

City of Manteca Fire Department

Overview of Updated Fire Impact Fee Program

Manteca City Council Meeting
September 17, 2019

Overview

- Fire Impact Fee Nexus Study
- Updated fire impact fee imposed on new construction with the City
- Established in 1994; updated in 2000 and 2011
- Purpose of the fire impact fee is to fund the one-time cost of expanding the Department's facilities, apparatus, and equipment in order to maintain its existing level of service

Nexus Methodology / Approach

Systemwide existing facility standard methodology

- Widely used approach
- Standard is ratio of value of existing system to existing development
- Based on service call data
- Open-ended, flexible approach
- Fees not determined by a specific CIP or a specific level of development
- Only enough fee revenue is generated for the Department to maintain its existing level of service
- Seven land use categories

Comparison of Fire Impact Fee

Current and Maximum

Land Use Categories	Unit	Current	Maximum	% Change
Single-Family Housing	BSQFT	\$0.30	\$0.52	73.3%
Multi-Family Housing	BSQFT	\$0.36	\$0.88	144.4%
Mobile Home	DU/BSQFT	\$732.78	\$0.53	-13.2%
Retail / Commercial	BSQFT	\$0.22	\$0.32	45.5%
Office	BSQFT	\$0.29	\$0.41	41.4%
Industrial	BSQFT	\$0.10	\$0.15	50.0%
Assisted Living Facility	Bed	\$2,205.64	\$4,588.56	108.0%

Example - Fee for Average Dwelling Unit

Residential Development	Per Average Dwelling Unit		
Single-Family Housing	\$570	\$989	73.3%
Multi-Family Housing	\$312	\$762	144.4%
Mobile Home	\$733	\$636	-13.2%

Fire Impact Fee Survey

Jurisdiction	SFR	MFR	Retail / Other	Office	Industrial
City of Manteca (Proposed)	\$989	\$762	\$0.32	\$0.41	\$0.15
City of Manteca (Current)	\$570	\$312	\$0.22	\$0.29	\$0.10
City of Fresno	\$758	\$572	\$0.27	\$0.27	\$0.27
City of Lathrop	\$901-\$1,458	\$636	\$0.53	\$0.53	\$0.53
City of Lodi	\$385	\$270	\$0.34	\$0.54	\$0.18
City of Merced (est.)	\$427	\$374	\$0.33	\$0.38	\$0.15
City of Modesto (est.)	\$1,016	\$685	\$0.74	\$0.49	\$0.19
City of Stockton	\$781	\$658	\$0.06	\$0.12	\$0.05
City of Tracy (Public Safety)	\$1,353	\$902	\$0.68	\$0.41	\$0.14
City of Turlock (est.)	\$608	\$494	\$0.16	\$0.25	\$0.12
City of Woodland	\$1,420	\$1,063	\$0.95	\$1.01	\$0.49

Allowable Use of Fee Proceeds

May Fund

- New (added) or expanded facilities costs (100%)
- Apparatus, vehicles and equipment purchases that expand the system inventory (100%)
- Facility costs already incurred to provide growth-related capacity (100%)
- Portion of apparatus, vehicles and equipment replacement costs attributable to new development (30.2%)
- Portion of a renovation project that expands service capacity

May NOT Fund

- Existing deficiencies, such as improvements to existing facilities that do not expand service capacity
- Portion of apparatus, vehicles and equipment replacement costs attributable to existing development (69.8%)
- Operational, maintenance or repair costs

Questions / Comments

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