

# FIRE MITIGATION FEE UPDATE NEXUS STUDY

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Prepared for

COUNTY OF SAN DIEGO



Prepared by

EFS ENGINEERING, INC.

In association with



March 2023

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# Introduction

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## Purpose

The purpose of this Nexus Study is to document and summarize information supporting the implementation of an updated impact fee program to fund fire and emergency response facilities needed to accommodate growth in the unincorporated area of San Diego County. The updated “Fire Mitigation Fee” (FMF) Program will be used to fund a variety of fire protection and emergency response capital improvements to accommodate future growth, in a manner consistent with the fire protection services travel time standards set forth in the *Safety Element* of the *San Diego County General Plan* (General Plan). The County of San Diego (County) is the lead agency with San Diego County Fire (County Fire) serving as overall program administrator.

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## Background

The following section provides a brief summary of local codes, plans, technical reports, and legislative actions relevant to the development of the updated FMF.

### *Fire Mitigation Fee Ordinance*

On December 11, 1985, the San Diego County Board of Supervisors (Board) adopted Ordinance No. 7066 (N.S.), the “Fire Mitigation Fee Ordinance” (Ordinance), to allow fire agencies, lacking legal authority to impose and collect impact fees, to receive funding for capital facilities and equipment needed to serve future growth in their service areas. The Ordinance is codified under §§810.301-810.315 (Title 8, Division 10, Chapter 3) of the *San Diego County Code of Regulatory Ordinances*.

Under this framework, County Fire acts as program administrator, with support from the department of Planning and Development Services (PDS) and in close coordination with the office of the Auditor and Controller. PDS collects the fees from applicants prior to or concurrent with the issuance of building permits and distributes the funds to participating fire agencies on a quarterly basis.

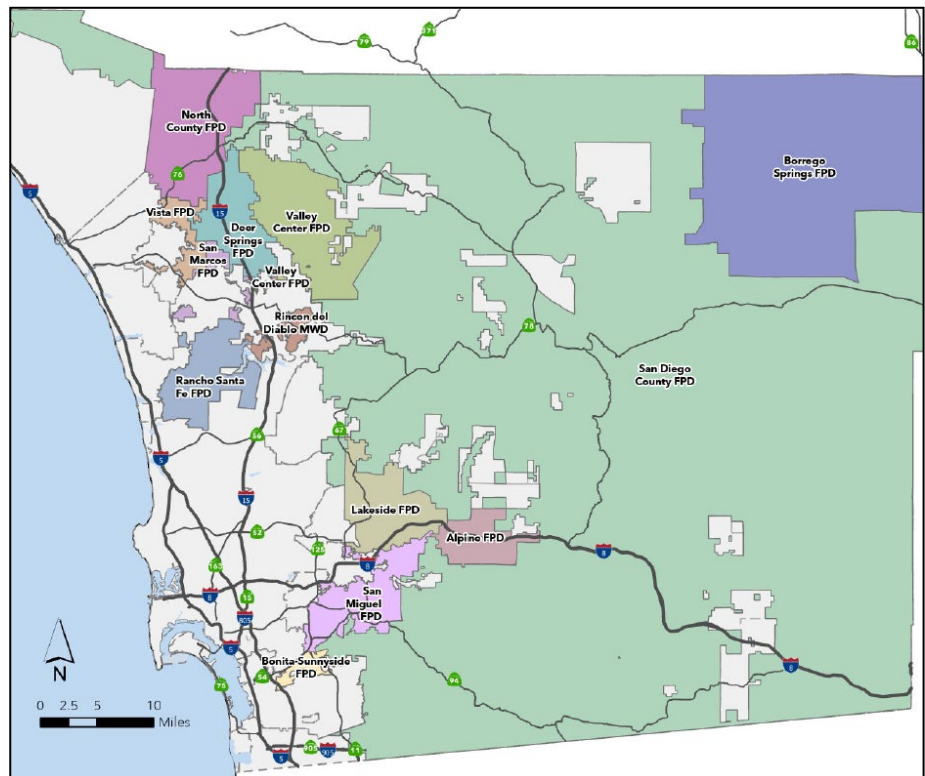


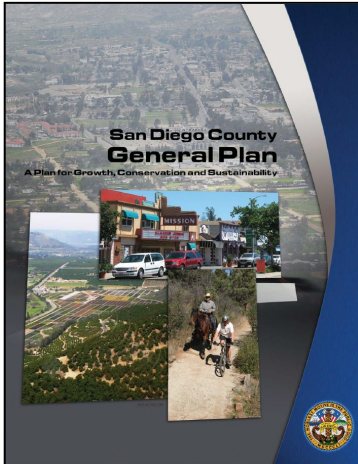
The thirteen (13) fire agencies currently participating in the FMF program are shown in **Figure 1**, and include:

- Alpine FPD
- Bonita-Sunnyside FPD
- Borrego Springs FPD
- Deer Springs FPD
- Lakeside FPD
- North County FPD
- Rancho Santa Fe FPD
- Rincon Del Diablo MWD
- San Diego County FPD
- San Marcos FPD
- San Miguel Consolidated FPD
- Valley Center FPD
- Vista FPD

FPD = Fire Protection District; MWD = Municipal Water District

**FIGURE 1: Participating Fire Agencies**





### *San Diego County General Plan*

The General Plan was adopted on August 3, 2011, by the Board. Portions of the General Plan have been updated over the years. The General Plan's *Safety Element* (updated July 14, 2021) contains various goals and policies relative to fire protection and emergency response infrastructure needs, including a requirement that development contributes its "fair share" towards funding such improvements.

### *Assembly Bill 602 (Grayson, 2021)*

On September 28, 2021, Governor Newsom signed Assembly Bill 602 (AB 602). AB 602 sets forth several new substantive and procedural requirements for impact fee studies adopted on or after January 1, 2022, and additional provisions applicable to nexus studies adopted after July 1, 2022.

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## Statutory Framework

Local agencies may charge development impact fees pursuant to the *Mitigation Fee Act* (California Government Code §66000 et seq.) to finance the cost of public facilities or services needed to serve or mitigate the effects of development. A development impact fee is a monetary exaction, not a property-related tax or special assessment within the meaning of *Proposition 218* (California Constitution, Article XIII). Impact fees are a commonly-used and well-accepted means of mitigating the impacts created by future growth. Public agencies regularly levy impact fees on new development to fund a variety of public facilities, including roads, fire-rescue, sewer and water facilities, libraries, parks, and schools.

The proposed FMF has been developed and will be implemented in accordance with the *Mitigation Fee Act*. Prior to establishing, increasing, or imposing an impact fee, the *Mitigation Fee Act* requires the local agency to make the following findings:

- ◆ Identify the purpose of the fee (Government Code §66001(a)(1));
- ◆ Identify the use for the fee and the facilities to be built (Government Code §66001(a)(2));
- ◆ Determine a reasonable relationship between the fee's use and the type of development project on which the fee is imposed (Government Code §66001(a)(3));
- ◆ Determine a reasonable relationship between the need for the public facility and the type of development project (Government Code §66001(a)(4)); and
- ◆ Determine a reasonable relationship between the amount of the fee and the cost of the facility attributable to development (Government Code §66001(b)).

For purposes of the subject fee program, a statement of requisite findings is presented in the "Program Implementation" section of this report.

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## Fee Development Process

The remainder of this report summarizes the process by which the FMF was developed, as presented in the following sections:

- ◆ Impacts of Future Development
- ◆ Improvements to Reduce Impacts
- ◆ Fee Rate Calculation
- ◆ Program Implementation



# Impacts of Future Development

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## Mission Statement

In conformity with the General Plan and their defined mission statement, County Fire seeks to “[c]oordinate, regionalize, and improve fire protection and emergency response services provided to the unincorporated areas of San Diego County” and “[p]rovide comprehensive fire and emergency medical services delivered effectively and efficiently through agency collaboration and leadership.” The proposed FMF is consistent with and would support these defined objectives by allowing fire agencies in certain unincorporated areas of San Diego County, who lack legal authority to directly impose and collect development impact fees, to provide capital facilities and equipment to serve new developments in their respective service areas.

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## Policies & Standards

The General Plan’s *Safety Element* sets forth various goals and policies related to fire protection and emergency response services, including:

- ◆ POLICY S-1.9 calls for the planning and implementation of adequate services “to meet current and future anticipated demands for infrastructure (e.g., water, sewer, roads), privately provided services (e.g., telecommunications, gas, electricity), and County provided services (e.g., police, fire).”
- ◆ POLICY S-7.2 calls for “development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.”
- ◆ POLICY S-7.4 calls for “fire protection staffing, facilities, and equipment required to serve development are operating prior to, or in conjunction with, the development.”

As identified in the *Safety Element*, the County adopted service level standards (based on response time) as a guideline for fire protection and emergency response services. These standards are summarized in **Table 1** (on the following page).



**TABLE 1: Travel Time Standards from Closest Fire Station**

	Travel Time	Regional Category (and/or Land Use Designation)	Rationale for Travel Time Standards**
Urban	5 min	<ul style="list-style-type: none"> <li>Village (VR-2 to VR-30) and limited Semi-Rural Residential Areas (SR-0.5 and SR-1)</li> <li>Commercial and Industrial Designations in the Village Regional Category</li> <li>Development located within a Village Boundary</li> </ul>	In general, this travel time standard applies to the County's more intensely developed areas, where resident and business expectations for service are the highest.
Rural	10 min	<ul style="list-style-type: none"> <li>Semi-Rural Residential Areas (&gt; SR-1 and SR-2 and SR-4)</li> <li>Commercial and Industrial Designations in the Semi-Rural Regional Category</li> <li>Development located within a Rural Village Boundary</li> </ul>	In general, this travel time provides a moderate level of service in areas where lower-density development, longer access routes, and long distances make it difficult to achieve shorter travel times.
Outlying	20 min	<ul style="list-style-type: none"> <li>Limited Semi-Rural Residential areas (&gt;SR-4, SR-10) and Rural Lands (RL- 20)</li> <li>All Commercial and Industrial Designations in the Rural Lands Regional Category</li> </ul>	In general, this travel time is appropriate for very low-density residential areas, where full-time fire service is limited and where long access routes make it impossible to achieve shorter travel times.
Desert/Wilderness	>20 min	<ul style="list-style-type: none"> <li>Very-low rural land densities (RL-40 and RL-80)</li> </ul>	The application of very-low rural densities mitigates the risk associated with wildfires by drastically reducing the number of people potentially exposed to this hazard. Future subdivisions at these densities are not required to meet a travel time standard. However, independent fire districts should impose additional mitigation requirements on development in these areas.
<p>* The most restrictive standard will apply when the density, regional category and/or village/rural village boundary do not yield a consistent response time standard.</p> <p>** Travel time standards do not guarantee a specific level of service or response time from fire and emergency services. Level of service is determined by the funding and resources available to the responding entity.</p> <p>Projects with a Specific Plan classification shall meet the 5-minute maximum travel time unless if lots are larger than 1 acre.</p>			

SOURCE: Table S-3, *San Diego County General Plan, Safety Element* (July 14, 2021).

## Growth Impacts

Future development (and associated growth in service population) in the unincorporated area will cause increased demand for fire protection and emergency response services. Without a corresponding investment in capital improvements, this increased demand will result in sub-standard service levels, inadequate coverage, and other service inequities. The proposed FMF will be used to fund fire protection and emergency response improvements, consistent with the goals and policies set forth in the General Plan, to maintain existing service levels.



# Improvements to Reduce Impacts

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## Standards-Based Program

In general, impact fee programs can be divided into one of two methodological categories, namely: (1) *Plan-based* programs, and (2) *Standards-based* programs. *Plan-based* programs are driven by a defined set of projects, whereas *standards-based* programs are focused on achieving a defined standard or level of service. Although both methodologies are equally valid, one may have certain advantages (or disadvantages) as compared to the other depending on the unique circumstances involved (e.g., type of improvements, state of current infrastructure, projected growth remaining, etc.).

The proposed FMF has been developed under a *standards-based* methodology, based on the standards set forth in the General Plan and the existing level of service currently provided within the service area of each of the respective fire agencies. The benefits of using a *standards-based* methodology include:

- ◆ Greater flexibility to adapt to change
- ◆ Validity not tied to a static list of projects
- ◆ Standard objectively measurable

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## Future Improvements

The fire protection and emergency response improvements to be funded by the proposed FMF are those needed to maintain the existing level of service. These improvements have been categorically identified to include certain vehicles, equipment and new (or expanded) fire stations. **Table 2** (on the following page) summarizes the types of improvements, and associated costs, used to develop the FMF.



TABLE 2: Summary of Improvements &amp; Unit Costs

IMPROVEMENTS		UNIT COST
VEHICLES & EQUIPMENT	Aerial Truck	\$1,700,000 per unit
	Chief's Vehicle	\$210,000 per unit
	Fire Engine (Type 1, Type 2 or Type 4)	\$1,030,000 per unit
FIRE STATIONS	Fire Station – Standard (Building Cost)	\$1,269 per sq. ft.

SOURCE: See **Table 4** contained in *County of San Diego Fire Mitigation Fee – Maximum Fee Rate Analysis* (prepared by Intersecting Metrics; March 9, 2023), included as **Appendix A**, incorporated herein by reference.



# Fee Rate Calculation

## Facilities Cost Analysis

The unit cost analysis identifies the cost of existing improvements and future needed infrastructure for each participating fire agency, and allocates those costs based the service population for each fire agency. The term “service population” refers to the population (residents and employees) within the service area of each participating fire agency.

The cost to maintain the current level of service for fire protection and emergency response services was derived from the existing improvements (and associated costs) currently in place and each fire agency’s total service population. **Table 3** summarizes the fire protection and emergency response improvements currently deployed within the fire agencies, corresponding total costs, and resultant cost per service population needed to maintain the current level of service.

**TABLE 3: Existing Improvements & Cost Per Service Population**

DISTRICT	EXISTING IMPROVEMENTS					EXISTING SERVICE POPULATION	COST PER SERVICE POPULATION
	AERIAL TRUCKS	CHIEF'S VEHICLES	FIRE ENGINES	FIRE STATIONS (sq ft)	TOTAL COST		
Alpine FPD	0	1	2	13,150	\$18,957,350	15,921	\$1,191
Bonita-Sunnyside FPD	0	3	2	10,000	\$15,380,000	16,109	\$955
Borrego Springs FPD	0	2	3	7,200	\$12,646,800	2,386	\$5,300
Deer Springs FPD	0	2	5	15,300	\$24,985,700	20,292	\$1,231
Lakeside FPD	1	5	7	43,025	\$64,558,725	74,352	\$868
North County FPD	0	7	10	23,039	\$41,006,491	60,054	\$683
Rancho Santa Fe FPD	0	1	12	70,610	\$102,174,090	63,232	\$1,616
Rincon Del Diablo MWD	2	2	16	82,531	\$125,031,839	201,524	\$620
San Diego County FPD	2	5	30	132,917	\$204,021,673	117,850	\$1,731
San Marcos FPD	2	9	12	47,244	\$77,602,636	132,621	\$585
San Miguel Consolidated FPD	2	8	16	97,368	\$145,119,992	151,270	\$959
Valley Center FPD	0	4	6	7,800	\$16,918,200	23,139	\$731
Vista FPD	1	3	10	55,600	\$83,186,400	159,243	\$522

KEY: FPD = Fire Protection District; MWD = Municipal Water District.

SOURCE: See **Tables 1, 2 & 5** contained in *County of San Diego Fire Mitigation Fee – Maximum Fee Rate Analysis* (prepared by Intersecting Metrics; March 9, 2023), included as **Appendix A**.



## Maximum Allowable Fee Rates

The County has identified the following seven (7) land use categories for purposes of fee collection: residential, commercial/retail, hotel, industrial, medical, office, and agriculture. The fees applicable to residential and non-residential land uses within the fire agency service areas have been calculated and implemented in a manner reflective of the corresponding service populations reasonably assigned to such land uses. **Table 4** summarizes the population (residents or employees) per 1,000 square feet for each of the identified land use categories.

**TABLE 4: Residents or Employees Per 1,000 sq ft**

LAND USE CATEGORY	RESIDENTS/ EMPLOYEES PER KSF
Residential	1.532730
Commercial/Retail	1.333333
Hotel	0.714286
Industrial	1.052632
Medical	2.500000
Office	5.000000
Agriculture	0.045914

KEY: KSF = 1,000 square feet.

SOURCE: See **Table 2** and residential calculation contained in *County of San Diego Fire Mitigation Fee – Cost Per Square Foot Calculation* (prepared by Intersecting Metrics; March 9, 2023), included as **Appendix B**.

Based on the “Cost Per Service Population” data (from **Table 3**) and “Residents/Employees Per KSF” data (from **Table 4**), fee rates (cost per square foot) were calculated for the identified land use categories, as show in the following equation:

$$\text{Fee Rate} = \frac{\text{Cost Per Service Population} \times \text{Residents/Employees Per KSF}}{1000}$$



## Fee Rate Calculation (continued)

This Nexus Study and accompanying technical analyses support the implementation of fee rates based on land use category and project square footage. The maximum allowable fee rates (cost per square foot) are summarized by fire agency and land use category in **Table 5**.

**TABLE 5: Maximum Fee Rates**

DISTRICT	COST PER SERVICE POPULATION	MAXIMUM FEE RATE BY LAND USE (\$ per square foot)						
		RESIDENTIAL	COMMERCIAL / RETAIL	HOTEL	INDUSTRIAL	MEDICAL	OFFICE	AGRICULTURE
Alpine FPD	\$1,191	\$1.83	\$1.59	\$0.85	\$1.25	\$2.98	\$5.96	\$0.05
Bonita-Sunnyside FPD	\$955	\$1.46	\$1.27	\$0.68	\$1.01	\$2.39	\$4.78	\$0.04
Borrego Springs FPD	\$5,300	\$8.12	\$7.07	\$3.79	\$5.58	\$13.25	\$26.50	\$0.24
Deer Springs FPD	\$1,231	\$1.89	\$1.64	\$0.88	\$1.30	\$3.08	\$6.16	\$0.06
Lakeside FPD	\$868	\$1.33	\$1.16	\$0.62	\$0.91	\$2.17	\$4.34	\$0.04
North County FPD	\$683	\$1.05	\$0.91	\$0.49	\$0.72	\$1.71	\$3.42	\$0.03
Rancho Santa Fe FPD	\$1,616	\$2.48	\$2.15	\$1.15	\$1.70	\$4.04	\$8.08	\$0.07
Rincon Del Diablo MWD	\$620	\$0.95	\$0.83	\$0.44	\$0.65	\$1.55	\$3.10	\$0.03
San Diego County FPD	\$1,731	\$2.65	\$2.31	\$1.24	\$1.82	\$4.33	\$8.66	\$0.08
San Marcos FPD	\$585	\$0.90	\$0.78	\$0.42	\$0.62	\$1.46	\$2.93	\$0.03
San Miguel Consolidated FPD	\$959	\$1.47	\$1.28	\$0.69	\$1.01	\$2.40	\$4.80	\$0.04
Valley Center FPD	\$731	\$1.12	\$0.97	\$0.52	\$0.77	\$1.83	\$3.66	\$0.03
Vista FPD	\$522	\$0.80	\$0.70	\$0.37	\$0.55	\$1.31	\$2.61	\$0.02
<b>Residents/Employees per KSF</b>		1.532730	1.333333	0.714286	1.052632	2.500000	5.000000	0.045914

KEY: FPD = Fire Protection District; MWD = Municipal Water District.



**Fee Rate Calculation (continued)**

These fee rates assume that the programmatic improvements will be implemented in each fire agency's service area in a manner consistent with the policies set forth in the General Plan, and in relative proportion to the current level of infrastructure investment and populations served. This assumption is both fair and reasonable and is consistent with achieving overall program objectives in a fiscally prudent and cost-effective manner.



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## Annual Cost-Indexing

The unit costs contained in this report are based on current engineering estimates and assumptions. To keep up with future increases in construction costs and other inflationary factors, it is recommended that the fee rates be adjusted annually based on the one-year change (from October to October) in the “Los Angeles Construction Cost Index” (as published by *Engineering News Record*).

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## Program Administration

The fee rates presented do not include the cost of program administration. Program administration costs typically range from 3 to 10 percent. It is recommended that the County consider including program administration costs upon adoption.



# Program Implementation

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## Statement of Findings

The following information is provided to assist the County with satisfaction of the requisite statutory findings contained in §66001 of the *Mitigation Fee Act* with regard to implementation of the proposed FMF:

***Purpose of the Fee.*** The purpose of the fee is to fund fire protection and emergency response improvements needed to serve the additional population associated with new development in certain unincorporated areas of San Diego County. This purpose is consistent with the goals and policies set forth in the General Plan.

***Use of the Fee.*** The fee will be used to fund fire protection and emergency response improvements in certain unincorporated areas of San Diego County in a manner consistent with the goals and policies set forth in the General Plan.

***Reasonable Use (Benefit).*** Future development will require additional investments in fire protection and emergency response facilities to maintain defined service levels. The fees would be used solely for this purpose, in a fiscally prudent and cost-effective manner, consistent with goals and policies set forth in the General Plan.

***Reasonable Need (Burden).*** Future development will require additional investments in fire protection and emergency response facilities to maintain defined service levels. As new development will necessitate the need for fire protection and emergency response investments, the burdens posed are reasonably related to the use of the fee.

***Reasonable Apportionment.*** The reasonable relationship between the fee for a specific project and the cost of improvements attributable to the project is described in this Nexus Study and is consistent with the defined standards-based planning criteria.





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## Capital Improvement Plan

With the passage of AB 602, beginning January 1, 2022, large jurisdictions (including the County) are required to adopt a capital improvement plan (CIP) as part of their nexus study (California Government Code §66016.5(a)(6)). Although this Nexus Study has been prepared using a standards-based approach, the collected fees will be used to fund, in whole or in part, defined CIP projects in a manner consistent with the improvement types, and relative proportions thereof, identified in this study. The fire protection and emergency response component of each participating agency's CIP, updated annually, is incorporated herein by reference.

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## Periodic Reporting & Study Updates

Provisions set forth in §66001(c) and §66006(b)(1)) of the *Mitigation Fee Act* require that each agency imposing an impact fee make specific information available to the public annually within 180 days of the last day of the fiscal year. This information includes the following:

- ◆ A brief description of the type of fee in each account or fund;
- ◆ The amount of the fee;
- ◆ The beginning and ending balance of the account or fund;
- ◆ The amount of the fees collected and the interest earned;
- ◆ An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees;
- ◆ An identification of an approximate date by which the construction of the public improvement will commence if the agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement;
- ◆ A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the



case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan; and

- ◆ The amount of refunds made and any allocations of unexpended fees that are not refunded.

In addition, the provisions set forth in §66001(d) of the *Mitigation Fee Act* require that each agency imposing an impact fee make specific findings every five years following receipt of monies, to the extent that such monies are deposited and remain unspent.

With the passage of AB 602, beginning January 1, 2022, agencies are required to update their nexus studies at least every eight years (California Government Code §66016.5(a)(8)), and make certain information available on the agency's website (California Government Code §65940.1(a)).

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## Other Considerations

### *Future Project Economics/Viability*

The proposed fee will have an effect on future development. To the extent that the fee provides a mechanism by which development can mitigate, in whole or in part, their fire protection and emergency response service impacts, projects could benefit by reduced processing times and project costs. Some projects could be adversely impacted by the proposed fee due to location, project type or other factors. An analysis of the economic implications of the proposed fee on a variety of project types and locations could provide additional insight as to project viability and the need for special considerations, if any.

### *Supplemental Funding*

The proposed fee is intended to fund categorically identified facilities, or portions thereof, needed to mitigate, in whole or in part, fire protection and emergency response service impacts created by future development in certain unincorporated areas of San Diego County. Direct impact project mitigation measures and



other revenue sources may also be used to augment funding of these facilities. Sources of additional revenue may include, but are not limited to:

- ◆ General and special taxes (including property taxes, and other sales/use taxes)
- ◆ State and federal grant monies
- ◆ General fund
- ◆ FEMA and other emergency relief monies

The existence and availability of additional funding sources may help participating fire agencies leverage their other infrastructure dollars. For example, grant programs often require a high level of difficult-to-find matching funds. Having a fee program demonstrates a committed plan of action for facility improvements and the revenues can provide a ready source for matching funds. Both of these factors can provide a competitive edge when vying for grants or other similar allocations.

### *Inter-Jurisdictional Issues*

Certain unincorporated areas of San Diego County are served by fire departments of adjacent incorporated cities. Allocation and expenditure of FMF funds within these areas will need to reasonably demonstrate that such improvements are necessary and in response to growth in the corresponding unincorporated area. In other words, the funds should not be used on improvements to address service levels issues in the incorporated areas, unrelated to growth in the unincorporated area.

### *Inter-Agency Coordination*

Purchase, acquisition, or construction of eligible improvements may involve varying degrees of inter-agency coordination (e.g., shared assets, mutual aid agreements, etc.). The financial aspects and timing of such activities deserves considerable attention and care.



### *Master Planning & Future Updates*

The proposed fee was developed based on a *standards-based* methodology, due in part to the absence of (current) detailed facility master plans for the fire agencies. As master plans are completed, by County Fire or any of the other participating fire agencies, updating the nexus study to a *plan-based* methodology should be further evaluated.



# APPENDICES



## APPENDIX A

### County of San Diego Fire Mitigation Fee – Maximum Fee Rate Analysis





## MEMORANDUM

**To:** Skip Shank, EFS Engineering  
**From:** Stephen Cook, Intersecting Metrics  
**Date:** March 9, 2023  
**Regarding:** County of San Diego Fire Mitigation Fee – Maximum Fee Rate Analysis

### 1.0 Introduction

The purpose of this technical memorandum is to document the data, assumptions, methodologies, and calculations used to determine the maximum fee that can be imposed on new development by the County of San Diego Fire Mitigation Fee (FMF) which is a Development Impact Fee (DIF) Program.

### 1.1 Project Background

The unincorporated areas of San Diego County have experienced tremendous growth in the recent decades, increasing the demand on fire protection facilities to provide adequate fire protection for new development. As a result, the Board of Supervisors of San Diego County (Board) adopted Ordinance No. 7066 (N.S.) December 11, 1985 (11) to establish the FMF as a mechanism for collecting and allocating funds to fire agencies in unincorporated areas of San Diego County. Under this framework, San Diego County Fire acts as program administrator, with support from the department of Planning and Development Services (PDS) and office of the Auditor and Controller.

The funds collected by the program allow Fire Agencies, who lack legal authority to directly impose and collect mitigation fees (Health and Safety Code Section 13916), to provide capital facilities and equipment to serve new development within each Fire Agency. Through the FMF Program, the County collects a fee from project applicants when building permits are issued and distributes the funds to the fire agencies on a quarterly basis. The Fire Agencies can only use the money to purchase facilities, apparatus, and equipment to maintain their existing level of service to serve new development and are prohibited from using the funds to offset shortages in existing budgets.

### 1.2 Purpose

The legal requirements for enactment of a development impact fee program are set forth in California Government Code section 66000 – 66025 (the “Mitigation Fee Act”), the bulk of which were adopted as 1987’s Assembly Bill (AB) 1600. The statute regulates how public agencies collect, maintain, and spend development impact fees, including reporting requirements. The Mitigation Fee Act requires a nexus between the impact of new development, amount of fire services needed to serve the public, and the amount of in-lieu fees required.

On September 28, 2021, Governor Newsom signed AB 602. AB 602 sets forth several new substantive and procedural requirements for impact fee studies adopted on or after January 1, 2022, and additional provisions applicable to nexus studies adopted after July 1, 2022. AB 602 puts into place several new requirements on the development and reporting of impact fee programs including how fees are to be calculated, administered, and reported. AB 602 also required that DIFs be collected at the time in which the project occupancy permit is issued. These requirements were set forth in sections 65940.1, 66019, 66016.5 of the Government Code as well as section 50466.5 of the Health and Safety Code.



As a result of the enactment of AB 602, The County of San Diego is undergoing an effort to update the FMF Program to align with the new impact fee requirements set forth within both the California Government Code and Health and Safety Code.

### **1.3 Participating Fire Agencies**

The 13 Fire Agencies that are currently participating in the FMF Program are listed below; these Fire Agencies will continue to participate in the updated FMF program:

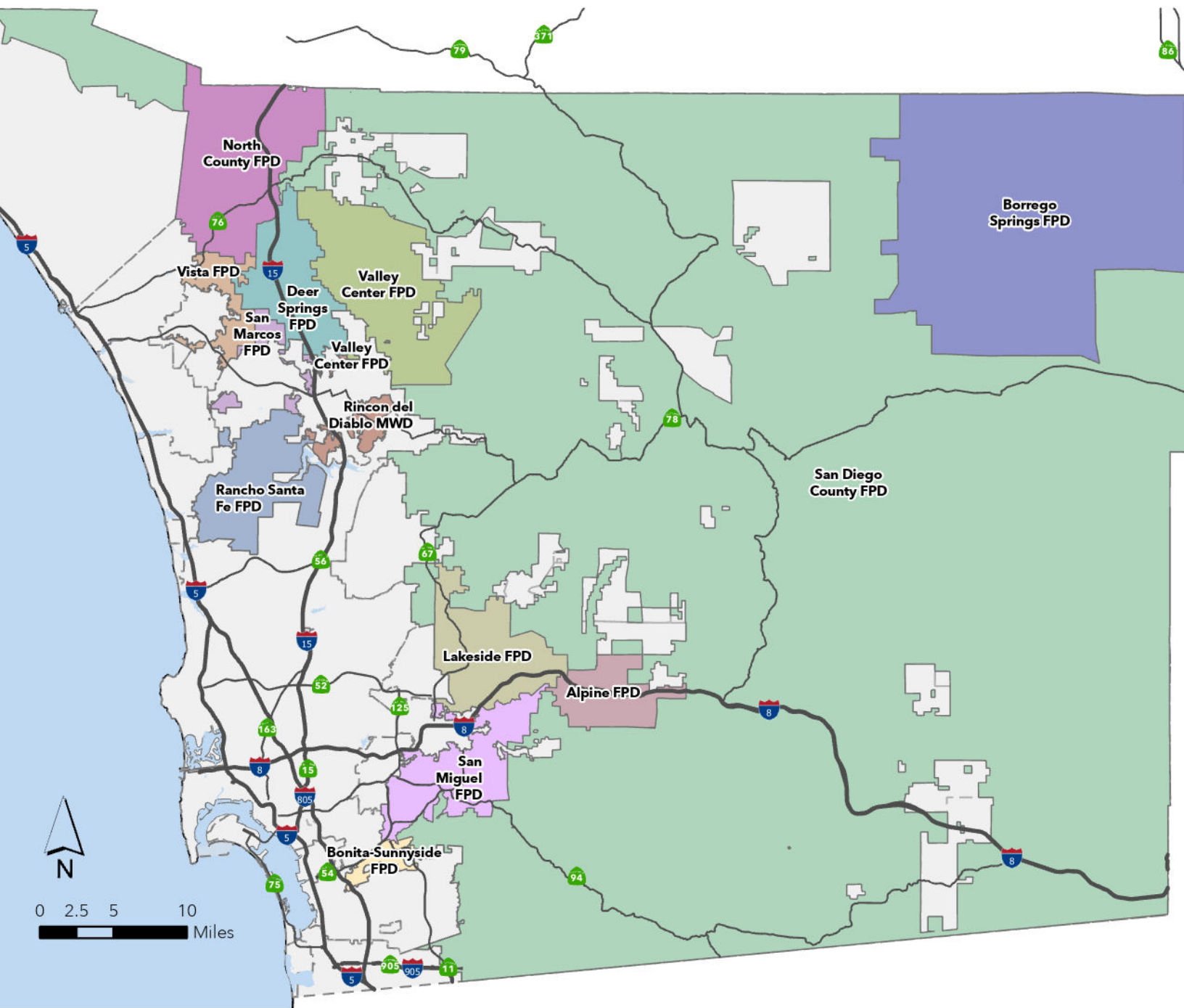
- Alpine FPD
- Bonita-Sunnyside FPD
- Borrego Springs FPD
- Deer Springs FPD
- Lakeside FPD
- North County FPD
- Rancho Santa Fe FPD
- Rincon Del Diablo Municipal Water District
- San Diego County FPD
- San Marcos FPD
- San Miguel Consolidated FPD
- Valley Center FPD
- Vista FPD

It should be noted that the Ramona Municipal Water District Fire Department, which does currently participate in the FMF, has been transferred to San Diego County FPD. As such, the existing Fire Agency service area and infrastructure from the Ramona Water District Fire Department has been incorporated into the San Diego County FPD in the fee calculations conducted for the FMF Program update.

Some Fire Agencies are serviced by the fire departments in adjacent incorporated cities and do not maintain their own stations nor apparatus. The City of Escondido Fire Department provides the fire and rescue support for the Rincon Del Diablo Municipal Water District, the City of San Marcos Fire Department provides support for the San Marcos FPD, and the City of Vista Fire Department provides fire and rescue support for the Vista FPD. For these Fire Agencies, the standards and calculations derived within this memo were developed based on the demographics and fire infrastructure that exists within the full service area of these departments (both incorporated and unincorporated areas). This provides a more accurate representation of the infrastructure standards that are needed to maintain the current level of service that is provided by the departments, as no station or apparatus is solely dedicated to the unincorporated areas. However, the FMF program would only be imposed on new development that occurs within the unincorporated areas. To ensure that new development within the unincorporated areas only pays their fair-share of the impacts within these service areas, fee rates will be assessed based on the fair-share cost for a new individual resident or employee (service population) to maintain the current infrastructure standards within their Fire Agency (standards based program). This will ensure that unincorporated development is not disproportionately charged for impacts or infrastructure needs that is associated with development within the incorporated areas.

**Figure 1** displays the location and boundaries of each Fire Agency, as well as highlights the municipal boundaries for the Fire Departments that service the Fire Agencies without their own stations.







## 2.0 Existing Conditions

This section documents the current infrastructure that each Fire Agency/City Fire Department maintains to achieve its current level of service. Demographic information including the size of the Fire Agency's service area, the number of dwelling units within the service area, as well as the population and employment within each service area are also provided. This information is used to identify the common fire infrastructure needs to accommodate the service population ratio<sup>1</sup>.

**Table 1** summarizes the current fire infrastructure, that is qualified to receive funding from the FMF program, within each Fire Agency. The infrastructure data was provided directly by Fire Agency staff. The detailed data collection sheets received from each Fire Agency are provided in **Attachment A**.

**Table 1: Current Fire Infrastructure – By Fire Agency**

Fire Agency	Stations	Total Station Square Footage	Fire Engines <sup>1</sup>	Brush Engines <sup>2</sup>	Total Engines	Aerial Trucks	Chief's Vehicles
Alpine	1	13,150	1	1	2	0	1
Bonita-Sunnyside	1	10,000	2	0	2	0	3
Borrego Springs	1	7,200	2	1	3	0	2
Deer Springs	3	15,300	4	1	5	0	2
Lakeside	4	43,025	6	1	7	1	5
North County	5	23,039	7	3	10	0	7
Rancho Santa Fe	6	70,610	9	3	12	0	1
Rincon Del Diablo	7	82,531	10	6	16	2	2
San Diego County	24	132,917	21	9	30	2	5
San Marcos	4	47,244	8	4	12	2	9
San Miguel	8	97,368	10	6	16	2	8
Valley Center	2	7,800	4	2	6	0	4
Vista	6	55,600	8	2	10	1	3

### Notes

<sup>1</sup>Type 1 or Type 2 Fire Engine

<sup>2</sup>Type 4 Brush Engine, these are more commonly used in rural areas in lieu of a Type 1 or Type 2 Engine.

**Figure 2** displays the location of the fire stations within each Fire Agency.

<sup>1</sup> The service population is the total number of residents and employees within an identified area. The service population is designed to quantify the total number of people that need services within a specific area on a daily basis.

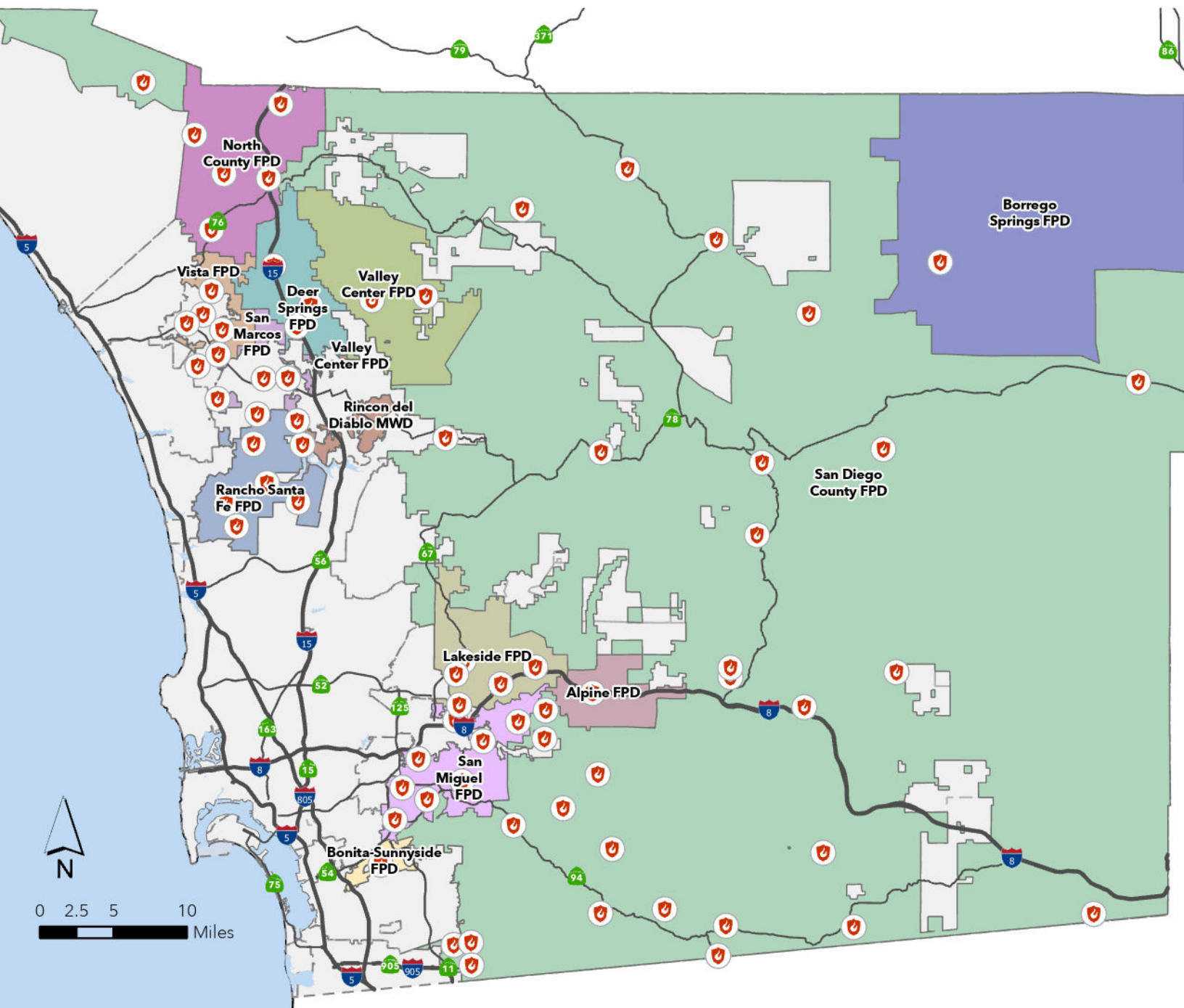




Table 2 summarizes the geography and demographics that are serviced by each Fire Agency.

Table 2: Geography and Demographics – By Fire Agency

Fire Agency	Service Area (Acres)	Total Dwelling Units <sup>1</sup>	Employees <sup>2</sup>	Population <sup>2</sup>	Service Population <sup>3</sup>
Alpine	18,115	6,020	2,828	13,093	15,921
Bonita-Sunnyside	4,741	4,546	1,809	14,300	16,109
Borrego Springs	198,790	2,908	1,037	1,349	2,386
Deer Springs	28,274	4,873	1,779	18,513	20,292
Lakeside	32,333	24,670	11,899	62,453	74,352
North County	55,275	20,388	10,880	49,174	60,054
Rancho Santa Fe	30,855	13,078	13,387	49,845	63,232
Rincon Del Diablo <sup>4</sup>	30,496	53,056	54,030	147,494	201,524
San Diego County	1,541,529	28,235	16,605	101,245	117,850
San Marcos <sup>5</sup>	20,945	35,105	41,569	91,052	132,621
San Miguel	30,489	43,608	19,682	131,588	151,270
Valley Center <sup>6</sup>	52,562	5,587	4,135	19,004	23,139
Vista	22,730	39,704	40,918	118,325	159,243

Notes:

<sup>1</sup> Source: San Diego County Assessor Parcel Records

<sup>2</sup> Source: 2019 US Census Data

<sup>3</sup> Service Population: Population plus the number of employees within the Fire Agency

<sup>4</sup> The table includes data from the City of Escondido as well as the Rincon Del Diablo Municipal Water District since the Escondido Fire Department services both areas.

<sup>5</sup> The table includes data from the City of San Marcos as well as the San Marcos Fire Agency since the San Marcos Fire Department services both areas.

<sup>6</sup> The table includes data from the City of Vista as well as the Vista Fire Agency since the Vista Fire Department services both areas.

### 3.0 Infrastructure Standards

The infrastructure standards used to develop the FMF program are based on the ratio of the current infrastructure maintained within each Fire Agency (See Table 1) to the service population within that Fire Agency (See Table 2). Maintaining this ratio within each Fire Agency will help ensure that each Fire Agency has the resources and infrastructure to provide the same level of service as new development occurs.

Table 3 outlines the infrastructure standards that should be maintained within each Fire Agency, by infrastructure type. It should be noted that not all jurisdictions have building heights that would require them to use an Aerial Truck. As such, an Aerial Truck standard was not developed for these Fire Agencies.



Table 3: Current Infrastructure Standards – By Fire Agency

Fire Agency	Service Population Per 1,000 Square Feet of Station	Service Population Per Aerial Truck	Service Population Per Chief's Vehicle	Service Population Per Engine <sup>1</sup>
Alpine	1,211	N/A	15,921	7,961
Bonita-Sunnyside	1,611	N/A	5,370	8,055
Borrego Springs	331	N/A	1,193	795
Deer Springs	1,326	N/A	10,146	4,058
Lakeside	1,728	74,352	14,870	10,622
North County	2,607	N/A	8,579	6,005
Rancho Santa Fe	896	N/A	63,232	5,269
Rincon Del Diablo	2,442	100,762	100,762	12,595
San Diego County	887	58,925	23,570	3,928
San Marcos	2,807	66,311	14,736	11,052
San Miguel	1,554	75,635	18,909	9,454
Valley Center	2,967	N/A	5,785	3,857
Vista	2,864	159,243	53,081	15,924

Note:

N/A: Fire Agency does not require an Aerial Truck based on building heights.

<sup>1</sup> Engine could be either a Type 1, Type 2, or Type 4 (Brush Truck) depending on the specific terrain and needs of the Fire Agency.

#### 4.0 Cost to Maintain Current Level of Service

This section outlines the analyses and calculations utilized to develop the unit cost to maintain the current level of fire service within the unincorporated portions of the San Diego County. **Table 4** summarizes the current planning level costs of the fire related infrastructure that is eligible to receive funding from the FMF program.

Table 4: Infrastructure Unit Cost

Infrastructure	Unit Cost <sup>1</sup>
1,000 Square Feet of Station	\$1,269,000 <sup>2</sup>
Aerial Truck	\$1,700,000 <sup>3</sup>
Chief's Vehicle	\$210,000 <sup>3</sup>
Engine (Type 1, Type 2, or Type 4).	\$1,030,000 <sup>3</sup>

Note:

<sup>1</sup>Estimates based on Year 2022 dollars

<sup>2</sup>Based on recent construction cost estimates of the East Otay Mesa Station (#38), Mount Laguna Station, and City of San Diego Station #50. Detailed Cost sheets are provided in **Attachment B**.

<sup>3</sup>Cost estimates based on input from Fire and rescue personnel.





**Table 5** identifies the total cost per service population that needs to be collected from new development to maintain the current level of fire services within the unincorporated portions of San Diego County. The cost needed to maintain the current level of service was derived by dividing the unit cost of the needed infrastructure (see Table 4) by the current infrastructure standards within each Fire Agency (see Table 3). Detailed calculations are provided in **Attachment C**.

**Table 5: Infrastructure Standard Cost – By Fire Agency**

Fire Agency	Cost Per Service Population				
	1,000 Square Feet of Station	Aerial Trucks	Chief's Vehicles	Engine <sup>1</sup>	Total
Alpine	\$1,048	\$0	\$13	\$130	\$1,191
Bonita-Sunnyside	\$788	\$0	\$39	\$128	\$955
Borrego Springs	\$3,829	\$0	\$176	\$1,295	\$5,300
Deer Springs	\$956	\$0	\$21	\$254	\$1,231
Lakeside	\$734	\$23	\$14	\$97	\$868
North County	\$487	\$0	\$24	\$172	\$683
Rancho Santa Fe	\$1,417	\$0	\$3	\$196	\$1,616
Rincon Del Diablo	\$519	\$17	\$2	\$82	\$620
San Diego County	\$1,431	\$29	\$9	\$262	\$1,731
San Marcos	\$452	\$26	\$14	\$93	\$585
San Miguel	\$817	\$22	\$11	\$109	\$959
Valley Center	\$427	\$0	\$36	\$268	\$731
Vista	\$443	\$11	\$4	\$64	\$522

Note:

N/A: Fire Agency does not require an Aerial Truck based on building heights.

<sup>1</sup> Engine could be either a Type 1, Type 2, or Type 4 (Brush Truck) depending on the specific terrain and needs of the Fire Agency.

## 5.0 Administration Fee

The FMF program should be self-sustaining; therefore, the County of San Diego and Fire Agencies should consider including an administration fee (typically around 5%) within the FMF program. The moneys derived from the administrative can be allocated towards the following:

- Program development / expansion
- Program maintenance
- Program administration
- Subsequent program updates



**Attachment A**  
**Existing Infrastructure Data Collection Sheets**

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**San Diego County Fire Mitigation Fee Update  
Existing Infrastructure**

Agency	Station	Address	Total Station Square Footage	Number of Dorms / Bedrooms	Number of Bays	# of Fire Engines	# of Aerial Trucks	# of Chief's Vehicles	# of Brush Engines	# of Dispatches in 2021 <sup>1</sup>	# of Arrivals on the Scene in 2021	# of Dispatches to other Jurisdictions	# of Concurrent Calls	2021 Response Time <sup>2,3</sup>	FD
Alpine	Alpine Fire Protection District 17	1364 Tavern Road	13,150	6	8	1	0	1	1	1723	1157	166	264	4.27	9
Bonita-Sunnyside	Bonita-Sunnyside Fire Protection District 2														10
Borrego Springs	Borrego Springs Fire Protection District 91	2324 Stirrup Road Borrego Springs	7200	2	4	2	0	2	1	779	720	37			11
Deer Springs	Deer Springs Fire Protection District 11	8709 Circle R Dr. Escondido, CA		4	2	1	0	1	0	774 / 113	659 / 58	205	54	13.52	44
Deer Springs	Deer Springs Fire Protection District 12	1321 Deer Springs Rd. San Marcos Ca		4	2	1	0	0	0	361 / 291	310 / 130	168	12	14.30	45
Deer Springs	Deer Springs Fire Protection District 13	10308 Meadow Glen Way. Escondido CA		3	2	1	0	0	1	275 / 187	255 / 85	67	5	14.02	70
Escondido / Rincon	Escondido 1	310 N Quince St	28000	19	10	3	2	2	1	4001	3809	36		4.49	
Escondido / Rincon	Escondido 2	421 N Midway	12738	5	6	2	0	0	1	3032	2913	18		5.37	
Escondido / Rincon	Escondido 3	1808 N Nutmeg	8950	6	3	1	0	0	1	1863	1728	102		5.53	
Escondido / Rincon	Escondido 4	3301 Bear Valley Pkwy	8800	5	3	1	0	0	1	950	782	138		6.41	
Escondido / Rincon	Escondido 5	2319 Felicita Rd	7733	6	3	1	0	0	1	1384	1319	10		5.50	
Escondido / Rincon	Escondido 6	1735 Del Dios Rd	7360	4	3	1	0	0	1	1409	1295	1		5.44	
Escondido / Rincon	Escondido 7	1220 N Ash	8950	6	3	1	0	0	0	3318	3159	8		5.12	
Lakeside	Lakeside Fire Protection District 1	8035 Winter Gardens Blvd., El Cajon CA 92021		3	2	1	0	0	1	2252	1772	804		9.40	37
Lakeside	Lakeside Fire Protection District 2	12216 Lakeside Ave., Lakeside Ca 92040		10	3	1	1	5	0	7085	5809	1485		10.70	36
Lakeside	Lakeside Fire Protection District 26	14008 Highway 8 Business, El Cajon CA 92021			6	2	0	0	0	5547	4417	1063		11.40	39
Lakeside	Lakeside Fire Protection District 3	15245 Oak Creek Rd., El Cajon CA 92021			2	2	0	0	0	1269	989	314		10.80	38
North County	North County Fire Protection District 1	315 E Ivy Street, Fallbrook CA 92028	6000	7	3	1		1		6031	5003	1064	1363	7.02	20
North County	North County Fire Protection District 2	2180 Winterwarm Dr, Fallbrook CA 92028	2800	3	2	1			1	1441	1260		104	8.73	25
North County	North County Fire Protection District 3	2309 Rainbow Valley BLVD, Fallbrook Ca 92028	3500	4	3	1			1	949	686		42		21
North County	North County Fire Protection District 4	4375 Pala Mesa Dr, Fallbrook CA 92028	2600	3	3	1			1	1887	1491		128		26
North County	North County Fire Protection District 5	5906 Olive hill Rd, Fallbrook CA 92028	8139	6	3	2				1560	1329		128		27
Ramona	Ramona Municipal Water District 80	829 San Vicente Rd				1		1		1872 / 373	1725 / 186	32	138	9.80	81
Ramona	Ramona Municipal Water District 81	24462 San Vicente Rd				1				627 / 231	580 / 114	53	19	10.73	82
Ramona	Ramona Municipal Water District 82	3410 Dye Rd				1				421 / 622	376 / 342	40	16	14.27	83
Rancho Santa Fe	Rancho Santa Fe Fire Protection District 1	16936 El Fuego	22,717	8	5	1	0	1	1	1120	859	324	36		16
Rancho Santa Fe	Rancho Santa Fe Fire Protection District 2	16930 Four Gee Rd.	9,746	6	3	2	0	0	0	1151	1023	663	38	6.87	1
Rancho Santa Fe	Rancho Santa Fe Fire Protection District 3	6424 El Apajo	10,928	5	2	2	0	0	0	837	701	98	26	7.92	23
Rancho Santa Fe	Rancho Santa Fe Fire Protection District 4	18040 Calle Ambiente	10,406	6	3	2	0	0	1	730	578	75	22	7.78	17
Rancho Santa Fe	Rancho Santa Fe Fire Protection District 5	2604 Overlook Point Rd.	8,313	5	3	1	0	0	1	218	170	179	3	8.42	74
Rancho Santa Fe	Rancho Santa Fe Fire Protection District 6	20223 Elfin Forest Rd.	8,500	2	2	1	0	0	0	100	75	92	0	8.42	15
San Diego County	San Diego County Fire 16	39431 De Luz Rd	3500	1	2				1	94 / 3	82 / 1	41	0	24.28	67
San Diego County	San Diego County Fire 24	551 Harbison Canyon Rd	2400	3	2	1				177 / 24	157 / 11	170	0	11.83	54
San Diego County	San Diego County Fire 30	17304 Highway 94	4920	2	3				1	180 / 227	154 / 126	10	5	19.33	50
San Diego County	San Diego County Fire 31	25130 Highway 94	1000	1	2				1	486 / 116	457 / 59	9	24	16.07	52
San Diego County	San Diego County Fire 32	17759 Skyline Truck Trail							1	122 / 91	114 / 56	16	4	22.10	76
San Diego County	San Diego County Fire 36	14024 Peaceful Valley Ranch Rd	12721	8	8	1		1		731 / 268	641 / 134	77	67	15.10	60
San Diego County	San Diego County Fire 37	2383 Honey Springs Drive	5200	4	3	1				100 / 201	86 / 81	16	2	22.30	53
San Diego County	San Diego County Fire 38	**Currently at 1590 La Media Rd				1	1			1473 / 43	1264 / 28	222	75	13.40	69
San Diego County	San Diego County Fire 40	35177 Highway 94	3102	6	3				1	334 / 141	314 / 92	36	15	18.00	46
San Diego County	San Diego County Fire 42	29690 Oak Drive	5000	4	3	1				188 / 218	165 / 118	18	4	16.82	66
San Diego County	San Diego County Fire 43	1255 Jacumba St	2760	1	3	1				230 / 107	207 / 52	42	6	16.10	19
San Diego County	San Diego County Fire 44	28850 Highway 80	17250	3	4	1		1		329 / 288	265 / 107	43	18	16.17	43
San Diego County	San Diego County Fire 45	24592 Viejas Grade Rd	3290	3	4	1				297 / 142	255 / 69	53	14	22.90	55
San Diego County	San Diego County Fire 47	40080 Ribbonwood Rd	8496	6	3				1	380 / 113	338 / 75	134	21	17.25	77



**San Diego County Fire Mitigation Fee Update  
Existing Infrastructure**

Agency	Station	Address	Total Station Square Footage	Number of Dorms / Bedrooms	Number of Bays	# of Fire Engines	# of Aerial Trucks	# of Chief's Vehicles	# of Brush Engines	# of Dispatches in 2021 <sup>1</sup>	# of Arrivals on the Scene in 2021	# of Dispatches to other Jurisdictions	# of Concurrent Calls	2021 Response Time <sup>2,3</sup>	FD
San Diego County	San Diego County Fire 49	10385 Sunrise Highway	5000	3	2	1				60 / 95	51 / 29	14	2	32.40	65
San Diego County	San Diego County Fire 52	31049 Highway 79	3250	6	2			1		79 / 450	74 / 103	43	2	14.38	41
San Diego County	San Diego County Fire 53	7260 Great Southern Overland Stage Route	4200	3	4	1				151 / 77	143 / 35	24	3	30.97	64
San Diego County	San Diego County Fire 54	5841 Highway 78	1056	3	4	1				152 / 6	136 / 2	58	15	20.40	61
San Diego County	San Diego County Fire 56	3407 Highway 79	6232	4	4	1		1		315 / 50	253 / 22	7	43	14.93	75
San Diego County	San Diego County Fire 58	37370 Montezuma Valley Road	5306	3	4	1				71 / 80	65 / 28	78	1	20.92	35
San Diego County	San Diego County Fire 59	35227 Highway 79	2902	3	4	1				222 / 31	212 / 19	50	0	18.38	59
San Diego County	San Diego County Fire 70	16971 Highway 76	6200	3	3			1		307 / 75	230 / 38	110	25	13.65	78
San Diego County	San Diego County Fire 79	21610 Crestline Rd	2503	4	3	1				95 / 22	76 / 7	32	7	20.03	58
San Diego County	San Diego County Fire 84	17701 San Pasqual Valley Rd	6656	4	3	1				25 / 15	10 / 5	3	0	17.32	56
San Diego County	San Diego County Fire 85	25858 Highway 78	3600	1	3	1				195 / 160	157 / 61	41	12	19.50	57
San Diego County	San Diego County Fire 86	16310 Highway 67	5500	2	3			1		60 / 256	43 / 159	18	0	16.83	79
San Marcos	San Marcos Fire Protection District 1	180 W. Mission Rd	15402	4	4	1	1	1	1	7512	5876		1513	5.28	31
San Marcos	San Marcos Fire Protection District 2	1250 S. Rancho Santa Fe Rd	12043	4	4	1			1	7374	5193		1348	4.87	32
San Marcos	San Marcos Fire Protection District 3	404 Woodland Pkwy	5710	2	3	1			1	5181	4109		600	5.37	33
San Marcos	San Marcos Fire Protection District 4	204 San Elijo Rd	14089	4	4	1			1	1555	1035		40	5.93	4
San Miguel	Station 14	3255 Helix St. Spring Valley CA	9,307	6	4	1	0	0	1	2829	2424	189	99	7.28	6
San Miguel	Station 15	2850 Via Orange Way, Spring Valley CA	24,609	11	6	1	1	1	0	3296	2541	206	80	7.93	7
San Miguel	Station 16	905 Gillespie Dr, Spring Valley CA	8,799	6	4	1	0	0	1	3922	3515	158	232	7.88	13
San Miguel	Station 18	1811 Suncrest BLVD, El Cajon CA	7,407	6	6	2	0	0	1	314	267	39	3	7.97	14
San Miguel	Station 19	727 E Bradley Ave, El Cajon CA	3,430	4	1	1	0	0	0	2861	2525	1544	47	7.38	5
San Miguel	Station 21	10105 Vivera DR, La Mresa CA	2,198	4	1	1	0	0	0	848	699	134	7	8.82	12
San Miguel	Station 22	11501 Via Rancho San Diego, El Cajon CA	3,896	7	4	1	0	0	1	2414	2129	46	78	7.97	40
San Miguel	Station 23	2140 Dehesa Rd, El Cajon	7,565	5	4	1	0	0	1	1267	998	556	4	9.20	8
Valley Center	Valley Center FPD 1	28234 Lilac Road	3000	4	2	2	0	4	0	1388	1320	179	511	13.40	68
Valley Center	Valley Center FPD 2	28205 N. Lake Wohlford Road	4800	5	4	2	0	0	2	1483	1377	179	511	13.40	34
Vista	Vista Fire Protection District 1	10,500	10	3	1		1								28
Vista	Vista Fire Protection District 2	5000	4	3	2			1							29
Vista	Vista Fire Protection District 3	5300	6	2	1										22
Vista	Vista Fire Protection District 4	6900	6	2	1										30
Vista	Vista Fire Protection District 5	15,500	9	4	1			1							2
Vista	Vista Fire Protection District 6	12,400	9	3		1		1							3



**Attachment B**  
**Fire Station Cost Estimates**

DRAFT

**County of San Diego #38 (East Otay Station)  
Construction Cost Estimate**

**A. Building**

<b>Type A: Simple Finishes</b>	<b>QUANT</b>	<b>UNIT</b>	<b>BASE COST</b>	<b>TOTAL</b>	<b>SOURCE</b>
Apparatus Bays - (4) 72' deep bays	5,096	SF	\$5,736,720		141
Work Room	189	SF	\$212,763		146
Hand Wash Alcove	0	SF	\$0		
Response Alcove	104	SF	\$117,076		110
Clean Up/Wash Room/Janitor	0	SF	\$0		
Communication and Equipment Room	93	SF	\$104,693		108
Utility/Water Heater Room	52	SF	\$58,538		107
Yard Storage	0	SF	\$0		
Locker Turnout Room	302	SF	\$339,970		147
Medical Supply	71	SF	\$79,927		104
Vestibule	100	SF	\$112,573		106
Laundry	178	SF	\$200,380		109
SCBA	218	SF	\$245,409		142
Fire Riser	138	SF	\$155,351		143
Decontamination Room 1	110	SF	\$123,830		148A
Decontamination Room 2	117	SF	\$131,710		148B
Air Room	31	SF	\$34,898		149
Electrical Room	117	SF	\$131,710		150
Halls	1,118	SF	\$1,258,566		137, 138, 139, 140, 145
<b>Type A Total Area:</b>	<b>8,034</b>		<b>\$9,044,115</b>		

<b>Type B: Standard Office Type Finishes</b>	<b>QUANT</b>	<b>UNIT</b>	<b>BASE COST</b>	<b>TOTAL</b>	<b>SOURCE</b>
Dining	294	SF	\$330,965		112
Ready Room - Dayroom	604	SF	\$679,941		117
Exercise - Workout Room	606	SF	\$682,192		113
Firefighter-Medic Bunk Rooms	1,366	SF	\$1,537,747		125-136
Captains' Bunk Rooms	0	SF	\$0		
Watch Office	223	SF	\$251,038		102
Reception Area/Lobby	138	SF	\$155,351		101
General Supply	96	SF	\$108,070		118
Battalion Chief Office and Bunk Room	0	SF	\$0		
Community Room	0	SF	\$0		
Conference Room	581	SF	\$654,049		124
Conference Room Storage	67	SF	\$75,424		122
Restroom in Apparatus Bay	67	SF	\$75,424		144
Captain's Office	184	SF	\$207,134		103
Circulation and Structure 20%		SF			
<b>Type B Total Area:</b>	<b>4,226</b>		<b>\$4,757,335</b>		

30%

<b>Type C: Intense Finish Systems</b>	<b>QUANT</b>	<b>UNIT</b>	<b>BASE COST</b>	<b>TOTAL</b>	<b>SOURCE</b>
Kitchen	345	SF	\$388,377		111
Janitor Utility		SF	\$0		
Firefighter Toilet-Shower Room	464	SF	\$522,339		114, 115, 116, 119, 120
Captains' Restroom		SF	\$0		
Public Restroom	78	SF	\$87,807		105
Public Restroom - Shower	0	SF	\$0		
Battalion Chief Restroom	0	SF	\$0		
Public Restrooms at Community Room		SF	\$0		
<b>Type C Total Area:</b>	<b>887</b>		<b>\$998,523</b>		

**Building Square Footage Total:** 14,149 **\$14,800,000**

**cost per square foot:** \$1,046

**B. Equipment and Furnishings**

	<b>QUANT</b>	<b>UNIT</b>	<b>COST</b>	<b>TOTAL</b>	<b>SOURCE</b>
FF&E	1		\$525,000	\$525,000	Project Manager
Building and Site Equipment					
Building and Site Furnishings					
FF&E Design Contingency (10% of budget)					
<b>Equipment and Furnishings Subtotal:</b>				<b>\$525,000</b>	

**C. On-Site Improvements**

	<b>QUANT</b>	<b>UNIT</b>	<b>COST</b>	<b>TOTAL</b>	<b>SOURCE</b>
Site Paving - Drive Area					
Site Paving - Pedestrian					
Site Improvements Including:					
Site Final Grading and Pad Preparation					
Site Drainage					
Hose layout Area					
Fuel Refill area					
Utilities and Lighting					
Landscape and Irrigation					
Perimeter Site Walls - Masonry/Decorative Fencing					
Site Gate (two - automatic)					
Trash Enclosure					
Generator Enclosure					
Site Improvements-Underground Retention					
Flag Pole					
Above Ground Fuel Tank - 1,000 Gallons					
Emergency Generator					
On-Site Design Contingency (10% of budget)					
<b>On-Site Improvements Subtotal:</b>				<b>\$0</b>	

**County of San Diego #38 (East Otay Station)**  
**Construction Cost Estimate**

**D. Off-Site Improvements - Site Specific**

	QUANT	UNIT	COST	TOTAL	SOURCE
Street Frontage Improvements					
Traffic Signalization and Design					
Off-Site Contingency (10% of budget)					
<b>Off-site Improvements Subtotal:</b>				<b>\$0</b>	

**E. Fees**

	QUANT	UNIT	COST	TOTAL	SOURCE
Consultant Design Fees	1		\$900,000	\$900,000	Project Manager
Utilities Fee	1		\$300,000	\$300,000	Project Manager
Arch/Engineering					
LEED™ Design Certification					
LEED™ Commissioning					
Commissioning Agent					
Utility Hook-up and Design Fees (SDG+E, Gas, Elect, Fiber, Cable)					
Impact Fees:					
Storm Draining Dev. Fee					
Sewer/Water Dev. Fee					
Construction Management - Delivery Specific					
Geotechnical Investigation					
Materials Testing and Special Inspection					
Fee Contingency (5%)					
<b>Fees Subtotal:</b>				<b>\$1,200,000</b>	

**F. Owner Systems, Administration and Contingency**

	QUANT	UNIT	COST	TOTAL	SOURCE
Construction Contingency (2% of budget)	2%	%	\$348,000	\$348,000	Project Manager
Administration Costs			\$900,000	\$900,000	Project Manager
City Administration Cost					
Fire Administration Cost					
Planning Dept. - Design Review - Ministerial					
Planning Dept. - Discretionary Permit					
Public Art					
CEQA					
Building Dept. - Permit Fees					
School Impact Fees-(Commercial)					
Site Acquisition Costs					
Temporary Station Costs					
Traffic Report					
Moving Costs					
Neighborhood Meeting/Dedication Ceremony					
Communications					
Radio Antenna					
Phone / Data System					
Radio Alerting System					
Security System/ Cameras					
Owner System Contingency (10% of budget)					
Construction Contingency (10% of A, C, D)					
<b>Owner Systems, Administration and Contingency Subtotal:</b>				<b>\$1,248,000</b>	

**Contract Division Totals:**

A. Building:	\$14,800,000	
B. Equipment and Furnishings	\$525,000	
C. On-Site Improvements	\$0	
D. Off-site Improvements	\$0	
E. Fees	\$1,200,000	
F. Owner Systems, Administration and Contingency	\$1,248,000	
Contract Division Subtotal:		\$17,773,000
Conceptual Construction Budget:		\$17,773,000
Cost Per SF		\$1,256

**County of San Diego Fire Station #49 (Mt Laguna)  
Construction Cost Estimate**

**A. Building**

<b>Type A: Simple Finishes</b>	<b>QUANT</b>	<b>UNIT</b>	<b>BASE COST</b>	<b>TOTAL</b>	<b>SOURCE</b>
Apparatus Bays - 2 bays	1,492	SF	\$1,287,163		114
Work Room		SF	\$0		
Hand Wash Alcove		SF	\$0		
Response Alcove		SF	\$0		
Clean Up/Wash Room/Janitor	44	SF	\$37,959		107
Communication and Equipment Room	30	SF	\$25,881		108
Utility/Water Heater Room		SF	\$0		
Yard Storage		SF	\$0		
Locker Turnout Room	92	SF	\$79,369		115
Medical Supply		SF	\$0		
Mechanical Room	83	SF	\$71,605		105
Electrical Room	56	SF	\$48,312		117
Decontamination Room	58	SF	\$50,037		112
Laundry	40	SF	\$34,508		111
Storage App Bay	80	SF	\$69,017		116
Storage Downstairs	46	SF	\$39,685		103
Storage Upstairs	45	SF	\$38,822		203
Ice room	27	SF	\$23,293		110
<b>Type A Total Area:</b>	<b>2,093</b>		<b>\$1,805,652</b>		

41%

<b>Type B: Standard Office Type Finishes</b>	<b>QUANT</b>	<b>UNIT</b>	<b>BASE COST</b>	<b>TOTAL</b>	<b>SOURCE</b>
Dining		SF	\$0		Dining is combined with dayroom and kitchen
Ready Room - Dayroom	212	SF	\$182,895		201
Exercise - Workout Room	248	SF	\$213,952		109
Firefighter-Medic Bunk Rooms	431	SF	\$371,828		208-210
Captains' Bunk Rooms		SF	\$0		
Watch Office	286	SF	\$246,735		102
Reception Area/Lobby	217	SF	\$187,208		
General Supply	68	SF	\$58,664		106
Battalion Chief Office and Bunk Room		SF			
Community Room		SF			
Circulation and Structure 20%		SF			
<b>Type B Total Area:</b>	<b>1,462</b>		<b>\$1,261,282</b>		

29%

<b>Type C: Intense Finish Systems</b>	<b>QUANT</b>	<b>UNIT</b>	<b>BASE COST</b>	<b>TOTAL</b>	<b>SOURCE</b>
Kitchen	312	SF	\$269,166		202
Janitor Utility		SF	\$0		
Firefighter Toilet-Shower Room	149	SF	\$128,544		206, 207
Captains' Restroom		SF	\$0		
Public Restroom	41	SF	\$35,371		
Public Restroom - Shower		SF			
Battalion Chief Restroom		SF			
Public Restrooms at Community Room		SF			
<b>Type C Total Area:</b>	<b>502</b>	<b>SF</b>	<b>\$433,080</b>		

10%

\$0

**Building Square Footage Total:** 5,102 **\$3,500,000**

cost per square foot: \$686

**B. Equipment and Furnishings**

	<b>QUANT</b>	<b>UNIT</b>	<b>COST</b>	<b>TOTAL</b>	<b>SOURCE</b>
FF&E	1	1	\$75,000	\$75,000	PM
Communication (Voice and Data)	1	1	\$115,000	\$115,000	PM
Building and Site Equipment					
Building and Site Furnishings					
FF&E Design Contingency (10% of budget)					
<b>Equipment and Furnishings Subtotal:</b>				<b>\$190,000</b>	

**C. On-Site Improvements**

	<b>QUANT</b>	<b>UNIT</b>	<b>COST</b>	<b>TOTAL</b>	<b>SOURCE</b>
Site Paving - Drive Area					
Site Paving - Pedestrian					
Site Improvements Including:	1	1	\$1,560,000	\$1,560,000	
Site Final Grading and Pad Preparation					
Site Drainage					
Hose layout Area					
Fuel Refill area					
Utilities and Lighting					
Landscape and Irrigation					
Perimeter Site Walls - Masonry/Decorative Fencing					
Site Gate (two - automatic)					
Trash Enclosure					
Generator Enclosure					
Site Improvements-Underground Retention					
Flag Pole					
Above Ground Fuel Tank - 1,000 Gallons					
Emergency Generator					
On-Site Design Contingency (10% of budget)					
<b>On-Site Improvements Subtotal:</b>				<b>\$1,560,000</b>	

**County of San Diego Fire Station #49 (Mt Laguna)  
Construction Cost Estimate**

**D. Off-Site Improvements - Site Specific**

	QUANT	UNIT	COST	TOTAL	SOURCE
Street Frontage Improvements					
Traffic Signalization and Design					
Off-Site Contingency (10% of budget)					
<b>Off-site Improvements Subtotal:</b>				<b>\$0</b>	

**E. Fees**

	QUANT	UNIT	COST	TOTAL	SOURCE
Arch/Engineering					
LEED™ Design, Certification					
LEED™ Commissioning					
Commissioning Agent					
Utility Hook-up and Design Fees (SDG+E, Gas, Elect, Fiber, Cable)					
Impact Fees:					
Storm Draining Dev. Fee					
Sewer/Water Dev. Fee					
Construction Management - Delivery Specific					
Geotechnical Investigation					
Materials Testing and Special Inspection					
Fee Contingency (5%)					
<b>Fees Subtotal:</b>				<b>\$0</b>	

**F. Owner Systems, Administration and Contingency**

	QUANT	UNIT	COST	TOTAL	SOURCE
Administration Costs	1	1	\$1,000,000	\$1,000,000	
City Administration Cost					
Fire Administration Cost					
Planning Dept.- Design Review - Ministerial					
Planning Dept.- Discretionary Permit					
Public Art					
CEQA					
Building Dept.-Permit Fees					
School Impact Fees-(Commercial)					
Site Acquisition Costs					
Temporary Station Costs					
Traffic Report					
Moving Costs					
Neighborhood Meeting/Dedication Ceremony					
Communications					
Radio Antenna					
Phone / Data System					
Radio Alerting System					
Security System/ Cameras					
Owner System Contingency (10% of budget)					
Construction Contingency (10% of A, C, D)					
<b>Owner Systems, Administration and Contingency Subtotal:</b>				<b>\$1,000,000</b>	

**Contract Division Totals:**

A. Building:	\$3,500,000
B. Equipment and Furnishings	\$190,000
C. On-Site Improvements	\$1,560,000
D. Off-site Improvements	\$0
E. Fees	\$0
F. Owner Systems, Administration and Contingency	\$1,000,000
Contract Division Subtotal:	\$6,250,000

**Conceptual Construction Budget: \$6,250,000**

**Cost Per SF \$1,225**

**City of San Diego Fire Station #38  
Construction Cost Estimate**

**A. Building****Type A: Simple Finishes**

	QUANT	UNIT	BASE COST	TOTAL	SOURCE
Apparatus Bays - (3) 72' deep bays	4,320	SF			
Work Room	192	SF			
Hand Wash Alcove	18	SF			
Response Alcove	16	SF			
Clean Up/Wash Room/Janitor	100	SF			
Communication and Equipment Room	80	SF			
Utility/Water Heater Room	32	SF			
Yard Storage	18	SF			
Locker Turnout Room	704	SF			
Medical Supply	50	SF			
<b>Type A Total Area:</b>	<b>5,530</b>		<b>\$680</b>	<b>\$3,760,400</b>	RRM/Saylor

48%

**Type B: Standard Office Type Finishes**

	QUANT	UNIT	BASE COST	TOTAL	SOURCE
Dining	330	SF			
Ready Room - Dayroom	450	SF			
Exercise - Workout Room	600	SF			
Firefighter-Medic Bunk Rooms	960	SF			
Captains' Bunk Rooms	240	SF			
Watch Office	180	SF			
Reception Area/Lobby	96	SF			
General Supply	60	SF			
Battalion Chief Office and Bunk Room	0	SF			
Community Room	0	SF			
Circulation and Structure 20%	1907	SF			
<b>Type B Total Area:</b>	<b>4,823</b>		<b>\$690</b>	<b>\$3,327,870</b>	RRM/Saylor

42%

**Type C: Intense Finish Systems**

	QUANT	UNIT	BASE COST	TOTAL	SOURCE
Kitchen	352	SF			
Janitor Utility	80	SF			
Firefighter Toilet-Shower Room	384	SF			
Captains' Restroom	192	SF			
Public Restroom	64	SF			
Public Restroom - Shower	15	SF			
Battalion Chief Restroom	0	SF			
Public Restrooms at Community Room	0	SF			
<b>Type C Total Area:</b>	<b>1,087</b>	<b>SF</b>	<b>\$700</b>	<b>\$760,900</b>	RRM/Saylor

10%

Building Design Contingency (5% of budget)

\$392,459

**Building Square Footage Total:****11,440****\$8,241,629****cost per square foot:****\$720**

\* Includes contractor provided FF&amp;E

**B. Equipment and Furnishings**

	QUANT	UNIT	COST	TOTAL	SOURCE
Building and Site Equipment	1	LS	\$64,950	\$64,950	Budget
Building and Site Furnishings	1	LS	\$18,000	\$40,300	Budget
FF&E Design Contingency (10% of budget)	10%	%	\$105,250	\$10,525	%
<b>Equipment and Furnishings Subtotal:</b>				<b>\$115,775</b>	

**C. On-Site Improvements**

	QUANT	UNIT	COST	TOTAL	SOURCE
Site Paving - Drive Area	21,000	SF	\$22	\$462,000	
Site Paving - Pedestrian	2,000	SF	\$19	\$38,000	
Site Improvements Including:	16,200	SF	\$16	\$259,200	
Site Final Grading and Pad Preparation					
Site Drainage					
Hose layout Area					
Fuel Refill area					
Utilities and Lighting					
Landscape and Irrigation					
Perimeter Site Walls - Masonry/Decorative Fencing					
Site Gate (two - automatic)					
Trash Enclosure					
Generator Enclosure					
Site Improvements-Underground Retention	1	LS	\$25,000	\$25,000	
Flag Pole	1	LS	\$4,000	\$4,000	RRM
Above Ground Fuel Tank - 1,000 Gallons	1	LS	\$41,000	\$41,000	RRM
Emergency Generator	1	LS	\$75,000	\$75,000	RRM
On-Site Design Contingency (10% of budget)	10%	%	\$759,200	\$75,920	%
<b>On-Site Improvements Subtotal:</b>				<b>\$980,120</b>	

\$806

### City of San Diego Fire Station #38 Construction Cost Estimate

**D. Off-Site Improvements - Site Specific**

	QUANT	UNIT	COST	TOTAL	SOURCE
Street Frontage Improvements	1	LS	\$200,000	\$200,000	*Dependent on Site
Traffic Signalization and Design	0	LS	\$130,000	\$0	Add Alternate
Off-Site Contingency (10% of budget)	10%	%	\$0	\$0	%
<b>Off-site Improvements Subtotal:</b>				<b>\$0</b>	

**E. Fees**

	QUANT	UNIT	COST	TOTAL	SOURCE
Arch/Engineering	10%	%	\$9,221,749	\$922,175	Budget
LEED™ Design, Certification	1	LS	\$48,400	\$48,400	Budget
LEED™ Commissioning	1	LS	\$10,000	\$10,000	Budget
Commissioning Agent	1	LS	\$30,000	\$30,000	Budget
Utility Hook-up and Design Fees (SDG+E, Gas, Elect, Fiber, Cable)	1	LS	\$100,000	\$100,000	City of San Diego
<b>Impact Fees:</b>					
Storm Draining Dev. Fee	1	LS	\$7,500	\$7,500	City of San Diego
Sewer/Water Dev. Fee	1	LS	\$85,000	\$85,000	City of San Diego
Construction Management - Delivery Specific	0	LS	\$60,000	\$0	Add Alternate
Geotechnical Investigation	1	LS	\$40,000	\$40,000	Budget
Materials Testing and Special Inspection	1	LS	\$60,000	\$60,000	Budget
Fee Contingency (5%)	10%	%	\$1,303,075	\$130,307	%
<b>Fees Subtotal:</b>				<b>\$1,433,382</b>	

**F. Owner Systems, Administration and Contingency**

	QUANT	UNIT	COST	TOTAL	SOURCE
City Administration Cost	1	LS	\$400,000	\$400,000	Budget
Fire Administration Cost	1	LS	\$0	\$0	Budget
Planning Dept. - Design Review - Ministerial	1	LS	\$20,000	\$20,000	City of San Diego
Planning Dept. - Discretionary Permit	0	LS	\$80,000	\$0	Add Alternate
Public Art	2%	LS	\$9,221,749	\$184,435	City of San Diego
CEQA	1	LS	\$0	\$0	None
Building Dept.-Permit Fees	1	LS	\$120,000	\$120,000	City of San Diego
School Impact Fees-(Commercial)	0	sf	\$0.00	\$0	None
Site Acquisition Costs	1	LS	\$0	\$0	Site Specific
Temporary Station Costs	0	LS	\$400,000	\$0	Add Alternate
Traffic Report	0	LS	\$45,000	\$0	Add Alternate
Moving Costs	0	LS	\$2,000	\$0	Separate Fund
Neighborhood Meeting/Dedication Ceremony	0	LS	\$2,000	\$0	Separate Fund
<b>Communications</b>					
Radio Antenna	1	LS	\$50,000	\$50,000	City of San Diego
Phone / Data System	1	LS	\$70,000	\$70,000	City of San Diego
Radio Alerting System	1	LS	\$85,000	\$85,000	City of San Diego
Security System/ Cameras	1	LS	\$25,000	\$25,000	City of San Diego
Owner System Contingency (10% of budget)	10%	%	\$954,435	\$95,443	Budget
Construction Contingency (10% of A, C, D)	7%	%	\$9,221,749	\$645,522	%
<b>Owner Systems, Administration and Contingency Subtotal:</b>				<b>\$1,695,401</b>	

**Contract Division Totals:**

A. Building:	\$8,241,629
B. Equipment and Furnishings	\$115,775
C. On-Site Improvements	\$980,120
D. Off-site Improvements	\$0
E. Fees	\$1,433,382
F. Owner Systems, Administration and Contingency	\$1,695,401
<b>Contract Division Subtotal:</b>	
	\$12,466,307
G. Market Escalation (.41% per month) to mid-point of Construction (7/01/17)	\$613,342
<b>Conceptual Construction Budget:</b>	
	\$13,079,649

Increased to March 2022 dollars	\$14,995,923
Green Infrastructure Cost	\$181,000
New Total	\$15,176,923
Cost Per SF	\$1,327





## **Attachment C**

### **Current Infrastructure Standards - Detailed Calculations**

DRAFT

San Diego County Fire Mitigation Fee Update  
Fire Infrastructure Standards Analysis

Agency	Response Time	Sum of Total Station Square Footage	Stations	Sum of Number of Dorms / Bedrooms	Sum of Number of Bays	Sum of # of Fire Engines	Sum of # of Brush Engines	Sum of # of Aerial Trucks	Sum of # of Chief's Vehicles	Area	Dev Area	Total Units	Employment	Population	Density	Dev Area Density	Service Population	Per SP			
																		Sum of Total Station Square Footage	Stations	Total Engines	Sum of # of Fire Engines
Alpine	4.3	13,150	1	6	8	1	1	0	1	18,115	10,599	6,020	2,828	13,093	0.7228	1.2353	15,921	1,211	15,921	7,961	15,921
Bonita-Sunnyside		10,000	1	6	3	2	0	0	3	4,741	3,271	4,546	1,809	14,300	3.0162	4.3711	16,109	1,611	16,109	8,055	8,055
Borrego Springs		7,200	1	2	4	2	1	0	2	198,790	27,809	2,908	1,037	1,349	0.0068	0.0485	2,386	331	2,386	795	1,193
Deer Springs	13.8	15,300	3	11	6	3	1	0	1	28,274	21,075	4,873	1,779	18,513	0.6548	0.8784	20,292	1,326	6,764	5,073	6,764
Lakeside	10.8	43,025	4	13	13	6	1	1	5	32,333	19,389	24,670	11,899	62,453	1.9316	3.221	74,352	1,728	18,588	10,622	12,392
North County	4.7	23,039	5	23	14	6	3	0	1	55,275	41,789	20,388	10,880	49,174	0.8896	1.1767	60,054	2,607	12,011	6,673	10,009
Rancho Santa Fe	5.6	70,610	6	32	18	9	3	0	1	30,855	20,898	13,078	13,387	49,845	1.6155	2.3852	63,232	896	10,539	5,269	7,026
Rincon Del Diablo	5.2	82,531	7	51	31	10	6	2	2	30,496	21,716	53,056	54,030	147,494	4.8365	6.7918	201,524	2,442	28,789	12,595	20,152
San Diego County		152,354	29	87	87	20	9	1	4	1,541,529	249,340	28,235	16,605	101,245	0.0657	0.4061	117,850	774	4,064	4,064	5,893
San Marcos	5.2	47,244	4	14	15	4	4	1	1	20,945	14,660	35,105	41,569	91,052	4.3472	6.2108	132,621	2,807	33,155	16,578	33,155
San Miguel	7.9	67,211	8	49	30	9	5	1	1	30,489	21,719	43,608	19,682	131,588	4.3159	6.0587	151,270	2,251	18,909	10,805	16,808
Valley Center	13.4	7,800	2	9	6	4	2	0	4	52,562	36,509	5,587	4,135	19,004	0.3616	0.5205	23,139	2,967	11,570	3,857	5,785
Vista	9.4	55,600	6	44	17	6	3	1	1	22,730	19,389	39,704	40,918	118,325	5.2057	6.1026	159,243	2,864	26,541	17,694	26,541
Total		595064		77													Max	2,967	33,155	17,694	33,155
Average Size		7728.1															Min	331	2,386	795	1,193
																	Mean	1,832	15,796	8,465	13,053
																	Median	1,728	15,921	7,961	10,009
																	Gap	104	-125	504	3,044
																	Standard Div	850	9,039	4,827	8,832
																	CV	0.464	0.572	0.570	0.677

Average Station Size: 8.623097

**County of San Diego Fire Mitigation Fee Update  
Unit Cost Analysis**

District	Standard				Unit Cost				Total
	Sum of Total Station Square Footage	Sum of # of Aerial Trucks	Sum of # of Chief's Vehicles	Total Engines	Sum of Total Station Square Footage	Sum of # of Aerial Trucks	Sum of # of Chief's Vehicles	Total Engines	
					\$1,269,000	\$1,700,000	\$210,000	\$1,030,000	
Alpine	1,211	N/A	15,921	7,961	\$1,048	\$0	\$13	\$130	\$1,191
Bonita-Sunnyside	1,611	N/A	5,370	8,055	\$788	\$0	\$39	\$128	\$955
Borrego Springs	331	N/A	1,193	795	\$3,829	\$0	\$176	\$1,295	\$5,300
Deer Springs	1,326	N/A	10,146	4,058	\$956	\$0	\$21	\$254	\$1,231
Lakeside	1,728	74,352	14,870	10,622	\$734	\$23	\$14	\$97	\$868
North County	2,607	N/A	8,579	6,005	\$487	\$0	\$24	\$172	\$683
Rancho Santa Fe	896	N/A	63,232	5,269	\$1,417	\$0	\$3	\$196	\$1,616
Rincon Del Diablo	2,442	100,762	100,762	12,595	\$519	\$17	\$2	\$82	\$620
San Diego County	887	58,925	23,570	3,928	\$1,431	\$29	\$9	\$262	\$1,731
San Marcos	2,807	66,311	14,736	11,052	\$452	\$26	\$14	\$93	\$585
San Miguel	1,554	75,635	18,909	9,454	\$817	\$22	\$11	\$109	\$959
Valley Center	2,967	N/A	5,785	3,857	\$427	\$0	\$36	\$268	\$731
Vista	2,864	159,243	53,081	15,924	\$443	\$11	\$4	\$64	\$522

## APPENDIX B

### County of San Diego Fire Mitigation Fee – Cost per Square Foot Calculation





## MEMORANDUM

TO: Skip Shank, EFS Engineering  
 FROM: Stephen Cook, TE, Intersecting Metrics  
 DATE: March 9, 2023  
 RE: County of San Diego Fire Mitigation Fee – Cost Per Square Foot Calculation

The purpose of this technical memorandum is to document the methods and assumptions used to calculate the cost per square foot (SF) rates that to be applied to various land use types for the County of San Diego Fire Mitigation Fee (FMF) Program.

### Base Fee Rates

The maximum fee rates that may be charged to new development within the County of San Diego were derived based on the increase in service population (residents plus employees) associated with new development. **Table 1** summarizes the maximum FMF rates for each fire agency.

**Table 1: Maximum Fee Rates Per Service Population**

Fire Agency	Fee Rate Per Service Population
Alpine	\$1,191
Bonita-Sunnyside	\$955
Borrego Springs	\$5,300
Deer Springs	\$1,231
Lakeside	\$868
North County	\$683
Rancho Santa Fe	\$1,616
Rincon Del Diablo	\$620
San Diego County	\$1,731
San Marcos	\$585
San Miguel	\$959
Valley Center	\$731
Vista	\$522

SOURCE: Table 5 contained in *County of San Diego Fire Mitigation Fee – Maximum Fee Rate Analysis* (prepared by Intersecting Metrics; March 9, 2023).



## Land Use Types

To apply the FMF at the project level, the fee rates need to be converted from service population to square footage of land use. To facilitate this conversion, the estimated service population per SF, or “service population density,” needs to be determined for the various land use types. The fee rate per SF can then be calculated by multiplying the respective service population density by the fee rate per service population (shown in **Table 1**). Service population densities were derived for the following land use categories:

- Agriculture
- Commercial/Retail
- Hotel
- Industrial
- Medical
- Office
- Residential

## Non-Residential Uses (Employees)

**Table 2** outlines the assumed employee densities (employees per 1000 SF) for each non-residential land use category. These densities were derived from data contained in the *City of San Diego Land Development Manual* and calculated based on the inverse of the employee density.

**Table 2: Employee Density Rates by Land Use Category**

Land Use	Employee Density (SF / Employee)	Employees Per 1,000 SF
Agriculture	21,780	0.045914
Commercial/Retail	750	1.333333
Hotel	1,400	0.714286
Industrial	950	1.052632
Medical	400	2.500000
Office	200	5.000000

SOURCE: *City of San Diego Land Development Manual*

## Residential Uses (Residents)

The residents per SF of dwelling unit space was derived by dividing the average number of residents per household (within the unincorporated portions of the County of San Diego) by the median unit size (across all residential unit types), as shown below:

$$2.88 \text{ residents} / 1,879 \text{ SF} = 0.001532730 \text{ residents per SF,}$$

or

$$1.5327000 \text{ residents per 1000 SF (for numerical clarity)}$$

SOURCE: *Demographic and Socioeconomic Estimates* (SANDAG Data Surfer) included as **Attachment 1**, and San Diego County Assessor records.



## Fee Rates Per Square Foot

Table 3 below summarizes the maximum FMF rate that can be charged per SF for the identified land use categories. The fee rates per SF were calculated based on the FMF rates per service population (as shown in Table 1) and the service population densities described and quantified in the preceding two sections of this memorandum.

Table 3: FMF Rates Per Square Foot by Land Use Type

Fire Agency	Fee Per SP	Fee Per SF						
		Residential	Commercial/Retail	Hotel	Industrial	Medical	Office	Agriculture
Alpine	\$1,191	\$1.83	\$1.59	\$0.85	\$1.25	\$2.98	\$5.96	\$0.05
Bonita-Sunnyside	\$955	\$1.46	\$1.27	\$0.68	\$1.01	\$2.39	\$4.78	\$0.04
Borrego Springs	\$5,300	\$8.12	\$7.07	\$3.79	\$5.58	\$13.25	\$26.50	\$0.24
Deer Springs	\$1,231	\$1.89	\$1.64	\$0.88	\$1.30	\$3.08	\$6.16	\$0.06
Lakeside	\$868	\$1.33	\$1.16	\$0.62	\$0.91	\$2.17	\$4.34	\$0.04
North County	\$683	\$1.05	\$0.91	\$0.49	\$0.72	\$1.71	\$3.42	\$0.03
Rancho Santa Fe	\$1,616	\$2.48	\$2.15	\$1.15	\$1.70	\$4.04	\$8.08	\$0.07
Rincon Del Diablo	\$620	\$0.95	\$0.83	\$0.44	\$0.65	\$1.55	\$3.10	\$0.03
San Diego County	\$1,731	\$2.65	\$2.31	\$1.24	\$1.82	\$4.33	\$8.66	\$0.08
San Marcos	\$585	\$0.90	\$0.78	\$0.42	\$0.62	\$1.46	\$2.93	\$0.03
San Miguel	\$959	\$1.47	\$1.28	\$0.69	\$1.01	\$2.40	\$4.80	\$0.04
Valley Center	\$731	\$1.12	\$0.97	\$0.52	\$0.77	\$1.83	\$3.66	\$0.03
Vista	\$522	\$0.80	\$0.70	\$0.37	\$0.55	\$1.31	\$2.61	\$0.02

The fee rates developed for each of the land use category are based on an estimated average across the specific land uses within that category. The specific land uses that fall within each category are listed in Attachment 2.



## Attachment 1 SANDAG People Per Household Calculations

### Demographic and Socioeconomic Estimates Jurisdiction Unincorporated



	Apr 1, 2020
<b>Total Population</b>	<b>505,675</b>
Household Population	476,050
Group Quarters Population	29,625
<b>Persons Per Household</b>	<b>2.88</b>

### Housing and Occupancy

	Total Housing Units	Households	Vacancy Rate
<b>Total Housing Units</b>	<b>176,610</b>	<b>165,057</b>	<b>6.5%</b>
Single Family - Detached	125,788	117,143	6.9%
Single Family - Attached	14,425	13,655	5.3%
Multi-Family	24,047	22,922	4.7%
Mobile Home and Other	12,350	11,337	8.2%

### Household Income

#### Households by Income Category (2010 \$, adjusted for inflation)

	Less than \$15,000	\$15,000- \$29,999	\$30,000- \$44,999	\$45,000- \$59,999	\$60,000- \$74,999	\$75,000- \$99,999	\$100,000- \$124,999	\$125,000- \$149,999	\$150,000- \$199,999	\$200,000 or more
% of Total	7%	11%	12%	11%	10%	14%	11%	6%	8%	10%

### Median Household Income

	2020
Adjusted for Inflation (2010 \$)	\$75,245





## Attachment 2

### Specific Land Use Types by Category

Land Use Category	Specific Land Uses
Agriculture	Field Crops
	Green Houses
Commercial / Retail	Arterial Commercial
	Automobile Parts Sale
	Automobile Rental Service
	Automobile Repair Shop
	Automobile Tire Store
	Building Material and lumber store (less or equal to 30,000 SF)
	Carwash (Full service)
	Carwash (Self service)
	Community Shopping Center (100,000 SF or more)
	Convenience Market Chain (Open 24 Hours)
	Convenience Market Chain (Open Up to 16 Hours Per Day)
	Discount Store/Discount Club
	Drinking Place/Bar Entertainment (Night and Day)
	Drinking Place/Bar Entertainment (Night Only)
	Drugstore (Stand-alone)
	Financial Institution (with a drive-through)
	Financial Institution (without a drive-through)
	Furniture Store
	Home Improvement Super Store
	Major Automobile Dealership
	Minor Automobile Dealership
	Movie Theater
	Neighborhood Shopping Center (30,000 SF or more)
	Nursery
	Regional Shopping Center (300,000 SF or more)
	Restaurant (Fast Food with or without drive-through)
	Restaurant (High Turnover sit-down)



Land Use Category	Specific Land Uses
Commercial / Retail (Continued)	Restaurant (Quality)
	Service Station
	Service Station (with automated carwash)
	Service Station (with food mart and automated carwash)
	Service Station (with food mart )
	Supermarket (Standalone)
	Wholesale Trade
	Golf Course Clubhouse
	Public/Community Meeting Room Facility
	Racquetball/Tennis/Health Club
Hotel	Extended Stay Hotel
	Hotel (High-Rise)
	Hotel (Low-Rise) (Motel)
	Resort
Industrial	Extractive Industry
	Heavy Industry
	Industrial Park
	Light Industry - General
	Public Storage
	Warehousing
Medical	Clinic
	Convalescent/Nursing Facility
	Hospital - General
	Other Health Care
Office	Corporate Headquarters/Single Tenant Office
	Government Office (greater than 100,000 SF)
	Government Office (less or equal to 100,000 SF)
	Scientific Research and Development
	Government Office/Civic Center
	Medical Office
	Office (High-Rise - greater than 100,000 SF)



Land Use Category	Specific Land Uses
Office (Continued)	Office (Low-Rise -less than 100,000)
	School District Office
Residential	Affordable Housing
	Mobile Home Park
	Multi-Family
	Senior Housing
	Single Family
	Single Room Occupancy Units (SRO's)
	Student Dormitories