

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
SHASTA ADOPTING PUBLIC FACILITY FEES FOR ALL NEW DEVELOPMENT
WITHIN THE COUNTY OF SHASTA**

The Board of Supervisors of the County of Shasta ordains as follows:

SECTION 1. A public facilities impact fee study of the impacts of contemplated future development on existing public facilities in the County of Shasta ("County") and the City of Redding, along with an analysis of the need for new public facilities and improvements required by new development was conducted by Munifinancial, and the study set forth the relationship between new development, the needed facilities, and the estimated costs of those improvements.

The public facilities impact fee study was entitled "Shasta County and City of Redding: Public Facilities Impact Fee Study" (March 5, 2008) (hereafter "IFS"). The proposed fees outlined in the IFS do not exceed the estimated costs required to construct facilities to serve new development within the County. The purpose of this ordinance is to adopt the fees set forth in the IFS.

The County published notice of the April 22, 2008 public hearing on this ordinance in the Redding Record Searchlight.

SECTION 2. Findings: The Board of Supervisors ("Board") finds as follows:

- A. The IFS complies with California Government Code section 66001 by establishing the basis for imposition of fees on new development. In particular, the IFS:
 - 1. identifies the purpose of the fee (IFS, p. 78.);
 - 2. identifies the use to which the fee will be put (IFS, p. 78-79);
 - 3. shows a reasonable relationship between the fee's use and the type of development project on which the fee is imposed (IFS, p. 79);
 - 4. shows a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed (IFS, p. 79); and
 - 5. shows a reasonable relationship between the amount of the fee and the cost of the public facility attributable to the development on which the fee is imposed (IFS, p. 80).
- B. The fees collected pursuant to this ordinance shall be used to finance the public facilities described or identified in the IFS or other public facility master plans providing similar facilities as may be adopted from time to time by the Board.
- C. The facility descriptions and cost estimates set forth in the IFS are reasonable as the basis for calculating and imposing certain development impact fees.

- D. The facilities and fee methodology identified in the IFS are consistent with the County's General Plan.
- E. This ordinance is exempt from CEQA pursuant to Guideline 15061(b)(3) and staff shall file a notice of exemption.

SECTION 3. Adoption of Fees: Sections 1 through 5 and 7 through 14 of the IFS are hereby approved and fully incorporated by reference herein. The purpose of the fees set forth in this ordinance is to finance the improvements identified in the following Sections of the IFS in order to reduce the impacts associated with continued population growth and increased traffic generated by new development within the County: 3 (Countywide Public Protection), 4 (Public Health Facilities), 5 (Library Volumes and Equipment), 7 (Sheriff Patrol & Investigation), 8 (General Government), 9 (Animal Control Facilities), 10 (Fire Protection Facilities), 11 (Traffic), and 12 (City of Redding Region-Serving Parks).

SECTION 4. Definitions:

- A. "Administrator" means the Resource Management Director.
- B. "Development Permit" means a building permit or other permit for construction or reconstruction.

SECTION 5. Timing of Fee: No Development Permit shall be issued unless the permit applicant pays the development impact fee as provided herein. The amount of the fee shall be that in effect at the time of the issuance of the Development Permit, or at such earlier time as provided by a development agreement. The fee for commercial, office and industrial development shall be collected at the issuance of a building permit. The fee for single family and multi-family residential development shall be collected on the date of the final inspection or upon the issuance of a certificate of occupancy for the project, whichever occurs first, or at such earlier time permitted by law. The Administrator may require the applicant to enter into an agreement securing the obligation to pay the fee, as authorized by Government Code section 66007.

SECTION 6. Fee Determination:

- A. The fee amount shall be based on the land use type associated with the development.
- B. The following are the land use types designated in the IFS and their definitions:
 - 1. *Single family*: Detached one-family dwelling units.
 - 2. *Multi-family*: All attached one-family dwellings such as duplexes and condominiums, plus mobile homes, apartments, and dormitories.
 - 3. *Commercial*: All commercial, retail, educational, and hotel/motel development.
 - 4. *Office*: All general, professional, and medical office development.
 - 5. *Industrial*: All manufacturing development.

- C. If a Development Permit is issued that would alter the amount of the development impact fee due for the development or require the payment of a new or additional development impact fee, any such previously paid fees shall be credited against the new total fee due, as determined by the Administrator, provided, however, that, in no event, shall the County refund fees previously paid because of a change in land use.

SECTION 7. Amount of Fee: Development impact fees shall be imposed in the amounts listed in the *Impact Fee Table*, attached hereto as Exhibit 1 and incorporated herein by reference, as follows: effective July 1, 2008, the fee shall be 34 percent of the fees shown on Exhibit 1; effective July 1, 2009, the fee shall be 67 percent of the fees shown on Exhibit 1; effective July 1, 2010, the fee shall be 100 percent of the fees shown on Exhibit 1. The Annual Adjustment Rate contained in Section 8 below, shall apply to the base fees shown in Exhibit 1 and shall be in addition to those fees effective July 1, 2009 and July 1, 2010.

SECTION 8. Annual Adjustment Rate: The annual adjustment rate shall be set based on the Building Cost Index ("BCI") provided by the *Engineering News-Record* ("ENR"). The Administrator shall publish, in a newspaper of general circulation, the adjusted fee every May 1. The adjustment will take effect sixty (60) days after publication. The adjustment shall be calculated based on the change in the BCI for the prior calendar year, ending November 30.

SECTION 9. Use of Fee: The fee shall be solely used (1) for the purposes described in the IFS, (2) for reimbursing the County for the development's fair share of those capital improvements already constructed by the County, (3) for reimbursing developers who have constructed public facilities described in the IFS or other facility master plans adopted from time to time by the Board, or (4) inter-account loans as permitted by the Mitigation Fee Act (Government Code, section 66000, et seq.).

SECTION 10. Severability: If any provision or clause, or paragraph of this ordinance or the imposition of a major project financing fee for any project within the adopted sections of the IFS or the application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions of this ordinance or other fees levied by this ordinance, which can be given effect without the invalid provisions or application of fees, and to this end the provisions of the ordinance are declared to be severable.

SECTION 11. Administrative Appeal: Any individual who disputes the classification of property, or the calculation or amount of a development impact fee may, within fifteen (15) days, appeal the determination of staff to the Board by filing a written appeal with the Clerk of the Board. No Development Permit shall have legal effect, pending the appeal. The Board may hold a hearing, but in any event shall render its decision within sixty (60) days of submittal of the appeal to the Clerk of the Board. The Clerk of the Board shall publish such forms as may be required to conduct the appeals provided for in this section.

SECTION 12. Appeal Fee: The Board may charge an appeal fee to cover the costs of the appeal in an amount as adopted by the Board from time to time.

SECTION 13. City of Redding Region-Serving Park Fee: The IFS fee (Section 12: City of Redding Region-Serving Parks) shall not take legal effect until such time as the County of Shasta and the City of Redding enter into an agreement regarding the use of the IFS Section 12 Fees, and the County Board declares that the fee has taken effect.

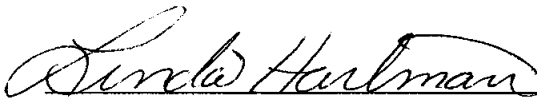
SECTION 14. Fee Applicability: These impact fees apply to the unincorporated areas of the County except as follows:

- A. The Fire Protection Facilities Fee (IFS Section 10) applies only within the service area of the Shasta County Fire Department;
- B. The Traffic Fee (IFS Section 11) and City of Redding Parks Fee (IFS Section 12) apply only to the South County Region, the description of which is attached hereto and incorporated by reference as Exhibit 2.

This ordinance shall take effect sixty (60) days following its adoption. The Clerk shall cause this ordinance to be published as required by law.

DULY PASSED AND ADOPTED this 6th day of May, 2008 by the Board of Supervisors of the County of Shasta by the following vote:

AYES: Supervisors Baugh, Kehoe, Cibula, Hawes, and Hartman
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None


LINDA HARTMAN, CHAIRMAN
Board of Supervisors
County of Shasta
State of California

ATTEST:

LAWRENCE G. LEES
Clerk of the Board of Supervisors

By 
Deputy

Attachment: Impact Fee Table
South County Regional Legal Description

Exhibit 1**IMPACT FEE TABLE***March 26, 2008*

Fee Category	Land Use Type	Fee (Base Year 2007)
<i>Public Protection</i>	Single-Family Unit	\$1,646.00
	Multi-family Unit	\$1,577.00
	Commercial	\$335.00
	Office	\$255.00
	Industrial	\$151.00
<i>Public Health</i>	Single Family Unit	\$749.00
	Multi-Family Unit	\$717.00
<i>Library</i>	Single Family Unit	\$133.00
	Multi-Family Unit	\$126.00
<i>Sheriff Patrol and Investigation</i>	Single-Family Unit	\$789.00
	Multi-Family Unit	\$756.00
	Commercial	\$161.00
	Office	\$122.00
	Industrial	\$72.00
<i>General Government</i>	Single Family Unit	\$1,165.00
	Multi-Family Unit	\$1,116.00
	Commercial	\$237.00
	Office	\$181.00
	Industrial	\$107.00
<i>Animal Control</i>	Single Family Unit	\$219.00
	Multi-Family Unit	\$210.00
<i>Fire Protection</i>	Single Family Unit	\$1,459.00
	Multi-Family Unit	\$1,397.00
	Retail	\$854.00
	Office	\$650.00
	Industrial	\$386.00
<i>Traffic</i>	Single Family Unit	\$1,049.00
	Multi-Family Unit	\$646.00
	Commercial	\$1,441.00
	Office	\$1,703.00
	Industrial	\$1,170.00
<i>City of Redding Parks</i>	Single Family Unit	\$561.00
	Multi-Family Unit	\$538.00

EXHIBIT 2
South County Region Legal Description

Beginning at a point in the middle of the Sacramento River where it intersects the southern boundary of Shasta County;
Then proceeding westerly along the southern boundary of Shasta County to a point on the west side of Section 2, Township 29 North, Range 6 West, MDBM;
Then proceeding northerly along the west side of said Section 2;
Then proceeding northerly along the west side of Sections 35, 26, 23, 14, 11, and 2 in Township 30 North, Range 6 West;
Then proceeding westerly along the south side of Section 35, Township 31 North, Range 6 West, to the southwest corner of said Section 35;
Then proceeding northerly along the west side of Sections 35, 26, 23, 14, 11, and 2 in Township 31 North, Range 6 West;
Then proceeding northerly along the west side of Sections 35, 26, 23, 14, and 11 in Township 32 North, Range 6 West;
Then proceeding easterly along the north side of Sections 11 and 12 in Township 32 North, Range 6 West;
Then proceeding easterly along the north side of Sections 7, 8, and 9 in Township 32 North, Range 5 West, to the centerline of the Sacramento River;
Then proceeding northerly along the centerline of the Sacramento River to the southern boundary of Shasta Lake;
Then proceeding easterly along the south side of Shasta Lake to a point on the east side of Section 3 in Township 33 North, Range 3 West;
Then proceeding southerly along the east side of Sections 3, 10, 15, 22, 27 and 34 in Township 33 North, Range 3 West;
Then proceeding southerly along the east side of Section 3 in Township 32 North, Range 3 West, to the centerline of Little Cow Creek;
Then proceeding southerly along the centerline of Little Cow Creek to Cow Creek;
Then proceeding southerly along the centerline of Cow Creek to the Sacramento River;
Then proceeding southerly along the centerline of the Sacramento River to the southern boundary of Shasta County and the point of beginning of this description.

SHASTA COUNTY AND CITY OF REDDING

PUBLIC FACILITIES IMPACT FEE STUDY

MARCH 5, 2008



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EXECUTIVE SUMMARY

This report summarizes an analysis of the need for public facilities and capital improvements to support future development within Shasta County through 2030. This is a joint effort undertaken by Shasta County and the City of Redding to help ensure that the public facilities needed to accommodate future growth can be provided. It is the City and County's intent that the costs representing future development's share of these facilities and improvements be imposed on that development in the form of a development impact fee, also known as a public facilities fee. This report identifies the fair share public facilities costs attributed to new development in unincorporated areas of Shasta County and the City of Redding. The public facilities and improvements included in this analysis are divided into the fee categories listed below:

- ♦ Countywide Public Protection;
- ♦ Public Health;
- ♦ Library Volumes and Equipment;
- ♦ County Parks;
- ♦ Sheriff Patrol and Investigation;
- ♦ General Government;
- ♦ Animal Control;
- ♦ Fire Protection;
- ♦ Traffic; and
- ♦ Region-Serving Parks.

BACKGROUND AND STUDY OBJECTIVES

The primary policy objective of a public facilities fee program is to ensure that new development pays the capital costs associated with growth. The primary purpose of this report is to calculate and present fees that will enable the County to expand its inventory of public facilities – and therefore maintain its facilities standards – as new development creates demand for new facilities.

Cities and counties can impose public facilities fees consistent with the requirements of the *Mitigation Fee Act* (the *Act*), contained in *California Government Code* Sections 66000 *et seq.* The County Board of Supervisors must adopt public fees charged to development in unincorporated areas, while the City Council adopts fees imposed within incorporated cities. The respective governments control impact fee revenue collected within their boundaries. This report provides the necessary findings required by the *Act* for adoption of the fees presented in the fee schedules contained herein.

UNINCORPORATED VERSUS COUNTYWIDE FEES

This development impact fee program is being undertaken as a partnership between Shasta County and the City of Redding. In this fee program, the City of Redding would enact impact fees to fund the share of County facilities needed to serve new development in the City. Conversely, some impact fee revenue collected from development in unincorporated areas would be used to fund a portion of facilities owned by the City of Redding but used by residents and employees from unincorporated County areas. At this time, the Cities of Anderson and Shasta Lake are not participating in the County impact fee program, although their impacts are noted in this report. As a result, alternative funding sources will be needed to provide facilities to serve new development in those cities.

This study distinguishes between public facilities that serve only unincorporated portions of the County and those that serve development in both unincorporated areas and the County's three incorporated cities. Public facilities fees for countywide public protection, public health, libraries, and general government apply to all development in the County because they provide countywide systems of services that are not duplicated by the city governments. Public facilities fees for County parks, sheriff patrol and investigation, and animal control apply only to unincorporated development because these facilities only provide services to unincorporated areas. Incorporated cities in Shasta County provide their own parks, law enforcement, and animal control facilities.

In addition to fees for facilities serving either the entire County or only unincorporated portions of the County, some services analyzed in this report serve some other portion of the County. This report calculates a development impact fee to fund fire facilities in the Shasta County Fire Department service area. Development impact fees for traffic improvements are calculated for the City of Redding and for unincorporated portions of the South County Region (SCR), the area in south-central Shasta County that includes all three incorporated cities, their spheres of influence, and surrounding unincorporated areas.

FACILITY STANDARDS AND COSTS OF GROWTH

This fee analysis uses facility standards to determine the approximate costs of facilities required to accommodate growth. A facility standard for each fee category considered in this study is derived from an examination of the existing standard of facilities and services, and may include facility plans for 2030. To support the findings required by the *Act*, this study ensures that there is a reasonable relationship between new development, the amount of the fee, and facilities funded by the fee.

Depending on the facility standard, there currently may or may not be sufficient facilities to serve existing development. If the existing facilities are below the adopted facility standard, a deficiency exists. In this case, the County must allocate the cost of planned facilities between new and existing development. Public facilities fees may be used to fund facilities needed to serve new development or new development's fair share of facilities needed to achieve a level of service that is consistent with the General Plan.

FEE SCHEDULES AND REVENUES

Table 1.1 summarizes the schedule of maximum justified public facilities fees based on the analysis contained in this report. All values are shown in 2007 dollars, which is the year in which this fee analysis was conducted.

Table 1.1: Proposed Public Facilities Fee Summary

Land Use	Public Protection	Public Health	Library	County Parks	Sheriff Patrol	General Govt.	Animal Control	Fire	Traffic	SCR Parks	Total
<u>City of Redding</u>											
<u>Residential</u>											
Single Family	\$ 1,646	\$ 749	\$ 133	N/A	N/A	\$ 595	N/A	N/A	\$ 1,049	N/A	\$ 4,171
Multi-family	1,577	717	126	N/A	N/A	569	N/A	N/A	646	N/A	3,635
<u>Nonresidential</u>											
Commercial	\$ 335	N/A	N/A	N/A	N/A	\$ 120	N/A	N/A	\$ 1,441	N/A	\$ 1,896
Office	255	N/A	N/A	N/A	N/A	92	N/A	N/A	1,703	N/A	2,050
Industrial	151	N/A	N/A	N/A	N/A	54	N/A	N/A	1,170	N/A	1,375
<u>Unincorporated South County Region (SCR), in Shasta County Fire Department¹</u>											
<u>Residential</u>											
Single Family	\$ 1,646	\$ 749	\$ 133	\$1,418	\$ 789	\$ 1,165	\$ 219	\$ 1,459	\$ 1,049	\$ 561	\$ 9,188
Multi-family	1,577	717	126	1,358	756	1,116	210	1,397	646	538	8,440
<u>Nonresidential</u>											
Commercial	\$ 335	N/A	N/A	N/A	\$ 161	\$ 237	N/A	\$ 854	\$ 1,441	N/A	\$ 3,027
Office	255	N/A	N/A	N/A	122	181	N/A	650	1,703	N/A	2,911
Industrial	151	N/A	N/A	N/A	72	107	N/A	386	1,170	N/A	1,886
<u>Unincorporated SCR, outside Shasta County Fire Department</u>											
<u>Residential</u>											
Single Family	\$ 1,646	\$ 749	\$ 133	\$1,418	\$ 789	\$ 1,165	\$ 219	N/A	\$ 1,049	\$ 561	\$ 7,729
Multi-family	1,577	717	126	1,358	756	1,116	210	N/A	646	538	7,043
<u>Nonresidential</u>											
Commercial	\$ 335	N/A	N/A	N/A	\$ 161	\$ 237	N/A	N/A	\$ 1,441	N/A	\$ 2,174
Office	255	N/A	N/A	N/A	122	181	N/A	N/A	1,441	N/A	1,999
Industrial	151	N/A	N/A	N/A	72	107	N/A	N/A	1,703	N/A	2,034
<u>Unincorporated, outside SCR, in Shasta County Fire Department</u>											
<u>Residential</u>											
Single Family	\$ 1,646	\$ 749	\$ 133	\$1,418	\$ 789	\$ 1,165	\$ 219	\$ 1,459	N/A	N/A	\$ 7,578
Multi-family	1,577	717	126	1,358	756	1,116	210	1,397	N/A	N/A	7,257
<u>Nonresidential</u>											
Commercial	\$ 335	N/A	N/A	N/A	\$ 161	\$ 237	N/A	\$ 854	N/A	N/A	\$ 1,586
Office	255	N/A	N/A	N/A	122	181	N/A	650	N/A	N/A	1,208
Industrial	151	N/A	N/A	N/A	72	107	N/A	386	N/A	N/A	716
<u>Unincorporated, outside SCR, outside Shasta County Fire Department</u>											
<u>Residential</u>											
Single Family	\$ 1,646	\$ 749	\$ 133	\$1,418	\$ 789	\$ 1,165	\$ 219	N/A	N/A	N/A	\$ 6,119
Multi-family	1,577	717	126	1,358	756	1,116	210	N/A	N/A	N/A	5,859
<u>Nonresidential</u>											
Commercial	\$ 335	N/A	N/A	N/A	\$ 161	\$ 237	N/A	N/A	N/A	N/A	\$ 732
Office	255	N/A	N/A	N/A	122	181	N/A	N/A	N/A	N/A	558
Industrial	151	N/A	N/A	N/A	72	107	N/A	N/A	N/A	N/A	330

Note: Fees per dwelling unit, per 1,000 square feet for nonresidential.

¹ The South County Region (SCR) is the area in south-central Shasta County that includes all three incorporated cities, their spheres of influence, and surrounding unincorporated areas.

Sources: Tables 3.9, 4.6, 5.5, 6.8, 7.6, 8.6, 9.8, 10.8, 11.7, and 12.5.

1. INTRODUCTION

This report presents an analysis of the need for public facilities to accommodate new development in Shasta County. This chapter explains the study approach under the following sections:

- ♦ Background and study objectives;
- ♦ Public facilities financing in California;
- ♦ Organization of the report; and
- ♦ Facility standards approach.

BACKGROUND AND STUDY OBJECTIVES

The primary policy objective of a public facilities fee program is to ensure that new development pays the capital costs associated with growth. The County's current public facilities fee program is limited to a traffic impact fee charged in southern Shasta County. The primary purpose of this report is to calculate and present fees that will enable the County to expand its inventory of public facilities, as new development leads to service population increases.

Cities and counties can impose public facilities fees consistent with the requirements of the *Mitigation Fee Act* (the *Act*), contained in *California Government Code* Sections 66000 *et seq.* The County Board of Supervisors must adopt public fees charged to development in unincorporated areas, while the City Council adopts fees imposed within incorporated cities. The respective governments control impact fee revenue collected within their boundaries. This report provides the necessary findings required by the *Act* for adoption of the fees presented in the fee schedules contained herein.

PUBLIC FACILITIES FINANCING IN CALIFORNIA

The changing fiscal landscape in California during the past 30 years has steadily undercut the financial capacity of local governments to fund infrastructure. Three dominant trends stand out:

- ♦ The passage of a string of tax limitation measures, starting with Proposition 13 in 1978 and continuing through the passage of Proposition 218 in 1996;
- ♦ Declining popular support for bond measures to finance infrastructure for the next generation of residents and businesses; and
- ♦ Steep reductions in federal and state assistance.

Faced with these trends, many cities and counties have had to adopt a policy of "growth pays its own way." This policy shifts the burden of funding infrastructure expansion from existing rate and taxpayers onto new development. This funding shift has been accomplished primarily through the imposition of assessments, special taxes, and development impact fees also known as public facilities fees. Assessments and special taxes require approval of

property owners and are appropriate when the funded facilities are directly related to the developing property. Development fees, on the other hand, are an appropriate funding source for facilities that benefit all development jurisdiction-wide. Development fees need only a majority vote of the legislative body for adoption.

ORGANIZATION OF THE REPORT

The determination of a public facilities fee begins with the selection of a planning horizon and development of projections for population and employment. These projections are applied consistently to each of the facility categories analyzed in this report, and are summarized in Chapter 2.

Chapters 3 through 12 are devoted to documenting the maximum justified public facilities fee for each of the following facility categories:

- ♦ Countywide Public Protection;
- ♦ Public Health;
- ♦ Library Volumes and Equipment;
- ♦ County Parks;
- ♦ Sheriff Patrol and Investigation;
- ♦ General Government;
- ♦ Animal Control;
- ♦ Fire Protection;
- ♦ Traffic; and
- ♦ Region-Serving Parks.

Guidelines for the implementation and ongoing maintenance of the public facilities fee program are detailed in Chapter 13. The statutory findings required for adoption of the proposed public facilities fees in accordance with the *Mitigation Fee Act* (codified in *California Government Code* Sections 66000 through 66025) are summarized in Chapter 14.

FACILITY STANDARDS APPROACH

A facility standard is a policy that indicates the amount of facilities required to accommodate service demand. Examples of facility standards include building square feet per capita and park acres per capita. Standards also may be expressed in monetary terms such as the replacement value of facilities per capita. The adopted facility standard is a critical component in determining new development's need for new facilities and the amount of a development impact fee. Standards determine new development's fair share of planned facilities and ensure that new development does not fund deficiencies associated with existing development.

The most commonly accepted approaches to determining a facility standard are described below:

- ♦ The **existing inventory method** calculates the facility standard and allocates costs based on the ratio of existing facilities to the existing service population. Under this approach new development funds the expansion of facilities at the same standard currently serving existing development. By definition the existing inventory method results in no facility deficiencies attributable to existing development. This method is often used when a long-range plan for new facilities is not available. Only the initial facilities to be funded with fees are identified in the fee study. Future facilities to serve growth are identified through an annual capital improvement plan and budget process.
- ♦ The **planned facilities method** calculates the facility standard and allocates costs solely based on the ratio of planned facilities to the increase in demand associated with new development. This method is appropriate when planned facilities only benefit new development, such as a sewer trunk line extension to a previously undeveloped area. This method also may be used when there is excess capacity in existing facilities that can accommodate new development. In that case new development can fund facilities at a standard lower than the existing inventory standard and still provide an acceptable level of facilities.
- ♦ The **system plan method** calculates the facility standard and allocates costs based on the ratio of existing plus planned facilities to total future demand (existing and new development). This method is used when (1) the local agency anticipates increasing its facility standard above the existing inventory standard discussed above, and (2) planned facilities are part of a system that benefit both existing and new development. Using a facility standard that is higher than the existing inventory standard creates a deficiency for existing development. The jurisdiction must secure non-fee funding for that portion of planned facilities required to correct the deficiency.

This study uses each of these methods to determine the facility standard for different facility categories. The existing inventory method is used for public health, library volumes and equipment, sheriff patrol and investigation, general government, and fire protection. This study used the system plan method for public protection, County parks, and animal control. Finally, the planned facilities method is used for traffic facilities and region-serving parks. The determination of which method to use for a particular standard depends on the current level of facility planning conducted to date by the County and on whether planned facilities will benefit all development or solely new development.

In the future, County departments may conduct new needs assessments or refine current facilities plans. When this occurs, the County should revisit this nexus study to ensure that it remains consistent with the updated facility plans.

UNINCORPORATED VERSUS COUNTYWIDE FEES

This development impact fee program is being undertaken as a partnership between Shasta County and the City of Redding. Impact fees may only be enacted by the city council for development within an incorporated city and by the county board of supervisors for development in unincorporated areas. The respective governments control impact fee revenue collected within their boundaries. In this fee program, the City of Redding would

enact impact fees to fund the share of County facilities needed to serve development within the City. Conversely, some impact fee revenue collected from development in unincorporated areas would be used to fund a portion of facilities owned by the City of Redding but used by residents from unincorporated County areas. At this time, the Cities of Anderson and Shasta Lake are not participating in the County impact fee program. As a result, alternative funding sources will be needed to provide facilities to serve new development in those cities.

This study distinguishes between public facilities that serve only unincorporated portions of the County and those that serve all development in both unincorporated areas and the County's three incorporated cities. Public facilities fees for countywide public protection, public health, libraries, and general government apply to all development in the County because they provide countywide systems of services that are not duplicated by the city governments. Public facilities fees for County parks, sheriff patrol and investigation, and animal control apply only to unincorporated development because these facilities only provide services to unincorporated areas. Incorporated cities in Shasta County provide their own parks, law enforcement, and animal control facilities.

In addition to fees for facilities serving either the entire County or only unincorporated portions of the County, some services analyzed in this report serve some other portion of the County. This report calculates a development impact fee to fund fire facilities in the Shasta County Fire Department service area. Development impact fees for traffic improvements are calculated for the City of Redding and for unincorporated portions of the South County Region (SCR), the area in south-central Shasta County that includes all three incorporated cities and the surrounding area. A fee for the impacts of unincorporated development's use of Redding city parks is calculated for unincorporated portions of the SCR. The service populations for each facility category are described in further detail later in this report.

2. GROWTH PROJECTIONS

New development growth projections are used to assist in estimating facility needs. Projected new development is estimated using a base year of 2007 and a planning horizon of 2030.

USE OF GROWTH PROJECTIONS FOR IMPACT FEES

Estimates of the existing service population and projections of growth are critical assumptions used throughout this report. These estimates are used as follows:

- ♦ Estimates of existing development in 2007 are used to determine the existing facility standards in the County.
- ♦ Estimates of total development at the 2030 planning horizon are used:
 - To determine the total amount of public facilities required to accommodate growth based on the existing inventory standard (see Chapter 1);
 - To determine the facility standard when using the system plan approach (see Chapter 1); and
 - To estimate total fee revenues.

With the exception of traffic facilities, residential and worker population data are used to measure existing service population and future growth for fee calculation in this report. These measures are used because residents and workers are reasonable indicators of the level of demand for public facilities. The County builds public facilities primarily to serve these populations and, typically, the greater the population the larger the facility required to provide a given level of service. Traffic fees are based on estimated trips generated by new development, since new vehicle trips generate the need for traffic improvements to prevent congestion.

SERVICE POPULATIONS

Residents and workers create demand for facilities at different rates in relation to each other, depending on the services provided. In Chapters 3 through 10 and Chapter 12, a specific service population is identified for each facility category to reflect total demand.

A service population is a measure of all residents and/or workers that rely on a given set of services. The service population weights residential land use types against non-residential land uses based on the relative demand for services between residents and workers. The need for traffic facilities is based on the number of trips generated by new development, rather than the number of residents and workers.

LAND USE TYPES

To ensure a reasonable relationship between each fee and the type of development paying the fee, growth projections distinguish between different land use types. The land use types used in this analysis are defined below.

- ♦ **Single family:** Detached one-family dwelling units.
- ♦ **Multi-family:** All attached one-family dwellings such as duplexes and condominiums, plus mobile homes, apartments, and dormitories.
- ♦ **Commercial:** All commercial, retail, educational, and hotel/motel development.
- ♦ **Office:** All general, professional, and medical office development.
- ♦ **Industrial:** All manufacturing development.

Some developments may include more than one land use type, such as an industrial warehouse with living quarters (a live-work designation) or a residential development with both single and multi-family uses. In these cases the public facilities fee would be calculated separately for each land use type.

The City and County should have the discretion to impose the public facilities fee based on the specific aspects of a proposed development regardless of zoning. The guideline to use is the probable occupant density of the development, either residents per dwelling unit or workers per building square foot. Traffic fees should be based on the estimated afternoon peak hour trip generation of the development. The fee imposed should be based on the land use type that most closely represents the probable occupant density of the development.

GROWTH PROJECTIONS FOR SHASTA COUNTY

For 2007 resident population and worker figures, this study uses the most recent data available from the State of California. For population, the Department of Finance (DOF) Population and Housing Estimates for Cities, Counties, and the State for January 1, 2007 are used. Current worker figures are based on data from the Quarterly Census of Employment and Wages conducted by the California Employment Development Department (EDD). The most recent data available at the time of this analysis are from March 2006. These figures were adjusted to 2007 values using a growth rate derived from the Shasta County Regional Transportation Planning Agency (RTPA) Traffic Demand Forecasting Model's projections of population and employment in 2030. In addition, employment is subdivided into commercial, office, and industrial/other using the proportion of employment in each category estimated in the RTPA projections, interpolated to 2007.

Estimates of the number of residents and workers in 2030 are based on the RTPA projections.

As noted above, the service area for most county services studied in this report is either the entire county or unincorporated areas in the county. The data sources used in this study provide separate figures for the incorporated cities and the unincorporated areas. For a few types of facilities in this study, the service area does not coincide with city and county boundaries. For example, the Shasta County Fire Department covers only a portion of the

unincorporated area, and traffic impact fees are only allocated to the more urban South County Region (SCR). To estimate the number of residents and workers in the applicable areas, the traffic analysis zones (TAZs) covered by those areas were identified. The RTPA projections include current and future employment and population data for each TAZ.

Total unincorporated population and employment estimates for 2007 from the RTPA model differ from current DOF and EDD figures. Therefore, the ratio of development within the given service area (i.e., SCR or Shasta County Fire Department service area) to the total unincorporated development estimated by the RTPA projections was calculated. This ratio was multiplied by the number of residents or workers in unincorporated areas provided by DOF or EDD to generate service population estimates based on a consistent source of current development data for all fee categories.

The overall service population estimates used in this study are shown in **Table 2.1**. Service populations specific to each facility category are shown in the first table in each fee section.

Local government employment is excluded from all current and future employment estimates because local government facilities are typically added to serve new development. Government facilities, therefore, are more likely to result from increased demand for public facilities than to cause that increased demand. Whereas non-government development creates an increased demand for public facilities, development of government facilities occurs to meet that demand. The residents and workers that comprise the service populations outlined in this report constitute only those individuals that create demand for public facilities.

Table 2.1: Population and Employment Estimates and Projections

	2007	2030	Net Growth 2007-2030
<u>Residents</u>¹			
Anderson	10,500	13,200	2,700
Redding	87,600	125,700	38,100
Shasta Lake	10,200	15,500	5,300
Unincorporated	69,700	91,600	21,900
Total	178,000	246,000	68,000
Unincorporated SCR ²	47,500	66,900	19,400
Total SCR	158,500	221,200	62,700
<u>Employment</u>^{3,4,5}			
Anderson	2,900	5,600	2,700
Redding	43,300	64,700	21,400
Shasta Lake	1,300	3,200	1,900
Unincorporated	15,400	25,000	9,600
Total	62,900	98,500	35,600
Unincorporated SCR ²	11,100	19,300	8,200
Total SCR ²	58,600	92,800	34,200

¹ Does not include "group quarters" resident populations such as State and Federal institution inmates.

² The South County Region (SCR) includes all three incorporated cities and a portion of the surrounding unincorporated area.

³ Represents jobs located within each city or area (not employed residents).

⁴ Shasta County RTPA projections 2004-2030 were interpolated to 2007 and the percentage distribution by land use category was applied to Shasta County total employment estimates reported by California State Employment Development Department (EDD).

⁵ Excludes local government employees.

Sources: State of California Department of Finance (DOF); State of California Employment Development Division (EDD), Labor Information Division, Shasta County Regional Transportation Planning Agency (RTPA); MuniFinancial.

OCCUPANT DENSITIES

Occupant density factors ensure a reasonable relationship between the size of a new development and the increase in service population, and hence the amount of the fee. The public facilities fee is calculated for a development project based on dwelling units or building square feet, while facility demand is based on service population increases, so the fee schedule must convert service population estimates to these measures of project size. This conversion is done with average occupant density factors by land use type, shown in Table 2.2.

Table 2.2: Occupancy Density AssumptionsResidential

Single Family Unit	2.36	Persons per dwelling unit
Multi-family Unit	2.26	Persons per dwelling unit

Nonresidential

Commercial	2.00	Employees per 1,000 sq. ft.
Office	1.52	Employees per 1,000 sq. ft.
Industrial	0.90	Employees per 1,000 sq. ft.

Sources: United States 2000 Census (Tables H-31, H-32, H-33); California State Department of Finance E-5 report for Shasta County, Jan. 1, 2006; The Natelson Company, Inc. Employment Density Study Summary, October 31, 2001, Tables 8-A and 10-A (Developing suburban Riverside and San Bernardino Counties); MuniFinancial.

The residential occupant density factors are derived from the 2000 U.S. Census Bureau's Tables H-31 through H-33. Table H-31 provides vacant housing units data, while Table H-32 provides information relating to occupied housing. Table H-33 documents the total 2000 population residing in occupied housing. The U.S. Census numbers are adjusted by using the California Department of Finance ("DOF") estimates for January 1, 2007,¹ the most recent State of California data available.

The non-residential density factors are based on *Employment Density Study Summary Report*, prepared for the Southern California Association of Governments, by The Natelson Company. For example, the industrial density factor represents an average for light and heavy industrial uses likely to occur in the County. Though not specific to Shasta County, the Natelson study covered employment density over a wide array of land use and development types, making it reasonable to apply these factors to other areas. The specific factors used in this report are for developing suburban areas, as defined by the Natelson study.

UNIT COSTS

This study makes use of unit costs for land values and building construction. These costs are used to estimate the replacement value of existing facilities, as well as the construction or acquisition costs for planned facilities. Building costs are typically expressed in terms of cost per square foot while land costs are expressed in terms of cost per acre. Building unit costs specific to each type of facility are shown in the chapters that follow.

Table 2.3 lists estimated average land values in used in this study. Cost per acre for land values were researched through the Shasta County Multiple Listing Service (MLS) and loopnet.com listings for raw land in November 2006 and May 2007. The land cost estimate for incorporated areas is based on a unit cost of \$14 per square foot for commercial land.

¹ State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2006, with 2000 Benchmark*. Sacramento, California, May 2007.

This estimate of the cost of commercial land is based on input from local real estate experts and is consistent with the figures estimated in other current public facilities studies in Redding. The figure for small parcel unincorporated is based on listings of small, readily developable parcels around the County. This estimate is used for facilities located on relatively small parcels in unincorporated areas, such as fire stations. The large parcel unincorporated land cost is based on listings for undeveloped parcels over ten acres. The land unit costs are shown in detail as they are applied in each section.

Table 2.3: Land Values

	Cost per Acre
Incorporated Areas ¹	\$ 610,000
Small Parcel Unincorporated	60,000
Large Parcel Unincorporated	5,500

¹ Value estimate for small parcels with commercial development potential.

Sources: City of Redding; loopnet.com; Shasta Multiple Listing Service; GMAC Real Estate; MuniFinancial.

3. COUNTYWIDE PUBLIC PROTECTION

The purpose of the fee is to generate revenue to provide the public protection facilities needed to serve new development. Countywide public protection refers to the judicial, criminal justice and detention functions provided by the County that serve all County areas, both incorporated and unincorporated. A fee schedule is presented based on the value of current and planned facilities to ensure that development provides funding to meet its needs.

SERVICE POPULATION

Public protection facilities serve both residents and businesses and provide services equally to both incorporated and unincorporated portions of the County. Therefore, demand for services and associated facilities is based on the County's service population including residents and workers.

Table 3.1 shows the estimated service population in 2007 and 2030. The demand for countywide public protection services is primarily related to the demands that residents and businesses place on the County's judicial system and detention facilities. Specific data is not available to compare demand per resident to demand by businesses (per worker) for this complex system of services and related facilities. However, it is reasonable to assume that demand for these services is less for one employee than for one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.24-weighting factor for workers is based on a 40-hour workweek divided by the total number of hours in a week (168) and reflects the degree to which nonresidential development yields a lesser demand for countywide public protection facilities.

Table 3.1: Countywide Public Protection Service Population

	Residents	Workers	Service Population
Existing - Anderson (2007)	10,500	2,900	11,200
Existing - Redding (2007)	87,600	43,300	98,000
Existing - Shasta Lake (2007)	10,200	1,300	10,500
Existing - Unincorporated (2007)	69,700	15,400	73,400
Existing - Countywide (2007)	178,000	62,900	193,100
New Development - Anderson (2007-2030)	2,700	2,700	3,300
New Development - Redding (2007-2030)	38,100	21,400	43,200
New Development - Shasta Lake (2007-2030)	5,300	1,900	5,800
New Development - Unincorporated (2007-2030)	21,900	9,600	24,200
New Development - Countywide (2007-2030)	68,000	35,600	76,500
Total - Anderson (2030)	13,200	5,600	14,500
Total - Redding (2030)	125,700	64,700	141,200
Total - Shasta Lake (2030)	15,500	3,200	16,300
Total - Unincorporated (2030)	91,600	25,000	97,600
Total - Countywide (2030)	246,000	98,500	289,600
Weighting factor	1.00	0.24	

Sources: Table 2.1; MuniFinancial.

FACILITY INVENTORIES, PLANS & STANDARDS

Shasta County completed the *Adult & Juvenile Detention Facilities Feasibility Study* in October 2006. This study identified several alternatives for meeting the County's needs for adult and juvenile detention facilities through 2030. The 2030 planned facility inventory used in this study includes new and renovated detention facilities identified in Addendum A to the *Feasibility Study*. The system plan method is used to calculate the public protection impact fee because the County has well-developed plans for future facilities and because planned facilities will serve all development, not just new development. The planned 2030 facility inventory consists of the County's existing inventory of public protection land and buildings, equipment, and vehicles, and the planned additional facilities identified in the *Feasibility Study*.

The inventory of existing land and buildings is shown in **Table 3.2**. Land values are based on the unit costs shown in Table 2.3. The building values are based on recent valuations of other public protection facilities in California. The Public Safety Building is nearing the end of its useful life, so its value per square foot is estimated to be lower than other facilities. The building used as by the Work Release program trailer; therefore, it is assigned a lower value per square foot than other buildings. Detention facilities are valued on a per bed basis, rather than a cost per square foot basis.

Table 3.2: Countywide Public Protection Existing Land and Buildings

Facility (Location)	Inventory	Unit Cost ¹	Total Value
<u>Land</u>			
Public Safety Building (Probation and District Attorney Offices)	0.18 acres	\$ 610,000	\$ 112,615
Burney Substation and Court	1.57 acres	60,000	94,485
Law Offices of Public Defender (Leased)	- acres	-	-
Courthouse	2.09 acres	610,000	1,272,698
Justice Center	1.50 acres	610,000	915,000
Crystal Creek Boys Camp ²	- acres	-	-
Coroner Facility	3.42 acres	610,000	2,085,749
Detention Annex	9.18 acres	610,000	5,597,486
Work Release	1.69 acres	610,000	1,032,389
Subtotal - Land	19.63 acres		\$ 11,110,423
<u>Buildings</u>			
Public Safety Building (Probation and District Attorney Offices)	22,400 sq. ft.	\$ 100	\$ 2,246,720
Burney Substation and Court	1,919 sq. ft.	322	618,494
Law Offices of Public Defender (Leased)	7,830 sq. ft.	-	-
Courthouse	66,560 sq. ft.	322	21,452,288
Justice Center - Courts	15,000 sq. ft.	-	-
Coroner Facility	2,586 sq. ft.	322	833,468
Detention Annex	6,940 sq. ft.	322	2,236,762
Work Release	1,280 sq. ft.	90	115,200
Subtotal - Buildings (sq. ft.)	124,515 sq. ft.		\$ 27,502,932
Crystal Creek Boys Camp	60 beds	\$ 80,000	\$ 4,800,000
Juvenile Hall	56 beds	80,000	4,480,000
Justice Center - Adult Detention	381 beds	80,000	30,480,000
	497		\$ 39,760,000
Total			<u>\$ 78,373,355</u>

¹ Land costs based on property values shown in Table 2.3. Estimated building value per square foot based on data from Marshall & Swift as well as recent construction data for public safety facilities in other California counties. Buildings with significant age or structural deficiencies have been discounted in value. Estimated cost per bed for detention facilities based on a range presented in Justice Concepts report.

² Land for Crystal Creek Boys Camp is owned by the State of California.

Sources: Table 2.3; Shasta County; Marshall & Swift; Justice Concepts; MuniFinancial.

Existing public protection equipment is shown in Table 3.3. The value of the existing inventory totals approximately \$530,000.

Table 3.3: Existing Public Protection Equipment

Description	Number	Est. Cost	Total
<u>Detention Annex/Work Facility</u>			
John Deere M850 Tractor	1	\$ 5,469	\$ 5,469
Kubota B5200 DT Tractor	1	6,837	6,837
Motorola Radio with Siren	1	3,540	3,540
Security System	1	9,660	9,660
Cannon NP3050 Copier	1	3,003	3,003
Subtotal			\$ 28,509
<u>Coroner</u>			
Toshiba 2510 Copier	1	\$ 4,962	\$ 4,962
Konica SRX 101 Film Processor	1	4,500	4,500
Audio-Video System	1	3,881	3,881
Bennet X-Ray System	1	6,949	6,949
Autopsy Table	1	12,713	12,713
Microscope	1	7,416	7,416
Subtotal			\$ 40,422
<u>Dispatch</u>			
Multicoup Antenna System	1	\$ 8,409	\$ 8,409
20 Channel Recorder	1	15,014	15,014
High Speed Time Generators	1	3,583	3,583
M 4430 Teletype Keyboard Display	1	3,583	3,583
Emergency Dispatch Radio Equipment	1	11,495	11,495
Modax 500 Paging System	1	14,487	14,487
MTR 2000 Base Station	1	\$ 11,243	11,243
Subtotal			\$ 67,813
<u>Jail</u>			
Food Storage, Preparation, and Serving Equipment	—	\$ 150,770	\$ 150,770
Syntor X9000 Radio	1	3,008	3,008
Motorola Radio	1	3,257	3,257
CCTV Sally Port System	1	7,039	7,039
Motorola Digital Repeater	1	14,577	14,577
Motorola Spectra Radio	1	5,444	5,444
Touchprint 600 Workstation	1	27,466	27,466
Cabinet 600	1	3,701	3,701
Mugshot Camera	1	6,360	6,360
Printer	1	4,289	4,289
Walkthrough Metal Detector	1	13,886	13,886
Milnor Laundry Washer/Extractors	4	9,927	39,709
Subtotal			\$ 279,506
<u>Photo Lab</u>			
Film Processor	1	\$ 63,147	\$ 63,147
<u>Crime Lab</u>			
Camerz Z-35 Mug Camera	2	\$ 5,050	\$ 10,100
Walk-in Freezer	1	14,456	14,456
Subtotal			\$ 24,555
<u>Records</u>			
Tab Trac Mobile File System	1	\$ 29,763	\$ 29,763
Total			\$ 533,715

Source: Shasta County Sheriff's Department

Table 3.4 shows the current existing inventory of countywide public protection vehicles.

Table 3.4: Existing Public Protection Vehicles

Description	Number	Est. Cost	Total
<u>Sheriff's Department Vehicles (Not Patrol)</u>	57	\$ 32,193	\$ 1,835,001
<u>Probation/Juvenile Hall</u>			
2000 Ford Crown Victoria	1	\$ 31,140	\$ 31,140
2006 Ford E-350	1	25,563	25,563
1995 GMC Rally Van	1	25,563	25,563
Subtotal			\$ 82,266
<u>Detention Annex</u>			
1995 Chevrolet 15-Passenger Van	1	\$ 26,745	\$ 26,745
2003 Ford F-250	1	24,304	24,304
1997 Ford Crown Victoria	1	31,140	31,140
Subtotal			\$ 82,189
<u>Jail</u>			
2004 Ford Explorer	1	\$ 32,837	\$ 32,837
2001 Buick LeSabre	1	17,084	17,084
2007 Ford E-350	2	26,745	53,490
2005 Ford Taurus	1	17,084	17,084
Subtotal			\$ 120,495
<u>Coroner</u>			
2002 Dodge Intrepid	1	\$ 17,084	\$ 17,084
1998 Ford E-350	1	26,745	26,745
2001 Ford E-150	1	26,745	26,745
2002 Ford F-150	1	32,837	32,837
Subtotal			\$ 103,411
Total			\$ 2,223,362

Source: Shasta County Administrative Office

Table 3.5 shows planned additional public protection facilities identified in Addendum A to the *Adult & Juvenile Detention Facilities Feasibility Study*. The cost estimates shown in Table 3.5 are provided in the *Feasibility Study*.

Table 3.5: Countywide Public Protection Planned Facilities

Facility (Location)	Inventory	Total Value
<i>Buildings¹</i>		
Juvenile Hall Expansion and Renovation ²	44 beds	\$ 23,361,107
120 Bed Food/Laundry Facility	120 beds	17,927,053
Basement Remodeling to Add 45 Beds	45 beds	2,250,000
360 Bed Sentenced Jail Facility	360 beds	47,424,240
Main Jail Renovation	-	12,300,000
Subtotal - Buildings	569 beds	\$ 103,262,400
Total Planned Facilities		\$ 103,262,400

¹ Planned jail facilities will be added to parcels currently occupied by existing facilities; therefore, land acquisition costs are not included.

² Cost includes renovation of 56 existing beds.

Sources: *Shasta County Adult & Juvenile Detention Facilities Feasibility Study Addendum A*, November 30, 2006; MuniFinancial.

Table 3.6 shows the existing and planned standard of adult and juvenile detention beds per 1,000 service population. With construction of the planned public protection facilities, both the adult jail beds facility standard and the juvenile detention beds standard are expected to increase. Because impact fees may not be used to raise facility standards for existing development, the portion of the cost of planned facilities that results from raising the level of service for existing development will have to be funded using other revenue.

Table 3.6: Countywide Public Protection Facility Standards

	2007	2030
Adult Jail Beds	381	906
Service Population	193,100	269,600
Facility Standard (beds per 1,000 service pop.)	1.97	3.36
Juvenile Detention Beds	56	100
Service Population	193,100	269,600
Facility Standard (beds per 1,000 service pop.)	0.29	0.37

Sources: Tables 3.1, 3.2 and 3.5; MuniFinancial.

Table 3.7 shows the system plan public protection facilities cost per capita. The total 2030 system inventory consists of existing land and buildings, equipment, and vehicles, and planned new buildings, expansions, and renovations. The planned 2030 value of public protection facilities per capita, \$684, is considerably higher than the current value of facilities per capita.

Table 3.7: Public Protection Facilities Cost Per Capita

<i><u>Existing Facility Inventory</u></i>	
Total Value Existing Land and Buildings	\$ 78,373,355
Total Value Existing Equipment	533,715
Total Value Existing Vehicles	<u>2,223,362</u>
Total Countywide Existing Public Protection Facilities (2007)	\$ 81,130,431
2007 Service Population	<u>193,100</u>
Cost Per Capita	\$ 420
Cost Per Resident	\$ 420
Cost Per Worker ¹	101
<i><u>Planned 2030 System Inventory</u></i>	
Total Value Existing Land and Buildings	\$ 78,373,355
Total Value Existing Equipment	533,715
Total Value Existing Vehicles	2,223,362
Total Value Planned Buildings	<u>103,262,400</u>
Total Countywide Public Protection Facilities (2030)	\$ 184,392,831
2030 Service Population	<u>269,600</u>
Cost Per Capita	\$ 684
Cost Per Resident	\$ 684
Cost Per Worker ¹	164

¹ Workers weighted at 0.24 of residents.

Sources: Tables 3.1-3.5; MuniFinancial.

Table 3.8 shows the allocation of planned facility costs between new development paying impact fees and other development. The countywide cost per capita of public protection facilities in the system plan multiplied by projected new development in Redding and unincorporated areas yields impact fee collections of approximately \$46.1 million. The share of planned facility costs attributed to existing countywide development is approximately \$50.9 million. New development in Anderson and Shasta Lake, which are not participating in this fee program, is attributed approximately \$2.3 million and \$4.0 million of facility costs, respectively. Combined, approximately \$57.2 million in non-fee revenue will be needed to fund planned public protection facilities. If this non-fee funding does not materialize, new development will have paid a fee higher than its proportional share of facilities.

Table 3.8: Allocation of Planned Countywide Public Protection Facility Costs To New Development

Facility System Cost Per Capita	\$ 684
Redding & Unincorp. New Development Service Population (2007-2030)	67,400
Impact Fee Contribution to Planned Facilities	\$ 46,101,600
Total Cost of Planned Facilities	\$ 103,262,400
Anderson New Development Share	\$ 2,257,200
Shasta Lake New Development Share	3,967,200
Existing Development Share	50,936,400
Total Non-Fee Revenue to Be Identified	\$ 57,160,800

Sources: Tables 3.1 and 3.7; MuniFinancial.

FEE SCHEDULE

Table 3.9 shows the countywide public protection facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and building space densities shown in Table 2.2 (persons per dwelling unit for residential development and workers per 1,000 square feet of building space for non-residential development). The total fee includes an administrative charge of 2% of the base fee. The administrative charge component is designed to offset the costs of fee documentation, collection and required fee accounting and reporting. The amount of the administrative charge has been estimated by MuniFinancial based on experience with other jurisdictions in California.

Table 3.9: Countywide Public Protection Facility Impact Fees

Land Use	Cost per Capita	Density ¹	Fee ²	Admin. Charge (2%)	Total Fee
<i><u>Residential</u></i>					
Single Family Unit	\$ 684	2.36	\$ 1,614	\$ 32	\$ 1,646
Multi-family Unit	684	2.26	1,546	31	1,577
<i><u>Nonresidential</u></i>					
Commercial	\$ 164	2.00	\$ 328	\$ 7	\$ 335
Office	164	1.52	250	5	255
Industrial	164	0.90	148	3	151

¹ Persons per dwelling unit or workers per 1,000 square feet.² Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

Sources: Tables 2.2 and 3.7; MuniFinancial.

Table 3.10 shows the projected amounts of impact fee revenue generated by new development in Redding and in unincorporated areas.

Table 3.10: Public Protection Impact Fee Revenue Distribution

Jursidiction	New Service Population (2007-2030)	Fee per Capita	Fee Revenue
Redding	43,200	\$ 684	\$ 29,549,000
Unincorporated	24,200	684	16,553,000
Total	67,400		\$ 46,102,000

Sources: Tables 3.1 and 3.9.

4. PUBLIC HEALTH FACILITIES

The purpose of this fee is to generate revenue to fund the public health facilities needed to serve new development. A fee schedule is presented based on the existing value per capita of public health facilities.

SERVICE POPULATION

Residents are the primary users of public health services. Nonresidential development does not tend to create increased demand for public services or facilities. Therefore, demand for public health facilities is based on the residential population and excludes workers. Shasta County Public Health provides services to the entire county; incorporated cities do not provide separate public health services. Therefore, residents countywide are the service population for public health facilities. **Table 4.1** shows the service population for public health facilities.

Table 4.1: Countywide Public Health Service Population

	Residents
Existing - Countywide (2007)	178,000
New Development - Countywide (2007-2030)	<u>68,000</u>
Total - Countywide (2030)	246,000

Sources: Table 2.1; MuniFinancial.

FACILITY INVENTORIES & STANDARDS

This study uses the existing inventory method to calculate fee schedules for public health facilities (see *Introduction* for further information). **Table 4.2** presents an inventory of public health facilities in Shasta County along with their current estimated replacement values. The total value of existing public health facilities is approximately \$55.4 million.

Table 4.2: Public Health Existing Facilities

Facility (Location)	Inventory	Unit Cost ¹	Total Value
Land			
Main Building (Public Health and Mental Health)	38.91 acres	\$ 610,000	\$ 23,736,485
Laboratory	0.03 acres	610,000	18,737
Cottages	2.19 acres	610,000	1,334,268
W.I.C. Program (Leased)	- acres	-	-
Anderson Regional Center (Leased)	- acres	-	-
Burney Regional Center (Leased)	- acres	-	-
Shasta Lake Regional Center (Leased)	- acres	-	-
Storage Cal Works Building (Leased)	- acres	-	-
1424 Tehama St. - Substance/Alcohol & Drug Abuse (Leased)	- acres	-	-
2770 Pioneer Dr. - Substance/Alcohol & Drug Abuse (Leased)	- acres	-	-
2770 Pioneer Dr. - Perinatal (Leased)	- acres	-	-
Mental Health Advocate (Leased)	- acres	-	-
Burney Mental Health (Leased)	- acres	-	-
Subtotal	41.13 acres		\$ 25,090,000
Buildings			
Main Building - Public Health	22,884 sq. ft.	\$ 342	\$ 7,828,616
Main Building - Mental Health	55,180 sq. ft.	342	18,871,560
Laboratory	4,460 sq. ft.	342	1,525,766
Cottages	3,800 sq. ft.	342	1,299,980
W.I.C. Program (Leased)	4,000 sq. ft.	-	-
Anderson Regional Center (Leased)	1,320 sq. ft.	-	-
Burney Regional Center (Leased)	1,900 sq. ft.	-	-
Shasta Lake Regional Center (Leased)	1,900 sq. ft.	-	-
Storage Cal Works Building (Leased)	4,476 sq. ft.	-	-
1424 Tehama St. - Substance/Alcohol & Drug Abuse (Leased)	3,243 sq. ft.	-	-
2770 Pioneer Dr. - Substance/Alcohol & Drug Abuse (Leased)	4,127 sq. ft.	-	-
2770 Pioneer Dr. - Perinatal (Leased)	5,045 sq. ft.	-	-
Mental Health Advocate (Leased)	380 sq. ft.	-	-
Burney Mental Health (Leased)	900 sq. ft.	-	-
Subtotal	113,615 sq. ft.		\$ 29,530,000
Equipment			\$ 730,000
Total Existing Facilities			\$ 55,350,000

¹ Building costs are estimated by MuniFinancial based on professional experience in costing facilities for other clients.

Sources: Table 2.3; Shasta County; MuniFinancial.

Table 4.3 shows the existing standard of public health facilities in Shasta County. The standard is calculated as the square feet of County-owned public health building space per capita. Based on the existing standard of 0.64 square feet per capita, the County will need to construct approximately 43,000 square feet of new building space to maintain the existing facility standard in 2030.

Table 4.3: Public Health Facility Standards

	2007	2030	Growth to Maintain Standard
Square Feet of Building	113,615	157,018	43,403
Service Population	178,000	246,000	
Facility Standard (square feet per capita)	0.64	0.64	

Sources: Tables 4.1 and 4.2; MuniFinancial.

Table 4.4 shows the cost per capita of existing public health facilities. Because this report uses the existing inventory method to calculate the public health impact fee, this is the basis for determining the justified fee amount.

Table 4.4: Public Health Facilities Cost Per Capita - Existing Standard

Total Value Existing Facilities	\$ 55,350,000
2007 Service Population	178,000
Cost Per Capita	\$ 311
Cost Per Resident	\$ 311

Sources: Tables 4.1 and 4.2; MuniFinancial.

USE OF FEE REVENUES

The County can use public health facilities fee revenues for the construction or purchase of new buildings, land, vehicles, or equipment that expand the capacity of the existing system to serve new development. Fee revenues may not be used for replacement of aging facilities or equipment required solely to correct existing deficiencies unrelated to new development.

Shasta County is currently in the preliminary planning stages of developing a new detox center. Planning-level estimates of the cost of this facility are shown in Table 4.5. The County could fund construction of this facility with impact fee revenues. This facility represents about ten percent of the additional space needed to maintain existing standards and accommodate growth. (Approximately 43,000 square feet of space are needed by 2030—see Table 4.3.) The County will identify additional facilities to maintain standards as part of its annual CIP process.

Table 4.5: Planned Detox Facility

Facility Size (square feet)	4,000
Construction Cost per square foot	\$ 350
Construction Cost	\$ 1,400,000
Construction Contingency (20%)	280,000
Subtotal - Construction	\$ 1,680,000
Design and Contract Admin. (25% of Construction Budget)	420,000
Total Cost	\$ 2,100,000

Source: Shasta County Department of Mental Health.

FEE SCHEDULE

Table 4.6 shows the public health facilities fees. The cost per capita is converted to a fee per unit of new development based on dwelling unit densities (persons per dwelling unit). The total fee includes an administrative charge of 2% of the base fee. The administrative charge component is designed to offset the costs of fee documentation, collection and required fee accounting and reporting. The amount of the administrative charge has been estimated by MuniFinancial based on experience with other jurisdictions in California.

Table 4.6: Countywide Public Health Facilities Impact Fee

Land Use	Cost per Capita	Density ¹	Fee	Admin. Charge (2%)	Total Fee
<i>Residential</i>					
Single Family Unit	\$ 311	2.36	\$ 734	\$ 15	\$ 749
Multi-family Unit	311	2.26	703	14	717

¹ Persons per dwelling unit.

Sources: Tables 2.2 and 4.4; MuniFinancial.

Table 4.7 shows estimated fee revenues generated by new development in Redding and by new development in unincorporated areas of the County. While only Redding and Shasta County are currently participating in this development impact fee program, Shasta County's current public health facilities serve all development countywide. If new facilities are constructed with service areas including Anderson and Shasta Lake, non-fee funding at a level least equal to the share of new development in those cities should be used; otherwise, new development included in the fee program will have funded the fair share cost burdens of new development in Anderson and Shasta Lake.

Table 4.7: Public Health Impact Fee Revenue Distribution

Jursidiction	New Residents (2007-2030)	Fee per Capita	Fee Revenue
Redding	38,100	\$ 311	\$ 11,849,100
Unincorporated	21,900	311	6,810,900
Total	60,000		\$ 18,660,000

Sources: Tables 2.1 and 4.6.

5. LIBRARY VOLUMES AND EQUIPMENT

The purpose of this fee is to generate revenue to fund the library books and technology facilities needed to serve new development. A fee that would enable the Shasta Public Library System to maintain the current standard of books and technology per capita is presented.

SERVICE POPULATION

Residents are the primary users of libraries. Therefore, demand for library facilities is based on the residential population and excludes workers. The Shasta Public Library System, operates as a Countywide system, with a recently constructed main library in Redding and branches in Anderson and Burney. Table 5.1 shows the service population for library facilities for both 2007 and 2030.

Table 5.1: Library Service Population

	Residents
Existing - Countywide (2007)	178,000
New Development (2007-2030)	68,000
Total - Countywide (2030)	246,000

Source: Table 2.1; MuniFinancial.

FACILITY INVENTORIES & STANDARDS

This study uses the existing inventory method to calculate fee schedules for library facilities (see *Introduction* for further information). With the recent completion of the new main library, the County does not anticipate needing to use impact fee revenue to construct new library branches to serve new development. Therefore, the library impact fee calculated in this study is based on the existing inventory facilities standard of library volumes and computers and electronics per capita. The impact fee calculated here will allow the Shasta Public Library System to acquire new volumes, computers and electronics to maintain the current standard.

Shasta County currently owns all three library buildings. As of January 1, 2007, the City of Redding began operating the three libraries in the Shasta Public Library System under a contract with Shasta County. Pending completion of the audit of the state Office of Library Construction grant used for construction of the new Redding Library, the County will transfer ownership of the Redding Library land, building, and collection to the City of Redding. The County will continue to own the libraries in Anderson and Burney.

Table 5.2 presents an inventory of library volumes and computers and electronics in the Shasta Public Library System. The value per volume in the system's collection is based on

the estimated total value and number of volumes in the collection of the Main Library. The Shasta County Library System provided the total value of computers and electronics at each branch.

Table 5.2: Library Existing Facilities

	Inventory	Unit Cost ¹	Total Value
<u>Volumes</u>			
Burney Branch	27,515 volumes	\$ 32	\$ 880,907
Anderson Branch	42,897 volumes	32	1,373,370
New Redding Main	206,000 volumes	32	6,595,200
Subtotal	276,412 volumes		\$ 8,849,478
<u>Computers/Electronics</u>			
Burney Branch			\$ 9,600
Anderson Branch			80,000
New Redding Main ²			870,945
Subtotal			\$ 960,545
Total Value Existing Facilities			<u>\$ 9,810,023</u>

¹ Building construction and volume acquisition costs based on construction cost for New Redding Main library.

² New Redding Main library includes other electronic equipment, while the other branches do not.

Source: Table 2.3; Shasta County Library; Shasta County Planning Department; MuniFinancial.

Table 5.3 shows the existing volumes per capita and computers and electronics per capita facility standards (see the *Introduction* for further description of the existing inventory methodology). The resulting facility standards are 1.55 volumes per capita and \$5.40 of computers and electronics per capita. The projected growth in the 2030 service population correlates to the acquisition of 104,900 volumes and approximately \$370,000 in computers and electronics to maintain the existing facility standards through 2030. This table does not necessarily imply that the County should, or is planning, to increase the facility inventories exactly as shown above. Rather, this table gives a rough indication of the amount of facility expansion that will be needed to serve new development.

Table 5.3: Library Facility Standards

	2007	2030	Needed to Maintain Existing Standard
Library Volumes	276,412	381,300	104,888
Service Population	<u>178,000</u>	<u>246,000</u>	
Facility Standard (volumes per capita)	1.55	1.55	
Computers/Electronics (\$ value)	\$ 960,545	\$ 1,328,400	\$ 367,855
Service Population	<u>178,000</u>	<u>246,000</u>	
Facility Standard (\$ per capita)	\$ 5.40	\$ 5.40	

Sources: Tables 5.1 and 5.2; MuniFinancial.

Table 5.4 shows current per capita costs for residents of library volumes and computers and electronics.

Table 5.4: Library Facilities Cost Per Capita

Total Value Existing Volumes and Computers/Electronics	\$ 9,810,023
2007 Service Population	<u>178,000</u>
Cost Per Capita	\$ 55

Sources: Tables 5.1 and 5.2; MuniFinancial.

USE OF FEE REVENUES

The County can use library facilities fee revenues for the or purchase of new volumes and equipment that expand the capacity of the existing system to serve new development. An estimate of the volumes and equipment needed to serve new development is outlined in the previous section. Fee revenues may not be used for replacement of aging facilities or equipment required solely to correct existing deficiencies unrelated to new development.

FEE SCHEDULE

Table 5.5 shows the proposed library facilities fees. The cost per capita is converted to a fee per unit of new development based on dwelling unit densities (persons per dwelling unit). The total fee includes an administrative charge of 2% of the base fee. The administrative charge component is designed to offset the costs of fee documentation, collection and required fee accounting and reporting. The amount of the administrative charge has been estimated by MuniFinancial based on experience with other jurisdictions in California.

Table 5.5: Library Facilities Impact Fee

Land Use	Cost per Capita	Density ¹	Fee ²	Admin. Charge (2%)	Total Fee
Single Family Unit	\$ 55	2.36	\$ 130	\$ 3	\$ 133
Multi-Family Unit	55	2.26	124	2	126

¹ Persons per dwelling unit.² Fee per dwelling unit.

Sources: Tables 2.2 and 5.4; MuniFinancial.

Table 5.6 shows estimated fee revenues generated by new development in Redding and by new development in unincorporated areas of the County. While only Redding and Shasta County are currently participating in this development impact fee program, Shasta County's libraries serve all development countywide. Non-fee funding at a level least equal to the share of new development in Anderson and Shasta Lake should be used for the purchase of library volumes and computers; otherwise, new development included in the fee program will have funded the fair share cost burdens of new development in Anderson and Shasta Lake.

Table 5.6: Library Impact Fee Revenue Distribution

Jursidiction	New Residents (2007-2030)	Fee per Capita	Fee Revenue
Redding	38,100	\$ 55	\$ 2,095,500
Unincorporated	21,900	55	1,204,500
Total	60,000		\$ 3,300,000

Sources: Tables 2.1 and 5.5.

6. COUNTY PARK AND OPEN SPACE FACILITIES

The purpose of this fee is to generate revenue to fund the County park and open space facilities needed to serve new development. A fee schedule is presented based on the existing and planned County park and open space facilities inventory. A separate impact fee is calculated in Chapter 13 of this study to fund the share of Redding city parks serving new development in unincorporated areas.

SERVICE POPULATION

Residents are the primary users of parks and open space. Therefore, demand for parks and open space and associated facilities is based on residential population and excludes workers. Each of the incorporated cities in Shasta County has its own city park facilities; therefore, the service population for county parks and open space includes only residents of unincorporated areas. Table 6.1 provides an estimate of the current unincorporated resident population and a projection for the year 2030.

Table 6.1: County Parks and Open Space Service Population

	Residents
Existing - Unincorporated Areas (2007)	69,700
New Development - Unincorporated Areas (2007-2030)	<u>21,900</u>
Total - Unincorporated (2030)	91,600

Sources: Table 2.1; MuniFinancial.

FACILITY INVENTORIES & STANDARDS

The County's current inventory of park and open space facilities is summarized in Table 6.2. Land values are generally based on the assumptions detailed in the Table 2.3. The land value for the Balls Ferry Boat Ramp site is higher than the general value for unincorporated land because it occupies a valuable riverfront location.

Table 6.2: County Parks and Open Space Existing Land Inventory

Park Category	Inventory	Unit Cost	Value
French Gulch Park	19.70 acres	\$ 5,500	\$ 108,350
Keswick Lake	1.60 acres	60,000	96,000
Balls Ferry Boat Ramp ¹	3.00 acres	200,000	600,000
Hat Creek Park (Leased)	- acres	-	-
Total County Owned Park Acres	24.30 acres		\$ 810,000

¹ Cost per acre provided by Shasta County Department of Public Works.

Sources: Table 2.3; Shasta County; MuniFinancial.

Table 6.3 below details the existing inventory of improvements at County parks. The values shown represent approximate current replacement costs based on input from the County and data on the cost of comparable recent improvements at other parks.

Table 6.3: County Parks and Open Space Existing Improvements

	Value
<u>French Gulch</u>	
Restrooms	\$ 220,000
<u>Keswick</u>	
Playground Equipment	140,000
<u>Balls Ferry</u>	
Restrooms	100,000
Boat Ramp, Stairs, Sheetpiling, Riprap	400,000
Parking Lot, Curbs, Lighting, Landscaping	200,000
<u>Hat Creek</u>	
Restrooms	220,000
Total Value of Improvements	\$ 1,280,000

Sources: Shasta County; MuniFinancial.

The County park and open space impact fee is based on a system plan facility standard. The system plan standard is ten acres of parkland per 1,000 residents. This standard is based on the Public Facilities Element of the Shasta County General Plan, which states,

"In order to adequately provide for the existing and future community recreation needs, Shasta County should consider requiring parklands dedications or in-lieu fees as a condition of approval of all final or parcel maps for land divisions occurring in areas designated by the Community Development Element as urban or suburban

residential development. In the interest of uniformity, the existing County standards should be replaced with those applied to urban/suburban development occurring in incorporated areas, specifically the standards used by Redding. Parklands dedication and fee payment will be required only if a local public agency recreation provider, such as a school or special district, agrees to accept and maintain them.”²

The standard used by Redding, as defined in Goal R4 of its General Plan, is to provide a minimum of ten acres of developed parkland per 1,000 residents.³

The system plan standard for County park and open space improvements is equal to the value of improvements per acre at existing County parks. The per-acre improvement cost of \$52,675 is low for highly developed neighborhood or community parks, but appropriate for the large, regional parks and open space facilities likely to be developed by the County. In the future, the County may need to develop more intensively improved neighborhood-type parks in some of the more densely populated unincorporated areas, such as Palo Cedro, Cottonwood, or Happy Valley. These parks would have higher costs per acre than the current cost per acre used in the system plan; however, the County has no current plans to develop this type of park facilities.

The current and planned County park and open space facility standards are shown in Table 6.4. As shown in the table below, the planned facility standard will significantly increase the per capita area of County park and open space facilities.

Table 6.4: County Parks and Open Space Facility Standards

	2007	2030
Acres	24	916
Service Population	69,700	91,600
Acres per 1,000 Residents	0.35	10.00
Value of Improvements	\$ 1,280,000	\$ 48,250,000
Acres	24	916
Value of Improvements per Acre	\$ 52,675	\$ 52,675

Sources: Tables 6.1 and 6.2; MuniFinancial.

Table 6.5 shows the per capita value of total planned facilities in 2030. Under the system plan standard, the County parks and open space system would have a value of \$589 per capita.

² Shasta County General Plan, as amended through 2004; p. 7.5.08.

³ City of Redding 2000-2020 General Plan Recreation Element, p. 6.

Table 6.5: County Parks and Open Space System Cost Per Capita

Existing Land Value		\$	810,000
Additional Parks and Open Space Acres	891.70		
Planned Additional Acres	\$	5,500	
Additional Land Cost		\$	4,904,350
Existing Improvements		\$	1,280,000
Planned Additional Improvements			46,970,206
Total Park Costs		\$	53,964,556
2030 Service Population			91,600
Total Cost per Capita		\$	589

Sources: Tables 2.3 and 6.1-6.4; MuniFinancial.

The system plan standard will raise the level of County park and open space service for residents of unincorporated Shasta County. Impact fee revenues may not be used to raise the level of service for new development; therefore, there is an existing deficiency that must be funded with non-fee sources of revenue. Table 6.6 shows the allocation of County park and open space facility costs between new development, which will pay impact fees, and existing development, whose share must be funded with other sources.

Table 6.6: Allocation of County Parks and Open Space Costs To New Development

Planned Facility Standard Per Capita	\$	589
New Development Service Population (2007-2030)		21,900
New Development Contribution to Planned Facilities	\$	12,899,000
Cost of Planned Improvements		51,874,556
Non-Fee Revenue To Be Identified	\$	38,975,556

Sources: Tables 6.1 and 6.6; MuniFinancial.

As shown in Table 6.6, approximately \$39.0 million in non-fee revenue is needed to provide service meeting the planned facility standard. If this non-fee funding for County park and open space facilities does not materialize, new development will have paid too high a fee. This funding could come from grants to purchase and develop parkland or general fund or

other tax sources. In addition, donations of land or facilities to the County park and open space system could help the County meet the facility standard. The Pacific Forest and Watershed Lands Stewardship Council is currently in the process of deciding future ownership for approximately 38,500 acres of land in Shasta County formerly owned by the Pacific Gas & Electric Company (PG&E). If Shasta County receives some of this land for use as County parks and open space, it would help the County meet the planned facility standard and reduce the existing deficiency.

USE OF FEE REVENUES

The County can use park and open space facilities fee revenues for the construction or purchase of new buildings, land, land improvements, vehicles, or equipment that expand the capacity of the existing park and open space system to serve new development. Should the County receive land dedications to expand its park and open space system, it intends to use impact fee revenues, in part, to add recreation improvements to those lands. Fee revenues may not be used for replacement of aging facilities or equipment required solely to correct existing deficiencies unrelated to new development.

FEE SCHEDULE

The County parks and open space impact fee schedule is shown in Table 6.7. The cost per capita calculated in Table 6.5 is converted to a fee per unit of new development based on dwelling unit densities (persons per dwelling unit). The total fee includes an administrative charge of 2% of the base fee. The administrative charge component is designed to offset the costs of fee documentation, collection and required fee accounting and reporting. The amount of the administrative charge has been estimated by MuniFinancial based on experience with other jurisdictions in California.

Table 6.7: County Parks and Open Space Impact Fee

Land Use	Cost per Capita	Density ¹	Fee ²	Admin. Charge (2%)	Total Fee
<i>Residential</i>					
Single Family Unit	\$ 582	2.36	\$ 1,373	\$ 27	\$ 1,400
Multi-family Unit	582	2.26	1,315	26	1,341

¹ Persons per dwelling unit.

² Fee per dwelling unit.

Sources: Tables 2.2 and 6.5; MuniFinancial.

7. SHERIFF PATROL & INVESTIGATION

The purpose of this fee is to generate revenue to fund the sheriff patrol and investigation facilities needed to serve new development. The County will use fee revenues to expand sheriff patrol and investigation facilities to serve new development.

SERVICE POPULATION

Sheriff patrol and investigation refers to the law enforcement services provided by the Shasta County Sheriff's Department to unincorporated areas of the County. Both residents and workers in unincorporated portions of Shasta County benefit from law enforcement services provided by the Sheriff's Department. Therefore, demand for sheriff patrol and investigation facilities is based on the County's combined unincorporated residential and worker populations.

In addition to providing patrol and investigation services in unincorporated areas, the Sheriff's Department also provides public protection facilities which serve the entire County, such as the Coroner's Office and the Shasta County Jail. Facility needs relating to these countywide public protection services are addressed in Chapter 3 of this study.

The demand for sheriff patrol and investigation services is primarily related to the demands that residents and businesses place on the Sheriff's Department's law enforcement services in unincorporated areas. Specific data is not available to compare demand per resident to demand by businesses; however, it is reasonable to assume that demand for these services is less for one worker than for one resident because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.24-weighting factor for workers used in this study is based on a 40-hour workweek divided by the total number of hours in a week (168) and reflects the degree to which nonresidential development yields a lesser demand for countywide public protection facilities.

Table 7.1 provides estimates of current resident and worker populations and projections for the year 2030.

Table 7.1: Sheriff Patrol and Investigation Service Population

	Residents	Workers	Service Population
Existing - Unincorporated (2007)	69,700	15,400	73,400
New Development - Unincorporated (2007-2030)	21,900	9,600	24,200
Total - Unincorporated (2030)	91,600	25,000	97,600
Weighting factor	1.00	0.24	

Note: Workers weighting factor of 0.24 is based on county estimates.

Sources: Table 2.1; MuniFinancial.

FACILITY INVENTORIES AND STANDARDS

The sheriff patrol and investigation impact fee is based on the existing standard of patrol and investigation facilities in Shasta County. Under this approach, new development funds the expansion of facilities at the same rate that existing taxpayers have provided facilities to date (see *Introduction* for further description). Sheriff patrol and investigation facilities include vehicles, land, buildings, and equipment.

Table 7.2 details the current inventory of land, buildings, and patrol vehicles used for sheriff patrol and investigation services.

Table 7.2: Sheriff Patrol and Investigation Land, Buildings, Patrol Vehicles

	Inventory	Unit Cost	Total Value
<u>Land</u>			
Public Safety Building ¹	0.12 acres	\$ 610,000	\$ 70,385
Burney Substation and Court ²	3.15 acres	60,000	188,971
Sheriff's Evidence ³	0.41 acres	610,000	252,302
Sheriff's ID Lab and Misc. ⁴	1.75 acres	610,000	1,068,100
Anderson Substation (Leased)	- acres	-	-
Happy Valley Substation (Leased)	- acres	-	-
Lakehead Substation (Leased)	- acres	-	-
Shasta Lake Substation (Leased)	- acres	-	-
Shingletown Substation (Leased)	- acres	-	-
Subtotal	5.43 acres		\$ 1,580,000
<u>Buildings</u>			
Public Safety Building	14,000 sq. ft.	\$ 322	\$ 4,512,200
Burney Substation and Court	3,838 sq. ft.	322	1,236,987
Sheriff's Evidence	13,195 sq. ft.	322	4,252,749
Sheriff's ID Lab and Misc.	22,930 sq. ft.	322	7,390,339
Anderson Substation (Leased)	6,800 sq. ft.	-	-
Happy Valley Substation (Leased)	500 sq. ft.	-	-
Lakehead Substation (Leased)	460 sq. ft.	-	-
Shasta Lake Substation (Leased)	3,000 sq. ft.	-	-
Shingletown Substation (Leased)	383 sq. ft.	-	-
Subtotal	64,906 sq. ft.		\$ 17,392,000
<u>Patrol Vehicles</u>			
Crown Victorias	35	\$ 31,140	\$ 1,089,900
Ford Expeditions	20	33,266	665,320
			\$ 1,755,000
Total			\$ 20,727,000

¹ Land parcel is shared with the Public Safety Facilities Building. Land area allocated proportionally according to building space used by each function.

² Land parcel is shared with the Burney Branch Library. Land area allocated proportionally according to building space used by each function.

³ Land is shared with the County courthouse. Land area allocated proportionally according to building space used by each function.

⁴ Building shared with other departments. Parcel area not available. Estimated using 0.3 floor-area ratio.

Sources: Table 2.3; Shasta County; MuniFinancial.

Table 7.3 presents an inventory of equipment used for sheriff patrol and investigation services.

Table 7.3: Existing Sheriff Patrol and Investigation Equipment (page 1 of 2)

Description	Qty.	Est. Cost	Total	Description	Qty.	Est. Cost	Total
<u>Sheriff</u>				<u>Civil Unit</u>			
Two-way Radio Mobile Relay	1	\$ 4,904	\$ 4,904	Motorola Spectra A9 Radio	3	\$ 5,793	\$ 17,378
Solar Panels with Batteries	1	5,016	5,016	<u>Burney Substation</u>			
Syntor Radios	28	3,533	98,918	Cannon L770 Fax Machine	1	\$ 3,486	\$ 3,486
Motorola Radios	20	3,892	77,832	Modular Key Service Unit	1	4,744	4,744
XTL 5000 VHF Mobile Radios	16	5,083	81,325	1983 GMC Caballero Pickup	1	4,912	4,912
Digital Mobile Radios	27	5,954	160,770	Motorola Radios	13	3,305	42,970
Other Mobile Radios	1	3,624	3,624	Syntor Radios	2	3,505	7,010
Other Vehicle Radios	14	5,183	72,568	<i>Subtotal</i>			\$ 63,121
Cannon L770 Fax Machine	1	3,703	3,703	<u>Sheriff C-CAP</u>			
Nightscope Day/Night Camera	1	6,015	6,015	Systems Furniture	—	\$ 3,027	\$ 3,027
Workstation	1	3,380	3,380	HP Laserjet Color Printer	1	6,463	6,463
Mobile Workstations	25	6,056	151,393	Dell Precision Workstation	1	6,894	6,894
ABR 2600 Reader Printer	1	8,500	8,500	<i>Subtotal</i>			\$ 16,484
Optra Printer with Cart	2	11,261	22,523	<u>Marijuana Suppression Grant</u>			
Laptop Voice Analyzer	1	9,921	9,921	Motorola Mobile Radio	1	\$ 3,231	\$ 3,231
LCD Mite Elite Projector	1	3,212	3,212	1992 Ford F150 Pickup	1	16,070	16,070
Fujitsu Duplex Scanner	1	6,009	6,009	Dell Laptop Computer	1	3,354	3,354
MDC	9	5,419	48,767	<i>Subtotal</i>			\$ 22,855
Mobile Data Workstation	1	6,231	6,231	<u>Shasta Trinity Marijuana Eradication</u>			
X-Ray Bomb Inspector Model 200	1	3,445	3,445	Unitel Intelligence System	1	\$ 6,103	\$ 6,103
Bomb Suit BBM-4	1	9,500	9,500	<u>BLM Marijuana Eradication</u>			
Mobile Crime Prevention Trailer	1	23,568	23,568	All Terrain Vehicles	2	\$ 6,081	\$ 12,162
K9 Patrol	1	4,900	4,900	<u>Office of Emergency Services</u>			
Police Service Dogs	2	7,100	14,200	Motorola Spectra Radios	2	\$ 5,444	\$ 10,887
Touchprint 800 Workstation	1	37,430	37,430	Satellite Telephone	1	5,125	5,125
Vehicle	1	3,216	3,216	Radio Repeater	1	9,944	9,944
Litton Night Vision Scope	1	3,892	3,892	Thiokol Spryte Snowcat	1	30,000	30,000
Workstation	1	7,084	7,084	Snowcat Trailer	1	5,909	5,909
Scanner	1	5,013	5,013	Intercom System	1	3,083	3,083
Radio Repeater Stations	5	12,005	60,023	<i>Subtotal</i>			\$ 64,950
<i>Subtotal</i>			\$ 946,880	<u>Antidrug Abuse Grant</u>			
<u>Boating Safety</u>				Transmitter/Receiver	1	\$ 5,893	\$ 5,893
Patrol Boat	12	\$ 39,175	\$ 470,102	<u>Serious and Habitual Offenders</u>			
Vehicle Radio	1	5,183	5,183	HP Designjet Plotter	1	\$ 7,477	\$ 7,477
Mobile Radio	1	5,017	5,017	<u>COPS More 96 Program</u>			
Ford Jet Pump Marine Engine	2	5,072	10,144	Radio Network Controller	1	\$ 70,049	\$ 70,049
Syntor 16 Ch Mobile Radio	2	3,008	6,016	Data Base Station	1	27,182	27,182
Motorola Radio	1	3,043	3,043	Bunchgrass Data Base Station	1	10,609	10,609
Cannon L770 Fax	1	3,703	3,703	Vehicular Radio Modem	70	3,205	224,359
Underwater Camera Vehicle	1	31,936	31,936	Repeater	1	32,471	32,471
Motorola Mobile Radio	3	3,714	11,142	<i>Subtotal</i>			\$ 364,679
Motorola Spectra A9 Radio	2	4,744	9,487	<u>Major Crimes</u>			
Motorola Spectra A9 Radio	1	5,380	5,380	Forensic Light	1	\$ 8,255	\$ 8,255
Motorola Marine Radio	1	7,353	7,353	Fujitsu Scanner Station	1	7,481	7,481
Baker Jetcraft Trailer	1	3,271	3,271	<i>Subtotal</i>			\$ 15,736
Underwater Comm. System	1	5,695	5,695				
Inflatable Boat with Motor	1	6,746	6,746				
Radio Repeater	1	19,997	19,997				
Hydro Hoist Boat Lift	1	6,135	6,135				
Boat Engine	1	5,470	5,470				
Extended Truck Bed Frame	1	3,540	3,540				
<i>Subtotal</i>			\$ 619,361				

Table 7.3: Existing Sheriff Patrol and Investigation Equipment (page 2 of 2)

Description	Qty.	Est. Cost	Total	Description	Qty.	Est. Cost	Total
<u>Calif. Multi-Jurisdictional Methamphetamine Enforcement Team</u>				<u>Homeland Security</u>			
Dodge Ram	1	\$ 23,237	\$ 23,237	Fiber Optic Cameras	2	\$20,000	\$ 40,000
Chevrolet Blazer	1	25,724	25,724	Equipment Trailers	4	4,896	19,586
Copier	1	10,619	10,619	Chemical Agent Detection	1	10,189	10,189
Computer	1	6,370	6,370	SCBA MSA MMR Units	4	3,861	15,444
Plotter	1	8,129	8,129	X-ray Machine	1	17,197	17,197
Binoculars	1	5,416	5,416	Hazardous Materials Vehicle	1	272,375	272,375
Laptops	8	3,174	25,388	Surveillance Camera System	1	3,673	3,673
Portable Radios	3	3,490	10,469	Mobile Work Station	1	6,028	6,028
Digital Mobile Radios	3	4,712	14,137	Lumen XGA Projector	1	3,808	3,808
Other Radios	4	3,723	14,893	Storage Containers	--	8,478	8,478
Computer Components	--	5,106	5,106	HP Designjet 500 PS Printer	1	3,980	3,980
Night Vision Goggles	3	4,595	13,785	Mobile Work Station	4	6,028	24,112
Wiretap System	--	174,722	174,722	Bomb Disposal Robot	1	44,461	44,461
Telephone System	--	7,293	7,293	Inflatable Response Shelter	1	6,098	6,098
Computers and Accessories	3	4,137	12,411	Armored SWAT Vehicle	1	152,831	152,831
Audio Body Wire	--	6,445	6,445	<i>Subtotal</i>			\$ 628,261
Surveillance Equipment	2	4,794	9,588				
Shredder	1	4,294	4,294	<u>Domestic Preparedness Program</u>			
Fujinon GPS	1	14,986	14,986	Thermal Imaging Cameras	2	\$10,055	\$ 20,109
<i>Subtotal</i>			\$ 393,013	Chemical Agent Detectors	3	9,584	28,751
<u>USFS High Intensity Drug Trafficking Program</u>				Radio Interconnect Systems	2	9,730	19,460
Tactical Wirelines	2	\$ 3,452	\$ 6,905	EMR 3-channel Combiner	1	7,095	7,095
GPS Tracking Systems	2	5,796	11,592	<i>Subtotal</i>			\$ 75,416
<i>Subtotal</i>			\$ 18,497				
<u>OES Terrorism Program</u>				<u>Law Enforcement Terrorism</u>			
Trailer	1	\$ 7,234	\$ 7,234	Night Vision Goggles	3	\$ 3,760	\$ 11,281
				Side Scan Sonar	1	39,654	39,654
				<i>Subtotal</i>			\$ 50,936
<u>SHRF Buffer Zone Protection</u>							
Communication System	--	\$ 21,982	\$ 21,982	<i>Total</i>			\$ 3,358,000

Source: Shasta County.

Table 7.4 shows the per capita standards of building space, vehicles and equipment for sheriff patrol and investigation facilities in the County. The facility standard is calculated by taking the existing inventory and dividing it by the existing service population. The resulting facility standards are 0.88 square feet of building space per capita, \$46 of equipment per capita, and 0.75 patrol vehicles per 1,000 service population. The projected growth in the 2030 service population correlates to the acquisition of 21,000 square feet of building space, \$1.1 million of equipment, and 18 patrol vehicles to maintain the existing facility standards through 2030. This does not necessarily imply that the County should, or is planning, to increase the facility inventories exactly as shown above. Rather, this table gives a rough indication of the amount of facility expansion that will be needed to serve new development.

Table 7.4: Sheriff Facility Standards

	2007	2030	Growth to Maintain Standard
Building space (square feet)	64,906	85,888	20,982
Service Population	73,400	97,600	
Facility Standard (square feet per capita)	0.88	0.88	
Value of Equipment (\$)	\$ 3,358,000	\$ 4,489,600	\$ 1,131,600
Service Population	73,400	97,600	
Facility Standard (\$ per capita)	\$ 46	\$ 46	
Patrol and Vehicles	55	73	18
Service Population	73,400	97,600	
Facility Standard (vehicles per 1,000 service pop.)	0.75	0.75	

Sources: Tables 7.1, 7.2 and 7.3; MuniFinancial.

Table 7.5 shows the cost per capita of the existing standard of sheriff patrol and investigation facilities. The existing cost per capita is used as the basis for the sheriff patrol and investigation facilities impact fee.

Table 7.5: Sheriff Facilities Cost Per Capita

Total Value Existing Land, Buildings, and Patrol Vehicles	\$ 20,727,000
Total Value Existing Equipment	3,358,000
Total Value Existing Facilities	\$ 24,085,000
2007 Service Population	73,400
Cost Per Capita	\$ 328
Cost Per Resident	\$ 328
Cost Per Employee ¹	79

¹ Workers weighted at 0.24 of residents.

Sources: Tables 7.1, 7.2 and 7.3; MuniFinancial.

USE OF FEE REVENUES

The County can use sheriff patrol and investigation fee revenues for the construction or purchase of new buildings, land, vehicles, or equipment that expand the capacity of the existing system to serve new development. Preliminary planning is underway for the construction of a new facility to house the Sheriff's patrol, operations, and investigation

services. A site for this new facility has not been identified. To the extent that this new facility expands the Shasta County Sheriff's Department's capacity to serve new development, impact fee revenues may be used to fund this facility. Fee revenues may not be used for replacement of aging facilities or equipment required solely to correct existing deficiencies unrelated to new development.

FEE SCHEDULE

Table 7.6 shows the sheriff patrol and investigation facilities fees. The cost per capita is converted to a fee per unit of new development based on dwelling unit and building space densities (persons per dwelling unit for residential development and workers per 1,000 square feet of building space for non-residential development). The total fee includes an administrative charge of 2% of the base fee. The administrative charge component is designed to offset the costs of fee documentation, collection and required fee accounting and reporting. The amount of the administrative charge has been estimated by MuniFinancial based on experience with other jurisdictions in California.

Table 7.6: Sheriff Patrol and Investigation Impact Fee

Land Use	Cost per Capita	Density ¹	Fee ²	Admin. Charge (2%)	Total Fee
<u>Residential</u>					
Single Family Unit	\$ 328	2.36	\$ 774	\$ 15	\$ 789
Multi-family Unit	328	2.26	741	15	756
<u>Nonresidential</u>					
Commercial	\$ 79	2.00	\$ 158	\$ 3	\$ 161
Office	79	1.52	120	2	122
Industrial	79	0.90	71	1	72

¹ Persons per dwelling unit or workers per 1,000 square feet.

² Fee per dwelling unit or per 1,000 square feet.

Sources: Tables 2.2 and 7.5; MuniFinancial.

8. GENERAL GOVERNMENT

The purpose of the fee is to generate revenue to fund the general government facilities needed to serve new development. General government encompasses all administrative functions that the County government provides to both incorporated and unincorporated portions of the County, although not necessarily at equal levels. A fee schedule is presented based on the existing inventory standard for general government facilities in Shasta County.

SERVICE POPULATION

General government facilities serve both residents and businesses. Therefore, the service population for general government facilities includes both residents and workers. General government functions provide services at differing levels to both incorporated and unincorporated areas of the County.

Table 8.1 shows the estimated service population in 2007 and in 2030. In calculating the service population, workers are weighted less than residents to reflect lower per capita service demand. Nonresidential buildings are typically occupied less intensively than dwelling units, so it is reasonable to assume that average per-worker demand for services is less than average per-resident demand. The 0.24-weighting factor for workers is based on a 40-hour workweek divided by the total number of hours in a week ($40/168=0.24$).

Table 8.1: Administrative and General Government Service Population

	Residents	Workers	Service Population
Existing - Anderson (2007)	10,500	2,900	11,200
Existing - Redding (2007)	87,600	43,300	98,000
Existing - Shasta Lake (2007)	10,200	1,300	10,500
Existing - Unincorporated (2007)	69,700	15,400	73,400
Existing - Countywide (2007)	178,000	62,900	193,100
New Development - Anderson (2007-2030)	2,700	2,700	3,300
New Development - Redding (2007-2030)	38,100	21,400	43,200
New Development - Shasta Lake (2007-2030)	5,300	1,900	5,800
New Development - Unincorporated (2007-2030)	21,900	9,600	24,200
New Development - Countywide (2007-2030)	68,000	35,600	76,500
Total - Anderson (2030)	13,200	5,600	14,500
Total - Redding (2030)	125,700	64,700	141,200
Total - Shasta Lake (2030)	15,500	3,200	16,300
Total - Unincorporated (2030)	91,600	25,000	97,600
Total - Countywide (2030)	246,000	98,500	269,600
Weighting factor	1.00	0.24	

Sources: Table 2.1; MuniFinancial.

FACILITY INVENTORIES & STANDARDS

This study uses the existing inventory method to calculate fees for general government facilities. Table 8.2 shows the existing building and land inventory for general government facilities in Shasta County. Most estimates of building cost per square foot are based on the actual construction, architecture and engineering, utility and signalization, and furnishing costs of the recently-completed County Administration Center.

While some general government functions serve all areas of the County equally, other functions provide a higher level of service to unincorporated areas. For example, the County Assessor serves all areas equally, but the County Planning Department focuses a greater amount of effort on unincorporated areas because incorporated cities have their own planning departments.

Table 8.3 shows the allocation of the values of general government facilities between countywide and unincorporated service populations. The “% Countywide” column estimates the proportion of each facility attributed to serving all development with at an equal level of service whether it is in an incorporated city or an unincorporated area. The “% Unincorporated” column estimates the proportion of each facility supporting a County service that serves only unincorporated areas.

The allocation factors are based on input from Shasta County staff and on MuniFinancial’s experience with other counties in California. Some parts of the County government, such as Personnel and Information Technology, primarily serve administrative and support functions for the government itself. Allocation factors for these administrative functions are based on the total allocation of building space for the other functions.

Common areas, land values, and financing costs for each building are allocated between countywide development and unincorporated development in proportion to the total allocation of other space in the building. The allocation of total value for general government facilities serving development countywide is 73 percent, with facilities serving solely unincorporated development accounting for the remaining 27 percent.

Table 8.2: Administrative and General Government Existing Facilities

Facility (Location)	Inventory	Unit Cost ¹	Total Value
<u>County Administration Center</u>			
Building Area			
Community Action Agency	3,636 sq. ft.	\$ 292 per sq. ft.	\$ 1,061,960
Housing Authority	2,957 sq. ft.	292 per sq. ft.	863,646
Opportunity Centers	2,578 sq. ft.	292 per sq. ft.	752,952
Assessor	15,850 sq. ft.	292 per sq. ft.	4,629,282
Auditor-Controller	9,801 sq. ft.	292 per sq. ft.	2,862,561
Probation	2,194 sq. ft.	292 per sq. ft.	640,798
Recorder	5,804 sq. ft.	292 per sq. ft.	1,695,164
Tax Collector, Treasurer & Public Administrator	8,372 sq. ft.	292 per sq. ft.	2,445,196
Board of Supervisors	1,760 sq. ft.	292 per sq. ft.	514,040
Administrative Officer-C.A.O.	6,000 sq. ft.	292 per sq. ft.	1,752,410
Clerk of the Board	3,063 sq. ft.	292 per sq. ft.	894,805
County Counsel	5,638 sq. ft.	292 per sq. ft.	1,646,681
Information Technology	23,928 sq. ft.	292 per sq. ft.	6,988,610
Personnel Division	5,802 sq. ft.	292 per sq. ft.	1,694,580
Purchasing Division	2,677 sq. ft.	292 per sq. ft.	781,867
Risk Management	5,943 sq. ft.	292 per sq. ft.	1,735,762
Common Space	3,997 sq. ft.	292 per sq. ft.	1,167,397
Subtotal - Building Area	110,000 sq. ft.		\$ 32,128,000
Land	1.40 acres	\$610,000 per acre	\$ 854,000
Interest Payments through 2030 - County Administration Center ²			24,908,479
Subtotal - County Administration Center			\$ 57,890,000
<u>1855 Placer Building</u>			
Building Area			
Environmental Health	1,262 sq. ft.	\$ 292 per sq. ft.	\$ 369,000
Air Quality	1,913 sq. ft.	292 per sq. ft.	559,000
Permits	1,732 sq. ft.	292 per sq. ft.	506,000
Planning	1,845 sq. ft.	292 per sq. ft.	539,000
Building	1,260 sq. ft.	292 per sq. ft.	368,000
Public Works	7,814 sq. ft.	292 per sq. ft.	2,282,000
Administration & Community Education	1,131 sq. ft.	292 per sq. ft.	330,000
Common Space	5,649 sq. ft.	292 per sq. ft.	1,650,000
Subtotal - Building Area	22,606 sq. ft.		\$ 6,603,000
Land	1.17 acres	\$610,000 per acre	\$ 714,000
Subtotal - 1855 Placer Building			\$ 7,317,000
Total Existing Facilities			\$ 65,207,000

¹ Replacement cost of county administration buildings based on actual construction, architecture and engineering, utility and signalization, and furnishing costs of recently-completed County Administration Center and associated parking facility.

² The cost of the County Administration Center and parking facility was \$32,128,000 according to County staff. However, bonds of \$42,575,000 were issued to fund the project. Estimates of interest and debt service payments are prorated based on the actual facility cost as a portion of bond debt.

Sources: Table 2.3; Shasta County; MuniFinancial.

Table 8.3: Allocation of General Government Facilities Between Countywide Services and Unincorporated Only

Facility (Location)	Total Value	% County-wide ¹	Countywide Allocation	% Uninc. Only ¹	Uninc. Only Allocation
<u>County Administration Center</u>					
<u>Building Area</u>					
Community Action Agency	\$ 1,061,980	20%	\$ 212,392	80%	\$ 849,568
Housing Authority	863,646	20%	172,729	80%	690,917
Opportunity Centers	752,952	20%	150,590	80%	602,362
Assessor	4,629,282	100%	4,629,282	0%	-
Auditor-Controller	2,862,561	100%	2,862,561	0%	-
Probation	640,798	100%	640,798	0%	-
Recorder	1,895,164	100%	1,895,164	0%	-
Tax Collector, Treasurer & Public Administrator	2,445,196	100%	2,445,196	0%	-
Board of Supervisors ²	514,040	72%	370,438	28%	143,802
Administrative Officer-C.A.O. ²	1,752,410	72%	1,262,857	28%	489,553
Clerk of the Board ²	894,605	72%	644,688	28%	249,917
County Counsel ²	1,646,681	72%	1,186,664	28%	460,017
Information Technology ²	6,988,610	72%	5,036,273	28%	1,952,337
Personnel Division ²	1,694,580	72%	1,221,182	28%	473,398
Purchasing Division ²	781,867	72%	563,445	28%	218,422
Risk Management ²	1,735,762	72%	1,250,860	28%	484,902
Common Space ³	1,187,397	79%	917,969	21%	249,428
Subtotal - Building Area	\$ 32,128,000		\$ 25,263,088		\$ 6,864,422
Land ³	\$ 854,000	79%	\$ 671,533	21%	\$ 182,467
Interest Payments - County Admin. Center ³	24,908,479	79%	19,586,488	21%	5,321,991
Subtotal - County Administration Center	\$ 57,890,000	79%	\$ 45,521,109	21%	\$ 12,368,881
<u>1855 Placer Building</u>					
<u>Building Area</u>					
Environmental Health	\$ 369,000	100%	\$ 369,000	0%	\$ -
Air Quality	559,000	100%	559,000	0%	-
Permits	506,000	10%	50,600	90%	455,400
Planning	539,000	10%	53,900	90%	485,100
Building	368,000	10%	36,800	90%	331,200
Public Works	2,282,000	10%	228,200	90%	2,053,800
Administration & Community Education ²	330,000	72%	237,811	28%	92,189
Common Space ³	1,650,000	31%	511,460	69%	1,138,540
Subtotal - Building Area	\$ 6,603,000		\$ 2,046,772		\$ 4,556,228
Land ³	\$ 714,000	31%	\$ 221,323	69%	\$ 492,677
Subtotal - 1855 Placer Building	\$ 7,317,000	31%	\$ 2,268,095	69%	\$ 5,048,905
Total Existing Facilities	\$ 65,207,000	73%	\$ 47,789,000	27%	\$ 17,418,000

¹ Allocation of County services between countywide and unincorporated only is an estimate generated by MuniFinancial based on experience with other county governments in California.

² Building square footage for these functions is allocated between countywide and unincorporated only use based on the usage of building square footage in both buildings to all other functions. These functions serve the overall county government, and a reasonable allocation of their services is to use the average of other county government departments.

³ Common space and land value in each building, and debt service for the County Administration Building, are allocated between countywide and unincorporated only based on the allocation of other space in that building.

Sources: Shasta County; MuniFinancial

Table 8.4 shows the existing value of facilities per capita for general government facilities in Shasta County. The standard per capita is calculated separately for the countywide and unincorporated service populations based on the value allocation shown in Table 8.3. The existing standard for general government facilities allocated to functions serving all development in the county equally is \$247 per capita. This is the fair share contribution needed from development in incorporated areas to maintain the existing standard. An estimated \$237 of facilities per capita is allocated to functions serving only unincorporated areas. Both the countywide general government functions and the unincorporated only functions serve development in unincorporated areas; therefore, the fair share per capita contribution from new development in unincorporated areas is the combination of both facility standards.

Table 8.4: Administrative and General Government Existing Facilities Standards

	Countywide [A]	Unincorporated Only [B]	Total Unincorporated = [A] + [B]
Estimated Value of Facilities	\$ 47,789,000	\$ 17,418,000	
Service Population (2007)	193,100	73,400	
Facility Standard (\$ per capita)	\$ 247	\$ 237	
Cost per Resident	\$ 247	\$ 237	\$ 484
Cost per Worker ¹	59	57	116

¹ Workers weighted at 0.24 of residents.

Sources: Tables 8.1, 8.2 and 8.3; MuniFinancial.

USE OF FEE REVENUES

Table 8.5 shows estimated fee revenues generated by new development in Redding and by new development in unincorporated areas of the County through 2030.

Table 8.5: General Government Impact Fee Revenue

Jursldiction	New Service Population (2007-2030)	Fee per Capita	Fee Revenue
Redding	43,200	\$ 247	\$ 10,670,400
Unincorporated	24,200	484	11,712,800
Total	67,400		\$ 22,383,200

Sources: Tables 8.1 and 8.4.

The County can use general government facility fee revenues for the construction or purchase of new buildings, land, vehicles, or equipment that expand the capacity of the existing system to serve new development. Fee revenues may not be used for replacement of aging facilities or equipment required solely to correct existing deficiencies unrelated to new development. While only Redding and Shasta County are currently participating in this development impact fee program, Shasta County's general government facilities serve all development countywide. If new facilities are constructed with service areas including Anderson and Shasta Lake, non-fee funding at a level least equal to the share of new development in those cities should be used; otherwise, new development included in the fee program will have funded the fair share cost burdens of new development in Anderson and Shasta Lake.

The recently completed County Administration Center was designed to have capacity to accommodate the increased facility needs associated with future development over the next twenty years. Impact fee revenue may be directed toward the County Administration Center debt service to effectively fund the capacity planned for new development. Approximately \$50.0 million will be needed for County Administration Center debt service through 2030.⁴ With projected impact fee revenue of approximately \$22.4 million, impact fee revenue will not fully fund the County Administration Center debt service.

FEE SCHEDULE

Table 8.6 shows the general government facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and building space densities (persons per dwelling unit for residential development and workers per 1,000 square feet of building space for nonresidential development). The total fee includes an administrative charge of 2% of the base fee. The administrative charge component is designed to offset the costs of fee documentation, collection and required fee accounting and reporting. The amount of the administrative charge has been estimated by MuniFinancial based on experience with other jurisdictions in California.

⁴ The cost of the County Administration Center and parking facility was \$32,128,000 according to County staff. However, bonds of \$42,575,000 were issued to fund the project. Estimates of interest and debt service payments are prorated based on the actual facility cost as a portion of the total bond amount.

Table 8.6: Administrative and General Government Facilities Fees

Land Use	Cost per Capita	Density ¹	Fee ²	Admin. Charge (2%)	Total Fee
<u>Incorporated Cities</u>³					
<u>Residential</u>					
Single Family Unit	\$ 247	2.36	\$ 583	\$ 12	\$ 595
Multi-family Unit	247	2.26	558	11	569
<u>Nonresidential</u>					
Commercial	\$ 59	2.00	\$ 118	\$ 2	\$ 120
Office	59	1.52	90	2	92
Industrial	59	0.90	53	1	54
<u>Unincorporated Areas</u>⁴					
<u>Residential</u>					
Single Family Unit	\$ 484	2.36	\$ 1,142	\$ 23	\$ 1,165
Multi-family Unit	484	2.26	1,094	22	1,116
<u>Nonresidential</u>					
Commercial	\$ 116	2.00	\$ 232	\$ 5	\$ 237
Office	116	1.52	177	4	181
Industrial	116	0.90	105	2	107

¹ Persons per dwelling unit or workers per 1,000 square feet.² Fee per dwelling unit or per 1,000 square feet.³ Fee for Incorporated cities includes cost per capita of general government facilities allocated to countywide services.⁴ Unincorporated area fee includes costs per capita for facilities allocated to countywide services plus costs per capita for facilities allocated to unincorporated area services.

Sources: Tables 2.2 and 8.4; MuniFinancial.

9. ANIMAL CONTROL FACILITIES

The purpose of the fee is to generate revenue to fund the animal control facilities needed to serve new development. A fee schedule is presented based on the planned inventory of animal control facilities in Shasta County Sheriff's Office Animal Regulation Unit.

SERVICE POPULATION

Residents are the primary users of animal control facilities. Nonresidential development does not tend to create increased demand for animal control services or facilities. Therefore, demand for animal control facilities is based on residential population and excludes workers. County animal control facilities, which are operated by the Shasta County Sheriff's Office, primarily serve residents of unincorporated areas. The Cities of Anderson and Shasta Lake have their own animal control programs, and Redding contracts with the Haven Humane Society for animal control. **Table 9.1** shows the service population for animal control facilities for both 2007 and 2030.

Table 9.1: Animal Control Service Population

	Residents
Existing - Unincorporated (2007)	69,700
New Development - Unincorporated (2007-2030)	21,900
Total - Unincorporated (2030)	91,600

Source: Table 2.1; MuniFinancial.

FACILITY INVENTORIES & STANDARDS

This study uses the system plan method to calculate fee schedules for animal control facilities (see *Introduction* for further information). The current County animal shelter was constructed in the 1950s and is in need of replacement. Shasta County contracted with animal shelter architect George Miers & Associates to prepare the *Shasta County Animal Services Facility Needs Assessment*. The *Needs Assessment* included a preliminary design for a new shelter, along with an estimated construction budget. The new shelter would be built on the same parcel of land as the current shelter and would replace the existing facility. The system plan facility inventory includes the new animal shelter, the land occupied by the shelter, and the existing inventory of equipment and vehicles.

Table 9.2 shows the value of the land and buildings occupied by the existing County animal shelter in Redding. The building value is based on recently completed simple animal control facilities in other parts of California.

Table 9.2: Animal Control Existing Facilities

	Inventory	Unit Cost	Total Value
<u>Land</u>			
Animal Control Facility	1.33 acres	\$610,000	\$ 811,300
Subtotal, Land	1.33 acres		\$ 811,300
<u>Buildings</u>			
Offices and Public Service Counter	2,100 sq. ft.	\$ 150	\$ 315,000
Animal Control Facility	4,250 sq. ft.	150	637,500
Subtotal, Buildings	6,350 sq. ft.		\$ 952,500
Total, Existing Facilities			<u>\$ 1,763,800</u>

Sources: Table 2.3; *Feasibility Study for the Shasta County Sheriff's Office Animal Regulation Division Final Report*, Citygate Associates, Inc., February 14, 2007; Shasta County; MuniFinancial.

Table 9.3 lists the existing inventory of animal control vehicles and equipment.

Table 9.3: Existing Animal Control Vehicles and Equipment

Description	Number	Unit Cost	Total
<u>Field Vehicles</u>			
2003 Ford F-250 XL	1	\$ 40,887	\$ 40,887
2001 Dodge Ram	2	40,887	81,774
1999 Ford F-250	1	40,887	40,887
2003 Chevrolet 2500	1	40,887	40,887
Subtotal			\$ 204,000
<u>Equipment</u>			
Walk in Cold Box	1	\$ 4,005	\$ 4,005
Pop-up Display Unit	1	3,817	3,817
Aficio 180 Digital Imaging System	1	3,571	3,571
Lift Table with Canine Scale	1	3,785	3,785
Subtotal			\$ 15,000
Total, Existing Vehicles and Equipment			<u>\$ 220,000</u>

Sources: Shasta County; MuniFinancial.

Table 9.4 shows the estimated cost of the planned facility to replace the current animal shelter. Table 9.4 shows costs for Alternative #1a of the *Needs Assessment*. Alternative #1a is a new animal shelter designed to meet the needs of existing and new development in unincorporated areas. The facility includes animal holding areas, public reception and

adoption areas, medical areas, administrative areas, a classroom, and grooming areas. The costs shown in Table 9.4 include construction, architecture and engineering costs, and estimated costs for fixtures, furniture and equipment. The *Needs Assessment* was completed in 2004. The cost estimated in 2004 has been updated for inflation based on the Engineering News-Record Building Cost Index.

Table 9.4: Animal Control Planned Facility

	Inventory	Unit Cost	Total Cost
<u>Buildings</u>			
New Building Construction	25,907 sq. ft.	\$ 160	\$ 4,145,120
Pre-Engineered Barn	3,419 sq. ft.	70	239,330
Existing Building Demolition			30,000
Subtotal, Buildings			\$ 4,414,450
<u>Site Work</u>			
Parking	21,400 sq. ft.	\$ 6	\$ 128,400
"Soft Landscaping"	58,726 sq. ft.	3	176,178
"Hard" Scape	9,750 sq. ft.	6	58,500
Outdoor Dog Exercise Area ¹	5,000 sq. ft.	8	40,000
Trash and Transformer Area	500 sq. ft.	20	10,000
Subtotal, Site Work			\$ 413,078
<u>Cages/Kennels</u>			
Front to Back Guillotine Kennels	38 kennels	2000	\$ 76,000
Side Transfer Kennels	21 kennels	1200	25,200
Cages	120 cages	250	30,000
Subtotal, Cages/Kennels			131,200
<u>Fixtures, Furniture & Equipment²</u>			\$ 150,000
Subtotal			\$ 5,108,728
<u>Contingency (10% of above costs)</u>			\$ 510,873
<u>Recommended Soft Costs</u>			
City of Redding Utility Fees		\$	40,000
Architectural/Engineering Profession Fees ³			510,873
County Administration Fees			255,436
Lead/Asbestos Testing (for demolition)			10,000
Construction Testing/Special Inspections			30,000
Bid Sets/Reimbursables			40,000
Subtotal, Soft Costs			\$ 886,309
Subtotal			\$ 6,505,910
Inflation 2004-2007			13%
Total			\$ 7,337,112

Note: The new facility will be built on land occupied by the current animal shelter.

¹ \$8 includes hardscape, drains, and 6' fencing.

² Includes system furniture, kitchen/food prep equipment, washers, dryers, grooming equipment, crematory unit, and information technology.

³ 10% of construction, site work, cages and kennels, and fixtures, furniture, and equipment costs.

Sources: Shasta County Animal Services Facility Needs Assessment Alternative #1a; Building Cost Index, Engineering News-Record; MuniFinancial.

Table 9.5 shows the existing and planned animal control facility standard, expressed in square feet of animal shelter space per capita. As shown in the table, the planned facility standard will more than triple the existing standard of shelter space per capita. Impact fees may not be used to raise facility standards for existing development, thus the portion of the cost of planned facilities that results from raising the level of service for existing development will have to be funded using other revenues.

Table 9.5: Animal Control Facility Standards

	2007	2030	Growth
Animal Shelter Square Feet	6,350	25,907	19,557
Service Population	69,700	91,600	
Facility Standard (square feet per capita)	0.09	0.28	

Sources: Tables 9.1, 9.2 and 9.4.

The cost per capita of the planned animal control facilities is calculated in Table 9.6. The system plan cost per capita is the basis for the animal control impact fee. The combined value of the existing animal control vehicles and equipment, the animal shelter land value, and the planned new shelter building is approximately \$8.4 million. With an estimated 2030 service population of 91,600, this yields a cost per capita of \$91.

Table 9.6: Animal Control Facility Standard - Cost per Capita

Existing Vehicles and Equipment	\$	220,000
Shelter Site Land Value		811,300
Planned Shelter Facility		7,337,112
Total Animal Control Facilities (2030)	\$	8,368,412
2030 Service Population		91,600
Cost Per Capita	\$	91

Sources: Tables 9.1, 9.2 and 9.3; MuniFinancial.

Table 9.7 shows the allocation of planned animal control facility costs between new development and existing development. With new development paying \$91 per capita, the anticipated new development contribution to planned facilities is approximately \$2.0 million. The total cost of anticipated new facilities is approximately \$7.3 million. This leaves approximately \$5.3 million in non-fee revenue needed to fund anticipated new facilities and to meet the planned facility standard. If this non-fee revenue does not materialize, new development will have paid too high a fee.

Table 9.7: Allocation of Planned Countywide Animal Control Facility Costs To New Development

Facility System Cost Per Capita	\$	91
New Development Service Population (2007-2030)		21,900
New Development Contribution to Planned Facilities	\$	1,992,900
Cost of Planned Facilities	\$	7,337,112
Non-Fee Revenue to Be Identified	\$	5,344,212

Sources: Tables 9.1, 9.4, and 9.6; MuniFinancial.

FEE SCHEDULE

Table 9.8 shows the animal control facilities fees. The cost per capita is converted to a fee per unit of new development based on dwelling unit densities (persons per dwelling unit). The total fee includes an administrative charge of 2% of the base fee. The administrative charge component is designed to offset the costs of fee documentation, collection and required fee accounting and reporting. The amount of the administrative charge has been estimated by MuniFinancial based on experience with other jurisdictions in California.

Table 9.8: Animal Control Impact Fee

Land Use	Cost per Capita	Density ¹	Fee ²	Admin. Charge (2%)	Total Fee
Residential					
Single Family Unit	\$ 91	2.36	\$ 215	\$ 4	\$ 219
Multi-family Unit	91	2.26	206	4	210

¹ Persons per dwelling unit.

² Fee per dwelling unit.

Sources: Tables 2.2 and 9.6; MuniFinancial.

1. [Google Scholar](#)

Demographic estimates from the RTPA traffic model were used to calculate the current and future SCFD service population. The RTPA model provided population and employment estimates in several hundred traffic analysis zones (TAZs) covering the entire county. The TAZs corresponding to the SCFD service area were identified, and the percentage of total countywide unincorporated development within the SCFD service area was calculated. For consistency with other current development figures used in this study, this percentage was applied to the DOF unincorporated population figures and the EDD unincorporated employment figures to estimate existing population and employment in the SCFD service area. Future population and employment estimates are simply the 2030 RTPA projections for the TAZs served by SCFD.

Table 10.1 shows the estimated service population in 2007 and 2030. To calculate service population for fire protection facilities, residents are weighted at 1.00. 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. Because of the large geographical area covered by the Phoenix study, it is the best source of data for application to other areas. 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 this data to be used in other communities in the documentation of a fire protection facilities fee.

Table 10.1: Shasta County Fire Department Service Population

	Residents	Workers	Service Population
Existing (2007)	49,800	10,000	56,700
New Development (2007-2030)	14,900	8,300	20,600
Total (2030)	64,700	18,300	77,300
Weighting factor	1.00	0.69	

Note: Nonresidential (worker) demand based on City of Phoenix analysis of fire department call data by land use type.

Sources: RTPA Demographic Projections; City of Phoenix, AZ; MuniFinancial.

FACILITY INVENTORIES & STANDARDS

This study uses the existing inventory standard to calculate fees for fire protection facilities. Twenty-two stations currently provide fire protection services in the SCFD service area.

Table 10.2 shows the existing building and land values for each facility. Some of the fire stations are on leased land, and one is in a leased building. The value of the leased facilities is not included in the existing facility standard. Lease payments essentially comprise an operations and maintenance component of the County's fire expenditures whereas public facilities fees can only be used for facilities and capital expenditures. Land values are based on the unit costs shown in Table 2.3. Building value per square foot was provided by SCFD. The total value for all SCFD buildings and land is approximately \$22.7 million.

Table 10.2: Existing Fire Protection Facilities

	Land	Unit Cost	Land Value	Buildings	Unit Cost	Bldg. Value	Total Value
Igo-Ono Station #50	0.37 acres	\$ 60,000	\$ 22,432	3,420 sq. ft.	\$ 300	\$ 1,026,000	\$ 1,048,432
Montgomery Creek # 71-2 (Land leased)	0.20 acres	-	-	1,800 sq. ft.	300	540,000	540,000
Palo Cedro #32 - Station and Apparatus Storage	0.69 acres	60,000	41,230	6,286 sq. ft.	300	1,885,800	1,927,030
Hat Creek Station #11	0.57 acres	60,000	34,107	5,200 sq. ft.	300	1,560,000	1,594,107
Old Station #12	0.37 acres	60,000	22,301	3,400 sq. ft.	300	1,020,000	1,042,301
Shingletown Station #20	0.46 acres	60,000	27,811	4,240 sq. ft.	300	1,272,000	1,299,811
Shingletown Fire Hall (Starlight Pines Rd.)	0.24 acres	60,000	14,692	2,240 sq. ft.	300	672,000	686,692
Shingletown Fire Hall (Bambi Dr.) (Leased)	0.23 acres	-	-	2,116 sq. ft.	-	-	-
Shingletown Training Center	0.24 acres	60,000	14,168	2,160 sq. ft.	300	648,000	662,168
Whitmore Station #31	0.30 acres	60,000	17,710	2,700 sq. ft.	300	810,000	827,710
Oak Run Station #30	0.30 acres	60,000	17,710	2,700 sq. ft.	300	810,000	827,710
Montgomery Creek Station #71	0.25 acres	60,000	14,922	2,275 sq. ft.	300	682,500	697,422
Big Bend Station #70 (Land leased)	0.08 acres	-	-	720 sq. ft.	300	216,000	216,000
Bella Vista #33	0.34 acres	60,000	20,110	3,066 sq. ft.	300	919,800	939,910
Ono #50-2	0.46 acres	60,000	27,548	4,200 sq. ft.	300	1,260,000	1,287,548
Jones Valley #72 - Station and Apparatus Storage	0.43 acres	60,000	26,072	3,975 sq. ft.	300	1,192,500	1,218,572
Cassel Station #10 - Station and Training Hall	0.45 acres	60,000	26,761	4,080 sq. ft.	300	1,224,000	1,250,761
Centerville Station #52	0.31 acres	60,000	18,365	2,800 sq. ft.	300	840,000	858,365
Keswick Station #53	0.33 acres	60,000	19,677	3,000 sq. ft.	300	900,000	919,677
Platina Station #66 (Land leased)	0.45 acres	-	-	4,120 sq. ft.	300	1,236,000	1,236,000
Lakehead Station #54	0.33 acres	60,000	19,920	3,037 sq. ft.	300	911,100	931,020
Soldier Mountain Station #13	0.33 acres	60,000	19,836	3,024 sq. ft.	300	907,200	927,036
West Valley Station #55	0.40 acres	60,000	23,941	3,650 sq. ft.	300	1,095,000	1,118,941
French Gulch Station #59 (Land leased)	0.22 acres	-	-	1,980 sq. ft.	300	594,000	594,000
Subtotal	8.33 acres		\$ 430,000	76,189 sq. ft.		\$ 22,220,000	\$ 22,650,000

Sources: Table 2.3: Shasta County; MuniFinancial.

Table 10.3 details the current inventory of apparatus and fire equipment used for fire protection services. Because an active resale market exists for fire apparatus, the replacement value of older apparatus is discounted compared to the purchase price of new apparatus.

Table 10.3: Existing Fire Protection Apparatus and Equipment (page 1 of 2)

Make	Model	Year	Full Replacement Cost	Discounted Replacement Value ¹	Ancillary Equipment	Total	Make	Model	Year	Full Replacement Cost	Discounted Replacement Value ¹	Ancillary Equipment	Total
Lac-Ono Station #50													
Navistar	Paoletti	1990	\$ 255,000	\$ 63,750	\$ 50,000	\$ 113,750	Navistar	3-D	1995	\$ 245,000	\$ 122,500	\$ 50,000	\$ 172,500
Navistar 4X4	Westates	1986	245,000	24,500	28,000	52,500	Navistar	E-1	1975	235,000	11,750	20,000	39,750
Navistar 4X4	CDP #5	1971	245,000	12,250	25,000	37,250	Ford 4X4	Wheel Coach	2002	118,000	118,000	40,000	158,000
Chrysler	FMC	1994	245,000	24,500	25,000	49,500	Turnout Gear, Communications Equipment, and Furnishings						90,000
Ford 4X4	Pickup	1985	60,000	6,000	15,000	21,000	Subtotal						\$ 460,250
Peterbilt	Tractor	1988	80,000	20,000	10,000	30,000	Grassie Station #10						
Kenworth	Schmitt W/T	1975	180,000	9,000	9,000	18,000	Navistar 4X4	3-D	1995	\$ 250,000	\$ 125,000	\$ 50,000	\$ 175,000
Heil	Tank Trailer	1953	48,000	2,400	3,000	5,400	Ford	CDP #1	1970	220,000	11,000	26,000	39,000
Turnout Gear, Communications Equipment, and Furnishings							Ford 4X4	Ambulance	1986	100,000	10,000	12,000	22,000
Subtotal						\$ 417,400	Kenworth	Schmitt W/T	1998	200,000	100,000	9,000	109,000
Palo Cedro #52													
Navistar	3-D	1995	\$ 245,000	\$ 122,500	\$ 50,000	\$ 172,500	Turnout Gear, Communications Equipment, and Furnishings						90,000
Ford	Van-Pelt	1979	245,000	24,500	50,000	74,500	Subtotal						\$ 435,000
Freightliner	Westates	2002	235,000	23,500	32,000	267,000	Joaze Valley Station #72						
Ford 4X4	Pickup	1985	26,000	2,600	2,000	4,800	Freightliner	Westates	2003	\$ 250,000	\$ 250,000	\$ 50,000	\$ 300,000
Ford 4X4	Rescue	2003	60,000	6,000	22,000	92,000	GMC	CDP #1	1983	245,000	24,500	25,000	49,500
Kenworth	Schmitt W/T	1974	180,000	9,000	15,000	24,000	Boultin	Boat	2005	84,000	84,000	8,000	92,000
Turnout Gear, Communications Equipment, and Furnishings						\$ 90,000	Kenworth	Trailer	2005	4,400	4,400		
Subtotal						\$ 714,800	Kenworth	Schmitt W/T	1977	160,000	16,000	8,000	26,000
Rag Creek Station #11													
Navistar 4X4	Beck	1988	\$ 250,000	\$ 62,500	\$ 50,000	\$ 112,500	Ford 4X4	Rescue	2003	60,000	60,000	15,000	75,000
Freightliner	BME	2006	245,000	24,500	30,000	275,000	Turnout Gear, Communications Equipment, and Furnishings						90,000
Ford 4X4	Ambulance	2004	160,000	16,000	35,000	195,000	Subtotal						\$ 636,500
Kenworth	Fords Fire Equip.	2005	180,000	18,000	9,000	199,000	Centerville Station #52						
Turnout Gear, Communications Equipment, and Furnishings						\$ 90,000	Navistar	Paoletti	1990	\$ 245,000	\$ 61,250	\$ 50,000	\$ 111,250
Subtotal						\$ 801,500	Ford 4X4	CDP #9	1975	245,000	12,250	26,000	40,250
Old Station #12													
Navistar 4X4	Paoletti	1990	\$ 250,000	\$ 62,500	\$ 50,000	\$ 112,500	Ford 4X4	F-450	2006	95,000	55,000	15,000	80,000
Ford 4X4	Ambulance	2004	100,000	10,000	25,000	125,000	Turnout Gear, Communications Equipment, and Furnishings						90,000
Kenworth	Larry's	1988	160,000	45,000	9,000	54,000	Subtotal						\$ 321,500
GMC 4X4	Godiva	1981	245,000	61,250	18,000	79,250	Kearse Station #63						
Turnout Gear, Communications Equipment, and Furnishings						\$ 90,000	Navistar	Paoletti	1990	\$ 245,000	\$ 61,250	\$ 50,000	\$ 111,250
Subtotal						\$ 460,750	GMC	CDP #1	1979	245,000	24,500	26,000	52,500
Shingledown Station #20													
Navistar 4X4	Beck	1988	\$ 250,000	\$ 62,500	\$ 50,000	\$ 112,500	Ford	F-450	2006	80,000	60,000	15,000	75,000
Ford	Van-Pelt	1980	245,000	24,500	50,000	74,500	Turnout Gear, Communications Equipment, and Furnishings						90,000
Navistar 4X4	CDP #5	1971	222,000	11,100	18,000	29,100	Subtotal						\$ 328,750
Ford 4X4	Wheel Coach	2001	76,000	59,500	20,000	78,500	Plains Station #65						
Ford 4X4	Wheel Coach	2002	119,000	118,000	32,000	150,000	Navistar 4X4	3-D	1995	\$ 250,000	\$ 125,000	\$ 50,000	\$ 175,000
Ford 4X4	E-350 Amb	2003	80,000	80,000	20,000	100,000	Mack	Gumman	1965	250,000	12,500	6,000	16,500
Turnout Gear, Communications Equipment, and Furnishings						\$ 90,000	Ford 4X4	Ambulance	2004	100,000	100,000	24,000	124,000
Subtotal						\$ 534,600	Ford 4X4	Wheel Limited	1986	255,000	25,500	10,000	35,500
Total													
							Navistar	Schmitt W/T	1975	100,000	9,000	9,000	18,000
							Turnout Gear, Communications Equipment, and Furnishings						90,000
							Subtotal						\$ 461,000

Table 10.3: Existing Fire Protection Apparatus and Equipment (page 2 of 2)

Make	Model	Year	Replacement Value ¹	Discounted Replacement Value ¹	Ancillary Equipment	Total	Make	Model	Year	Replacement Value ¹	Discounted Replacement Value ¹	Ancillary Equipment	Total
Whitaker Station #01													
Navistar 4X4	Paoletti	1990	\$ 250,000	\$ 62,500	\$ 50,000	\$ 112,500	Navistar	4X4	1988	\$ 255,000	\$ 63,750	\$ 50,000	\$ 113,750
Navistar 4X4	CDP #5	1977	245,000	24,500	28,000	52,500	Freightliner 4X4	Westates	2004	259,000	259,000	34,000	293,000
Ford 4X4	Pickup	1977	27,000	2,700	1,500	4,200	Ford 4X4	Wheel Coach	2002	118,000	118,000	34,000	152,000
Ford 4X4	F-350 Amb	2003	90,000	90,000	15,000	105,000	Ford 4X4	Pickup	2002	60,000	60,000	15,000	75,000
Navistar	Progress	1967	154,000	7,700	4,000	11,700	Boultin	Boat	2005	84,000	84,000	7,000	91,000
Kenworth	Fouts Fire Equip. 2006		154,000	154,000	15,000	169,000	E2-Loader	Trailer	1985	4,400	440		4,400
Turnout Gear, Communications Equipment, and Furnishings						90,000	Jet Craft	Boat	2000	84,000	63,000	7,000	70,000
Subtotal						\$ 544,900	Trailer	Trailer	2000	4,400	3,300		3,300
Oak Run Station #30													
Navistar 4X4	Paoletti	1990	\$ 250,000	\$ 62,500	\$ 50,000	\$ 112,500	Kenworth	Schmitt W/T	1977	180,000	18,000	11,000	29,000
Navistar 4X4	CDP #5	1969	245,000	12,250	15,000	27,250	Turnout Gear, Communications Equipment, and Furnishings						90,000
GMC 4X4	Rescue	1979	55,000	5,500	12,000	17,500	Subtotal						\$ 906,490
Kenworth	Fouts Fire Equip. 2006		154,000	154,000	15,000	169,000	Navistar 4X4	3-D	1995	\$ 250,000	\$ 125,000	\$ 50,000	\$ 175,000
Ford	Progress	1967	155,000	7,750	4,000	11,750	Freightliner	Westates	2004	159,000	159,000	25,000	184,000
Turnout Gear, Communications Equipment, and Furnishings						90,000	Ford 4X4	Wheel Coach	1993	90,000	45,000	30,000	75,000
Subtotal						\$ 428,000	Kenworth	Schmitt W/T	1984	180,000	18,000	10,000	28,000
Montgomery Creek Station #71													
Navistar 4X4	Beck	1998	\$ 255,000	\$ 63,750	\$ 50,000	\$ 113,750	Turnout Gear, Communications Equipment, and Furnishings						90,000
Navistar	CDP #3	1975	245,000	12,250	30,000	42,250	Subtotal						\$ 551,000
Ford 4X4	Rescue	2003	60,000	6,000	25,000	65,000	Navistar 4X4	3-D	1995	\$ 250,000	\$ 125,000	\$ 50,000	\$ 175,000
Navistar	US Tanker	2002	190,000	190,000	15,000	205,000	Freightliner	Westates	2004	159,000	159,000	25,000	184,000
Turnout Gear, Communications Equipment, and Furnishings						90,000	Ford 4X4	Wheel Coach	1993	90,000	45,000	30,000	75,000
Subtotal						\$ 536,000	Kenworth	Schmitt W/T	1984	180,000	18,000	10,000	28,000
Big Bend Station #70													
Navistar 4X4	3-D	1995	\$ 255,000	\$ 127,500	\$ 50,000	\$ 177,500	Turnout Gear, Communications Equipment, and Furnishings						90,000
Navistar 4X4	CDP #6	1970	245,000	12,250	24,000	36,250	Subtotal						\$ 547,500
Chevrolet 4X4	Suburban	1980	50,000	12,500	10,000	22,500	Navistar 4X4	3-D	1995	\$ 250,000	\$ 125,000	\$ 50,000	\$ 175,000
Ford	CDP #6	1969	245,000	12,250	8,000	20,250	Freightliner	Westates	2004	159,000	159,000	25,000	184,000
Turnout Gear, Communications Equipment, and Furnishings						90,000	Ford 4X4	Wheel Coach	1993	90,000	45,000	30,000	75,000
Subtotal						\$ 346,500	Kenworth	Schmitt W/T	1984	180,000	18,000	10,000	28,000
West Valley Station #52													
Navistar	Paoletti	1980	\$ 245,000	\$ 61,250	\$ 50,000	\$ 111,250	Turnout Gear, Communications Equipment, and Furnishings						90,000
Navistar	CDP #1	1978	245,000	24,500	29,000	53,500	Subtotal						\$ 547,500
Ford	F-450	2006	60,000	60,000	23,000	83,000	Navistar 4X4	3-D	1995	\$ 250,000	\$ 125,000	\$ 50,000	\$ 175,000
Navistar	US Tanker	2002	190,000	190,000	12,000	202,000	Freightliner	Westates	2004	159,000	159,000	25,000	184,000
Turnout Gear, Communications Equipment, and Furnishings						90,000	Ford 4X4	Wheel Coach	1993	90,000	45,000	30,000	75,000
Subtotal						\$ 539,750	Kenworth	Schmitt W/T	1984	180,000	18,000	10,000	28,000
French Gulch Station #50													
Navistar 4X4	3-D	1995	\$ 250,000	\$ 125,000	\$ 50,000	\$ 175,000	Turnout Gear, Communications Equipment, and Furnishings						90,000
Navistar	Van Pelt	1969	245,000	12,250	24,000	36,250	Subtotal						\$ 547,500
GMC 4X4	Rescue	1986	65,000	6,500	25,000	31,500	Navistar 4X4	3-D	1995	\$ 250,000	\$ 125,000	\$ 50,000	\$ 175,000
Subtotal						\$ 242,750	Freightliner	Westates	2004	159,000	159,000	25,000	184,000
Total Value													
													\$ 11,702,340

¹ Because there is a reliable secondary market for used fire apparatus, the vehicle values shown are based on estimated replacement value for a vehicle of similar age and condition. The adjusted replacement value was calculated by applying the following percentage factors to full replacement cost: 0-5 years old=100%, 6-10 years=75%, 11-15 years=50%, 16-20 years=25%, 21-30 years=10%, and 30+ years=5%.

Sources: Shasta County Fire Department, Munifinancial.

Table 10.4 shows the existing facilities standard for fire protection in the SCFD service area. The facility standard is calculated by taking the existing building space in square feet, shown in Table 4.2, or the existing value of all apparatus and equipment, as listed in Tables 4.3, and dividing it by the existing service population. The resulting facility standards are 1.34 square feet per capita and \$206 of apparatus and equipment per capita.

The projected growth in service population to 2030 would correlate to a growth of 27,681 square feet in building space and an increase of approximately \$4.2 million in apparatus and equipment value if the facility standard remains unchanged through 2030. This table does not necessarily imply that the County should, or is planning, to increase the fire protection facility inventories as shown below. Rather, this table gives a rough indication of the amount of facility expansion that may be needed to serve new development.

Table 10.4: Fire Protection Facility Standards

	2007	2030	Growth to Maintain Standard
Fire Facilities Building Space (square feet)	76,189	103,870	27,681
Service Population	<u>56,700</u>	<u>77,300</u>	
Facility Standard (square feet per capita)	1.34	1.34	
Value of Apparatus and Equipment	\$ 11,702,340	\$ 15,923,800	\$ 4,221,460
Service Population	<u>56,700</u>	<u>77,300</u>	
Facility Standard (\$ per capita)	\$ 206	\$ 206	

Sources: Tables 10.1-10.3; MuniFinancial.

Table 10.5 shows the fire protection facilities cost per capita. The cost per capita is based on the existing standard. With an existing standard, the value of all existing facilities is divided by the current service population to yield a per capita cost.

Table 10.5: Fire Protection Facilities Cost Per Capita

Value Existing Buildings and Land	\$	22,650,000
Value Existing Apparatus and Equipment		11,702,340
Total Value Existing Facilities	\$	34,352,340
2007 Service Population		56,700
Cost Per Capita	\$	606
Cost Per Resident	\$	606
Cost Per Worker ¹	\$	418

¹ Workers weighted at 0.69 residents. See Table 10.1.

Sources: Tables 10.1-10.3; MuniFinancial.

USE OF FEE REVENUES

Table 10.6 shows estimated fire impact fee revenue based on the projected service population growth shown in Table 10.1 and the fee per capita shown in Table 10.5 above.

Table 10.6: Shasta County Fire Department Impact Fee Revenue

Jursidiction	New Service Population (2007-2030)	Fee per Capita	Fee Revenue
Shasta County Fire Department	20,600	\$ 606	\$ 12,483,600

Sources: Tables 10.1 and 10.5.

SCFD can use fire facilities fee revenues for the construction or purchase of new stations, training facilities, apparatus, or equipment that expands the capacity of the fire protection system to serve new development. Fee revenues may not be used for replacement of aging facilities or equipment required solely to correct existing deficiencies unrelated to new development.

SCFD has completed the *Shasta County Fire Department Master Plan 2007*, which identifies anticipated facility and equipment needs over the next ten years. Table 10.7 shows facility and equipment needs identified in the *Master Plan*. Items in the *Master Plan* that expand the capacity of SCFD to serve new development may be funded using impact fee revenues. Funding sources have already been identified for some of these items.

Table 10.7: SCFD Facilities and Equipment Needs, 2007-2016

Item	Quantity	Unit Cost	Total Cost
<u>Telecommunications</u>			
Portable radios	250	\$ 1,000	\$ 250,000
Radio pagers	250	500	125,000
Back-up dispatch system			20,000
Additional Dispatch Console Positions	3	100,000	300,000
GPS Automatic Vehicle Locator	100	1,500	150,000
Mobile Computer Terminals	110	4,000	440,000
Repeaters	4	20,000	80,000
Mobile Radios	14	1,500	21,000
Subtotal			\$ 1,386,000
<u>Facilities</u>			
Apparatus Bay at Station 33			\$ 100,800
Sleeping Quarters, Kitchen, Restrooms at Station 32			540,000
Acquire Station 70 Property and Build Apparatus Building			464,000
Relocation of Shasta - Trinity Unit Headquarters			2,577,500
Apparatus Bay and ADA Restrooms at Station 71			96,000
Apparatus Bay, Kitchen, ADA Restrooms, and Fuel Storage Vault at Station 59			184,000
Apparatus Bay and Sleeping Quarters at Station 52			364,800
Apparatus Bay at Station 53			96,000
Relocation or Rebuilding of Ono Station			264,000
SCBA Maintenance and Storage Building			201,600
Subtotal			\$ 4,888,700
<u>Respiratory Protection</u>			
SCBA Units	22	\$ 3,500	\$ 77,000
Cylinders	100	590	59,000
PASS Alarms	60	660	39,600
Subtotal			\$ 175,600
<u>Mobile Equipment</u>			
Type II Engines	5	\$ 225,000	\$ 1,125,000
Type I Water Tenders	3	195,000	585,000
Utility Type 450 Chassis Rescues	2	60,000	120,000
Hybrid Type 450 Chassis Rescue	2	85,000	170,000
Subtotal			\$ 2,000,000
Total			\$ 8,450,300

Sources: Shasta County Fire Department Master Plan 2007; MuniFinancial.

Facility and equipment needs through 2016 identified in the Master Plan total approximately \$8.5 million, which is less than the projected impact fee revenue through 2030. SCFD will

identify additional facility needs to serve new development through its annual CIP process and future master planning efforts.

FEE SCHEDULE

Table 10.8 shows the fire protection facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and building space densities (persons per dwelling unit for residential development and workers per 1,000 square feet of building space for non-residential development). The total fee includes an administrative charge of 2% of the base fee. The administrative charge component is designed to offset the costs of fee documentation, collection and required fee accounting and reporting. The amount of the administrative charge has been estimated by MuniFinancial based on experience with other jurisdictions in California.

Table 10.8: Fire Protection Facilities Impact Fee

Land Use	Cost per Capita	Density ¹	Fee ²	Admin. Charge (2%)	Total Fee
<i><u>Residential</u></i>					
Single Family Unit	\$ 606	2.36	\$ 1,430	\$ 29	\$ 1,459
Multi-family Unit	606	2.26	1,370	27	1,397
<i><u>Nonresidential</u></i>					
Commercial	\$ 418	2.00	\$ 837	\$ 17	\$ 854
Office	418	1.52	637	13	650
Industrial	418	0.90	378	8	386

Sources: Tables 2.2 and 10.5; MuniFinancial.

11. TRAFFIC FACILITIES

The purpose of the traffic impact fee is to fund improvements to the regional transportation system needed to serve new development, specifically improvements to highway interchanges. Improvements to the interchanges of Interstate 5 and South Bonnyview Road, Oasis Road, and Knighton Road, and the Highway 44/Airport Road interchange are included in the fee program. The interchange improvements to be funded with fee revenues are needed to accommodate the traffic generated by new development. Separate consideration of the mitigation needs for the impacts of a particular development project on other parts of the transportation system may also be necessary.

The interchanges with improvements to be funded using fee revenues serve traffic generated by development in both Redding and unincorporated areas. This fee will be charged to new development in the City of Redding and in unincorporated areas within the South County Region (SCR). The fee will fund improvements on interchanges located in the more densely developed portion of Shasta County in and around the incorporated cities. Compared with more outlying County areas, most of the new traffic creating the need for these projects will be generated by development within the SCR.

The South Bonnyview Road, Oasis Road, and Airport Road interchanges are located in Redding, while the Knighton Road interchange is located in the unincorporated area. Funding improvements to these interchanges through a joint Redding/Shasta County fee program provides several advantages compared with each jurisdiction funding its own improvements independently. The need for these improvements will result from new development in both the city and the unincorporated SCR, so it is appropriated that the fees will be charged in both jurisdictions. With revenue from fees to be charged to new development in both jurisdictions pooled, sufficient funding will be available to start work on the most-needed project sooner than if fee revenue were used separately by each jurisdiction. Also, a joint program allows for planning and prioritization of projects in the context of regional growth and project needs.

TRIP DEMAND

The share of traffic improvement costs allocated to each unit of new development is based on the relative amount of new trip demand generated by that development. Trip demand during the afternoon peak hour of traffic is used because this is generally the busiest time of day for traffic and road improvements are needed to provide capacity to accommodate peak levels of traffic. **Table 11.1** shows the relative trip demand from each unit of new development (dwelling unit or 1,000 square feet of nonresidential development). Trip demand is based on the number of non-pass-by trips generated by each type of development, adjusted for average trip length. Pass-by trips are links that do not add more than one mile to a trip that would already have taken place without the intermediate stop.

Table 11.1: Trip Rate Adjustment Factor

	Primary Trips ¹	Diverted Trips ¹	Total Excluding Pass-by ¹	Average Trip Length ²	Adjust- ment Factor ³	ITE Category	PM Peak Hour Trips ⁴	Trip Demand Factor ⁵
Residential⁶								
Single Family	86%	11%	97%	7.9	1.11	Single Family Detached Housing (210)	1.01	1.12
Multi-family	86%	11%	97%	7.9	1.11	Apartment (220)	0.82	0.89
Nonresidential⁷								
Commercial	47%	31%	78%	3.6	0.41	Shopping Center (820)	3.75	1.54
Office	77%	19%	96%	8.8	1.22	General Office Building (710)	1.49	1.82
Industrial	79%	19%	98%	9.0	1.28	General Light Industrial (110)	0.98	1.25

¹ Percent of total trips. Primary trips are trips with no midway stops, or "links". Diverted trips are linked trips whose distance adds at least one mile to the primary trip. Pass-by trips are links that do not add more than one mile to the total trip.

² In miles.

³ The trip adjustment factor equals the percent of non-pass-by trips multiplied by the average trip length and divided by the systemwide average trip length of 6.9 miles.

⁴ Trips per dwelling unit or per 1,000 building square feet. For Office, trip rate is Weekday, P.M. Peak Hour from ITE Trip Generation. For other categories, trip rate is Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

⁵ The trip demand factor is the product of the trip adjustment factor and PM peak hour trips.

⁶ Trip percentages and average trip lengths based on SANDAG "residential" category. See below for source.

⁷ Trip percentages and average trip lengths for commercial based on SANDAG "community shopping center" category, for office based on "standard commercial office" category, and for industrial based on "industrial park (no commercial)" category. See below for source.

Sources: San Diego Association of Governments (SANDAG), *Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*, April 2002; Institute of Traffic Engineers (ITE), *Trip Generation*, 7th Edition, 2003; MuniFinancial.

TRIP DEMAND FROM NEW DEVELOPMENT

Table 11.2 shows new development anticipated in the City of Redding and in unincorporated portion of the SCR. Projected new nonresidential building square footage is calculated based on projected employment using the employment density factors shown in Table 2.2. (See Chapter 2 for more information on growth projections.)

Table 11.2: Dwelling Units, Employment, and Building Square Feet

	Redding			Unincorporated SCR		
	2007	2030	Net Growth 2007-2030	2007 ⁵	2030	Net Growth 2007-2030
<u>Dwelling Units</u>						
Single Family	24,700	35,600	10,900	18,900	25,200	6,300
Multi-family	12,900	16,500	3,600	500	700	200
<u>Employment</u>^{1,2,3}						
Commercial	10,300	15,200	4,900	1,500	1,900	400
Office	25,800	39,900	14,100	5,700	12,300	6,600
Industrial/Other	7,200	9,700	2,500	4,000	5,200	1,200
<u>Building Square Feet (000s)</u>⁴						
Commercial	5,100	7,600	2,400	700	900	200
Office	16,900	26,200	9,200	3,700	8,100	4,300
Industrial/Other	8,000	10,700	2,800	4,400	5,800	1,300

¹ Represents jobs located within the city (not employed residents.)

² Shasta County RTPA projections 2004-2030 were interpolated to 2007 and the corresponding percentage allocation by land use category was applied to Shasta County total employment estimates reported by California State Employment Development Department (EDD).

³ Excludes Local Government employees.

⁴ Based on employment by land use and occupant density shown in Table 2.2.

⁵ 2007 figures for the unincorporated SCR area are calculated using the ratio of population and employment within the SCR to total unincorporated population and employment from RTPA data, applied to 2007 estimates of total unincorporated population calculated from DOF and EDD data.

Sources: Table 2.2; State of California Department of Finance (DOF); State of California Employment Development Division (EDD), Labor Information Division, Shasta County Regional Transportation Planning Agency (RTPA); MuniFinancial.

The peak hour trip demand generated by new development is a reasonable measure of new development's demand for traffic facilities. Need for new or expanded roads is typically determined based on peak-hour trip volumes because capacity needs are based on the busiest periods of the day. The trip demand rates from Table 11.1, multiplied by dwelling units, for residential land use categories, or by thousands of square feet of building space, for nonresidential categories, equals the total peak hour trip demand generated by that land use type. Table 11.3 shows the trip demand generated by anticipated development in Redding and in unincorporated portions of the South County Region (SCR) through the 2030 planning horizon.

Table 11.3: Peak Hour Trip Demand From Growth

Peak Hour Trip Demand Factor	Redding		Unincorporated SCR		Unincorporated SCR	
	Net Growth 2007-2030	Trip Demand from Growth	Net Growth 2007-2030	Trip Demand from Growth	Net Growth 2007-2030	Trip Demand from Growth
<i><u>Dwelling Units</u></i>						
Single Family	1.12	10,900	12,208	6,300	7,056	17,200
Multi-family	0.89	3,600	2,484	200	138	3,800
<i><u>Building Square Feet (000s)</u></i>						
Commercial	1.54	2,400	3,696	200	308	2,800
Office	1.82	9,200	16,744	4,300	7,826	13,500
Industrial/Other	1.25	2,800	3,500	1,300	1,625	4,100
Total Trip Demand		38,632		16,953		55,585

Sources: Tables 11.1 and 11.2; State of California Department of Finance (DOF); State of California Employment Development Division (EDD); Labor Information Division, Shasta County Regional Transportation Planning Agency (RTPA); MuniFinancial.

PROJECT NEEDS AND COSTS

Table 11.4 shows the costs of the interchange improvements needed to serve new development to be funded with this traffic impact fee. The costs shown below reflect costs the City and County have identified to be collected through the joint fee program, and are equal to or less than the actual cost of the improvement. For each of the projects listed below, City and County staff have determined that the projects are required to provide adequate capacity to serve new development. None of these projects is required to remedy existing deficiencies.

The improvements are:

- I-5/South Bonnyview Road: Widening the ramps and interchange structure;
- I-5/Oasis Road: Widening the ramps and structure and realigning adjacent arterials;
- I-5/Knighton Road: Widening the structure, with minor work on ramps to accommodate the wider structure; and
- Highway 44/Airport Road: Widening the structure and constructing one loop ramp.

Table 11.4: Traffic Projects

Interchange	Total Improvement Cost	Outside Funding	Fee Program Funding
I-5/South Bonnyview Phase I	\$ 7,000,000	\$ -	\$ 7,000,000
I-5/South Bonnyview Phase II	10,000,000	-	10,000,000
I-5/Oasis Road ¹	30,000,000	26,000,000 NRTBD and Redev. Tax Increment Funding	4,000,000
I-5/Knighton Road	20,000,000	5,000,000 STIP Funding	15,000,000
Highway 44/Airport Road	18,000,000	3,000,000 STIP Funding	15,000,000
Total	\$ 85,000,000	\$ 34,000,000	\$ 51,000,000

¹ Figures shown represent estimates of portion of NRTBD projects eligible for inclusion in a regional transportation impact fee. Remaining cost portions will be covered in the City of Redding's traffic fee program.

Source: Shasta County Department of Public Works; City of Redding Public Works Department; Willdan.

For each of the projects needed to serve new development, Shasta County and the City of Redding have estimated the amount of outside, non-fee funding that may be available. For the Oasis Road Interchange, \$26 million will be provided through redevelopment agency tax increment revenue and a separate area-of-benefit impact fee in the North Redding Transportation Benefit District (NRTBD). Approximately \$5 million of funding through the State Transportation Improvement Program (STIP) is estimated to be provided for the Knighton Road interchange. The STIP is also estimated to provide approximately \$3 million for the Highway 44/Airport Road interchange.

Based on the total fee funding needed for planned improvements shown in Table 11.4 and the anticipated new trip demand shown in Table 11.3, Table 11.5 shows the cost per trip to be funded by the impact fee for each jurisdiction.

Table 11.5: Cost of Traffic Facilities To Accommodate Growth

Total Revenue Needed for Planned Improvements	\$ 51,000,000
Trip Demand From Growth (2007 - 2030)	55,585
Cost per Peak-Hour Trip	\$ 918

Sources: Tables 11.3 and 11.4.

Table 11.6 shows the projected traffic impact fee revenue collected in Redding and the unincorporated SCR. As shown, approximately \$15.5 million is expected to be generated from development in unincorporated areas, and \$35.4 million is expected to be generated in Redding. These totals roughly match the estimated costs of projects to be completed in each jurisdiction. The Knighton Road interchange, which will use approximately \$15 million in fee program funding, is the only interchange located in the unincorporated area.

Table 11.6: Traffic Impact Fee Revenue Distribution

Jursidiction	New Trips (2007-2030)	Fee per Trip	Fee Revenue
Redding	38,632	\$ 918	\$ 35,445,390
Unincorporated SCR	16,953	918	15,554,610
Total	55,585		\$ 51,000,000

Sources: Tables 11.3 and 11.5.

FEE SCHEDULE

Table 11.7 shows the traffic impact fee schedule. The cost per trip is converted to a fee per unit of new development based on the trip demand factors shown in Table 11.1. The total fee includes an administrative charge of 2% of the base fee. The administrative charge component is designed to offset the costs of fee documentation, collection and required fee accounting and reporting. The amount of the administrative charge has been estimated by MuniFinancial based on experience with other jurisdictions in California.

Table 11.7: Traffic Facilities Fee

Land Use	Cost Per Trip	Trip Demand Factor	Fee ¹	Admin. Charge (2%)	Total Fee
<u>Residential</u>					
Single Family	\$ 918	1.12	\$ 1,028	\$ 21	\$ 1,049
Multi-family	918	0.69	633	13	646
<u>Nonresidential</u>					
Commercial	\$ 918	1.54	\$ 1,413	\$ 28	\$ 1,441
Office	918	1.82	1,670	33	1,703
Industrial	918	1.25	1,147	23	1,170

¹ Fee per dwelling unit for residential land uses and per 1,000 square feet for nonresidential uses.

Sources: Tables 11.1 and 11.5; MuniFinancial.

12. CITY OF REDDING REGION-SERVING PARKS

The City of Redding park system includes some large parks that have a significant number of users coming from unincorporated areas outside of the city. The purpose of this fee is to generate revenue to fund the share of planned improvements to these region-serving parks attributed to new development in unincorporated areas. This fee provides a revenue source to help fund City of Redding facilities that benefit development in unincorporated areas. Development in unincorporated areas does not pay the City of Redding's parks impact fee.

The City of Redding currently has a parks impact fee based on the existing standard of 6.78 acres per 1,000 residents as of 2004 when the fee was adopted. The City's *Parks, Trails, and Open Space Master Plan* plans for a standard of 10 acres per 1,000 residents by 2024. Thus, park acquisition and improvements through 2024 will not be fully funded by the City's impact fee. This fee will fund facilities over and above what is funded currently funded by the City's parks impact fee program.

SERVICE POPULATION

Residents are the primary users of parkland. Therefore, demand for parks and associated facilities is based on residential population and excludes workers. The service population for Redding's region-serving parks includes residents of Redding and of unincorporated areas within the South County Region (SCR). Residents of the incorporated cities of Shasta Lake and Anderson are not included in the region-serving parks service population because each city has its own park system, so there is less need for residents of these cities to use park facilities in Redding. The unincorporated service population is limited to the SCR because residents of more outlying unincorporated areas are less likely to travel into Redding to use park facilities. The rationale for an impact fee charged in the SCR for City parks, then, is that the City's major parks provide recreational facilities to unincorporated residents that are not available elsewhere in the County. This fee provides a source of revenue to be used to develop parks in Redding that serve new development outside of the City. Table 12.1 provides estimates of the current resident population in Redding and the unincorporated SCR, along with a projection for the year 2030.

Table 12.1: Region-Serving Parks Service Population

	Redding	Unincorporated SCR	Total
Existing Residents (2007)	87,600	47,500	135,100
New Development (2007-2030)	38,100	19,400	57,500
Total (2030)	125,700	66,900	192,600

Sources: Table 2.1; MuniFinancial.

FACILITY INVENTORIES & STANDARDS

The region-serving parks impact fee is calculated using the planned facilities method. With the planned facilities method, rather than paying a fee equal to its share of the entire system, new development only pays a fee corresponding to its share of planned improvements. In the past, the County has contributed to the costs of region-serving parks based on separate agreements. This fee will fund the share of selected planned improvements at Redding region-serving parks attributed to new development in the unincorporated SCR. The unincorporated SCR's share of these improvements has not been funded through separate agreements with the County.

This study includes planned improvements to Caldwell Park and Enterprise Community Park, and debt service on the Redding Soccer Park and recent Enterprise Park improvements as the basis for the region-serving parks fee. Caldwell Park includes the Redding Aquatic Center, soccer fields, and a skate park which can be used by residents of areas outside of the city. Enterprise Community Park has the Kids Kingdom playground and sports facilities available to County residents. The Redding Soccer Park is a new facility with four artificial turf soccer fields that is used by soccer players and families from outside of the city.

Table 12.2 shows the planned items at region-serving parks to be partially funded with development impact fees in unincorporated areas in the SCR.

Table 12.2: Region-Serving Parks Planned Improvements

Enterprise Park Debt Service ¹	\$ 703,087
Caldwell Regional Park Upgrade Phase I	500,000
Enterprise Community Park, Phase II, Recreation Center	4,700,000
Redding Soccer Park Debt Service	<u>7,500,150</u>
Total	\$ 13,403,237

Sources: Redding Community Services Department; Redding Master Plan Park Project List; MuniFinancial.

Table 12.3 shows the cost per capita of planned improvements to region-serving parks included in this study. The service population for the region-serving parks includes residents of Redding and the unincorporated SCR. The planned facilities method is used for region-serving parks; therefore, the facility standard is equal to the planned improvements divided by the projected service population increase.

Table 12.3: Region-Serving Parks Facility Standard

Cost of Planned Improvements	\$	13,403,237
Service Population Increase		57,500
Cost per Capita	\$	233

Sources: Tables 12.1 and 12.2; MuniFinancial.

Table 12.4 shows estimated region-serving parks fee revenue based on the projected service population growth shown in Table 12.1 and the fee per capita shown in Table 12.3 above. Because the region-serving parks impact fee revenue is only to fund the share of facilities serving new development in the unincorporated SCR and not the share of facilities serving new development in Redding, the anticipated revenue of approximately \$2.5 million is less than the total planned improvement costs of approximately \$7.4 million.

Table 12.4: Region-Serving Parks Impact Fee Revenue

Jursidiction	New Service Population (2007-2030)	Fee per Capita	Fee Revenue
Unincorporated SCR	19,400	\$ 233	\$ 4,522,000

Sources: Tables 12.1 and 12.3.

FEE SCHEDULE

Table 12.5 shows the region-serving parks facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and building space densities (persons per dwelling unit for residential development and workers per 1,000 square feet of building space for non-residential development). The total fee includes an administrative charge of 2% of the base fee. The administrative charge component is designed to offset the costs of fee documentation, collection and required fee accounting and reporting. The amount of the administrative charge has been estimated by MuniFinancial based on experience with other jurisdictions in California.

Table 12.5: Region-Serving Parks Impact Fee

Land Use	Cost per Capita	Density ¹	Fee ²	Admin. Charge (2%)	Total Fee
<i>Residential</i>					
Single Family Unit	\$ 233	2.36	\$ 550	\$ 11	\$ 561
Multi-family Unit	233	2.26	527	11	538

¹ Persons per dwelling unit.² Fee per dwelling unit.

Sources: Tables 2.2 and 12.3; MuniFinancial.

13. IMPLEMENTATION

IMPACT FEE PROGRAM ADOPTION PROCESS

Impact fee program adoption procedures are found in the *California Government Code* section 66016. Adoption of an impact fee program requires the Board of Supervisors or City Council to follow certain procedures including holding a public meeting. Fourteen day mailed public notice is required for those registering for such notification. Data, such as this impact fee report, must be made available at least 10 days prior to the public meeting. Legal counsel for the City and County may note any other procedural requirements or provide advice regarding adoption of an enabling ordinance and resolution. After adoption there is a mandatory 60-day waiting period before the fees go into effect.

FEE COLLECTION

To ensure a reasonable relationship between each fee and the type of development paying the fee, growth projections distinguish between different land use types. The land use types used in this analysis are defined below.

- ♦ **Single family:** Attached and detached one-family dwelling units; and
- ♦ **Multi-family:** All attached one-family dwellings such as duplexes and condominiums, plus mobile homes, apartments, and dormitories.
- ♦ **Commercial:** All commercial, retail, educational, and hotel/motel development.
- ♦ **Office:** All general, professional, and medical office development.
- ♦ **Industrial:** All manufacturing development.

Some developments may include more than one land use type, such as an industrial warehouse with living quarters (a live-work designation) or a planned unit development with both single and multi-family uses. In these cases the public facilities fee would be calculated separately for each land use type.

The County and the city of Redding should have the discretion to impose the public facilities fee based on the specific aspects of a proposed development regardless of zoning. The guideline to use is the probable occupant density of the development, either residents per dwelling unit or workers per building square foot. The fee imposed should be based on the land use type that most closely represents the probable occupant density of the development.

INFLATION ADJUSTMENT

Appropriate inflation indexes should be identified in a fee ordinance including an automatic adjustment to the fee annually. Separate indexes for land and construction costs should be used. Calculating the land cost index may require the periodic use of a property appraiser. The construction cost index can be based recent capital project experience or can be taken

from any reputable source, such as the *Engineering News-Record*. To calculate prospective fee increases, each index should be weighed against its share of total planned facility costs represented by land or construction, as appropriate.

While fee updates using inflation indexes are appropriate for periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, the County and the city of Redding will also need to conduct more extensive updates of the fee documentation and calculation when significant new data on growth projections and/or facility plans becomes available.

REPORTING REQUIREMENTS

The County and the city of Redding should comply with the annual and five-year reporting requirements of the Act. For facilities to be funded by a combination of public fees and other revenues, identification of the source and amount of these non-fee revenues is essential. Identification of the timing of receipt of other revenues to fund the facilities is also important.

PROGRAMMING REVENUES AND PROJECTS WITH THE CIP

The County and the city of Redding should maintain a Capital Improvements Program (CIP) to adequately plan for future infrastructure needs. The CIP should also identify fee revenue with specific projects. The use of the CIP in this manner documents a reasonable relationship between new development and the use of those revenues.

The County and the city of Redding may decide to alter the scope of the planned projects or to substitute new projects as long as those new projects continue to represent an expansion of facilities. If the total cost of facilities varies from the total cost used as a basis for the fees, the County and the city of Redding should consider revising the fees accordingly.

For the five-year planning period of the fee program, the County and the city of Redding should consider allocating existing fund balances and projected fee revenue to specific projects. Funds can be held in a project account for longer than five years if necessary to collect sufficient monies to complete a project.

For the transportation impact fee, the city of Redding intends to add the interchange projects and impact fee identified in this report to its existing Traffic Impact Fee (TIF) program. The portion of the Redding TIF revenue generated from this joint interchange fee would be held in a separate account and applied to the projects identified by the City/County fee program.

The city of Redding uses a slightly different allocation methodology to allocate the costs by land use for the TIF than the Trip Rate Adjustment Factors shown in Table 11.2. It is reasonable for the City to continue using different factors so long as the adjustment to the TIF generates sufficient revenue to fund Redding's fair share of the improvement costs, as detailed in Table 11.6.

1 4. MITIGATION FEE ACT FINDINGS

Public facilities fees are one-time fees typically paid when a building permit is issued and imposed on development projects by local agencies responsible for regulating land use (cities and counties). To guide the widespread imposition of public facilities fees the State Legislature adopted the *Mitigation Fee Act* (the *Act*) with Assembly Bill 1600 in 1987 and subsequent amendments. The *Act*, contained in *California Government Code* Sections 66000 through 66025, establishes requirements on local agencies for the imposition and administration of fee programs. The *Act* requires local agencies to document five findings when adopting a fee.

The four statutory findings required for adoption of the public facilities fees documented in this report are presented in this chapter and supported in detail by the report. All statutory references are to the *Act*. The fifth finding below, Proportionality, is only required by the *Act* in an agency imposes a fee as a condition of approval for a specific project.

PURPOSE OF FEE

- ♦ *Identify the purpose of the fee (§66001(a)(1) of the Act).*

Development impact fees are designed to ensure that new development will not burden the existing service population with the cost of facilities required to accommodate growth. The purpose of the fees proposed by this report is to implement this policy by providing a funding source from new development for capital improvements to serve that development. The fees advance a legitimate government interest by enabling the County and the city of Redding to provide municipal services to new development.

USE OF FEE REVENUES

- ♦ *Identify the use to which the fees will be put. If the use is financing facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in §65403 or §66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the facilities for which the fees are charged (§66001(a)(2) of the Act).*

Fees proposed in this report, if enacted by the County and the city of Redding, would be used to fund expanded facilities to serve new development. Facilities funded by these fees are designated to be located within the County. Fees addressed in this report have been identified by the County and the city of Redding to be restricted to funding the following facility categories: countywide public protection, public health, fire protection, libraries, parks and open space, sheriff patrol and investigation, general government, animal control, and traffic.

The fees identified in this report should be updated if new needs assessment studies or new facility plans result in a significant change in the fair share cost allocated to new development. In the meantime, the fees documented in this report are based on the existing

facilities standards and currently planned facilities and should yield revenues sufficient to maintain those standards and provide the fair share contribution from new development to planned facilities as new development occurs.

BENEFIT RELATIONSHIP

- ♦ *Determine the reasonable relationship between the fees' use and the type of development project on which the fees are imposed (§66001(a)(3) of the Act).*

The County and the City of Redding will restrict fee revenue to the acquisition of land, construction of facilities and buildings, and purchase of related equipment, furnishings, vehicles, and services used to serve new development. Facilities funded by the fees are expected to provide a countywide network of facilities accessible to the additional residents and workers associated with new development. Under the *Act*, fees are not intended to fund planned facilities needed to correct existing deficiencies. Thus, a reasonable relationship can be shown between the use of fee revenue and the new development residential and non-residential use classifications that will pay the fees. Non-fee funding requirements have been identified in this report for public protection, County parks, and animal control facilities.

BURDEN RELATIONSHIP

- ♦ *Determine the reasonable relationship between the need for the public facilities and the types of development on which the fees are imposed (§66001(a)(4) of the Act).*

Facilities need is based on a facility standard that represents the demand generated by new development for those facilities. For each facility category, demand is measured by a single facility standard that can be applied across land use types to ensure a reasonable relationship to the type of development. Service population standards are calculated based upon the number of residents associated with residential development and the number of workers associated with non-residential development. To calculate a single, per capita standard, one worker is weighted less than one resident based on an analysis of the relative use demand between residential and non-residential development.

The standards used to identify growth needs are also used to determine if planned facilities will partially serve the existing service population by correcting existing deficiencies. This approach ensures that new development will only be responsible for its fair share of planned facilities, and that the fees will not unfairly burden new development with the cost of facilities associated with serving the existing service population.

Chapter 2, *Growth Projections* provides a description of how service population and growth projections are calculated. Facility standards are described in the *Facility Inventories, Plans & Standards* sections of each facility category chapter.

PROPORTIONALITY

- ♦ *Determine how there is a reasonable relationship between the fees amount and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed*

(§66001(b) of the Act).

The reasonable relationship between each facilities fee for a specific new development project and the cost of the facilities attributable to that project is based on the estimated new development growth the project will accommodate. Fees for a specific project are based on the project's size or increases in trips for traffic projects. Larger new development projects can result in a higher service population resulting in higher fee revenue than smaller projects in the same land use classification. Thus, the fees can ensure a reasonable relationship between a specific new development project and the cost of the facilities attributable to that project.

See *Chapter 2, Growth Projections*, or the *Service Population* section in each facility category chapter for a description of how service populations or trip generation factors are determined for different types of land uses. See the *Fee Schedule* section of each facility category chapter for a presentation of the proposed facilities fees.

ORDINANCE NO. _____

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
SHASTA ADOPTING PUBLIC FACILITY FEES FOR ALL NEW DEVELOPMENT
WITHIN THE COUNTY OF SHASTA**

The Board of Supervisors of the County of Shasta ordains as follows:

SECTION 1. A public facilities impact fee study of the impacts of contemplated future development on existing public facilities in the County of Shasta ("County") and the City of Redding, along with an analysis of the need for new public facilities and improvements required by new development was conducted by Munifinancial, and the study set forth the relationship between new development, the needed facilities, and the estimated costs of those improvements.

The public facilities impact fee study was entitled "Shasta County and City of Redding: Public Facilities Impact Fee Study" (March 5, 2008) (hereafter "IFS"). The proposed fees outlined in the IFS do not exceed the estimated costs required to construct facilities to serve new development within the County. The purpose of this ordinance is to adopt the fees set forth in the IFS.

The County published notice of the April 22, 2008 public hearing on this ordinance in the Redding Record Searchlight.

SECTION 2. Findings: The Board of Supervisors ("Board") finds as follows:

- A. The IFS complies with California Government Code section 66001 by establishing the basis for imposition of fees on new development. In particular, the IFS:
 1. identifies the purpose of the fee (IFS, p. 78.);
 2. identifies the use to which the fee will be put (IFS, p. 78-79);
 3. shows a reasonable relationship between the fee's use and the type of development project on which the fee is imposed (IFS, p. 79);
 4. shows a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed (IFS, p. 79); and
 5. shows a reasonable relationship between the amount of the fee and the cost of the public facility attributable to the development on which the fee is imposed (IFS, p. 80).
- B. The fees collected pursuant to this ordinance shall be used to finance the public facilities described or identified in the IFS or other public facility master plans providing similar facilities as may be adopted from time to time by the Board.
- C. The facility descriptions and cost estimates set forth in the IFS are reasonable as the basis for calculating and imposing certain development impact fees.

- D. The facilities and fee methodology identified in the IFS are consistent with the County's General Plan.

SECTION 3. Adoption of Fees: Sections 1 through 5 and 7 through 14 of the IFS are hereby approved and fully incorporated by reference herein. The purpose of the fees set forth in this ordinance is to finance the improvements identified in the following Sections of the IFS in order to reduce the impacts associated with continued population growth and increased traffic generated by new development within the County: 3 (Countywide Public Protection), 4 (Public Health Facilities), 5 (Library Volumes and Equipment), 7 (Sheriff Patrol & Investigation), 8 (General Government), 9 (Animal Control Facilities), 10 (Fire Protection Facilities), 11 (Traffic), and 12 (City of Redding Region-Serving Parks).

SECTION 4. Definitions:

- a. "Administrator" means the Resource Management Director.
- b. "Development Permit" means a building permit or other permit for construction or reconstruction.

SECTION 5. Timing of Fee: No Development Permit shall be issued unless the permit applicant pays the development impact fee as provided herein. The amount of the fee shall be that in effect at the time of the issuance of the Development Permit, or at such earlier time as provided by a development agreement. The fee for commercial, office and industrial development shall be collected at the issuance of a building permit. The fee for single family and multi-family residential development shall be collected on the date of the final inspection or upon the issuance of a certificate of occupancy for the project, whichever occurs first, or at such earlier time permitted by law. The Administrator may require the applicant to enter into an agreement securing the obligation to pay the fee, as authorized by Government Code section 66007.

SECTION 6. Fee Determination:

- a. The fee amount shall be based on the land use type associated with the development.
- b. The following are the land use types designated in the IFS and their definitions:
 - i. *Single family*: Detached one-family dwelling units.
 - ii. *Multi-family*: All attached one-family dwellings such as duplexes and condominiums, plus mobile homes, apartments, and dormitories.
 - iii. *Commercial*: All commercial, retail, educational, and hotel/motel development.
 - iv. *Office*: All general, professional, and medical office development.
 - v. *Industrial*: All manufacturing development.

- c. If a Development Permit is issued that would alter the amount of the development impact fee due for the development or require the payment of a new or additional development impact fee, any such previously paid fees shall be credited against the new total fee due, as determined by the Administrator, provided, however, that, in no event, shall the County refund fees previously paid because of a change in land use.

SECTION 7. Amount of Fee: Development impact fees shall be imposed in the amounts listed in the *Impact Fee Table*, attached hereto as Exhibit 1 and incorporated herein by reference.

SECTION 8. Annual Adjustment Rate: The annual adjustment rate shall be set based on the Building Cost Index ("BCI") provided by the *Engineering News-Record* ("ENR"). The Administrator shall publish, in a newspaper of general circulation, the adjusted fee every January 1. The adjustment will take effect sixty (60) days after publication. The adjustment shall be calculated based on the change in the BCI for the prior twelve (12) month period, ending November 30.

SECTION 9. Use of Fee: The fee shall be solely used (1) for the purposes described in the IFS, (2) for reimbursing the County for the development's fair share of those capital improvements already constructed by the County, (3) for reimbursing developers who have constructed public facilities described in the IFS or other facility master plans adopted from time to time by the Board, or (4) inter-account loans as permitted by the Mitigation Fee Act (Government Code, section 66000, et seq.).

SECTION 10. Severability: If any provision or clause, or paragraph of this ordinance or the imposition of a major project financing fee for any project within the adopted sections of the IFS or the application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions of this ordinance or other fees levied by this ordinance, which can be given effect without the invalid provisions or application of fees, and to this end the provisions of the ordinance are declared to be severable.

SECTION 11. Administrative Appeal: Any individual who disputes the classification of property, or the calculation or amount of a development impact fee may, within fifteen (15) days, appeal the determination of staff to the Board by filing a written appeal with the Clerk of the Board. No Development Permit shall have legal effect, pending the appeal. The Board may hold a hearing, but in any event shall render its decision within sixty (60) days of submittal of the appeal to the Clerk of the Board. The Clerk of the Board shall publish such forms as may be required to conduct the appeals provided for in this section.

SECTION 12. Appeal Fee: The Board may charge an appeal fee to cover the costs of the appeal in an amount as adopted by the Board from time to time.

SECTION 13. City of Redding Region-Serving Park Fee: The IFS fee (Section 12: City of Redding Region-Serving Parks) shall not take legal effect until such time as the County of

Shasta and the City of Redding enter into an agreement regarding the use of the IFS Section 12 Fees, and the County Board declares that the fee has taken effect.

SECTION 14. Fee Applicability: These impact fees apply to the unincorporated areas of the County except as follows:

- a. The Fire Protection Facilities Fee (IFS Section 10) applies only within the service area of the Shasta County Fire Department;
- b. The Traffic Fee (IFS Section 11) and City of Redding Parks Fee (IFS Section 12) apply only to the South County Region, the description of which is attached hereto and incorporated by reference as Exhibit 2.

This ordinance shall take effect sixty (60) days following its adoption. The Clerk shall cause this ordinance to be published as required by law.

DULY PASSED AND ADOPTED this _____ day of _____, 2008 by the Board of Supervisors of the County of Shasta by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSE:

LINDA HARTMAN, CHAIRMAN
Board of Supervisors
County of Shasta
State of California

ATTEST:

LAWRENCE G. LEES
Clerk of the Board of Supervisors

By _____
Deputy

Attachment: Impact Fee Table
South County Regional Legal Description

Exhibit 1

IMPACT FEE TABLE

March 26, 2008

Fee Category	Land Use Type	Fee (Base Year 2007)
<i>Public Protection</i>	Single-Family Unit	\$1,646.00
	Multi-family Unit	\$1,577.00
	Commercial	\$335.00
	Office	\$255.00
	Industrial	\$151.00
<i>Public Health</i>	Single Family Unit	\$749.00
	Multi-Family Unit	\$717.00
<i>Library</i>	Single Family Unit	\$133.00
	Multi-Family Unit	\$126.00
<i>Sheriff Patrol and Investigation</i>	Single-Family Unit	\$789.00
	Multi-Family Unit	\$756.00
	Commercial	\$161.00
	Office	\$122.00
	Industrial	\$72.00
<i>General Government</i>	Single Family Unit	\$1,165.00
	Multi-Family Unit	\$1,116.00
	Commercial	\$237.00
	Office	\$181.00
	Industrial	\$107.00
<i>Animal Control</i>	Single Family Unit	\$219.00
	Multi-Family Unit	\$210.00
<i>Fire Protection</i>	Single Family Unit	\$1,459.00
	Multi-Family Unit	\$1,397.00
	Retail	\$854.00
	Office	\$650.00
	Industrial	\$386.00
<i>Traffic</i>	Single Family Unit	\$1,049.00
	Multi-Family Unit	\$646.00
	Commercial	\$1,441.00
	Office	\$1,703.00
	Industrial	\$1,170.00
<i>City of Redding Parks</i>	Single Family Unit	\$561.00
	Multi-Family Unit	\$538.00

EXHIBIT 2

South County Region Legal Description and Map

Beginning at a point in the middle of the Sacramento River where it intersects the southern boundary of Shasta County;
Then proceeding westerly along the southern boundary of Shasta County to a point on the west side of Section 2, Township 29 North, Range 6 West, MDBM;
Then proceeding northerly along the west side of said Section 2;
Then proceeding northerly along the west side of Sections 35, 26, 23, 14, 11, and 2 in Township 30 North, Range 6 West;
Then proceeding westerly along the south side of Section 35, Township 31 North, Range 6 West, to the southwest corner of said Section 35;
Then proceeding northerly along the west side of Sections 35, 26, 23, 14, 11, and 2 in Township 31 North, Range 6 West;
Then proceeding northerly along the west side of Sections 35, 26, 23, 14, and 11 in Township 32 North, Range 6 West;
Then proceeding easterly along the north side of Sections 11 and 12 in Township 32 North, Range 6 West;
Then proceeding easterly along the north side of Sections 7, 8, and 9 in Township 32 North, Range 5 West, to the centerline of the Sacramento River;
Then proceeding northerly along the centerline of the Sacramento River to the southern boundary of Shasta Lake;
Then proceeding easterly along the south side of Shasta Lake to a point on the east side of Section 3 in Township 33 North, Range 3 West;
Then proceeding southerly along the east side of Sections 3, 10, 15, 22, 27 and 34 in Township 33 North, Range 3 West;
Then proceeding southerly along the east side of Section 3 in Township 32 North, Range 3 West, to the centerline of Little Cow Creek;
Then proceeding southerly along the centerline of Little Cow Creek to Cow Creek;
Then proceeding southerly along the centerline of Cow Creek to the Sacramento River;
Then proceeding southerly along the centerline of the Sacramento River to the southern boundary of Shasta County and the point of beginning of this description.

