



Sacramento Metropolitan Fire District

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ORDINANCE NO. 2015-01

AN ORDINANCE OF THE SACRAMENTO METROPOLITAN FIRE DISTRICT AMENDING THE CAPITAL FIRE FACILITIES FEE SCHEDULE FOR NEW CONSTRUCTION AND DEVELOPMENT WITHIN THE DISTRICT

WHEREAS, the Sacramento Metropolitan Fire District (District) was formed to provide emergency services relating to the preservation of life and protection of property from fire, respond to medical situations necessitating immediate action, and other emergencies; and

WHEREAS, the Board of Directors has committed to continue to provide and improve, to the best of their ability, fire protection, emergency medical services, rescue, hazardous materials responses and all other services to the public as authorized pursuant to the "Fire Protection District Law of 1987" (Health and Safety Code, Section 13800 et seq.); and

WHEREAS, budgetary considerations have required that a Capital Fire Facilities Fee be charged against new construction and development to defray costs and mitigate the impact associated with property acquisition, site preparations, design, construction and equipping of fire stations within the District necessary to protect the health and safety of the general public and preserve lives and property; and

WHEREAS, the purpose of the fee is to mitigate the financial impact of providing additional fire stations and fire equipment to safeguard the lives and property of those who will occupy the new construction and development at an acceptable level of service; and

WHEREAS, the District, pursuant to California Government Code Section 66000 et seq. (AB-1600, Chapter 927, Statutes of 1987), is authorized to adopt a Capital Fire Facilities Fee development impact mitigation fee schedule to defray the costs associated with property acquisition, site preparation, design, construction and equipping of fire stations within the District necessary to protect the health and safety of the general public and preserve lives and property; and

WHEREAS, the District adopted Ordinance No. 3-02 on November 6, 2002, establishing a Capital Fire Facilities Fee schedule; and

WHEREAS, the District adopted Ordinance No. 2-05 on June 8, 2005, amending the Capital Fire Facilities Fee schedule; and

WHEREAS, Section 4 of Ordinance No. 2-05 permits the District to revise the Capital Fire Facilities Fee from time to time as a result of changes in required capital expenses of the District; and

WHEREAS, the District engaged Citygate Associates to update the District's fire station and apparatus needs for expected future growth (Fire Department Growth Analysis, dated July 1, 2013) and has updated its long range Fire Station Master Plan based on the Citygate study, a copy of which is attached as Exhibit "A"; and

WHEREAS, the District has now updated the cost to implement the Fire Station Master Plan based on current property values, current fire station construction costs and current apparatus and equipment costs; and

WHEREAS, the District engaged NBS to review and update the District's Capital Fire Facilities Fee based on the updated Fire Station Master Plan and current practices with respect to the establishing development impact mitigation fees; and

WHEREAS, NBS has completed the study and have issued their report dated September 9, 2014, a copy of which is attached as Exhibit "B"; and

WHEREAS, the District wishes to grant a Capital Fire Facilities Fee credit for non-residential development that replaces prior development for which such fees, or similar fees, have previously been paid;

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SACRAMENTO METROPOLITAN FIRE DISTRICT hereby ordains as follows:

SECTION 1. Amendment to Fee Schedule

The Board of Directors of the Sacramento Metropolitan Fire District amends the Capital Fire Facilities Fee schedule as set forth in the attached Exhibit "C" and directs that the fees shall be uniformly applied and collected.

SECTION 2. Collection of the Fee

The Board of Directors of the Sacramento Metropolitan Fire District shall entrust the Sacramento County Board of Supervisors with the legal authority to collect the Fee on behalf of the District.

SECTION 3. Effective Date

The fees provided for herein shall become effective on March 1, 2015, or as soon thereafter as possible, and shall remain in effect through December 31, 2035.

SECTION 4. Annual Fee Adjustment

The Capital Facilities Fees shall be adjusted annually, beginning March 1, 2016, and each March 1 thereafter, by the change in the Engineering News Record Building Cost Index for San Francisco, CA. for the twelve (12) month period ending December 31 of the preceding year calendar year.

SECTION 5. Revision of Fee Schedule

The Board of Directors of the Sacramento Metropolitan Fire District may, from time to time, revise this fee schedule as a result of changes in required capital expenses of the District. Such revisions shall be adopted in the form of amendments to this ordinance, after public comment at a regularly scheduled meeting of the Board in accordance with the provisions of Government Code Section 66000 et seq.

SECTION 6. Non-Residential Fee Credit

For non-residential development projects included the Commercial/Retail, Office, Industrial and Institutional/Other land use classifications, the Capital Fire Facilities Fee set forth in the attached Exhibit "C," and as may be revised from time to time as prescribed in this Ordinance, shall be calculated pursuant to the following formula:

Total Fee = Fee per Unit x Additional Building Square Feet

Where:

Total Fee = Total Capital Fire Facilities Fee to be paid by the owner of property seeking a building permit; and

Fee per Unit = Capital Fire Facilities Fee per building square feet applicable to the development project's non-residential land use; and

Additional Building Square Feet = Net increase in square feet of building floor area (as both terms are defined in the Uniform Building Code as adopted by the County of Sacramento), on a parcel of real property.

Additional building square feet equals the number of new building square feet, proposed to be constructed, improved or remodeled on, or relocated to the parcel of real property by issuance of a building permit, less the number of building square feet:

1. Legally removed from the same parcel of real property during the four years preceding the owner's filing for the building permit by authorized demolition or relocation to another parcel, accidental destruction or natural disaster. For purposes of this subsection (B)(1), a common owner of two or more proximately located parcels that are part of a common development plan may, upon the approval of the Fire Chief of the District, or his or her designee, apply unrealized or unused credit determined pursuant to this Section 6 from the demolition, relocation, accidental destruction or destruction by

natural disaster of building square footage on one parcel to another proximately located parcel or parcels that are part of a common development plan within the four-year time frame established in this subsection. "Proximately located" refers to two or more parcels located within ¼-mile of each other;

2. Allocated from a former military base conversion demolition account;
3. Authorized to be removed prior to or during the construction for which the building permit is requested; or
4. Of the deferred demolition, for cases in which maintaining continuous employment for nonresidential land use types requires that demolition be deferred until after construction of the additional floor area of buildings.

Building permits for additions, alterations, or repairs shall be exempt from this chapter if the work authorized does not result in an increase in existing floor area of non-residential buildings on a parcel of real property.

First reading of Ordinance introduced and passed by the Board of Directors of the Sacramento Metropolitan Fire District at a regular meeting held on the 8th day of January 2015, by the following vote to wit:

AYES: Barnes, Clark, Goold, Jones, Kelly, Monk, Orzalli, Scheidegger, Wood

NOES: None

ABSENT: None

ABSTAIN: None

Second reading of Ordinance adopted by the Board of Directors of the Sacramento Metropolitan Fire District at a regular meeting held on the 22nd day of January 2015, by the following vote to wit:

AYES: Barnes, Clark, Goold, Kelly, Monk, Scheidegger, Wood

NOES: None

ABSENT: Jones, Orzalli

ABSTAIN: None

SACRAMENTO METROPOLITAN FIRE DISTRICT

By: 

President, Board of Directors

Attested By:



Board Clerk

Exhibit “C” Attachment

AMENDED CAPITAL FIRE FACILITIES FEE

<u>Land Use</u>	<u>Maximum Fee*</u>
Single-Family Residential	\$1,104 per dwelling unit **
Multi-Family Residential	\$861 per dwelling unit
Commercial / Retail	\$582 per 1,000 sq. ft. of building space
Office	\$965 per 1,000 sq.ft. of building space
Industrial	\$523 per 1,000 sq.ft. of building space
Institutional / Other	\$924 per 1,000 sq.ft. of building space

* Represents the maximum fee amount that can be imposed by the District as determined pursuant to Government Code 66000 et seq., also known as the “Mitigation Fee Act.”

** Accessory dwellings (i.e., "mother-in-law's units") shall be afforded a reduced rate equal to 60% of the single-family residential rate.
