

County of Kings

FY2022-23 Annual Public Facilities Impact Fees Report

Fiscal Year Ending on June 30, 2023

Prepared in accordance with Government Code Section 66006(b)

Notice for Availability to Public Review: Hanford Sentinel November 25, 2023

Letters Mailed to Interested Parties in accordance with Government Code Section 66006(b)(2): November 27, 2023

## Public Facilities Impact Fee Introduction

In this report, the public facilities impact fees for County of Kings are the current costs for expanding public facilities for the following fee categories:

- Countywide Public Protection
- Fire
- Library
- Sheriff Patrol & Investigation
- Animal Control

The Mitigation Fee Act, Government Code § 66000 et. seq. provides for the use of impact fees, also known as public facility fees, to offset the impact of growth on government facilities. On June 21, 2005, the Board adopted Ordinance No. 633, Development Impact Fees.

The description of the types of fees in the account categories are as follows:

### Countywide Public Protection

Public protection facilities serve both residents and businesses. The purpose of this fee is to ensure that new developments fund its fair share of public protection facilities. Demand for services and associated facilities are based on the County's service population including residents and workers.

### Fire

Fire facilities are used to provide services to both residents and businesses in the unincorporated areas of the County and in the Cities of Avenal and Corcoran. The purpose of the fire impact fee is to fund the fire facilities needed to serve new development in the service areas. The service population used to determine the demand for fire facilities includes both residents and workers in these areas.

### Library

Libraries facilities primarily serve residents throughout the County. The purpose of this fee is to ensure that new development funds its fair share of libraries. Demand for services and associated facilities are based on the County's residential population.

### Sheriff Patrol & Investigation

Sheriff patrol and investigation facilities serve both the residents and businesses in the unincorporated areas of the County. The purpose of this fee is to ensure that new development funds its fair share of sheriff patrol and investigation facilities. Demand for services and associated facilities are based on the County's unincorporated service population including residents and workers.

### Animal Control

Animal services facilities primarily serve residents in the unincorporated areas of the County, plus the Cities of Hanford and Lemoore. The purpose of the fee is to ensure that new development funds its fair share of animal services facilities. Demand for services and associated facilities are based on the County's residential population in these areas.

## Impact Fee Table

The Public Facilities Fees are imposed in the amounts listed in the Impact Fee Table below. These are the most current rates as adopted by the Board of Supervisors on 10/10/22.

	Public Protection	Fire	Library	Animal Control	Sheriff's Patrol & Investigation	Admin Fee (2.5)	Totals
<b>Unincorporated</b>							
Residential							
Single Family Unit	1,134.34	1,919.40	475.57	11.72	328.46	96.74	3,966.22
Multi-family Unit	907.46	1,535.52	380.45	9.39	262.76	77.39	3,172.97
Nonresidential							
Retail	355.59	601.69			102.96	25.99	1,086.24
Office	444.49	752.11			128.70	33.14	1,358.44
Industrial	266.69	451.27			77.21	19.88	815.06
<b>City of Avenal</b>							
Residential							0.00
Single Family Unit	1,134.34	1,919.40	475.57			88.23	3,617.53
Multi-family Unit	907.46	1,535.52	380.45			70.59	2,894.02
Nonresidential							
Retail	355.59	601.69				23.93	981.22
Office	444.49	752.11				29.91	1,226.51
Industrial	266.69	451.27				17.95	735.91
<b>City of Corcoran</b>							
Residential							0.00
Single Family Unit	1,134.34	1,919.40	475.57			88.23	3,617.53
Multi-family Unit	907.46	1,535.52	380.45			70.59	2,894.02
Nonresidential							
Retail	355.59	601.69				23.93	981.22
Office	444.49	752.11				29.91	1,226.51
Industrial	266.69	451.27				17.95	735.91
<b>City of Hanford</b>							
Residential							0.00
Single Family Unit	1,134.34		475.57			40.54	1,650.44
Multi-family Unit	907.46		380.45			32.43	1,320.35
Nonresidential							
Retail	355.59					8.88	364.48
Office	444.49					11.12	455.61
Industrial	266.69					6.66	273.35
<b>City of Lemoore</b>							
Residential							0.00
Single Family Unit	1,134.34		475.57			40.54	1,650.44
Multi-family Unit	907.46		380.45			32.43	1,320.35
Nonresidential							
Retail	355.59					8.88	364.48
Office	444.49					11.12	455.61
Industrial	266.69					6.66	273.35

## History of Impact Fee Changes

The Board of Supervisors may adopt new fees with a Nexus Justification Study or apply an adjustment to the existing impact fee schedule to account for inflation. Below is a summary of the ENR published Construction Cost Index and the board action of impact fee schedules.

The ENR Construction Cost Index used is the average of Los Angeles and San Francisco rates.

<u>Fiscal Year (FY)</u>	<u>ENR CCI</u>	<u>Board Action</u>
2009-10	6.55% increase	No change in fees
2010-11	-0.30% decrease	-0.30% decrease
2011-12	3.54% increase	No change in fees
2012-13	2.32% increase	No change in fees
2013-14	-0.01% decrease	-0.01% decrease
2014-15	4.70% increase	4.70% increase
2015-16	20% increase	20% average increase – based on a fee study
2016-17	2.48% increase	2.48% increase
2017-18	2.0% increase	2.0% increase
2018-19	3.16% increase	No change in fees
2019-20	2.16% increase	2.16% increase
2020-21	3.58% increase	No change in fees
2021-22	1.59% increase	No change in fees
2022-23	12.61% increase	No change in fees

## Public Facility Impact Fee Revenue

The table below shows the County received \$1,162,460.49 in impact fees and \$73,109.72 in interest for the period of July 1, 2022 through June 30, 2023.

<b>IMPACT FEES</b>				
<b>Revenues</b>				
<b>July 1, 2022 - June 30, 2023</b>				
	<b>Fee Category</b>	<b>Fees Collected</b>	<b>Interest</b>	<b>Fees Collected &amp; Interest Earned</b>
187301	Countywide Public Protection	\$ 685,548.59	\$ 7,978.07	\$ 693,526.66
187302	Fire	\$ 177,834.33	\$ 28,318.71	\$ 206,153.04
187303	Library	\$ 243,010.02	\$ 33,283.84	\$ 276,293.86
187304	Sheriff Patrol & Investigation	\$ 9,732.58	\$ 2,706.84	\$ 12,439.42
187305	Animal Control	\$ 276.90	\$ 205.19	\$ 482.09
187306	Administration	\$ 46,058.07	\$ 617.07	\$ 46,675.14
		<b>\$ 1,162,460.49</b>	<b>\$ 73,109.72</b>	<b>\$ 1,235,570.21</b>

## Public Facility Impact Fee Expenditures

There were no expenditures for public improvements for the period of July 1, 2022 through June 30, 2023.

There were no interfund transfers or loans made from any of these funds for the period of July 1, 2022 through June 30, 2023.

There were no refunds made pursuant to subdivision (e) of Section 66001 and no allocations pursuant to subdivision (f) of Section 66001 for the period of July 1, 2022 through June 30, 2023.

Administration fee is to fund the Public Facilities Impact Fee program. For the period of July 1, 2022 through June 30, 2023, \$17,487 was expended on professional services to complete an updated Nexus Justification Study for the County in accordance with AB 602.

<b>IMPACT FEES</b>						
<b>Expenditures</b>						
<b>July 1, 2022 - June 30, 2023</b>						
<b>Fee Category</b>	<b>Administration/ Professional Services</b>	<b>Capital Projects/ Acquisition s</b>	<b>Interfund Transfers/ Loans</b>	<b>Refunds</b>	<b>Total Expenditures</b>	
187301	Countywide Public Protection	\$ -	\$ -	\$ -	\$ -	\$ -
187302	Fire	\$ -	\$ -	\$ -	\$ -	\$ -
187303	Library	\$ -	\$ -	\$ -	\$ -	\$ -
187304	Sheriff Patrol & Investigation	\$ -	\$ -	\$ -	\$ -	\$ -
187305	Animal Control	\$ -	\$ -	\$ -	\$ -	\$ -
187306	Administration	\$ 17,487.00	\$ -	\$ -	\$ -	\$ 17,487.00
		<b>\$ 17,487.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,487.00</b>

### Fund Balances

The table below shows the ending fund balance for each Impact Fee Category.

<b>IMPACT FEES</b>					
<b>Ending Fund Balance</b>					
<b>July 1, 2022 - June 30, 2023</b>					
<b>Fee Category</b>	<b>Beginning Balance as of 7/1/22</b>	<b>Revenues FY 2022-23</b>	<b>Expenditures FY 2022-23</b>	<b>Ending Balance as of 6/30/23</b>	
187301	Countywide Public Protection	\$ 260,713.41	\$ 693,526.66	\$ -	\$ 954,240.07
187302	Fire	\$ 1,786,032.70	\$ 206,153.04	\$ -	\$ 1,992,185.74
187303	Library	\$ 2,074,616.31	\$ 276,293.86	\$ -	\$ 2,350,910.17
187304	Sheriff Patrol & Investigation	\$ 173,177.10	\$ 12,439.42	\$ -	\$ 185,616.52
187305	Animal Control	\$ 13,282.95	\$ 482.09	\$ -	\$ 13,765.04
187306	Administration	\$ 50,750.48	\$ 46,675.14	\$ 17,487.00	\$ 79,938.62
		<b>\$ 4,358,572.95</b>	<b>\$ 1,235,570.21</b>	<b>\$ 17,487.00</b>	<b>\$ 5,576,656.16</b>

## Public Improvements

### Juvenile Center Remodel

The Juvenile Center Remodel construction began on August 3, 2021. A total of \$3,718,340 in impact fees were used to fund this project. This project is approximately \$20 million total and about 19% funded by impact fees. This project is estimated to be completed in Spring 2024.