

EXHIBIT "B"

DEVELOPMENT IMPACT FEES AND IMPLEMENTATION SCHEDULE (Adopted December 14, 2021 and Effective February 13, 2022)

	Fee Upon Effective Date	Fee Amount as of July 1, 2022
<u>County Department Impact Fees</u>		
Single -Family Residential (1)	\$ 6,289	\$ 8,267
Multi-Family Residential	\$ 5,612	\$ 5,746
Commerical Development (2)	\$ 2.17	\$ 2.17
Industrial Development (2)	\$ 0.93	\$ 0.93
Agricultral Development	N/A	N/A
<u>Fire District Impact Fees</u>		
Single -Family Residential	\$ 2,680	\$ 2,680
Multi-Family Residential	\$ 2,058	\$ 2,058
Commerical Development (2)	\$ 0.62	\$ 0.62
Industrial Development (2)	\$ 0.24	\$ 0.24
Agricultural Development	\$ 0.12	\$ 0.12

Implementation Notes:

(1) Homes with 2,500 sq.ft. of habitable space and larger are charged the full \$8,267 development impact fee amount. For each sq.ft. of habitable space (rounded up) that the home is below 2,500, the development impact fee amount shall be reduced by \$2.00 up to a maximum reduction of \$2,000. By way of an examples: (1) a home with 1,500 sq.ft. of habitable space would receive a \$2,000 reduction bringing the impact fee amount down to \$6,267; and a home with 1,952 sq.ft. of habitable space would receive a \$1,096 reduction bringing the impact fee amount down to \$7,171.

(2) This amount is per square foot of new or additional building area.

(3) Each March (beginning in 2023) staff shall present to the Board the year-over percentage change of the United States Bureau of Labor Statistics Consumer Price Index (CPI), West Region and the Board may determine whether to change the impact fees herein by the percentage change in whole or in part at their discretion.

Appendix "A"

Colusa County Development Impact Fee Update and Nexus Study

The Economics of Land Use



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County of Colusa

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1. Background, Context, and Summary of Maximum Fees

This Nexus Analysis for County of Colusa Development Impact Fees Update (Report) is designed to provide the County of Colusa (County) with the necessary technical documentation to support the adoption of an update to the 2006 Development Impact Fee Justification Study. This Report has been prepared by Economic & Planning Systems, Inc. (EPS), with input from County staff.

Impact fees are one-time charges on new development collected and used by jurisdictions to fund the cost of public facilities necessary to serve new growth. Impact fees are collected as a condition of development. The County has 17 existing fee programs; this Report contains technical documentation to assess potential updates to those fee programs marked with a "*" below:

- Sheriff Facilities*
- Fire Facilities*
- Behavioral Health Facilities
- Environmental Health Facilities*
- Library Facilities*
- General Administration Facilities*
- Building and Grounds Maintenance Facilities
- Planning and Building Facilities*
- General Plan and Master Planning Implementation
- Agricultural and Air Pollution Facilities*
- County Counsel Facilities
- District Attorney Facilities
- Probation Facilities*
- Public Works Administrative Offices Facilities
- Roads*
- Drainage
- Solid Waste Facilities

The County established these fee programs in 2006, except for the Fire Facilities fee program, which the County established in 2004. In 2019, the County approved a staff proposal to update these fee programs to align growth and real estate market projections, capital needs, and improvement costs with current data and to respond to evolving state legislation. As part of the 2019 approval, the County reduced impact fees for commercial and industrial properties until such time that a comprehensive fee update was approved.

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The fee programs that the County established in 2006 were based on population and employment growth projections that significantly overestimated the amount of growth in the County. These population growth overestimates resulted in a projected need for public facilities that was much higher than the current, actual need for these facilities. This Report uses County-provided growth projections based on actual growth trends in the County between 2009 and 2019 to estimate the future need for public facilities necessary to serve new development.

This Report provides the technical calculations required to determine the maximum fees the County can charge for each fee program based on the nexus between the impacts of new development and the costs of constructing the public facilities necessary to serve that development. The County may elect to reduce the fees based on economic or policy considerations. For example, the County may choose to phase-in fee increases or adopt fees that are lower than the maximum justified amount to encourage new development.

Report Background and Legal Context

The fee programs described in this Report are consistent with the most recent state legislation and relevant case law, as well as the principles of the Mitigation Fee Act (Government Code Section 66000 et seq). The County's Municipal Code currently authorizes the collection of fees for Sheriff, Fire, Health and Human Services, Behavioral Health, Library, General Administration, Building and Grounds Maintenance, Planning and Building, County Counsel, District Attorney, Probation, and Public Works facilities, as well as fees for Planning and Building Administration. This Report is designed to provide the necessary technical analysis supporting an updated schedule of fees to be adopted. Below are the key requirements of the Mitigation Fee Act that determine the structure, scope, and amount of the County's proposed impact fee programs:

- **Collected for Capital Facility and Infrastructure Improvements.** Development impact fee revenue can only be collected and used to cover the costs of capital facilities and infrastructure that are required to serve new development in the County. Impact fee revenue cannot be used to cover the operation and maintenance costs of these or any other facilities.
- **Used to Fund Facility Needs Created by New Development Rather than Existing Deficiencies.** Impact fee revenue can only be used to pay for new or expanded capital facilities needed to accommodate growth. Impact fee revenue cannot be collected or used to cover the cost of existing deficiencies in the County's capital facilities or infrastructure. In other words, the cost of capital projects or facilities that are designed to meet the needs of the County's existing population must be funded through other sources. The costs associated with improvements that serve the needs of both new development and the existing population and employment are split on a "fair share" basis according to the proportion attributable to each.

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- **Fee Amount Must Be Based on a Reasonable Relationship.** An impact fee amount must be based on a reasonable nexus, or connection, between new development and the need for and corresponding costs of the capital facilities and improvements included in the fee program. As such, an impact fee must be supported by specific findings that explain or demonstrate this nexus or relationship. In addition, the impact fee amount must be structured such that the revenue generated does not exceed the cost of providing the facility or improvement for which the fee is imposed.

Overview of Methodology and Key Assumptions

The results of the analysis contained in this Report are based on a variety of assumptions regarding population and employment growth in the County, service standards and facility demand, and corresponding costs. These key issues may warrant consideration in conjunction with this Report:

- **Socioeconomic Data and Projections.** The impact fee calculations are based on projections related to population and employment in the County through 2041. Baseline population and growth projections were developed based on data showing actual industrial, commercial, agricultural, and residential growth in the County between 2009 and 2019, supplemented by demographic estimates from the United States Census Bureau and the California Department of Finance. The estimates of development and population should be periodically reviewed and updated.
- **Future Capital Facility Needs.** The main source of information on future capital facilities needs are the various County departments that collect and implement the County's existing fee programs. County staff has also provided the capital facility needs for the Bear Valley/Indian Valley, Princeton, and Sacramento River fire protection districts in the County.

This information was analyzed to determine existing levels of service or articulated service standards relative to future growth projections. Both the existing level of service and the service standard relate capital facility or infrastructure requirements to the land use categories that represent the primary source of demand for the capital facility or infrastructure improvement in question. Alterations in either the existing level of service or the service standard assumptions can affect the fee calculation and the allocation of costs between land use categories.

EPS worked to transform the analysis of existing levels of service and articulated service standards into estimates of the type and amount of new or expanded capital facilities and infrastructure that will be necessary to serve new development over the next 20 years.

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- **Cost Allocation Between New and Existing Development.** This analysis allocates the cost of future capital improvements and facilities between new and existing development, as required by the Mitigation Fee Act, based on a variety of methodologies:
 - In cases where new or expanded facilities or infrastructure improvements are determined to be needed entirely to accommodate new growth (e.g., there are no existing deficiencies), 100 percent of the costs are attributed to future development.
 - In cases where new or expanded facilities are determined to serve or benefit both existing and new residents or employees in a relatively proportional manner, the costs are allocated as such.
 - Finally, in cases where there is an existing level of service to be preserved as new development occurs, the average cost of maintaining that level of service is charged to new development, ensuring that new development does not create deficiencies in the level of service.
- **Cost Allocation to Land Use Categories.** The cost allocations to various land use categories (e.g., residential, commercial, industrial, etc.) are based on the relative demand or fair share contribution of each land use category to the need for the facilities included.

All fees in the program except for the Library facilities fees will be charged to both residential and nonresidential development as both residents and employees create demand on these facilities; the Library facilities fee will be charged to residential development only.

The fee calculations also use assumptions related to population and employment densities by land use type. Specifically, fee programs' cost estimates per resident or per service population are converted to fee rates per unit or square foot based on average persons per household and square feet per employee factors. This ensures that fees charged by land use are proportional to one another.

- **Facility Cost Estimates.** The fee calculations include facility cost assumptions that have been developed based on County staff estimates, records of prior expenditures, as well as additional research.

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Overview of Fee Programs

In this Report are the fee programs described below:

- 1. Sheriff Facilities.** The Sheriff Facilities fee is a one-time charge that the County imposes on new residential and nonresidential development. This fee is charged to fund Sheriff Department Facilities, including new buildings and equipment.
- 2. Fire Facilities.** The Fire Facilities fee is a one-time charge that the County imposes on new residential and nonresidential development in the Bear Valley/Indian Valley, Princeton, and Sacramento River Fire Districts. The purpose of this fee is to cover the costs of new facilities and equipment necessary to provide fire protection services for new development.
- 3. Library.** The Library fee is a one-time charge that the County charges to new residential development. The purpose of the fee is to fund improvements to the County's library needed to serve new population growth, such as capital investments in the technology that supports the library systems, expansions of library infrastructure and facilities, and continuing the quality and quantity of the collection held in the County's library.
- 4. General Administration Facilities.** The General Administration Facilities fee is a one-time charge that the County charges to new residential and nonresidential development. The purpose of the fee is to fund new and expanded facilities and equipment necessary for general County administrative departments to serve new growth.
- 5. Public Works Roads Facilities.** The Public Works (Roads) Facilities fee is a one-time charge the County charges to new residential and nonresidential development. The purpose of the fee is to fund new and expanded roads necessary to meet the transportation demand of new development.
- 6. Probation Facilities.** The Probation Facilities fee is a one-time charge that the County charges to new residential and nonresidential development to provide new and expanded facilities and equipment, such as office space and computers, necessary for the District Attorney to serve new growth.
- 7. Planning and Building Facilities.** The Planning and Building Facilities fee is a one-time charge the County charges to new residential and nonresidential development to provide funding for new and expanded facilities and equipment necessary for the Planning and Building Department to serve new growth. Costs also include those required to update the development impact fee study every 10 years.

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8. Agriculture and Air Pollution. Agriculture and Air Pollution costs include vehicles, including a weight truck and standard vehicles, and computers. This Report allocates the total Weight Truck costs and the number of Vehicles and Computers needed to maintain the existing level of service. Costs for future development are allocated to land uses based on service population.

9. Environmental Health. The Environment Health fee is a one-time charge the County charges to new residential and nonresidential development to provide funding for new and expanded facilities and equipment necessary for the Environmental Health Department to serve new growth.

Summary of Maximum Allowable Fees and Relationship to Existing Programs

A summary of the maximum allowable impact fees calculated in this analysis by land use category is provided in **Table 1**. This table also compares the maximum allowable fee with the existing fees by land use category. The maximum allowable impact fee represents the highest fee the County may charge based on the requirements of the Mitigation Fee Act and this nexus analysis.

The below 2006 fee programs have had their program needs either addressed and/or are not included as this Report is focused on General Fund funded departments:

- Health and Human Services
- Behavioral Health
- Buildings and Grounds Maintenance
- Public Works Drainage
- Public Works Solid Waste
- County Counsel
- District Attorney

This Report also finds justifications for three fee programs not included in the 2006 County impact fee adoption: an Agricultural and Air Pollution Facilities fee, an Environmental Health fee, and an Impact Fee Administration fee.

Table 2 provides the maximum justified fee by land use for each of the three fire districts in the County, as well as a total fee including both countywide and fire district fees.

Table 1
County of Colusa Development Impact Fee Update
Summary of Total Estimated Maximum Justified Fee [1]

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Land Use	Fee Component								Subtotal	Administration 3-Percent	Total
	Sheriff	Library	General Administration	Planning & Building	Probation	Public Works Roads	Agriculture & Air Pollution	Environmental Health			
<i>Table Reference</i>	<i>Table 4</i>	<i>Table 7</i>	<i>Table 10</i>	<i>Table 12</i>	<i>Table 15</i>	<i>Table 18</i>	<i>Table 21</i>	<i>Table 24</i>			
Residential Land Uses per Unit											
Single-Family Residential	\$827	\$1,016	\$106	\$189	\$1,690	\$3,951	\$228	\$18	\$8,027	\$241	\$8,267
Multifamily Residential	\$635	\$780	\$82	\$145	\$1,297	\$2,450	\$175	\$14	\$5,579	\$167	\$5,746
Nonresidential Land Uses per 1,000 Sq. Ft.											
Commercial	\$191	\$0	\$25	\$44	\$389	\$5,026	\$53	\$4	\$5,731	\$172	\$5,903
Industrial	\$74	\$0	\$10	\$17	\$151	\$1,185	\$20	\$2	\$1,460	\$44	\$1,503
Agricultural	\$37	\$0	\$5	\$8	\$76	\$593	\$10	\$1	\$730	\$22	\$752

fee_summ

Table 2
County of Colusa Development Impact Fee Update **Appendix "A"**
Summary of Total Estimated Maximum Justified Fee including Fire District Fees

Land Use	Total Proposed Countywide Fee	Bear Valley/Indian Valley		Princeton		Sacramento River	
		Proposed Fire District Fee	Total	Proposed Fire District Fee	Total	Proposed Fire District Fee	Total
<i>Table Reference</i>	<i>Table 1</i>	<i>Table 27-A</i>		<i>Table 27-B</i>		<i>Table 27-C</i>	
Residential Land Uses per Unit							
Single-Family Residential	\$8,267	\$25,908	\$34,176	\$12,561	\$20,828	\$8,020	\$16,288
Multifamily Residential	\$5,746	\$19,891	\$25,637	\$9,643	\$15,389	\$6,158	\$11,904
Nonresidential Land Uses per 1,000 Sq. Ft.							
Commercial	\$5,903	\$5,970	\$11,873	\$2,894	\$8,797	\$1,848	\$7,751
Industrial	\$1,503	\$2,322	\$3,825	\$1,126	\$2,629	\$719	\$2,222
Agricultural	\$752	\$1,161	\$1,912	\$563	\$1,314	\$359	\$1,111

fee_summ_fire

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Summary and Staff Recommendations

This Report develops the nexus between the maximum justified fee for each category of facilities and the benefit to each land use category included in the analysis. While the Report derives the maximum justified fee, in enacting the fee program, the Board of Supervisors (Board) may choose to implement fees at less than the maximum justified fee. Options available to the Board are shown below but certainly do not exclude other potential options:

- Phase in any fee increases over a specified period.
- Phase in fees by fee category.
- Approve a fee less than the maximum justified fee.
- Approve a fee at a lesser rate for land uses within a fee category.

During County staff presentations before the Board, Board members expressed a desire to implement fees for residential uses that were based on the building square footage of the home, or potentially, on ranges of building square footage.

Also addressed by Board members were concerns about the amount of the maximum justified fee for fire services.

Residential Fee Based on Residential Unit Size

The fee study allocates facility costs to residential units based on the average persons per household shown in Census data or other available resources. Currently, average persons per household data are shown for household types (single-family and multifamily), but not by home size, or range of home sizes. A fee program that allocates costs per building square footage would also have to demonstrate a direct correlation between increased home sizes and corresponding increase in the average number of persons per household. Currently, there is no established resource that confirms these assumptions.

An alternative to establishing a fee program for residential uses that is based on building square footage would be to implement lower fee rates for residential units based on ranges of building square footage. The Board could adopt the maximum justified fee for residential uses and implement a lesser fee for residential units that fit within a lower range of home sizes (by building square foot). Assembly Bill (AB) 602 states that a "nexus study adopted after July 1, 2022 shall calculate a fee imposed on a housing project proportionately to the square footage of proposed units of the development. A local jurisdiction that imposes a fee proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development."

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The maximum justified fee for residential units is based on average persons per household and has not established a relationship between the persons per household and the building square footage in this Report. Definitive resources that establish the relationship between building square footage and persons per household have not been identified at the time of this Report.

Implementing Fire Fees at Less than the Maximum Justified Fee

The Board can adopt the Report that establishes a maximum justified fee for fire services for the three fire districts included in this Report but can then implement fee amounts at a lower rate for each fire district. By adopting the maximum justified fees, the Board can revisit the fee rates being charged in these fire districts over time to see if adjustments are warranted at that time, without having to update the Report.

Ramifications of Implementing a Lower Fee for Certain Categories

The maximum justified fee establishes the amount of fee, by category, that is required to fully fund all items included in the fee program. By implementing the fee at less than the maximum justified fee, the fee program, or fee categories, may become under-funded. Any reduction in the fee amount to be collected cannot be applied to other fee categories or land use categories.

Staff Recommendations

Based on input from the Board and in discussion with EPS, County staff recommends:

1. The Board establish fee rates for ranges of residential units.
2. The Board establish fire fee rates for land uses lower than the maximum justified fee shown in this Report.

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2. Demographic and Land Use Assumptions

This chapter describes the demographic and land use assumptions used for the technical calculations in this nexus study. The estimates are based principally on projections provided by County staff, which were prepared based on actual countywide development and population growth between 2009 and 2019 and on a variety of population, employment, demographic, and real estate data from a variety of sources, including publications from the Association of Bay Area Governments/Metropolitan Transportation Commission (ABAG/MTC) (MTC is the Bay Area's regional planning organization), the Census, academic institutions, nonprofit organizations, public agencies, as well as with input from County staff.

Purpose of Assumptions

The assumptions detailed in this chapter are used to calculate the following metrics, which will be necessary to calculate maximum justifiable fees:

- **Service Standards.** Estimates of existing population and employment levels are used to formulate current levels of service standards for each type of capital facility, so estimated demand from future growth is proportional to current demand from existing development. The approach to estimating the level of service varies among the fee programs.
- **Future Capital Needs.** Estimates of future population and employment growth in the County are used to determine the future demand for capital facilities. These capital facilities are intended to be funded by the fee.
- **Allocation of Costs.** Estimates related to population and employment density (e.g., persons per household or employees per square foot) are used to allocate costs between residential and commercial land use categories.

Population and Employment Growth

Table 3 provides the future residential and nonresidential development estimates used in this fee program update, reflecting a 20-year time horizon (from 2021 to 2041). Based on input from County staff, this study relies on development projections based on actual development in the County between 2009 and 2019.

As shown in **Appendix A**, this analysis uses the projected growth in residential units and nonresidential floor space to calculate the increase in County residents and employment. The analysis relies on data from the U.S. Census Bureau (the 2015–2019 American Community Survey) to estimate the number of persons per household for residential

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Table 3
County of Colusa Development Impact Fee Update
Land Use & Service Population Summary

Land Use	New Growth (2021-2040) [1]		
	Land Uses		Persons Served [3]
	Residential Units [2]	Nonresidential Sq. Ft.	
Residential Land Uses			
Single-Family Residential	592	-	1,836
Multifamily Residential	106	-	253
Subtotal Residential Land Uses	698	-	2,089
Nonresidential Land Uses			
Commercial	-	399,659	287
Industrial	-	1,297,725	363
Agricultural	-	1,248,126	174
Subtotal Nonresidential Land Uses	-	2,945,510	824
Total Land Uses	698	2,945,510	2,913

lu_persons

Source: County of Colusa; EPS.

[1] See Table A-1 for details by County growth area.

[2] Assumes 85-percent of residential units are single-family residential and 15-percent of residential units are multifamily. See Table A-1 for details.

[3] See Table A-1 for persons served assumptions.

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population growth. For nonresidential growth, the analysis uses survey data from the U.S. Department of Energy, which estimates the number of employees per square foot for various types of employment facilities. ABAG is a regional agency, responsible for forecasting changes to the Bay Area's population and economy. ABAG's distribution of growth within the region among counties, cities, and priority development areas (PDAs) is built around expected local policies and infrastructure investment, as well as historic economic behavior. ABAG's forecasts are widely relied on by local jurisdictions to help plan for future growth.

Land Use and Service Population Calculations

Some of the fee programs are also based on calculations that translate the population and employment projections into estimates of existing and future "service populations." Service population is a term that represents a combined weighting of population (residents) and jobs (employees). The service population is derived from assumptions that compare residents and employees based on the relative service demands or typical service profiles of each, allowing for allocations of demand for facilities across residential and nonresidential land uses. For demand on public services and facilities, employees are weighted as 50 percent of a resident, reflecting reduced demand characteristics for facilities or services associated with employees relative to residents. Of course, a service population can differ depending on the type of proposed facility and the public demand for that facility. For example, the facility needs of the library department are linked primarily to demand from the County's residential population rather than employment growth, whereas roadway improvements are used by both residents and employees in the County.

Land Use Categories and Density Assumptions

Fees are calculated for a range of land use categories and informed by the type of development that County staff expects to occur in the County. As described in **Table 1**, fees are charged to both residential and nonresidential development, except for the Library Facilities fee, which is charged to residential development only.

In addition to the demographic calculations, the fee programs also use assumptions related to population and employment densities by land use type. Specifically, fee programs' cost estimates per resident or per service population are converted to fee rates per unit or square foot based on average persons per household and square feet per employee factors. For residential development, the analysis relies on U.S. Census data (American Community Survey, 2015-2019 Five Year Average) for the average number of persons per household for single-family and multifamily units. For nonresidential development, the fee levels incorporate data from the U.S. Department of Energy related to the average employees per 1,000 square feet (sq. ft.) of building space.

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The land use density assumptions used in this Report are contained in **Appendix A, Table 1**. As shown, single-family units have a higher average number of persons per unit than multifamily units. This analysis assumes that future single-family units will continue to have a higher average number of persons than multifamily units and thus will generate relatively different levels of impact on fee program facilities. For example, based on the persons per household data in **Table A-1**, a multifamily unit would generate 77 percent of the impact generated by a single-family unit. The impacts of other units relative to a single-family unit differ based on the number of persons in the respective unit type.

Table A-1 also shows assumptions for employee densities per 1,000 sq. ft. of building space for various nonresidential uses. Impact fees for nonresidential uses that are based on service population will vary consistently with these differences in employee generation. Specifically, uses that generate more workers per 1,000 sq. ft. will pay a proportionally higher fee.

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3. Sheriff Facilities Fee Program

The County Sheriff Department provides a full range of law enforcement and emergency response services, including correctional services, field patrol, animal control, and criminal investigation, to County residents and businesses. The County's sheriff impact fee program was first established in 2006.

Methodology

The Sheriff Department serves both residents and businesses in the County, and the sheriff impact fee is thus charged to residential and nonresidential development. The fee is designed to cover costs associated with facilities and equipment necessary for the Sheriff Department to provide services to new County residents and employees. Equipment costs include the costs of new vehicles and computers needed to service new development, based on existing levels of service. This fee is also intended to include the pro rata share of capital costs associated with the development of a new Animal Control building needed to serve new development.

The cost allocation to new development was established using a buildout-level of service approach where new development is allocated its pro rata share of the total estimated cost as a proportion of all existing and new development. The calculation results in approximately 18 percent of the Animal Control facility's total cost being allocated to future development.

Fee Calculation

The sheriff impact fee is calculated in two steps. First, the fair share cost allocated to new development is divided by the growth in service population projected between 2021 and 2041. This yields a per resident cost of \$267 and a cost per employee of \$133, as shown in **Table 4**.

Second, the cost for each type of residential unit is determined by multiplying the number of persons projected for each household by the per resident cost. For nonresidential development, the cost per 1,000 square feet of floor area is determined by multiplying the number of employees per 1,000 square feet for the three categories of nonresidential uses. As shown in **Table 4**, this calculation results in a maximum impact fee of \$827 for single-family units and \$635 for multifamily units. For nonresidential development, the maximum impact fee is \$191 per 1,000 square feet of commercial floor area, \$74 per 1,000 square feet of industrial floor area, and \$37 per 1,000 square feet of agricultural floor area.

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**Table 4
County of Colusa Development Impact Fee Update
Sheriff Facilities Cost Allocation**

Sheriff

Item	Persons per Household / Employee per Sq. Ft.	Amount
Persons Served		
Future Residents		2,089
Future Employees		824
Future Persons Served		2,913
Total Sheriff Costs Allocated to Future Development [1]		\$777,391
Cost per Persons Served		\$267
Cost per Resident		\$267
Cost per Employee		\$133
Fee by Land Use Category		
Residential	<u>persons</u> <u>per unit</u>	<u>per unit</u>
Single-Family	3.10	\$827
Multifamily	2.38	\$635
Nonresidential	<u>emp per</u> <u>1,000 sq. ft.</u>	<u>per 1,000 sq. ft.</u>
Commercial	1.43	\$191
Industrial	0.56	\$74
Agricultural	0.28	\$37

sheriff_fee

[1] See Table 5 for details.

Appendix "A"

Program Improvements and Cost Allocation

The two main components of the sheriff fee program, as shown on **Table 5**, include facilities and equipment. The primary facility cost is development of a new animal control building, which includes the cost of both land and construction. The equipment costs are for new vehicles and computers that are necessary for the sheriff department to maintain current levels of service for future population and employment growth. Because the new animal control building will benefit not only the future service population but also the existing service population, only 18 percent, or new growth's fair share, of these costs is allocated to the fee program. The fair share costs of these improvements total \$541,383. The vehicle and equipment costs, which total \$236,008, are required to maintain current levels of service with new population growth. Because these costs are attributable entirely to new growth, 100 percent of the vehicle and computer costs is allocated to the fee program.

As shown in **Table 6**, the sheriff department has 2.12 vehicles and 4.54 computers per 1,000 people in the County's service population. To maintain current levels of services with the addition of 2,913 persons to the County's service population, the department would have to add approximately 6.17 vehicles and 13.21 computers.

Service Population

The sheriff fee will be charged to residential and nonresidential development, and as such, the calculation is based on the County's current and future population. As shown on **Table 6**, the total County service population is expected to grow from 13,229 to 16,142, an increase of 2,913 persons served. The service population resulting from new growth represents 18 percent of the projected 2041 service population. For the sheriff fee program, which is tied to residential and nonresidential growth and demand, this represents the fair share allocation of costs related to the investments needed to serve new growth.

Mitigation Fee Act Nexus Findings

Nexus findings are provided below addressing (1) the purpose of the fee, (2) the use of the fee, (3) the reasonable relationship between the use of fee revenue and the type of development on which the fee is imposed, (4) the reasonable relationship between the need for facility and type of project on which the fee is imposed, and (5) the reasonable relationship between the amount of the fee and cost of facilities or portion of facilities attributed to development on which the fee is imposed. The technical information and calculations provided above support these nexus findings/requirements.

The Purpose of the Fee

The purpose of the fee is to fund sheriff facilities, equipment, and associated technological infrastructure necessary to serve new development and ensure that new development pays its proportionate and fair share of future sheriff facility improvements.

Table 5
County of Colusa Development Impact Fee Update
Estimated Sheriff Facility and Equipment Costs

Appendix "A"

Sheriff

Planned Facilities/Equipment	Future Facility Requirement		Total Cost
	Unit Cost	No. of Units	
Facilities			
Animal Control Building/Land Cost	\$138 per sq. ft.	21,801 sq. ft.	\$3,000,000
Allocation to New Development (18.0%) [1]			\$541,383
Equipment & Vehicles [2]			
Vehicles [3]	\$35,000 per vehicle	6.17 vehicles	\$215,794
Computers	\$1,530 per computer	13.21 computers	\$20,214
Total Sheriff Facility Costs for Future Development			\$777,391

sheriff_costs

Source: County of Colusa.

[1] Animal Control Building/Land: New development's fair share of facility construction costs is based on the New Development's persons served as a proportion of the estimated total 2040 persons served. See Table 6 for details.
 [2] Future Equipment and Vehicles based on existing level of service. See Table 6 for details.
 [3] Vehicle cost based on the Planning & Building vehicle costs.

Table 6
 County of Colusa Development Impact Fee Update
 Sheriff Equipment Existing Level of Service Standards

Appendix "A"

Sheriff

Item	Employee Weighting Factor Assumption [1]	Existing Inventory	Existing Level of Service <i>per 1,000 persons served</i>	Future Development Requirements [2]
Persons Served				
Residents	1.000	10,240		2,089
Employees	0.500	2,989		824
Total Persons Served		13,229		2,913
Animal Control Building Service Standard [2]				
Estimated Existing Persons Served		13,229		-
Estimated Future Development Persons Served		2,913		-
Total Estimated Persons Served		16,142		18.0%
Equipment				
Vehicles		28	2.12	6.17
Computers		60	4.54	13.21

sheriff_los

Source: County of Colusa; EPS.

[1] Service population estimates are derived based on a weighting of 1.0 for residents and 0.5 for employees.

[2] Animal Control Building: New development's fair share of facility construction costs is based on the New Development's persons served as a proportion of the estimated total 2040 persons served.

Appendix "A"

The Use of the Fee

The sheriff's fee will be used to fund the animal control facilities and equipment for sheriff's services required to serve new residential and nonresidential development in the County.

The Reasonable Relationship Between the Need for the Fee and the Type of Development on Which the Fee Is Imposed

The sheriff's fee will be used to fund the animal control facilities and equipment for sheriff's services. New residential and nonresidential development in the County will generate new residents and employees that will result in an increased demand for services and facilities included in the fee program.

A reasonable relationship therefore exists between the use of the sheriff's fee and the new residential and nonresidential development on which the fee is imposed because the fee will be used to construct increased capacity of the animal control facility and equip additional sheriff's personnel needed to accommodate increased service population of the County.

Reasonable Relationship Between the Need for Facilities and the Type of Development on Which the Fee Is Imposed

New residents and employees of new residential and nonresidential development will contribute to countywide demand for sheriff's services and other associated improvements. The fee, charged to new residential and nonresidential development, will be used consistent with the manner described above, thus ensuring a relationship between the residential and nonresidential development being charged the fee and the manner in which the fee revenue is used.

A reasonable relationship therefore exists between the need for increased capacity of the animal control facility and equipping additional sheriff's personnel and the new residential and nonresidential development on which the fee is imposed because the increased capacity of the animal control facility and to equip additional sheriff's personnel are necessary to accommodate increased service population of the County.

Reasonable Relationship Between the Amount of the Fee and Cost of Facilities or Portion of Facilities Attributed to Development on Which the Fee Is Imposed

The total cost of animal services facilities and equipment for sheriff's services is allocated amongst the projected new County residential and nonresidential land uses based on the proportional demand each land use is anticipated to generate for the facilities. Demand for sheriff's facilities is measured by persons served by each land use category.

A reasonable relationship therefore exists between the amount of the cost of animal control facilities and equipment for sheriff's services attributed to the residential and nonresidential development on which the fee is imposed because the cost is allocated based on the demand generated by new development for services as measured by the persons served by each development type.

Appendix "A"

4. Library Facilities Fee Program

The County Public Library provides a full range of library services to local residents at its seven branches throughout the County. The County Public Library was first established as the Colusa County Free Library in 1915, and the main branch of the library in downtown Colusa was constructed in 1996. The current library was built in 1993. The County's library impact fee program was first established in 2006.

Methodology

The library fee is designed to cover not only the costs associated with books and collections materials in the County library system but also costs associated with maintaining the logistical and systemic links with the seven branches of the County Library system. This fee covers collection materials, computers for use by library patrons, and computers for use by library staff. Because the Library's facilities and services are primarily used by County residents, only residential development pays the library impact fee.

All library equipment and vehicles in this Report are based on the number of future units needed to maintain the existing level of service. This Report assumes the total costs are allocated to residential land uses only.

Fee Calculation

The library impact fee is calculated in two steps. First, the fair share cost allocated to new development is divided by the growth in population projected between 2021 and 2041. This yields a per resident cost of \$328, as shown in **Table 7**.

Second, the cost for each type of residential unit is determined by multiplying the number of persons projected for each household by the per resident cost. As shown in **Table 7**, this calculation results in a maximum impact fee of \$1,016 for single-family units and \$780 for multifamily units.

Program Improvements and Cost Allocation

The two main components of the library fee program, as shown on **Table 8**, are collection materials used by library patrons, including books, computers, and tablets, and equipment used by library staff, including computers and vehicles. These investments are needed to meet the needs of the current and future population of the County.

Appendix "A"

Table 7
County of Colusa Development Impact Fee Update
Library Facilities and Equipment Cost Allocation

Library

Item	Persons per Household / Employee per Sq. Ft.	Amount
Future Residents		2,089
Total Library Costs Allocated to Future Development [1]		\$684,608
Cost per Resident		\$328
Fee by Land Use Category		
Residential	<u>persons</u>	<u>per unit</u>
Single-Family	3.10	\$1,016
Multifamily	2.38	\$780

lib_fee

Source: County of Colusa; EPS.

[1] See Table 8 for details.

Appendix "A"

**Table 8
County of Colusa Development Impact Fee Update
Estimated Library Facility and Equipment Costs**

Library

Planned Facilities/Equipment	Future Facility Requirement		Total Cost
	Unit Cost	No. of Units	
Library Equipment & Collections [1]			
Vehicles [2]	\$35,000 per vehicle	0.41 vehicles	\$14,280
Books	\$25 per book	26,745 books	\$656,825
Computers	\$566 per computer	9.18 computers	\$5,196
Laptops	\$322 per laptop	3.88 laptops	\$1,248
Mac's	\$1,500 per Mac	4.08 Mac's	\$6,120
Chromebooks	\$200 per Chromebook	4.69 Chromebooks	\$938
Total Library Facility/Equipment Costs for Future Development			\$684,608

lib_costs

Source: County of Colusa.

[1] Future equipment and collections based on existing level of service. See Table 9 for details.

[2] Vehicle cost based on the Planning & Building vehicle costs.

Appendix "A"

The largest component of the library costs is the expansion of the collections materials such that the library continues to maintain its existing level of service. According to **Table 9**, there are approximately 12.8 books per County resident in the library's collections. To maintain this service level with the addition of 2,089 new residents by 2041, the library would need to add nearly 26,750 items to serve new residents, at a cost of approximately \$656,825.

Service Population

The library fee will be charged only to new residential development, and as such, the calculation is based on the County's current and future resident population. As shown on **Table 9**, the total County resident population is expected to grow from 10,240 to 12,329 people, an addition of 2,089 residents, representing approximately 20 percent of the projected 2041 residential population. For the Library fee program, which is tied to residential growth and demand, this represents the fair share allocation of costs related to the investments needed to serve new growth.

Mitigation Fee Act Nexus Findings

Nexus findings are provided below addressing (1) the purpose of the fee, (2) the use of the fee, (3) the reasonable relationship between the use of fee revenue and the type of development on which the fee is imposed, (4) the reasonable relationship between the need for facility and type of project on which the fee is imposed, and (5) the reasonable relationship between the amount of the fee and cost of facilities or portion of facilities attributed to development on which the fee is imposed. The technical information and calculations provided above support these nexus findings/requirements.

Purpose of the Fee

The purpose of the fee is to fund library facilities, circulation materials, and associated technological infrastructure necessary to serve new development and ensure that new development pays its proportionate and fair share of future library improvements.

Use of the Fee

Fee revenue will contribute funding for the continued investment in circulation materials and participation in the shared technological infrastructure that supports library functions.

The Reasonable Relationship Between the Need for the Fee and the Type of Development on Which the Fee Is Imposed

The library fee will be used to fund library facilities, circulation materials, and associated technological infrastructure. New residential development in the County will generate new residents that will result in increased demand for services and facilities included in the fee program.

Table 9
County of Colusa Development Impact Fee Update
Library Equipment Existing Level of Service Standards

Appendix "A"

Library

Item	Weighting Factor Assumption [1]	Existing Inventory	Existing Level of Service <i>per 1,000 persons served</i>	Future Development Requirements
Residents	1.000	10,240		2,089
Equipment				
Vehicles		2	0.20	0.41
Books		131,098	12,802.54	26,744.50
Computers		45	4.39	9.18
Laptops		19	1.86	3.88
Mac's		20	1.95	4.08
Chromebooks		23	2.25	4.69

library_los

Source: County of Colusa; EPS.

[1] Library costs are allocated only to residential uses. Therefore, the service level standard is established using only residents.

Appendix "A"

A reasonable relationship therefore exists between the use of the library fee and the new residential development on which the fee is imposed because the fee will be used to fund library facilities, circulation materials, and associated technological infrastructure.

Reasonable Relationship Between the Need for Facilities and the Type of Development on Which the Fee Is Imposed

New residents of new residential development will contribute to countywide demand for library services and other associated improvements. The fee, charged to new residential development, will be used consistent with the manner described above, thus ensuring a relationship between the residential development being charged the fee and the manner in which the fee revenue is used.

A reasonable relationship therefore exists between the need for increased capacity of library services and the new residential development on which the fee is imposed because the increased capacity of library services is necessary to accommodate increased service population of the County.

Reasonable Relationship Between the Amount of the Fee and the Cost of Facilities or Portion of Facilities Attributed to Development on Which the Fee Is Imposed

The total cost of library services facilities and equipment is allocated amongst the projected new County residential land uses based on the proportional demand each land use is anticipated to generate for the facilities. Demand for library facilities is measured by persons served by each land use category.

A reasonable relationship therefore exists between the amount of the cost of library facilities and equipment for library services attributed to the residential development on which the fee is imposed because the cost is allocated based on the demand generated by new development for services as measured by the persons served by each development type.

Appendix "A"

5. General Administration Facilities Fee Program

The County's General Administration includes several departments in the County providing general government services, including the Board. The County's General Administration fee program was established in 2006.

Methodology

The General Administration departments provide government services to both residents and employees of the County. Therefore, the fee is charged to both residential and nonresidential development. The fee is designed to cover equipment used by the aforementioned departments, as well as improvements to County government facilities, such as the Board's office.

This Report assumes the total costs for the facility remodels are allocated to land uses based on service population.

Fee Calculation

The general administration facilities impact fee is calculated in 2 steps. First, the cost of new improvements needed to serve the increased service population is divided by the growth in service population. This yields a per resident cost of \$34 and a cost per employee of \$17, as shown in **Table 10**.

Second, the cost for each type of residential unit is determined by multiplying the number of persons projected for each household by the per resident cost. For nonresidential development, the cost per 1,000 square feet of floor area is determined by multiplying the number of employees per 1,000 square feet for the 3 categories of nonresidential uses. As shown in **Table 10**, this calculation results in a maximum impact fee of \$106 for single-family units and \$82 for multifamily units. For nonresidential development, the maximum impact fee is \$25 per 1,000 square feet of commercial floor area, \$10 per 1,000 square feet of industrial floor area, and \$5 per 1,000 square feet of agricultural floor area.

Program Improvements and Cost Allocation

The general administration facilities fee program, as shown on **Table 11**, is to cover the cost of renovations to the Board's chambers and offices. These investments are needed to meet the needs of the future population of the County.

Appendix "A"

Table 10
County of Colusa Development Impact Fee Update
General Administration Facilities and Equipment Cost Allocation

General Administration

Item	Persons per Household / Employee per Sq. Ft.	Amount
Persons Served		
Future Residents		2,089
Future Employees		824
Future Persons Served		2,913
<hr/>		
Total General Admin Costs Allocated to Future Development [1]		\$100,000
<hr/>		
Cost per Persons Served		\$34
Cost per Resident		\$34
Cost per Employee		\$17
<hr/>		
Fee by Land Use Category		
	<i>persons</i>	
Residential	<u>per unit</u>	<u>per unit</u>
Single-Family	3.10	\$106
Multifamily	2.38	\$82
	<i>emp per</i>	
Nonresidential	<u>1,000 sq. ft.</u>	<u>per 1,000 sq. ft.</u>
Commercial	1.43	\$25
Industrial	0.56	\$10
Agricultural	0.28	\$5

ga_fee

Source: County of Colusa; EPS.

[1] See Table 11 for details.

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**Table 11
County of Colusa Development Impact Fee Update
Estimated General Administration Facility and Equipment Costs**

**General
Administration**

Planned Facilities/Equipment	Future Facility Requirement		
	Sq. Ft.	Cost per Sq. Ft.	Total Cost
Facilities			
Board of Supervisors' Office Remodel	1,000	\$40	\$40,000
Board of Supervisors' Chamber Remodel	1,500	\$40	\$60,000
Total General Administration Facility/Equipment Costs for Future Development			\$100,000

ga_costs

Source: County of Colusa.

Appendix "A"

Service Population

The general administration facilities fee will be charged to residential and nonresidential development, and as such, the calculation is based on the County's future population growth between 2021 and 2041. As shown on **Table 10**, the total County service population is expected to grow from 13,229 to 16,142, an increase of 2,913 people.

Mitigation Fee Act Nexus Findings

Nexus findings are provided below addressing (1) the purpose of the fee, (2) the use of the fee, (3) the reasonable relationship between the use of fee revenue and the type of development on which the fee is imposed, (4) the reasonable relationship between the need for facility and type of project on which the fee is imposed, and (5) the reasonable relationship between the amount of the fee and cost of facilities or portion of facilities attributed to development on which the fee is imposed. The technical information and calculations provided above support these nexus findings/requirements.

Purpose of the Fee

The purpose of the fee is to fund General Administration facilities necessary to serve new development and ensure that new development pays its proportionate and fair share of general administration facility improvements.

Use of the Fee

Fee revenue will contribute funding for the improvements in General Administration facilities, which support the County Board's provision of services.

The Reasonable Relationship Between the Need for the Fee and the Type of Development on Which the Fee Is Imposed

The General Administration fee will be used to fund Board facilities. New residential and nonresidential development in the County will generate new residents and employees that will result in an increased demand for services and facilities included in the fee program.

A reasonable relationship therefore exists between the use of the General Administration fee and the new residential and nonresidential development on which the fee is imposed because the fee will be used to construct increased capacity of the Board facilities needed to accommodate the increased service population of the County.

Reasonable Relationship Between the Need for Facilities and the Type of Development on Which the Fee Is Imposed

New residents and employees of new residential and nonresidential development will contribute to countywide demand for General Administration services. The fee, charged to new residential and nonresidential development, will be used consistent with the manner described above, thus ensuring a relationship between the residential and nonresidential development being charged the fee and the manner in which the fee revenue is used.

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A reasonable relationship therefore exists between the need for increased capacity of the General Administration and the Board and the new residential and nonresidential development on which the fee is imposed because the increased capacity of the General Administration and Board facilities is necessary to accommodate the increased service population of the County.

Reasonable Relationship Between the Amount of the Fee and the Cost of Facilities or Portion of Facilities Attributed to Development on Which the Fee Is Imposed

The total cost of General Administration facilities is allocated amongst the projected new County residential and nonresidential land uses based on the proportional demand each land use is anticipated to generate for the facilities. Demand for General Administration facilities is measured by persons served by each land use category.

A reasonable relationship therefore exists between the amount of the cost of General Administration facilities attributed to the residential and nonresidential development on which the fee is imposed because the cost is allocated based on the demand generated by new development for services as measured by the persons served by each development type.

Appendix "A"

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Appendix "A"

6. Planning and Building Facilities Fee Program

The County Planning and Building Departments provide a full range of development services, including long-range planning and processing of entitlement applications, subdivision applications, and building permits, to County residents and businesses. The County's planning and building fee program was first established in 2006.

Methodology

The Planning and Building Departments serve both residents and businesses in the County, and thus, the planning and building impact fee is charged to both residential and nonresidential development. The fee is designed to cover costs associated with special studies, facilities, and equipment necessary for the Planning and Building Departments to provide services to County residents and business.

The vehicles and computers in this Report are based on the number of future units needed to maintain the existing level of service. Costs for future development are allocated to land uses based on service population.

Fee Calculation

The planning and building impact fee is calculated in 2 steps. First, the fair share cost allocated to new development is divided by the growth in service population projected between 2021 and 2041. This yields a per resident cost of \$61.05 and a cost per employee of \$30.52, as shown in **Table 12**.

Second, the cost for each type of residential unit is determined by multiplying the number of persons projected for each household by the per resident cost. For nonresidential development, the cost per 1,000 square feet of floor area is determined by multiplying the number of employees per 1,000 square feet for the 3 categories of nonresidential uses. As shown in **Table 12**, this calculation results in a maximum impact fee of \$189 for single-family units and \$145 for multifamily units. For nonresidential development, the maximum impact fee is \$44 per 1,000 square feet of commercial floor area, \$17 per 1,000 square feet of industrial floor area, and \$8 per 1,000 square feet of agricultural floor area.

Table 12
 County of Colusa Development Impact Fee Update
 Planning & Building Facilities Cost Allocation

Appendix "A"

Planning & Building

Item	Persons per Household / Employee per Sq. Ft.	Amount
Persons Served		
Future Residents		2,089
Future Employees		824
Future Persons Served		2,913
Total Planning & Building Costs Allocated to Future Development [1]		\$177,837
Cost per Persons Served		\$61.05
Cost per Resident		\$61.05
Cost per Employee		\$30.52
Fee by Land Use Category		
Residential	<u>persons per unit</u>	<u>per unit</u>
Single-Family	3.10	\$189
Multifamily	2.38	\$145
Nonresidential	<u>emp per 1,000 sq. ft.</u>	<u>per 1,000 sq. ft.</u>
Commercial	1.43	\$44
Industrial	0.56	\$17
Agricultural	0.28	\$8

pb_fee

Appendix "A"

Program Improvements and Cost Allocation

The 2 main components of the planning and building fee program, as shown on **Table 13**, include the cost of updating the development impact fee nexus study and the cost of equipment used by employees of the Planning and Building Departments. Best practices dictate that the County update the impact fee nexus study every 10 years. Thus, the cost of 2 nexus study updates over the study period of 2021 to 2041 are included.

The projected cost of the impact fee nexus study is a total of \$150,000. Because the impact fee program is only for new development, 100 percent of the cost of the fee study update is allocated to the impact fee program. The equipment costs, which total \$27,838, are for new vehicles and computers necessary for the planning and building departments to maintain current levels of service for future population and employment growth. The average cost of maintaining the current level of service while accommodating future service population growth is charged to new development.

According to **Table 14**, there are approximately 0.23 vehicles and 1.06 computers in the Planning and Building Departments' inventory per 1,000 people in the County's service population. To maintain this service level with the addition of 2,913 people to the service population by 2041, the Planning and Building Departments would need to add approximately 0.66 vehicles and 3.08 computers to their inventory.

Service Population

The planning and building fee will be charged to residential and nonresidential development, and as such, the calculation is based on the County's current and future population. As shown on **Table 14**, the total County service population is expected to grow from 13,229 to 16,142, an increase of 2,913 people. The service population resulting from new growth represents 22 percent of the projected 2041 service population. For the planning and building fee, which is tied to residential and nonresidential growth and demand, this represents the fair share allocation of costs related to the investments needed to serve new growth.

Mitigation Fee Act Nexus Findings

Nexus findings are provided below addressing (1) the purpose of the fee, (2) the use of the fee, (3) the reasonable relationship between the use of fee revenue and the type of development on which the fee is imposed, (4) the reasonable relationship between the need for facility and type of project on which the fee is imposed, and (5) the reasonable relationship between the amount of the fee and cost of facilities or portion of facilities attributed to development on which the fee is imposed. The technical information and calculations provided above support these nexus findings/requirements.

Table 13
County of Colusa Development Impact Fee Update
Estimated Planning & Building Facility and Equipment Costs

Appendix "A"

Planning & Building

Planned Facilities/Equipment	Future Facility Requirement		Total Cost
	Unit Cost	No. of Units	
Development Impact Fee Updates			
Fee Study Updates [1]	\$75,000 each	2 each	\$150,000
Equipment & Vehicles [2]			
Vehicles	\$35,000 per vehicle	0.66 vehicles	\$23,121
Computers	\$1,530 per computer	3.08 computers	\$4,717
Total Planning & Building Facility/Equipment Costs for Future Development			\$177,837

pb_costs

Source: County of Colusa.

[1] The DIF Nexus Study will be updated every 10 years. The time horizon for this Nexus analysis is 20 years.

[2] Future equipment and vehicles based on existing level of service. See Table 14 for details.

Appendix "A"

Table 14
County of Colusa Development Impact Fee Update
Planning & Building Existing Level of Service Standards and Future Requirement

Planning & Building

Item	Employee Weighting Factor Assumption [1]	Existing Inventory	Existing Level of Service per 1,000 persons served	Future Development Requirements
Persons Served				
Residents	1.000	10,240		2,089
Employees	0.500	2,989		824
Total Persons Served		13,229		2,913
Equipment				
Vehicles		3	0.23	0.66
Computers		14	1.06	3.08

pb_los

Source: County of Colusa; EPS.

[1] Service population estimates are derived based on a weighting of 1.0 for residents and 0.5 for employees.

Appendix "A"

Purpose of the Fee

The purpose of the fee is to fund Planning and Building Departments facilities, equipment, and associated technological infrastructure necessary to serve new development and ensure that new development pays its proportionate and fair share of future Planning and Building Departments facility improvements.

Use of the Fee

Fee revenue will contribute funding for the expansion of Planning and Building Departments facilities, continued investment in equipment, and participation in the shared technological infrastructure that supports Planning and Building Departments functions.

The Reasonable Relationship Between the Need for the Fee and the Type of Development on Which the Fee Is Imposed

The Planning and Building fee will be used to fund expansion of Planning and Building Departments facilities, continued investment in equipment, and participation in the shared technological infrastructure that supports Planning and Building Departments functions. New residential and nonresidential development in the County will generate new residents and employees that will result in an increased demand for services and facilities and equipment included in the fee program.

A reasonable relationship therefore exists between the use of the Planning and Building Departments fee and the new residential and nonresidential development on which the fee is imposed because the fee will be used to construct the expansion of Planning and Building Departments facilities, continued investment in equipment, and participation in the shared technological infrastructure that supports Planning and Building Departments functions.

Reasonable Relationship Between the Need for Facilities and the Type of Development on Which the Fee Is Imposed

New residents and employees of new residential and nonresidential development will contribute to countywide demand for Planning and Building Departments services. The fee, charged to new residential and nonresidential development, will be used consistent with the manner described above, thus ensuring a relationship between the residential and nonresidential development being charged the fee and the manner in which the fee revenue is used.

A reasonable relationship therefore exists between the need for increased capacity of the Planning and Building Departments facilities and the new residential and nonresidential development on which the fee is imposed because the increased capacity of the Planning and Building Departments facilities is necessary to accommodate increased service population of the County.

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Reasonable Relationship Between the Amount of the Fee and the Cost of Facilities or Portion of Facilities Attributed to Development on Which the Fee Is Imposed

The total cost of Planning and Building Departments facilities is allocated amongst the projected new County residential and nonresidential land uses based on the proportional demand each land use is anticipated to generate for the facilities. Demand for Planning and Building Departments facilities is measured by persons served by each land use category.

A reasonable relationship therefore exists between the amount of the cost of Planning and Building Departments facilities attributed to the residential and nonresidential development on which the fee is imposed because the cost is allocated based on the demand generated by new development for services as measured by the persons served by each development type.

Appendix "A"

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7. Probation Facilities Fee Program

The County Probation Department provides community safety services, including criminal offender supervision and enforcement of court-ordered criminal rehabilitation programs, such as community service. The County's probation facilities fee program was first established in 2006.

Methodology

The Probation Department serves both residents and businesses in the County, and thus, the probation facilities impact fee is charged to both residential and nonresidential development. The fee is designed to cover costs associated with new and improved facilities and equipment necessary for the Probation Department to provide services to County residents and business.

This Report assumes all costs for facility development, and the future equipment and vehicles needed to maintain the existing level of service, are allocated to land uses based on service population.

Fee Calculation

The probation facilities impact fee is calculated in 2 steps. First, the fair share cost allocated to new development is divided by the growth in service population projected between 2021 and 2041. This yields a per resident cost of \$545 and a cost per employee of \$273, as shown in **Table 15**.

Second, the cost for each type of residential unit is determined by multiplying the number of persons projected for each household by the per resident cost. For nonresidential development, the cost per 1,000 square feet of floor area is determined by multiplying the number of employees per 1,000 square feet for the 3 categories of nonresidential uses. As shown in **Table 15**, this calculation results in a maximum impact fee of \$1,690 for single-family units and \$1,297 for multifamily units. For nonresidential development, the maximum impact fee is \$389 per 1,000 square feet of commercial floor area, \$151 per 1,000 square feet of industrial floor area, and \$76 per 1,000 square feet of agricultural floor area.

Program Improvements and Cost Allocation

The 2 main components of the probation facilities fee program, as shown on **Table 16**, include the cost of new and improved facilities and the cost of equipment used by employees of the Probation Department. Facilities costs include approximately 20,000 square feet of parking space needed for Probation Department operations and

Appendix "A"

Table 15
County of Colusa Development Impact Fee Update
Probation Facilities Cost Allocation

Probation

Item	Persons per Household / Employee per Sq. Ft.	Amount
Persons Served		
Future Residents		2,089
Future Employees		824
Future Persons Served		2,913
Total Probation Costs Allocated to Future Development [1]		\$1,587,691
Cost per Persons Served		\$545
Cost per Resident		\$545
Cost per Employee		\$273
Fee by Land Use Category		
Residential	<u>persons</u> <u>per unit</u>	<u>per unit</u>
Single-Family	3.10	\$1,690
Multifamily	2.38	\$1,297
Nonresidential	<u>emp per</u> <u>1,000 sq. ft.</u>	<u>per 1,000 sq. ft.</u>
Commercial	1.43	\$389
Industrial	0.56	\$151
Agricultural	0.28	\$76

probation_fee

[1] See Table 16 for details.

Appendix "A"

**Table 16
County of Colusa Development Impact Fee Update
Estimated Probation Facility and Equipment Costs**

Probation

Planned Facilities/Equipment	Future Facility Requirement		Total Cost
	Unit Cost	No. of Units	
Facilities			
Administrative Office Spaces	\$125 per sq. ft.	6,636 sq. ft.	\$829,500
Day Reporting Center	\$125 per sq. ft.	2,836 sq. ft.	\$354,500
Parking Lots	\$15 per sq. ft.	20,224 sq. ft.	\$303,360
Subtotal Facilities			\$1,487,360
Equipment & Vehicles [1]			
Radios	\$1,200 per radio	2.86 radios	\$3,435
Ballistic Vests	\$1,200 per vests	2.64 vests	\$3,171
Weapons	\$700 per weapon	2.64 weapons	\$1,850
Tasers	\$1,200 per taser	2.64 tasers	\$3,171
Police SUV	\$40,000 per vehicle	1.32 vehicles	\$52,848
Van	\$40,000 per vehicle	0.66 vehicles	\$26,424
Computers	\$1,530 per computer	6.17 computers	\$9,433
Subtotal Equipment & Vehicles			\$100,331
Total Probation Facility/Equipment Costs for Future Development			\$1,587,691

probation_costs

Source: County of Colusa.

[1] Future Equipment & Vehicles needs based on existing level of service. See Table 17 for details.

Appendix "A"

approximately 10,000 square feet of office space for the department. Equipment costs include vehicles and computers, as well as specialized probation officer equipment such as radios, tasers, and ballistics vests. The total amount of equipment needed is based on maintaining current levels of service with future service population growth.

The projected cost of the Probation Department facilities is \$1,487,360. Because these facilities are only needed to serve future service population growth, 100 percent of the facilities cost is allocated to the impact fee program. The equipment costs, which total \$100,331, are based on the needed equipment to maintain current levels of service for future population and employment growth. The average cost of maintaining the current level of service while accommodating future service population growth is charged to new development.

The majority of Probation Department equipment costs are for new vehicles for the department. According to **Table 17**, there are approximately 0.45 sport utility vehicles (SUVs) and 0.23 vans in the department's inventory per 1,000 people in the County's service population. To maintain this service level with the addition of 2,913 people to the service population by 2041, the department would need to add approximately 1.32 SUVs and 0.66 vans to their inventory.

Service Population

The probation facilities fee will be charged to residential and nonresidential development, and as such, the calculation is based on the County's current and future population. As shown on **Table 17**, the total County service population is expected to grow from 13,229 to 16,142, an increase of 2,913 people. The service population resulting from new growth represents 22 percent of the projected 2041 service population. For the probation facilities fee, which is tied to residential and nonresidential growth and demand, this represents the fair share allocation of costs related to the investments needed to serve new growth.

Mitigation Fee Act Nexus Findings

Nexus findings are provided below addressing (1) the purpose of the fee, (2) the use of the fee, (3) the reasonable relationship between the use of fee revenue and the type of development on which the fee is imposed, (4) the reasonable relationship between the need for facility and type of project on which the fee is imposed, and (5) the reasonable relationship between the amount of the fee and cost of facilities or portion of facilities attributed to development on which the fee is imposed. The technical information and calculations provided above support these nexus findings/requirements.

Purpose of the Fee

The purpose of the fee is to fund Probation Department facilities, equipment, and associated technological infrastructure necessary to serve new development and ensure that new development pays its proportionate and fair share of future Probation Department facility improvements.

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Table 17
County of Colusa Development Impact Fee Update
Probation Equipment Existing Level of Service Standards

Probation

Item	Employee Weighting Factor Assumption [1]	Existing Inventory	Existing Level of Service <i>per 1,000 persons served</i>	Future Development Requirements
Persons Served				
Residents	1.000	10,240		2,089
Employees	0.500	2,989		824
Total Persons Served		13,229		2,913
Equipment				
Radios		13	0.98	2.86
Ballistic Vests		12	0.91	2.64
Weapons		12	0.91	2.64
Tasers		12	0.91	2.64
Police SUV		6	0.45	1.32
Van		3	0.23	0.66
Computers		28	2.12	6.17

probation_los

Source: County of Colusa; EPS.

[1] Service population estimates are derived based on a weighting of 1.0 for residents and 0.5 for employees.

Appendix "A"

Use of the Fee

Fee revenue will contribute funding for the expansion of Probation Department facilities, continued investment in equipment, and participation in the shared technological infrastructure that supports Probation Department functions.

The Reasonable Relationship Between the Need for the Fee and the Type of Development on Which the Fee Is Imposed

The Probation Department fee will be used to fund expansion of Probation Department facilities, continued investment in equipment, and participation in the shared technological infrastructure that supports Probation Department functions. New residential and nonresidential development in the County will generate new residents and employees that will result in an increased demand for services and facilities and equipment included in the fee program.

A reasonable relationship therefore exists between the use of the Probation Department fee and the new residential and nonresidential development on which the fee is imposed because the fee will be used to construct the expansion of Probation Department facilities, continued investment in equipment, and participation in the shared technological infrastructure that supports Probation Department functions.

Reasonable Relationship Between the Need for Facilities and the Type of Development on Which the Fee Is Imposed

New residents and employees of new residential and nonresidential development will contribute to countywide demand for Probation Department services. The fee, charged to new residential and nonresidential development, will be used consistent with the manner described above, thus ensuring a relationship between the residential and nonresidential development being charged the fee and the manner in which the fee revenue is used.

A reasonable relationship therefore exists between the need for increased capacity of the Probation Department facilities and the new residential and nonresidential development on which the fee is imposed because the increased capacity of the Probation Department facilities is necessary to accommodate the increased service population of the County.

Reasonable Relationship Between the Amount of the Fee and the Cost of Facilities or Portion of Facilities Attributed to Development on Which the Fee Is Imposed

The total cost of Probation Department facilities is allocated amongst the projected new County residential and nonresidential land uses based on the proportional demand each land use is anticipated to generate for the facilities. Demand for Probation Department facilities is measured by persons served by each land use category.

A reasonable relationship therefore exists between the amount of the cost of Probation Department facilities attributed to the residential and nonresidential development on which the fee is imposed because the cost is allocated based on the demand generated by new development for services as measured by the persons served by each development type.

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8. Public Works Roadways Fee Program

The Public Works Department provides services related to the planning, design, construction, and operation of public infrastructure throughout the County, including roads and bridges, flood control, water conservation, and solid waste collection. The Public Works Roadway fee program is designed to cover new and expanded roadway facilities needed to accommodate transportation demand growth associated with new development in the County.

Methodology

The County roadway system serves both residents and businesses in the County, and thus, the roadway impact fee is charged to both residential and nonresidential development. The fee is designed to cover costs associated with new and improved roadways necessary to provide safe and reliable transportation for people living and working in the County.

This Report apportions costs to new development based on new development's proportion of total transportation equivalent dwelling units.

Fee Calculation

The roadways impact fee is calculated in 2 steps. First, a Dwelling Unit Equivalent (DUE) is calculated for each land use category based on each use's trip generation rate, as derived from the 9th Edition of the Institute of Transportation Engineers' Trip Generation Manual. For example, a single-family unit is assigned 1 DUE, while 1,000 square feet of commercial floor area is assigned 1.272 DUE. Then, the total roadway costs allocated to future development are divided by the total projected new DUEs resulting from new development between 2021 and 2041. This yields a per DUE cost of \$3,951, as shown in **Table 18**.

Second, the cost for each type of land use is determined by multiplying the per-DUE cost of roadways by that land use's calculated DUE projected for each household by the per resident cost. As shown in **Table 18**, this calculation results in a maximum impact fee of \$3,951 for single-family units and \$2,450 for multifamily units. For nonresidential development, the maximum impact fee is \$5,026 per 1,000 square feet of commercial floor area, \$1,185 per 1,000 square feet of industrial floor area, and \$593 per 1,000 square feet of agricultural floor area.

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Table 18
County of Colusa Development Impact Fee Update
Public Works: Roadways Cost Allocation

Public Works

Item	Persons per Household / Employee per Sq. Ft.	Amount
Future Transportation DUEs [1]		1,743
Total Roadways Costs Allocated to Future Development [2]		\$6,885,959
Cost per Transportation DUE		\$3,951
Fee by Land Use Category		
Residential	<u>DUEs</u> <u>per unit</u>	<u>per unit</u>
Single-Family	1.00	\$3,951
Multifamily	0.62	\$2,450
Nonresidential	<u>DUEs per</u> <u>1,000 sq. ft.</u>	<u>per 1,000 sq. ft.</u>
Commercial	1.27	\$5,026
Industrial	0.30	\$1,185
Agricultural	0.15	\$593

pw_fee

[1] See Table 20.
 [2] See Table 19.

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Program Improvements and Cost Allocation

As shown in **Table 19**, the roadways impact fee program includes approximately 66 centerline (or lane) miles of new and improved roadways, such as Maxwell Road, Lonestar Road, and Grimes Arbuckle Avenue. The total cost of these facilities is \$34.7 million. Because both existing and future residents and employees in the County will benefit from these new and improved facilities, the fee program only includes 19.8 percent, or new development's fair share of these costs. This fair share cost amounts to \$6.9 million.

The 19.8 percent fair share allocation for new development is calculated by determining the proportion of total DUEs in the County in 2041 that are from new growth occurring between 2021 and 2041. As shown in **Table 20**, there will be approximately 8,782 DUEs in the County in 2041. New growth occurring between 2021 and 2041 will account for 1,743 DUEs, or 19.8 percent of total 2041 DUEs. This is the proportion of roadway cost that is allocated to the fee program to be paid by new development.

Service Population

The roadway facilities fee will be charged to residential and nonresidential development, and as such, the calculation is based on the vehicle trips generated by current and future population. As shown on **Table 20**, the total number of trips generated by land uses in the County is expected to rise from 7,040 to 8,782, an increase of 1,743 trips. The vehicle trips resulting from new growth represent 19.8 percent of the total vehicle trips generated by the 2041 service population. For the roadways facilities fee, which is tied to residential and nonresidential growth and demand, this represents the fair share allocation of costs related to the investments needed to serve new growth.

Mitigation Fee Act Nexus Findings

Nexus findings are provided below addressing (1) the purpose of the fee, (2) the use of the fee, (3) the reasonable relationship between the use of fee revenue and the type of development on which the fee is imposed, (4) the reasonable relationship between the need for facility and type of project on which the fee is imposed, and (5) the reasonable relationship between the amount of the fee and cost of facilities or portion of facilities attributed to development on which the fee is imposed. The technical information and calculations provided above support these nexus findings/requirements.

Purpose of the Fee

The purpose of the fee is to fund roadway expansions and improvements to serve new development and ensure that new development pays its proportionate and fair share of future roadway facility improvements.

Appendix "A"

**Table 19
County of Colusa Development Impact Fee Update
Estimated Planned Roadways Facility Costs**

Public Works

Planned Facilities/Equipment	Future Facility Requirement		Total Cost
	Unit Cost	No. of Units	
Roadways			
Maxwell Site Road/Oak St	\$525,000 per centerline mile	7.5 miles	\$3,937,500
Maxwell Road	\$525,000 per centerline mile	8.6 miles	\$4,515,000
Old 99 W - Williams City Limits to Glenn Co	\$525,000 per centerline mile	15 miles	\$7,875,000
Old 99 W - Arbuckle to Yolo County	\$525,000 per centerline mile	6.75 miles	\$3,543,750
Lonestar Rd	\$525,000 per centerline mile	9.7 miles	\$5,092,500
Grimes Arbuckle Rd	\$525,000 per centerline mile	12.25 miles	\$6,431,250
Wildwood Ave	\$525,000 per centerline mile	6.3 miles	\$3,307,500
Total Roadways Costs			\$34,702,500
Costs Allocated to New Development [1]		19.8%	\$6,885,959

pw_costs

Source: County of Colusa.

[1] Costs allocated to new development based on new development's share of total estimated transportation DUEs.
See Table 20 for details.

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Table 20
County of Colusa Development Impact Fee Update
Public Works: Existing and Future Transportation DUEs

Public Works

Land Use	DUE Assumptions [1]	Existing		Future		Total Transportation DUEs	Future as % of Total DUEs (Total Only)
		Units/ Sq. Ft.[2]	Trip DUEs	Units/ Sq. Ft.[2]	Trip DUEs		
Residential							
	<i>per unit</i>	<i>units</i>					
Single-Family [3]	1.000	5,780	5,780	592	592	6,372	-
Multifamily [4]	0.620	886	549	106	66	615	-
Subtotal Residential		6,666	6,329	698	658	6,987	-
Nonresidential							
	<i>per 1,000 sq. ft.</i>	<i>bldg. sq. ft.</i>					
Commercial [5]	1.272	492,669	627	399,659	508	1,135	-
Industrial [6]	0.300	179,703	54	1,297,725	389	443	-
Agricultural [7]	0.150	197,321	30	1,248,126	187	217	-
Subtotal Nonresidential		869,693	710	2,945,510	1,085	1,795	-
Total			7,040		1,743	8,782	19.8%

road_trips

Source: Colusa County General Plan Update Background Report, June 2010; County of Placer Countywide Traffic Fee Program Schedule (August 24, 2020); EPS.

- [1] DUE assumptions from the County of Placer Countywide Traffic Fee Program Schedule, which are based on the Institute of Transportation Engineers Trip Generation Manual, 9th Edition.
- [2] Existing nonresidential building square footage is based on Table 1.1-4: Assessed Land Uses - Unincorporated County from the Colusa County General Plan Update Background Report prepared June 2010.
- [3] Uses ITE Code 210, Single Family land use category.
- [4] Uses ITE Code 220, Multi-Family/Apartment land use category.
- [5] Uses ITE Code 820, Local Shopping Center (≤200 Ksf) land use category.
- [6] Uses ITE Code 150, Warehouse land use category.
- [7] Assumes the Agricultural uses travel demand is half of Industrial/Warehouse.

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Use of the Fee

Fee revenue will contribute funding for the expansion and improvement of County-operated roadways.

The Reasonable Relationship Between the Need for the Fee and the Type of Development on Which the Fee Is Imposed

The Public Works roadway fee will be used to fund roadway expansion and improvements. New residential and nonresidential development in the County will generate new residents and employees that will result in increased traffic on roadways included in the fee program.

A reasonable relationship therefore exists between the use of the Public Works roadway fee and the new residential and nonresidential development on which the fee is imposed because the fee will be used to construct expanded capacity on roadways included in the fee program.

Reasonable Relationship Between the Need for Facilities and the Type of Development on Which the Fee Is Imposed

New residents and employees of new residential and nonresidential development will contribute to increased traffic volumes on roadways included in the fee program. New residential and nonresidential development and the associated new residents and employees in the County will make vehicle trips on County-operated roadways. The fee, charged to new residential and nonresidential development, will be used consistent with the manner described above, thus ensuring a relationship between the residential and nonresidential development being charged the fee and the manner in which the fee revenue is used.

A reasonable relationship therefore exists between the need for increased capacity of roadways included in the fee program and the new residential and nonresidential development on which the fee is imposed because the increased capacity of roadway facilities is necessary to accommodate the increased service population of the County.

Reasonable Relationship Between the Amount of the Fee and the Cost of Facilities or Portion of Facilities Attributed to Development on Which the Fee Is Imposed

The total cost of Public Works roadway facilities is allocated amongst the projected new County residential and nonresidential land uses based on the proportional demand each land use is anticipated to generate for the facilities. Demand for Probation Department facilities is measured by persons served by each land use category.

A reasonable relationship therefore exists between the amount of the cost of Probation Department facilities attributed to the residential and nonresidential development on which the fee is imposed because the cost is allocated based on the demand generated by new development for services as measured by the persons served by each development type.

Appendix "A"

9. Agriculture and Air Pollution Facilities

The County Department of Agriculture and Air Pollution Control District (CCAPCD) provides enforcement and administration of agricultural and air pollution-related laws, regulations, and programs. The County does not have an agriculture and air pollution impact fee program.

Methodology

The Department of Agriculture and CCAPCD serve both residents and businesses in the County and thus the agriculture and air pollution facilities impact fee is charged to both residential and nonresidential development. The fee is designed to cover costs associated with new and improved equipment necessary for the Department of Agriculture and CCAPCD to provide services to County residents and business.

This Report allocates the total weight truck costs and the number of vehicles and computers needed to maintain the existing level of service. Costs for future development are allocated to land uses based on service population.

Fee Calculation

The agriculture and air pollution facilities impact fee is calculated in 2 steps. First, the fair share cost allocated to new development is divided by the growth in service population projected between 2021 and 2041. This yields a per resident cost of \$74 and a cost per employee of \$37, as shown in **Table 21**.

Second, the cost for each type of residential unit is determined by multiplying the number of persons projected for each household by the per resident cost. For nonresidential development, the cost per 1,000 square feet of floor area is determined by multiplying the number of employees per 1,000 square feet for the 3 categories of nonresidential uses. As shown in **Table 21**, this calculation results in a maximum impact fee of \$228 for single-family units and \$175 for multifamily units. For nonresidential development, the maximum impact fee is \$53 per 1,000 square feet of commercial floor area, \$20 per 1,000 square feet of industrial floor area, and \$10 per 1,000 square feet of agricultural floor area.

Program Improvements and Cost Allocation

The 2 main components of the agriculture and air pollution fee program, as shown on **Table 22**, include the cost of new vehicles and the cost of equipment used by employees of the Department of Agriculture and CCAPCD. Vehicle costs include a weigh truck and

Table 21
County of Colusa Development Impact Fee Update
Agricultural & Air Pollution Facilities Cost Allocation

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Agricultural & Air Pollution

Item	Persons per Household / Employee per Sq. Ft.	Amount
Persons Served		
Future Residents		2,089
Future Employees		824
Future Persons Served		2,913
<hr/>		
Total Agricultural & Air Pollution Costs Allocated to Future Development [1]		\$214,645
<hr/>		
Cost per Persons Served		\$74
Cost per Resident		\$74
Cost per Employee		\$37
<hr/>		
Fee by Land Use Category		
Residential	<u>persons</u> <u>per unit</u>	<u>per unit</u>
Single-Family	3.10	\$228
Multifamily	2.38	\$175
Nonresidential	<u>emp per</u> <u>1,000 sq. ft.</u>	<u>per 1,000 sq. ft.</u>
Commercial	1.43	\$53
Industrial	0.56	\$20
Agricultural	0.28	\$10
<hr/>		
		<i>ag_fee</i>

[1] See Table 22.

Table 22
County of Colusa Development Impact Fee Update
Estimated Planned Agricultural & Air Pollution Facility Costs

Appendix "A"

Agricultural & Air Pollution

Planned Facilities/Equipment	Future Facility Requirement		Total Cost
	Unit Cost	No. of Units	
Equipment & Vehicles [1]			
Weight Truck	\$200,000 per truck	0.22 truck	\$44,040
Vehicles	\$35,000 per vehicle	4.62 vehicle	\$161,846
Computers	\$1,530 per computer	5.73 computers	\$8,759
Total Agricultural & Air Pollution Facility Costs for Future Development			\$214,645

ag_costs

Source: County of Colusa.

[1] Future Vehicles and Computers based on existing level of service. See Table 23 for details.

Appendix "A"

standard automobiles for employee use. Equipment costs include computers. The total amount of vehicles and equipment needed is based on maintaining current levels of service with future service population growth.

The projected cost of the aforementioned vehicles and equipment is \$224,173, as shown in **Table 22**. The vehicle and computer needs are based on the equipment needed to maintain current levels of service for future population and employment growth. The average cost of maintaining the current level of service while accommodating future service population growth is charged to new development.

Currently, the Department of Agriculture and CCAPCD have 0.08 weight trucks, 0.15 vehicles, and 1.97 computers per 1,000 people in the County's service population, as shown **Table 23**. To maintain this service level with the addition of 2,913 people to the service population by 2041, the department would need to add approximately 0.22 weight trucks, 0.44 vehicles, and 5.73 computers to their inventory.

Service Population

The agriculture and air pollution facilities fee will be charged to residential and nonresidential development, and as such, the calculation is based on the County's current and future population. As shown on **Table 23**, the total County service population is expected to grow from 13,229 to 16,142, an increase of 2,913 people. The service population resulting from new growth represents 22 percent of the projected 2041 service population.

Mitigation Fee Act Nexus Findings

Nexus findings are provided below addressing (1) the purpose of the fee, (2) the use of the fee, (3) the reasonable relationship between the use of fee revenue and the type of development on which the fee is imposed, (4) the reasonable relationship between the need for facility and type of project on which the fee is imposed, and (5) the reasonable relationship between the amount of the fee and cost of facilities or portion of facilities attributed to development on which the fee is imposed. The technical information and calculations provided above support these nexus findings/requirements.

Purpose of the Fee

The purpose of the fee is to fund Department of Agriculture and CCAPCD equipment and ensure that new development pays its proportionate and fair share of future equipment purchases.

Use of the Fee

Fee revenue will contribute funding for the purchase of Department of Agriculture and CCAPCD equipment.

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Table 23
County of Colusa Development Impact Fee Update
Agricultural & Air Pollution Existing Level of Service Standards and Future Requirement

**Agricultural &
Air Pollution**

Item	Employee Weighting Factor Assumption [1]	Existing Inventory	Existing Level of Service <i>per 1,000 persons served</i>	Future Development Requirements
Persons Served				
Residents	1.000	10,240		2,089
Employees	0.500	2,989		824
Total Persons Served		13,229		2,913
Equipment				
Weight Trucks		1	0.08	0.22
Vehicles		21	1.59	4.62
Computers		26	1.97	5.73

ag_lo

Source: County of Colusa; EPS.

[1] Service population estimates are derived based on a weighting of 1.0 for residents and 0.5 for employees.

Appendix "A"

The Reasonable Relationship Between the Need for the Fee and the Type of Development on Which the Fee Is Imposed

The Department of Agriculture and CCAPCD fee will be used to fund equipment. New residential and nonresidential development in the County will generate new residents and employees that will result in an increased need for equipment included in the fee program.

A reasonable relationship therefore exists between the use of the Department of Agriculture and CCAPCD fee and the new residential and nonresidential development on which the fee is imposed because the fee will be used to fund equipment included in the fee program.

Reasonable Relationship Between the Need for Facilities and the Type of Development on Which the Fee Is Imposed

New residents and employees of new residential and nonresidential development will contribute to expanded services for the Department of Agriculture and CCAPCD and the equipment included in the fee program. The fee, charged to new residential and nonresidential development, will be used consistent with the manner described above, thus ensuring a relationship between the residential and nonresidential development being charged the fee and the manner in which the fee revenue is used.

A reasonable relationship therefore exists between the need for equipment included in the fee program and the new residential and nonresidential development on which the fee is imposed because the new equipment is necessary to accommodate the increased service population of the County.

Reasonable Relationship Between the Amount of the Fee and the Cost of Facilities or Portion of Facilities Attributed to Development on Which the Fee Is Imposed

The total cost of Department of Agriculture and CCAPCD equipment is allocated amongst the projected new County residential and nonresidential land uses based on the proportional demand each land use is anticipated to generate for the facilities. Demand for Department of Agriculture and CCAPCD equipment is measured by persons served by each land use category.

A reasonable relationship therefore exists between the amount of the cost of Department of Agriculture and CCAPCD equipment attributed to the residential and nonresidential development on which the fee is imposed because the cost is allocated based on the demand generated by new development for services as measured by the persons served by each development type.

Appendix "A"

10. Environmental Health Facilities

The County Environmental Health Department provides public and environmental health services for people living or working in the County. This includes permitting and inspection services for food service establishments, cottage food operations and public pools, as well as protection of environmental health through oversight of hazardous materials cleanup and disposal, small water systems and water wells. The County does not have an environmental health fee program.

Methodology

The Department of Environmental Health serves both residents and businesses in the County, and thus, the environmental health facilities impact fee is charged to both residential and nonresidential development. The fee is designed to cover costs associated with new and improved equipment necessary for the Department of Environmental Health to provide services to County residents and business.

This Report allocates costs to new development based on the number of vehicles and computers needed to maintain the existing level of service. Costs for future development are allocated to land uses based on service population.

Fee Calculation

The environmental health impact fee is calculated in 2 steps. First, the fair share cost allocated to new development is divided by the growth in service population projected between 2021 and 2041. This yields a per resident cost of \$5.87 and a cost per employee of \$2.93, as shown in **Table 24**.

Second, the cost for each type of residential unit is determined by multiplying the number of persons projected for each household by the per resident cost. For nonresidential development, the cost per 1,000 square feet of floor area is determined by multiplying the number of employees per 1,000 square feet for the 3 categories of nonresidential uses. As shown in **Table 24**, this calculation results in a maximum impact fee of \$18 for single-family units and \$14 for multifamily units. For nonresidential development, the maximum impact fee is \$4 per 1,000 square feet of commercial floor area, \$2 per 1,000 square feet of industrial floor area, and \$1 per 1,000 square feet of agricultural floor area.

Table 24
 County of Colusa Development Impact Fee Update
 Environmental Health Facilities Cost Allocation

Appendix "A"

Environmental Health

Item	Persons per Household / Employee per Sq. Ft.	Amount
Persons Served		
Future Residents		2,089
Future Employees		824
Future Persons Served		2,913
<hr/>		
Total Environmental Health Costs Allocated to Future Development [1]		\$17,098
<hr/>		
Cost per Persons Served		\$5.87
Cost per Resident		\$5.87
Cost per Employee		\$2.93
<hr/>		
Fee by Land Use Category		
	<u>persons</u>	
Residential	<u>per unit</u>	<u>per unit</u>
Single-Family	3.10	\$18
Multifamily	2.38	\$14
	<u>emp per</u>	
Nonresidential	<u>1,000 sq. ft.</u>	<u>per 1,000 sq. ft.</u>
Commercial	1.43	\$4
Industrial	0.56	\$2
Agricultural	0.28	\$1

env_fee

[1] See Table 25.

Appendix "A"

Program Improvements and Cost Allocation

The 2 main components of the environmental health facilities fee program, as shown on **Table 25**, include the cost of new vehicles and the cost of equipment used by employees of the Department of Environmental Health. The total amount of vehicles and equipment needed is based on maintaining current levels of service with future service population growth.

The projected cost of the aforementioned vehicles and equipment facilities is \$17,098, as shown in **Table 25**. The vehicle and computer needs are based on the equipment needed to maintain current levels of service for future population and employment growth. The average cost of maintaining the current level of service while accommodating future service population growth is charged to new development.

Currently, the Department of Environmental Health has 0.15 vehicles and 0.38 computers per 1,000 people in the County's service population, as shown **Table 26**. To maintain this service level with the addition of 2,913 people to the service population by 2041, the department would need to add approximately 0.44 vehicles and 1.10 computers to their inventory.

Service Population

The environmental health facilities fee will be charged to residential and nonresidential development, and as such, the calculation is based on the County's current and future population. As shown on **Table 26**, the total County service population is expected to grow from 13,229 to 16,142, an increase of 2,913 people. The service population resulting from new growth represents 22 percent of the projected 2041 service population.

Mitigation Fee Act Nexus Findings

Nexus findings are provided below addressing (1) the purpose of the fee, (2) the use of the fee, (3) the reasonable relationship between the use of fee revenue and the type of development on which the fee is imposed, (4) the reasonable relationship between the need for facility and type of project on which the fee is imposed, and (5) the reasonable relationship between the amount of the fee and cost of facilities or portion of facilities attributed to development on which the fee is imposed. The technical information and calculations provided above support these nexus findings/requirements.

Purpose of the Fee

The purpose of the fee is to fund Department of Environmental Health equipment purchases and ensure that new development pays its proportionate and fair share of future equipment purchases.

Appendix "A"

Table 25
County of Colusa Development Impact Fee Update
Estimated Planned Environmental Health Facility Costs

**Environmental
Health**

Planned Facilities/Equipment	Future Facility Requirement		Total Cost
	Unit Cost	No. of Units	
Equipment & Vehicles [1]			
Vehicles	\$35,000 per vehicle	0.44 vehicles	\$15,414
Computers	\$1,530 per computer	1.10 computers	\$1,685
Total Environmental Health Facility/Equipment Costs for Future Development			\$17,098

env_costs

Source: County of Colusa.

[1] Future vehicles based on existing level of service. See Table 26 for details.

Appendix "A"

Table 26
County of Colusa Development Impact Fee Update
Environmental Health Existing Level of Service Standards and Future Requirement

Environmental Health

Item	Employee Weighting Factor Assumption	Existing Inventory	Existing Level of Service per 1,000 persons served	Future Development Requirements
Persons Served				
Residents	1.000	10,240		2,089
Employees	0.500	2,989		824
Total Persons Served		13,229		2,913
Equipment & Vehicles				
Vehicles		2	0.15	0.44
Computers		5	0.38	1.10

env_los

Source: County of Colusa; EPS.

Appendix "A"

Use of the Fee

Fee revenue will contribute funding for the purchase of Department of Environmental Health equipment.

The Reasonable Relationship Between the Need for the Fee and the Type of Development on Which the Fee Is Imposed

The Department of Environmental Health fee will be used to fund equipment. New residential and nonresidential development in the County will generate new residents and employees that will result in an increased need for equipment included in the fee program.

A reasonable relationship therefore exists between the use of the Department of Environmental Health fee and the new residential and nonresidential development on which the fee is imposed because the fee will be used to fund equipment included in the fee program.

Reasonable Relationship Between the Need for Facilities and the Type of Development on Which the Fee Is Imposed

New residents and employees of new residential and nonresidential development will contribute to expanded services for the Department of Environmental Health and the equipment included in the fee program. The fee, charged to new residential and nonresidential development, will be used consistent with the manner described above, thus ensuring a relationship between the residential and nonresidential development being charged the fee and the manner in which the fee revenue is used.

A reasonable relationship therefore exists between the need for equipment included in the fee program and the new residential and nonresidential development on which the fee is imposed because the new equipment is necessary to accommodate the increased service population of the County.

Reasonable Relationship Between the Amount of the Fee and the Cost of Facilities or Portion of Facilities Attributed to Development on Which the Fee Is Imposed

The total cost of Department of Environmental Health equipment is allocated amongst the projected new County residential and nonresidential land uses based on the proportional demand each land use is anticipated to generate for the facilities. Demand for Department of Environmental Health equipment is measured by persons served by each land use category.

A reasonable relationship therefore exists between the amount of the cost of Department of Environmental Health equipment attributed to the residential and nonresidential development on which the fee is imposed because the cost is allocated based on the demand generated by new development for services as measured by the persons served by each development type.

Appendix "A"

11. Fire Facilities Fee

There are 3 fire districts in the County, providing fire protection and emergency response services to residents and businesses within their respective districts. These 3 districts are the Bear River/Indian Valley Fire District, the Princeton Fire District, and the Sacramento River Fire District (collectively, the districts).

This section will discuss the maximum justified fees for the districts based on the information received from fire district staff. County staff will request that a lower fee be implemented for each district based on countywide averages from other fire fee programs in the County.

Methodology

The districts serve both residents and businesses in the County, and thus, the fire facilities impact fee is charged to both residential and nonresidential development. The fee is designed to cover costs associated with new and improved equipment necessary for the districts to provide services to County residents and business.

Fee Calculation

The fire facilities impact fee is calculated in 2 steps. First, the fair share cost for each district allocated to new development is divided by the growth in service population projected between 2021 and 2041 within each district. This yields a per resident cost and a per employee cost for each district, as shown in **Table 27**.

Second, the cost for each type of residential unit is determined by multiplying the number of persons projected for each household by the per resident cost. For nonresidential development, the cost per 1,000 square feet of floor area is determined by multiplying the number of employees per 1,000 square feet for the 3 categories of nonresidential uses. As shown in **Table 27**, this calculation results in a maximum impact fee for single-family units and multifamily units within each district. For nonresidential development, the maximum impact fee is differentiated by commercial, industrial, and agriculture land uses within each district.

Program Improvements and Cost Allocation

The 2 main components of the fire facilities fee program, as shown on **Table 28**, include the cost of new vehicles and the cost and equipment used by employees of the districts. The total amount of vehicles and equipment needed is based on maintaining current levels of service with future service population growth.

Table 27-A
 County of Colusa Development Impact Fee Update
 Fire Facilities and Equipment Cost Allocation - Bear Valley/Indian Valley Fire District

Appendix "A"

Fire: Bear Valley/Indian Valley

Item	Persons per Household / Employee per Sq. Ft.	Amount
Persons Served [1]		
Future Residents		174
Future Employees		24
Future Persons Served		198
Total Fire Costs Allocated to Future Development [2]		
		\$1,654,779
Cost per Persons Served		
		\$8,357
Cost per Resident		\$8,357
Cost per Employee		\$4,179
Fee by Land Use Category		
Residential	<u>persons per unit</u>	<u>per unit</u>
Single-Family	3.10	\$25,908
Multifamily	2.38	\$19,891
Nonresidential	<u>emp per 1,000 sq. ft.</u>	<u>per 1,000 sq. ft.</u>
Commercial	1.43	\$5,970
Industrial	0.56	\$2,322
Agricultural	0.28	\$1,161

fire_fee_bv

Source: County of Colusa; EPS.

[1] Future persons served based on the growth projections for Stonyford. See Table A-1 for details.

[2] See Table 28 for details.

Table 27-B
County of Colusa Development Impact Fee Update
Fire Facilities and Equipment Cost Allocation - Princeton Fire District

Appendix "A"

Fire: Princeton

Item	Persons per Household / Employee per Sq. Ft.	Amount
Persons Served [1]		
Future Residents		220
Future Employees		31
Future Persons Served		251
<hr/>		
Total Fire Costs Allocated to Future Development [2]		\$1,017,007
<hr/>		
Cost per Persons Served		\$4,052
Cost per Resident		\$4,052
Cost per Employee		\$2,026
<hr/>		
Fee by Land Use Category		
	<u>persons</u>	
Residential	<u>per unit</u>	<u>per unit</u>
Single-Family	3.10	\$12,561
Multifamily	2.38	\$9,643
	<u>emp per</u>	
Nonresidential	<u>1,000 sq. ft.</u>	<u>per 1,000 sq. ft.</u>
Commercial	1.43	\$2,894
Industrial	0.56	\$1,126
Agricultural	0.28	\$563

fire_fee_pr

Source: County of Colusa; EPS.

[1] Future persons served based on the growth projections for Princeton. See Table A-1 for details.

[2] See Table 28 for details.

Table 27-C
 County of Colusa Development Impact Fee Update
 Fire Facilities and Equipment Cost Allocation - Sacramento River Fire District

Appendix "A"

Fire: Sacramento River

Item	Persons per Household / Employee per Sq. Ft.	Amount
Persons Served [1]		
Future Residents		214
Future Employees		29
Future Persons Served		243
Total Fire Costs Allocated to Future Development [2]		
		\$628,695
Cost per Persons Served		
Cost per Resident		\$2,587
Cost per Employee		\$1,294
Fee by Land Use Category		
Residential	<u>persons per unit</u>	<u>per unit</u>
Single-Family	3.10	\$8,020
Multifamily	2.38	\$6,158
Nonresidential	<u>emp per 1,000 sq. ft.</u>	<u>per 1,000 sq. ft.</u>
Commercial	1.43	\$1,848
Industrial	0.56	\$719
Agricultural	0.28	\$359

fire_fee_sr

Source: County of Colusa; EPS.

[1] Future persons served based on the growth projections for the Sacramento River area. See Table A-1 for details.

[2] See Table 28 for details.

Table 28
County of Colusa Development Impact Fee Update
Estimated Fire Facility and Equipment Costs

Appendix "A"

Fire

Planned Facilities/Equipment	No. of Units [1]	Replacement Value per Unit	Total Costs
Bear Valley/Indian Valley Fire District			
Type I/II Engines/Pumpers	1.22	\$600,000	\$732,743
Water tender	1.83	\$125,000	\$228,982
Type III Engines	1.83	\$250,000	\$457,965
Rescue Unit	1.83	\$125,000	\$228,982
ATV	0.61	\$10,000	\$6,106
Subtotal			\$1,654,779
Princeton Fire Protection District			
2002 Type II Engine/Pumper	0.63	\$600,000	\$375,510
2006 Type II Engine Pumper	0.63	\$600,000	\$375,510
2001 Ford F350 Command Vehicle	0.63	\$125,000	\$78,231
1996 F350	0.63	\$125,000	\$78,231
2013 Cat water tender	0.63	\$125,000	\$78,231
GMC 1986 Engine/Pumper	0.63	\$50,000	\$31,293
Subtotal			\$1,017,007
Sacramento Fire Protection District			
2009 Ford/Westate Air/Light Unit	0.18	\$250,000	\$44,274
1984 Ford/Van Pelt Type I Engine	0.18	\$600,000	\$106,258
2013 Ford HME Light Rescue	0.18	\$125,000	\$22,137
2015 International /HME Type I Engine	0.18	\$600,000	\$106,258
1994 Freightliner/Westates Type I Engine	0.18	\$600,000	\$106,258
1999 Ford/Westates Type III Engine	0.18	\$250,000	\$44,274
2003 Freightliner/Westates Type I Water Tender	0.18	\$125,000	\$22,137
2020 Chevrolet/ Staff Vehicle	0.18	\$50,000	\$8,855
2006 Freightliner/Westates Type I Engine	0.18	\$600,000	\$106,258
2020 Freightliner/Toyne Engine on TYPE II/III	0.18	\$350,000	\$61,984
Subtotal			\$628,695
Total Fire Facility/Equipment Costs for Future Development			\$3,300,481

fire_costs

Source: County of Colusa.

[1] Future vehicles based on existing level of service. See Table 29-A through Table 29-C for details.

Appendix "A"

The projected cost of the aforementioned vehicles and equipment is \$1,654,779 for the Bear River/Indian Valley District, \$1,017,007 for the Princeton Fire District, and \$628,695 for the Sacramento River District, as shown in **Table 28**. The vehicle and equipment needs are based on the equipment needed to maintain current levels of service for future population and employment growth. The average cost of maintaining the current level of service while accommodating future service population growth is charged to new development.

For example, the Bear River/Indian Valley Fire District currently serves 339 total people and has 3 Type III Fire Engines, as shown on **Table 29A**. To maintain this service level with the addition of 207 people to the service population by 2041, the district would need to add approximately 1.83 Type III Fire Engines to their inventory.

Service Population

The fire facilities fee will be charged to residential and nonresidential development, and as such, the calculation is based on the County's current and future population. As shown on **Table 29**, the total service population is expected to grow by 207 people in the Bear River/Indian Valley Fire District, 276 people in the Princeton Fire District, and 532 people in the Sacramento River Fire District.

Mitigation Fee Act Nexus Findings

Nexus findings are provided below addressing (1) the purpose of the fee, (2) the use of the fee, (3) the reasonable relationship between the use of fee revenue and the type of development on which the fee is imposed, (4) the reasonable relationship between the need for facility and type of project on which the fee is imposed, and (5) the reasonable relationship between the amount of the fee and cost of facilities or portion of facilities attributed to development on which the fee is imposed. The technical information and calculations provided above support these nexus findings/requirements.

Purpose of the Fee

The purpose of the fee is to fund fire district equipment purchases and ensure that new development pays its proportionate and fair share of future equipment purchases.

Use of the Fee

Fee revenue will contribute funding for the purchase of fire district equipment.

The Reasonable Relationship Between the Need for the Fee and the Type of Development on Which the Fee Is Imposed

The fire districts fee will be used to fund equipment. New residential and nonresidential development in each fire district included in this Report will generate new residents and employees that will result in an increased need for equipment included in the fee program.

Table 29-A
 County of Colusa Development Impact Fee Update
 Fire - Bear Valley / Indian Valley Fire District Equipment Existing Level of Service Standards

Appendix "A"

Fire - Bear Valley / Indian Valley Fire District

Item	Employee Weighting Factor Assumption [1]	Existing Inventory [2]	Existing Level of Service per 1,000 persons served	Future Development Requirements [3]
Persons Served				
Residents	1.000	321		198
Employees	0.500	18		9
Total Persons Served		339		207
Equipment				
Type I/II Engines/Pumpers		2	5.90	1.22
Water tender		3	8.85	1.83
Type III Engines		3	8.85	1.83
Rescue Unit		3	8.85	1.83
ATV		1	2.95	0.61

fire_bv_los

Source: County of Colusa; EPS.

- [1] Service population estimates are derived based on a weighting of 1.0 for residents and 0.5 for employees.
- [2] EPS generated the estimated persons served by importing the Colusa County fire protection district boundaries into ESRI Business Analyst Online and US Census OnTheMap. See Table A-2 and Table A-7 for details.
- [3] Reflects the estimated service population resulting from new residential and nonresidential growth in the fire protection district. See Table A-1 for details.

Table 29-B
County of Colusa Development Impact Fee Update
Fire - Princeton Fire District Equipment Existing Level of Service Standards

Appendix "A"

Fire - Princeton Fire District

Item	Employee Weighting Factor Assumption [1]	Existing Inventory [2]	Existing Level of Service <i>per 1,000 persons served</i>	Future Development Requirements [3]
Persons Served				
Residents	1.000	320		251
Employees	0.500	121		25
Total Persons Served		441		276
Equipment				
2002 Type II Engine/Pumper		1	2.27	0.63
2006 Type II Engine Pumper		1	2.27	0.63
2001 Ford F350 Command Vehicle		1	2.27	0.63
1996 F350		1	2.27	0.63
2013 Cat water tender		1	2.27	0.63
GMC 1986 Engine/Pumper		1	2.27	0.63

fire_pr_los

Source: County of Colusa; EPS.

- [1] Service population estimates are derived based on a weighting of 1.0 for residents and 0.5 for employees.
- [2] EPS generated the estimated persons served by importing the Colusa County fire protection district boundaries into ESRI Business Analyst Online and US Census OnTheMap. See Table A-2 and Table A-7 for details.
- [3] Reflects the estimated service population resulting from new residential and nonresidential growth in the fire protection district. See Table A-1 for details.

Table 29-C
 County of Colusa Development Impact Fee Update
 Fire - Sacramento River Fire District Equipment Existing Level of Service Standards

Appendix "A"

Fire - Sacramento River Fire District

Item	Employee Weighting Factor Assumption [1]	Existing Inventory [2]	Existing Level of Service <i>per 1,000 persons served</i>	Future Development Requirements [3]
Persons Served				
Residents	1.000	2,117		243
Employees	0.500	887		289
Total Persons Served		3,004		532
Equipment				
2009 Ford/Westate Air/Light Unit		1	0.33	0.18
1984 Ford/Van Pelt Type I Engine		1	0.33	0.18
2013 Ford HME Light Rescue		1	0.33	0.18
2015 International /HME Type I Engine		1	0.33	0.18
1994 Freightliner/Westates Type I Engine		1	0.33	0.18
1999 Ford/Westates Type III Engine		1	0.33	0.18
2003 Freightliner/Westates Type I Water Tender		1	0.33	0.18
2020 Chevrolet/ Staff Vehicle		1	0.33	0.18
2006 Freightliner/Westates Type I Engine		1	0.33	0.18
2020 Freightliner/Toyne Engine on TYPE II/III		1	0.33	0.18

fire_sr_los

Source: County of Colusa; EPS.

- [1] Service population estimates are derived based on a weighting of 1.0 for residents and 0.5 for employees.
- [2] EPS generated the estimated persons served by importing the Colusa County fire protection district boundaries into ESRI Business Analyst Online and US Census OnTheMap. See Table A-2 and Table A-7 for details.
- [3] Reflects the estimated service population resulting from new residential and nonresidential growth in the fire protection district. See Table A-1 for details.

Appendix "A"

A reasonable relationship therefore exists between the use of the fire districts fee and the new residential and nonresidential development on which the fee is imposed because the fee will be used to fund equipment included in the fee program.

Reasonable Relationship Between the Need for Facilities and the Type of Development on Which the Fee Is Imposed

New residents and employees of new residential and nonresidential development in each fire district will contribute to expanded services for the fire district and the equipment included in the fee program. The fee, charged to new residential and nonresidential development, will be used consistent with the manner described above, thus ensuring a relationship between the residential and nonresidential development being charged the fee and the manner in which the fee revenue is used.

A reasonable relationship therefore exists between the need for equipment included in the fee program and the new residential and nonresidential development on which the fee is imposed because the new equipment is necessary to accommodate the increased service population of each fire district.

Reasonable Relationship Between the Amount of the Fee and the Cost of Facilities or Portion of Facilities Attributed to Development on Which the Fee Is Imposed

The total cost of fire districts equipment is allocated amongst the projected new fire district residential and nonresidential land uses based on the proportional demand each land use is anticipated to generate for the facilities. Demand for fire districts equipment is measured by persons served by each land use category.

A reasonable relationship therefore exists between the amount of the cost of fire districts equipment attributed to the residential and nonresidential development on which the fee is imposed because the cost is allocated based on the demand generated by new development for services as measured by the persons served by each development type.

Appendix "A"

12. Fee Program Implementation and Administration

The fee program presented in this Report is based on the best facility improvement cost estimates, existing facility cost or value estimates, administrative cost estimates, and land use information available at this time. If costs change significantly, if the type or amount of new development changes, if other assumptions significantly change, or if other funding becomes available (as a result of legislative action on state and local government finance, for example), the fee program should be updated accordingly.

After the fees presented in this Report are established, the County should conduct periodic reviews of facility improvement costs and other assumptions used as the basis of this Nexus Study. Based on these reviews, the County may make necessary adjustments to the fee program through subsequent fee program updates.

The cost estimates presented in this Report are in constant 2021 dollars. The County automatically may adjust the costs and fees for inflation each year as outlined in this chapter.

The fee program will be implemented in accordance with Government Code Section 66000. County ordinances and resolutions required for implementation of this Nexus Study are an integral and controlling part of the policies and procedures authorized for this Nexus Study. If there are any inconsistencies or contradictions between the implementing ordinance and resolution(s) and the Nexus Study, the ordinance/resolution(s) shall prevail.

Administration Fee Component

An administrative fee will be collected to fund the administration, oversight, implementation, and updates of the fee program, including administration of any credit and reimbursement agreements. The administration fee will include adequate funding to cover all County costs.

Fee Amount

This Nexus Study identifies fee rates for the major land use categories, which are detailed in **Table 1**. The fee rates have been calculated for single-family and multifamily unit dwellings and a few nonresidential land use categories. For projects that do not fit the land use categories identified in **Table 1**, the County Administrator or designee may compute the required fee based on usage factors determined for the specific development project.

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The fee rates for a development project are those fees in effect as of the date of acceptance of a complete building permit application. Any adjustments to the fees that occur after that time (e.g., automatic inflation adjustment) would not apply.

The County Administrator or designee shall determine and calculate the required fees for each development project in accordance with this Nexus Study. Fees shall be computed based on the primary use or uses of the development project, defined as the principal functions of a building or structure, based on the rates specified for that primary use by this Nexus Study. In some cases, a development project may include ancillary uses that are different from the primary use, but which exist only to support the primary activities or operation of the primary use, such as office space for management or accounting functions in a retail enterprise. These ancillary uses would not exist absent the operations associated with the primary use. In these cases, the ancillary use would not be charged a different fee rate, and the area associated with ancillary uses would be included in the commercial building area of the primary use.

For projects with multiple primary uses that are operationally separate (i.e., mixed-use projects such as office and/or residential over retail), fees shall be computed based on applying the applicable fee rate to the total residential units, total commercial building area, or total office building area for each primary use.

Fee Program Updates

The fees presented in this report are based on the best available cost estimates and land use information at this time. If costs or land uses change significantly in either direction, or if other funding becomes available, the fees will need to be updated accordingly. Updates to the fee program, other than the automatic annual adjustments described below, must be adopted by a Board Resolution.

Annual Inflation Adjustment

The fee program may be escalated annually. The annual adjustments, effective July 1 of each year, consider the potential for inflation of public facility design, construction, installation, and acquisition costs. The proposed adjustment procedure is described below.

The fee program will be escalated annually using the percentage change in the United States Bureau of Labor Statistics Consumer Price Index (CPI), West Region. The percentage change in the CPI is the year-over-year change as of each March. The County shall carry out the percentage change calculation to 3 decimal places.

Appendix "A"

Periodic Fee Updates

The proposed fee program is subject to periodic update based on changes in developable land, cost estimates, or outside funding sources. The County will review the costs and the fee programs periodically to determine if any updates to the fees are warranted. During the periodic reviews, the County will analyze these items:

- Changes to the required facilities listed in this Nexus Study.
- Changes in the cost to update or administer the fee.
- Changes in costs greater than inflation.
- Changes in assumed land uses.
- Changes in other funding sources.
- Other issues as warranted.

Any changes to the fee based on the periodic update will be presented to the Board for approval before an increase or decrease in the fee.

The Board also may specify during a periodic update which improvements should receive funding from the TDIF before other improvements. Based on facility level of service evaluations, the location of approved new development that will add significant housing or jobs, or other considerations, the County has the ability to spend the fee revenues on any of the projects identified in the fee program, regardless of project location and the location of collected fees.

Appendix "A"

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Appendix "A"



APPENDIX A: Land Use and Persons-Served Analysis

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Appendix "A"

Appendix "A"

**Table A-1
County of Colusa Development Impact Fee Update
Projected Land Uses & Service Population**

Land Use	Future Service Population													
	Arbuckle/College City		Sacramento River [3]		Williams		Princeton [4]		Maxwell		Stonyford [5]		Total	
	Estimated Residents/ Employees	Future Service Population												
Residential Land Uses														
Single-Family Residential	834	834	214	214	276	276	220	220	118	118	174	174	1,836	1,836
Multifamily Residential	114	114	29	29	38	38	31	31	17	17	24	24	253	253
Subtotal Residential Land Uses	948	948	243	243	314	314	251	251	135	135	198	198	2,089	2,089
Nonresidential Land Uses														
Commercial	106	53	304	152	71	36	22	11	59	30	9	5	571	287
Industrial	175	88	195	98	273	137	18	9	59	30	2	1	722	363
Agricultural	158	79	78	39	68	34	10	5	28	14	5	3	347	174
Subtotal Nonresidential Land Uses	439	220	577	289	412	207	50	25	146	74	16	9	1,640	824
Total Land Uses	1,387	1,168	820	532	726	521	301	276	281	209	214	207	3,729	2,913

future_lu

Source: County of Colusa; US Census Bureau;
US Department of Energy; EPS.

- [1] Persons per household: See Table A-3.
- [2] Estimated Square Foot per Employee based on the US Department of Energy 2012 Commercial Buildings Energy Consumption Survey (Table PBA1).
Commercial: Reflects an average of retail store, food service, medical, and office uses.
Industrial: Reflects warehouse employment density assumption.
Agricultural: Square foot per employee estimated to be twice as much as Industrial land uses.
- [3] Sacramento River assumed to be within the Sacramento River Fire Protection District.
- [4] Princeton assumed to be within the Princeton Fire Protection District.
- [5] Stonyford assumed to be within the Bear Valley/ Indian Valley Fire Protection District.

Table A-2
 County of Colusa Development Impact Fee Update
 Unincorporated County Estimated Persons Served

Appendix "A"

Population and Employees	Weighting Factor Assumption	Existing Residents and Employees (2020) [1] [2]	Existing Persons Served (2020)	Future Persons Served (2020-2040) [3]	Total Persons Served (2040)
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C = A*B</i>	<i>D</i>	<i>E = C+D</i>
Unincorporated County					
Residents	1.00	10,240	10,240	2,089	12,329
Employees	0.50	5,978	2,989	824	3,813
Total Unincorporated County		16,218	13,229	2,913	16,142
Bear Valley / Indian Valley Fire District					
Residents	1.00	321	321	198	519
Employees	0.50	36	18	9	27
Total Bear Valley / Indian Valley Fire District		357	339	207	546
Princeton Fire District					
Residents	1.00	320	320	251	571
Employees	0.50	241	121	25	146
Total Princeton Fire District		561	441	276	717
Sacramento River Fire District					
Residents	1.00	2,117	2,117	243	2,360
Employees	0.50	1,774	887	289	1,176
Total Sacramento River Fire District		3,891	3,004	532	3,536

person served

Source: California Department of Finance; US Census LEHD OnTheMap, 2017; California EDD; EPS.

- [1] Residents are based on population estimates from the California Department of Finance for January 1, 2020. Estimate includes household population only.
- [2] Employees are based on the number of jobs estimated by the US Census OnTheMap tool in Colusa Co. in 2017 and increased by the annual average growth rate of 2.58% between 2017-2019 for Colusa Co. estimated by the California EDD and then adjusted by an additional 10% to account for self-employed workers. The 2017 estimated number of jobs is provided below.
 Unincorporated County: 5,035.
 Bear Valley / Indian Valley Fire District: 30.
 Princeton Fire District: 203.
 Sacramento River Fire District: 1,494.
- [3] Future persons served is based on the residential and nonresidential growth forecasted for each area. See Table A-1 for details.

Appendix "A"

**Table A-3
County of Colusa Development Impact Fee Update
Countywide Persons per Household [1]**

Item	Population	No. of Occupied Units	Estimated Persons per Household
<i>Source</i>	<i>Table A-4</i>	<i>Table A-5</i>	
Single-Family Residential [2]	17,905	5,780	3.10
Multifamily Residential [3]	2,108	886	2.38

Source: US Census Bureau, American Community Survey (2015-2019); EPS. *pph*

- [1] Excludes population living in boat, RV, van, etc.
- [2] Includes single-family attached and detached units.
- [3] Includes units where there are 2 or more units within a structure.

Appendix "A"

Table A-4
County of Colusa Development Impact Fee Update
County Population by Units in Structure

Population by Units in Structure	<u>UNINCORPORATED COUNTY</u>			<u>TOTAL COUNTY</u>		
	<u>Number of Units by Units in Structure</u>			<u>Number of Units by Units in Structure</u>		
	Owner- Occupied Households	Renter- Occupied Households	Total	Owner- Occupied Households	Renter- Occupied Households	Total
1, detached or attached	5,550	3,012	8,562	11,637	6,268	17,905
2 to 4	23	469	492	33	823	856
5 or more	0	118	118	100	1,152	1,252
Mobile home	551	381	932	596	640	1,236
Boat, RV, van, etc.	0	0	0	0	0	0
Total	6,124	3,980	10,104	12,366	8,883	21,249

pop structure

Source: US Census Bureau, American Community Survey 5-Year Estimate (2015-2019), Table B25033.

Appendix "A"

**Table A-5
County of Colusa Development Impact Fee Update
County Number of Units by Units in Structure**

Units in Structure	<u>UNINCORPORATED COUNTY</u>			<u>TOTAL COUNTY</u>		
	<u>Number of Units by Units in Structure</u>			<u>Number of Units by Units in Structure</u>		
	Owner- Occupied Households	Renter- Occupied Households	Total	Owner- Occupied Households	Renter- Occupied Households	Total
1, detached	1,908	822	2,730	3,959	1,508	5,467
1, attached	32	49	81	109	204	313
2	2	59	61	6	116	122
3 or 4	3	89	92	3	204	207
5 to 9	0	37	37	10	363	373
10 to 19	0	0	0	0	51	51
20 to 49	0	10	10	26	73	99
50 or more	0	0	0	0	34	34
Mobile home	262	167	429	297	264	561
Boat, RV, van, etc.	0	0	0	0	0	0
Total	2,207	1,233	3,440	4,410	2,817	7,227

unit structure

Source: US Census Bureau, American Community Survey
5-Year Estimate (2015-2019), Table B25032.

Appendix "A"

**Table A-6
County of Colusa Development Impact Fee Update
Unincorporated County Jobs Estimates**

NAICS Sector	Estimated Number of Jobs			
	Total Unincorporated County	Fire District		
		Bear Valley / Indian Valley	Princeton	Sacramento River
11 Agriculture, Forestry, Fishing and Hunting	2,090	17	119	526
21 Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0
22 Utilities	42	0	24	6
23 Construction	74	0	0	10
31-33 Manufacturing	773	0	41	43
42 Wholesale Trade	442	0	16	145
44-45 Retail Trade	227	7	0	13
48-49 Transportation and Warehousing	110	0	0	8
51 Information	0	0	0	0
52 Finance and Insurance	17	0	0	2
53 Real Estate and Rental and Leasing	34	0	0	9
54 Professional, Scientific, and Technical Services	45	0	0	3
55 Management of Companies and Enterprises	0	0	0	0
56 Administration & Support, Waste Management and Remediation	8	0	0	4
61 Educational Services	246	4	0	0
62 Health Care and Social Assistance	91	1	3	18
71 Arts, Entertainment, and Recreation	631	0	0	575
72 Accommodation and Food Services	32	0	0	4
81 Other Services (excluding Public Administration)	28	1	0	12
92 Public Administration	145	0	0	116
Total	5,035	30	203	1,494

jobs

Source: US Census Bureau, OnTheMap 2017 Estimate for All Jobs.

Appendix "A"
Table A-7
County of Colusa Development Impact Fee Update
Population by Fire District

Fire District	Total Population
Bear Valley / Indian Valley	321
Princeton	320
Sacramento River	2,117

pop fd

Source: US Census Bureau, American Community Survey (2014-2018) using ESRI Business Analyst Online.