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RESOURCE MANAGEMENT AGENCY

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January 15, 2010

File: Beacon Solar Energy
FPL

California Energy Commission
Attn: Eric Solorio
1516 Ninth Street MS-15
Sacramento, California 95814

DOCKET	
08-AFC-2	
DATE	<u>JAN 15 2010</u>
RECD.	<u>JAN 15 2010</u>

**RE: Additional Kern County Planning Department Comments
Final Staff Assessment for the Proposed Beacon Solar Energy Project (08-AFC-2)
Impacts on Public Services**

Dear Mr. Solorio,

The Kern County Planning Department appreciates the opportunity to participate in the permitting process and to provide comments and request changes to the recommended conditions of certification on the application for certification by Beacon Solar, LLC for a proposed 250 MW solar electric generating facility in unincorporated eastern Kern County. The following are additional staff comments and requests for changes based on our consultation with the County Administrative Office for impacts on public services.

The analysis appears to be deficient in the discussion of the significant impacts on County public services from the introduction of this industrial power plant on vacant land. Kern County is very experienced with heavy industry, power plants and internal fire protection control measures. While important, they are not sufficient to protect the employees, traveling public and surrounding potential for wildfire and potential injuries without backup from Kern County Fire Department and other emergency service providers.

The Kern County Board of Supervisors authorized the development of a Capital Improvement Plan (CIP) that would provide information that represents the best current understanding of the new public facilities that will be needed to serve the county's projected development through 2030. The scope of services includes parks, libraries, sheriff (public protection and investigation), fire, animal control, public health, landfill/transfer stations, and general government. Roads and sewer costs and impacts are not part of this program. A CIP was approved by the Board in 2008 and in March 2009, a Public Facilities Impact Fee Study was reviewed by the Board of Supervisors and finalized May 2009. A copy of this report has been provided to the CEC Staff. This report includes the fees necessary for residential, commercial and industrial projects, broken down into Mountain, Desert and Valley areas, to ensure that new development pays the capital costs associated with growth. The baseline for the study used the

anticipated property taxes and growth in facilities required for that growth. The study concluded that the property taxes would not meet the needs for expanded facilities when new development occurred.

This project as a solar thermal project will have impacts from the categories of countywide public protection, sheriff patrol and investigation and fire protection. The estimated fee based on the 1226 acres of coverage (\$576.88 per 1000 square feet) would be \$ 31,813,178.

Staff is requesting a condition of approval that requires this amount be allocated over 30 years, as a per year estimated fee of \$1,590,658.90 payable to the Kern County Auditor –Controller by April 30 of each calendar year. The rate amount of \$576.88 is to be adjusted annually for inflation using the US. Cities Average-All Urban Consumers (CPI-U) Price Index provided by the US Bureau of Labor Statistics. As the fee was calculated to close the gap from assessment of industrial property taxes in the study that were calculated based on a fully assessed industrial project and not the reduced valuation of this solar thermal project it can be concluded that the proposed fee is actually does not fully mitigate the impacts. However, to support renewable energy the CAO has indicated that this amount will be sufficient for the County to consider the impacts mitigated

Kern County supports all forms of renewable energy if appropriately sited with mitigation that provides protection for existing property owners and Kern County interests. Thank you for your partnership on this opportunity for Kern County to contribute to energy solutions through commercial solar development in California.

Sincerely,



Lorelei H. Oviatt, AICP
Special Projects Division Chief

cc: Ted James, RMA Director (Interim), Planning Director
Supervisor McQuiston
Supervisor Maben
CAO – Adel Klein
Applicant – Beacon Solar

KERN COUNTY

PUBLIC FACILITIES IMPACT FEE STUDY



DRAFT

MAY 18, 2009



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EXECUTIVE SUMMARY

This report summarizes an analysis of the need for public facilities and capital improvements to support future development within Kern County through 2030. It is the County's intent that the costs representing future development's share of these facilities and improvements be imposed on that development in the form of a development impact fee, also known as a public facilities fee.

BACKGROUND AND STUDY OBJECTIVES

The primary policy objective of a public facilities fee program is to ensure that new development pays the capital costs associated with growth. The primary purpose of this report is to calculate and present fees that will enable the County to expand its inventory of public facilities – and therefore maintain its facilities standards – as new development leads to service population increases.

In 2008, the County adopted a Capital Improvement Plan (CIP) that documented the best current understanding of the public facilities that will be needed to accommodate new development anticipated through 2030. The CIP identified appropriate facility demand standards to be used as a basis for estimating future facility needs. The impact fees documented in this study are based on the facility needs identified in the CIP. Since adopting the CIP, the County has identified some additional facilities that will be needed to accommodate new development. Those facilities are also included in the impact fee program.

The County can impose public facilities fees in unincorporated areas under authority granted by the *Mitigation Fee Act* (the *Act*), contained in *California Government Code Sections 66000 et seq.* For County services that also serve development in incorporated cities in Kern County, this report also presents the appropriate fees for development in incorporated areas. To recover the fair-share costs allocated to incorporated development, the County will need the cities to adopt those fees on its behalf. This report provides the necessary findings required by the *Act* for adoption of the fees presented in the fee schedules contained herein.

Fee Categories

The public facilities and improvements included in this analysis of the County's public facilities fee program are divided into the fee categories listed below:

- ◆ Countywide Public Protection Facilities;
- ◆ Sheriff Patrol and Investigation Facilities;
- ◆ Library Facilities;
- ◆ Animal Control Facilities;
- ◆ Park Facilities;
- ◆ Fire Facilities;
- ◆ Waste Management Facilities;

- ◆ Public Health Facilities; and
- ◆ General Government Facilities.

Fee Zones

Varying levels of facility investment are needed in different zones of the County. For sheriff patrol and investigation, library, and fire facilities, the County is divided into three impact fee zones. By dividing the County into zones, the impact fees for each development project will be based on the standards at which facilities are needed in the area of the County where the project is located.

The fee zones used in this study are the Desert Zone, Mountain Zone, and Valley Zone, as defined in the Kern County General Plan. A zone-based fee approach is not appropriate for the other facility categories because levels of service do not vary based on geography. Facilities in these categories are part of a unified system of facilities serving the entire County, so the fees are not calculated at separate levels for each zone.

Use of Fee Revenues

Impact fee revenue must be spent on new facilities or expansion of current facilities to serve new development. Facilities can be generally defined as capital acquisition items with a useful life greater than five years. Impact fee revenue can be spent on the following capital facilities to serve new development: land acquisition, construction of buildings, vehicles, equipment, information technology, library collections, waste management facilities, software licenses and equipment.

The County recently adopted a Capital Improvement Plan (CIP) that identifies the capital facilities that will be needed to accommodate development anticipated through 2030. The County will use impact fee revenue to fund the facilities identified in the CIP, as well as some additional facilities identified after the CIP was adopted. The additional facilities will be added to the CIP in future updates of the document.

FACILITY STANDARDS AND COSTS OF GROWTH

This report uses facility cost standards to determine the approximate cost of facilities required to accommodate growth per unit of new development. A cost standard for each fee category considered in this study is derived from an examination of the existing inventory of facilities and planned facilities identified in the CIP. To support the findings required by the *Act*, this study ensures that there is a reasonable relationship between new development, the amount of the fee, and facilities funded by the fee.

Depending on the facility category, there currently may or may not be sufficient facilities to serve existing development. If the existing facilities are below the facility cost standard used as the basis for the impact fee, a deficiency exists. In this case, the County must allocate the cost of planned facilities between new and existing development. Public facilities fees may be used to fund facilities needed to serve new development or new development's fair share of facilities needed to achieve a level of service that is consistent with the General Plan.

FEE SCHEDULES

Not all development projects will be subject to all of the impact fees contained in this report. The applicability of the fees is based on the services provided by the County to a given area of the County. **Table E.1** summarizes the applicability of each of the proposed impact fees.

Table E.1: Impact Fee Applicability

Fee Category	Geographic Applicability	Service Population	
		Residential	Non-Residential
Public Protection	Countywide	✓	✓
Sheriff Patrol & Investigation	Unincorporated	✓	✓
Library	Countywide	✓	
Animal Control	Unincorporated areas, Maricopa, McFarland, Tehachapi, Arvin, Bakersfield	✓	
Community Parks	Unincorporated areas outside of independent parks districts	✓	
Regional Parks	Countywide	✓	
Fire	Kern County Fire Dept. service area	✓	✓
Waste Management	Countywide	✓	✓
Public Health	Countywide	✓	✓
General Government	Countywide, different rates for cities and unincorporated	✓	✓

Tables E.2, E.3, and E.4 summarize the maximum justified public facilities fees based on the analysis contained in this report for each of the three fee zones. Certain fees have different rates in the unincorporated areas than in incorporated cities, as reflected in the tables.

As reflected in the tables, the animal control fee would apply in the unincorporated area and the cities of Arvin, Bakersfield, Maricopa, McFarland, and Tehachapi. Other cities in the County do not use County animal control facilities. A lower animal control fee would apply

in Arvin and Bakersfield than in other cities and unincorporated areas because Arvin and Bakersfield use County animal control shelter services but provide their own field services.

The areas where the fire protection and community parks fees would be charged do not entirely correspond with the City boundaries. Accordingly, the fee totals shown in Tables E.2, E.3, and E.4 are higher than that actual fee total that would apply to some developments.

The fire protection fee would be charged in areas in the Kern County Fire Department (KCFD) primary service area. The KCFD primary service area covers the entire County, with the exception of military bases and areas where fire protection is provided by the Bakersfield Fire Department or the California City Fire Department.

The community parks fee would only be charged in areas where the Kern County Parks Department will provide community parks to accommodate new development. The Parks Department will provide community parks in unincorporated areas that are not served by independent park districts.

Table E.2: Kern County Development Impact Fees - Desert Zone

	Countywide Public Protection	Sheriff Patrol and Inves- tigation	Library	Animal Control ¹	Community Parks ²	Regional Parks ³	Fire ⁴	Waste Management	Public Health	General Government	Total
Unincorporated County											
<i>Residential</i>											
<i>(Fee per Dwelling Unit)</i>											
Single Family Unit	\$ 1,312.53	\$ 432.15	\$ 34.17	\$ 57.29	\$ 3,088.37	\$ 1,283.39	\$ 972.84	\$ 260.30	\$ 132.66	\$ 84.42	\$ 7,658.12
Multi-family Unit	869.33	286.43	22.11	37.19	2,046.19	850.23	644.21	172.86	87.44	55.28	5,071.27
<i>Nonresidential</i>											
<i>(Fee per 1,000 Square Feet)</i>											
Commercial	\$ 251.25	\$ 82.41	N/A	N/A	N/A	N/A	\$ 534.66	\$ 50.25	\$ 25.13	\$ 18.09	\$ 961.79
Office	334.67	109.55	N/A	N/A	N/A	N/A	712.55	66.33	33.17	23.12	1,279.39
Industrial	167.84	55.28	N/A	N/A	N/A	N/A	356.78	33.17	17.09	12.06	642.22
Incorporated Cities											
<i>Residential</i>											
<i>(Fee per Dwelling Unit)</i>											
Single Family Unit	\$ 1,312.53	N/A	\$ 34.17	N/A	N/A	\$ 1,283.39	\$ 972.84	\$ 260.30	\$ 132.66	\$ 60.30	\$ 4,056.19
Multi-family Unit	869.33	N/A	22.11	N/A	N/A	850.23	644.21	172.86	87.44	40.20	2,686.38
<i>Nonresidential</i>											
<i>(Fee per 1,000 Square Feet)</i>											
Commercial	\$ 251.25	N/A	N/A	N/A	N/A	N/A	\$ 534.66	\$ 50.25	\$ 25.13	\$ 13.07	\$ 874.36
Office	334.67	N/A	N/A	N/A	N/A	N/A	712.55	66.33	33.17	17.09	1,163.81
Industrial	167.84	N/A	N/A	N/A	N/A	N/A	356.78	33.17	17.09	8.04	582.92

¹ Fee charged in jurisdictions where County provides animal control services. In Desert Zone, fee applies in unincorporated areas only.

² Fee amounts represent the combined total for park land and park improvements. Fee charged to unincorporated areas that are not part of any independent park district.

³ Fee amounts represent the combined total for park land and park improvements.

⁴ Fee charged only in areas where Kern County Fire Department is the primary service provider. Includes some incorporated and some unincorporated areas.

Sources: Tables 3.7, 4.7, 5.11, 6.6, 7.7, 8.9, 9.5, 10.5 and 11.6.

Table E.3: Kern County Development Impact Fees - Mountain Zone

	Countywide Public Protection	Sheriff Patrol and Inves- tigation	Library	Animal Control ¹	Community Parks ²	Regional Parks ³	Fire ⁴	Waste Management	Public Health	General Government	Total
Unincorporated County											
<i>Residential</i>											
<i>(Fee per Dwelling Unit)</i>											
Single Family Unit	\$ 1,312.53	\$ 1,154.75	\$ 1,076.36	\$ 57.29	\$ 3,088.37	\$ 1,283.39	\$ 2,025.08	\$ 260.30	\$ 132.66	\$ 84.42	\$ 10,475.15
Multi-family Unit	869.33	764.81	712.55	37.19	2,046.19	850.23	1,341.68	172.86	87.44	55.28	6,937.56
<i>Nonresidential</i>											
<i>(Fee per 1,000 Square Feet)</i>											
Commercial	\$ 251.25	\$ 221.10	N/A	N/A	N/A	N/A	\$ 1,112.54	\$ 50.25	\$ 25.13	\$ 18.09	\$ 1,678.36
Office	334.67	294.47	N/A	N/A	N/A	N/A	1,481.37	66.33	33.17	23.12	2,233.13
Industrial	167.84	147.74	N/A	N/A	N/A	N/A	742.70	33.17	17.09	12.06	1,120.60
Incorporated Cities											
<i>Residential</i>											
<i>(Fee per Dwelling Unit)</i>											
Single Family Unit	\$ 1,312.53	N/A	\$ 1,076.36	\$ 57.29	N/A	\$ 1,283.39	\$ 2,025.08	\$ 260.30	\$ 132.66	\$ 60.30	\$ 6,207.91
Multi-family Unit	869.33	N/A	712.55	37.19	N/A	850.23	1,341.68	172.86	87.44	40.20	4,111.48
<i>Nonresidential</i>											
<i>(Fee per 1,000 Square Feet)</i>											
Commercial	\$ 251.25	N/A	N/A	N/A	N/A	N/A	\$ 1,112.54	\$ 50.25	\$ 25.13	\$ 13.07	\$ 1,452.24
Office	334.67	N/A	N/A	N/A	N/A	N/A	1,481.37	66.33	33.17	17.09	1,932.63
Industrial	167.84	N/A	N/A	N/A	N/A	N/A	742.70	33.17	17.09	8.04	968.84

¹ Fee charged in jurisdictions where County provides animal control services. In Mountain Zone, fee applies in unincorporated areas and the City of Tehachapi (entire Mountain Zone).

² Fee amounts represent the combined total for park land and park improvements. Fee charged to unincorporated areas that are not part of any independent park district.

³ Fee amounts represent the combined total for park land and park improvements.

⁴ Fee charged only in areas where Kern County Fire Department is the primary service provider. KCFD is primary service provider throughout the Desert Zone.

Sources: Tables 3.7, 4.7, 5.11, 6.6, 7.7, 8.9, 9.5, 10.5 and 11.6.

Table E.4: Kern County Development Impact Fees - Valley Zone

	Countywide Public Protection	Sheriff Patrol and Inves- tigation	Library	Animal Control ¹	Community Parks ²	Regional Parks ³	Fire ⁴	Waste Management	Public Health	General Government	Total
Unincorporated County											
<i>Residential</i>											
<i>(Fee per Dwelling Unit)</i>											
Single Family Unit	\$ 1,312.53	\$ 927.62	\$ 1,026.11	\$ 57.29	\$ 3,088.37	\$ 1,283.39	\$ 841.19	\$ 260.30	\$ 132.66	\$ 84.42	\$ 9,013.88
Multi-family Unit	869.33	615.06	679.38	37.19	2,046.19	850.23	557.78	172.86	87.44	55.28	5,970.74
<i>Nonresidential</i>											
<i>(Fee per 1,000 Square Feet)</i>											
Commercial	\$ 251.25	\$ 176.88	N/A	N/A	N/A	N/A	\$ 462.30	\$ 50.25	\$ 25.13	\$ 18.09	\$ 983.90
Office	334.67	236.18	N/A	N/A	N/A	N/A	616.07	66.33	33.17	23.12	1,309.54
Industrial	167.84	118.59	N/A	N/A	N/A	N/A	308.54	33.17	17.09	12.06	657.29
Arvin											
<i>Residential</i>											
<i>(Fee per Dwelling Unit)</i>											
Single Family Unit	\$ 1,312.53	N/A	\$ 1,026.11	\$ 50.25	N/A	\$ 1,283.39	\$ 841.19	\$ 260.30	\$ 132.66	\$ 60.30	\$ 4,966.73
Multi-family Unit	869.33	N/A	679.38	33.17	N/A	850.23	557.78	172.86	87.44	40.20	3,290.39
<i>Nonresidential</i>											
<i>(Fee per 1,000 Square Feet)</i>											
Commercial	\$ 251.25	N/A	N/A	N/A	N/A	N/A	\$ 462.30	\$ 50.25	\$ 25.13	\$ 13.07	\$ 802.00
Office	334.67	N/A	N/A	N/A	N/A	N/A	616.07	66.33	33.17	17.09	1,067.33
Industrial	167.84	N/A	N/A	N/A	N/A	N/A	308.54	33.17	17.09	8.04	534.68
Bakersfield											
<i>Residential</i>											
<i>(Fee per Dwelling Unit)</i>											
Single Family Unit	\$ 1,312.53	N/A	\$ 1,026.11	\$ 50.25	N/A	\$ 1,283.39	N/A	\$ 260.30	\$ 132.66	\$ 84.42	\$ 4,149.66
Multi-family Unit	869.33	N/A	679.38	33.17	N/A	850.23	N/A	172.86	87.44	55.28	2,747.69
<i>Nonresidential</i>											
<i>(Fee per 1,000 Square Feet)</i>											
Commercial	\$ 251.25	N/A	N/A	N/A	N/A	N/A	N/A	\$ 50.25	\$ 25.13	\$ 18.09	\$ 344.72
Office	334.67	N/A	N/A	N/A	N/A	N/A	N/A	66.33	33.17	23.12	457.29
Industrial	167.84	N/A	N/A	N/A	N/A	N/A	N/A	33.17	17.09	12.06	230.16

¹ Fee charged in jurisdictions where County provides animal control services. In Valley Zone, fee applies in Arvin, Bakersfield, Maricopa, and McFarland. Reduced fee in Arvin and Bakersfield because County provides shelter services only.

² Fee amounts represent the combined total for park land and park improvements. Fee charged to unincorporated areas that are not part of any independent park district.

³ Fee amounts represent the combined total for park land and park improvements.

⁴ Fee charged only to areas where Kern County Fire Department is the primary service provider. Includes some incorporated and some unincorporated areas. Bakersfield Fire Department is primary service provider in most areas within Bakersfield City Limits and in some unincorporated areas near Bakersfield.

Sources: Tables 3.7, 4.7, 5.11, 6.6, 7.7, 8.9, 9.5, 10.5 and 11.6.

Table E.4: Kern County Development Impact Fees - Valley Zone (continued)

	Countywide Public Protection	Sheriff Patrol and Inves- tigation	Library	Animal Control ¹	Community Parks ²	Regional Parks ³	Fire ⁴	Waste Management	Public Health	General Government	Total
Maricopa, McFarland											
<i>Residential</i>											
<i>(Fee per Dwelling Unit)</i>											
Single Family Unit	\$ 1,312.53	N/A	\$ 1,026.11	\$ 57.29	N/A	\$ 1,283.39	\$ 841.19	\$ 260.30	\$ 132.66	\$ 60.30	\$ 4,973.77
Multi-family Unit	869.33	N/A	679.38	37.19	N/A	850.23	557.78	172.86	87.44	40.20	3,294.41
<i>Nonresidential</i>											
<i>(Fee per 1,000 Square Feet)</i>											
Commercial	\$ 251.25	N/A	N/A	N/A	N/A	N/A	\$ 462.30	\$ 50.25	\$ 25.13	\$ 13.07	\$ 802.00
Office	334.67	N/A	N/A	N/A	N/A	N/A	616.07	66.33	33.17	17.09	1,067.33
Industrial	167.84	N/A	N/A	N/A	N/A	N/A	308.54	33.17	17.09	8.04	534.68
Delano, Shafter, Taft, Wasco											
<i>Residential</i>											
<i>(Fee per Dwelling Unit)</i>											
Single Family Unit	\$ 1,312.53	N/A	\$ 1,026.11	N/A	N/A	\$ 1,283.39	\$ 841.19	\$ 260.30	\$ 132.66	\$ 60.30	\$ 4,916.48
Multi-family Unit	869.33	N/A	679.38	N/A	N/A	850.23	557.78	172.86	87.44	40.20	3,257.22
<i>Nonresidential</i>											
<i>(Fee per 1,000 Square Feet)</i>											
Commercial	\$ 251.25	N/A	N/A	N/A	N/A	N/A	\$ 462.30	\$ 50.25	\$ 25.13	\$ 13.07	\$ 802.00
Office	334.67	N/A	N/A	N/A	N/A	N/A	616.07	66.33	33.17	17.09	1,067.33
Industrial	167.84	N/A	N/A	N/A	N/A	N/A	308.54	33.17	17.09	8.04	534.68

¹ Fee charged in jurisdictions where County provides animal control services. In Valley Zone, fee applies in Arvin, Bakersfield, Maricopa, and McFarland. Reduced fee in Arvin and Bakersfield because County provides shelter services only.

² Fee amounts represent the combined total for park land and park improvements. Fee charged to unincorporated areas that are not part of any independent park district.

³ Fee amounts represent the combined total for park land and park improvements.

⁴ Fee charged only to areas where Kern County Fire Department is the primary service provider. KCFD is primary service provider in these cities.

Sources: Tables 3.7, 4.7, 5.11, 6.6, 7.7, 8.9, 9.5, 10.5 and 11.6.

1 . INTRODUCTION

This report presents an analysis of the need for public facilities to accommodate new development in Kern County. This chapter provides background for the study and explains the study approach under the following sections:

- ◆ Public Facilities Financing in California;
- ◆ Study Objectives;
- ◆ Study Methodology; and
- ◆ Organization of the Report.

PUBLIC FACILITIES FINANCING IN CALIFORNIA

The changing fiscal landscape in California during the past 30 years has steadily undercut the financial capacity of local governments to fund infrastructure. Three dominant trends stand out:

- ◆ The passage of a string of tax limitation measures, starting with Proposition 13 in 1978 and continuing through the passage of Proposition 218 in 1996;
- ◆ Declining popular support for bond measures to finance infrastructure for the next generation of residents and businesses; and
- ◆ Steep reductions in federal and state assistance.

Faced with these trends, many cities and counties have had to adopt a policy of “growth pays its own way.” This policy shifts the burden of funding infrastructure expansion from existing rate and taxpayers onto new development. This funding shift has been accomplished primarily through the imposition of assessments, special taxes, and development impact fees also known as public facilities fees. Assessments and special taxes require approval of property owners and are appropriate when the funded facilities are directly related to the developing property. Development fees, on the other hand, are an appropriate funding source for facilities that benefit all development jurisdiction-wide. Development fees need a majority vote of the legislative body for adoption.

STUDY OBJECTIVES

The primary policy objective of a public facilities fee program is to ensure that new development pays the capital costs associated with growth. The primary purpose of this report is to calculate and present fees that will enable the County to expand its inventory of public facilities and maintain its facilities standards as new development leads to increases in service demands.

The County Board of Supervisors may impose public facilities fees in unincorporated areas under authority granted by the *Mitigation Fee Act* (the *Act*), contained in *California Government Code* Sections 66000 *et seq.* This report provides the necessary findings required by the *Act* for adoption of the fees presented in the fee schedules contained herein. The Board of

Supervisors does not have authority to impose impact fees in incorporated cities. In incorporated cities, the city council would have to impose impact fees for County facilities on behalf of the County.

Kern County is expected to experience substantial growth in both incorporated cities and unincorporated areas through this study's planning horizon of 2030. This growth will create an increase in demand for public services and the County facilities required to deliver them. The County recently adopted a Capital Improvement Plan (CIP) that identifies the public facilities that will be needed to accommodate growth projected through 2030. This impact fee program is based on the facility standards and facility plans identified in the CIP.¹

Given the revenue challenges described above that are common to most cities and counties in California, the County has decided to consider using a development impact fee program to ensure that new development funds the share of facility costs associated with growth. The CIP and this report make use of the most current available growth forecasts, facility plans, and engineering studies to ensure that the County's fee program is representative of the facility needs resulting from new development.

Fee-funded capital projects are programmed through the County's CIP. Use of a CIP helps the County identify and direct its fee revenue to public facilities projects that will accommodate future growth. By programming fee revenues to specific capital projects, the County ensures a reasonable relationship between new development and the use of fee revenues as required by the *Mitigation Fee Act*.

STUDY METHODOLOGY

Public facilities fees are calculated to fund the cost of facilities required to accommodate growth. The four steps followed in a public facilities fee study include:

1. **Estimate existing development and future growth:** Identify a base year for existing development and a growth forecast that reflects increased demand for public facilities;
2. **Identify facility standards:** Determine the facility standards used to plan for new and expanded facilities;
3. **Determine facilities required to serve new development and their costs:** Estimate the total amount and cost of planned facilities, and identify the share required to accommodate new development; and
4. **Calculate fee schedule:** Allocate facilities costs per unit of new development to calculate the public facilities fee schedule.

¹ The CIP was adopted in May 2008, and the estimates of current residents and workers shown in the CIP were developed in 2007. For this report, estimates of existing development were updated to 2008 figures; therefore, the current development estimates do not exactly match between the two documents.

The key public policy issue in development impact fee studies is the identification of facility standards (step 2, above). Facility standards document a reasonable relationship between new development and the need for new facilities. Standards ensure that new development does not fund deficiencies associated with existing development.

Types of Facility Standards

There are three separate components of facility standards:

- ♦ *Demand standards* determine the amount of facilities required to accommodate growth, for example, park acres per thousand residents, square feet of library space per capita, or gallons of water per day. The facility standards established in the Kern County CIP are typically demand standards.
- ♦ *Design standards* determine how a facility should be designed to meet expected demand; for example, park improvement requirements and technology infrastructure for city office space. Design standards are typically not explicitly evaluated as part of an impact fee analysis but can have a significant impact on the cost of facilities. Our approach incorporates current facility design standards into the fee program to reflect the current construction cost of public facilities.
- ♦ *Cost standards* are an alternate method for determining the amount of facilities required to accommodate growth based on facility costs per unit of demand. *Cost standards* are useful when demand standards were not explicitly developed for the facility planning process. *Cost standards* also enable different types of facilities to be analyzed based on a single measure (cost or value), useful when disparate facilities are funded by a single fee program. Examples include facility costs per capita, per vehicle trip, or cost per gallon of water per day. The cost standards used in this study for each facility category are derived from one of the cost allocation methods described below.

New Development Facility Needs and Costs

A number of approaches are used to identify facility needs and costs to serve new development. Often there is a two step process: (1) identify total facility needs, and (2) allocate to new development its fair share of those needs.

There are three common methods for determining new development's fair share of planned facilities costs: the **existing inventory method**, the **system plan method**, and the **planned facilities method**. The method selected often depends on the degree to which the community has engaged in comprehensive facility master planning to identify facility needs.

The formula used by each approach and the advantages and disadvantages of each method are summarized below:

EXISTING INVENTORY METHOD

The existing inventory method allocates costs based on the ratio of existing facilities to demand from existing development as follows:

$$\frac{\text{Current Value of Existing Facilities}}{\text{Existing Development Demand}} = \$/\text{unit of demand}$$

Under this method new development funds the expansion of facilities at the same standard currently serving existing development. By definition the existing inventory method results in no facility deficiencies attributable to existing development. This method is often used when a long-range plan for new facilities is not available. Only the initial facilities to be funded with fees are identified in the fee study. Future facilities to serve growth are identified through an annual capital improvement plan and budget process, possibly after completion of a new facility master plan. In this report, the existing inventory cost allocation method is only used for the regional parks impact fee.

PLANNED FACILITIES METHOD

The planned facilities method allocates costs based on the ratio of planned facility costs to demand from new development as follows:

$$\frac{\text{Cost of Planned Facilities}}{\text{New Development Demand}} = \$/\text{unit of demand}$$

This method is appropriate when specific planned facilities can be identified that only benefit new development. Examples include street improvements to avoid deficient levels of service or a sewer trunk line extension to a previously undeveloped area. This method is appropriate when planned facilities would not serve existing development or when new development can be accommodated with a lower level of facilities per capita than is currently provided. Under this method new development funds the expansion of facilities at the standards used for the master facility plan and fee amounts are constrained such that fee revenue will not exceed the cost of planned facilities.

In this report, the planned facilities cost allocation method is used for the following facilities categories:

- ◆ Sheriff Patrol and Investigation (Desert Zone),
- ◆ Library (Desert Zone),
- ◆ Community Parks,
- ◆ Waste Management, and
- ◆ General Government.

SYSTEM PLAN METHOD

This method calculates the fee based on the value of existing facilities plus the cost of planned facilities, divided by demand from existing and new development:

$$\frac{\text{Value of Existing Facilities} + \text{Cost of Planned Facilities}}{\text{Existing} + \text{New Development Demand}} = \$/\text{unit of demand}$$

This method is useful when planned facilities need to be analyzed as part of a system that benefits both existing and new development. It is difficult, for example, to allocate a new fire station solely to new development when that station will operate as part of an integrated system of fire stations that together achieve the desired level of service. Police substations, civic centers, and regional parks provide examples of similar facilities.

The system plan method ensures that new development does not pay for existing deficiencies. Facility standards based on policies such as those found in General Plans are often higher than existing facility standards. This method enables the calculation of the existing deficiency required to bring existing development up to the policy-based standard. The local agency must secure non-fee funding for that portion of planned facilities required to correct the deficiency to ensure that new development receives the level of service funded by the impact fee.

In this report, the system plan cost allocation method is used for the following facilities categories:

- ◆ Public Protection,
- ◆ Sheriff Patrol and Investigation (Mountain and Valley Zones),
- ◆ Library (Mountain and Valley Zones),
- ◆ Animal Control,
- ◆ Fire Protection, and
- ◆ Public Health.

Administrative Charge

The impact fees calculated in this report are based on the facility standards described above. In addition to the facility costs, an administrative charge of 0.5 percent is added to each impact fee. This charge is used to fund the costs of developing, updating, and administering the fee program. The administrative charge is used to fund costs that may include:

- ◆ Overhead charges applied to County programs for legal, accounting, and other departmental and countywide administrative support costs;
- ◆ Capital planning and programming associated with the share of projects funded by the impact fee; and
- ◆ Impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses. The administrative charge can be used for costs related to the preparation and management of capital improvement project documents whose tasks clearly tie to facilities required to accommodate growth, including master facility planning documents.

The administrative charge of 0.5 percent is based on estimated costs of program administration and future updates of the CIP and impact fee study.

ORGANIZATION OF THE REPORT

This report is organized as follows:

- ◆ Chapter 1 -- Introduction (this chapter): summarizes facilities financing in California and the general approach used to calculate appropriate impact fees in this study;

- ◆ Chapter 2 -- Growth Forecasts and Unit Cost Estimates: describes the growth forecasts used to estimate future demand and the unit costs used to estimate total facility costs;
- ◆ Chapter 3 -- Public Protection: Charged countywide. Fee revenue will fund expansion of the Lerdo Detention Facility.
- ◆ Chapter 4 -- Sheriff Patrol and Investigation: Only charged in unincorporated areas. Fee revenue will fund new Sheriff substations.
- ◆ Chapter 5 -- Libraries: Charged countywide, may be adopted at different rates in sub-county zones. Fee revenue will be used for new bookmobiles and new and expanded library branches, and associated library volumes, furnishings, and equipment.
- ◆ Chapter 6 -- Animal Control: Charged in unincorporated areas and the cities of Maricopa, McFarland, Tehachapi, Arvin and Bakersfield. Fee revenue will fund a new or expanded animal care facility.
- ◆ Chapter 7 -- Parks and Recreation: Regional parks fee charged countywide. Community parks fee charged in unincorporated areas outside of independent parks districts. Fee revenue will fund new regional and community parks.
- ◆ Chapter 8 -- Fire Protection: Charged in the Kern County Fire Department primary service area. Fee revenue will fund new and expanded fire stations, training facilities, and administrative space.
- ◆ Chapter 9 -- Waste Management: Charged countywide. Fee revenue will fund landfill and transfer station expansion and improvements.
- ◆ Chapter 10 -- Public Health: Charged countywide. Fee revenue will fund new health department offices, storage space, and parking facility.
- ◆ Chapter 11 -- General Government: Charged countywide, with different rates for cities and unincorporated areas. Fee will fund new County government buildings in several areas expected to have significant growth.
- ◆ Chapter 12 -- Implementation: Provides guidelines for the implementation and ongoing maintenance of the public facilities fee program.
- ◆ Chapter 13 -- *Mitigation Fee Act* Findings: summarizes the five statutory findings required for adoption of the proposed public facilities fees in accordance with the *Mitigation Fee Act* (codified in *California Government Code* Sections 66000 through 66025).

2. GROWTH FORECASTS AND UNIT COST ESTIMATES

Growth forecasts assist in estimating facility needs based on additional service demand. New development is estimated using a base year of 2008 and a planning horizon of 2030. The growth forecast is used throughout this study.

This chapter also presents the unit cost assumptions used throughout the study to estimate the total cost of planned facilities.

SERVICE POPULATION

Different land use types use public facilities at different rates in relation to each other, depending on the services provided. In each chapter, a specific service population is identified for each facility category to reflect total demand.

Some County facilities provide services only to residents, while others provide services to both residents and businesses. A service population is a measure of all residents and workers that rely on a given set of services. The service population weights residential land use types against non-residential land uses based on the relative demand for services between residents and workers.

USE OF GROWTH FORECASTS FOR IMPACT FEES

Estimates of the existing service population and forecasts of growth are critical assumptions used throughout this report. These estimates are used as follows:

- ◆ Estimates of existing development in 2008 are used to determine the existing facility standards in the County.
- ◆ Estimates of total development at the 2030 planning horizon are used:
 - To determine the total amount of public facilities required to accommodate growth based on the facility standards used for each facility category (see Chapter 1), and
 - To estimate total fee revenues.

GROWTH FORECASTS FOR KERN COUNTY

The base year for this study is the year 2008. Base year population estimates are from California Department of Finance (DOF) data. Base year employment estimates are based on data from the California Employment Development Department. With the exception of Bakersfield, future 2030 population and employment estimates are based on growth rates projected by the Kern Council of Governments (KernCOG). The 2030 population of Bakersfield was estimated based on the annual population growth forecast by the 2004 Kern County General Plan Environmental Impact Report. Bakersfield's estimated employment

growth rate is based on a combination of the City's projected population growth rate estimated from the General Plan EIR and the City's employment growth rate projected by KernCOG.

Government employment is excluded from all current and future employment estimates presented here because local government facilities are typically added to serve new development. Whereas non-government development creates an increased demand for public facilities, development of government facilities occurs to meet that demand. The residents and workers that comprise the service populations outlined in this report constitute only those individuals that create demand for public facilities.

Table 2.1 presents the current and future demographic estimates used in this study in terms of population and employment for residential and nonresidential development.

Table 2.1: Population and Employment Estimates and Projections

	2008	2030	Net Growth 2009-2030	%	Annual Growth Rate
Population¹					
Arvin	16,400	29,800	13,400	82%	2.8%
Bakersfield ²	324,900	580,100	255,200	79%	2.7%
California City	11,800	17,400	5,600	47%	1.8%
Delano	42,500	58,400	15,900	37%	1.5%
Maricopa	1,100	1,400	300	27%	1.1%
McFarland	12,000	16,300	4,300	36%	1.4%
Ridgecrest	27,800	31,800	4,000	14%	0.6%
Shafter	15,000	30,500	15,500	103%	3.3%
Taft	6,200	7,800	1,600	26%	1.0%
Tehachapi	8,300	13,500	5,200	63%	2.2%
Wasco	18,700	30,500	11,800	63%	2.2%
Unincorporated	<u>294,400</u>	<u>383,900</u>	<u>89,500</u>	30%	1.2%
Total	779,100	1,201,400	422,300	54%	1.8%
Employment^{3,4}					
Arvin	2,100	3,000	900	43%	1.7%
Bakersfield ⁵	101,300	161,200	59,900	59%	2.1%
California City	1,300	2,400	1,100	85%	2.9%
Delano	18,000	25,500	7,500	42%	1.6%
Maricopa	50	70	20	40%	1.8%
McFarland	6,200	9,000	2,800	45%	1.7%
Ridgecrest	5,800	8,400	2,600	45%	1.7%
Shafter	3,700	8,100	4,400	119%	3.6%
Taft	2,300	3,400	1,100	48%	1.8%
Tehachapi	1,500	2,800	1,300	87%	2.9%
Wasco	2,800	4,200	1,400	50%	1.9%
Unincorporated	<u>107,000</u>	<u>133,200</u>	<u>26,200</u>	24%	1.0%
Total	252,050	361,270	109,220	43%	1.6%
<u>Unincorporated</u>					
Population	294,400	383,900	89,500	30%	1.2%
Employment ^{3,4}	107,000	133,200	26,200	24%	1.0%

¹ Population and employment growth from 2009 through 2030 for all cities except Bakersfield is estimated by applying KernCOG's projected rate of growth for a given Regional Statistical Area (RSA) to the City located within that RSA.

² Bakersfield population in 2030 is estimated by extrapolating the projected City population growth from 2000 (308,000) through 2020 (540,000) which equates to an annual increase of 11,600 residents.

³ Excludes local government employment and agricultural employment.

⁴ Represents jobs located within the City/County (not employed residents).

⁵ Bakersfield employment in 2030 estimated by taking the midpoint between the projected Bakersfield population percentage growth shown above and the KernCOG projected employment growth (39.7%) for the Bakersfield Metro area.

Sources: California Department of Finance (DOF); California Economic Development Department (EDD) Quarterly Census of Employment and Wages, Annual Data for 2007; Kern County Council of Governments (KernCOG); County of Kern 2004 General Plan EIR, p. 3-12; Willdan Financial Services.

IMPACT FEE ZONES

For some of the facility categories, impact fees are calculated fees at different levels for different zones of the County. By dividing the County into zones, the impact fees for each development project will be based on the standards at which facilities are needed in the area of the County where the project is located. Fees are calculated for sub-county zones for Sheriff patrol and investigation, fire protection, and library facilities. A zone-based fee approach is not appropriate for the other facility categories because levels of service are unlikely to vary based on geography. Facilities in these categories are part of a unified system of facilities serving the entire County, so the fees are not calculated at separate levels for each zone.

The following criteria are often considered when determining impact fee zone boundaries:

- ◆ Seek to make boundaries contiguous;
- ◆ Avoid boundary effects that would cause adjacent and presumably similar developments to pay fees at vastly different rates;
- ◆ When reasonable, conform to existing local planning area boundaries to simplify fee analysis and implementation; and
- ◆ Create zones with similar development patterns and service levels (e.g. urban vs. rural).

The proposed impact fee zones for Kern County are the Valley Region, Mountain Region, and Desert Region, as defined in the Kern County General Plan. **Figure 1** is a map of the three impact fee zones. The zones are defined as follows:

- ◆ Valley Region: The southern San Joaquin Valley below an elevation of 1,000 feet mean sea level (MSL).
- ◆ Mountain Region: The westernmost and central portion of the County above the 1,000 foot MSL contour in the valley and western region of the County and west of the primary alignment of the Los Angeles Aqueduct in the eastern County, including the southernmost portion of the County.
- ◆ Desert Region: The eastern section of the County east of the primary alignment of the Los Angeles Aqueduct.

These zones meet the criteria listed above. The zones are established County planning areas with boundaries that are easy to identify, facilitating fee collection. The development patterns and types of development are similar within each of the zones. The Valley Region includes the County's agricultural areas and the most intensively urbanized areas. The Mountain Region is sparsely populated, with recreational uses, as well as the California Correctional Institution and other development in the Tehachapi area. The Desert Region has relatively sparse development, with areas used for military facilities and mineral extraction.

The geography and type of development found in each region influences the public facilities that are needed in each. For example, in the Mountain Zone, sparse development and the slow speed at which fire equipment can travel leads to a greater per capita need for fire stations and equipment to maintain adequate response times.

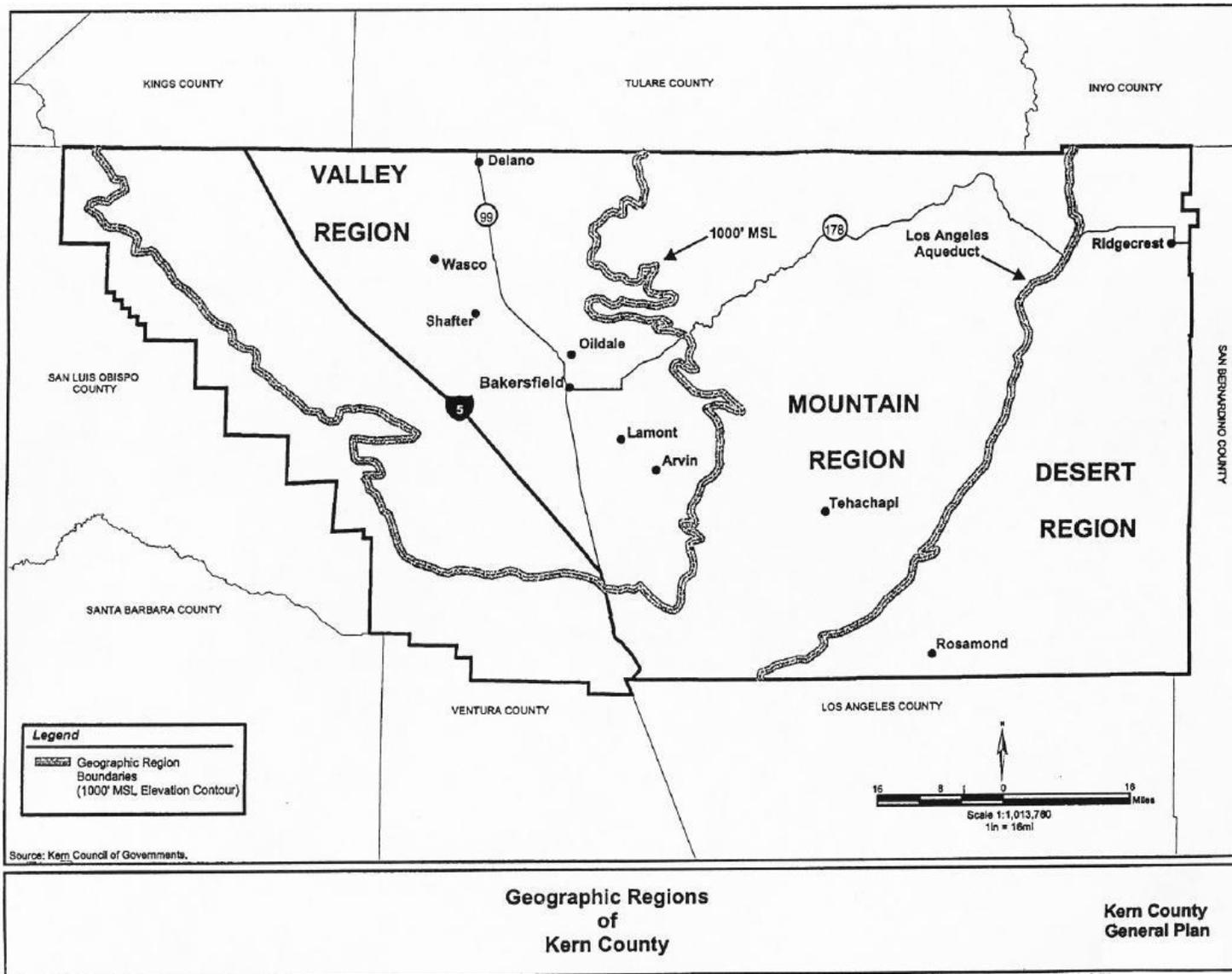
Table 2.2 shows the estimated population and employment in each of the fee zones for 2008, as well as a projection for 2030. Population and employment in the unincorporated area of each of the fee zones was estimated based on data for traffic analysis zones used in the KernCOG traffic model.

Table 2.2: Population and Employment by Zone

	Population			Employment		
	2008	2030	Net Growth 2009-2030	2008	2030	Net Growth 2009-2030
<i><u>Desert Zone</u></i>						
California City	11,800	17,400	5,600	1,300	2,400	1,100
Ridgecrest	27,800	31,800	4,000	5,800	8,400	2,600
Unincorporated	40,500	67,700	27,200	28,400	36,300	7,900
Desert Zone Total	80,100	116,900	36,800	35,500	47,100	11,600
<i><u>Mountain Zone</u></i>						
Tehachapi	8,300	13,500	5,200	1,500	2,800	1,300
Unincorporated	61,300	89,100	27,800	12,500	18,800	6,300
Mountain Zone Total	69,600	102,600	33,000	14,000	21,600	7,600
<i><u>Valley Zone</u></i>						
Arvin	16,400	29,800	13,400	2,100	3,000	900
Bakersfield	324,900	580,100	255,200	101,300	161,200	59,900
Delano	42,500	58,400	15,900	18,000	25,500	7,500
Maricopa	1,100	1,400	300	50	70	20
McFarland	12,000	16,300	4,300	6,200	9,000	2,800
Shafter	15,000	30,500	15,500	3,700	8,100	4,400
Taft	6,200	7,800	1,600	2,300	3,400	1,100
Wasco	18,700	30,500	11,800	2,800	4,200	1,400
Unincorporated	192,700	227,000	34,300	66,100	78,200	12,100
Valley Zone Total	629,500	981,800	352,300	202,550	292,670	90,120
County Total	779,200	1,201,300	422,100	252,050	361,370	109,320

Sources: Table 2.1; KernCOG Traffic Model; Willdan Financial Services.

Figure 1: Impact Fee Zone Map



LAND USE TYPES

To ensure a reasonable relationship between each fee and the type of development paying the fee, growth forecasts distinguish between different land use types. The land use types used in this analysis are defined below.

- ◆ **Single family:** Attached and detached one-family dwelling units, including townhomes;
- ◆ **Multi-family:** All attached multi-family dwellings such as duplexes and condominiums, plus mobile homes, apartments, and dormitories;
- ◆ **Commercial:** All commercial, retail, educational, and hotel/motel development;
- ◆ **Office:** All general, professional, and medical office development;
- ◆ **Industrial:** All industrial development, including manufacturing, mixed use/distribution, and warehouses.

Some developments may include more than one land use type, such as an industrial warehouse with living quarters (a live-work designation) or a planned unit development with both single and multi-family uses. In these cases the public facilities fee would be calculated separately for each land use type.

The County should have the discretion to impose the public facilities fee based on the specific aspects of a proposed development regardless of zoning. The guideline to use is the probable occupant density of the development, either residents per dwelling unit or workers per building square foot. The fee imposed should be based on the land use type that most closely represents the probable occupant density of the development.

OCCUPANT DENSITIES

Facility demand is estimated based on service population increases. Developers pay the public facilities fee based on the number of additional housing units or building square feet of nonresidential development, so the fee schedule must convert service population estimates to these measures of project size. This conversion is done with average occupant density factors by land use type, shown in **Table 2.3**.

Table 2.3: Occupancy Density Assumptions

<u>Residential</u>		
Single Family Unit	3.14	Persons per dwelling unit
Multi-family Unit	2.08	Persons per dwelling unit
<u>Nonresidential</u>		
Commercial	2.50	Employees per 1,000 sq. ft.
Office	3.33	Employees per 1,000 sq. ft.
Industrial	1.67	Employees per 1,000 sq. ft.

Sources: United States 2000 Census (Tables H-31, H-32, H-33) for Kern County; The Natelson Company, Inc., Employment Density Study Summary Report, prepared for the Southern California Association of Governments, October 31, 2001; Department of Finance E-5 report for Kern County Jan. 1, 2005; Willdan Financial Services.

The residential occupant density factors are derived from the 2000 U.S. Census Bureau's Tables H-31 through H-33. Table H-31 provides vacant housing units data, while Table H-32 provides information relating to occupied housing. Table H-33 documents the total 2000 population residing in occupied housing. The U.S. Census numbers are adjusted by using the California Department of Finance (DOF) estimates for January 1, 2008,² the most recent State of California data available. The non-residential density factors are based on a study of employment density in Southern California performed by the Natelson Company.

UNIT COSTS

This study makes use of unit costs for land values and building construction. These costs are used to estimate the replacement value of existing facilities, as well as the construction or acquisition costs for planned facilities. Building costs are typically expressed in terms of cost per square foot while land costs are expressed in terms of cost per acre.

Table 2.4 lists the estimated facility values used in this study and in the County's Capital Improvement Plan. Building values were informed by recent appraisals and projects in the County, and by County staff. Costs for some individual projects in subsequent chapters may vary from the unit costs shown here based on specific department estimates.

² State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2008, with 2000 Benchmark*. Sacramento, California, May 2008.

Table 2.4: Estimated Building Unit Costs

Item	Unit	Construction Unit Costs	Total Unit Costs¹
General/Community Building Space	square foot	\$ 293	\$ 351
Public Health Facilities	square foot	311	373
Animal Control Facility	square foot	350	420
Jail Space	bed	116,900	146,100
Warehouse/Industrial	square foot	150	180
Sheriff Substation	square foot	351	421
Libraries	square foot	449	539
Fire Station Space	square foot	353	424
Community Park Improvements	acre	200,000	240,000
Regional Park Improvements	acre	50,000	60,000
Park Restrooms	building	500,000	600,000
Parking Deck Construction	parking space	17,000	20,400

¹ Total unit costs include 20 percent of construction costs for architecture and engineering, contract administration, inspection, project management, and other costs associated with the development of new public facilities.

Source: Kern County Capital Improvement Plan.

Table 2.5 shows the estimated land values used in this study. Land values were estimated by Kern County property management staff based on recent sales. Due to the recent decline in real estate values in Kern County, the values used in this study are lower than the values that were used in the CIP. The land costs shown below were used to estimate land acquisition costs for planned facilities for which a precise location has not yet been identified. Land value estimates for existing parcels were also provided by County property management staff, and may vary from the estimates shown here.

Table 2.5: Estimated Land Costs

Area	Cost per Acre	Cost per Square Foot
Arvin	\$ 86,400	\$ 1.98
Bakersfield	350,000	8.03
California City	121,800	2.80
Delano	226,500	5.20
Maricopa	31,400	0.72
McFarland	52,200	1.20
Ridgecrest	190,480	4.37
Shafter	104,800	2.41
Taft	223,200	5.12
Tehachapi	139,200	3.20
Wasco	170,200	3.91
Buttonwillow	87,200	2.00
Frazier Park	116,800	2.68
Kernville	121,600	2.79
Lake Isabella	90,400	2.08
Lebec	69,600	1.60
Lost Hills	52,000	1.19
Rosamond	81,600	1.87
Unincorporated	31,400	0.72
Bulk Land - East Kern Desert	3,000	0.07
Bulk Land - Other	10,000	0.23

Source: Kern County Capital Improvement Plan.

3. PUBLIC PROTECTION FACILITIES

The purpose of this fee is to ensure that new development funds its fair share of public protection facilities. Public protection facilities include criminal detention facilities, courthouse, coroner, 911 communications, and Sheriff’s Department administrative buildings. In contrast with Sheriff patrol and investigation facilities, which are used primarily to provide services in unincorporated areas of the County, public protection facilities serve residential and nonresidential development countywide.

SERVICE POPULATION

Public protection facilities serve both residents and businesses and provide services equally to both incorporated and unincorporated portions of the County. **Table 3.1** shows the estimated service population in 2008 and 2030. The demand for countywide public protection facilities is primarily related to the demands that residents and businesses place on those facilities. It is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.24-weighting factor for workers is based on a 40-hour workweek divided by the total number of hours in a week (168) and reflects the degree to which nonresidential development yields a lesser demand for public protection facilities.

Table 3.1: Countywide Public Protection Service Population

	Residents	Workers	Service Population
Existing - Countywide (2008)	779,100	252,050	839,600
New Development - Countywide (2009-2030)	<u>422,300</u>	<u>109,220</u>	<u>448,500</u>
Total - Countywide (2030)	1,201,400	361,270	1,288,100
Weighting Factor	1.00	0.24	

Sources: Table 2.1; Willdan Financial Services.

EXISTING AND PLANNED FACILITIES

The proposed public protection impact fees are based on the County’s inventory of existing and planned public protection facilities using the system plan approach (see *Introduction* for further information). **Table 3.2** presents the inventory of existing public protection facilities in Kern County. The land value for existing facilities is based on estimates provided by Kern County property management staff. The replacement value of public protection buildings is based on unit cost estimates shown in Table 2.4.

Table 3.2: Countywide Public Protection Existing Facilities

Facility (Location)	Inventory	Unit Cost ¹	Total Value
<u>Land</u>			
1501 "L" Street Facility	1.76 acres	\$ 350,000	\$ 617,300
Arvin/Lamont Admin/Courts (12014 Main St)	4.20 acres	33,500	140,700
Bakersfield Justice Bldg (1215 Truxton Ave)	8.56 acres	350,000	2,996,000
Buttonwillow County Building (181 E. 1st St.)	1.07 acres	138,700	148,400
Communications Facility (2601 Panorama Dr.)	16.95 acres	43,600	739,000
Coroner Facility (1832 Flower St)	37.26 acres	350,000	13,041,000
Delano/McFarland Courts Bldg (1121 Jefferson)	0.02 acres	226,500	4,500
Kern River Valley Complex	- acres	-	-
Kern River Valley Courts	4.15 acres	29,300	121,600
Lerdo Facility (Lerdo Hwy and Hwy 65)	391.60 acres	7,700	3,015,300
Mojave Justice Building (1771, 1773 Highway 58)	4.72 acres	42,500	200,600
Ridge Road Warehouse, Coroner (1831 Ridge Rd)	1.00 acres	148,800	148,800
Ridgecrest Justice Facility (132 E. Coso)	20.97 acres	32,400	679,400
Sheriff-Central Receiving (1415 Truxton Ave)	3.59 acres	350,000	1,256,800
Taft Administration Building (315 Lincoln St)	3.71 acres	4,900	18,200
Willard L. Weddell Bldg. (1315 Truxtun Ave) ²	- acres	-	-
Sheriff's Pistol Range (Hart Park)	2.20 acres	24,400	53,700
Subtotal - Land	501.76 acres		\$ 23,181,300
<u>Buildings</u>			
1501 "L" Street Facility	14,848 sq. ft.	\$ 351	\$ 5,211,600
Arvin/Lamont Admin	490 sq. ft.	351	172,000
Arvin/Lamont Courts	6,863 sq. ft.	351	2,408,900
Bakersfield Justice Bldg	2,520 sq. ft.	351	884,500
Buttonwillow County Building	1,495 sq. ft.	351	524,700
Communications Facility	6,470 sq. ft.	351	2,271,000
Coroner Facility	12,224 sq. ft.	351	4,290,600
Delano/McFarland Courts Bldg	1,173 sq. ft.	351	411,700
Kern River Valley Complex	6,747 sq. ft.	351	2,368,200
Kern River Valley Courts	6,706 sq. ft.	351	2,353,800
Mojave Justice Building	5,559 sq. ft.	351	1,951,200
Ridge Road Warehouse	25,000 sq. ft.	180	4,500,000
Ridgecrest Justice Facility	8,344 sq. ft.	351	2,928,700
Sheriff-Central Receiving	81,435 sq. ft.	180	14,658,300
Taft Administration Building	2,564 sq. ft.	351	900,000
Willard L. Weddell Bldg.	478 sq. ft.	351	167,800
Sheriff's Pistol Range	1,488 sq. ft.	180	267,800
Subtotal - Buildings	184,404 sq. ft.		\$ 46,270,800
<u>Detention Beds</u>			
Lerdo Facility	2,302 beds	\$ 146,100	\$ 336,322,200
Total Existing Facilities			\$ 405,774,300

¹ Based on estimated replacement cost.² Building on same parcel as Sheriff-Central Receiving facility.

Sources: Kern County; Willdan Financial Services.

Table 3.3 shows the inventory of existing public protection equipment. This equipment includes furnishings, communications equipment, correctional facility equipment, and coroner equipment.

Table 3.3: Existing Countywide Public Protection Equipment

Equipment by Location

Arvin/Lamont Court Facility	\$ 200,000
Buttonwillow County Building	250,000
Coroner Equipment	1,000,000
CRF	500,000
Delano/McFarland Courts	10,000
GST (Probation Building)	5,000
Lake Isabella/Kernville Courts	250,000
Maximum Security Facility	500,000
Minimum Security Facility	250,000
Mojave Justice Building	250,000
Sheriff's Pistol Range	500,000
Pretrial	1,000,000
Radio Communications Equipment ¹	2,061,900
Ridgecrest Justice Facility	250,000
Wasco County Building	<u>300,000</u>
Total Value, Existing Equipment	\$ 7,326,900

¹ All County radio communications equipment controlled by General Services. Radio inventory assigned to Sheriff's Department is assumed to be split 50/50 between countywide public protection and patrol and investigation.

Source: Kern County Sheriff's Department; Kern County General Services.

Table 3.4 shows the current total of beds in the County’s criminal detention facilities.

Table 3.4: Existing Countywide Public Protection Beds

Location	Beds
<i>Central Receiving</i>	
Subtotal - Central Receiving	292
<i>Lerdo</i>	
Maximum/Medium	374
Minimum ¹	704
Pretrial	1,232
Female Minimum	<u>96</u>
Subtotal - Lerdo	2,406
Total Beds	2,698

¹ This facility will be replaced by the planned Lerdo Maximum Facility.

Source: Kern County Sheriff's Department; Kern County General Services.

The County can use public protection facilities fee revenues for the construction or purchase of new buildings, land, equipment, and other facilities that expand the capacity of the public protection system to accommodate new development. At this time, the only planned public protection facility identified in the Kern County CIP is the replacement of the Lerdo Minimum Security Facility. **Table 3.5** shows the planned public protection facility, as identified in the CIP. The County plans to replace the 704 bed Lerdo Minimum Security Facility with a new 1,536 bed facility, a net increase of 832 beds. The facility value is based on an estimated cost of \$146,100 per bed, along with \$1 million in new equipment.

Table 3.5: Public Protection Planned Facilities

	Inventory	Unit Cost	Total Value
<i>Land</i> ¹			
Lerdo Facility Replacement	- acres	\$ -	\$ -
<i>Buildings</i> ²			
Lerdo Facility Replacement	1,536 beds	146,100	224,409,600
<i>Equipment</i>			
Lerdo Facility Replacement			<u>1,000,000</u>
Total Value Planned Facilities			\$ 225,409,600

¹ Located at existing Lerdo Facility.

² Building costs include architecture and engineering.

Source: Kern County Sheriff's Department; Kern County Capital Improvement Plan; Willdan Financial Services.

FACILITY STANDARDS AND COST ALLOCATION

Facility Standard

The County's standard for public protection facilities is 4.43 jail beds per 1,000 service population, as adopted in the Kern County CIP. This standard is based on the current need for jail beds estimated in a 2007 study for Kern County by Justice Concepts, Inc. and the National Center for State Courts.³ Instead of the adopted standard, the proposed Public Protection Impact Fee is based on the system plan cost standard, which is new development's fair share of the cost of existing and currently planned public protection facilities. The planned Lerdo facility replacement project will increase the County's supply of jail beds, but will not be sufficient to meet the adopted standard.

The adopted standard is not used in determining the public protection impact fee for several reasons. First, without substantial outside funding the County is not likely to be able to afford the additional facilities that would be needed to meet the adopted standard. The planned facilities used as a basis for the CIP represent a more reasonably attainable increase in facilities based on the County's fiscal constraints. The County may receive additional funding for jail facilities through state bond programs, but no funding has been secured at this time. Second, the per capita need for jail space and the cost per bed may decrease in the future based on recent trends in incarceration practices, such as doubling the number of bunk beds per jail cell. This approach results in lower fees that fund only facility plans that have been identified to date.

³ See Kern County CIP, Table 1.1.

Cost Allocation

Table 3.6 shows the facility cost standard for of public protection facilities at the 2030 planning horizon, based on the system plan cost allocation approach. The facility standard is based on the total value of facilities that will be in place at the 2030 planning horizon and the anticipated 2030 service population. The system plan approach is used to develop the facility standard for public protection facilities because it is not practical to differentiate between public protection facilities serving new development and facilities serving existing development. Additionally, using the system plan approach allows the County to charge new development an impact fee based on the future value of facilities per capita, which is higher than the current public protection cost standard.

Table 3.6: Public Protection Facilities Cost Per Capita

Existing Land and Buildings	\$ 405,774,300
Existing Equipment	<u>7,326,900</u>
Total Value Existing Facilities	\$ 413,101,200
Less: Lerdo Minimum Facility (to be replaced) ¹	(102,854,400)
Total Value Planned Facilities	<u>225,409,600</u>
Total Value Countywide Public Protection Facilities (2030)	\$ 535,656,400
2030 Service Population	<u>1,288,100</u>
Cost Per Capita	\$ 416
Cost Per Resident	\$ 416
Cost Per Worker ²	100

¹ Based on replacement of 704 beds in Lerdo Minimum Facility and cost per bed of \$146,100.

² Workers weighted at 0.24 of residents.

Sources: Tables 3.2, 3.3, 3.4 and 3.6; Willdan Financial Services.

FEE SCHEDULE

Table 3.7 shows the public protection facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space) shown in Table 2.3.

Table 3.7: Countywide Public Protection Facility Impact Fees

	A	B	C=AxB	D=0.5%xC	E=C+D
	Cost per Capita	Density ¹	Base Fee ²	Admin. Charge	Fee ²
<i>Residential</i>					
Single Family Unit	\$ 416	3.14	\$ 1,306	\$ 6.53	\$ 1,312.53
Multi-family Unit	416	2.08	865	4.33	869.33
<i>Nonresidential</i>					
Commercial	\$ 100	2.50	\$ 250	\$ 1.25	\$ 251.25
Office	100	3.33	333	1.67	334.67
Industrial	100	1.67	167	0.84	167.84

¹ Persons per dwelling unit or workers per 1,000 square feet.

² Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

³ Administrative charge of 0.5 percent to cover costs including fee collection, accounting, annual reporting, and facilities planning.

Sources: Tables 2.3 and 3.6; Willdan Financial Services.

ADDITIONAL FUNDING

The only planned public protection facility at this time is the replacement of the Lerdo Minimum Security Facility, estimated to cost \$225.4 million. Non-fee funding will be needed to partially fund the planned facility because the planned future value of facilities per capita in Kern County is higher than the current value per capita. Impact fee revenue may not be used for the share of facility costs resulting from increasing the level of facilities per capita for existing development. The \$38.8 million in non-fee revenue needed to complete the planned facility represents the share of costs related to increasing the facility standard for existing development. **Table 3.8** displays projected fee revenue and non-fee funding required through 2030.

Table 3.8: Allocation of Countywide Public Protection Facility Costs to New Development

Facility System Cost Per Capita	\$ 416
New Development Service Population (2009-2030)	448,500
New Development Contribution to Planned Facilities	\$ 186,576,000
Total Cost of Planned Facilities	\$ 225,409,600
Non-Fee Revenue to be Identified	\$ 38,833,600

Sources: Tables 3.1, 3.5 and 3.6; Willdan Financial Services.

The County will need to develop alternative funding sources to fund existing development's share of the facility. Potential sources of revenue include state bond fund programs, existing or new general fund revenues, new special or general taxes, special assessments, or grants.

4. SHERIFF PATROL AND INVESTIGATION

The purpose of this fee is to ensure that new development funds its fair share of Sheriff patrol and investigation facilities. The fee will be charged to residential and nonresidential development in unincorporated areas of the County. The Sheriff's Department provides basic law enforcement services in the unincorporated area. The County will use fee revenues to expand Sheriff patrol and investigation facilities, including new Sheriff substations and equipment, to serve new development.

This chapter presents potential Sheriff patrol and investigation impact fees for three separate fee zones. The fee zone boundaries are described in Chapter 2. By dividing the County into zones, the impact fees for each development project will be based on the standards at which Sheriff patrol and investigation facilities are needed in the area of the County where the project is located.

SERVICE POPULATION

The Kern County Sheriff's Department provides basic law enforcement services in the unincorporated area, while City police departments provide law enforcement in incorporated cities. Therefore, the impact fee for Sheriff patrol and investigation facilities will be charged only in unincorporated areas of the County.

Both residents and workers in unincorporated portions of Kern County benefit from patrol and investigation services provided by the Sheriff's Department. Therefore, demand for Sheriff patrol and investigation facilities is based on the County's combined unincorporated residential and worker populations.

It is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.24-weighting factor for workers is based on a 40-hour workweek divided by the total number of hours in a week (168) and reflects the degree to which nonresidential development yields a lesser demand for Sheriff patrol and investigation facilities. **Table 4.1** shows the estimated service population in 2008 and 2030, both for the entire unincorporated area and for each of the three fee zones.

Table 4.1: Sheriff Patrol & Investigation Service Population

	Residents	Workers	Service Population	Percent of Total
<i><u>Desert Zone Unincorporated</u></i>				
Existing - Unincorporated (2008)	40,500	28,400	47,300	
New Development - Unincorporated (2009-2030)	<u>27,200</u>	<u>7,900</u>	<u>29,100</u>	
Total - Unincorporated (2030)	67,700	36,300	76,400	18%
<i><u>Mountain Zone Unincorporated</u></i>				
Existing - Unincorporated (2008)	61,300	12,500	64,300	
New Development - Unincorporated (2009-2030)	<u>27,800</u>	<u>6,300</u>	<u>29,300</u>	
Total - Unincorporated (2030)	89,100	18,800	93,600	23%
<i><u>Valley Zone Unincorporated</u></i>				
Existing - Unincorporated (2008)	192,700	66,100	208,600	
New Development - Unincorporated (2009-2030)	<u>34,300</u>	<u>12,100</u>	<u>37,200</u>	
Total - Unincorporated (2030)	227,000	78,200	245,800	59%
<i><u>Total Unincorporated Area</u></i>				
Existing - Unincorporated (2008)	294,400	107,000	320,100	
New Development - Unincorporated (2009-2030)	<u>89,500</u>	<u>26,200</u>	<u>95,800</u>	
Total - Unincorporated (2030)	383,900	133,200	415,900	100%
Weighting Factor	1.00	0.24		

Note: Totals may not sum exactly due to rounding.

Sources: Table 2.2; Willdan Financial Services.

FACILITY STANDARDS

The Kern County CIP identifies a Countywide facility standard of 0.39 square feet of building space per capita for Sheriff patrol and investigation facilities, which was the existing standard at the time the CIP was prepared. The CIP identifies needs for new Sheriff substations to accommodate anticipated growth through 2030. The substation needs were based on an analysis by County staff of the anticipated geographic distribution of new development. As a result of varying development patterns in each of the three fee zones, the facility standard will vary between the three fee zones. **Table 4.2** shows the anticipated facility standard in each fee zone in 2030.

Table 4.2: Sheriff Patrol and Investigation Facility Standard

	Desert Zone	Mountain Zone	Valley Zone
Existing Building Square Feet (2008)	21,002	23,794	70,871
Planned Additional Building Square Feet (2009-2030)	6,000	24,000	18,000
Total Planned Building Square Feet (2030)	27,002	47,794	88,871
Future Service Population (2030)	76,400	93,600	245,800
Facility Standard (sq. ft. per capita)	0.35	0.51	0.36

Sources: Tables 4.1, 4.3, and 4.5.

EXISTING AND PLANNED FACILITIES

The proposed Sheriff patrol and investigation impact fees are based on the Sheriff's Office's inventory of existing and planned public protection facilities, as identified in the Kern County CIP. **Table 4.3** presents the inventory of existing Sheriff patrol and investigation facilities in Kern County along with each facility's current value based on the unit costs shown in Tables 2.4 and 2.5.

The inventory of square footage and facility costs in each of the three fee zones is included in Table 4.3. The facilities at the main Norris Road Sheriff's office, the pistol range, and the aircraft hangar are used to provide services Countywide, rather than in one particular zone. The cost of these facilities is allocated to fee zones based on the share of future service population in each zone.⁴

⁴ The future service population is used as the basis for allocating these facilities rather than the existing service population because the impact fees are based on the future inventory of facilities and service population in each zone.

Table 4.3: Existing Sheriff Patrol and Investigation Facilities

Facility (Location)	Inventory	Unit Cost ¹	Total Value	Zone ³
<i>Land</i>				
Boron Sheriff (26949 Cote St)	0.50 acres	\$ 53,680	\$ 26,800	Desert
Inyokern Substation (6612 Orchard St)	1.00 acres	20,560	20,600	Desert
Main Facility (1350 Norris Road)	8.13 acres	50,880	413,700	General
East Bakersfield Substation	5.27 acres	350,000	1,844,500	Valley
Sheriff - Walker Basin (14700 Caliente Cr)	0.92 acres	31,400	28,800	Mountain
Subtotal - Land	15.82 acres		\$ 2,334,400	
<i>Buildings</i>				
Frazier Park Substation ²	- sq. ft.	\$ 421	\$ -	Mountain
Inyokern Sheriff's Substation	1,890 sq. ft.	421	795,700	Desert
Rosamond Sheriff's Substation ²	- sq. ft.	-	-	Desert
Sheriff - Boron	1,220 sq. ft.	421	513,600	Desert
Sheriff - Building A	13,000 sq. ft.	421	5,473,000	General
Sheriff - Building B	21,000 sq. ft.	421	8,841,000	General
Sheriff - Building C	3,100 sq. ft.	421	1,305,100	General
Sheriff - Building D	3,100 sq. ft.	421	1,305,100	General
Sheriff - Building E	11,500 sq. ft.	421	4,841,500	General
Sheriff - Building F	20,000 sq. ft.	421	8,420,000	General
Sheriff - Building G	2,900 sq. ft.	421	1,220,900	General
Sheriff - Building H	4,833 sq. ft.	421	2,034,700	General
Sheriff - Building J	3,500 sq. ft.	421	1,473,500	General
Sheriff - Building K-1	1,700 sq. ft.	421	715,700	General
Sheriff - Building K-2	815 sq. ft.	421	343,100	General
Sheriff - Building K-3	900 sq. ft.	421	378,900	General
Sheriff - Building K-4	950 sq. ft.	421	400,000	General
Sheriff - Building L	616 sq. ft.	421	259,300	General
Sheriff - East Bakersfield	12,224 sq. ft.	421	5,146,300	Valley
Sheriff - Hangar (Bld. I)	10,000 sq. ft.	180	1,800,000	General
Sheriff - New Horizon Blvd. ²	- sq. ft.	421	-	Valley
Sheriff - Unicorn Field Office ²	- sq. ft.	421	-	N/A (Leased)
Sheriff - Walker Basin	932 sq. ft.	421	392,400	Mountain
Tehachapi Substation ²	- sq. ft.	421	-	Mountain
Subtotal - Buildings	114,180 sq. ft.		\$ 45,659,800	
Countywide Existing Facilities			\$ 47,994,200	
Desert Zone Existing Facilities	18%	21,002 sq. ft.	\$ 8,475,160	
Mountain Zone Existing Facilities	21%	23,794 sq. ft.	9,517,010	
Valley Zone Existing Facilities	61%	70,871 sq. ft.	30,323,530	
Total	100%	115,668 sq. ft.	\$ 48,315,700	

¹ Based on estimated replacement cost.

² Facility leased, not owned, by the County.

³ Facilities categorized as "General" are used for administrative or other Countywide functions. These facilities are allocated to the fee zones based on service population.

Sources: Kern County; Willdan Financial Services.

Table 4.4 shows the inventory of existing Sheriff patrol and investigation equipment for each of the three potential fee zones. The majority of this equipment is general equipment, not associated with a particular fee zone. This equipment value is allocated to fee zones based on the share of the total future service population in each zone.

Table 4.4: Existing Sheriff Patrol & Investigation Equipment and Vehicles

Location/Description	Value	Zone ³
<i>Equipment</i>		
Air Support	\$ 11,500,000	General
Boron Sheriff	15,000	Desert
Calmmet	212,390	General
Civil/Arr Records/Prop RM Equipment	500,000	General
Comm. Center	1,000,000	General
East Bakersfield Substation	250,000	Valley
Frazier Park Substation	200,000	Mountain
HIDTA	400,134	General
Identix Equipment	720,000	General
Inyokern Substation	100,000	Desert
Livescans and Ancillary Equipment	2,050,000	General
Maricopa	100,000	Valley
McFarland Substation	200,000	Valley
Network Equipment	412,000	General
Norris Road Equipment	2,000,000	General
PC's, Printers, Laptops	1,550,000	General
Radio Communications Equipment ¹	2,061,900	General
Ran Board Equipment	350,000	General
Rosamond Substation	240,800	Desert
Rosedale Substation	46,500	Valley
Servers, SANS, Tape Backups	225,000	General
Tehachapi Substation	244,000	Mountain
Walker Basin	1,850	Mountain
Subtotal, Equipment	\$ 24,379,574	
Existing Sheriff Vehicles ²	25,000,000	General
Countywide Existing Equipment and Vehicles	\$ 49,379,574	
Desert Zone Existing Equipment and Vehicles	\$ 8,992,456	18%
Mountain Zone Existing Equipment and Vehicles	11,481,578	23%
Valley Zone Existing Equipment and Vehicles	28,905,540	59%
Total	\$ 49,379,574	100%

¹ All County radio communications equipment controlled by General Services. Radio inventory assigned to Sheriff's Department is assumed to be split 50/50 between countywide public protection and sheriff patrol and investigation.

² Vehicle value is an estimated replacement value for the entire fleet of patrol and investigation vehicles provided by the Kern County Sheriff's Department. Fleet includes patrol cars, slick tops, administration vehicles, buses, vans, and

³ Facilities categorized as "General" are used for administrative or other Countywide functions. These facilities are allocated to the fee zones based on service population.

Source: Kern County Sheriff's Department; Willdan Financial Services.

The County can use Sheriff patrol and investigation facilities fee revenues for the construction or purchase of new buildings, land, land improvements, vehicles, and

equipment that expands the capacity of the existing system to serve new development. According to the Kern County CIP, the County will need to construct eight Sheriff substations around the County to accommodate growth anticipated through the 2030 planning horizon. Of the eight planned substations, four will be located in the Mountain Zone, three will be in the Valley Zone, and one will be in the Desert Zone. **Table 4.5** shows the planned Sheriff patrol and investigation facilities.

Table 4.5: Planned Sheriff Patrol and Investigation Facilities

	Inventory	Unit Cost	Total Value	Zone
<i>Land</i>				
Buttonwillow	0.46 acres	\$ 87,200	\$ 40,000	Valley
Frazier Park	0.46 acres	116,800	53,600	Mountain
Rosedale West	0.46 acres	350,000	160,700	Valley
Rosamond	0.46 acres	81,600	37,500	Desert
Metro South	0.46 acres	350,000	160,700	Valley
Tehachapi	0.46 acres	139,200	63,900	Mountain
Tejon Ranch	0.46 acres	116,800	53,600	Mountain
Kernville	0.46 acres	121,600	55,800	Mountain
Subtotal	3.67 acres		\$ 625,800	
<i>Buildings¹</i>				
Buttonwillow	6,000 sq. ft.	\$ 421	\$ 2,526,000	Valley
Frazier Park	6,000 sq. ft.	421	2,526,000	Mountain
Rosedale West	6,000 sq. ft.	421	2,526,000	Valley
Rosamond	6,000 sq. ft.	421	2,526,000	Desert
Metro South	6,000 sq. ft.	421	2,526,000	Valley
Tehachapi	6,000 sq. ft.	421	2,526,000	Mountain
Tejon Ranch	6,000 sq. ft.	421	2,526,000	Mountain
Kernville	6,000 sq. ft.	421	2,526,000	Mountain
Subtotal	48,000 sq. ft.		\$ 20,208,000	
<i>Equipment</i>				
Buttonwillow	6,000 sq. ft.	\$ 108	\$ 648,000	Valley
Frazier Park	6,000 sq. ft.	108	648,000	Mountain
Rosedale West	6,000 sq. ft.	108	648,000	Valley
Rosamond	6,000 sq. ft.	108	648,000	Desert
Metro South	6,000 sq. ft.	108	648,000	Valley
Tehachapi	6,000 sq. ft.	108	648,000	Mountain
Tejon Ranch	6,000 sq. ft.	108	648,000	Valley
Kernville	6,000 sq. ft.	108	648,000	Mountain
Subtotal			\$ 5,184,000	
<i>Vehicles²</i>				
Patrol Cars	58 cars	\$ 52,000	\$ 3,016,000	General
Detective Cars	28 cars	45,000	1,260,000	General
Subtotal			\$ 4,276,000	
Total Value Planned Facilities			\$ 30,293,800	
Desert Zone Planned Facilities			\$ 3,981,180	
Mountain Zone Planned Facilities			13,258,380	
Valley Zone Planned Facilities			13,054,240	
Total			30,293,800	

¹ Building costs include architecture and engineering and other associated costs.

² Vehicle cost is allocated to the fee zones based on service population.

Sources: Kern County Sheriff's Department; Willdan Financial Services.

COST ALLOCATION AND FEE SCHEDULE

Cost per Capita

Table 4.6 shows the Sheriff patrol and investigation cost per capita for each of the three geographic fee zones. The cost per capita is shown in three ways for each zone to allow the appropriate cost per capita to be used as a basis for the impact fee to be identified for each zone. The existing inventory cost per capita is based on the estimated value of existing facilities and the current service population. The system plan cost per capita is based on the combined value of existing and planned facilities and the projected service population at the 2030 planning horizon. The planned facilities cost per capita is based on the planned new facilities and the estimated increase in service population through 2030. (See page 3 for more information on the alternative cost allocation methods.)

For the Mountain Zone and the Valley Zone, the system plan standard is slightly higher than the existing standard. This means that the County plans to provide a slightly higher value of facilities per capita in the future than is currently provided in these zones. The system plan cost per capita will be used as a basis for the proposed impact fees for these zones so that new development contributes to facilities based on the planned future standard of facilities per capita. The portion of new facility costs related to increasing the facility standard provided to existing development will need to be funded by non-impact fee sources.

For the Desert Zone, the system plan standard is lower than the existing standard. In these areas, the County anticipates that the marginal cost of accommodating growth will be less than the current average cost to serve the existing service population. The lower cost of growth is due to economies of scale and other efficiencies in serving these areas, and not an anticipated decline in the level of service. In this zone, the proposed impact fee is based on the planned facilities cost per capita; otherwise, new development would be projected to provide more funding than is needed to complete the planned facilities in these zones.

Table 4.6: Sheriff Patrol and Investigation Facilities Cost Per Capita

	Desert Zone	Mountain Zone	Valley Zone
<u>Existing Inventory</u>			
Total Value Existing Facilities (2008)	\$ 17,467,616	\$ 20,998,588	\$ 59,229,070
2008 Service Population	47,300	64,300	208,600
Cost Per Capita	\$ 369	\$ 327	\$ 284
Cost Per Resident	\$ 369	\$ 327	\$ 284
Cost Per Worker ¹	89	78	68
<u>System Plan</u>			
Total Value Existing Facilities (2008)	\$ 17,467,616	\$ 20,998,588	\$ 59,229,070
Total Value Planned Facilities (2009-2030)	3,981,180	13,258,380	13,054,240
Total Value Public Protection Facilities (2030)	\$ 21,448,796	\$ 34,256,968	\$ 72,283,310
2030 Service Population	76,400	93,600	245,800
Cost Per Capita	\$ 281	\$ 366	\$ 294
Cost Per Resident	\$ 281	\$ 366	\$ 294
Cost Per Worker ¹	67	88	71
<u>Planned Facilities</u>			
Total Value Planned Facilities (2009-2030)	\$ 3,981,180	\$ 13,258,380	\$ 13,054,240
2008-2030 Service Population Growth	29,100	29,300	37,200
Cost Per Capita	\$ 137	\$ 453	\$ 351
Cost Per Resident	\$ 137	\$ 453	\$ 351
Cost Per Worker ¹	33	109	84
Note: Service population totals may not sum exactly due to rounding.			
¹ Based on 0.24 worker weighting factor.			
Sources: Tables 4.1 and 4.2-4.5; Willdan Financial Services.			

FEE SCHEDULE

Table 4.7 displays the Sheriff patrol and investigation facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on the dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space) shown in Table 2.3.

Table 4.7: Countywide Sheriff Patrol and Investigation Facility Impact Fees

	A	B	C=AxB	D=0.5%xC	E=C+D
	Cost per Capita ¹	Density ²	Base Fee ³	Admin. Charge ⁴	Fee
Desert Zone					
<i>Residential</i>					
Single Family Unit	\$ 137	3.14	\$ 430	\$ 2.15	\$ 432.15
Multi-family Unit	137	2.08	285	1.43	286.43
<i>Nonresidential</i>					
Commercial	\$ 33	2.50	\$ 82	\$ 0.41	\$ 82.41
Office	33	3.33	109	0.55	109.55
Industrial	33	1.67	55	0.28	55.28
Mountain Zone					
<i>Residential</i>					
Single Family Unit	\$ 366	3.14	\$ 1,149	\$ 5.75	\$ 1,154.75
Multi-family Unit	366	2.08	761	3.81	764.81
<i>Nonresidential</i>					
Commercial	\$ 88	2.50	\$ 220	\$ 1.10	\$ 221.10
Office	88	3.33	293	1.47	294.47
Industrial	88	1.67	147	0.74	147.74
Valley Zone					
<i>Residential</i>					
Single Family Unit	\$ 294	3.14	\$ 923	\$ 4.62	\$ 927.62
Multi-family Unit	294	2.08	612	3.06	615.06
<i>Nonresidential</i>					
Commercial	\$ 71	2.50	\$ 176	\$ 0.88	\$ 176.88
Office	71	3.33	235	1.18	236.18
Industrial	71	1.67	118	0.59	118.59

¹ Desert Zone fees based on planned facilities cost per capita. Mountain Zone and Valley Zone fees based on system plan cost per capita.

² Persons per dwelling unit or workers per 1,000 square feet.

³ Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

⁴ Administrative charge of 0.5 percent to cover costs including fee collection, accounting, annual reporting, and facilities planning.

Sources: Tables 2.3 and 4.6; Willdan Financial Services.

ADDITIONAL FUNDING

Table 4.8 shows the projected impact fee revenue based on the proposed impact fee cost per capita for each zone, as well as for the unincorporated area as a whole. Table 4.6 also shows the non-fee revenue that would be needed to complete the planned facilities in the Mountain Zone and Valley Zone, if the County adopts different Sheriff patrol and investigation impact fees for each geographic zone. In these two zones, the County plans to increase the value of facilities provided per capita. The non-fee revenue needed reflects the cost of increasing the value of facilities per capita for existing development. Impact fee revenue may not be used for this purpose.

Table 4.8: Allocation of Sheriff Patrol and Investigation Facility Costs to New Development

	Desert Zone	Mountain Zone	Valley Zone
Impact Fee Cost per Capita ¹	\$ 137	\$ 366	\$ 294
New Development Service Population (2009-2030)	29,100	29,300	37,200
New Development Contribution to Planned Facilities	\$ 3,981,180	\$ 10,723,800	\$ 10,936,800
Total Cost of Planned Facilities	3,981,180	13,258,380	13,054,240
Non-Fee Revenue to Be Identified	\$ -	\$ 2,534,580	\$ 2,117,440

¹ Desert Zone fees based on planned facilities cost per capita. Mountain Zone and Valley Zone fees based on system plan cost per capita.

Sources: Tables 4.1 and 4.6; Willdan Financial Services.

The County will need to develop alternative funding sources to fund existing development's share of the planned facilities. Potential sources of revenue include existing or new general fund revenues, new special or general taxes, special assessments, or grants.

5. LIBRARY

The purpose of this fee is to ensure that new development funds its fair share of library facilities. The Kern County Library provides library services in the entire County; therefore, the fee will be charged to all residential development countywide. The County will use fee revenue to provide the library facilities needed to accommodate new development, including new or expanded branch libraries, volumes, and technology.

This chapter presents potential library impact fees for three separate fee zones. The fee zone boundaries are described in Chapter 2. By dividing the County into zones, the impact fees for each development project will be based on the standards at which library facilities are needed in the part of the County where the project is located.

SERVICE POPULATION

Residents, rather than businesses, are the primary users of the Kern County Library system. The Kern County Library provides services in both cities and unincorporated areas. Therefore, demand for library facilities is based on the countywide residential population. **Table 5.1** shows the estimated service population in 2008 and 2030, both for the entire County and for each of the three fee zones.

Table 5.1: Library Service Population

	Residents	Percent of Total
<i><u>Desert Zone</u></i>		
Existing (2008)	80,100	
New Development (2009-2030)	<u>36,800</u>	
Total (2030)	116,900	10%
<i><u>Mountain Zone</u></i>		
Existing (2008)	69,600	
New Development (2009-2030)	<u>33,000</u>	
Total (2030)	102,600	9%
<i><u>Valley Zone</u></i>		
Existing (2008)	629,500	
New Development (2009-2030)	<u>352,300</u>	
Total (2030)	981,800	82%
<i><u>Countywide</u></i>		
Existing (2008)	779,100	
New Development (2009-2030)	<u>422,300</u>	
Total (2030)	1,201,400	100%

Note: Totals may not sum exactly due to rounding.

Source: Table 2.2.

FACILITY STANDARDS

In the Kern County CIP, the County adopted library facility demand standards of 0.78 building square feet per capita and 2.50 volumes per capita. These are the system-wide targets identified in the Kern County Library Facilities Master Plan, which was adopted in 2002.

Based on these standards and anticipated development, the Library Facilities Master Plan identified facility needs, which are included in the CIP. The facility needs identified in the Master Plan were based on a 2020 planning horizon. Because the CIP and this impact study have a planning horizon of 2030 with a higher service population than the 2020 Master Plan, the County is projected to fall short of the facility targets by 2030. Additional facilities may be added in future versions of the CIP. If this occurs, the County should consider revising the library impact fee.

EXISTING AND PLANNED FACILITIES

Existing Facilities

The proposed library impact fees are based on the Kern County Library's inventory of existing and planned facilities. **Table 5.2** presents the inventory of existing Kern County Library land and buildings, along with each facility's current value based on the unit costs shown in Tables 2.4 and 2.5 and, in some cases, specific estimates for each facility provided by County staff. The building value has been reduced for several facilities with structural or age-related deficiencies.

The Kern County CIP calls for replacing some existing library facilities with new facilities. Where new facilities are planned to replace existing facilities, no value is shown for the existing facilities so that only the value of facilities that are expected to be in use at this study's 2030 planning horizon are included in the facility inventory. Also, some of the existing libraries are in leased facilities. The value of these facilities is not included in the facility inventory because these facilities do not represent capital investment by the County.

Table 5.2: Existing Library Land and Buildings

	Inventory	Unit Cost ¹	Total Value	Zone
Land				
Arvin Library (201 Campus Dr)	1.15 acres	\$ 51,175	\$ 58,851	Valley
Baker Library (1400 Baker St)	0.47 acres	79,105	37,200	Valley
Beale Memorial Library & Hq (701 Truxtun Ave)	3.45 acres	350,000	1,207,500	Valley
Buttonwillow Library (116 S. Buttonwillow Ave) ²	0.14 acres	-	-	Valley
Calif. City Library (9507 Calif. City Blvd)	1.00 acres	34,500	34,500	Desert
Delano Library (925 10th St) ²	0.26 acres	-	-	Valley
Frazier Park Library	1.08 acres	116,800	126,100	Mountain
Holloway-Gonzales Library (506 E. Brundage Ln)	1.08 acres	350,000	378,000	Valley
Kern River Valley Library (7054 Lake Isabella Blvd)	3.00 acres	29,272	87,800	Mountain
Lamont Library (8304 Segroe Rd)	0.25 acres	35,545	8,900	Valley
McFarland Library (500 Kern Ave)	0.75 acres	37,287	28,000	Valley
Rathbun Library (200 W. China Grade Loop)	1.00 acres	6,621	6,600	Valley
Ridgecrest Library (131 E. Las Flores)	1.00 acres	32,409	32,400	Desert
Shafter Library (236 James St) ²	0.52 acres	141,831	73,800	Valley
Southwest Branch Library	1.96 acres	350,000	686,000	Valley
Taft Library (27 Emmons Park Dr)	0.67 acres	63,075	42,300	Valley
Wanda Kirk Lib. - Rosamond (3611 Rosamond Blvd)	2.78 acres	90,072	250,400	Desert
Wasco Library (1102 Seventh St)	0.35 acres	126,498	44,300	Valley
Wilson Library (1901 Wilson Rd) ²	1.02 acres	88,165	89,900	Valley
Subtotal	21.93 acres		\$ 3,192,551	
Buildings				
Arvin Library	8,182 sq. ft.	\$ 400	\$ 3,272,800	Valley
Baker Library	4,242 sq. ft.	300	1,272,600	Valley
Beale Memorial Library & Hq	128,165 sq. ft.	325	41,653,600	Valley
Boron Library ⁴	3,000 sq. ft.	-	-	Desert
Buttonwillow Library ²	1,368 sq. ft.	-	-	Valley
California City Library	6,000 sq. ft.	150	900,000	Desert
Delano Library ²	6,000 sq. ft.	-	-	Valley
Frazier Park Library ³	10,000 sq. ft.	545	5,449,200	Mountain
Holloway-Gonzales Library	7,463 sq. ft.	200	1,492,600	Valley
Kern River Valley Library	5,968 sq. ft.	250	1,492,000	Mountain
Kernville Library ⁴	564 sq. ft.	-	-	Mountain
Lamont Library	11,425 sq. ft.	400	4,570,000	Valley
McFarland Library	6,207 sq. ft.	350	2,172,500	Valley
Mojave Library ⁴	1,794 sq. ft.	-	-	Desert
Northeast Branch Library ⁴	10,000 sq. ft.	-	-	Valley
Rathbun Library	7,463 sq. ft.	200	1,492,600	Valley
Ridgecrest Library	7,463 sq. ft.	150	1,119,500	Desert
Shafter Library ²	4,155 sq. ft.	-	-	Valley
Southwest Branch Library	18,336 sq. ft.	150	2,750,400	Valley
Taft Library	4,726 sq. ft.	100	472,600	Valley
Tehachapi Library ⁴	6,000 sq. ft.	-	-	Mountain
Wanda Kirk Lib. - Rosamond	16,290 sq. ft.	350	5,701,500	Desert
Wasco Library	4,400 sq. ft.	150	660,000	Valley
Wilson Library ²	6,321 sq. ft.	-	-	Valley
Wofford Heights Library ⁴	2,025 sq. ft.	-	-	Mountain
Subtotal	287,557 sq. ft.		\$ 74,471,900	
Total Value Existing Land and Buildings			\$ 77,664,451	
Desert Zone Existing Land and Buildings		34,547 sq. ft.	\$ 8,038,300	
Mountain Zone Existing Land and Buildings		24,557 sq. ft.	7,155,100	
Valley Zone Existing Land and Buildings		228,453 sq. ft.	62,471,051	

¹ Land values provided by Kern County. Building values are estimated replacement costs based on age and condition. Frazier Park is a new facility and the replacement cost is based on actual construction costs. Project costs are estimated construction costs only; not total project costs.

² Zero facility value shown because CIP calls for replacing existing library with a new facility.

³ Frazier Park library is in design development. Cost based on actual capital construction project detail.

⁴ Facility is leased, not owned, by the County.

Sources: Kern County Library; Willdan Financial Services.

Table 5.3 shows the inventory of existing library volumes, both as a countywide total and for each of the three potential fee zones.

Table 5.3: Existing Library Volumes

	Inventory	Unit Cost ¹	Total Value	Zone
<i>Volumes¹</i>				
Arvin Library	22,838 volumes	\$ 47	\$ 1,073,400	Valley
Baker Library	17,857 volumes	47	839,300	Valley
Beale Memorial Library & HQ	307,206 volumes	47	14,438,700	Valley
Boron Library	17,017 volumes	47	799,800	Desert
Buttonwillow Library	10,956 volumes	47	514,900	Valley
California City Library	23,029 volumes	47	1,082,400	Desert
Delano Library	38,672 volumes	47	1,817,600	Valley
Frazier Park Library	13,195 volumes	47	620,200	Mountain
Holloway-Gonzales Library	32,827 volumes	47	1,542,900	Valley
Kern River Valley Library	38,948 volumes	47	1,830,600	Mountain
Kernville Library	7,219 volumes	47	339,300	Mountain
Lamont Library	28,856 volumes	47	1,356,200	Valley
McFarland Library	15,705 volumes	47	738,100	Valley
Mojave Library	14,573 volumes	47	684,900	Desert
Northeast Branch Library	41,047 volumes	47	1,929,200	Valley
Rathbun Library	46,346 volumes	47	2,178,300	Valley
Ridgecrest Library	52,669 volumes	47	2,475,400	Desert
Shafter Library	30,063 volumes	47	1,413,000	Valley
Southwest Branch Library	74,023 volumes	47	3,479,100	Valley
Taft Library	37,619 volumes	47	1,768,100	Valley
Tehachapi Library	39,422 volumes	47	1,852,800	Mountain
Wanda Kirk Lib. - Rosamond	48,646 volumes	47	2,286,400	Desert
Wasco Library	29,482 volumes	47	1,385,700	Valley
Wilson Library	40,895 volumes	47	1,922,100	Valley
Wofford Heights Library	11,681 volumes	47	549,000	Mountain
Total Existing Volumes	1,040,791 volumes		\$ 48,917,400	
Desert Zone Existing Volumes	155,934 volumes		\$ 7,328,900	
Mountain Zone Existing Volumes	110,465 volumes		5,191,900	
Valley Zone Existing Volumes	774,392 volumes		36,396,600	

¹ Unit costs are from the Kern County Library and include books and media items including selection, acquisition, cataloging, processing, and delivery costs.

Sources: Kern County Library; Willdan Financial Services.

Table 5.4 shows the estimated value of existing library technology, art, and furnishings. The value of technology and furnishings for branches with planned replacements in the CIP is not included in Table 5.4 because it is assumed that these facilities will be replaced when these branches move into their new buildings. (Technology and furnishing costs for the planned replacement facilities are included in Table 5.8, below.) It is assumed that the existing art in the Wilson Library will be moved to the replacement facility.

Table 5.4: Library Existing Technology, Art, and Furnishings

	Technology	Art	Furnishings ¹	Total	Zone
Arvin Library	\$ 10,691	\$ 55,000	\$ 5,710	\$ 71,401	Valley
Baker Library	24,103	-	25,285	49,388	Valley
Beale Memorial Library & HQ	9,923	-	6,241	16,164	Valley
Boron Library	31,227	-	31,505	62,732	Desert
Buttonwillow Library ³	-	-	-	-	Valley
California City Library	28,130	5,000	53,530	86,660	Desert
Delano Library ³	-	-	-	-	Valley
Fire Department ²	8,710	-	-	8,710	Valley
Frazier Park Library	29,835	-	45,775	75,610	Mountain
Holloway-Gonzales Library	15,899	-	7,312	23,211	Valley
Kern River Valley Library	34,205	-	37,118	71,323	Mountain
Kernville Library ³	-	-	-	-	Mountain
Lamont Library	29,950	25,000	88,702	143,652	Valley
McFarland Library	16,913	-	20,698	37,611	Valley
Mojave Library	11,460	-	5,064	16,524	Desert
Northeast Branch Library	16,049	-	7,226	23,275	Valley
Rathbun Library	22,040	-	14,153	36,193	Valley
Ridgecrest Library	12,750	-	11,718	24,468	Desert
Shafter Library ³	-	-	-	-	Valley
Southwest Branch Library	27,790	-	18,056	45,846	Valley
Taft Library	260,545	-	976,519	1,237,064	Valley
Tehachapi Library ³	-	-	-	-	Mountain
Wanda Kirk Lib. - Rosamond	5,344	-	6,343	11,687	Desert
Wasco Library	18,618	8,200	153,654	180,472	Valley
Wilson Library ³	-	37,000	-	37,000	Valley
Wofford Heights Library	28,926	6,221	208,767	243,914	Mountain
Total	\$ 643,100	\$ 136,400	\$ 1,723,400	\$ 2,502,900	
Desert Zone				\$ 202,071	
Mountain Zone				390,847	
Valley Zone				1,909,987	

Note: Totals may not sum exactly due to rounding.

¹ Value includes shelving for Arvin, Beale, and McFarland libraries. Shelving value unavailable for the others.

² Small library facility at Fire Department contains computers owned by the Kern County Library.

³ Zero value shown because CIP calls for replacing existing library with a new facility. Assumes that art at Wilson Library will be moved to new facility.

Sources: Kern County Library; Willdan Financial Services.

Table 5.5 shows the current inventory of vehicles owned by the Kern County Library. These vehicles may be used countywide and are not assigned to particular fee zones. Instead, the value of library vehicles is allocated based on the future population of each zone.

Table 5.5: Existing Library Vehicles

	Units	Value	Total	Zone
Bookmobile 32'	1	\$ 450,000	\$ 450,000	General
Bookmobile Van 18'	1	160,000	160,000	General
Delivery Van 14'	3	80,000	240,000	General
Passenger Van	2	60,000	120,000	General
Sport Utility Vehicle	1	35,000	35,000	General
Total Value, Existing Vehicles			\$ 1,005,000	
Desert Zone			\$ 97,790	
Mountain Zone			85,827	
Valley Zone			821,299	

Note: Totals may not sum exactly due to rounding.

Sources: Kern County Library; Willdan Financial Services.

Table 5.6 shows the total value of existing library facilities in each of the three potential fee zones, as well as countywide.

Table 5.6: Total Existing Facilities Value

	Desert Zone	Mountain Zone	Valley Zone
Land and Buildings	\$ 8,038,300	\$ 7,155,100	\$ 62,471,051
Volumes	7,328,900	5,191,900	36,396,600
Computers, Art, and Furnishings	202,071	390,847	1,909,987
Vehicles	97,790	85,827	821,299
Total Existing Facilities Value	\$ 15,667,061	\$ 12,823,674	\$ 101,598,938

Note: Totals may not sum exactly due to rounding.

Sources: Tables 5.2-5.5.

Planned Facilities

The County can use library facilities fee revenues for the construction or purchase of new buildings, land, technology and other equipment, art, and library volumes that expand the capacity of the existing system to serve new development. The County plans to use the impact fee revenue to fund the cost of the land, buildings, equipment, and library volumes needed for the twelve new or expanded branch libraries identified in the Kern County CIP. The County also plans to fund the purchase of three bookmobiles to serve new and existing development. Table 5.7 shows the planned new library land, building, and vehicles identified in the CIP.

Table 5.7: Planned Library Land, Buildings, and Vehicles

	Inventory	Unit Cost	Total Value	Zone
<i>Land</i>				
Tehachapi	3.23 acres	\$ 139,200	\$ 449,100	Mountain
Lost Hills	0.69 acres	52,000	35,800	Valley
Kernville	0.28 acres	121,600	34,500	Mountain
Buttonwillow	0.51 acres	87,200	44,500	Valley
SW - Gosford/Panama	6.68 acres	350,000	2,339,100	Valley
Rosedale West	4.45 acres	350,000	1,558,900	Valley
Niles/Fairfax	3.81 acres	350,000	1,332,300	Valley
South Bakersfield	3.59 acres	350,000	1,257,200	Valley
Rio Bravo	2.44 acres	350,000	855,100	Valley
Delano	4.62 acres	226,500	1,045,800	Valley
Shafter	2.35 acres	104,800	246,500	Valley
Wilson	4.58 acres	350,000	1,602,500	Valley
Subtotal	37.24 acres		\$ 10,801,300	
<i>Buildings</i>				
Tehachapi	29,572 sq. ft.	\$ 539	\$ 15,934,000	Mountain
Lost Hills	6,319 sq. ft.	539	3,405,000	Valley
Kernville	2,600 sq. ft.	539	1,401,000	Mountain
Buttonwillow	4,676 sq. ft.	539	2,520,000	Valley
SW - Gosford/Panama	61,262 sq. ft.	539	33,008,000	Valley
Rosedale West	40,828 sq. ft.	539	21,999,000	Valley
Niles/Fairfax	34,892 sq. ft.	539	18,800,000	Valley
South Bakersfield	32,926 sq. ft.	539	17,741,000	Valley
Rio Bravo	22,394 sq. ft.	539	12,066,000	Valley
Delano	42,323 sq. ft.	539	22,804,000	Valley
Shafter	21,563 sq. ft.	539	11,619,000	Valley
Wilson	41,970 sq. ft.	539	22,614,000	Valley
Subtotal	341,325 sq. ft.		\$ 183,911,000	
<i>Relocation and Temporary Facilities</i>				
Tehachapi			\$ -	Mountain
Lost Hills			-	Valley
Kernville			-	Mountain
Buttonwillow			3,500	Valley
SW - Gosford/Panama			-	Valley
Rosedale West			-	Valley
Niles/Fairfax			-	Valley
South Bakersfield			-	Valley
Rio Bravo			-	Valley
Delano			13,800	Valley
Shafter			10,700	Valley
Wilson			14,600	Valley
Subtotal			\$ 42,600	
<i>Vehicles</i>				
Bookmobile 32' (New Growth Areas) ¹	3 vehicles	\$ 1,350,000	\$ 4,050,000	General
Subtotal	3 vehicles		\$ 4,050,000	
Total Value, Planned Facilities			\$ 198,804,900	
Desert Zone Planned Facilities			\$ 394,000	
Mountain Zone Planned Facilities			18,164,000	
Valley Zone Planned Facilities			180,246,000	

Note: Totals may not sum exactly due to rounding.

¹ Value of planned bookmobiles is allocated to the fee zones based on service population.

Sources: Kern County Library; Willdan Financial Services.

Table 5.8 shows the volumes, furnishings, technology, and art needed for the planned new library branches.

Table 5.8: Planned Library Volumes and Furnishings

	Inventory	Unit Cost	Total Value	Zone
<u>Volumes¹</u>				
Tehachapi	18,149 volumes	\$ 47	\$ 853,000	Mountain
Lost Hills	7,596 volumes	47	357,000	Valley
Kernville	2,681 volumes	47	126,000	Mountain
Buttonwillow	2,681 volumes	47	126,000	Valley
SW - Gosford/Panama	65,468 volumes	47	3,077,000	Valley
Rosedale West	58,809 volumes	47	2,764,000	Valley
Niles/Fairfax	59,319 volumes	47	2,788,000	Valley
South Bakersfield	47,553 volumes	47	2,235,000	Valley
Rio Bravo	17,596 volumes	47	827,000	Valley
Delano	46,511 volumes	47	2,186,000	Valley
Shafter	6,830 volumes	47	321,000	Valley
Wilson	<u>70,894</u> volumes	47	<u>3,332,000</u>	Valley
Subtotal	404,085 volumes		\$ 18,992,000	
<u>Furnishings/Technology/Art</u>				
Tehachapi			\$ 1,830,000	Mountain
Lost Hills			380,000	Valley
Kernville			1,160,000	Mountain
Buttonwillow			290,000	Valley
SW - Gosford/Panama			3,800,000	Valley
Rosedale West			2,530,000	Valley
Niles/Fairfax			2,160,000	Valley
South Bakersfield			2,040,000	Valley
Rio Bravo			1,390,000	Valley
Delano			2,623,000	Valley
Shafter			1,336,000	Valley
Wilson			<u>2,601,000</u>	Valley
Subtotal			\$ 22,140,000	
Total Value, Planned Volumes and Furnishings			\$ 41,132,000	
Desert Zone Planned Volumes and Furnishings	-	volumes	\$ -	
Mountain Zone Planned Volumes and Furnishings	20,830	volumes	3,969,000	
Valley Zone Planned Volumes and Furnishings	383,255	volumes	37,163,000	

¹ Planned volume acquisition is an estimate based on the volume acquisition cost from the library Master Plan and the current per volume replacement cost of \$47. Actual number of volumes per library may vary slightly.

Sources: Kern County Library; Willdan Financial Services.

Table 5.9 shows the total value of planned new facilities in each of the three potential fee zones.

Table 5.9: Total Planned Facilities Value

	Desert Zone	Mountain Zone	Valley Zone
Land, Buildings and Vehicles	\$ 394,000	\$ 18,164,000	\$ 180,246,000
Volumes and Furnishings	-	3,969,000	37,163,000
Total Existing Facilities Value	\$ 394,000	\$ 22,133,000	\$ 217,409,000

Note: Totals may not sum exactly due to rounding.

Sources: Tables 5.7 and 5.8.

COST ALLOCATION AND FEE SCHEDULE

Costs per Capita

Table 5.10 shows the library facilities cost per capita for each of the three geographic fee zones. The cost per capita is shown in three ways for each zone to allow the appropriate cost per capita to be used as a basis for the impact fee to be identified for each zone. The existing standard cost per capita is based on the estimated value of existing facilities and the current service population. The system plan standard is based on the combined value of existing and planned facilities and the projected service population at the 2030 planning horizon. The planned facilities cost per capita is based on the planned new facilities and the estimated increase in service population through 2030. (See page 3 for more information on the alternative cost allocation methods.)

For the Mountain Zone and the Valley Zone the system plan standard is considerably higher than the existing standard. This means that the County plans to provide a higher value of facilities per capita in the future than is currently provided in these zones. The system plan cost per capita will be used as a basis for the proposed impact fees for these zones so that new development contributes to facilities based on the planned future standard of facilities per capita. The portion of new facility costs related to increasing the facility standard provided to existing development will need to be funded by non-impact fee sources.

For the Desert Zone, the system plan cost per capita is lower than the existing inventory cost per capita because there currently is a very small amount of new facilities planned for the Desert Zone. There are no planned new or replacement branches in the Desert Zone identified in the Library Master Plan and the CIP. The Desert Zone is currently served by libraries in Boron, California City, Mojave, Ridgecrest, and Rosamond. The Wanda Kirk Library in Rosamond is one of the newest libraries in the County.

The only planned facility allocated to the Desert Zone is a portion of the cost of the planned bookmobiles. Using the system plan cost per capita would result in more impact fee revenue than is needed to fund the Desert Zone's share of planned facilities. The Desert Zone impact fee is based on the planned facilities cost per capita, which will generate only the amount of revenue needed to fund the Desert Zone's share of the planned bookmobiles.

Table 5.10: Library Facilities Cost Per Capita

	Desert Zone	Mountain Zone	Valley Zone
<i><u>Existing Inventory</u></i>			
Total Value of Existing Facilities (2008)	\$ 15,667,061	\$ 12,823,674	\$ 101,598,938
Existing Service Population	<u>80,100</u>	<u>69,600</u>	<u>629,500</u>
Cost Per Capita	\$ 196	\$ 184	\$ 161
<i><u>System Plan</u></i>			
Total Value of Existing Facilities (2008)	\$ 15,667,061	\$ 12,823,674	\$ 101,598,938
Total Cost of Planned Facilities (2009-2030)	<u>394,000</u>	<u>22,133,000</u>	<u>217,409,000</u>
Value of 2030 Library Facilities	\$ 16,061,061	\$ 34,956,674	\$ 319,007,938
2030 Service Population	<u>116,900</u>	<u>102,600</u>	<u>981,800</u>
Cost Per Capita	\$ 137	\$ 341	\$ 325
<i><u>Planned Facilities</u></i>			
Total Cost of Planned Facilities (2009-2030)	\$ 394,000	\$ 22,133,000	\$ 217,409,000
2009-2030 Service Population Growth	<u>36,800</u>	<u>33,000</u>	<u>352,300</u>
Cost Per Capita	\$ 11	\$ 671	\$ 617

Sources: Tables 5.1, 5.6, and 5.9; Willdan Financial Services.

FEE SCHEDULE

Table 5.11 displays the library facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on the dwelling unit densities (persons per dwelling unit) for Kern County shown in Table 2.3.

Table 5.11: Library Facilities Impact Fee

	A	B	C=AxB	D=0.5%xC	E=C+D
	Cost per Capita ¹	Density ²	Base Fee ³	Admin. Charge ⁴	Fee
<i>Desert Zone</i>					
Single Family Unit	\$ 11	3.14	\$ 35	\$ 0.18	\$ 35.18
Multi-family Unit	11	2.08	23	0.12	23.12
<i>Mountain Zone</i>					
Single Family Unit	\$ 341	3.14	\$ 1,071	\$ 5.36	\$ 1,076.36
Multi-family Unit	341	2.08	709	3.55	712.55
<i>Valley Zone</i>					
Single Family Unit	\$ 325	3.14	\$ 1,021	\$ 5.11	\$ 1,026.11
Multi-family Unit	325	2.08	676	3.38	679.38

¹ Desert Zone fees based on planned facilities cost per capita. Mountain Zone and Valley Zone fees based on system plan cost per capita.

² Persons per dwelling unit.

³ Fee per dwelling unit.

⁴ Administrative charge of 0.5 percent to cover costs including fee collection, accounting, annual reporting, and facilities planning.

Sources: Tables 2.3 and 5.10; Willdan Financial Services.

ADDITIONAL FUNDING

Table 5.12 shows the projected impact fee revenue based on the proposed impact fee cost per capita for each zone. Table 5.11 also shows the non-fee revenue that would be needed to complete the planned facilities in the Mountain Zone and Valley Zone, if the County adopts different library impact fees for each geographic zone. In these two zones, the County plans to increase the value of library facilities per capita. The non-fee revenue needed reflects the cost of increasing the value of facilities per capita for existing development. Impact fee revenue may not be used for this purpose. In the Desert Zone, the proposed impact fee is estimated to generate revenue equal to the cost of facilities allocated to the Desert Zone.

Table 5.12: Allocation of Library Facility Costs to New Development

	Desert Zone	Mountain Zone	Valley Zone
Impact Fee per Capita ¹	\$ 11	\$ 341	\$ 325
New Development Service Population (2009-2030)	<u>36,800</u>	<u>33,000</u>	<u>352,300</u>
New Development Contribution to Planned Facilities	\$ 394,000	\$ 11,253,000	\$ 114,498,000
Total Cost of Planned Facilities	<u>394,000</u>	<u>22,133,000</u>	<u>217,409,000</u>
Non-Fee Revenue to Be Identified	\$ -	\$ 10,880,000	\$ 102,911,000

¹ Desert Zone fees based on planned facilities cost per capita. Mountain Zone and Valley Zone fees based on system plan cost per capita.

Sources: Tables 5.1, 5.9 and 5.10; Willdan Financial Services.

The County will need to develop alternative funding sources to fund existing development's share of the planned facilities. Potential sources of revenue include existing or new general fund revenues, new special or general taxes, special assessments, grants, or state bond funds.

6. ANIMAL CONTROL

The purpose of this fee is to ensure that new development funds its fair share of animal control facilities. The Animal Control Department provides services in unincorporated Kern County and in several incorporated cities. The proposed animal control impact fee would be charged only in areas where the County Animal Control Department provides services.

SERVICE POPULATION

The animal control facilities service population is based on the residential population of the areas where the Kern County Animal Control Department provides services. Residents, and not workers, are included in the service population because residents are the primary owners of pets that generate demand for animal control services and facilities.

Table 6.1 shows the animal control facilities service population. The Kern County Animal Control Department provides field and shelter services in unincorporated Kern County and in the cities of Maricopa, McFarland, and Tehachapi. The Department provides only shelter services in Arvin and Bakersfield. The residents of these cities are assigned a weighting factor of 0.87 to reflect their lower demand for animal control facilities. The 0.87 weighting factor is based on share, by value, of total facilities that are used to provide shelter services.

Table 6.1: Animal Control Service Population

	Weighting Factor ¹	2008	2030	Growth
Unincorporated	1.00	294,400	383,900	89,500
Maricopa	1.00	1,100	1,400	300
McFarland	1.00	12,000	16,300	4,300
Tehachapi	1.00	8,300	13,500	5,200
Arvin	0.87	14,300	26,000	11,700
Bakersfield	0.87	283,200	505,700	222,500
Total		613,300	946,800	333,500

¹ Because the Animal Control Department provides only shelter services to the Cities of Arvin and Bakersfield, this portion of the service population has been weighted at a lower level. This factor represents the share of the value of animal control facilities that are devoted to providing shelter services, rather than field services.

Sources: Table 2.1; Kern County; Willdan Financial Services.

FACILITY STANDARDS

The Kern County CIP identifies an adopted demand standard of 0.04 animal control building square feet per capita, which is based on the existing facility standard at the time the CIP was adopted. The CIP includes a planned 13,000 square foot new animal control complex or addition to an existing complex. With this planned facility, the County will

approximately meet the adopted demand standard with anticipated development through 2030.

EXISTING AND PLANNED FACILITIES

Existing Facilities

The proposed animal control impact fees are based on the Animal Control Department's inventory of existing and planned animal control facilities using the system plan approach (see *Introduction* for further information). **Table 6.2** presents the inventory of existing animal control land and building facilities in Kern County along with each facility's current value based on the unit costs shown in Tables 2.4 and 2.5. Land value estimates for the existing animal control facilities were provided by County staff.

Table 6.2: Animal Control Existing Land and Buildings

	Inventory	Unit Cost ¹	Total Value
<i>Land</i> ²			
Bakersfield Animal Shelter (201 S. Mt. Vernon) ³	- acres	\$ -	\$ -
Kern River Valley Animal Shelter (8620 Jetta Ave.)	5.07 acres	87,200	442,104
Mojave Animal Shelter (923 Poole St) ³	- acres	-	-
Taft Administration Building (315 Lincoln St)	0.03 acres	4,879	158
Kern River Valley Admin (7050 Lake Isabella Blvd)	0.03 acres	29,272	1,019
Ridgecrest County Building (400 N. China Lake Blvd.)	2.27 acres	32,409	73,574
Subtotal, Land	7.41 acres		\$ 516,854
<i>Buildings</i>			
Bakersfield Animal Shelter ³	12,927 sq. ft.	420	\$ 5,429,300
Kern River Valley Animal Shelter	2,592 sq. ft.	420	1,088,600
Bakersfield Administration Facility ³	1,440 sq. ft.	420	604,800
Mojave Animal Shelter ³	4,844 sq. ft.	420	2,034,500
Taft Administration Building	96 sq. ft.	351	33,700
Kern River Valley Admin	85 sq. ft.	351	29,800
Ridgecrest County Building	582 sq. ft.	351	204,300
Subtotal, Buildings	22,566 sq. ft.		\$ 9,425,000
Total, Existing Land and Buildings			\$ 9,941,854

¹ Based on estimated replacement cost. Construction cost includes architecture and engineering and other costs.

² For shared facilities, the share of total parcel land acreage assigned to animal control is equal to the share of building square footage devoted to animal control facilities.

³ Facilities are County-owned, but located on land leased by the County.

Sources: Tables 2.4 and 2.5; Kern County; Willdan Financial Services.

Table 6.3 shows the existing inventory of animal control vehicles and equipment.

Table 6.3: Existing Animal Control Vehicles and Equipment

Description	Number	Unit Cost	Total
<u>Field Vehicles</u>			
Chevrolet Lumina	1	\$ 13,500	\$ 13,500
Dodge 3/4 Ton	14	19,500	273,000
Ford 3/4 Ton	6	19,500	117,000
Ford 1.5 Ton	1	23,000	23,000
Featherlite Trailer	1	13,200	13,200
Hale Horse Trailer	1	3,000	3,000
Subtotal, Vehicles			\$ 442,700
<u>Mobile Spay/Neuter Van</u>			\$ 192,000
<u>Guns</u>			
Tranquilizer Guns	12	\$ 400	\$ 4,800
12 Gage	7	400	2,800
3006 Rifle	1	600	600
22 Caliber Rifle	3	400	1,200
Subtotal, Guns			\$ 9,400
<u>Office Equipment</u>			
Shelter Computers	15	\$ 1,600	\$ 24,000
Field Computers	8	1,600	12,800
Admin Computers	5	1,600	8,000
Shelter Copy Machines	3	400	1,200
Field/Admin Copy Machine	1	3,000	3,000
Subtotal, Office Equipment			\$ 49,000
<u>Cages</u>			
Stainless Steel	6	\$ 1,400	\$ 8,400
Fiberglass	23	800	18,400
Subtotal, Cages			\$ 26,800
<u>Radio Equipment¹</u>			\$ 33,700
Total, Existing Vehicles and Equipment			\$ 753,600

¹ Radio equipment in the County is controlled by General Services. Amount shown represents only the equipment value allocated to the Animal Control Department.

Sources: Kern County; Willdan Financial Services.

Planned Facilities

The County can use animal control facilities fee revenues for the construction or purchase of new buildings, land, equipment, and other facilities that expand the capacity of the system of animal control facilities to accommodate new development. The Kern County CIP identifies the need for either an additional animal care complex or an expansion to the current facilities to accommodate the animal control demand associated with a growing population. It is expected that this facility will be located in or near Bakersfield. **Table 6.4** shows the planned animal care facilities identified in the CIP.

Table 6.4: Planned Animal Control Facilities

	Inventory	Unit Cost	Total Value
<i>Buildings</i>			
Animal Care Complex	13,000 sq. ft.	\$ 420	\$ 5,460,000
Subtotal, Buildings	13,000 sq. ft.		\$ 5,460,000
<i>Land</i>			
Animal Care Complex	1.19 acres	\$ 350,000	\$ 416,500
Subtotal, Land	1.19 acres		\$ 416,500
<i>Equipment</i>			
Animal Care Complex			\$ 250,000
Subtotal, Equipment			\$ 250,000
Total Planned Facilities			\$ 6,126,500

Sources: Kern County Capital Improvement Plan; Willdan Financial Services.

COST ALLOCATION AND FEE SCHEDULE

Cost per Capita

Table 6.5 shows the facility cost standard for animal control facilities at the 2030 planning horizon based on the system plan cost allocation approach. This cost standard includes the value of both existing and planned facilities and is based on the projected service population at the 2030 planning horizon. This cost standard is used as the basis for the proposed animal control facilities impact fee. The future cost standard is slightly higher than the current value of animal control facilities per capita.

The reduced cost per capita for Arvin and Bakersfield reflects the fact that these cities receive only shelter services from the County, as described above.

Table 6.5: Animal Control Facilities Cost Per Capita

Total Value Existing Buildings and Land	\$	9,941,854
Total Value Existing Vehicles		753,600
Total Value Existing Facilities	\$	10,695,454
Total Value Planned Facilities		6,126,500
Value of 2030 Animal Control Facilities	\$	16,821,954
2030 Service Population		946,800
Cost Per Capita	\$	18
Cost Per Resident	\$	18
Adjusted Cost Per Resident for Arvin and Bakersfield	\$	16

Sources: Tables 6.1-6.4; Willdan Financial Services.

Fee Schedule

Table 6.6 shows the animal control facilities fee schedule. The cost standard is converted to a fee per unit of new development based on the dwelling unit densities (persons per dwelling unit) for Kern County shown in Table 2.3.

Table 6.6: Animal Control Impact Fee

	A	B	C=AxB	D=0.5%xC	E=C+D
	Cost per Capita ¹	Density	Base Fee ²	Admin. Charge ³	Fee
<i>Primary Service Areas</i>					
Single Family	\$ 18	3.14	\$ 57	\$ 0.29	\$ 57.29
Multi-family	18	2.08	37	0.19	37.19
<i>Arvin and Bakersfield</i>					
Single Family	\$ 16	3.14	\$ 50	\$ 0.25	\$ 50.25
Multi-family	16	2.08	33	0.17	33.17

¹ Persons per dwelling unit or workers per 1,000 square feet.

² Fee per dwelling unit.

³ Administrative charge of 0.5 percent to cover costs including fee collection, accounting, annual reporting, and facilities planning.

Sources: Tables 2.3 and 6.5; Willdan Financial Services.

ADDITIONAL FUNDING

As identified in the Kern County CIP, the County currently plans to use impact fee revenue to fund the development of a 13,000 square foot animal care complex, either as an expansion of an existing facility or as a new stand-alone facility. Fee revenue will be used for buildings at the animal care complex, as well as land and equipment.

Table 6.7 displays projected fee revenue and non-fee funding required through 2030. Because the future value of facilities per capita is slightly higher than the current value, a small amount of non-fee revenue will be needed to fund the planned facilities. This non-fee revenue corresponds to the cost of raising the value per capita of animal control facilities provided to existing development.

Table 6.7: Allocation of Animal Control Facility Costs to New Development

Facility System Cost Per Capita	\$ 18
New Development Service Population (2009-2030)	<u>333,500</u>
New Development Contribution to Planned Facilities	\$ 6,003,000
Total Cost of Planned Facilities	<u>\$ 6,126,500</u>
Non-Fee Revenue to be Identified	\$ 123,500

Sources: Tables 6.1, 6.4 and 6.5; Willdan Financial Services.

The County will need to develop alternative funding sources to fund existing development's share of the planned facilities. Potential sources of revenue include existing or new general fund revenues, new special or general taxes, special assessments, or grants.

7. PARKS AND RECREATION

The purpose of this fee is to ensure that new development funds its fair share of park and recreation facilities in areas where these new facilities will be provided by the Kern County Parks Department. Separate fees are presented for community and regional parks.

SERVICE POPULATION

The park and recreation facilities service population is based on the residential population of the areas where the Kern County Parks Department will provide facilities to accommodate new development. Residents, and not workers, are included in the service population because the demand for park facilities is primarily related to the number of residents using park facilities during their non-working hours.

Although the County currently owns some community park facilities in incorporated cities and independent park districts, in the future the Parks Department will be responsible for providing new community park facilities only outside of cities and independent park districts. Thus, the service population for community park facilities includes only residents of unincorporated areas outside of independent parks districts.

The Parks Department also provides large regional park facilities that are used by residents of both cities and unincorporated areas. The service population for regional park facilities includes all residents countywide. **Table 7.1** shows the current and projected future service population for community parks and for regional parks.

Table 7.1: County Parks and Recreation Service Population

	Residents
<i><u>Community Parks Service Population</u></i> ¹	
Existing (2008)	87,600
New Development (2009-2030)	<u>42,900</u>
Total (2030)	130,500
<i><u>Regional Parks Service Population</u></i>	
Existing - Countywide (2008)	779,100
New Development - Countywide (2009-2030)	<u>422,300</u>
Total - Countywide (2030)	1,201,400

¹ Consists of residents that reside in unincorporated County areas that are not part of an independent parks district. Estimates generated by Willdan Financial Services using growth projections by traffic analysis zones provided by KernCOG.

Sources: Table 2.1; KernCOG Traffic Model; Willdan Financial Services.

FACILITY STANDARDS

The County's demand standard for community parks is 2.50 acres per 1,000 residents, as adopted in the Kern County CIP. The County does not have an adopted standard for regional parks. The proposed regional parks impact fee is based on maintaining the existing standard of 5.72 acres per 1,000 residents (see Table 7.3).

EXISTING AND PLANNED FACILITIES

Existing Facilities

Table 7.2 presents the inventory of existing community and regional parks. This inventory will be used to calculate the existing standard of community and regional park facilities per capita. The County intends to charge impact fees and provide community parks only outside of incorporated cities and independent park districts. Correspondingly, only community parks outside of cities and park districts are included in Table 7.2 and in the existing standard that will be calculated for the fee area. Land value estimates for the existing park facilities are based on the figures shown in Table 2.5 and on specific land value estimates for some facilities provided by Kern County staff.

Table 7.2: County Parks Existing Inventory

Park Category	Inventory	Unit Cost	Total Value
<i><u>Community Parks</u></i> ¹			
A.W. Noon	12.00 acres	\$ 31,360	\$ 376,320
Belle Terrace	19.30 acres	350,000	6,755,000
Boron	10.00 acres	27,530	275,300
Buttonwillow	36.00 acres	138,695	4,993,000
Casa Loma	9.00 acres	350,000	3,150,000
Frazier Mountain	27.00 acres	116,800	3,153,600
Greenfield	5.00 acres	350,000	1,750,000
Health Center Park	3.00 acres	87,200	261,600
Heritage	18.00 acres	197,588	3,556,600
Inyokern	3.00 acres	20,560	61,700
Kernville Circle	1.00 acres	87,200	87,200
Lake Isabella	40.00 acres	87,200	3,488,000
Lost Hills	7.00 acres	29,272	204,900
Mojave East	8.00 acres	42,515	340,100
Mojave West	10.00 acres	42,515	425,100
Mountain Mesa	5.20 acres	87,200	453,400
North Edwards	5.00 acres	87,200	436,000
Pioneer	14.00 acres	350,000	4,900,000
Potomac	5.00 acres	350,000	1,750,000
Randsburg	0.20 acres	10,106	2,000
Rexland Acres	4.00 acres	350,000	1,400,000
Riverside	5.00 acres	87,200	436,000
Rosamond	10.00 acres	12,894	128,900
Scodie	4.00 acres	87,200	348,800
Virginia Avenue	9.50 acres	350,000	3,325,000
Wilkins	2.60 acres	350,000	910,000
Wofford Heights ²	7.00 acres	87,200	610,400
Total - Community Parks	279.80 acres		\$ 43,578,920
<i><u>Regional Parks</u></i>			
Camp Condor	160.00 acres	\$ 7,000	\$ 1,120,000
Kernville Fish Hatchery ²	14.00 acres	87,200	1,220,800
Buena Vista Aquatic Rec. Area	1,585.00 acres	10,000	15,850,000
Greenhorn Mt. ²	110.00 acres	7,000	770,000
LeRoy Jackson	100.00 acres	7,000	700,000
Kern River County Park Total	1,445.00 acres	10,000	14,450,000
Lake Woollomes	445.00 acres	10,000	4,450,000
Metro Rec. Center	107.00 acres	55,408	5,928,700
Tehachapi Mt.	490.00 acres	10,000	4,900,000
Lake Isabella Rec Area ³	- acres	-	-
Total - Regional Parks	4,456.00 acres		\$ 49,389,500

¹ Community parks within the jurisdiction of cities or special districts are not included in calculating the existing community park standard. (See Table 6.2)

² The Wofford Heights park is presently leased from the Department of Forestry, the Parks Department is in the process of acquiring this park (as well as the Kernville Fish Hatchery) through a land exchange agreement. The Parks Department will give up 50 acres of Greenhorn Mountain Regional Park through this agreement. This size of Greenhorn Mountain Regional Park has been reduced accordingly in this inventory.

³ The Parks Department provides services to the Lake Isabella Recreation Area, but does not own the land.

Sources: County of Kern Parks and Recreation Department; Willdan Financial Services.

Table 7.2: County Parks Existing Inventory

Park Category	Inventory	Unit Cost	Total Value
<i>Community Parks</i> ¹			
A.W. Noon	12.00 acres	\$ 31,360	\$ 376,320
Belle Terrace	19.30 acres	350,000	6,755,000
Boron	10.00 acres	27,530	275,300
Buttonwillow	36.00 acres	138,695	4,993,000
Casa Loma	9.00 acres	350,000	3,150,000
Frazier Mountain	27.00 acres	116,800	3,153,600
Greenfield	5.00 acres	350,000	1,750,000
Health Center Park	3.00 acres	87,200	261,600
Heritage	18.00 acres	197,588	3,556,600
Inyokern	3.00 acres	20,560	61,700
Kernville Circle	1.00 acres	87,200	87,200
Lake Isabella	40.00 acres	87,200	3,488,000
Lost Hills	7.00 acres	29,272	204,900
Mojave East	8.00 acres	42,515	340,100
Mojave West	10.00 acres	42,515	425,100
Mountain Mesa	5.20 acres	87,200	453,400
North Edwards	5.00 acres	87,200	436,000
Pioneer	14.00 acres	350,000	4,900,000
Potomac	5.00 acres	350,000	1,750,000
Randsburg	0.20 acres	10,106	2,000
Rexland Acres	4.00 acres	350,000	1,400,000
Riverside	5.00 acres	87,200	436,000
Rosamond	10.00 acres	12,894	128,900
Scodie	4.00 acres	87,200	348,800
Virginia Avenue	9.50 acres	350,000	3,325,000
Wilkins	2.60 acres	350,000	910,000
Wofford Heights ²	7.00 acres	87,200	610,400
Total - Community Parks	279.80 acres		\$ 43,578,920
<i>Regional Parks</i>			
Camp Condor	160.00 acres	\$ 7,000	\$ 1,120,000
Kernville Fish Hatchery ²	14.00 acres	87,200	1,220,800
Buena Vista Aquatic Rec. Area	1,585.00 acres	10,000	15,850,000
Greenhorn Mt. ²	110.00 acres	7,000	770,000
LeRoy Jackson	100.00 acres	7,000	700,000
Kern River County Park Total	1,445.00 acres	10,000	14,450,000
Lake Woollomes	445.00 acres	10,000	4,450,000
Metro Rec. Center	107.00 acres	55,408	5,928,700
Tehachapi Mt.	490.00 acres	10,000	4,900,000
Lake Isabella Rec Area ³	- acres	-	-
Total - Regional Parks	4,456.00 acres		\$ 49,389,500

¹ Community parks within the jurisdiction of cities or special districts are not included in calculating the existing community park standard. (See Table 6.2)

² The Wofford Heights park is presently leased from the Department of Forestry, the Parks Department is in the process of acquiring this park (as well as the Kernville Fish Hatchery) through a land exchange agreement. The Parks Department will give up 50 acres of Greenhorn Mountain Regional Park through this agreement. This size of Greenhorn Mountain Regional Park has been reduced accordingly in this inventory.

³ The Parks Department provides services to the Lake Isabella Recreation Area, but does not own the land.

Sources: County of Kern Parks and Recreation Department; Willdan Financial Services.

Table 7.3 shows the existing standard of park acreage per thousand residents for community and regional parks. The existing standard of 5.72 acres of regional parks per thousand residents will be used as the basis for the proposed regional parks impact fee.

The community parks impact fee will be based on a standard of 2.50 acres of parks per thousand residents. As shown in Table 7.3, the standard of 2.50 acres of community parks per thousand residents is lower than the existing standard.

Table 7.3: Existing Park Facility Standards

	Community Parks (acres)	Regional Parks (acres)
Existing (2008) Facility Inventory ¹	279.80	4,456.00
Existing Service Population ²	<u>87,600</u>	<u>779,100</u>
Existing Facility Standard (per thousand residents)	3.19	5.72

¹ The amount of existing park acres for the Community Parks category exclude park acres within cities and independent park districts because these parks serve a smaller service population. The Kern County Parks Department does not expect to build Community Parks within cities or independent districts in the future.

² The existing service population for Community Parks only includes residents within cities and independent park districts.

Sources: Tables 7.1 and 7.2; Willdan Financial Services.

Planned Facilities

The Kern County CIP identifies five specific community park projects. These projects total 41.4 acres of community parks. The Parks Department will need to develop approximately 65.9 acres of additional community parks to meet the policy standard of 2.50 acres of community parks for new development, based on anticipated development through the 2030 planning horizon. **Table 7.4** shows the planned community park and recreation facilities identified in the CIP.

Table 7.4: Planned Parks and Recreation Facilities

Facility (Location/Name)	Inventory	Unit Cost	Total Value
<u>Community Parks</u>			
Metro Bakersfield	12.00 acres	\$ 350,000	\$ 4,200,000
Rosamond	12.00 acres	81,600	979,200
Lebec	12.00 acres	69,600	835,200
Kernville	0.44 acres	121,600	53,200
Glennville	5.00 acres	40,772	203,900
Subtotal	41.44 acres		\$ 6,271,500
<u>Land Improvements</u>			
Metro Bakersfield	12.00 acres	\$ 240,000	\$ 2,880,000
Rosamond	12.00 acres	240,000	2,880,000
Lebec	12.00 acres	240,000	2,880,000
Kernville ¹	0.44 acres		-
Glennville	5.00 acres	240,000	1,200,000
Subtotal	41.44 acres		\$ 9,840,000
<u>Building Construction</u>			
Community Building - Metro Bakersfield	4,000 sq. ft.	\$ 351	\$ 1,404,000
Community Building - Rosamond	4,000 sq. ft.	351	1,404,000
Community Building - Lebec	4,000 sq. ft.	351	1,404,000
Community Building - Kernville	4,000 sq. ft.	351	1,404,000
Glennville	- sq. ft.	-	-
Subtotal	16,000 sq. ft.		\$ 5,616,000
<u>Restrooms and Equipment</u>			
Metro Bakersfield			\$ 640,000
Rosamond			640,000
Lebec			640,000
Kernville			-
Glennville			-
Subtotal			\$ 1,920,000
Total Planned Park and Recreation Facilities			\$ 23,647,500

¹ Site planned to include only a community center and not general park improvements.

Sources: Kern County; Willdan Financial Services.

The CIP does not identify any planned regional parks projects. Regional parks are typically added through sporadic acquisitions of large parcels of land. Opportunities to purchase land suitable for regional parks are rare. The proposed impact fee for regional parks facilities will allow the County to acquire and develop regional park facilities to maintain the existing standard of regional park acres per capita when those opportunities arise.

The County is presently preparing a Parks and Recreation Master Plan. More precise facility plans will be identified in that document. Should the park standards in the Master Plan differ from those in the CIP, the County should revisit this fee analysis.

Table 7.5 shows the estimated average cost per acre of community and regional park facilities. Land costs vary among the different places in Kern County where the Parks Department will develop new park facilities. The estimated land cost for community parks is based on the average land cost for planned community park projects in the Kern County CIP. The CIP does not identify all of the projects that will be needed to accommodate new development through 2030 at the adopted standard, but Parks Department staff indicates that the location and land value of currently planned projects is reasonably representative of the additional facilities that are likely be developed through 2030.

The estimated cost per acre of regional park facilities is based on the average value of existing regional park land. There are no regional park projects currently included in the CIP. The average land value of existing facilities is likely to be reasonably representative of the cost of park land that will be acquired in the future. Regional parks tend to be on larger land parcels and in more remote areas than community parks. Correspondingly, the average cost per acre is much lower for regional parks than community parks.

The improvement cost per acre for community and regional parks is based on an estimate provided by Kern County Parks Department staff. Community parks will be intensively developed with recreation and sports facilities, resulting in an estimated improvement cost per acre of \$240,000.

Regional parks will have varying levels of development, depending on location and planned usage. Parks Department staff has identified three tiers of regional park development, with improvement costs ranging from \$25,000 to \$100,000 per acre. Improvement costs for the middle tier of development are \$60,000 per acre. This is a reasonable estimate for the average improvement cost for future regional parks.

Table 7.5: County Parks and Recreation Facilities Unit Costs

<u>Community Parks</u>		
Estimated Cost of Planned Community Park Land	\$	6,271,400
Planned Community Park Acres		<u>41.44</u>
Average Community Park Land Cost per Acre	\$	151,300
Community Park Improvement Cost per Acre	\$	240,000
<u>Regional Parks</u>		
Value of Existing Regional Park Land	\$	49,389,500
Existing Regional Park Acres		<u>4,456</u>
Average Regional Park Land Cost per Acre	\$	11,100
Regional Park Improvement Cost per Acre	\$	60,000

Sources: Tables 2.4, 7.2 and 7.4; Willdan Financial Services.

COST ALLOCATION AND FEE SCHEDULE

Cost per Capita

Table 7.6 shows the acreage and cost of community and regional parks that will be needed to accommodate anticipated new development through the 2030 planning horizon. Table 7.6 also calculates the facility cost standard for new park land and improvements for both community and regional parks.

Table 7.6: County Parks and Recreation Facilities to Serve New Development

	Community Parks	Regional Parks
Facility Standard (acres per thousand residents)	2.50	5.72
Service Population Growth (2009-2030)	<u>42,900</u>	<u>422,300</u>
Park Acres Needed to Serve New Development	107.3	2,415.6
Land Cost per Acre	\$ 151,300	\$ 11,100
Cost of Park Land to Serve New Development	<u>16,234,490</u>	<u>26,813,160</u>
Park Land Cost Standard (cost per capita)	\$ 378	\$ 63
Improvement Cost per Acre	\$ 240,000	\$ 60,000
Cost of Park Improvements to Serve New Development	<u>25,752,000</u>	<u>144,936,000</u>
Park Improvements Cost Standard (cost per capita)	\$ 600	\$ 343

Sources: Tables 7.1, 7.3 and 7.5; Kern County General Plan; Willdan Financial Services.

Fee Schedule

Table 7.7 shows the proposed community parks and regional parks impact fee schedule. The cost per capita is converted to a fee per unit of new development based on the dwelling unit densities (persons per dwelling unit) for Kern County shown in Table 2.3. The community park fees shown would be charged only in unincorporated areas that are outside of independent park districts, which is where the Kern County Parks Department will provide community park facilities. The regional park fees would be charged to all new residential development countywide.

The fees are shown separately for park land and park improvements so that the County can charge only the improvement portion of the fee if the Parks Department negotiates with a developer to dedicate park land in lieu of paying the impact fee.

Table 7.7: County Parks and Recreation Impact Fees

	A	B	C=AxB	D=0.5%xC	E=C+D
	Cost per Capita	Density ¹	Base Fee ²	Admin. Charge ³	Fee
Community Parks⁴					
<i>Single Family</i>					
Land	\$ 378	3.14	\$ 1,188	\$ 5.94	\$ 1,193.94
Improvements	600	3.14	1,885	9.43	1,894.43
Total					\$ 3,088.37
<i>Multi-family</i>					
Land	\$ 378	2.08	\$ 787	\$ 3.94	\$ 790.94
Improvements	600	2.08	1,249	6.25	1,255.25
Total					\$ 2,046.19
Regional Parks⁵					
<i>Single Family</i>					
Land	\$ 63	3.14	\$ 199	\$ 1.00	\$ 200.00
Improvements	343	3.14	1,078	5.39	1,083.39
Total					\$ 1,283.39
<i>Multi-family</i>					
Land	\$ 63	2.08	\$ 132	\$ 0.66	\$ 132.66
Improvements	343	2.08	714	3.57	717.57
Total					\$ 850.23

¹ Persons per dwelling unit.

² Fee per dwelling unit.

³ Administrative charge of 0.5 percent to cover costs including fee collection, accounting, annual reporting, and facilities planning.

⁴ Fee charged only in unincorporated areas that are not part of an independent park district.

⁵ Fee charged countywide.

Sources: Tables 2.3 and 7.6; Willdan Financial Services.

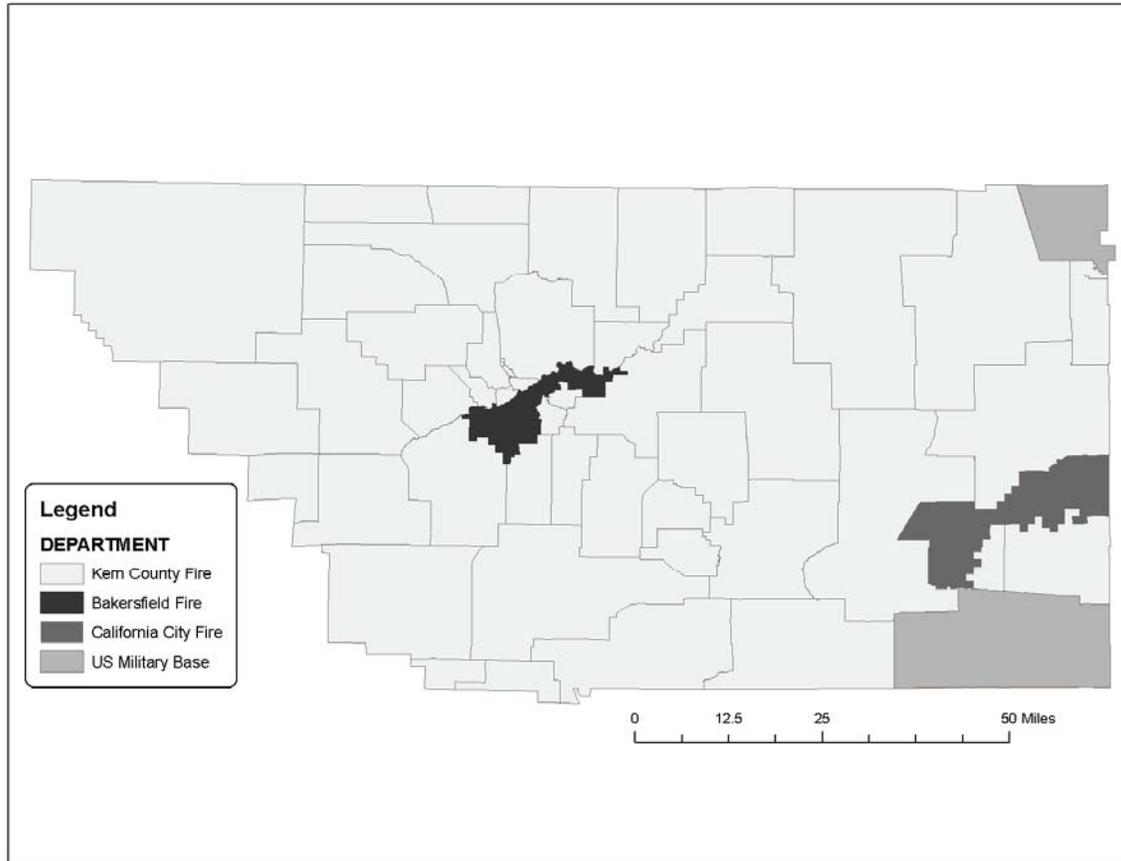
8. FIRE PROTECTION

The purpose of this fee is to ensure that new development in areas where the Kern County Fire Department (KCFD) provides fire protection services funds its fair share of fire protection facilities.

This chapter presents potential fire protection impact fees based on three separate fee zones. The fee zone boundaries are described in Chapter 2. By dividing the County into zones, the impact fees for each development project will be based on the standards at which fire protection facilities are needed in the part of the County where the project is located.

Figure 8.1 shows the KCFD primary service area and the service area of the other entities providing fire protection services in the County.

Figure 8.1: Kern County Fire Department Service Area



SERVICE POPULATION

The fire protection facilities service population is based on the number of residents and workers in the KCFD primary service area. Demand for services is based on population, and

not building size, because emergency medical calls typically make up the majority of responses provided by fire departments. As the number of residents and workers increases, the number of emergency medical calls and the need for fire protection and emergency response facilities is also expected to increase.

Table 8.1 shows the estimated service population in 2008 and 2030 the three fee zones. The distribution of residents and workers in unincorporated areas among the fee zones was determined based on demographic information for transportation analysis zones in the KernCOG traffic model.

To calculate the service population for fire protection facilities, residents are weighted at 1.00 and each worker is weighted at 0.69. The 0.69 per-worker weighting factor is based on an extensive study carried out by planning staff in the City of Phoenix. Data from that study were used to calculate a per capita factor that is independent of land use patterns. Because of the large geographical area covered by the Phoenix study, it is the best source of data for application to other areas. It is reasonable to assume that relative demand for fire service between residents and workers does not vary substantially on a per capita basis across communities, enabling this data to be used in other communities in the documentation of a fire protection facilities fee.

Table 8.1: KCFD Fire Protection Service Population

	Residents	Workers	Service Population	Percent of Total
<i>Desert Zone</i>				
Existing (2008)	63,000	13,100	72,000	
New Development (2009-2030)	29,800	9,400	36,300	
Total (2030)	92,800	22,500	108,300	11%
<i>Mountain Zone</i>				
Existing (2008)	69,600	14,000	79,300	
New Development (2009-2030)	33,000	7,600	38,200	
Total (2030)	102,600	21,600	117,500	12%
<i>Valley Zone</i>				
Existing (2008)	347,000	100,800	416,600	
New Development (2009-2030)	265,400	110,800	341,900	
Total (2030)	612,400	211,600	758,500	77%
<i>Countywide</i>				
Existing (2008)	479,600	127,900	567,900	
New Development (2009-2030)	328,200	127,800	416,400	
Total (2030)	807,800	255,700	984,300	
Weighting Factor ¹	1.00	0.69		

¹ Worker weighting factor based on a survey of fire call data from the City of Phoenix, AZ. The study surveyed the relative demand for fire services from residential and nonresidential land use sources and determined the extent to which residential sources have a higher per capita demand.

Sources: Table 2.1; Kern County Fire Department; KernCOG Traffic Model; Willdan Financial Services.

FACILITY STANDARDS

The Kern County CIP identifies an adopted facility standard of 0.78 fire protection building square feet per capita. This standard is based on the square footage of existing and planned fire facilities identified in the CIP and the estimated service population at the 2030 planning horizon. Fire station needs were identified in the CIP based on a needs assessment conducted by KCFD staff. The needs assessment identified facilities that would be needed to maintain the Department's response time standards, given the geographic distribution of anticipated growth.

EXISTING AND PLANNED FACILITIES

The proposed fire protection facilities impact fees are based on the inventory of existing and planned fire protection facilities. **Table 8.2** presents the inventory of existing fire protection

land and building facilities in Kern County along with each facility's current value based on the unit costs shown in Table 2.4. Land value estimates for the existing fire protection facilities were provided by County staff.

The total value is shown for each of the three fee zones. Some facilities are used to support fire protection services in the entire KCFD service area and not in a particular zone. The value of these facilities is allocated in proportion to the future service population in each zone.

Table 8.2: Existing Fire Protection Facilities

	Land	Unit Cost ¹	Land Value	Buildings	Unit Cost ¹	Bldg Value	Total Value	Zone ²
Arvin Fire Sta #54	1.00 acres	\$ 13,242	\$ 13,200	4,987 sq. ft.	\$ 424	\$ 2,112,500	\$ 2,125,700	Valley
Bear Valley Fire Sta #16	1.05 acres	3,833	4,000	2,648 sq. ft.	424	1,121,700	1,125,700	Mountain
Boron Fire Sta #17	4.87 acres	11,500	56,000	2,914 sq. ft.	424	1,234,400	1,290,400	Desert
Buttonwillow Fire Sta #25	0.50 acres	138,695	69,300	4,566 sq. ft.	424	1,934,200	2,003,500	Valley
Communications Facility ^{6,7}	- acres	-	-	2,890 sq. ft.	-	-	-	General
Delano Fire Sta #343 ⁴	- acres	-	-	1,080 sq. ft.	-	-	-	Valley
Delano West Fire Sta #37 ⁴	- acres	-	-	2,900 sq. ft.	-	-	-	Valley
Derby Acres Call Fire Sta ⁴	- acres	-	-	567 sq. ft.	-	-	-	Mountain
Edison Fire Back Shed	0.46 acres	28,924	13,300	10,000 sq. ft.	50	500,000	513,300	Valley
Edison Fire Shed - Main	0.09 acres	28,924	2,600	72,000 sq. ft.	50	3,600,000	3,602,600	Valley
Edison Fire Sta #45	0.46 acres	28,924	13,300	2,972 sq. ft.	424	1,258,900	1,272,200	Valley
Edison Sta #92/Hvy Equip	0.46 acres	28,924	13,300	4,400 sq. ft.	100	440,000	453,300	Valley
Fellows Fire Sta #23	0.63 acres	4,879	3,100	4,109 sq. ft.	424	1,740,600	1,743,700	Mountain
Fire Administration Bldg. ⁵	- acres	-	-	14,694 sq. ft.	351	5,157,600	5,157,600	General
Fire Auto Shop ⁵	- acres	-	-	21,060 sq. ft.	100	2,106,000	2,106,000	General
Fire Engine House/Storage Bldg ⁵	- acres	-	-	4,049 sq. ft.	424	1,715,200	1,715,200	General
Fire Training - Olive Dr.	22.30 acres	9,757	217,600	8,691 sq. ft.	424	3,681,500	3,899,100	General
Fire Warehouse ⁵	- acres	-	-	9,153 sq. ft.	100	915,300	915,300	General
Frazier Park Fire Sta #57 ⁴	- acres	-	-	1,296 sq. ft.	-	-	-	Mountain
Glennville Fire Sta #36	0.95 acres	40,772	38,700	2,452 sq. ft.	424	1,038,700	1,077,400	Mountain
Greenacres Fire Sta #65	0.34 acres	179,816	61,100	2,397 sq. ft.	424	1,015,400	1,099,800	Valley
Greenfield Fire Sta #52	0.59 acres	19,515	11,500	5,388 sq. ft.	424	2,282,400	2,293,900	Valley
Highland Fire Sta #63	0.52 acres	6,621	3,400	3,989 sq. ft.	424	1,689,700	1,693,100	Valley
Inyokern Fire Sta #73	1.50 acres	3,833	5,700	4,850 sq. ft.	424	2,054,500	2,060,200	Desert
Keene Fire Sta #11	2.00 acres	10,106	20,200	9,667 sq. ft.	424	4,094,900	4,115,100	Mountain
Kernville Fire Sta #76	0.50 acres	65,863	32,900	2,885 sq. ft.	424	1,222,100	1,255,000	Mountain
Lake Isabella Fire Sta #72	0.69 acres	53,317	36,800	4,448 sq. ft.	424	1,884,200	1,921,000	Mountain
Lamont Fire Sta #51	1.06 acres	66,908	70,900	4,080 sq. ft.	424	1,728,300	1,799,200	Valley
Landco Fire Sta #66	0.62 acres	37,984	23,600	4,987 sq. ft.	424	2,112,500	2,136,100	Valley
Lebec Fire Sta #56 ⁷	1.85 acres	-	-	4,435 sq. ft.	-	-	2,112,500	Mountain
Lost Hills Fire Sta #26	0.72 acres	29,272	21,200	4,709 sq. ft.	424	1,994,700	2,015,900	Valley
Maricopa Fire Sta #22	0.80 acres	4,182	3,300	4,566 sq. ft.	424	1,934,200	1,937,500	Valley
McFarland Fire Sta #33	0.63 acres	15,333	9,700	5,388 sq. ft.	424	2,282,400	2,292,100	Valley
McKittrick Fire Sta #24	1.47 acres	2,091	3,100	4,566 sq. ft.	424	1,934,200	1,937,300	Mountain
Meadows Field Fire Sta #62	2.06 acres	50,878	104,800	1,694 sq. ft.	424	717,600	822,400	Valley
Mettler Fire Sta #55	0.57 acres	38,681	22,000	2,048 sq. ft.	424	867,500	739,600	Valley
Mojave Fire Sta #14	1.00 acres	42,515	42,500	3,642 sq. ft.	424	1,542,800	1,585,300	Desert
Niles St. Fire Sta #42	0.63 acres	31,363	19,800	4,566 sq. ft.	424	1,934,200	1,954,000	Valley

Table 8.2: Existing Fire Protection Facilities (continued)

	Land	Unit Cost ¹	Land Value	Buildings	Unit Cost ¹	Bldg Value	Total Value	Zone ²
Norris Fire Sta #61	0.52 acres	\$ 9,757	\$ 5,100	4,080 sq. ft.	\$ 424	\$ 1,728,300	\$ 1,733,400	Valley
North Edwards Call Fire Sta ⁴	- acres	-	-	450 sq. ft.	424	190,600	190,600	Desert
Old River Fire Sta #53 ⁷	0.69 acres	-	-	1,861 sq. ft.	-	-	190,600	Valley
Pine Mountain Fire Sta #58	0.85 acres	547,811	465,600	1,332 sq. ft.	424	564,200	465,600	Mountain
Piute Fire Sta #78	2.18 acres	10,106	22,000	3,304 sq. ft.	424	1,399,600	1,421,600	Mountain
Public Services Building ⁸	- acres	-	-	708 sq. ft.	351	248,500	248,500	General
Randsburg Fire Sta #75	0.32 acres	10,106	3,200	1,344 sq. ft.	424	569,300	572,500	Desert
Ridgecrest Fire Sta #74 ³	- acres	-	-	3,543 sq. ft.	424	1,500,800	1,500,800	Desert
Ridgecrest Heights Sta #77	0.93 acres	3,833	3,600	5,388 sq. ft.	424	2,282,400	2,286,000	Desert
River View Fire Sta #64	0.81 acres	55,408	44,900	3,758 sq. ft.	424	1,591,900	1,636,800	Valley
Rosamond Fire Sta #15	2.59 acres	19,515	50,500	3,078 sq. ft.	424	1,303,800	1,354,300	Desert
Rosedale Fire Sta #67	2.04 acres	21,954	44,800	4,850 sq. ft.	424	2,054,500	2,099,300	Valley
Shafter Fire Sta #32	0.34 acres	141,831	48,200	4,978 sq. ft.	424	2,108,700	2,156,900	Valley
Southlake Fire Sta #71	0.76 acres	95,484	72,600	5,874 sq. ft.	424	2,488,200	2,560,800	Mountain
Stallion Springs Sta #18 ⁷	0.60 acres	-	-	4,500 sq. ft.	-	-	-	Mountain
Stallion Springs-Engine House ⁷	0.60 acres	-	-	750 sq. ft.	-	-	-	Mountain
Taft Fire Sta #21	0.62 acres	63,075	39,100	6,316 sq. ft.	424	2,675,500	2,714,600	Valley
Tehachapi Fire Sta #12	1.50 acres	11,848	17,800	5,839 sq. ft.	424	2,473,400	2,491,200	Mountain
Uhler Fire Drill Grounds/Shed ⁴	- acres	-	-	250 sq. ft.	-	-	-	Valley
Valley Acres Call Fire Sta ⁴	- acres	-	-	567 sq. ft.	-	-	-	Valley
Virginia Colony Fire #41	0.57 acres	13,242	7,500	4,080 sq. ft.	424	1,728,300	1,735,800	Valley
Wasco Fire #31	1.73 acres	14,985	25,900	5,180 sq. ft.	424	2,194,200	2,220,100	Valley
Woody Fire Sta #35	0.63 acres	4,879	3,100	3,188 sq. ft.	424	1,350,400	1,353,500	Mountain
Total	68.60 acres		\$ 1,790,800	330,951 sq. ft.		\$ 88,300,800	\$ 91,703,900	
Desert Zone				31,946 sq. ft.	10%		\$ 12,384,687	
Mountain Zone				69,209 sq. ft.	21%		25,265,404	
Valley Zone				229,796 sq. ft.	69%		54,053,809	

¹ Based on estimated replacement cost.

² Facilities categorized as "General" are used for administrative or other Countywide functions. These facilities are allocated to the fee zones based on future service population.

³ Located at Ridgecrest Justice Facility.

⁴ Facility is leased, not owned, by the County.

⁵ Land accounted for under Fire Training Center.

⁶ Communications Facility parcel included in Public Protection inventory.

⁷ No value included in existing inventory because CIP includes planned facility replacement/expansion.

⁸ Public Services Building not primarily used by KCFD. Land accounted for elsewhere.

Sources: Kern County; Willdan Financial Services.

Table 8.3 shows the existing inventory of fire protection apparatus. The allocation of existing fire apparatus value among the three potential fee zones is based on the square footage of existing buildings in each zone, as shown in Table 8.2. The distribution of fire apparatus is likely to be roughly proportional to the square footage of stations and other buildings in each zone where apparatus are based and stored.

Table 8.3: Existing Fire Protection Apparatuses

	Qty.	Unit Cost ¹	Value		Qty.	Unit Cost ¹	Value ²
<u>Engines</u>				<u>Heavy Equipment</u>			
Type 1	79	\$ 363,750	\$ 28,736,250	Bulldozer Type 2	6	\$ 240,000	\$ 1,440,000
Type 2 (I/F)	12	285,000	3,420,000	Dozer Tender	6	45,000	270,000
Type 3	10	210,000	2,100,000	Tractor, 2 axle	2	67,500	135,000
Type 4	50	75,000	3,750,000	Tractor, 3 axle	4	99,750	399,000
<u>Trucks</u>				Transport, 3S2 Combo	6	135,000	810,000
Ladder Truck - 100 ft. Platform	2	\$ 675,000	\$ 1,350,000	Trailer, LoBed	4	36,000	144,000
Ladder Truck - 85 ft. Platform	1	637,500	637,500	Trailer, Flat Bed	2	22,500	45,000
Ladder Truck - 75 ft. w/o Plat.	1	401,250	401,250	Motor Grader	3	165,000	495,000
<u>Water Tenders</u>				Backhoe	1	75,000	75,000
Water Tender, 2000 gal.	1	\$ 180,000	\$ 180,000	Front Loader - Wheeled	1	180,000	180,000
Water Tender, 1500 gal.	1	168,750	168,750	Front Loader - Tracked	1	187,500	187,500
Water Tender, 1800 gal.	2	180,000	360,000	Dump Truck	4	112,500	450,000
<u>Command Vehicles</u>				Forklift, Large	3	75,000	225,000
4x4 Pickup	12	\$ 30,000	\$ 360,000	<u>Support Equipment</u>			
4x4 Pickup Ext. Cab	12	31,500	378,000	Fuel Tender, 1200 Gal	1	\$ 138,750	\$ 138,750
4x4 SUV	6	37,500	225,000	Mechanics Service Truck	3	90,000	270,000
4x4 Large SUV	18	48,750	877,500	Pickup 3/4 Ton 2x4	6	22,500	135,000
Sedan	12	24,000	288,000	Pickup 1 Ton 4x4	3	26,250	78,750
Command/Communications	1	30,000	30,000	Generator Trailer	2	30,000	60,000
<u>Crew Resource Vehicles</u>				Forklift, Medium	3	52,500	157,500
Crew Superintendent Vehicles	5	\$ 45,000	\$ 225,000	Terra Torch	1	45,000	45,000
Crew Carrying Vehicle	6	90,000	540,000	Terra/Heli-Torch	1	48,750	48,750
Crew Carrying Vehicle, small	4	150,000	600,000	<u>Mobile Kitchen</u>			
Pickup, 6 Passenger	3	138,750	416,250	Mobile Kitchen Tractors	4	\$ 75,000	\$ 300,000
Van, 6 Passenger	2	108,750	217,500	Mobile Kitchen Unit, Large	1	562,500	562,500
Van, 12 Passenger	6	-	-	Mobile Kitchen Unit, Sonoma	1	112,500	112,500
<u>Helicopter Support Vehicles</u>				Mobile Kitchen Refer Trailer	2	60,000	120,000
Crew Superintendent Vehicles	1	\$ 45,000	\$ 45,000	Stakeside Truck	5	52,500	262,500
Crew Carrying Vehicle	1	90,000	90,000	Enclosed Delivery Vehicle	2	45,000	90,000
Fuel Tender, 3500 gal. Jet A	1	150,000	150,000	Total Value, Existing Apparatus			
Fuel Tender, 2000 gal. Jet A	1	138,750	138,750				\$ 53,030,300
Helitack Truck	1	108,750	108,750	Desert Zone			10% \$ 5,303,030
				Mountain Zone			21% 11,136,363
				Valley Zone			69% 36,590,907

¹ Based on estimated replacement cost. Because the vehicles listed are of varying ages, and because there is a viable secondary market for fire apparatus, full replacement costs for new vehicles have been discounted by 25%.

² Existing apparatus value is allocated among the three fee zones in proportion to the building square footage located in each zone. (See Table 8.2.)

Sources: Kern County Fire Department; Willdan Financial Services.

Table 8.4 shows the value of existing fire protection equipment owned by KCFD. As with fire apparatus, the value of equipment allocated to each of the fee zones is based on the proportion of existing building square footage in each zone.

Table 8.4: Existing Fire Protection Equipment

	Total Value¹
Personal Protective Equipment	\$ 714,532
Air Bag System, Rescue Tools, Chain Saws and Other Equipment	586,189
Computer Equipment	420,699
SCBAs and Cylinders	310,669
Station and Office Furnishings and Other Equipment	215,931
Station Appliances	102,447
Exercise Equipment	91,256
Radio Equipment (Fire Department)	83,852
Radio Communications (General Services) ²	1,862,036
Air Compressor, Generators And Small Equipment	78,221
Total	\$ 4,465,800
Desert Zone	10% \$ 446,580
Mountain Zone	21% 937,818
Valley Zone	69% 3,081,402

Note: Total may not add due to rounding.

¹ Existing equipment value is allocated among the three fee zones in proportion to the building square footage located in each zone. (See Table 8.2.)

² Most radio equipment in the County is controlled by General Services. Amount shown represents only the equipment value allocated to the Fire Department.

Source: Kern County Fire Department; Kern County General Services.

Planned Facilities

The County can use fire protection facilities fee revenue for the construction or purchase of new buildings, land, fire apparatus, equipment, and other facilities that expand the capacity of the system of fire protection facilities to accommodate new development. The Kern County CIP identifies new and expanded fire stations and other projects that will be needed to adequately provide fire protection services as new development occurs.

The need for the planned fire stations is based on an analysis by KCFD of where growth is projected to occur and where stations will be needed to maintain response time standards. Other facilities, such as training centers, a communications center, and administrative space, will be needed to support the increased number stations and firefighters that KCFD will employ.

Some of the planned facilities are replacements for existing fire stations that will be larger than the existing facilities. For these facilities, fee revenue should be used only for the portion of the facility that represents an increase in size compared to the existing facility. Impact fee revenue should not be used for facility replacements that do not expand the capacity of KCFD to accommodate new development.

KCFD has identified several aging facilities that will need to be replaced, but that will not expand the capacity of the Department to accommodate new development. The planned facility replacements are identified in Appendix 1 of the CIP. With the exception of the

Frazier Park station, these projects will not be funded with impact fee revenue, and are not included in the planned facility inventories shown below. The current Frazier Park station is leased, and not owned by KCFD. KCFD plans to replace the leased station with a station owned by the County. Since this represents new investment in facilities, impact fee revenue may be used to fund a portion of the cost of this station.

Table 8.5 shows the land needed for fire station projects included in the Kern County CIP.

Table 8.5: Planned Fire Protection Land

	Land	Unit Cost	Land Value	Zone
Headquarters ^{4,6}	- acres	\$ -	\$ -	General
Golden Hills	1.50 acres	139,200	208,800	Mountain
Emergency Communications ¹	0.92 acres	350,000	322,000	General
Stallion Springs ²	1.50 acres	139,200	208,800	Mountain
Helicopter Hangar - 55 ^{4,6}	- acres	-	-	General
Lebec	1.50 acres	69,600	104,400	Mountain
Cameron Point	1.50 acres	87,200	130,800	Valley
Alta Sierra	1.50 acres	121,600	182,400	Mountain
East Kern Training ^{3,5}	- acres	-	-	Desert/Mountain
Delano	3.00 acres	226,500	679,500	Valley
NW Metro Bakersfield	3.00 acres	350,000	1,050,000	Valley
Ridgecrest	1.50 acres	190,480	285,700	Desert
Station 53-Taft Highway	1.50 acres	226,500	339,800	Valley
Meadows Field ¹	- acres	-	-	Valley
Jawbone Canyon - Hwy 14	1.50 acres	31,400	47,100	Mountain
Shafter	3.00 acres	104,800	314,400	Valley
Rosamond ¹	1.50 acres	81,600	122,400	Desert
North Bakersfield - Hwy 65	1.50 acres	350,000	525,000	Valley
Helicopter Hangar - MF ⁴	- acres	-	-	General
Choctaw Valley	1.50 acres	31,400	47,100	Valley
Arvin/White Wolf	3.00 acres	86,400	259,200	Valley
North Kern Training	1.38 acres	226,500	312,600	Valley
Bear Mountain Training	1.38 acres	86,400	119,200	Valley
Bear Mountain Station	1.50 acres	86,400	129,600	Valley
Sand Canyon	1.50 acres	31,400	47,100	Mountain
Kecks Road	1.50 acres	52,000	78,000	Valley
Highway 65/155	1.50 acres	226,500	339,800	Valley
Frazier Park	1.50 acres	116,800	175,200	Mountain
Total	39.68 acres		\$ 6,028,900	
Desert Zone	3.00 acres		\$ 443,520	
Mountain Zone	10.50 acres		1,012,440	
Valley Zone	25.26 acres		4,572,940	

¹ Estimated using floor-area ratio of 0.25 and building square foot projections provided by Kern County.

² Possibility exists for a land donation from the Stallion Springs CSD.

³ East Kern training facility may realize a donation of 15 acres from the Mojave District Airport, which is accounted for in this

⁴ Headquarters and Helicopter Hangar costs allocated between the three zones in proportion to future service population.

⁵ The East Kern training facility will be used for training by firefighters in both the Desert and Mountain Zones. The cost of this facility is allocated between the zones in proportion to the future service population of each zone.

⁶ Facility to be located on land already owned by KCFD.

Sources: Kern County Fire Department; Willdan Financial Services.

Table 8.6 shows the fire protection buildings included in the CIP. The cost of facilities in each of the three potential fee zones is identified. The Fire Department Headquarters expansion and the Mather Field and Station 55 helicopter hangers are general facilities not allocated to any of the three fee zones. The cost of these projects is allocated according to the future service population in each zone.

Table 8.6: Planned Fire Protection Buildings

	Buildings	Unit Cost	Bldg. Value ¹	Zone
Headquarters ³	41,000 sq. ft.	\$ 424	\$ 17,367,600	General
Golden Hills ² (Hangar + Station)	22,525 sq. ft.	347	7,811,600	Mountain
Emergency Communications	10,000 sq. ft.	576	5,760,000	General
Stallion Springs	6,525 sq. ft.	424	2,764,000	Mountain
Helicopter Hangar - 55 ³	16,000 sq. ft.	180	2,887,700	General
Lebec	6,525 sq. ft.	424	2,764,000	Mountain
Cameron Point	6,525 sq. ft.	424	2,764,000	Valley
Alta Sierra	6,525 sq. ft.	424	2,764,000	Mountain
East Kern Training	15,000 sq. ft.	422	6,336,000	Desert/Mountain
Delano (2 stations)	14,050 sq. ft.	424	5,951,600	Valley
NW Metro Bakersfield (2 stations)	13,050 sq. ft.	424	5,528,000	Valley
Ridgecrest	6,525 sq. ft.	424	2,764,000	Desert
Station 53-Taft Highway	6,525 sq. ft.	424	2,764,000	Valley
Meadows Field Station	14,216 sq. ft.	424	6,021,800	Valley
Jawbone Canyon - Hwy 14	6,525 sq. ft.	424	2,764,000	Mountain
Shafter (2 stations)	13,050 sq. ft.	424	5,528,000	Valley
Rosamond	6,525 sq. ft.	424	2,764,000	Desert
North Bakersfield - Hwy 65	6,525 sq. ft.	424	2,764,000	Valley
Helicopter Hangar - MF ³	30,000 sq. ft.	134	4,032,000	General
Choctaw Valley	6,525 sq. ft.	424	2,764,000	Valley
Arvin/White Wolf (2 stations)	13,050 sq. ft.	424	5,528,000	Valley
North Kern Training	15,000 sq. ft.	440	6,600,000	Valley
Bear Mountain Training	15,000 sq. ft.	440	6,600,000	Valley
Bear Mountain Station	6,525 sq. ft.	424	2,764,000	Valley
Sand Canyon	6,525 sq. ft.	424	2,764,000	Mountain
Kecks Road	6,525 sq. ft.	424	2,764,000	Valley
Highway 65/155	6,525 sq. ft.	424	2,764,000	Valley
Frazier Park	6,405 sq. ft.	424	2,713,000	Mountain
Total	329,696 sq. ft.		\$ 127,361,300	
Desert Zone	30,894 sq. ft.		\$ 11,863,464	
Mountain Zone	81,021 sq. ft.		31,256,015	
Valley Zone	217,781 sq. ft.		84,241,821	

¹ Construction cost includes 20% for architecture and engineering and other costs.

² Square feet calculation includes space for living quarters (2,550 sf), apparatus and equipment (3,975 sf), and vehicle hangar

³ Headquarters and Helicopter Hangar costs allocated between the three zones in proportion to future service population.

⁴ The East Kern training facility will be used for training by firefighters in both the Desert and Mountain Zones. The cost of this facility is allocated between the zones in proportion to the future service population of each zone.

Sources: Kern County Fire Department; Willdan Financial Services.

Table 8.7 shows the cost of furnishing, vehicles, and equipment planned for each of the planned facilities in the CIP. As with the building space, the cost of these furnishings, vehicles, and equipment for the headquarters and the two helicopter hangar projects is allocated according to the future service population in each zone.

Table 8.7: Planned Fire Protection Furnishings, Vehicles and Equipment

	Furnishings	Vehicles and Equipment	Total Value	Zone
Headquarters	\$ 1,000,000	\$ 250,000	\$ 1,250,000	General
Golden Hills	90,000	1,685,000	1,775,000	Mountain
Emergency Communications	1,000,000	-	1,000,000	General
Stallion Springs	15,000	785,000	800,000	Mountain
Helicopter Hangar - 55	50,000	-	50,000	General
Lebec	15,000	785,000	800,000	Mountain
Cameron Point	15,000	1,485,000	1,500,000	Valley
Alta Sierra	15,000	585,000	600,000	Mountain
East Kern Training	412,500	200,000	612,500	Desert/Mountain
Delano	30,000	2,070,000	2,100,000	Valley
NW Metro Bakersfield	30,000	1,170,000	1,200,000	Valley
Ridgecrest	15,000	585,000	600,000	Desert
Station 53-Taft Highway	15,000	585,000	600,000	Valley
Meadows Field	30,000	2,885,000	2,915,000	Valley
Jawbone Canyon - Hwy 14	15,000	585,000	600,000	Mountain
Shafter	30,000	2,070,000	2,100,000	Valley
Rosamond	15,000	1,785,000	1,800,000	Desert
North Bakersfield - Hwy 65	15,000	585,000	600,000	Valley
Helicopter Hangar - MF	75,000	-	75,000	General
Choctaw Valley	15,000	785,000	800,000	Valley
Arvin/White Wolf	30,000	2,270,000	2,300,000	Valley
North Kern Training	800,000	200,000	1,000,000	Valley
Bear Mountain Training	800,000	200,000	1,000,000	Valley
Bear Mountain Station	15,000	585,000	600,000	Valley
Sand Canyon	15,000	585,000	600,000	Mountain
Kecks Road	15,000	585,000	600,000	Valley
Highway 65/155	15,000	585,000	600,000	Valley
Frazier Park	15,000	-	15,000	Mountain
Total	\$ 4,602,500	\$ 23,890,000	\$ 28,492,500	
Desert Zone	\$ 461,033	\$ 2,493,152	\$ 2,954,185	
Mountain Zone	635,217	5,144,348	5,779,565	
Valley Zone	3,491,250	16,252,500	19,743,750	

¹ Headquarters and Helicopter Hangar costs allocated between the three zones in proportion to future service population.

² The East Kern training facility will be used for training by firefighters in both the Desert and Mountain Zones. The cost of this facility is allocated between the zones in proportion to the future service population of each zone.

Sources: Kern County Fire Department; Willdan Financial Services.

COST ALLOCATION AND FEE SCHEDULE

Cost per Capita

Table 8.8 shows the fire protection facilities cost standard in each of the three fee zones. These cost standards include the value of both existing and planned facilities and are based on the projected service population at the 2030 planning horizon. These cost standards are used as the basis for the proposed fire protection facilities impact fees. For each of the three fee zones, the cost standard of fire facilities at the 2030 planning horizon will be higher than the current value of facilities per capita.

Table 8.8: Fire Protection Facilities Cost Standards

	Desert Zone	Mountain Zone	Valley Zone
Value of Existing Buildings and Land	\$ 12,384,687	\$ 25,265,404	\$ 54,053,809
Value of Existing Apparatus	5,303,030	11,136,363	36,590,907
Value of Existing Equipment	446,580	937,818	3,081,402
Total Value Existing Facilities	\$ 18,134,297	\$ 37,339,585	\$ 93,726,118
Value of Planned Land	\$ 443,520	\$ 1,012,440	\$ 4,572,940
Value of Planned Buildings	11,863,464	31,256,015	84,241,821
Value of Planned Apparatus and Equipment	2,954,185	5,779,565	19,743,750
Total Value Planned Facilities	\$ 15,261,169	\$ 38,048,020	\$ 108,558,511
Total 2030 Fire Protection Facilities	\$ 33,395,466	\$ 75,387,605	\$ 202,284,629
2030 Service Population	108,300	117,500	758,500
Facility Cost Standard (Cost per Capita)	\$ 308	\$ 642	\$ 267
Cost Per Resident	\$ 308	\$ 642	\$ 267
Cost Per Worker ¹	213	443	184

¹ Workers weighted at 0.69 of residents.

Sources: Tables 8.1-8.7; Willdan Financial Services.

Fee Schedule

Table 8.9 shows the fire protection facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on the dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space) shown in Table 2.3.

Table 8.9: Fire Protection Facilities Impact Fee

	A	B	C=AxB	D=0.5%xC	E=C+D
	Cost per Capita	Density ¹	Base Fee ²	Admin. Charge ³	Fee
Desert Zone					
<i>Residential</i>					
Single Family Unit	\$ 308	3.14	\$ 968	\$ 4.84	\$ 972.84
Multi-family Unit	308	2.08	641	3.21	644.21
<i>Nonresidential</i>					
Retail	\$ 213	2.50	\$ 532	\$ 2.66	\$ 534.66
Office	213	3.33	709	3.55	712.55
Industrial	213	1.67	355	1.78	356.78
Mountain Zone					
<i>Residential</i>					
Single Family Unit	\$ 642	3.14	\$ 2,015	\$ 10.08	\$ 2,025.08
Multi-family Unit	642	2.08	1,335	6.68	1,341.68
<i>Nonresidential</i>					
Retail	\$ 443	2.50	\$ 1,107	\$ 5.54	\$ 1,112.54
Office	443	3.33	1,474	7.37	1,481.37
Industrial	443	1.67	739	3.70	742.70
Valley Zone					
<i>Residential</i>					
Single Family Unit	\$ 267	3.14	\$ 837	\$ 4.19	\$ 841.19
Multi-family Unit	267	2.08	555	2.78	557.78
<i>Nonresidential</i>					
Retail	\$ 184	2.50	\$ 460	\$ 2.30	\$ 462.30
Office	184	3.33	613	3.07	616.07
Industrial	184	1.67	307	1.54	308.54

¹ Persons per dwelling unit or workers per 1,000 square feet.

² Fee per dwelling unit or per 1,000 square feet.

³ Administrative charge of 0.5 percent to cover costs including fee collection, accounting, annual reporting, and facilities planning.

Sources: Tables 2.3 and 8.8; Willdan Financial Services.

ADDITIONAL FUNDING

Table 8.10 displays projected fee revenue and non-fee funding required through 2030. Because the future facilities cost standard is higher than the current value of facilities per capita, non-fee revenue will be needed to fund the planned facilities. This non-fee revenue corresponds to the cost of raising the value per capita of fire protection facilities provided to existing development.

Table 8.10: Allocation of Fire Protection Facility Costs to New Development

	Desert Zone	Mountain Zone	Valley Zone
Facility Cost Standard (Cost per Capita)	\$ 308	\$ 642	\$ 267
New Development Service Population (2009-2030)	<u>36,300</u>	<u>38,200</u>	<u>341,900</u>
New Development Contribution to Planned Facilities	\$ 11,180,400	\$ 24,524,400	\$ 91,287,300
Total Cost of Planned Facilities	<u>15,261,169</u>	<u>38,048,020</u>	<u>108,558,511</u>
Non-Fee Funding Required	\$ 4,080,769	\$ 13,523,620	\$ 17,271,211

Sources: Tables 8.1 and 8.8; Willdan Financial Services.

The County will need to develop alternative funding sources to fund existing development's share of the planned facilities. Potential sources of revenue include existing or new general fund revenues, new special or general taxes, special assessments, or grants.

9. WASTE MANAGEMENT

The purpose of this fee is to ensure that new development funds its fair share of waste management facilities, primarily landfills and transfer stations. The Waste Management Department provides landfill services countywide. The fee is calculated using the planned facilities method based on the share of future waste management facility needs generated by new development.

SERVICE POPULATION

Waste management facilities collect refuse from both residents and businesses countywide. **Table 9.1** shows the estimated service population for waste management facilities in 2008 and 2030. It is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.24-weighting factor for workers is based on a 40-hour workweek divided by the total number of hours in a week (168) and reflects the degree to which nonresidential development yields a lesser demand for waste management facilities.

Table 9.1: Waste Management Service Population

	Residents	Workers	Service Population
Existing - Countywide (2008)	779,100	252,050	839,600
New Development - Countywide (2008-2030)	<u>422,300</u>	<u>109,220</u>	<u>448,500</u>
Total - Countywide (2030)	1,201,400	361,270	1,288,100
Weighting Factor	1.00	0.24	

Sources: Table 2.1; Willdan Financial Services

FACILITY STANDARDS

The County's waste management facility standard adopted in the CIP is 38.45 tons of landfill capacity per capita. This standard is based on the existing per capita landfill capacity.

The waste management impact fee is based on the facilities needs identified in the CIP, which are derived from the Solid Waste Infrastructure Plan produced by the Waste Management Department and the Department's Ten-Year Financial Forecast for Capital Projects. Overall, these projects are part of a planned system-wide transition from several local sanitary landfill sites to regional sanitary landfills supplemented by local transfer stations. The Kern County Waste Management Department presently has plans for eleven new facilities, several facility closures, and numerous miscellaneous capital projects. These projects expand existing disposal facilities, consolidate local disposal sites to three regional

disposal sites, and protect landfills from encroachment of incompatible land uses by acquiring buffer zones around disposal sites.

PLANNED FACILITIES

The County can use waste management facilities fee revenues for the construction or purchase of waste management facilities that expand the capacity of waste management facilities to accommodate new development. The proposed waste management impact fees are based on the cost of planned waste management facilities needed to accommodate new development using the planned facilities approach (see *Introduction* for further information). **Table 9.2** shows the total cost of planned waste management capital improvement projects. Table 9.2 includes projects fully or partially needed to accommodate new development, as well as some projects not related to new development.

Table 9.2: Planned Waste Management Facilities

Facility (Location)	Projected Future Expenditures
Bakersfield Metro Transfer Station	\$ 20,000,000
Bena Regional Sanitary Landfill	71,731,309
Grapevine Transfer Station	4,000,000
Kern Valley Transfer Station	1,841,644
Lebec, New Transfer Station	5,836,900
McFarland-Delano Transfer Station	459,607
Mojave Regional Sanitary Landfill	31,730,252
Ridgecrest Sanitary Landfill and Transfer Station	5,888,000
Shafter-Wasco Regional Sanitary Landfill	10,141,000
Taft Sanitary Landfill	7,777,510
Tehachapi Transfer Station	8,059,432
Misc. Capital Projects	29,781,939
Total Planned Facilities	\$ 197,247,593

Sources: Kern County; Willdan Financial Services.

The Waste Management Department's capital planning consultant, Roland Consulting, estimated the percentage of capital improvement project costs that should be allocated to new development. The cost allocation is based on the percentage of waste disposal at each facility that will be generated by new development through the 2030 planning horizon. **Table 9.3** shows the cost of facilities needed to serve new development. Some of the projects shown in Table 9.2 are needed for reasons other than the need to accommodate new development. Of the projects shown in Table 9.2, only those with a portion of costs allocated to new development are shown in Table 9.3.

Table 9.3: Waste Management Facility Requirements to Serve New Development

		Total Cost	Share Needed to Accommodate New Development ¹	Cost to Serve New Development
Bakersfield Metro TS	Design and Construction	\$ 20,000,000	22.7%	\$ 4,540,000
Kern Valley Transfer Station	Building Expansion	\$ 403,000	100%	\$ 403,000
Lebec	New Transfer Station	\$ 4,000,000	42.0%	\$ 1,680,000
<u>Bena Regional Sanitary Landfill</u>				
	Phase 2A Mod. 3 Liner Design & Construction	\$ 15,401,990	22.7%	\$ 3,496,252
	All Weather Roads From S. Access to Mod 3	80,000	22.7%	18,160
	Mod 2 Horizontal Gas Collectors (Lift 6)	96,000	22.7%	21,792
	Mod 2 Horizontal Gas Collectors (Lift 8)	78,000	22.7%	17,706
	Mod 2 Gas Header Extension	259,000	22.7%	58,793
	Phase 2A Mod. 4 Liner Design & Construction	15,000,000	22.7%	3,405,000
	Phase 2A Mod. 5 Liner Design & Construction	15,000,000	22.7%	3,405,000
	Phase 2A Mod. 6 Liner Design & Construction	15,000,000	22.7%	3,405,000
	Subtotal - Bena Regional Sanitary Landfill	\$ 60,914,990		\$ 13,827,703
<u>Mojave Regional Sanitary Landfill</u>				
	Phase 1, Module 1 Liner	\$ 9,624,000	45.6%	\$ 4,388,544
	Phase 1, Module 2 Liner	4,789,000	45.6%	2,183,784
	Phase 1 Access Road	823,130	45.6%	375,347
	Phase 1 Fence & Preliminary Grading	291,940	45.6%	133,125
	Phase 1 Water System & Power Supply	44,000	45.6%	20,064
	Phase 1 Power Supply Construction	113,300	45.6%	51,665
	Phase 1 Water System Supply	114,950	45.6%	52,417
	Phase 1 Gatehouse & Scale	168,300	45.6%	76,745
	Phase 1 Recovery LCRS System	103,000	45.6%	46,968
	Phase 1, Module 3 Liner	4,789,000	45.6%	2,183,784
	Phase 1, Module 4 Liner	4,789,000	45.6%	2,183,784
	Subtotal - Mojave Regional Sanitary Landfill	\$ 25,649,620		\$ 11,696,227
Ridgecrest SL and TS	Lined Module	\$ 4,130,000	19.9%	\$ 821,870
<u>Shafter-Wasco Regional Sanitary Landfill</u>				
	Module 4 Liner	\$ 4,318,000	25.3%	\$ 1,092,454
	Module 5 Liner	4,318,000	25.3%	1,092,454
	Subtotal - Shafter-Wasco Regional Sanitary Landfill	\$ 8,636,000		\$ 2,184,908
Taft Sanitary Landfill	Module 2 Liner	\$ 6,221,700	30.3%	\$ 1,885,175
Total Cost of Projects Needed to Accommodate New Development		\$ 129,955,310		\$ 37,038,883

¹ Share of projects needed to provide additional waste management capacity to serve new development determined by Roland Consulting and Waste Management Department staff based on waste generation forecasts by service area.

Sources: Kern County Capital Improvement Plan; Kern County Waste Management Department; Roland Consulting; Willdan Financial Services.

COST ALLOCATION AND FEE SCHEDULE

Cost per Capita

Table 9.4 shows the waste management facility cost standard. The facility standard is based on the cost of planned facilities allocated to new development and the projected service population growth through 2030. This facility standard is used as the basis for the proposed waste management facilities impact fee.

Table 9.4: Waste Management Facilities Cost Standard

Total Cost of Facilities to Serve New Development	\$	37,038,883
Service Population Growth (2008-2030)		448,500
Facility Standard (Cost per Capita)	\$	83
Cost Per Resident	\$	83
Cost Per Worker ¹		20

¹ Workers weighted at 0.24 of residents.

Sources: Tables 9.1 and 9.3.

Fee Schedule

Table 9.5 shows the waste management facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on the dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space) shown in Table 2.3.

Table 9.5: Waste Management Facility Impact Fees

	A	B	C=AxB	D=0.5%xC	E=C+D
	Cost per Capita	Density ¹	Base Fee ²	Admin. Charge ³	Fee
<i>Residential</i>					
Single Family Unit	\$ 83	3.14	\$ 259	\$ 1.30	\$ 260.30
Multi-family Unit	83	2.08	172	0.86	172.86
<i>Nonresidential</i>					
Commercial	\$ 20	2.50	\$ 50	\$ 0.25	\$ 50.25
Office	20	3.33	66	0.33	66.33
Industrial	20	1.67	33	0.17	33.17

¹ Persons per dwelling unit or workers per 1,000 square feet.

² Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

³ Administrative charge of 0.5 percent to cover costs including fee collection, accounting, annual reporting, and facilities planning.

Sources: Tables 2.3 and 9.4; Willdan Financial Services.

ADDITIONAL FUNDING

Table 9.6 displays projected fee revenue and non-fee funding required through 2030. Because there is a large amount of facility needs that are not related to providing capacity to accommodate new development, a significant amount of non-fee revenue will be needed to fund the planned facilities.

Table 9.6: Allocation of Waste Management Facility Costs to New Development

Total Facility Costs	\$ 197,247,593
Facility Cost Allocated to New Development (2009-2030)	<u>37,038,883</u>
Non-Fee Funding Required	\$ 160,208,710

Sources: Tables 9.2 and 9.3.

The Waste Management Department that facilities will be funded with also be funded with waste disposal fees. The Department plans to finance facilities needed before sufficient revenue is available in reserve funds and impact fee funds using certificates of participation. The availability of impact fees to fund the cost of facilities needed to accommodate new development will reduce the amount of fee increases and certificates of participation that would otherwise be needed.

10. PUBLIC HEALTH

The purpose of this fee is to ensure that new development funds its fair share of public health facilities. The Department of Public Health Services provides services throughout the County. Thus, the public health impact fee would be charged to new development in both cities and unincorporated areas.

SERVICE POPULATION

The public health facilities service population is based on the number of residents and workers in Kern County. It is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.24-weighting factor for workers is based on a 40-hour workweek divided by the total number of hours in a week (168) and reflects the degree to which nonresidential development yields a lesser demand for public health facilities. **Table 10.1** shows the public health facilities service population.

Table 10.1: Public Health Service Population

	Residents	Workers	Service Population
Existing - Countywide (2008)	779,100	252,050	839,600
New Development - Countywide (2008-2030)	<u>422,300</u>	<u>109,220</u>	<u>448,500</u>
Total - Countywide (2030)	1,201,400	361,270	1,288,100
Weighting Factor	1.00	0.24	

Sources: Table 2.1; Willdan Financial Services.

FACILITY STANDARDS

The Kern County CIP identifies a public health facility standard of 0.12 building square feet per capita, which was the existing standard of public health facilities at the time the CIP was adopted. The proposed public health impact fees are based on the existing inventory of public health facilities per capita.

The Kern County CIP identifies several public health projects that will be needed to replace aging facilities and to accommodate new development. The CIP indicated that the Department of Public Health Services would need to identify additional facilities in future planning processes to accommodate all of the new development projected through 2030. In addition to the facilities identified in the CIP, the Department has identified several other new facilities that will be needed to accommodate new development.

EXISTING AND PLANNED FACILITIES

Existing Facilities

Table 10.2 shows the inventory of existing public health facilities.

Table 10.2: Public Health Existing Facilities

Facility (Location)	Inventory	Unit Cost ¹	Total Value
<u>Land²</u>			
Arvin Health Building (204 S. Hill)	0.18 acres	\$ 86,400	\$ 15,700
Delano County Building (455 Lexington St)	0.22 acres	226,500	50,900
Kern River Valley Complex	0.10 acres	87,200	8,300
Mojave County Building (1775 Hwy 58)	0.71 acres	87,200	61,800
NOR Health Center (125 El Tejon Ave)	0.17 acres	350,000	58,600
Public Health Facility (1800 Mt. Vernon Ave)	2.50 acres	350,000	875,000
Ridgecrest Health Dept. (250 W. Ridgecrest Blvd)	0.14 acres	190,480	26,500
Shafter/Wasco Admin (329 Central Valley Hwy)	0.79 acres	170,200	133,600
Taft Administration Building (315 Lincoln St)	1.72 acres	223,200	383,300
Tehachapi County Building (125 E. F St)	0.08 acres	139,200	11,700
Wasco County Building (810 8th St)	0.02 acres	170,200	3,000
Subtotal - Land	6.62 acres		\$ 1,628,400
<u>Buildings</u>			
Arvin Health Building	2,378 sq. ft.	\$ 373	\$ 886,000
Delano County Building	2,936 sq. ft.	351	1,030,500
Kern River Valley Complex	972 sq. ft.	351	341,200
Mojave County Building	1,243 sq. ft.	351	436,300
NOR Health Center	2,188 sq. ft.	373	815,200
Public Health Facility	61,000 sq. ft.	373	22,728,600
Ridgecrest Health Dept.	1,816 sq. ft.	373	676,600
S.E. Bakersfield Community Svcs. ³	17,737 sq. ft.	-	-
Shafter/Wasco Admin	2,924 sq. ft.	351	1,026,300
Taft Administration Building	1,103 sq. ft.	351	387,200
Tehachapi County Building	512 sq. ft.	351	179,700
Wasco County Building	1,110 sq. ft.	351	389,600
Subtotal - Buildings	95,919 sq. ft.		\$ 28,897,200
<u>Equipment and Furnishings</u>			
Arvin Health Building			\$ 87,200
Delano County Building			100,000
Kern River Valley Complex			40,000
Mojave County Building			10,000
NOR Health Center			40,900
Public Health Facility			3,161,300
Ridgecrest Health Dept.			33,900
S.E. Bksfld Community Svcs.			819,100
Shafter/Wasco Admin			10,000
Taft Administration Building			10,000
Tehachapi County Building			5,000
Wasco County Building			50,000
Subtotal - Buildings			\$ 4,367,400
Total Value of Existing Facilities			\$ 34,893,000

¹ Based on estimated replacement cost.

² For shared facilities that house multiple departments, public health credited with a share of the total parcel equal to its share of total building square footage. For some facilities, no land parcel size was available and a 0.30 FAR is assumed.

³ Facility is leased, not owned, by the County.

Sources: Tables 2.4 and 2.5; Kern County; Willdan Financial Services.

Planned Facilities

The County can use public health facilities fee revenues for the construction or purchase of new buildings, land, equipment, and other facilities that expand the capacity of the system of public facilities to accommodate new development. **Table 10.3** shows the planned facilities that will be used to accommodate projected development through 2030. The facilities include new and expanded Health Department offices in several cities around the County. In addition, the Department plans to develop new storage space and a parking garage at the main Health Department building on Mt. Vernon Street in Bakersfield.

The following facilities are included in the CIP: new Public Health facilities in Frazier Park and Mojave; replacement facilities Ridgecrest, Tehachapi, and Wasco; and storage space and a parking structure at the main Public Health building on Mt. Vernon Street in Bakersfield. Needs for new facilities in Southwest Bakersfield and Lamont, and replacements for the North of the River and Delano facilities were identified after the CIP was adopted. These facilities are not included in the current CIP.

To the extent that these facilities represent new capacity of the Department of Public Health Services to serve new development, and not replacement of existing facilities, they may be funded with impact fee revenue. For example, the CIP includes plans for a new 3,200 square foot facility to replace the 1,110 square feet used by the Department of Public Health Services in the Wasco County Building. Based on this increase in square footage, roughly two-thirds of the Wasco public health facility could be funded with impact fees. Other funding should be used for the remaining costs of the facility.

Table 10.3: Planned Public Health Facilities

Facility (Location)	Inventory	Unit Cost¹	Total Value
<i>Land</i>			
Ridgecrest Replacement	0.24 acres	\$ 190,480	\$ 46,600
Tehachapi Replacement	0.24 acres	139,200	34,100
Wasco Replacement	0.24 acres	170,200	41,700
North of the River (NOR) Replacement	0.31 acres	350,000	107,100
Delano Replacement	0.31 acres	226,500	69,300
New Frazier Park Facility	0.24 acres	116,800	28,600
New Mojave Facility	0.24 acres	121,800	29,800
New Southwest Bakersfield Facility	0.31 acres	350,000	107,100
New Lamont Facility	0.24 acres	31,400	7,700
Mt. Vernon Street Parking Structure ²	- acres	-	-
Subtotal - Land	2.39 acres		472,000
<i>Buildings</i>			
Ridgecrest Replacement	3,200 sq. ft.	\$ 373	\$ 1,192,300
Tehachapi Replacement	3,200 sq. ft.	373	1,192,300
Wasco Replacement	3,200 sq. ft.	373	1,192,300
North of the River (NOR) Replacement	4,000 sq. ft.	373	1,490,400
Delano Replacement	4,000 sq. ft.	373	1,490,400
New Frazier Park Facility	3,200 sq. ft.	373	1,192,300
New Mojave Facility	3,200 sq. ft.	373	1,192,300
New Southwest Bakersfield Facility	4,000 sq. ft.	373	1,490,400
New Lamont Facility	3,200 sq. ft.	373	1,192,300
Mt. Vernon Street Storage	7,000 sq. ft.	351	2,457,000
Mt. Vernon Street Parking Structure ³	300 spaces	20,400	6,120,000
Subtotal - Buildings	38,200 sq. ft.		\$ 20,202,000
<i>Equipment and Furnishings⁴</i>			
Ridgecrest Replacement		\$	248,400
Tehachapi Replacement			248,400
Wasco Replacement			248,400
North of the River (NOR) Replacement			310,500
Delano Replacement			310,500
New Frazier Park Facility			248,400
New Mojave Facility			248,400
New Southwest Bakersfield Facility			310,500
New Lamont Facility			248,400
Mt. Vernon Street Parking Structure			-
Subtotal - Buildings		\$	2,421,900
Total Planned Facilities		\$	23,095,900

¹ Construction cost includes 20% for architecture and engineering and other costs. Base construction cost estimates at \$311/square foot for public health facilities and \$17,000 per space for the parking structure.

² Parking structure to be constructed on the site of the existing surface lot adjacent to the Public Health Facility. No land acquisition will be needed.

³ Parking space unit cost based on average of recent construction costs in the following cities: Beverly Hills, Sacramento, Santa Barbara, Walnut Creek, and two sites in Santa Clarita.

⁴ Estimated costs for equipment and furnishings based on average equipment and furnishings values for existing public health facilities as a percentage (25%) of base construction cost.

Sources: Tables 2.4 and 2.5; Kern County CIP; Willdan Financial Services.

COST ALLOCATION AND FEE SCHEDULE

Cost per Capita

Table 10.4 shows the public health facilities cost standard based on the existing inventory approach. The value per capita is used as a basis for the proposed public health impact fee.

Table 10.4: Public Health Facilities Cost Per Capita

Total Value Existing Facilities	\$ 34,893,000
Less Existing Buildings to be Replaced	(4,199,400)
Total Value Planned Facilities	<u>23,095,900</u>
Total Value Countywide Public Protection Facilities (2030)	\$ 53,789,500
2030 Service Population	<u>1,288,100</u>
Cost Per Capita	\$ 42
Cost Per Resident	\$ 42
Cost Per Worker ¹	10

¹ Workers weighted at 0.24 of residents.

Sources: Tables 10.1, 10.2 and 10.4; Willdan Financial Services.

Fee Schedule

Table 10.5 shows the public health facilities fee schedule. The cost per capita is converted to a fee per unit of new development based on the dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space) shown in Table 2.3.

Table 10.5: Public Health Facility Impact Fees

	A Cost per Capita	B Density ¹	C=AxB Base Fee ²	D=0.5%xC Admin. Charge ³	E=C+D Fee
<i>Residential</i>					
Single Family Unit	\$ 42	3.14	\$ 132	\$ 0.66	\$ 132.66
Multi-family Unit	42	2.08	87	0.44	87.44
<i>Nonresidential</i>					
Retail	\$ 10	2.50	\$ 25	\$ 0.13	\$ 25.13
Office	10	3.33	33	0.17	33.17
Industrial	10	1.67	17	0.09	17.09

¹ Persons per dwelling unit or workers per 1,000 square feet.

² Fee per dwelling unit (residential) or per 1,000 square feet (nonresidential).

³ Administrative charge of 0.5 percent to cover costs including fee collection, accounting, annual reporting, and facilities planning.

Sources: Tables 2.3 and 10.4; Willdan Financial Services.

ADDITIONAL FUNDING

Table 10.6 displays projected fee revenue and non-fee funding required through 2030. Because the future facilities cost standard is higher than the current value of facilities per capita, non-fee revenue will be needed to fund the planned facilities. This non-fee revenue corresponds to the cost of raising the value per capita of public health facilities provided to existing development.

Table 10.6: Allocation of Public Health Facility Costs To New Development

Facility System Cost Per Capita	\$ 42
New Development Service Population (2009-2030)	448,500
New Development Contribution to Planned Facilities	\$ 18,837,000
Total Cost of Planned Facilities	\$ 23,095,900
Non-Fee Revenue to be Identified	\$ 4,258,900

Sources: Tables 10.1, 10.3 and 10.4; Willdan Financial Services.

The County will need to develop alternative funding sources to fund existing development's share of the planned facilities. Potential sources of revenue include existing or new general fund revenues, new special or general taxes, special assessments, or grants.

11. GENERAL GOVERNMENT

The purpose of this fee is to ensure that new development funds its fair share of general government facilities. General government facilities provide space for the Board of Supervisors and for general County administration. Some general government facilities are primarily used to provide services and administration in unincorporated areas, while others provide services on an equal basis countywide. Thus, the general government impact fee includes both a countywide component and an unincorporated only component to reflect the different levels of facility needs.

SERVICE POPULATION

Table 11.1 shows the general government facilities service population. The general government facilities service population is based on the number of residents and workers. Because facilities that are used to provide services that benefit all development Countywide are considered separately from facilities used to provide services benefitting the unincorporated area only, Table 11.1 identifies the number of current and projected residents and workers in unincorporated areas, as well as countywide.

It is reasonable to assume that demand for these services is less for one employee compared to one resident, because nonresidential buildings are typically occupied less intensively than dwelling units. The 0.24-weighting factor for workers is based on a 40-hour workweek divided by the total number of hours in a week (168) and reflects the degree to which nonresidential development yields a lesser demand for general government facilities.

Table 11.1: General Government Service Population

	Residents	Workers	Service Population
Existing - Countywide (2008)	779,100	252,050	839,600
New Development - Countywide (2008-2030)	422,300	109,220	448,500
Total - Countywide (2030)	1,201,400	361,270	1,288,100
Existing - Unincorporated (2008)	294,400	107,000	320,100
New Development - Unincorporated (2008-2030)	89,500	26,200	95,800
Total - Unincorporated (2030)	383,900	133,200	415,900
Weighting Factor	1.00	0.24	

Sources: Table 2.1; Willdan Financial Services.

FACILITY STANDARDS

The Kern County CIP identifies a general government facility standard of 0.25 building square feet per capita, which was the existing standard of general government facilities at the

time the CIP was adopted. The CIP identifies several new general government facilities that will be needed to accommodate new development. However, the County anticipates that less than 0.25 general government building square feet per capita will be needed to accommodate new development through 2030. Therefore, the general government impact fee is based on the cost of planned facilities per capita. Using the planned facilities cost per capita, the impact fee will not generate more revenue than is needed to complete the planned facilities. Because the level of planned facilities per capita is lower than the existing standard of facilities per capita, there are no general government facility costs allocated to existing development. If, in the future, the County identifies additional general government facilities that will be needed to serve new development, this fee should be revised.

EXISTING AND PLANNED FACILITIES

Table 11.2 shows the inventory of existing general government land and buildings.

Table 11.2: Existing General Government Facilities

	Land ¹	Unit Cost ²	Land Value	Buildings	Unit Cost ²	Bldg. Value	Total Value
Public Services Building	1.31 acres	\$ 350,000	\$ 457,700				\$ 457,700
General Services				1,993 sq. ft.	\$ 351	\$ 699,543	699,543
Planning and Development Svcs ³				8,816 sq. ft.	351	3,094,486	3,094,486
Engineering and Survey Services ⁴				6,279 sq. ft.	351	2,203,940	2,203,940
Arvin/Lamont Admin	0.25 acres	86,400	21,700				21,700
BOS District 5				2,011 sq. ft.	351	705,861	705,861
General Services				225 sq. ft.	351	78,975	78,975
Buttonwillow County Building	0.08 acres	87,200	7,000	1,042 sq. ft.	351	365,742	372,742
County Administrative Center	10.32 acres	350,000	3,610,400				3,610,400
BOS District 1				680 sq. ft.	351	238,680	238,680
BOS District 2				686 sq. ft.	351	240,786	240,786
BOS District 3				728 sq. ft.	351	255,528	255,528
BOS District 4				707 sq. ft.	351	248,157	248,157
BOS District 5				680 sq. ft.	351	238,680	238,680
County Admin Office				2,356 sq. ft.	351	826,956	826,956
Clerk of the Board				3,893 sq. ft.	351	1,366,443	1,366,443
Auditor/Controller				13,105 sq. ft.	351	4,599,855	4,599,855
Treasurer/Tax Collector				20,483 sq. ft.	351	7,189,533	7,189,533
Assessor				42,470 sq. ft.	351	14,906,970	14,906,970
Information Technology Svcs				465 sq. ft.	351	163,215	163,215
County Counsel				25,330 sq. ft.	351	8,890,830	8,890,830
Personnel				13,358 sq. ft.	351	4,688,658	4,688,658
Elections				22,767 sq. ft.	351	7,991,217	7,991,217
General Services				16,897 sq. ft.	351	5,930,847	5,930,847
Bakersfield Justice Building ⁵	- acres	-	-				
General Services				2,050 sq. ft.	351	719,550	719,550
Information Technology Svcs				13,870 sq. ft.	351	4,868,370	4,868,370
Frazier Park County Building ⁶	0.08 acres	-	-	1,060 sq. ft.	-	-	-
Kern River Valley Admin	1.36 acres	29,272	39,900				39,900
BOS District 1				2,181 sq. ft.	351	765,531	765,531
Assessor				339 sq. ft.	351	118,989	118,989
Mojave County Building	0.46 acres	42,515	19,600	807 sq. ft.	351	283,257	302,857
Ridgecrest County Building	4.44 acres	32,409	144,000				144,000
BOS District 1				563 sq. ft.	351	197,613	197,613
Assessor				576 sq. ft.	351	202,176	202,176
Shafter/Wasco Admin	0.22 acres	141,831	31,300				31,300
BOS District 1				257 sq. ft.	351	90,207	90,207
General Services				264 sq. ft.	351	92,664	92,664
Taft Administration Building	0.30 acres	87,200	26,300				26,300
BOS District 4				594 sq. ft.	351	208,494	208,494
General Services				300 sq. ft.	351	105,300	105,300
Wasco County Building	0.03 acres	45,999	1,500	416 sq. ft.	351	146,016	147,516
Subtotal	18.85 acres		\$ 4,359,400	208,248 sq. ft.		\$ 72,723,069	\$ 77,082,469

¹ For shared facilities, the share of total parcel land acreage assigned to general government is equal to the share of building square footage devoted to general government facilities.

² Based on estimated replacement cost. Construction cost includes 10% for architecture and engineering and 10% for other additional costs.

³ Actual building square footage is 16,910. Value has been reduced to reflect the share (52%) of Planning services funded by the General Fund rather than license and permit fees and other charges for services.

⁴ Actual building square footage is 16,910. Value has been reduced to reflect the share (32%) of Engineering and Survey services funded by the General Fund rather than license and permit fees and other charges for services.

⁵ Land accounted for under County Administrative Center.

⁶ Facility is leased by the County.

Sources: Tables 2.4 and 2.5; Kern County; Willdan Financial Services.

While some general government functions serve all areas of the County equally, other functions provide a higher level of service to unincorporated areas. For example, the County Assessor serves all areas equally, but the Planning and Development Services Department primarily serves unincorporated areas because incorporated cities have their own planning departments.

Table 11.3 shows the allocation of the values of general government facilities between countywide and unincorporated service populations. The “% Countywide” column estimates the proportion of each facility attributed to serving all development with an equal level of service whether it is in an incorporated city or an unincorporated area. The “% Unincorporated Only” column estimates the proportion of each facility supporting a County service that serves only unincorporated areas. The value of general government land is allocated in proportion to the estimated building value used for each service population.

Table 11.3: Allocation of General Government Facilities Value by Service Area

Facility (Location)	Total Value	% County-wide	Countywide Allocation	% Uninc. Only	Uninc. Only Allocation
Public Services Building					
General Services	\$ 699,543	100%	\$ 699,543	0%	\$ -
Planning and Development Svcs	3,094,486	0%	-	100%	3,094,486
Engineering and Survey Services	2,203,940	0%	-	100%	2,203,940
Arvin/Lamont Admin					
BOS District 5	705,861	100%	705,861	0%	-
General Services	78,975	100%	78,975	0%	-
Buttonwillow County Building	365,742	0%	-	100%	365,742
County Administrative Center					
BOS District 1	238,680	100%	238,680	0%	-
BOS District 2	240,786	100%	240,786	0%	-
BOS District 3	255,528	100%	255,528	0%	-
BOS District 4	248,157	100%	248,157	0%	-
BOS District 5	238,680	100%	238,680	0%	-
County Admin Office	826,956	100%	826,956	0%	-
Clerk of the Board	1,366,443	100%	1,366,443	0%	-
Auditor/Controller	4,599,855	100%	4,599,855	0%	-
Treasurer/Tax Collector	7,189,533	100%	7,189,533	0%	-
Assessor	14,906,970	100%	14,906,970	0%	-
Information Technology Svcs	163,215	100%	163,215	0%	-
County Counsel	8,890,830	100%	8,890,830	0%	-
Personnel	4,688,658	100%	4,688,658	0%	-
Elections	7,991,217	100%	7,991,217	0%	-
General Services	5,930,847	100%	5,930,847	0%	-
Bakersfield Justice Building					
General Services	719,550	100%	719,550	0%	-
Information Technology Svcs	4,868,370	100%	4,868,370	0%	-
Frazier Park County Building		100%	-	0%	-
Kern River Valley Admin					
BOS District 1	765,531	100%	765,531	0%	-
Assessor	118,989	100%	118,989	0%	-
Mojave County Building	283,257	100%	283,257	0%	-
Ridgecrest County Building					
BOS District 1	197,613	100%	197,613	0%	-
Assessor	202,176	100%	202,176	0%	-
Shafter/Wasco Admin					
BOS District 1	90,207	100%	90,207	0%	-
General Services	92,664	100%	92,664	0%	-
Taft Administration Building					
BOS District 4	208,494	100%	208,494	0%	-
General Services	105,300	100%	105,300	0%	-
Wasco County Building	146,016	100%	146,016	0%	-
Total Existing Buildings Facilities	\$ 72,723,069	92%	\$ 67,058,901	8%	\$ 5,664,168
General Government Land	\$ 4,359,400	92%	\$ 4,019,860	8%	\$ 339,540
Total General Government Facilities	\$ 77,082,469		\$ 71,078,761		\$ 6,003,708

Note: Allocation of space between countywide and unincorporated service areas based on department estimates of time spent on services to each area. Totals may not add due to rounding. Land allocation based on allocation of constructed square feet.

Sources: Table 11.2; Kern County; Willdan Financial Services.

Planned Facilities

The County can use general government facilities fee revenues for the construction or purchase of new buildings, land, equipment, and other facilities that expand the capacity of the system of general government facilities to accommodate new development. The Kern County CIP identifies several facilities that will be needed to serve new development and can be funded with impact fee revenue. **Table 11.4** shows the planned general government facilities identified in the CIP.

Table 11.4: Planned General Government Facilities

	Land	Unit Cost	Value
<i>Planned Land</i>			
Frazier Park	0.38 acre	\$ 116,800	\$ 44,700
Tehachapi	0.38 acre	139,200	53,300
Mojave	0.38 acre	121,800	46,600
Lake Isabella	0.38 acre	90,400	34,600
Taft/Maricopa	0.38 acre	223,200	85,400
Subtotal - Land	1.91 acre		\$ 264,600
<i>Planned Buildings</i>			
Frazier Park	5,000 sq. ft.	\$ 351	\$ 1,755,000
Tehachapi	5,000 sq. ft.	351	1,755,000
Mojave	5,000 sq. ft.	351	1,755,000
Lake Isabella	5,000 sq. ft.	351	1,755,000
Taft/Maricopa	5,000 sq. ft.	351	1,755,000
Subtotal - Building	25,000 sq. ft.		\$ 8,775,000
<i>Equipment and Furnishings</i>			
Frazier Park			\$ 50,000
Tehachapi			50,000
Mojave			50,000
Lake Isabella			50,000
Taft/Maricopa			50,000
Subtotal - Building			\$ 250,000
Total Planned Government Facilities			\$ 9,289,600
Countywide Value		92%	\$ 8,566,100
Unincorporated Only Value		8%	723,500

Sources: Tables 2.4 and 2.5; Kern County CIP; Willdan Financial Services.

COST ALLOCATION AND FEE SCHEDULE

Cost per Capita

Table 11.5 shows the cost of general government facilities per capita in three ways. The existing standard cost per capita is based on the current inventory of general government facilities and the current service population. The system plan cost per capita is based on the combined value of existing facilities and planned additional facilities and the total service population at the 2030 planning horizon. The planned facilities cost per capita includes only the value of planned new facilities and the projected increase in service population.

Because the planned facilities cost per capita is lower than the existing value per capita, the planned facilities standard is used as the basis for the impact fee. By basing the fee on the planned facilities value per capita, the impact fee will not generate more revenue than is needed to fund planned facilities. Because the impact fee is based on a facility standard that is lower than the existing standard, the impact fee will not be used to increase the level of service provided to existing development.

The cost per capita is shown separately for facilities serving all development countywide and for facilities serving unincorporated areas only. The impact fee charged in incorporated cities will be based on the cost per capita of facilities serving all development countywide. The impact fee charged in unincorporated areas will include both the cost of facilities that serve all development in the County and the cost of facilities that provide services to unincorporated areas only.

Table 11.5: General Government Facilities Cost Per Capita

	Countywide [A]	Unincorp. Only [B]	Unincorp. Total = [A + B]
<u>Existing Standard</u>			
Total Value Existing of Facilities (2008)	\$ 71,078,761	\$ 6,003,708	
Service Population (2008)	839,600	320,100	
Cost Per Capita	\$ 85	\$ 19	
Cost Per Resident	\$ 85	\$ 19	\$ 103
Cost Per Worker ¹	20	5	25
<u>System Plan</u>			
Total Value Existing of Facilities (2008)	\$ 71,078,761	\$ 6,003,708	
Total Value of Planned Facilities (2009-2030)	8,566,100	723,500	
Total Value General Government Facilities (2030)	\$ 79,644,861	\$ 6,727,208	
Service Population (2030)	1,288,100	415,900	
Cost Per Capita	\$ 62	\$ 16	\$ 78
Cost Per Resident	\$ 62	\$ 16	\$ 78
Cost Per Worker ¹	15	4	19
<u>Planned Facilities</u>			
Total Value of Planned Facilities (2009-2030)	\$ 8,566,100	\$ 723,500	
Service Population Growth (2009-2030)	448,500	95,800	
Cost Per Capita	\$ 19	\$ 8	\$ 27
Cost Per Resident	\$ 19	\$ 8	\$ 27
Cost Per Worker ¹	5	2	7

¹ Workers weighted at 0.24 of residents.

Sources: Tables 11.1, 11.3 and 11.4; Willdan Financial Services.

FEE SCHEDULE

Table 11.6 shows the general government facilities fee schedule. Separate fees amounts are proposed for incorporated cities and unincorporated areas. The cost per capita is converted to a fee per unit of new development based on the dwelling unit and employment densities (persons per dwelling unit or employees per 1,000 square feet of nonresidential building space) shown in Table 2.3.

Table 11.6: General Government Facilities Impact Fees

	A	B	C=AxB	D=0.5%xC	E=C+D
	Cost per Capita	Density ¹	Base Fee ²	Admin. Charge ³	Fee
<i>Incorporated Cities</i>					
Residential					
Single Family Unit	\$ 19	3.14	\$ 60	\$ 0.30	\$ 60.30
Multi-family Unit	19	2.08	40	0.20	40.20
Nonresidential					
Retail	\$ 5	2.50	\$ 13	\$ 0.07	\$ 13.07
Office	5	3.33	17	0.09	17.09
Industrial	5	1.67	8	0.04	8.04
<i>Unincorporated Areas⁴</i>					
Residential					
Single Family Unit	\$ 27	3.14	\$ 84	\$ 0.42	\$ 84.42
Multi-family Unit	27	2.08	55	0.28	55.28
Nonresidential					
Retail	\$ 7	2.50	\$ 18	\$ 0.09	\$ 18.09
Office	7	3.33	23	0.12	23.12
Industrial	7	1.67	12	0.06	12.06

¹ Persons per dwelling unit or workers per 1,000 square feet.

² Fee per dwelling unit or per 1,000 square feet.

³ Administrative charge of 0.5 percent to cover costs including fee collection, accounting, annual reporting, and facilities planning.

⁴ Unincorporated area fee includes costs per capita for countywide plus costs per capita for unincorporated areas only.

Sources: Tables 2.3 and 11.5; Willdan Financial Services.

ESTIMATED REVENUE

Table 11.7 shows the estimated impact fee revenue through the 2030 planning horizon, based on the proposed impact fees per capita and projected new development. As shown, the proposed general government impact fees are estimated to generate revenue equal to the cost of planned facilities.

Table 11.7: Estimated General Government Fee Revenue

<u>Countywide Facilities</u>		
Countywide Facility Standard Per Capita	\$	19
New Development Service Population (2009-2030)		<u>448,500</u>
Countywide Revenue		\$ 8,566,100
<u>Unincorporated Only Facilities</u>		
Unincorporated Only Facility Standard Per Capita	\$	8
New Development Service Population (2009-2030)		<u>95,800</u>
Unincorporated Only Revenue		\$ 723,500
Total New Development Contribution to Planned Facilities		\$ 9,289,600
Cost of Planned General Government Facilities		<u>9,289,600</u>
Non-Fee Funding Required		\$ -

Sources: Tables 11.1, 11.4 and 11.5; Willdan Financial Services.

1 2. IMPLEMENTATION

IMPACT FEE PROGRAM ADOPTION PROCESS

Impact fee program adoption procedures are found in the *California Government Code* section 66016. Adoption of an impact fee program requires the Board of Supervisors to follow certain procedures including holding a public meeting. Data, such as an impact fee report, must be made available at least 10 days prior to the public meeting. The County's legal counsel should be consulted for any other procedural requirements as well as advice regarding adoption of an enabling ordinance and/or a resolution. After adoption there is a mandatory 60-day waiting period before the fees go into effect.

The Kern County Board of Supervisors may only impose impact fees on new development in unincorporated areas. The city councils of the incorporated cities in the County would need to adopt the fees on behalf of the County for the fees to be imposed in incorporated cities. Incorporated cities are anticipated to absorb nearly 80 percent of the projected population and employment growth in Kern County through 2030. Thus, incorporated development will generate most of the anticipated fee revenue for those fees that will be charged in incorporated areas.

The County should request that the city councils in Kern County adopt the public protection, library, animal control, regional parks and recreation, fire protection, waste management, public health, and general government impact fees on its behalf, as applicable to each individual city. The findings documented in this report should be sufficient to allow the cities to adopt the fees under the *Mitigation Fee Act*. The cities could collect the fees on behalf of the County through their building permitting processes and pass the collected fees on to the County. Alternatively, the cities could require that developers pay the fees directly to the County and provide proof of payment as a condition for receiving a city building permit.

INFLATION ADJUSTMENT

The County should keep its impact fee program up to date by periodically adjusting the fees for inflation. Such adjustments should be completed regularly to ensure that new development will fully fund its share of needed facilities.

While fee updates using inflation indices are appropriate for periodic updates to ensure that fee revenues keep up with increases in the costs of public facilities, the County will also need to conduct more extensive updates of the fee documentation and calculation (such as this study) when significant new data on growth forecasts and/or facility plans become available.

REPORTING REQUIREMENTS

The County should comply with the annual and five-year reporting requirements of the *Mitigation Fee Act*. For facilities to be funded by a combination of public fees and other revenues, identification of the source and amount of these non-fee revenues is essential.

Identification of the timing of receipt of other revenues to fund the facilities is also important.

PROGRAMMING REVENUES AND PROJECTS WITH THE CIP

The County maintains a Capital Improvements Program (CIP) to plan for future infrastructure needs. The CIP identifies costs and phasing for specific capital projects. The use of the CIP in this manner documents a reasonable relationship between new development and the use of those revenues.

The County may decide to alter the scope of the planned projects or to substitute new projects to be funded with impact fee revenue as long as those new projects continue to represent an expansion of the County's facilities. If the total cost of facilities varies substantially from the total cost used as a basis for the fees, the County should consider revising the fees accordingly.

1 3. MITIGATION FEE ACT FINDINGS

Public facilities fees are one-time fees typically paid when a building permit is issued and imposed on development projects by local agencies responsible for regulating land use (cities and counties). To guide the widespread imposition of public facilities fees the State Legislature adopted the *Mitigation Fee Act* (the *Act*) with Assembly Bill 1600 in 1987 and subsequent amendments. The *Act*, contained in *California Government Code* Sections 66000 through 66025, establishes requirements on local agencies for the imposition and administration of fee programs. The *Act* requires local agencies to document five findings when adopting a fee.

The five statutory findings required for adoption of the maximum justified public facilities fees documented in this report are presented in this chapter and supported in detail by the report that follows. All statutory references are to the *Act*.

PURPOSE OF FEE

- ◆ *Identify the purpose of the fee (§66001(a)(1) of the Act).*

Development impact fees are designed to ensure that new development will not burden the existing service population with the cost of facilities required to accommodate growth. The purpose of the fees proposed by this report is to implement this policy by providing a funding source from new development for capital improvements to serve that development. The fees advance a legitimate County interest by enabling the County to provide municipal services to new development.

USE OF FEE REVENUES

- ◆ *Identify the use to which the fees will be put. If the use is financing facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in §65403 or §66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the facilities for which the fees are charged (§66001(a)(2) of the Act).*

Fees proposed in this report, if enacted by the County, would be used to fund expanded facilities to serve new development. Facilities funded by these fees are designated to be located within the County. Fees addressed in this report have been identified by the County to be restricted to funding the following facility categories: public protection, Sheriff patrol and investigation, libraries, animal control, parks and recreation, fire protection, waste management, public health, and general government.

BENEFIT RELATIONSHIP

- ◆ *Determine the reasonable relationship between the fees' use and the type of development project on which the fees are imposed (§66001(a)(3) of the Act).*

The County will restrict fee revenue to the acquisition of land, construction of facilities and buildings, and purchase of related equipment, furnishings, vehicles, and services used to serve new development. Facilities funded by the fees will be used to serve the additional residents and workers associated with new development. Under *the Act*, fees are not intended to fund planned facilities needed to correct existing deficiencies. Thus, a reasonable relationship exists between the use of fee revenue and the new residential and non-residential development that will pay the fees.

BURDEN RELATIONSHIP

- ◆ *Determine the reasonable relationship between the need for the public facilities and the types of development on which the fees are imposed (§66001(a)(4) of the Act).*

Facilities need is based on a facility standard that represents the demand generated by new development for those facilities. For each facility category, demand is measured by a single facility standard that can be applied across land use types to ensure a reasonable relationship to the type of development. For most facility categories service population standards are calculated based upon the number of residents associated with residential development and the number of workers associated with non-residential development. To calculate a single, per capita standard, one worker is weighted less than one resident based on an analysis of the relative use demand between residential and non-residential development.

The standards used to identify growth needs are also used to determine if planned facilities will partially serve the existing service population by correcting existing deficiencies. This approach ensures that new development will only be responsible for its fair share of planned facilities, and that the fees will not unfairly burden new development with the cost of facilities associated with serving the existing service population.

Chapter 2, Growth Forecasts and Unit Cost Estimates provides a description of how service population and growth forecasts are calculated. Facility standards are described in the *Facility Standards* sections of each facility category chapter.

PROPORTIONALITY

- ◆ *Determine how there is a reasonable relationship between the fees amount and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed (§66001(b) of the Act).*

The reasonable relationship between each facilities fee for a specific new development project and the cost of the facilities attributable to that project is based on the estimated new development growth the project will accommodate. Fees for a specific project are based on the project's size. Larger development projects can result in a higher service population resulting in higher fee revenue than smaller projects in the same land use classification. Thus, the fees ensure a reasonable relationship between a specific new development project and the cost of the facilities attributable to that project.

See *Chapter 2, Growth Forecasts and Unit Cost Estimates*, or the *Service Population, or Trip Demand* sections in each facility category chapter for a description of how service populations or trip demand factors are determined for different types of land uses. See the *Fee Schedule* section of each facility category chapter for a presentation of the proposed facilities fees.

PLANNING DEPARTMENT

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RESOURCE MANAGEMENT AGENCY

Ted James, Interim, RMA DIRECTOR
Community & Economic Development Department
Engineering & Survey Services Department
Environmental Health Services Department
Planning Department
Roads Department

January 5, 2010

File: Ridgecrest Solar
Solar Millennium

California Energy Commission
Attn: Eric Solorio
1516 Ninth Street MS-15
Sacramento, California 95814

Bureau of Land Management
California Desert District Office
Attn: Hector Villalobos
c/o Ridgecrest Solar Power Project
22835 Calle San Juan de Los Lagos
Moreno Valley, CA 92553

**RE: Kern County Planning Department Comments and Requests for Conditions
Review of Ridgecrest Solar Power Project (09-AFC-9)**

Dear Mr. Solario and Mr. Villalobos,

The Kern County Planning Department appreciates the participate in the permitting process and to provide comments and request conditions of approval on the application for certification by Beacon Solar, LLC for a proposed 250 MW solar electric generating facility in unincorporated eastern Kern County (Brown Road west of State Route 395) on Bureau of Land Management (BLM) land. The following are staff comments and requests for conditions based on our review of the project materials.

1. Brown Road is designated an arterial roadway by the Kern County General Plan. As such its ultimate width is 110 feet. All structures and any permanent installations shall be set back from the centerline of the road by 55 feet.
2. The Kern County Roads Department provides the following comments:
 - a. All provisions of the attached memo dated October 14, 2009.
 - b. Any improvements, realignments or other alterations to Brown Road shall be as determined by the Roads Department, including the length and design of the acceleration and deceleration lanes discussed in the Project Description.

- c. The applicant shall be required to restore and reconstruct Brown Road to pre-project condition including complete structural sections if damage occurs from project related heavy equipment or vehicles.
3. Any relocation of El Paso Wash or other drainage features should be required to ensure no impacts to the full functioning of Brown Road or aggravate any flooding issues for surrounding properties or the Inyokern Community.
4. The offsite water pipeline referenced in 1.3.6 Land Use appears to contemplate use of the existing ROW on Brown Road. Such ROW is under the jurisdiction of the Kern County Board of Supervisors and requires the processing and approval of a franchise agreement.
5. The analysis fails to discuss the significant impacts on County public services from the introduction of this industrial power plant on BLM land. Section 2.5.5.7 acknowledges the jurisdiction of the Kern County Fire Department but does not include an analysis of the economic impacts. Kern County is very experienced with heavy industry, power plants and internal fire protection control measures. While important, they are not sufficient to protect the employees, traveling public and surrounding potential for wildfire without backup from Kern County Fire Department and other emergency service providers.

No property taxes are provided to Kern County from BLM Land. The US Department of Interiors Payment in Lieu of Taxes (PILT) program provides funding for normal and customary response for fire, emergency response and sheriff for such activities as OHV use, search and rescue and grass fires. Industrial uses were not anticipated and are not included in the minimal amounts provided by PILT. .

The Kern County Board of Supervisors authorized the development of a Capital Improvement Plan (CIP) that would provide information that represents the best current understanding of the new public facilities that will be needed to serve the county's projected development through 2030. The scope of services includes parks, libraries, sheriff (public protection and investigation), fire, animal control, public health, landfill/transfer stations, and general government. Roads and sewer costs and impacts are not part of this program. A CIP was approved by the Board on in 2008 and in March 2009, a Public Facilities Impact Fee Study was reviewed by the Board of Supervisors. A copy of this report has been provided to the CEC Staff. This report includes the fees necessary for residential, commercial and industrial projects, broken down into Mountain, Desert and Valley areas, to ensure that new development pays the capital costs associated with growth. This project as a solar thermal project will have impacts from the categories of countywide public protection, sheriff patrol and investigation and fire protection. The estimated fee was based on the 1440 acres of coverage (\$576.88 per 1000 square feet) as \$ 28,646,937.

Staff is requesting a condition of approval that requires this amount be allocated over 20 years, as a per year fee of \$1,432,346.80 payable to the Kern County Auditor –Controller by April 15 of each calendar year.

If the CEC and BLM decline to require this mitigation, staff will recommend to the Board of Supervisors that the project be excluded from customary and normal services of the County. The BLM will be completely responsible for fire, law enforcement and emergency services response. Any support from the County service providers will become fee based and the applicant be billed for all and all requests for assistance and backup from the BLM to the County. As the BLM services are limited in the Ridgecrest area, the impacts on public services under CEQA and NEPA would have to be considered significant and unmitigated.

6. The following are recommended conditions of approval:
 - a. All necessary building permits must be obtained
 - b. The method of water supply and sewage disposal for any employees shall be as required and approved by the Kern County Environmental Health Services Department.
 - c. Fire flows, access and fire protection facilities shall be as required and approved by the Kern County Fire Department
 - d. The development shall comply with any requirements of the Kern County Air Pollution Control District..
 - e. All exterior lighting shall be directed away from adjacent properties and roads. The lighting standards shall be equipped with glare shields or baffles and shall not exceed 40 feet in height above grade. Light fixtures shall be maintained in sound operating conditions at all times.
 - f. A comprehensive landscaping and irrigation plan shall be approved by the Planning Director in accordance with the requirements of Chapter 19.86 of the Zoning Ordinance. A minimum of 5 % of the developed area shall be landscaped with xeriscape or drought tolerant plantings and continuously maintained in good condition. Landscaping shall be installed or bonded for prior to occupancy of the building or site. Given the remote nature of the project site, as an alternative requirement the project may contribute the equivalent cost of the landscaping to the Kern County Parks and Recreation District, school or other non-profit organization in Kern County.
 - g. All signs shall comply with the signage regulations of the applicable base zone district and with Chapter 19.84 of the Zoning Ordinance.
 - h. All signs shall be approved by the Director of the Kern County Planning Department prior to installation.
 - i. Any area devoted to outside storage shall be treated with a dust binder or other dust control measure, as approved by the Director of the Kern County Planning Department.

Kern County supports all forms of renewable energy if appropriately sited with mitigation that provides protection for existing property owners and Kern County interests. Thank you for your partnership on this opportunity for Kern County to be a part of solar development in California.

Sincerely,



Lorelei H. Oviatt, AICP
Special Projects Division Chief

cc: Ted James, RMA Director (Interim), Planning Director
Supervisor McQuiston
Supervisor Maben
Roads Department
CAO – Adel Klein
Applicant – Solar Millennium LLC