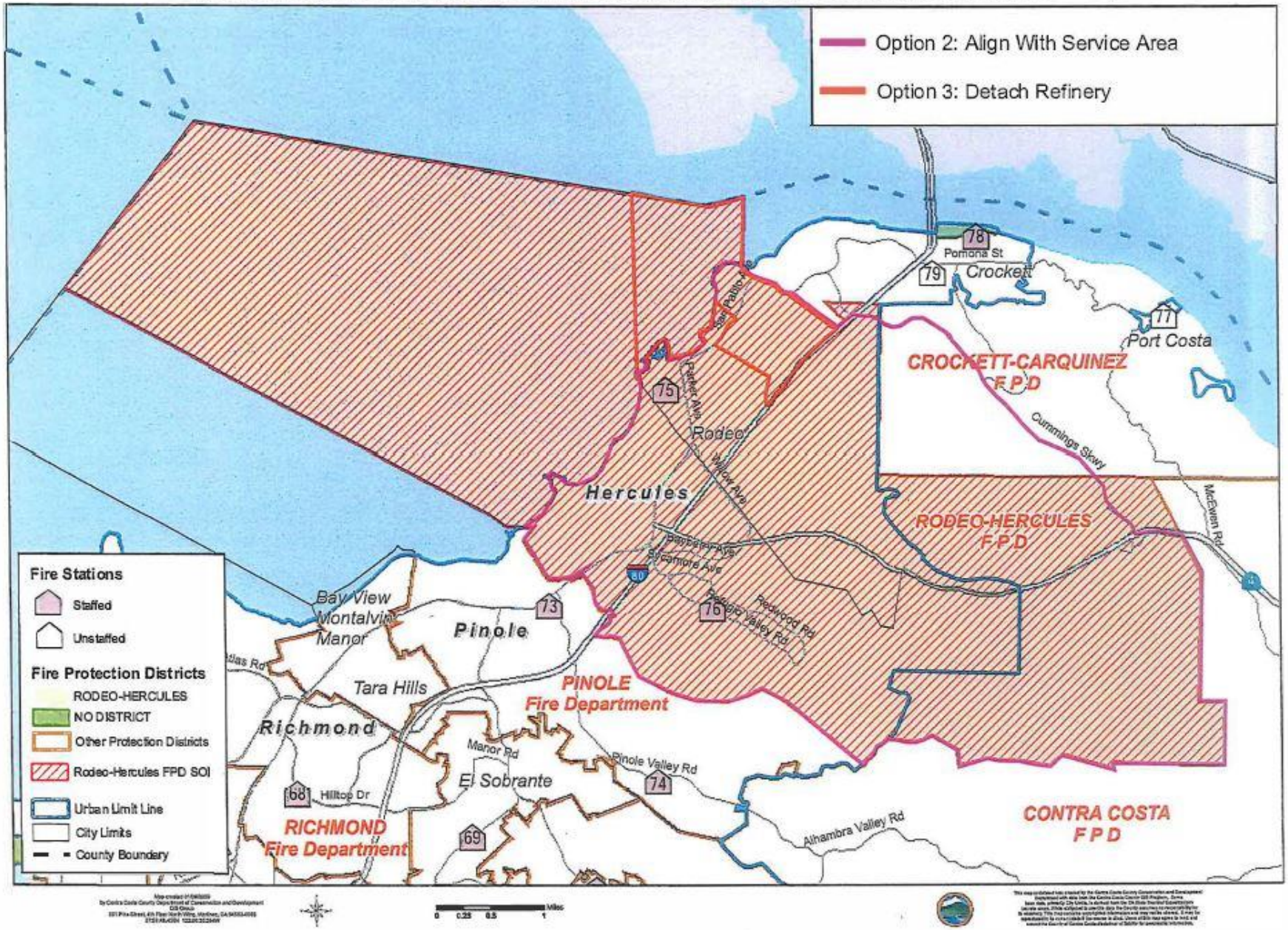
[2] Current employment based on most recent job counts for city of Hercules and Rodeo CDP as identified by OnTheMap, US Census. The growth in workers is determined by maintaining the 2018 resident to worker ratio.

[3] Service population worker demand factor based on City of Phoenix service call data weighted by the relative proportions of residential and nonresidential land use in the City.

Sources: California Department of Finance, Table E-5; Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates, Table DP05; U.S. Census Bureau. OnTheMap Application; Plan Bay Area 2040 Land Use Modeling Report, July 2017; Willdan Financial Services.

Figure 1

Rodeo-Hercules Fire Protection District Boundary and Coterminous Sphere of Influence



An estimate of existing residential population comes from the California Department of Finance for the City of Hercules, and the US Census' American Community Survey for unincorporated Rodeo. Total population in Hercules in 2040 is estimated based on a projection of 9,700 households from Plan Bay Area, and an assumption of 3.1 residents per dwelling unit from the CA DOF. Growth for Rodeo is based on 0.53% unincorporated annual growth rate implied by Plan Bay Area projections.

Current employment based on most recent job counts for city of Hercules and Rodeo CDP as identified by OnTheMap, US Census. The growth in workers is determined by maintaining the 2018 resident to worker ratio.

The specific 0.69 per worker weighting used here is derived from an extensive study carried out by planning staff in the City of Phoenix. Data from that study is used to calculate a per capita factor that is independent of land use patterns. It is reasonable to assume that relative demand for fire service between residents and workers does not vary substantially on a per capita basis across communities, enabling the use of this data in other communities in the documentation of a fire facilities impact fee. The Phoenix data was used for this assumption because local data collected by the District does not track whether a call services a residential versus a nonresidential location. The ratio of the worker per capita factor to the resident per capita factor is the worker demand factor shown in **Table 1**.

Land Use Types

To ensure a reasonable relationship between each fee and the type of development paying the fee, the fee schedule distinguishes between different land use types. The land use types that impact fees have been calculated for are defined below.

- **Single family:** Detached and attached one-unit dwellings, including single family homes and townhouses.
- **Multi-family:** All attached multi-family dwellings including duplexes and condominiums.
- **Accessory Dwelling Units:** Attached and detached accessory dwelling units to existing single family residences.
- **Commercial:** All commercial, retail, educational, and hotel/motel development.
- **Office:** All general, professional, and medical office development.
- **Industrial:** All manufacturing and warehouse development.
- **Hotel:** All lodging facilities providing temporary accommodation.

Some developments may include more than one land use type, such as a mixed-use development with both multi-family and commercial uses. In those cases, the facilities fee would be calculated separately for each land use type.

The District has the discretion to determine which land use type best reflects a development project's characteristics for purposes of imposing an impact fee and may adjust fees for special or unique uses to reflect the impact characteristics of the use.

Occupant Densities

All fees in this report are calculated based on dwelling units or building square feet. Occupant density assumptions ensure a reasonable relationship between the size of a development project, the increase in service population associated with the project, and the amount of the fee.

Occupant densities (residents per dwelling unit or workers per building square foot) are the most appropriate characteristics to use for most impact fees. The fee imposed should be based on the land use type that most closely represents the probable occupant density of the development.

The average occupant density factors used in this report are shown in **Table 2**. The residential density factors are based on data for the City of Hercules from the US Census' 2012-2016 American

Community Survey, Tables B25033 and B25024. The factor for accessory dwelling units was estimated by Willdan based on experience with other clients.

The nonresidential occupancy factors are based on occupancy factors found in the District's *Fire Facilities Impact Fee Study*, 2009. This study uses those factors for consistency. Note that the 2009 study did not include a category for hotel development. The employment density assumption in terms of workers per hotel room was derived based on data the same data source as the other employment density assumptions.

Table 2.2: Occupant Density

Residential		
Single Family	3.21	Residents Per Dwelling Unit
Multifamily	1.98	Residents Per Dwelling Unit
Accessory Dwelling Unit	1.50	Residents Per Dwelling Unit
Nonresidential		
Commercial	2.33	Employees per 1,000 square feet
Office	3.13	Employees per 1,000 square feet
Industrial	1.33	Employees per 1,000 square feet
Hotel (per Room)[1]	0.28	Employees per Room

[1] Assumes 1,156 square feet per employee based on SCAG Region Natelson data, and an average of 320 square feet per hotel room.

Sources: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates, Tables B25024 and B25033; The Natelson Company, Inc., Employment Density Study Summary Report, prepared for the Southern California Association of Governments, October 31, 2001, SCAG region data; Willdan Financial Services.

Existing Fire Facilities

The District's inventory of existing and planned fire facilities was used as part of the basis for calculating the District's facility standard. This standard is used to determine new development's fair share obligation for expanded facilities as growth occurs. The District's existing fire protection facilities described in this section currently serve the entire District.

Tables 3 through 5 provide a detailed inventory of the District's land, buildings, vehicles, apparatus and special equipment. The estimated value of the District's inventory is based on unit cost assumptions. Unit costs reflected in Tables 3, 4 and 5 include the following:

- ***Land cost per acre***. Estimated cost per acre based on the District planned land acquisition estimates.
- ***Buildings***. Estimated replacement costs.
- ***Apparatus/Vehicles/Equipment***. Estimated replacement cost of apparatus, vehicles and equipment carried on apparatus provided by the District.

Table 3 highlights the District's existing inventory of land and buildings. The District currently serves the entire service area from two stations. The District leases Station 76 from City of Hercules through a long-term lease. The district will lease this facility from the City for the foreseeable future. In total the District is served by approximately $5.5 million worth of land and buildings.

Table 3: Existing Land and Buildings

	Quantity		Unit Value[1]	Total Value
Rodeo Fire Station 75				
Land	0.25	acres	$ 387,000	$ 96,800
Building	5,413	sq. ft.	440	2,381,700
Subtotal				$ 2,478,500
Hercules Fire Station 76[2]				
Land	0.99	acres	$ 387,000	$ 383,100
Building	5,980	sq. ft.	440	2,631,200
Subtotal				$ 3,014,300
Total Value, Buildings and Land				$ 5,492,800

[1] Land values based on planned land acquisition costs.

[2] The District leases Station 76 from City of Hercules through a long-term lease. The District will lease this facility from the City for the foreseeable future. The valuation of all stations in the District is used to represent the investment that existing development has made in fire protection facilities. To exclude Station 76 would misrepresent and under count the facilities that are currently providing service to the District. All stations in the District are used to provide fire services to the District. The value of the entire system (including existing and future facilities that serve the District) at the planning horizon is used to calculate the per capita investment in fire facilities that will serve the District in 2035.

Sources: Rodeo-Hercules FPD; Willdan Financial Services.

Table 4 displays the inventory and estimated value of existing firefighting apparatus and vehicles. In total the District owns approximately $3.5 million worth of fire protection vehicles and apparatus.

Table 4: Existing Apparatus and Equipment Inventory and Valuation

Vehicle	Type	Model	Year Purchased	Current Replacement Cost
Fire Chief Vehicle (1)	Staff	Chevrolet Tahoe	2017	$ 65,000
Battalion Chief Vehicle (1)	Staff	Chevrolet Tahoe	2017	65,000
E-75	Type I	Spartan	2014	750,000
E-75A	Type I	Spartan	2000	750,000
Q-76	Quint	Smeal	2006	1,000,000
375	Type III	International	2007	400,000
376	Type III	International	2005	400,000
Utility Pick-up	Staff	Ford F-350	2005	90,000
Total				$ 3,520,000

Source: Rodeo-Hercules FPD.

Table 5 displays the District's inventory of special equipment, including information technology, training equipment, ladders, hoses, nozzles and a variety of firefighting items. In total the District

owns $1.5 million worth of special equipment.

Table 5: Existing Special Equipment Inventory

Description	Replacement Cost
Fire Equipment	
Computers and Main frame for 10 work stations	$ 50,000
Specialized hand held fire suppression equipment	11,000
Interior firefighting Live fire training simulator	45,000
Training interior ladder tower	30,000
Office Furniture	18,400
Fire suppression and large capacity water delivery Hose	72,000
Ladders	9,500
Medical equipment including, monitors and difibulators	175,000
Fire Suppression Nozzles	84,200
Portable Medical Oxygen	10,000
Physical Fitness Equipment	55,000
Radios: Base Station, Portable and Mobile	210,000
Vehicle based Mobile Data Transmission and tracking	36,000
Hydraulic and Edraulic Forcible rescue tools	195,000
Thermal imaging cameras	80,000
High and Low Angle Rescue	15,000
Personnel Protective Clothing	100,000
Self-Contained Breathing Apparatus	270,000
Hand held tools	12,000
Miscellaneous	60,000
Total:	$ 1,538,100

Source: Rodeo-Hercules FPD.

Table 6 summarizes the estimated value of the District's existing inventory of fire facilities, as shown in Tables 3, 4 and 5. The District currently owns the equivalent of approximately $10.6 million in fire protection facilities, apparatus and equipment to meet the needs of its existing service population.

Table 6: Estimated Total Value of Existing Inventory

Description		Value
Stations	$	5,492,800
Apparatus		3,520,000
Other Equipment		1,538,100
Subtotal	$	10,550,900
Total Fund Balance from District Impact Fee Program	$	224,275
Total Value of Existing Inventory	$	10,775,000

Note: Totals have been rounded.

Sources: Rodeo-Hercules FPD; Tables 3, 4 and 5, Willdan Financial Services.

Fire Facilities to Accommodate New Development

Based on an evaluation of the Departments current facility inventory and projected population growth, the District's fire protection facilities will become overextended if no additional facilities are constructed to serve new development. The planned facilities included below will ensure that the District's facilities do not become overextended because of new development. The new station is needed to meet City's General Plan response time goals. The fire district cannot adequately protect the new development proposed in the City of Hercules, which is located beyond the District's ability to satisfy the General Plan response time goal. **Figure 2** displays the District's current response times, and **Figure 3** displays the District's response times that have improved as a result of building the planned station.

Table 7 identifies the District's preliminary planned facilities. These facilities were identified by the District as facilities needed to serve new development. The cost to construct a new station is based on recent cost estimates for new fire stations in the neighboring Contra Costa Fire Protection District. Currently the District anticipates the acquisition of land and construction of a new station as necessary to serve development as it occurs in the District. The District also anticipates purchasing several apparatuses, including equipment. In total, the District has identified $12.7 million in planned fire protection facilities.

Table 7: Planned Fire Facilities

Item	Quantity		Unit Cost	Total Cost
New station construction	11,000	sq. ft.	$ 720	$ 7,920,000
Land acquisition	3.83	acres	387,467	1,484,000
Breathing Air Compressor	1	Compressor	53,000	53,000
Type 1 engine plus equipment	1	engine	850,000	850,000
Type 3 engine plus equipment	1	engine	500,000	500,000
100' ladder truck plus equipment	1	truck	1,850,000	1,850,000
Total Cost of Planned Fire Facilities				$ 12,657,000
Less Existing Fund Balance				(224,275)
Net Cost of Planned Facilities				$ 12,432,725

Note: Figures have been rounded.

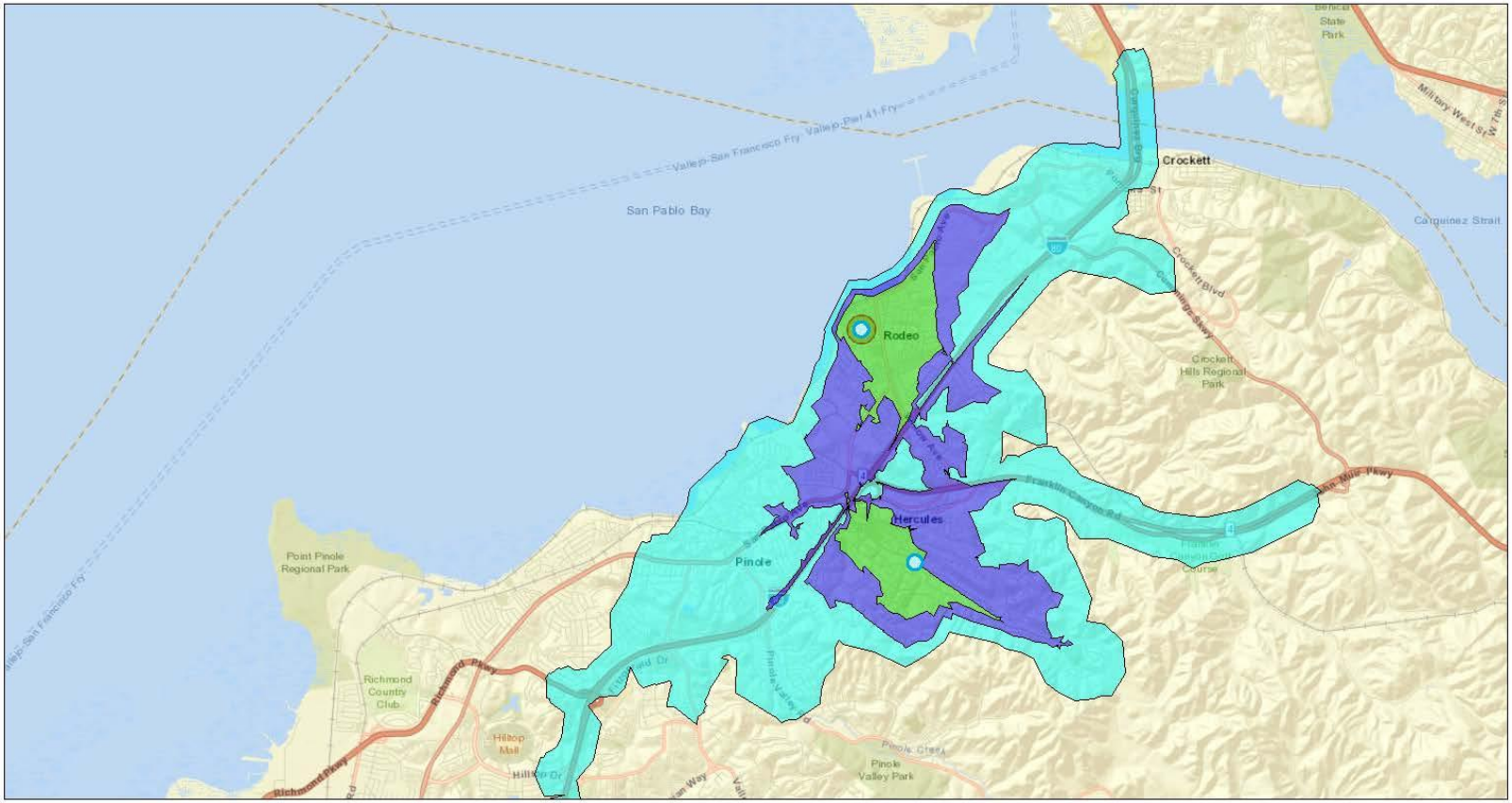
Sources: Rodeo-Hercules FPD; and Willdan Financial Services.

Fire Facility Standards

The fire facilities impact fees calculated in this report are based on a system facilities standard approach. The system standard approach calculates the level of investment that will be achieved in the District once all planned facilities are built and the service population has increased. This per capita facility standard is calculated by dividing the total investment in existing and planned facilities, by the service population at the planning horizon, and is displayed in **Table 8**.

Figure 2

Rodeo Hercules Fire - 3, 5 & 8 Minute - Current Deployment



June 6, 2018

1:68,794

0 0.75 1.5 3 mi

0 1.25 2.5 5 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

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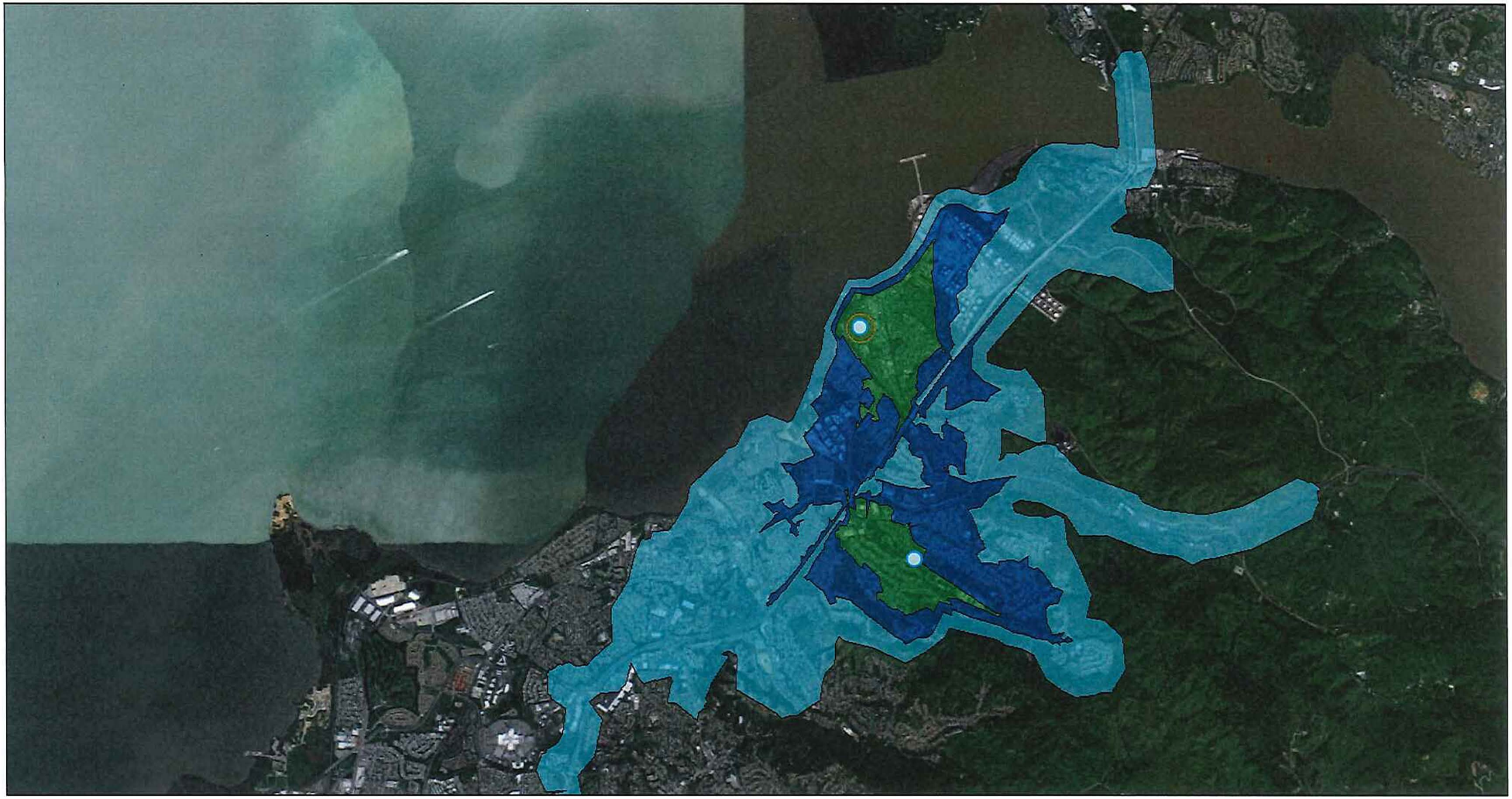
3 min. in Green
5 min. in Purple
8 min. in Tourquoise

MAP 2

Rodeo Hercules Fire - 3, 5 & 8 Minute - Current Deployment



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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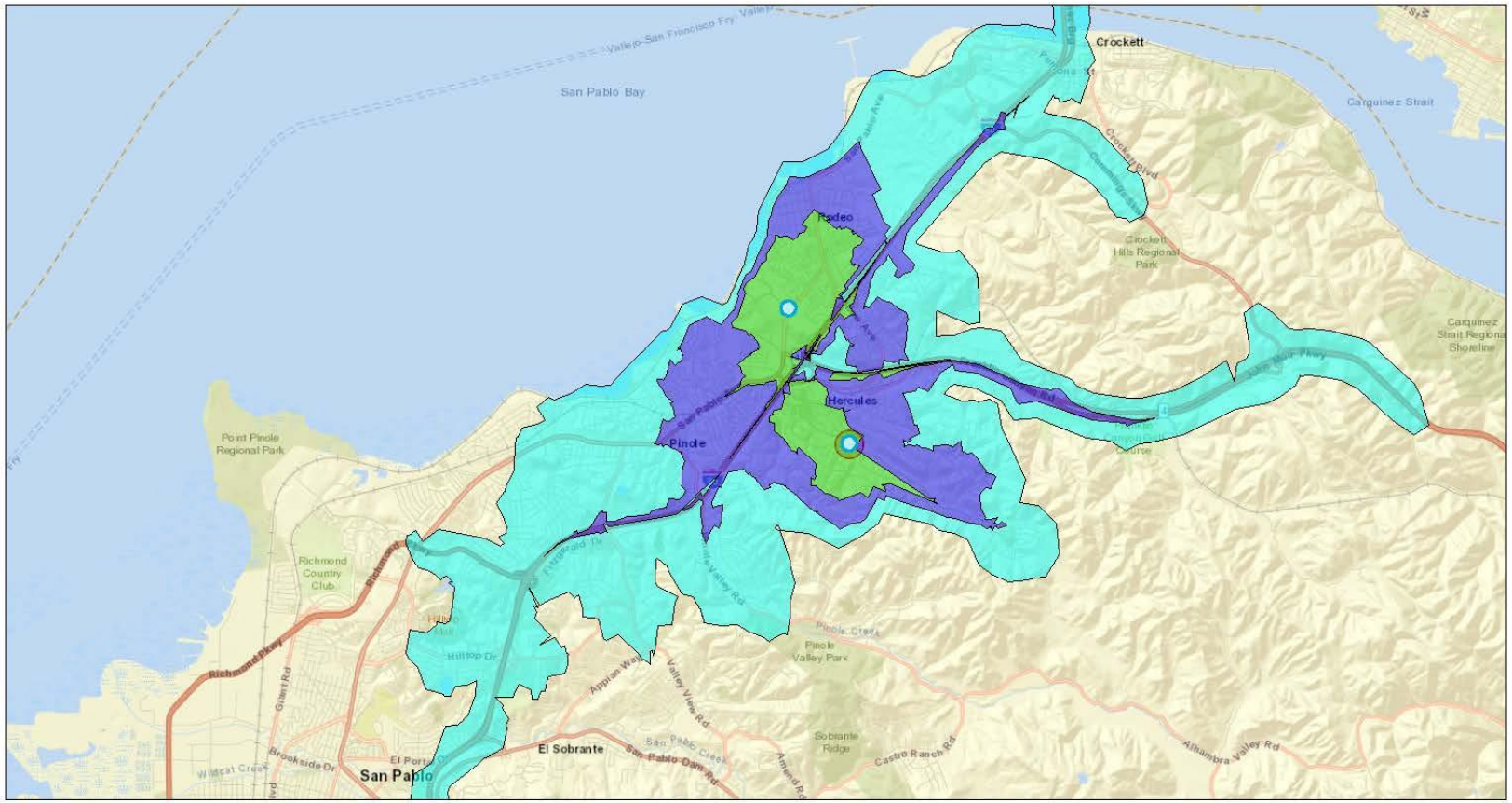
Figure 3

Rodeo Hercules Fire - 3, 5 & 8 Minute - Proposed Deployment



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3 min. Green
5 min. Purple
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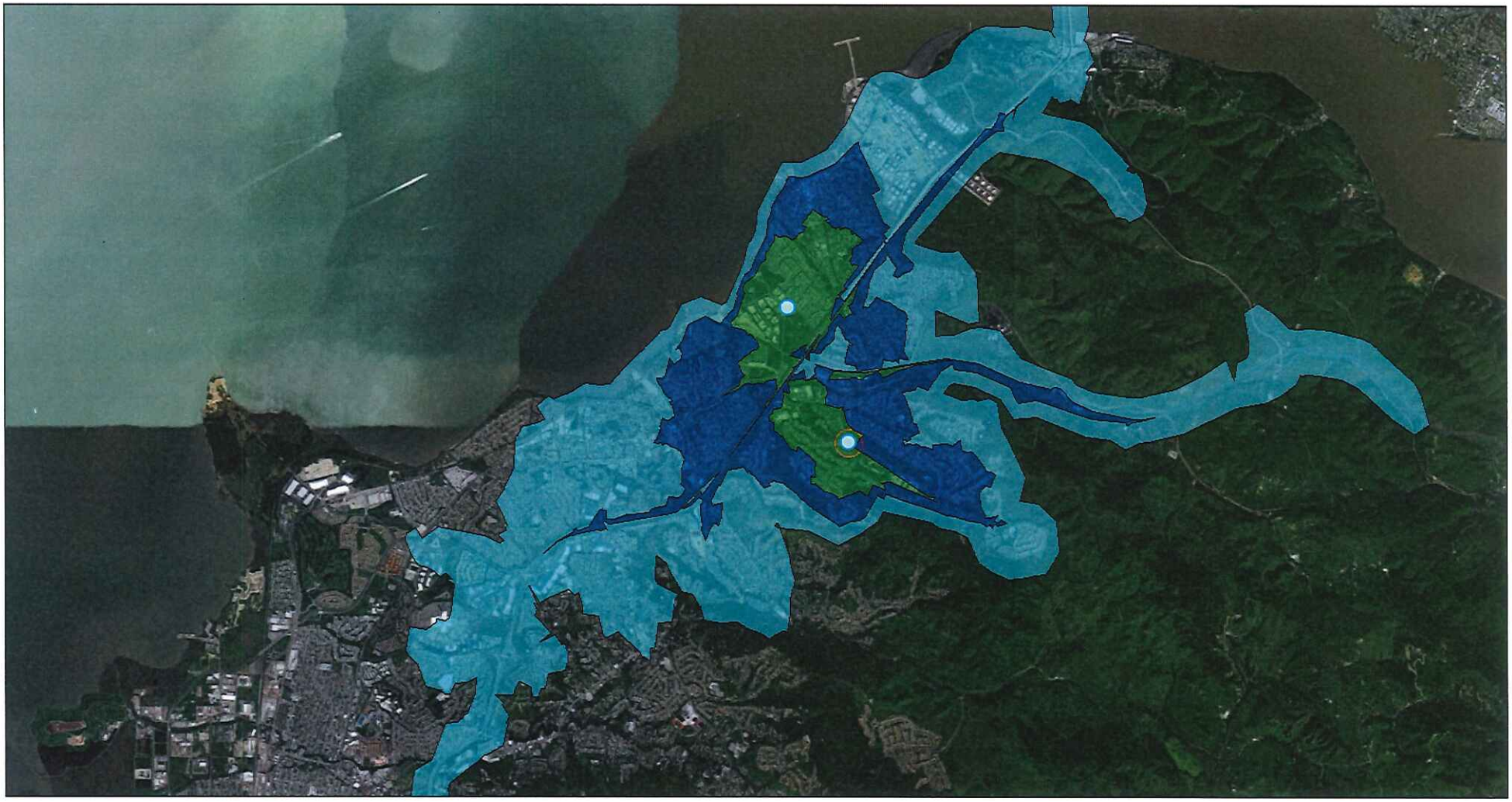
MAP 4

Rodeo Hercules Fire - 3, 5 & 8 Minute - Proposed Deployment



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Mark Pedroia

Table 8: System Plan Standard

Value of Existing Facilities	$	10,550,900
Value of Planned Facilities		12,657,000
Total	$	23,207,900
Future Service Population (2035)		45,200
System Plan Standard per Capita	$	513
Standard per Resident	$	513
Standard per Worker[1]		354

[1] Based on a worker weighting factor of 0.69.

Sources: Tables 1, 6 and 7; Willdan Financial Services.

The projected impact fee revenue from new development within the District is shown in **Table 9**. The bottom line of Table 9 shows that to complete future facilities as currently planned there is a need for $9.8 million in revenue from non-fee funding sources. To complete the planned facilities that represent an increase in facility standards, the District will need to identify an additional $9.8 million by the planning horizon.

Table 9: Projected Impact Fee Revenue - System Plan Standard

Net Cost of Planned Facilities	$	12,619,000
Value of Facility Standards per Capita	$	513
Service Population Growth Within District		5,500
Total Projected Fire Facilities Impact Fee Revenue	$	2,821,500
Non-Impact Fee Revenue Needed	$	9,797,500

Sources: Tabls 1, 7 and 8, Willdan Financial Services.

Alternative Funding Sources

The District recognizes that non-fee revenues will be needed to fund a portion of the planned facility costs. The District has already begun taking steps to develop alternative revenue sources to fund fire facilities. Other sources of revenue include, but are not limited to General Fund revenue, special taxes, grants and assessment districts. General Fund revenue is derived from the District's share of the constitutionally imposed one percent property tax rate. Any new or increased special tax would require two-thirds voter approval. Any new or increased assessment would require a majority property

owner approval. Any new or increased property-related charge or fee would require a majority voter approval.

Fee Schedule

Table 10 shows the maximum justified fire protection facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space) from Table 2. The total fee includes a two percent (2%) percent administrative charge to fund costs that include: a standard overhead charge applied for legal, accounting, and administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. It should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

Table 10: Fire Facilities Impact Fee - System Plan Standard

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee[1]	D = C x 0.02 Admin Charge[1, 2]	E = C + D Total Fee[1]	E / 1,000 Fee per Sq. Ft.
Residential (per dwelling unit)						
Single Family	$ 513	3.21	$ 1,647	$ 33	$ 1,680	
Multifamily	513	1.98	1,016	20	1,036	
Accessory Dwelling Unit	513	1.50	770	15	785	
Nonresidential (per 1,000 square feet or hotel room)						
Commercial	$ 354	2.33	$ 825	$ 17	$ 842	$ 0.84
Office	354	3.13	1,108	22	1,130	1.13
Industrial	354	1.33	471	9	480	0.48
Hotel Rooms	354	0.28	99	2	101	n/a

[1] Fee per dwelling unit (residential), per 1,000 square feet (nonresidential) or per hotel room.
[2] Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2 and 8; Willdan Financial Services

Program Implementation

The fire facilities impact fee would be collected at time of building permit issuance. Because the District does not have the statutory authority to adopt a fee, it must rely on the City Council and County Board of Supervisors for the authority within each respective jurisdiction. In addition, to implement the fee the District, in cooperation with the County and City, should:

- Seek to acquire the necessary property for new stations through purchase or dedication and maintain an updated master plan indicating fire facility standards and the types of facilities anticipated to accommodate growth;
- Identify funding sources to complement impact fee revenues to fully fund planned facilities;

- Maintain an annual Capital Improvement Program budget or another accounting mechanism to indicate where fees are being expended to accommodate growth;
- Maintain records on use of the administrative charge to justify the amount;
- Comply with the annual and five-year reporting requirements of *Government Code* Section 66001 and 66006; and
- Identify appropriate inflation indexes in the fee ordinance and allow an automatic inflation adjustment to the fee annually.

Typically, an inflation index can be based on the District's recent capital project experience or from any reputable published source. Willdan recommends using the local Construction Cost Index of the Engineering News Record. The District may also elect to use separate indexes for land and construction. Calculating the land index may require use of a property appraiser every several years. To calculate the fee increase, total planned facility costs represented by land or construction, as appropriate, should weight each index.

Mitigation Fee Act Findings

To guide the widespread imposition of development impact fees, the State Legislature adopted the *Mitigation Fee Act* (the *Act*) with Assembly Bill 1600 in 1988 and subsequent amendments. The *Act* is contained in *California Government Code* Section 66000 *et seq.* and establishes requirements for the imposition and administration of impact fee programs. The *Act* became law in January 1988 and requires local governments to document the five findings explained in the sections below when adopting an impact fee. For the fire facilities impact fee to be adopted by the County of Contra Costa (County) and by the City of Hercules on behalf of the Rodeo-Hercules Fire Protection District, the findings are summarized here and supported in detail by the report that follows. All statutory references are to the *Act.*

Purpose of Fee

For the first finding the District must:

> *Identify the purpose of the fee. (§66001(a)(1))*

The purpose of the Rodeo-Hercules Fire Protection District fire facilities impact fee is to provide a funding source from new development for capital improvements to serve that development. The fee advances a legitimate interest of the District, County and City by assuring that new development within the District is provided with adequate fire protection facilities and services.

Use of Fee Revenues

For the second finding the District must:

> *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. (§66001(a)(2))*

The fire facilities impact fee will fund expanded facilities to serve new development. All planned facilities will be located within the Rodeo-Hercules Fire Protection District boundaries:

- Land for fire station and other related structures;
- Fire stations including furniture and other equipment;
- Fire apparatus including equipped engines, trucks and other vehicles;
- Medical response, hazardous materials, training, and other specialized fire fighting

equipment.
- Potential financing costs associated with the above.

Planned fire facilities are preliminarily identified in this report. Additional planning may be provided in the District's capital improvement plan and annual budgets. This report provides a preliminary description and cost estimate for planned facilities. Other planning documents may provide additional details and proposed timing for construction/acquisition of the facility.

Benefit Relationship

For the third finding the District 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. (§66001(a)(3))*

The District will restrict fee revenues to the acquisition of land, construction of public buildings, and the purchase of related equipment, furnishings, vehicles, and services that will serve new development and the additional residents and workers associated with that new development as part of a district-wide network of fire protection facilities and services. Thus, there is a reasonable relationship between the use of fee revenues and the residential and nonresidential types of new development that will pay the fee.

Burden Relationship

For the fourth finding the District must:

> *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. (§66001(a)(4))*

Service population provides an indicator of the demand for the facilities needed to accommodate growth. Service population is calculated based on residents associated with residential development and employment associated with nonresidential development. To calculate a single per capita standard, one worker is weighted less than one resident based on an analysis of the relative demand for fire facilities by land use type.

The need for the fee is based on the facility standards identified in this report and the growth in district-wide service population projected through 2035. Facilities standards represent the level of service that the District plans to provide its residents and businesses in 2035. Standards are based on the District's total existing and planned facilities allocated across the District's total service population in 2035.

See the *Fire Facilities Service Population* section, for a description of how service population and growth projections are calculated. Facility standards are described in the *Fire Facility Standards* section.

Proportionality

For the fifth finding the District must:

> *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. (§66001(b))*

This reasonable relationship between the fire facility impact fee for a specific development project and the cost of the facilities attributable to that project is based on the estimated size of the service population that the project will accommodate. The total fee for a specific project is based on its size

as measured by dwelling units or building square feet. The fee schedule converts the estimated service population that a development project will accommodate into a fee based on the size of the project. Larger projects of a certain land use type will have a higher service population and pay a higher fee than smaller projects of the same land use type. Thus, the fee schedule ensures a reasonable relationship between the public facility fee for a specific development project and the cost of the facilities attributable to that project.

See the *Fee Schedule* section for a description of how service population is determined for different types of land uses. The *Fee Schedule* section also presents the fire facilities impact fee schedule.