

STAFF REPORT

BOARD MEETING DATE: December 5, 2023

CATEGORY: Scheduled Hearings {{item.number}}

SUBJECT: Take the following actions: (1) Open the public hearing; (2) close the public hearing; and (3) introduce, waive the reading of, and enact “*An Ordinance of the Board of Supervisors of the County of Adopting Fire Impact Fees for the Anderson Fire Protection District.*”

DEPARTMENT: County Counsel

SUPERVISORIAL DISTRICT #: District 5

DEPARTMENT CONTACT: Jordan Lowery, Deputy County Counsel II, (530) 225-5711

STAFF REPORT APPROVED BY: Gretchen M. Stuhr, Interim County Counsel

Vote Required?

Simple Majority Vote

General Fund Impact?

No Additional General Fund Impact

RECOMMENDATION

Take the following actions: (1) Open the public hearing; (2) close the public hearing; and (3) introduce, waive the reading of, and enact “*An Ordinance of the Board of Supervisors of the County of Adopting Fire Impact Fees for the Anderson Fire Protection District,*” adopting the Anderson Fire Protection District’s Impact Fee Study and establishing a new impact fee program within the boundaries of the Anderson Fire Protection District (District) program to fund fire protection facilities, apparatus, and equipment necessary to mitigate the impacts caused by new development within the District.

DISCUSSION

On May 9, 2023, the District’s Board of Directors adopted a Resolution 2023-3 (Resolution) approving the District’s 2023 Fire Impact Fee Nexus Study (IFS) which established the legal and policy basis for establishing a new fire impact fee. On May 15, 2023, SCI Consulting Group, on behalf of the District, submitted the IFS and the Resolution to the County for review and presentation to the Board of Supervisors.

In order to adopt the new impact fee program, the District is required by Government Code 66000 to seek approval from the City of Anderson (the “CoA”) and the Shasta County Board of Supervisors. On July 18, 2023, the CoA approved Resolution 23-32 adopting a new Fire Impact Fee for future development within the City of Anderson on behalf of the Anderson Fire Protection District and superseding any existing Fire Impact Fees.

A notice of public hearing was published in accordance with Government Code 66016.5(a)(7). The proposed ordinance would take effect 60 days following its adoption. Upon the proposed Ordinance taking effect, previous fire impact fees authorized under Ordinance No. 689 will be repealed as part of this action.

ALTERNATIVES

The Board could choose not to introduce the Ordinance, direct staff to make changes, or delay to another date. If the Board elects

PAGE 16

FIGURE 11 – COMPARISON OF CURRENT AND MAXIMUM FIRE IMPACT FEE

Land Use	Current (2011)	Maximum (2023)	% Change
Residential Development			
Per Sq. Ft. of Living Area			
Single-Family Housing	\$0.58	\$1.09	87.0%
Multi-Family Housing	\$0.92	\$1.17	27.4%
Mobile Homes	\$0.66	\$0.93	41.8%
Nonresidential Development			
Per Sq. Ft. of Building Area			
Retail / Commercial	\$0.73	\$0.81	11.0%
Office	\$0.73	\$0.89	21.9%
Industrial	\$0.73	\$0.65	-11.0%

Example - Fee for Average Housing Unit

Residential Development			
Per Average Housing Unit			
Single-Family Housing	\$918.15	\$1,727	88.1%
Multi-Family Housing	\$918.15	\$1,174	27.9%
Mobile Homes	\$918.15	\$1,313	43.0%

not to enact the Ordinance, due to the impact funding, the District may not be able to afford the facilities, apparatus, and equipment necessary to mitigate the impacts caused by new development within the District.

OTHER AGENCY INVOLVEMENT

The District approved the IFS. The CoA adopted a resolution in support of the IFS and Resolution. The Auditor-Controller and Resource Management have reviewed the IFS and Resolution. County Counsel drafted and approved the Ordinance

FISCAL IMPACT

Costs associated with the adoption of ordinances have been included in the Clerk of the Board's Fiscal Year 2023-24 Adopted Budget. Residential property owners would see an increase in fees ranging from 27.4% to 87.0%. Nonresidential property owner fees would see a percent change between -11.0% and 21.9%.

ATTACHMENTS:

- 1: Draft Ordinance
- 2: Anderson FPD Resolution 2023-3
- 3: Anderson FPD Impact Fee Study
- 4: City of Anderson Resolution 23-32
- 5: Ordinance No. 689