



**RODEO-HERCULES FIRE PROTECTION DISTRICT**  
*1680 REFUGIO VALLEY ROAD, HERCULES, CALIFORNIA 94547*  
*(510) 799-4561 FAX: (510) 799-0395*

**REGULAR BOARD MEETING AGENDA**  
April 10, 2019

7:00 p.m.  
Hercules City Hall  
111 Civic Drive  
Hercules, CA 94547

If any member of the public wishes to speak on any item on the agenda, please complete a speaker card and submit it to the Clerk of the Board. The Rodeo Hercules Fire Protection District ("District"), in complying with the Americans with Disabilities Act ("ADA"), requests individuals who require special accommodations to access, attend, and/or participate in District Board meetings due to a disability, to please contact the District Chief's office at (510) 799-4561, at least 24 hours before the scheduled District Board meeting to ensure that the District may assist you.

1. CALL TO ORDER/ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. ANNOUNCEMENTS
4. PUBLIC COMMUNICATIONS

Public comment on any item of interest to the public that is within the Board's jurisdiction will be heard. The Board may limit comments to no more than 3 minutes per speaker. Public comment will also be allowed on each specific agenda item prior to Board action thereon.

5. CONFIRMATION OF THE AGENDA
6. BOARD CORRESPONDENCE
7. CONSENT CALENDAR

- A. Approval of Meeting Minutes of March 13, 2019 Regular Meeting
- B. Review of Warrants

8. EMPLOYEE SERVICE AWARDS
9. PUBLIC HEARING

This Public Hearing will be conducted as follows:

- (a) Staff Report
- (b) Board asks clarifying questions of staff
- (c) Public hearing opened by Board

- (d) Board takes public testimony
- (e) Board closes public hearing
- (f) Board deliberates/comments
- (g) Board entertains motion to adopt or take other action
- (h) Board Action

- A. Public hearing to consider an increase to the Measure O Parcel Tax based on March 2019 CPI and approve Resolution 2019-06, Adopting Annual Increase in Measure O Parcel Tax

10. MEASURE O OVERSIGHT COMMITTEE (Possible Action Item)

- A. RECEIVE APPLICATION FOR MEASURE O OVERSIGHT COMMITTEE

11. DEVELOPER IMPACT FEES (Possible Action Item)

- A. Resolution 2019-07 Acknowledging the Fire Facilities Impact Fee Update Study

12. FIRE CHIEF REPORT

13. STAFF REPORTS

14. BOARD MEMBER REPORTS

- A. LAFCO

15. AD HOC BOARD COMMITTEE REPORTS

- a. Live Broadcast ad hoc committee (Prather)
- b. Reserve Program ad hoc committee (Prather & Thorpe)
- c. Proposition 172 ad hoc committee (Gabriel)
- d. Budget ad hoc committee (Covington and Hill)

16. LOCAL 1230 CORRESPONDENCE

17. REQUESTS FOR FUTURE AGENDA ITEMS

18. ADJOURNMENT

I hereby certify that this agenda in its entirety was posted on April 5, 2019 at the Hercules Fire Station, 1680 Refugio Valley Road, Hercules, CA, the Rodeo Fire Station, 326 Third Street, Rodeo, CA, on the District's website at [www.rhfd.org](http://www.rhfd.org) and telecopied to the West County Times.



Kimberly Corcoran, Board Clerk  
3211668.1



**RODEO-HERCULES FIRE PROTECTION DISTRICT**  
*1680 REFUGIO VALLEY ROAD, HERCULES, CALIFORNIA 94547*  
*(510) 799-4561 FAX: (510) 799-0395*

**BOARD MEETING MINUTES**  
March 13, 2019

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**1. CALL TO ORDER/ROLL CALL**

Directors Present: Covington, Gabriel, Hill, Thorpe, Prather

Directors Absent: None

**2. PLEDGE OF ALLEGIANCE**

**3. DISTRICT REORGANIZATION**

Director Prather sworn in.

**4. ANNOUNCEMENTS**

Counsel reports closed session items.

**5. CONFIRMATION OF THE AGENDA**

**6. ADJOURN TO CLOSED SESSION/RETURN TO OPEN SESSION**

Action: Unanimous vote to read the following into the record:

Dear Ms. Corcoran:

Please allow this to serve as the Rodeo-Hercules Fire Protection District's Board of Director's ("Board's") letter acknowledging the conclusion of the Board's investigation of your complaint against former Director Ernest Wheeler.

On June 13, 2018, the Board received your formal written complaint against former Director Wheeler. The Board reviewed the complaint and took immediate action. Outside counsel and investigators from Command Consulting & Investigations were retained to conduct an administrative/internal affairs investigation. In January 2019, investigators Bill Cogbill and Paul Henry completed the investigation and submitted the final Internal Investigation Report to the Board. The current Board of Directors has taken note of former Director Wheeler's prolonged refusal to cooperate with the investigation.

The Board has informed you of the results of the investigation. Now that the investigation has concluded, the Board wanted you to know that it sincerely regrets that you had to experience this difficult situation, and acknowledges that the Director Wheeler's behavior directed towards you violated Board

Policies, it was unwarranted, and will not be tolerated in the future. The Board values and appreciates your hard work and looks forward to continuing its working relationship with you well into the future. Please do not hesitate to contact us with any questions or concerns.

Very truly yours,

Board of Directors.

**7. DISCUSSION AND POSSIBLE ACTION ITEM: REVIEW AND APPROVE FIRE CHIEF CONTRACT (01:57)**

Recommendation pursuant to Board discussion was to approve Fire Chief's contract with some edits.

Director Covington made motion to approve Chief's contract subject to approval as to form, seconded by Director Hill. Motion passed 4-0.

**ROLL CALL VOTE**

Thorpe:	Yes
Hill	Yes
Prather:	No
Covington:	Yes
Gabriel:	Yes

**8. BADGE PINNING CEREMONY (08:22)**

Chief Craig sworn in and received Fire Chief Badge.

**9. EMPLOYEE SERVICE AWARDS (14:21)**

**10. PUBLIC COMMUNICATIONS**

None.

**11. BOARD CORRESPONDENCE (01:10)**

One letter from City of Hercules.

**12. CONSENT CALENDAR (01:35)**

Director Hill makes motion to approve February 13, 2019 meeting minutes, seconded by Director Covington. Motion passes 4 ayes, 1 abstention.

**13. 2017-18 AUDIT(04:08)**

Harshwal and Company presented their findings regarding 2017-18 Audit report.

Director Hill made motion to receive audit, seconded by Director Gabriel. Motion passed 4 ayes, 1 abstention.

Director Hill made a motion to receive Measure O audit, seconded by Director Covington.  
Motion passed 5-0.

#### **14. DISCUSSION AND POSSIBLE ACTION: Measure O Oversight Committee (21:23)**

##### **Public Comment: Wing Lok**

Discussion to remove provision requiring a member to be a member of a bona fide tax payer association.

Director Hill made a motion to approve Resolution 2019-5, including bylaws with edits discussed, seconded by Director Thorpe. Motion passed 4-1.

##### **ROLL CALL VOTE**

Thorpe:	Yes
Hill	Yes
Prather:	No
Covington:	Yes
Gabriel:	Yes

Director Prather made motion to appoint three applicants to Oversight Committee, seconded by Director Thorpe. Motion passed 5-0.

##### **ROLL CALL VOTE**

Thorpe:	Yes
Hill	Yes
Prather:	Yes
Covington:	Yes
Gabriel:	Yes

#### **15. FIRE CHIEF REPORT (43:01)**

#### **16. STAFF REPORTS (52:49)**

Motion by Director Covington to accept changes to Bulletin no. 1, seconded by Director Hill.  
Motion passed 5-0.

##### **ROLL CALL VOTE**

Thorpe:	Yes
Hill	Yes
Prather:	Yes
Covington:	Yes
Gabriel:	Yes

Motion by Director Hill to approve Resolution 2019-03 with the provision of discussion at board retreat, seconded by Director Covington. Motion passed 5-0.

##### **ROLL CALL VOTE**

Thorpe:	Yes
Hill	Yes

Prather: Yes  
Covington: Yes  
Gabriel: Yes

**17. BOARD MEMBER REPORTS (1:06:13)**

None.

**18. AD HOC BOARD COMMITTEE REPORTS (1:10:00)**

- a. Live Broadcast ad hoc committee (Prather)-to send information to Board.
- b. Reserve Program ad hoc committee (Prather & Thorpe)-none
- c. Proposition 172 ad hoc committee (Gabriel)-none
- d. Budget ad hoc committee (Covington and Hill)-none

**19. LOCAL 1230 CORRESPONDENCE (1:11:22)**

Comments from Jerry Short.

**20. REQUESTS FOR FUTURE AGENDA ITEMS (1:11:46)**

Agenda planning

**21. ADJOURNMENT (1:15:05)**

Meeting adjourned at 9:09 p.m.

Audio from this board meeting can be heard at [www.rhfd.org](http://www.rhfd.org):  
Number in parenthesis is time stamp on audio where agenda item begins.

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Board Secretary

# Rodeo Hercules Fire Protection District

## Transaction List by Date

March 2019				
Date	Name	Memo	Account	Amount
03/01/2019	American Messaging	March 2019	2110 · COMMUNICATIONS	26.06
03/01/2019	Health Care Dental	March 2019	1060 · EMPLOYEE GROUP INSURANCE	3,076.45
03/06/2019	U. S. Bank Corporate payment	Comcast-Station 75 February 2019	2110 · COMMUNICATIONS	234.11
03/06/2019	U. S. Bank Corporate payment	Comcast-Station 76 February 2019	2110 · COMMUNICATIONS	276.82
03/06/2019	U. S. Bank Corporate payment	Comcast-Station 76 01/23/19-02/22/19 Internet	2110 · COMMUNICATIONS	148.33
03/06/2019	U. S. Bank Corporate payment	Comcast-Station 75 01/25/19-02/24/19 Internet	2110 · COMMUNICATIONS	148.25
03/06/2019	U. S. Bank Corporate payment	FDAC Conference Registration	2477 · ED SUPPLIES AND COURSES	490.00
03/06/2019	U. S. Bank Corporate payment	FSP Books & Videos	2477 · ED SUPPLIES AND COURSES	61.91
03/06/2019	U. S. Bank Corporate payment	Comcast-Station 76 02/13-03/12 Classroom	2110 · COMMUNICATIONS	128.38
03/06/2019	U. S. Bank Corporate payment	Staples	2100 · OFFICE EXPENSE	160.61
03/06/2019	U. S. Bank Corporate payment	USPS Shipping	2100 · OFFICE EXPENSE	16.10
03/06/2019	U. S. Bank Corporate payment	Home Depot	2100 · OFFICE EXPENSE	25.10
03/06/2019	U. S. Bank Corporate payment	amazon.com	2100 · OFFICE EXPENSE	205.73
03/06/2019	U. S. Bank Corporate payment	Fireline Shields	2474 · FIRE FIGHTING SUPPLIES	300.00
03/06/2019	U. S. Bank Corporate payment	Pitney bowes-postage meter ink	2100 · OFFICE EXPENSE	87.80
03/06/2019	U. S. Bank Corporate payment	Fastrak	2303 · OTHER TRAVEL EMPLOYEES	80.00
03/06/2019	U. S. Bank Corporate payment	USPS Shipping	2100 · OFFICE EXPENSE	28.70
03/06/2019	U. S. Bank Corporate payment	Barry Evans Studio	2479 · OTHER SPECIAL DEPARTMENTAL EXP	136.56
03/06/2019	U. S. Bank Corporate payment	amazon.com	2479 · OTHER SPECIAL DEPARTMENTAL EXP	17.27
03/06/2019	U. S. Bank Corporate payment	Michaels-frames	2170 · HOUSEHOLD EXPENSE	65.25
03/06/2019	U. S. Bank Corporate payment	Office City	2100 · OFFICE EXPENSE	91.76
03/06/2019	U. S. Bank Corporate payment	Home Depot	2281 · MAINTENANCE-BLDGS AND GROUNDS	23.86
03/06/2019	U. S. Bank Corporate payment	Bayfront Chamber	2200 · MEMBERSHIPS	200.00
03/06/2019	U. S. Bank Corporate payment	GLT Signs-Maps	2100 · OFFICE EXPENSE	375.01
03/06/2019	U. S. Bank Corporate payment	Unique Printing-Prehospital Care Worksheets	2100 · OFFICE EXPENSE	333.98
03/06/2019	U. S. Bank Corporate payment	amazon	2100 · OFFICE EXPENSE	29.99
03/06/2019	U. S. Bank Corporate payment	Rock n Rescue: water rescue system	2474 · FIRE FIGHTING SUPPLIES	403.00
03/06/2019	U. S. Bank Corporate payment	Parcelquest	2102 · BOOKS, PERIODICALS, SUBSCRIPTIO	99.95
03/06/2019	U. S. Bank Corporate payment	Readyrefresh-drinking water	2150 · FOOD	44.39
03/06/2019	U. S. Bank Corporate payment	amazon	2100 · OFFICE EXPENSE	211.73
03/06/2019	U. S. Bank Corporate payment	Zoro Tools-flotation device	2474 · FIRE FIGHTING SUPPLIES	138.97
03/06/2019	U. S. Bank Corporate payment	amazon	2100 · OFFICE EXPENSE	73.70

# Rodeo Hercules Fire Protection District

## Transaction List by Date

**March 2019**

03/06/2019	Entenmann-Rovin Co.	Service Name Tags	2479 · OTHER SPECIAL DEPARTMENTAL EXP	197.90
03/06/2019	American River Benefit Administrators	Life Insurance	1060 · EMPLOYEE GROUP INSURANCE	565.44
03/06/2019	Napa Valley Petroleum, Inc.	Fuel	2272 · CENTRAL GARAGE GASOLINE/OIL	2,361.55
03/07/2019	1011	4850 Reimbursement	1011 · PERMANENT SALARIES	-1,898.46
03/07/2019	CAL OES	Pre-position Reimb.	1014 · OVERTIME	-7,074.68
03/07/2019	CAL OES	Pre-position Reimb.	1014 · OVERTIME	-5,846.72
03/07/2019	██████████.	Kaiser Reimb.	1061 · RETIREE HEALTH INSURANCE	-254.85
03/07/2019	1011	4850 Reimb.	1011 · PERMANENT SALARIES	-1,898.46
03/07/2019	██████████	kaiser Reimb.	1060 · EMPLOYEE GROUP INSURANCE	-373.43
03/07/2019	Kaiser Reimb.	kaiser reimb.	1060 · EMPLOYEE GROUP INSURANCE	-33.20
03/07/2019	██████████	Kaiser Reimb.	1060 · EMPLOYEE GROUP INSURANCE	-346.58
03/07/2019	1011	4850 Reimb.	1011 · PERMANENT SALARIES	-6,651.00
03/07/2019	1011	4850 Reimb.	1011 · PERMANENT SALARIES	-1,898.46
03/07/2019	Health Care Dental	February 2019	1060 · EMPLOYEE GROUP INSURANCE	2,925.15
03/07/2019	Furber Saw Shop	Chain cutters	2270 · MAINTENANCE -EQUIPMENT	329.35
03/07/2019	Astral Communications	Modems and Atennas for E75A, Pickup 76, Expr	2276 · Maintenance-Radio & Electronics	3,450.00
03/10/2019	VERIZON WIRELESS	02/11-03/10	2110 · COMMUNICATIONS	19.06
03/11/2019	Red Cloud	Motorola Preventative Maintenance	2276 · Maintenance-Radio & Electronics	400.00
03/11/2019	Red Cloud	Motorola Preventative Maintenance	2276 · Maintenance-Radio & Electronics	450.00
03/11/2019	VALLEJO FIRE EXTINGUISHER	Hydro Testing	2270 · MAINTENANCE -EQUIPMENT	221.65
03/13/2019	P.G. & E.	Station 76-02/08-03/11	2120 · UTILITIES	270.74
03/14/2019	J. W. Enterprises	03/14-04/10/19	2281 · MAINTENANCE-BLDGS AND GROUNDS	109.00
03/14/2019	P.G. & E.	Station 75-02/11-03/12	2120 · UTILITIES	19.71
03/15/2019	BAY ALARM COMPANY	Station 75-04/01/19-07/01/19	2120 · UTILITIES	180.75
03/15/2019	BAY ALARM COMPANY	Station 76-04/01/19-07/01/19	2120 · UTILITIES	120.00
03/15/2019	Red Cloud	Motorola battery replacements	2276 · Maintenance-Radio & Electronics	1,247.58
03/19/2019	Boundtree Medical	Medical Supplies	2140 · MEDICAL & LAB SUPPLIES	44.12
03/19/2019	P.G. & E.	Station 75-02/12-03/13	2120 · UTILITIES	20.28
03/20/2019	Bertrand, Fox, Elliot, Osman & Wenzel	January 2019	2310-01 · LEGAL SERVICES-OTHER	349.92
03/20/2019	Health Care Dental	April 2019	1060 · EMPLOYEE GROUP INSURANCE	3,071.41
03/20/2019	Meyers Nave	February 2019	2310-00 · LEGAL SERVICES-GENERAL	4,536.70
03/21/2019	VERIZON WIRELESS	02/22-03/21	2110 · COMMUNICATIONS	825.49
03/22/2019	Bay Area Air Quality Management	Permit	2477 · ED SUPPLIES AND COURSES	342.00
03/25/2019	ATT/SBC	03/25-04/24 Station 75	2110 · COMMUNICATIONS	1,056.96



# Rodeo Hercules Fire Protection District

## Transaction List by Date

March 2019

03/25/2019	ATT/SBC	03/25-04/24 Station 76	2110 · COMMUNICATIONS	399.17
03/25/2019	Pitney Bowes Purchase Power	Postage	2103 · POSTAGE	5.26
03/26/2019	ORKIN PEST CONTROL	Station 76	2281 · MAINTENANCE-BLDGS AND GROUNDS	126.88
03/26/2019	P.G. & E.	Station 75- 02/23-03/25	2120 · UTILITIES	164.55
03/26/2019	Sprint	03/23-04/22	2110 · COMMUNICATIONS	362.12
03/27/2019	Napa Valley Petroleum, Inc.	Diesel Fuel	2272 · CENTRAL GARAGE GASOLINE/OIL	1,637.96
03/29/2019	Mark Pedroia	March 2019	2310-07 · FIRE INSPECTIONS SERVICES	161.54
03/29/2019	Red Cloud	Motorola-Preventative Maintenance	2276 · Maintenance-Radio & Electronics	450.00

# **RODEO-HERCULES FIRE PROTECTION DISTRICT**

## **MEMORANDUM**

**Date:** April 10, 2019

**To:** Board of Directors

**From:** Bryan Craig, Fire Chief

**Subject:** Resolution 2019-06, Adopt the Annual Increase in the Measure O Parcel Tax

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### **RECOMMENDATION**

The Board of Directors of the Rodeo Hercules Fire District should approve a Resolution declaring the intention to continue the levy of the Special Tax Funding Measure and provide for notice of a public hearing on April 10, 2019 for the Rodeo - Hercules Fire Protection District, and Emergency Response Services Assessment. Furthermore, Staff recommends to the Board of Directors to adjust the current Special Tax by the 2018 Consumer Price Index.

### **BACKGROUND**

In 2016, after gaining ballot support, the Fire Protection and Emergency Response Services Special Tax Funding Replacement Measure was established to finance fire protection and emergency services in the Rodeo – Hercules Fire Protection District.

- Election Conducted: November 2016.
- Ballot Results: 78% of the weighted returned ballots were in support of the proposed Tax Measure.
- Fiscal Year 2017-18 Approved Rate: \$216.00 per non-except parcel, and the inclusion of a Senior Exemption.
- Fiscal Year 2018-19 Approved Rate: \$216.00 per non-except parcel, and the inclusion of a Senior Exemption.
- Annual CPI: In each subsequent year, if approved by the District Board of Directors, the maximum assessment increases by the annual change in the Consumer Price Index, not to exceed 3% per year. The change in the CPI in 2018 was 3.5%.
- Senior Exemptions: For the fiscal year 2018/19, 345 senior exemptions were received by the District totaling \$74,520, at the rate of \$216 per parcel.

### **RESULT OF PROPOSED ACTION**

The Rodeo – Hercules Fire District Board of Directors will declare its intention to continue to levy the parcel tax for fiscal year 2019-20 and adjust that amount by the maximum allowable CPI of 3%. Through this action, the Board will instruct District Staff to report their passing of Resolution 2019-06 to the Contra Costa County Tax Collector's Office for fiscal year 2019-20.

## **FISCAL IMPACT**

The proposed rate change for the Fire Protection and Emergency Response Services Special Tax for fiscal year 2019-20 would be \$222.00 per parcel. The total amount of revenue that would be generated by the assessments in fiscal year 2019-20 is approximately \$2,549,448 less 327 senior exemptions, leaving a balance of \$2,476,854.

## **RECOMMENDATION**

Approve the Resolution declaring the continuance of the Special Tax funding replacement measure for Fiscal Year 2018-19, and adjust said funding measure by the allowable annual CPI of 3%, Providing for Notice of Public Hearing, on April 10, 2019 for the Rodeo Hercules Fire Protection District.

## **ATTACHED:**

Resolution 2019-06

Consumer Price Index, February 2019

## **RESOLUTION NO. 2019-06**

### **RESOLUTION OF THE RODEO-HERCULES FIRE PROTECTION DISTRICT BOARD OF DIRECTORS ADOPTING THE ANNUAL INCREASE IN THE MEASURE O PARCEL TAX RECITALS**

WHEREAS, at the November 8, 2016 general election, the voters of the Rodeo-Hercules Fire Protection District adopted Ordinance No. 2016-1 ("Measure O"), authorizing the levy of a special tax measure to finance fire protection and emergency services; and

WHEREAS, the tax imposed by Measure O for the 2017-2018 fiscal year was two hundred sixteen dollars (\$216) per parcel of real property within the District (the "Tax"); and

WHEREAS, the provisions of Measure O provide that the amount of the Tax shall increase each fiscal year by the lesser of three percent (3%) or the annual change in the Consumer Price Index for All Consumers for the San-Francisco - Oakland - San Jose area published by the United States Department of Labor; and

WHEREAS, in accordance with the provisions of Measure O, the District is proposing a three percent (3%) increase in the Tax for the 2019-20 fiscal year; and

WHEREAS, the Board of Directors considered the proposed annual increase in the Tax at a duly noticed public hearing, at which time all interested persons had the opportunity to be heard; and

WHEREAS, the Board of Directors desires to increase the amount of the Tax by three percent (3%), to two hundred twenty-two dollars (\$222) per parcel.

NOW, THEREFORE, the Board of Directors of the Rodeo Hercules Fire Protection District does hereby RESOLVE as follows:

1. The amount of the special tax levied by the District pursuant to Ordinance No. 2016-1, also known as Measure O, shall be two hundred-twenty two dollars (\$222) per parcel for the fiscal year beginning July 1, 2019 and ending June 30, 2020.
2. In accordance with the requirements of Measure O, this special tax shall be collected in the same manner, on the same dates, and shall be subject to the same penalties and interest as other charges and taxes fixed and collected by the County of Contra Costa on behalf of the Rodeo Hercules Fire Protection District.

3. The Fire Chief is authorized and directed to take such action as is necessary to carry out this resolution.

PASSED AND ADOPTED THIS 10<sup>th</sup> day of April 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENSIONS:

BOARD OF DIRECTORS OF THE  
RODEO HERCULES FIRE PROTECTION DISTRICT

By: \_\_\_\_\_  
Chairman of the Rodeo-Hercules Fire Protection District

Attest:

\_\_\_\_\_  
Clerk of the Board of the  
Rodeo Hercules Fire Protection District



**For Release: Tuesday, March 12, 2019**

**19-365-SAN**

WESTERN INFORMATION OFFICE: San Francisco, Calif.

Technical information: (415) 625-2270 BLSinfoSF@bls.gov www.bls.gov/regions/west

Media contact: (415) 625-2270

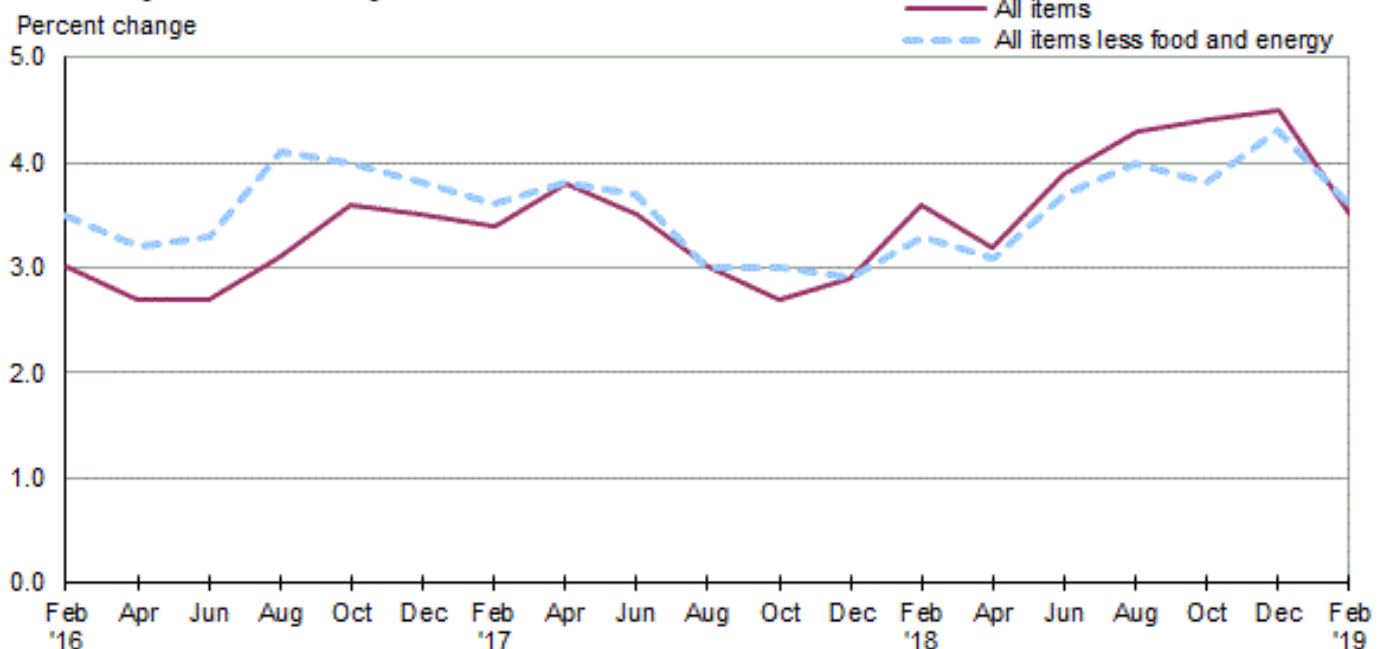
## Consumer Price Index, San Francisco Area — February 2019

**Area prices were up 0.5 percent over the past two months, up 3.5 percent from a year ago**

Prices in the San Francisco area, as measured by the Consumer Price Index for All Urban Consumers (CPI-U), advanced 0.5 percent for the two months ending in February 2019, the U.S. Bureau of Labor Statistics reported today. (See [table A](#).) Assistant Commissioner for Regional Operations Richard Holden noted that the February increase was influenced by higher prices for apparel and shelter. (Data in this report are not seasonally adjusted. Accordingly, month-to-month changes may reflect seasonal influences.)

Over the last 12 months, the CPI-U increased 3.5 percent. (See [chart 1](#) and [table A](#).) Energy prices advanced 0.7 percent, largely the result of an increase in the price of gasoline. The index for all items less food and energy advanced 3.6 percent over the year. (See [table 1](#).)

**Chart 1. Over-the-year percent change in CPI-U, San Francisco-Oakland-Hayward, CA, February 2016–February 2019**



Source: U.S. Bureau of Labor Statistics.

### Food

Food prices increased 1.1 percent for the two months ending in February. (See [table 1](#).) Prices for food away from home rose 1.4 percent, and prices for food at home increased 0.7 percent for the same period.

Over the year, food prices advanced 3.9 percent. Prices for food away from home rose 6.7 percent since a year ago, and prices for food at home advanced 0.8 percent.

### Energy

The energy index decreased 3.0 percent for the two months ending in February. The decrease was mainly due to lower prices for gasoline (-5.1 percent). Prices for electricity declined 1.2 percent, but prices for natural gas service advanced 7.0 percent for the same period.

Energy prices advanced 0.7 percent over the year, largely due to higher prices for gasoline (0.9 percent). Prices paid for electricity rose 0.6 percent, but prices for natural gas service decreased 1.2 percent during the past year.

### All items less food and energy

The index for all items less food and energy advanced 0.6 percent in the latest two-month period. Higher prices for apparel (6.4 percent), recreation (1.9 percent), and shelter (0.4 percent) were partially offset by a price decline for medical care (-3.8 percent).

Over the year, the index for all items less food and energy advanced 3.6 percent. Components contributing to the increase included education and communication (6.5 percent) and shelter (3.5 percent). Partly offsetting the increases was a price decline in new and used motor vehicles (-0.9 percent).

**Table A. San Francisco-Oakland-Hayward, CA, CPI-U 2-month and 12-month percent changes, all items index, not seasonally adjusted**

Month	2015		2016		2017		2018		2019	
	2-month	12-month	2-month	12-month	2-month	12-month	2-month	12-month	2-month	12-month
February .....	1.0	2.5	0.9	3.0	0.8	3.4	1.4	3.6	0.5	3.5
April .....	1.1	2.4	0.7	2.7	1.1	3.8	0.8	3.2		
June .....	0.6	2.3	0.6	2.7	0.3	3.5	0.9	3.9		
August .....	0.3	2.6	0.7	3.1	0.2	3.0	0.6	4.3		
October .....	0.4	2.6	0.9	3.6	0.6	2.7	0.7	4.4		
December .....	-0.3	3.2	-0.3	3.5	-0.1	2.9	0.1	4.5		

**The April 2019 Consumer Price Index for the San Francisco-Oakland-Hayward area is scheduled to be released on May 10, 2019.**

### Consumer Price Index Geographic Revision for 2018

In January 2018, BLS introduced a new geographic area sample for the Consumer Price Index (CPI). As part of the new sample, the index for this area was renamed. Additional information on the geographic revision is available at: [www.bls.gov/cpi/additional-resources/geographic-revision-2018.htm](http://www.bls.gov/cpi/additional-resources/geographic-revision-2018.htm).

## Technical Note

The Consumer Price Index (CPI) is a measure of the average change in prices over time in a fixed market basket of goods and services. The Bureau of Labor Statistics publishes CPIs for two population groups: (1) a CPI for All Urban Consumers (CPI-U) which covers approximately 94 percent of the total population and (2) a CPI for Urban Wage Earners and Clerical Workers (CPI-W) which covers 28 percent of the total population. The CPI-U includes, in addition to wage earners and clerical workers, groups such as professional, managerial, and technical workers, the self-employed, short-term workers, the unemployed, and retirees and others not in the labor force.

The CPI is based on prices of food, clothing, shelter, and fuels, transportation fares, charges for doctors' and dentists' services, drugs, and the other goods and services that people buy for day-to-day living. Each month, prices are collected in 75 urban areas across the country from about 5,000 housing units and approximately 22,000 retail establishments--department stores, supermarkets, hospitals, filling stations, and other types of stores and service establishments. All taxes directly associated with the purchase and use of items are included in the index.

The index measures price changes from a designated reference date (1982-84) that equals 100.0. An increase of 16.5 percent, for example, is shown as 116.5. This change can also be expressed in dollars as follows: the price of a base period "market basket" of goods and services in the CPI has risen from \$10 in 1982-84 to \$11.65. For further details see the CPI home page on the Internet at [www.bls.gov/cpi](http://www.bls.gov/cpi) and the BLS Handbook of Methods, Chapter 17, The Consumer Price Index, available on the Internet at [www.bls.gov/opub/hom/homch17\\_a.htm](http://www.bls.gov/opub/hom/homch17_a.htm).

In calculating the index, price changes for the various items in each location are averaged together with weights that represent their importance in the spending of the appropriate population group. Local data are then combined to obtain a U.S. city average. Because the sample size of a local area is smaller, the local area index is subject to substantially more sampling and other measurement error than the national index. In addition, local indexes are not adjusted for seasonal influences. As a result, local area indexes show greater volatility than the national index, although their long-term trends are quite similar. **NOTE: Area indexes do not measure differences in the level of prices between cities; they only measure the average change in prices for each area since the base period.**

The San Francisco-Oakland-Hayward, CA. metropolitan area covered in this release is comprised of Alameda, Contra Costa, Marin, San Francisco, San Mateo Counties in the State of California.

Information in this release will be made available to sensory impaired individuals upon request. Voice phone: (202) 691-5200; Federal Relay Service: (800) 877-8339.



**Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes and percent changes for selected periods San Francisco-Oakland-Hayward, CA (1982-84=100 unless otherwise noted)**

Item and Group	Indexes			Percent change from-		
	Dec. 2018	Jan. 2019	Feb. 2019	Feb. 2018	Dec. 2018	Jan. 2019
<b>Expenditure category</b>						
All items.....	289.896	-	291.227	3.5	0.5	-
All items (1967=100) .....	891.220	-	895.314	-	-	-
Food and beverages .....	284.738	-	287.162	4.9	0.9	-
Food .....	280.928	-	283.969	3.9	1.1	-
Food at home .....	252.572	253.745	254.276	0.8	0.7	0.2
Cereals and bakery products .....	259.573	-	252.076	-2.0	-2.9	-
Meats, poultry, fish, and eggs.....	252.699	-	246.686	-0.6	-2.4	-
Dairy and related products .....	268.208	-	269.671	1.1	0.5	-
Fruits and vegetables.....	333.244	-	345.352	3.8	3.6	-
Nonalcoholic beverages and beverage materials(1) .....	204.276	-	209.346	1.6	2.5	-
Other food at home .....	217.463	-	222.216	0.7	2.2	-
Food away from home.....	314.197	-	318.676	6.7	1.4	-
Food away from home.....	314.197	-	318.676	6.7	1.4	-
Alcoholic beverages .....	325.126	-	322.434	12.4	-0.8	-
Housing .....	341.516	-	342.944	3.4	0.4	-
Shelter .....	391.230	391.167	392.626	3.5	0.4	0.4
Rent of primary residence(2).....	448.211	449.498	450.694	4.6	0.6	0.3
Owners' equiv. rent of residences(2)(3).....	419.577	420.800	421.095	3.0	0.4	0.1
Owners' equiv. rent of primary residence(1)(2) .....	419.577	420.800	421.095	3.0	0.4	0.1
Fuels and utilities.....	390.207	-	397.908	2.2	2.0	-
Household energy .....	337.844	338.497	340.206	0.2	0.7	0.5
Energy services(2) .....	338.773	339.597	341.065	0.2	0.7	0.4
Electricity(2).....	369.436	364.867	364.867	0.6	-1.2	0.0
Utility (piped) gas service(2).....	259.550	272.912	277.765	-1.2	7.0	1.8
Household furnishings and operations.....	138.759	-	138.669	2.6	-0.1	-
Apparel .....	110.047	-	117.077	3.0	6.4	-
Transportation .....	201.838	-	202.749	1.2	0.5	-
Private transportation .....	197.635	-	196.577	1.9	-0.5	-
New and used motor vehicles(4).....	95.300	-	95.322	-0.9	0.0	-
New vehicles(1).....	161.607	-	164.164	2.4	1.6	-
Used cars and trucks(1) .....	250.679	-	252.079	0.5	0.6	-
Motor fuel .....	264.929	255.355	251.375	1.0	-5.1	-1.6
Gasoline (all types).....	263.834	254.283	250.294	0.9	-5.1	-1.6
Gasoline, unleaded regular(4).....	263.942	254.311	250.511	0.9	-5.1	-1.5
Gasoline, unleaded midgrade(4) (5) .....	247.683	239.265	232.890	0.7	-6.0	-2.7
Gasoline, unleaded premium(4)....	249.821	241.076	236.797	0.9	-5.2	-1.8
Motor vehicle insurance(1).....	516.426	-	516.426	3.8	0.0	-
Medical care .....	539.595	-	519.339	3.8	-3.8	-
Recreation(6).....	115.799	-	117.960	1.8	1.9	-
Education and communication(6).....	151.296	-	152.196	6.5	0.6	-
Tuition, other school fees, and child care(1) .....	1,833.234	-	1,833.255	11.1	0.0	-
Other goods and services .....	495.570	-	500.106	5.7	0.9	-
<b>Commodity and service group</b>						
All items.....	289.896	-	291.227	3.5	0.5	-
Commodities .....	191.661	-	193.224	3.2	0.8	-
Commodities less food & beverages.....	141.767	-	142.875	1.7	0.8	-
Nondurables less food & beverages ....	187.026	-	188.183	1.2	0.6	-
Durables .....	98.166	-	99.201	2.7	1.1	-

Note: See footnotes at end of table.

**Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes and percent changes for selected periods San Francisco-Oakland-Hayward, CA (1982-84=100 unless otherwise noted) - Continued**

Item and Group	Indexes			Percent change from-		
	Dec. 2018	Jan. 2019	Feb. 2019	Feb. 2018	Dec. 2018	Jan. 2019
Services.....	371.674	-	372.829	3.6	0.3	-
<b>Special aggregate indexes</b>						
All items less medical care .....	279.731	-	281.912	3.5	0.8	-
All items less shelter.....	247.939	-	249.269	3.5	0.5	-
Commodities less food .....	149.605	-	150.524	2.7	0.6	-
Nondurables .....	237.175	-	238.975	3.4	0.8	-
Nondurables less food.....	197.930	-	198.709	2.7	0.4	-
Services less rent of shelter(3).....	363.173	-	364.031	3.8	0.2	-
Services less medical care services.....	360.883	-	363.563	3.5	0.7	-
Energy .....	297.690	291.061	288.767	0.7	-3.0	-0.8
All items less energy .....	293.036	-	294.874	3.7	0.6	-
All items less food and energy .....	295.751	-	297.400	3.6	0.6	-

**Footnotes**

(1) Indexes on a December 1977=100 base.

(2) This index series was calculated using a Laspeyres estimator. All other item stratum index series were calculated using a geometric means estimator.

(3) Indexes on a December 1982=100 base.

(4) Special index based on a substantially smaller sample.

(5) Indexes on a December 1993=100 base.

(6) Indexes on a December 1997=100 base.

- Data not available

NOTE: Index applies to a month as a whole, not to any specific date.



## RODEO-HERCULES FIRE PROTECTION DISTRICT

### MEASURE O OVERSIGHT COMMITTEE MEMBERSHIP APPLICATION

#### COMMITTEE'S PURPOSE

The purpose of the Measure O Oversight Committee is to receive, review, and advise the Board upon the Annual Report.

#### APPLICATION INSTRUCTIONS

Please complete and submit this Membership Application with a current resume and a personal statement why you want to serve on the Oversight Committee and what special areas of expertise or experience you think would be helpful to the Committee. Please submit Membership Application and supporting documents to: Clerk of the Board, Kimberly Corcoran, Rodeo Hercules Fire Protection District, 1680 Refugio Valley Road, Hercules, CA 94547.

Name <i>ANTON JUNGHER</i>	Home Address <i>121 ASH COURT Hercules CA 94547</i>
Home Phone <i>None</i>	Mobile Phone <i>510.697.7212</i>
Email <i>A.Jungher@adl.com</i>	

GENERAL MEMBERSHIP REQUIREMENTS	YES	NO
Do you live within the boundaries of RHFPD?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are you an elected official?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are you an employee or official of RHFPD? (No employee or official shall be appointed to the Oversight Committee)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are you a vendor, contractor or consultant of the RHFPD?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Can you serve a minimum of a two year term?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Can you attend meetings that occur within the District?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Do you know of any reason such a potential conflict of interest, which would adversely affect your ability to serve on the Oversight Committee?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### SIGNATURE OF APPLICANT

By signature, the Membership Application answers, current resume, including experience, how you feel you would contribute to the Oversight Committee and personal statement are true and complete to the best of my knowledge.

NAME: *ANTON JUNGHER*

SIGNATURE: *Anton Jungher*

DATE: *3.16.19*

121 Ash Court  
Hercules, CA 94547

Fax 510.799.1141  
Cell 510.697.7212  
Jungherr3@aol.com

## Anton Jungherr

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### Education

Columbia University, New York, NY

**M. Ed, Educational Administration**

Syracuse University, Syracuse, NY

**M.P.A., Public Administration**

University of Connecticut, Storrs, CT

**BS, Business Administration**

### Professional experience

2013 to June 2014 Making Waves Academy (charter), Richmond, CA

**Senior Consultant**

2007 - 2013 Making Waves Academy, (charter), Richmond, CA

**Business Manager (Founding)**

2001 - 2006 Making Waves Education Program, Richmond, CA

**Chief Financial Officer**

1994-2001 Jungherr Enterprises, Hercules, CA

**President/Owner**

1988-1993 Berkeley Unified School District, Berkeley, CA

**Associate Superintendent (Business)**

1981-87 Income Tax/Accounting Service, San Francisco, CA

**President/Owner**

1975-80 San Francisco Unified School District, San Francisco, CA

**Deputy Superintendent/Business Manager**

1973-75 Yonkers School District, Yonkers, NY

**Deputy Superintendent (Business)**

1971-73 City of Newark, NJ

**Director of Finance**

1965-71 Pearl River School District, Pearl River, NY

**Assistant Superintendent (Business)**

1961-65 Anchorage Public Schools/City of Anchorage, Anchorage, AK

**Controller**

1958-61 City of Lake Forest, IL

**Assistant City Manager/City Clerk**

### Publications

*Operational PPBS\* for Education: A Practical Approach to Effective Decision Making*, Harper & Row, New York, 1971 (\*Planning, Programming, Budgeting System)

### Credentials

New York State: School Superintendent, School Administrator and Supervisor and Teacher (Accounting and Business Practices)

State of California: Educational Administration

### Recognition and Awards

Louisville Award, Municipal Finance Officers Association



**Anton Jungherr**

121 Ash Court  
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jungherr3@aol.com

## **Volunteer Activities**

### **Faithful Fools Street Ministry, San Francisco, CA**

Chancellor of the Exchequer Emeritus. Formerly Board of Directors 1999-2017, Chief Financial Officer, Corporate Secretary, Member Finance Committee

### **West Contra Costa Unified School District, Citizens' Bond Oversight Committee**

Member, Audit Subcommittee Member, Annual Report Subcommittee Member, Bylaws Subcommittee Member. Formerly Member 2004-2006, 2009-2011, 2015-current, Secretary, Executive Director

### **California League of Bond Oversight Committees**

Board of Directors and Co-Founder. 2008-2018. Secretary, Treasurer, Executive Director.

### **Alum Rock Union Elementary School District**

At the request of the Santa Clara County Office I provided consulting service to the CBOC and assisted them to approve new bylaws that made them a functional and independent CBOC.

### **Contra Costa Taxpayers Association**

Member. Formerly Board of Directors

### **City of Hercules**

Finance Commission  
Education Commission

**Anton Jungherr**  
121 Ash Court, Hercules, CA 94547  
510.697.7212 cell  
[ajungherr@aol.com](mailto:ajungherr@aol.com) email

March 16, 2019

**Personal Statement**  
**In Support of RHFD Measure O Oversight Committee**  
**Membership Application**

**Why do I want to serve?**

Effective fire protection and emergency medical assistance is critical to the wellbeing of the Rodeo-Hercules community. Because of my volunteer interests in the City of Hercules and West Contra Costa Unified School District I want to support the RHFD by serving on the Measure O Oversight Committee.

**Special area of expertise or experience**

I have been the chief financial officer for three cities with fire department and therefore have a good understanding of the operation and financing of fire departments:

- Lake Forest, IL, Assistant City Manager
- Anchorage, AK, Controller
- Newark, NJ, Director of Finance

  
Anton Jungherr

# **FIRE FACILITIES IMPACT FEE UPDATE STUDY**

## **RODEO-HERCULES FIRE PROTECTION DISTRICT**

**FINAL**

**REVISED MARCH 28, 2019**



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# Fire Facilities Impact Fee Study

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This report summarizes an analysis of the need for fire facilities by the Rodeo-Hercules Fire Protection District (“RHFPD”; “District”) to accommodate new development. The report documents a reasonable relationship between new development and an impact fee for funding new facilities to serve that development.

## Introduction

The District protects an area of approximately 25 square miles of unincorporated and incorporated Contra Costa County with an approximate service population of nearly 40,000. The service area includes the unincorporated community of Rodeo, and the City of Hercules. The District currently imposes an impact fee of \$1,029 per single-family dwelling unit, \$662 per multi-family dwelling unit, \$721, \$536 and \$306 per 1,000 square feet for office, commercial and industrial development, respectively.

As with most local agencies, the District’s property tax revenue stream has diminished in terms of real dollars over time since the imposition of Proposition 13 in 1978. Consequently, the District must manage its resources carefully to properly serve the projected influx of new residents and businesses to the region.

As per the *Mitigation Fee Act* contained in Government Code Section 66000 et. seq., cities hold the legal authority to impose fees on behalf of the District within their city limits. In unincorporated areas, however, the County rather than the District has legal authority to impose impact fees. This report provides the necessary documentation for the jurisdictions to adopt a fire facilities impact fee for imposition within the District. It also provides a list of statutory findings pertaining to the imposition of the District fees.

The following sections of this report define and present the existing service population for the District, describe the existing inventory of fire protection facilities as well as a list of planned facilities and determine the proportional share of planned fire facilities – and corresponding impact fees – by land use type. Finally, this report provides a brief section on impact fee program implementation and addresses the list of findings required by the *Mitigation Fee Act*.

## Fire Facilities Service Population

The Rodeo-Hercules Fire Protection District serves all structures including homes, businesses, schools, hospitals, a refinery, biochemical manufacturing facilities and other miscellaneous structures in its service area. Demand for the District’s services and associated facilities is measured by its service population, or the number of residents and workers within its service area. Service population reasonably represents the need for fire facilities because people requesting medical assistance generate the most calls for service. Structural fire suppression is the second most important mission of the fire department after the protection of life.

**Table 1** provides estimates of the District’s total service population in 2018 and 2040. 2018 is the most recent year for which demographic data for the District was available at the time of this study. Total service population is comprised of residents and employees working within the District. A map of the District is shown in **Figure 1**.

**Table 1: Rodeo-Hercules Fire Protection District Service Population**

	A	B	C	D = A + (B x C)
	Residents <sup>1</sup>	Workers <sup>2</sup>	Worker Demand Factor <sup>3</sup>	Service Population
<u>Existing Development (2018)</u>				
City of Hercules	26,300	4,200	0.69	29,200
Town of Rodeo (uninc.)	9,800	1,000	0.69	10,500
Subtotal	36,100	5,200		39,700
<u>New Development (2018-2040)</u>				
City of Hercules	3,770	600	0.69	4,200
Town of Rodeo (uninc.)	1,200	100	0.69	1,300
Subtotal	4,970	700		5,500
<u>Total Development (2040)</u>				
City of Hercules	30,070	5,400	0.69	33,400
Town of Rodeo (uninc.)	11,000	1,100	0.69	11,800
Subtotal	41,070	6,500		45,200

Note: Figures have been rounded to the nearest hundred.

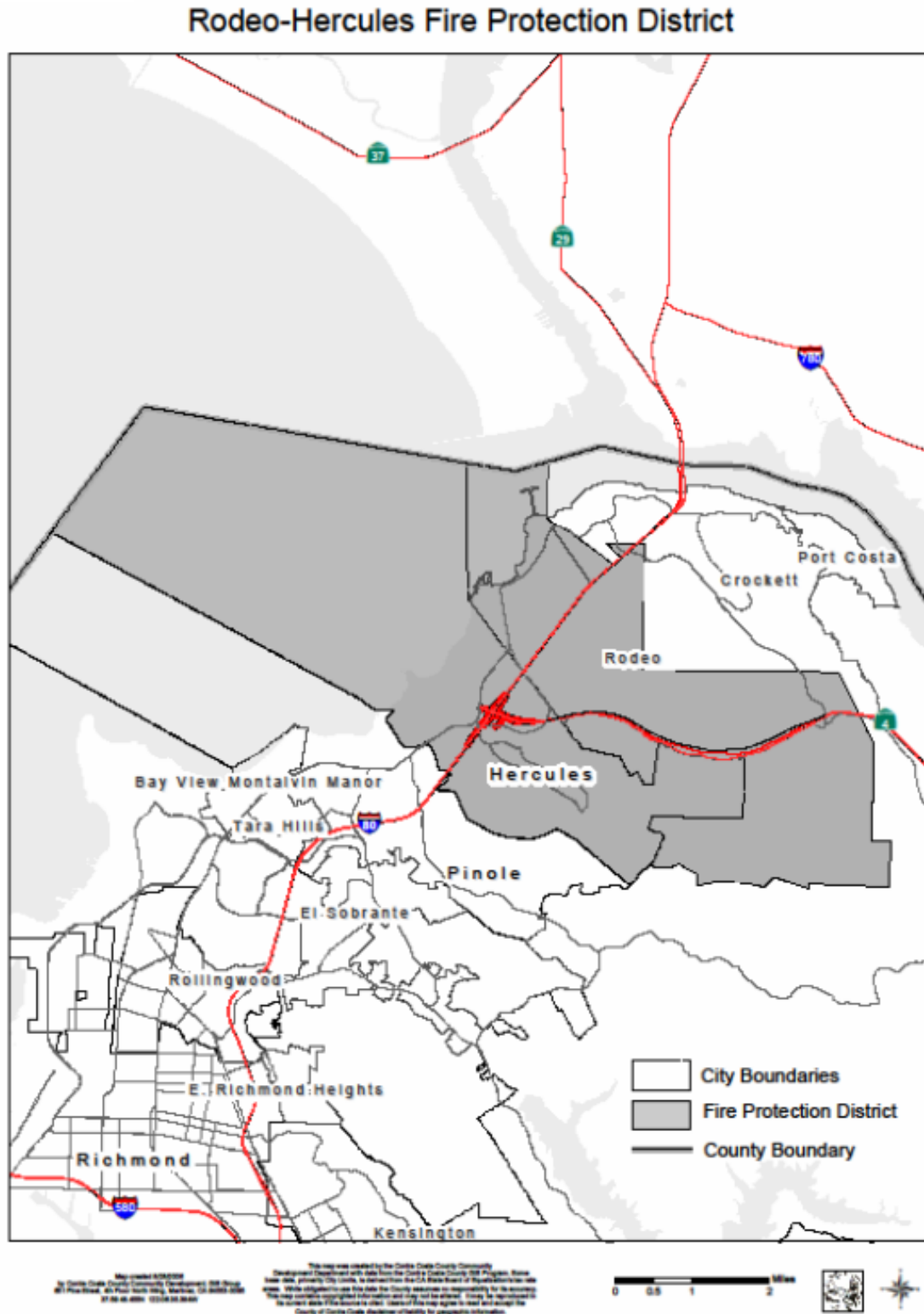
<sup>1</sup> Existing residential population is based on the CA DOF Table E-5 for the City of Hercules and American Community Survey Table DP05 for unincorporated Rodeo. Total population in Hercules in 2040 is based on a projection of 9,700 households from Plan Bay Area, and 3.1 residents per dwelling unit from the CA DOF. Growth for Rodeo based on 0.53% unincorporated annual growth rate implied by ABAG projections.

<sup>2</sup> Current employment based on most recent job counts for city of Hercules and Rodeo CDP as identified by OnTheMap, US Census. The growth in workers is determined by maintaining the 2018 resident to worker ratio.

<sup>3</sup> Service population worker demand factor based on City of Phoenix service call data weighted by the relative proportions of residential and nonresidential land use in the City.

Sources: California Department of Finance, Table E-5; Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates, Table DP05; U.S. Census Bureau. OnTheMap Application; Plan Bay Area 2040 Land Use Modeling Report, July 2017; Willdan Financial Services.

Figure 1



An estimate of existing residential population comes from the California Department of Finance for the City of Hercules, and the US Census' American Community Survey for unincorporated Rodeo. Total population in Hercules in 2040 is estimated based on a projection of 9,700 households from

Plan Bay Area, and an assumption of 3.1 residents per dwelling unit from the CA DOF. Growth for Rodeo is based on 0.53% unincorporated annual growth rate implied by Plan Bay Area projections.

Current employment based on most recent job counts for city of Hercules and Rodeo CDP as identified by OnTheMap, US Census. The growth in workers is determined by maintaining the 2018 resident to worker ratio.

The specific 0.69 per worker weighting used here is derived from an extensive study carried out by planning staff in the City of Phoenix. The Phoenix study is used to estimate the amount of demand for fire services that worker places on the system relative to a resident. Data from that study is used to calculate a per capita factor that is independent of land use patterns. 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 the use of this data in other communities in the documentation of a fire facilities impact fee. The Phoenix data was used for this assumption for two main reasons; local data collected by the District does not track whether a call for services is a residential versus a nonresidential location and the Phoenix study was based on a very large sample size that included many observations. Due to the large sample size, the results regarding worker weighting of the Phoenix study are broadly applicable to fire service in suburban areas.

The ratio of the worker per capita factor to the resident per capita factor is the worker demand factor shown in **Table 1**.

## Land Use Types

To ensure a reasonable relationship between each fee and the type of development paying the fee, the fee schedule distinguishes between different land use types. The land use types that impact fees have been calculated for are defined below.

- **Single family:** Detached and attached one-unit dwellings, including single family homes and townhouses.
- **Multi-family:** All attached multi-family dwellings including duplexes and condominiums.
- **Accessory Dwelling Units:** Attached and detached accessory dwelling units to existing single family residences.
- **Commercial:** All commercial, retail, educational, and hotel/motel development.
- **Office:** All general, professional, and medical office development.
- **Industrial:** All manufacturing and warehouse development.
- **Hotel:** All lodging facilities providing temporary accommodation.

Some developments may include more than one land use type, such as a mixed-use development with both multi-family and commercial uses. In those cases, the facilities fee would be calculated separately for each land use type.

The District has the discretion to determine which land use type best reflects a development project's characteristics for purposes of imposing an impact fee and may adjust fees for special or unique uses to reflect the impact characteristics of the use.

## Occupant Densities

All fees in this report are calculated based on dwelling units or building square feet. Occupant density assumptions ensure a reasonable relationship between the size of a development project, the increase in service population associated with the project, and the amount of the fee.

Occupant densities (residents per dwelling unit or workers per building square foot) are the most appropriate characteristics to use for most impact fees. The fee imposed should be based on the land use type that most closely represents the probable occupant density of the development.

The average occupant density factors used in this report are shown in **Table 2**. The residential density factors are based on data for the City of Hercules from the US Census' 2012-2016 American Community Survey, Tables B25033 and B25024. The factor for accessory dwelling units was estimated by Willdan based on experience with other clients.

The nonresidential occupancy factors are based on occupancy factors found in the District's *Fire Facilities Impact Fee Study*, 2009. This study uses those factors for consistency. Note that the 2009 study did not include a category for hotel development. The employment density assumption in terms of workers per hotel room was derived based on data the same data source as the other employment density assumptions.

**Table 2.2: Occupant Density**

*Residential*

Single Family	3.21	Residents Per Dwelling Unit
Multifamily	1.98	Residents Per Dwelling Unit
Accessory Dwelling Unit	1.50	Residents Per Dwelling Unit

*Nonresidential*

Commercial	2.33	Employees per 1,000 square feet
Office	3.13	Employees per 1,000 square feet
Industrial	1.33	Employees per 1,000 square feet
Hotel (per Room) <sup>1</sup>	0.28	Employees per Room

<sup>1</sup> Assumes 1,156 square feet per employee based on SCAG Region Natelson data, and an average of 320 square feet per hotel room.

Sources: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates, Tables B25024 and B25033; The most recent Natelson Company, Inc., Employment Density Study Summary Report, prepared for the Southern California Association of Governments, October 31, 2001, SCAG region data; Willdan Financial Services.

## Existing Fire Facilities

The District's inventory of existing and planned fire facilities was used as part of the basis for calculating the District's facility standard. This standard is used to determine new development's fair share obligation for expanded facilities as growth occurs. The District's existing fire protection facilities described in this section currently serve the entire District.

**Tables 3 through 5** provide a detailed inventory of the District's land, buildings, vehicles, apparatus and special equipment. The estimated value of the District's inventory is based on unit cost assumptions. Unit costs reflected in Tables 3, 4 and 5 include the following:

- **Land cost per acre.** Estimated cost per acre based on the District planned land acquisition estimates.
- **Buildings.** Estimated replacement costs.
- **Apparatus/Vehicles/Equipment.** Estimated replacement cost of apparatus, vehicles and equipment carried on apparatus provided by the District.

**Table 3** highlights the District's existing inventory of land and buildings. The District currently serves the entire service area from two stations. The District leases Station 76 from City of Hercules through a long-term lease. The district will lease this facility from the City for the foreseeable future. In total the District is served by approximately \$5.5 million worth of land and buildings.



**Table 5: Existing Special Equipment Inventory**

Description	Replacement Cost
<i>Fire Equipment</i>	
Computers and Main frame for 10 work stations	\$ 50,000
Specialized hand held fire suppression equipment	11,000
Interior firefighting Live fire training simulator	45,000
Training interior ladder tower	30,000
Office Furniture	18,400
Fire suppression and large capacity water delivery Hose	72,000
Ladders	9,500
Medical equipment including, monitors and difibulators	175,000
Fire Suppression Nozzles	84,200
Portable Medical Oxygen	10,000
Physical Fitness Equipment	55,000
Radios: Base Station, Portable and Mobile	210,000
Vehicle based Mobile Data Transmission and tracking	36,000
Hydraulic and Edraulic Forcible rescue tools	195,000
Thermal imaging cameras	80,000
High and Low Angle Rescue	15,000
Personnel Protective Clothing	100,000
Self-Contained Breathing Apparatus	270,000
Hand held tools	12,000
Miscellaneous	60,000
Total:	\$ 1,538,100

Source: Rodeo-Hercules FPD.

**Table 6** summarizes the estimated value of the District's existing inventory of fire facilities, as shown in Tables 3, 4 and 5. The District currently owns the equivalent of approximately \$10.6 million in fire protection facilities, apparatus and equipment to meet the needs of its existing service population.

**Table 6: Estimated Total Value of Existing Inventory**

Description	Value
Stations	\$ 5,492,800
Apparatus	3,520,000
Other Equipment	1,538,100
Subtotal	\$ 10,550,900
Total Fund Balance from District Impact Fee Program	\$ 224,275
Total Value of Existing Inventory	\$ 10,775,000

Note: Totals have been rounded.

Sources: Rodeo-Hercules FPD; Tables 3, 4 and 5, Willdan Financial Services.

**Table 5: Existing Special Equipment Inventory**

<b>Description</b>	<b>Replacement Cost</b>
<i><u>Fire Equipment</u></i>	
Computers and Main frame for 10 work stations	\$ 50,000
Specialized hand held fire suppression equipment	11,000
Interior firefighting Live fire training simulator	45,000
Training interior ladder tower	30,000
Office Furniture	18,400
Fire suppression and large capacity water delivery Hose	72,000
Ladders	9,500
Medical equipment including, monitors and defibrillators	175,000
Fire Suppression Nozzles	84,200
Portable Medical Oxygen	10,000
Physical Fitness Equipment	55,000
Radios: Base Station, Portable and Mobile	210,000
Vehicle based Mobile Data Transmission and tracking	36,000
Hydraulic and Edraulic Forcible rescue tools	195,000
Thermal imaging cameras	80,000
High and Low Angle Rescue	15,000
Personnel Protective Clothing	100,000
Self-Contained Breathing Apparatus	270,000
Hand held tools	12,000
Miscellaneous	<u>60,000</u>
Total:	\$ 1,538,100

Source: Rodeo-Hercules FPD.

**Table 6** summarizes the estimated value of the District's existing inventory of fire facilities, as shown in Tables 3, 4 and 5. The District currently owns the equivalent of approximately \$10.6 million in fire protection facilities, apparatus and equipment to meet the needs of its existing service population.

**Table 6: Estimated Total Value of Existing Inventory**

<b>Description</b>	<b>Value</b>
Stations	\$ 5,492,800
Apparatus	3,520,000
Other Equipment	<u>1,538,100</u>
Subtotal	\$ 10,550,900
Total Fund Balance from District Impact Fee Program	<u>\$ 38,000</u>
Total Value of Existing Inventory	\$ 10,589,000

Note: Totals have been rounded.

Sources: Rodeo-Hercules FPD; Tables 3, 4 and 5, Willdan Financial Services.

## Fire Facilities to Accommodate New Development

Based on an evaluation of the Department's current facility inventory and projected population growth, the District's fire protection facilities will become overextended if no additional facilities are constructed to serve new development. The planned facilities included below will ensure that the District's facilities do not become overextended because of new development. The new station is needed to meet City's General Plan response time goals. The fire district cannot adequately protect the new development proposed in the City of Hercules, which is located beyond the District's ability to satisfy the General Plan response time goal. **Figure 1** displays the District's current response times, and **Figure 2** displays the District's response times that have improved as a result of building the new station.

**Table 7** identifies the District's preliminary planned facilities. These facilities were identified by the District as facilities needed to serve new development. The cost to construct a new station is based on recent cost estimates for new fire stations in the neighboring Contra Costa Fire Protection District. Currently the District anticipates the acquisition of land and construction of a new station as necessary to serve development as it occurs in the District. The District also anticipates purchasing several apparatuses, including equipment. In total, the District has identified \$12.6 million in planned fire protection facilities.

**Table 7: Planned Fire Facilities**

Item	Quantity	Unit Cost	Total Cost
New station construction	11,000 sq. ft.	\$ 720	\$ 7,920,000
Land acquisition	3.83 acres	387,467	1,484,000
Breathing Air Compressor	1 Compressor	53,000	53,000
Type 1 engine plus equipment	1 engine	850,000	850,000
Type 3 engine plus equipment	1 engine	500,000	500,000
100' ladder truck plus equipment	1 truck	1,850,000	1,850,000
Total Cost of Planned Fire Facilities			\$ 12,657,000
Less Existing Fund Balance			(38,000)
Net Cost of Planned Facilities			\$ 12,619,000

Note: Figures have been rounded.

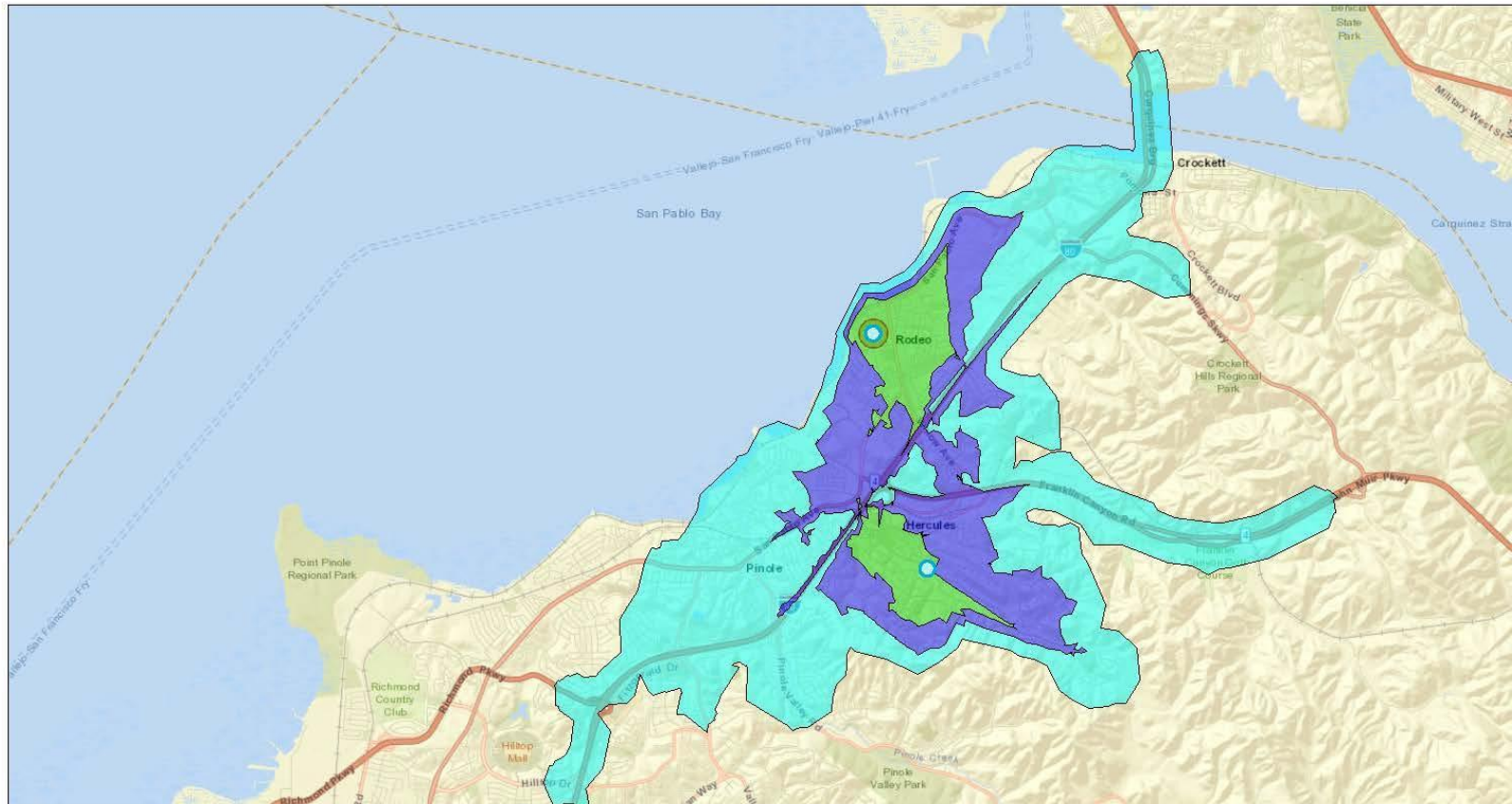
Sources: Rodeo-Hercules FPD; and Willdan Financial Services.

## Fire Facility Standards

The fire facilities impact fees calculated in this report are based on a system facilities standard approach. The system standard approach calculates the level of investment that will be achieved in the District once all planned facilities are built and the service population has increased. This per capita facility standard is calculated by dividing the total investment in existing and planned facilities, by the service population at the planning horizon, and is displayed in **Table 8**.

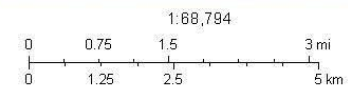
**Figure 1**

**Rodeo Hercules Fire - 3, 5 & 8 Minute - Current Deployment**



June 6, 2018

3 min. in Green  
5 min. in Purple  
8 min. in Tourquoise



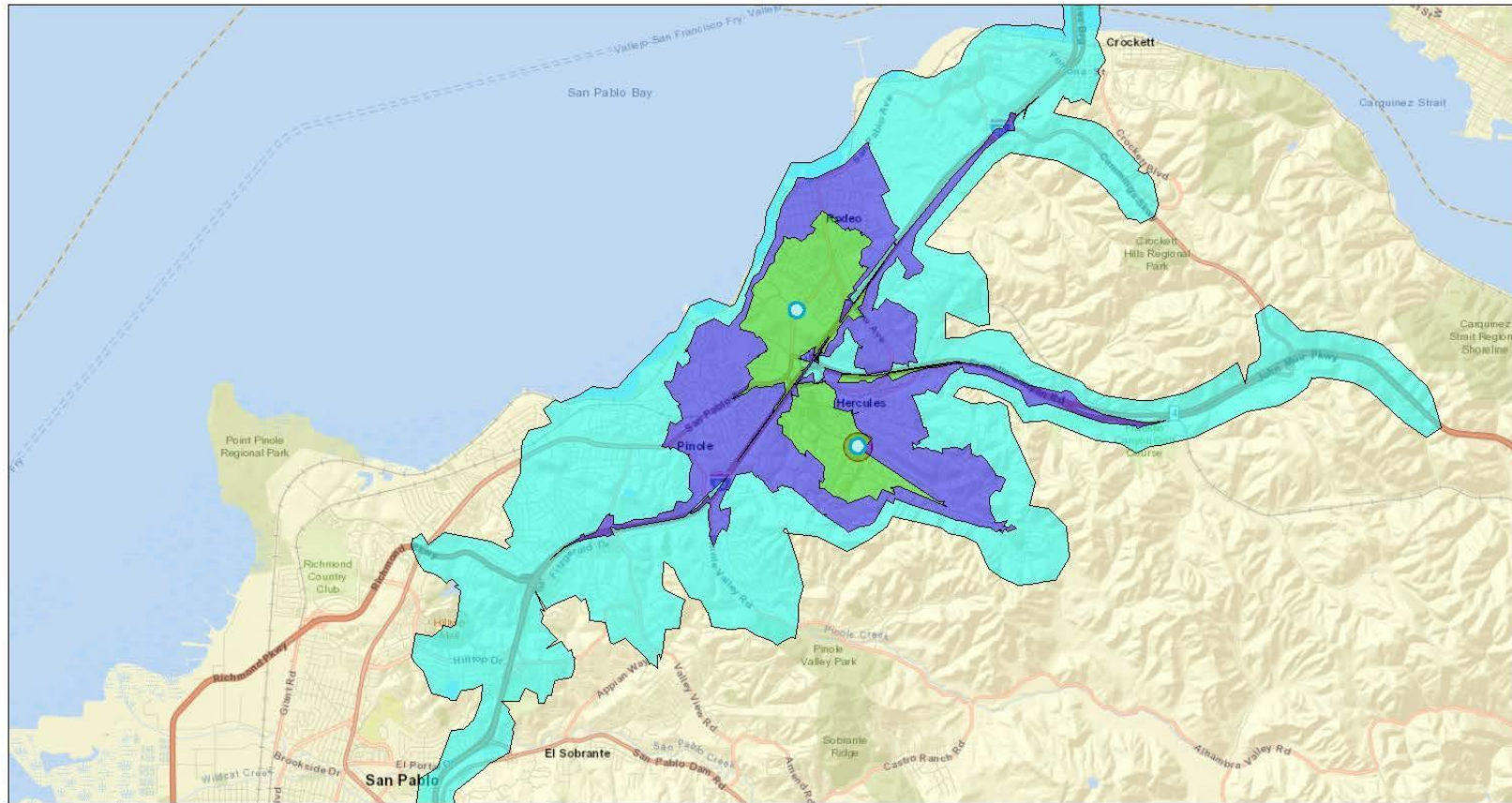
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, OpenStreetMap contributors, and the GIS User Community

Mark Pedrolia



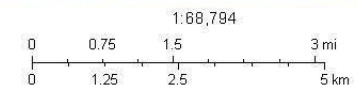
Figure 2

## Rodeo Hercules Fire - 3, 5 &amp; 8 Minute - Proposed Deployment



June 6, 2018

3 min. Green  
5 min. Purple  
8 min. Tourquoise



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Mark Pedroia

**Table 8: System Plan Standard**

Value of Existing Facilities	\$ 10,550,900
Value of Planned Facilities	<u>12,657,000</u>
Total	\$ 23,207,900
Future Service Population (2035)	45,200
System Plan Standard per Capita	\$ 513
Standard per Resident	\$ 513
Standard per Worker <sup>1</sup>	354

<sup>1</sup> Based on a worker weighting factor of 0.69.

Sources: Tables 1, 6 and 7; Willdan Financial Services.

The projected impact fee revenue from new development within the District is shown in **Table 9**. The bottom line of Table 9 shows that to complete future facilities as currently planned there is a need for \$9.8 million in revenue from non-fee funding sources. To complete the planned facilities that represent an increase in facility standards, the District will need to identify an additional \$9.8 million by the planning horizon.

**Table 9: Projected Impact Fee Revenue - System Plan Standard**

Net Cost of Planned Facilities	\$ 12,619,000
Value of Facility Standards per Capita	\$ 513
Service Population Growth Within District	<u>5,500</u>
Total Projected Fire Facilities Impact Fee Revenue	\$ 2,821,500
Non-Impact Fee Revenue Needed	\$ 9,797,500

Sources: Tables 1, 7 and 8, Willdan Financial Services.

## Alternative Funding Sources

The District recognizes that non-fee revenues will be needed to fund a portion of the planned facility costs. The District has already begun taking steps to develop alternative revenue sources to fund fire facilities. Other sources of revenue include, but are not limited to General Fund revenue, special taxes, grants and assessment districts. General Fund revenue is derived from the District's share of the constitutionally imposed one percent property tax rate. Any new or increased special tax would require two-thirds voter approval. Any new or increased assessment would require a majority property

owner approval. Any new or increased property-related charge or fee would require a majority voter approval.

## Fee Schedule

**Table 10** shows the maximum justified fire 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) from Table 2. The total fee includes a two percent (2%) percent administrative charge to fund costs that include: a standard overhead charge applied for legal, accounting, and administrative support, and fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

In Willdan's experience with impact fee programs, two percent of the base fee adequately covers the cost of fee program administration. It should be reviewed and adjusted during comprehensive impact fee updates to ensure that revenue generated from the charge sufficiently covers, but does not exceed, the administrative costs associated with the fee program.

**Table 10: Fire Facilities Impact Fee - System Plan Standard**

	A	B	C = A x B	D = C x 0.02	E = C + D	E / 1,000
Land Use	Cost Per Capita	Density	Base Fee <sup>1</sup>	Admin Charge <sup>1, 2</sup>	Total Fee <sup>1</sup>	Fee per Sq. Ft.
<u>Residential (per dwelling unit)</u>						
Single Family	\$ 513	3.21	\$ 1,647	\$ 33	\$ 1,680	
Multifamily	513	1.98	1,016	20	1,036	
Accessory Dwelling Unit	513	1.50	770	15	785	
<u>Nonresidential (per 1,000 square feet or hotel room)</u>						
Commercial	\$ 354	2.33	\$ 825	\$ 17	\$ 842	\$ 0.84
Office	354	3.13	1,108	22	1,130	1.13
Industrial	354	1.33	471	9	480	0.48
Hotel Rooms	354	0.28	99	2	101	n/a

<sup>1</sup> Fee per dwelling unit (residential), per 1,000 square feet (nonresidential) or per hotel room.

<sup>2</sup> Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 2 and 8; Willdan Financial Services

## Program Implementation

The fire facilities impact fee would be collected at time of building permit issuance. Because the District does not have the statutory authority to adopt a fee, it must rely on the City Council and County Board of Supervisors for the authority within each respective jurisdiction. In addition, to implement the fee the District, in cooperation with the County and City, should:

- Seek to acquire the necessary property for new stations through purchase or dedication and maintain an updated master plan indicating fire facility standards and the types of facilities anticipated to accommodate growth;
- Identify funding sources to complement impact fee revenues to fully fund planned facilities;

- Maintain an annual Capital Improvement Program budget or another accounting mechanism to indicate where fees are being expended to accommodate growth;
- Maintain records on use of the administrative charge to justify the amount;
- Comply with the annual and five-year reporting requirements of *Government Code* Section 66001 and 66006; and
- Identify appropriate inflation indexes in the fee ordinance and allow an automatic inflation adjustment to the fee annually.

Typically, an inflation index can be based on the District's recent capital project experience or from any reputable published source. Willdan recommends using the local Construction Cost Index of the Engineering News Record. The District may also elect to use separate indexes for land and construction. Calculating the land index may require use of a property appraiser every several years. To calculate the fee increase, total planned facility costs represented by land or construction, as appropriate, should weight each index.

## Mitigation Fee Act Findings

To guide the widespread imposition of development impact fees, the State Legislature adopted the *Mitigation Fee Act* (the *Act*) with Assembly Bill 1600 in 1988 and subsequent amendments. The *Act* is contained in *California Government Code* Section 66000 *et seq.* and establishes requirements for the imposition and administration of impact fee programs. The *Act* became law in January 1988 and requires local governments to document the five findings explained in the sections below when adopting an impact fee. For the fire facilities impact fee to be adopted by the County of Contra Costa (County) and by the City of Hercules on behalf of the Rodeo-Hercules Fire Protection District, the findings are summarized here and supported in detail by the report that follows. All statutory references are to the *Act*.

### Purpose of Fee

For the first finding the District must:

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

The purpose of the Rodeo-Hercules Fire Protection District fire facilities impact fee is to provide a funding source from new development for capital improvements to serve that development. The fee advances a legitimate interest of the District, County and City by assuring that new development within the District is provided with adequate fire protection facilities and services.

### Use of Fee Revenues

For the second finding the District must:

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

The fire facilities impact fee will fund expanded facilities to serve new development. All planned facilities will be located within the Rodeo-Hercules Fire Protection District boundaries:

- Land for fire station and other related structures;
- Fire stations including furniture and other equipment;
- Fire apparatus including equipped engines, trucks and other vehicles;
- Medical response, hazardous materials, training, and other specialized fire fighting



- equipment.
- Potential financing costs associated with the above.

Planned fire facilities are preliminarily identified in this report. Additional planning may be provided in the District's capital improvement plan and annual budgets. This report provides a preliminary description and cost estimate for planned facilities. Other planning documents may provide additional details and proposed timing for construction/acquisition of the facility.

## Benefit Relationship

For the third finding the District must:

*Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. (§66001(a)(3))*

The District will restrict fee revenues to the acquisition of land, construction of public buildings, and the purchase of related equipment, furnishings, vehicles, and services that will serve new development and the additional residents and workers associated with that new development as part of a district-wide network of fire protection facilities and services. Thus, there is a reasonable relationship between the use of fee revenues and the residential and nonresidential types of new development that will pay the fee.

## Burden Relationship

For the fourth finding the District must:

*Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed. (§66001(a)(4))*

Service population provides an indicator of the demand for the facilities needed to accommodate growth. Service population is calculated based on residents associated with residential development and employment associated with nonresidential development. To calculate a single per capita standard, one worker is weighted less than one resident based on an analysis of the relative demand for fire facilities by land use type.

The need for the fee is based on the facility standards identified in this report and the growth in district-wide service population projected through 2035. Facilities standards represent the level of service that the District plans to provide its residents and businesses in 2035. Standards are based on the District's total existing and planned facilities allocated across the District's total service population in 2035.

See the *Fire Facilities Service Population* section, for a description of how service population and growth projections are calculated. Facility standards are described in the *Fire Facility Standards* section.

## Proportionality

For the fifth finding the District must:

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

This reasonable relationship between the fire facility impact fee for a specific development project and the cost of the facilities attributable to that project is based on the estimated size of the service population that the project will accommodate. The total fee for a specific project is based on its size

as measured by dwelling units or building square feet. The fee schedule converts the estimated service population that a development project will accommodate into a fee based on the size of the project. Larger projects of a certain land use type will have a higher service population and pay a higher fee than smaller projects of the same land use type. Thus, the fee schedule ensures a reasonable relationship between the public facility fee for a specific development project and the cost of the facilities attributable to that project.

See the *Fee Schedule* section for a description of how service population is determined for different types of land uses. The *Fee Schedule* section also presents the fire facilities impact fee schedule.

**RESOLUTION 2019-07**

**RESOLUTION OF THE BOARD OF DIRECTORS ACKNOWLEDGING THE  
FIRE FACILITIES IMPACT FEE UPDATE STUDY**

WHEREAS, the Rodeo Hercules Fire District is a public agency located in the County of Contra Costa, State of California, and per the Mitigation Fee Act contained in Government Code Section 66000 et. seq., cities and counties hold the legal authority to impose fees on behalf of the Districts within their city limits; and

WHEREAS, the District Board of Directors recognize the impacts on District emergency services caused by new development; and

WHEREAS, without increases in the Fire Facilities Fees currently in place, the Fire District will be unable to adequately serve planned new development; and

WHEREAS, the current seated District Board of Directors received and reviewed the revised March 28, 2019 Fire Facilities Impact Fee Update; and

WHEREAS, the current seated District Board of Directors after reviewing said update support and concur with its findings; and

NOW THEREFORE, BE IT RESOLVED that the conditions set forth in this resolution, as stated above, do fully exist, and the District Board of Directors do fully support updating of the current Fire Facilities Impact Fees.

PASSED AND ADOPTED THIS 10<sup>th</sup> day of April 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENSIONS:

**BOARD OF DIRECTORS OF THE  
RODEO HERCULES FIRE PROTECTION DISTRICT**

By: \_\_\_\_\_  
Chairman of the Rodeo-Hercules Fire Protection District

Attest:

\_\_\_\_\_  
Clerk of the Board of the Rodeo Hercules Fire Protection  
District

# Rodeo Hercules Fire Protection District

## MEMORANDUM

**Date:** April 10, 2019

**To:** BOARD of DIRECTORS, Rodeo Hercules Fire District

**From:** Bryan Craig, Fire Chief *BC*

**Subject:** FIRE CHIEF'S REPORT

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**Contra Costa County Employees Retirement Association** – District staff continues to communicate with CCCERA on updating employee records and adjustments in payment schedules in an effort to reduce our current payment structure.

**Reporting:** Chief Craig

**Risk Management** – The District has one employee on Workers Compensation leave due to an injury sustained on a call for service.

**Reporting:** Chief Craig

**Labor Relations** – The District received and accepted one application for retirement, Engineer Bill Clark, a 34 year employee. Applications for Firefighter are currently being accepted from applicants that are current on the Firefighter Candidate Testing Center list. This list is provided to the District through the California Professional Firefighter's Joint Apprentice Committee. Engineer Clark's retirement will also create a promotional opportunity for the rank of Engineer. This District currently has an active Engineer's promotional list.

**Reporting:** Chief Craig

**Fire Stations/Training Facility**– Crews have been conducting regularly assigned company standards training. New recruits are continuing their probationary training and Task Book signoffs. The first week in April, Phillips 66 Refinery sponsored two members to attend Texas A&M Industrial Firefighting Class in College Station, Texas. Contra Costa County Fire Training is delivering Cancer prevention lectures throughout the Battalion.

**Reporting:** Chief Craig

**Facilities** – The Contractor has completed installation of the Diesel exhaust recovery systems at both Station 75 and 76. Energy conservation upgrades are also complete at Station 75.

**Reporting:** Chief Craig

**Grants** – Staff is currently submitting a Fire Prevention Grant that will include: upgrades to the classroom, business inspection software, computer tablets, and smoke /CO detectors. Staff is submitting an additional Grant for LUCAS devices that deliver automatic chest compressions. Staff continues to manage all grants currently awarded to the District.

**Reporting:** Chief Craig

**Incident Activity** – Engine Crews accompanied AMR units to the Hospital 7 times during the last month. Please see attached documents for regular responses.

**Reporting:** Chief Craig

**Fire Prevention** – Crews continue to conduct annual company inspections for all business and schools located within the district. Crews are continuing to deliver Fire Prevention presentations to all 3<sup>rd</sup> grade classes within the District.

**Reporting:** Chief Craig

**Community /Wildfire Prevention** – Staff has met with PG&E to discuss planed abatement around transmission lines and towers. Staff has met with several homeowner associations to assist them in planning brush and seasonal grass removal. Upcoming meetings are planned with Cal Fire and EBMUD to discuss brush and dead tree removal in and around the District.

**Reporting:** Chief Craig

**Apparatus** –All District apparatus is currently rotating through annual maintenance.

**Reporting:** Chief Craig

**Fiscal Stabilization** – The FY2018/19 budget is in place and staff continues to track revenues and expenditures. The revised Engineers report from Willdan Engineering was submitted to the City of Hercules to be heard before the City Council on April 23.

**Reporting:** Chief Craig

**Community Activities** – Attended: Rodeo Municipal Advisory Committee, Phillips 66 Community Advisory Panel, City of Hercules City Council, Planning Commissioner Meeting. Crews continue to conduct Blood Pressure screening at the Rodeo and Hercules senior centers.

**Reporting:** Chief Craig

**Commendations/Awards/Notables** – Employees received service awards during the February meeting and Board Retreat.

**Reporting:** Chief Craig

**New Development** – Staff continues to meet with developers and Hercules City Staff on conditions of approval for new developments within the City of Hercules.

**Reporting:** Chief Craig