

# **DIXON FIRE PROTECTION DISTRICT**

## **FIRE IMPACT FEE PROGRAM FIVE-YEAR FINDINGS REPORT**

**FISCAL YEAR ENDING  
JUNE 30, 2025**

PREPARED FOR:

**BOARD OF SUPERVISORS  
COUNTY OF SOLANO**

PREPARED BY:

  
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## EXECUTIVE SUMMARY

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### INTRODUCTION

The Mitigation Fee Act (Government Code Section 66000 et. seq., hereafter the “Act”) requires local agencies to report, every year and every fifth year, certain financial information regarding their development impact fee programs. These reporting requirements are applicable to the fire impact fee (“Reportable Fee”) program of the Dixon Fire Protection District (“District”) that became effective on February 6, 2021, upon adoption by the County of Solano (“County”) on behalf of the District.

This Five-Year Findings Report provides the findings required by Section 66001(d)(1) of the Act for the District’s fire impact fee fund for fiscal year ending June 30, 2025.

### BACKGROUND

Section 66006(b)(1) the Act requires that the following information, entitled “*Annual Report*,” be made available to the public within 180 days after the last day of each fiscal year:

- A. a brief description of the type of fee in the account.
- B. the amount of the fee.
- C. the beginning and ending balance of the account.
- D. the fees collected that year and the interest earned.
- E. An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.
- F. (i) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete.
  - (ii) An identification of each public improvement identified in a previous report pursuant to clause (i) and whether construction began on the approximate date noted in the previous report.
  - (iii) For a project identified pursuant to clause (ii) for which construction did not commence by the approximate date provided in the previous report, the

reason for the delay and a revised approximate date that the local agency will commence construction.

- G. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan.
- H. The amount of refunds made pursuant to subdivision (e) of Section 66001, the number of persons or entities identified to receive those refunds, and any allocations pursuant to subdivision (f) of Section 66001.

The District has prepared a timely Annual Report every fiscal year since fiscal year 2015-16 and the adoption of the fire impact fee program.

In addition to the Annual Report, local agencies are required, for the fifth fiscal year following the first receipt of any development impact fee proceeds, and every five years thereafter, to comply with Section 66001(d)(1) of the Act by affirmatively demonstrating that the local agency still needs unexpended development impact fee revenue to achieve the purpose for which it was originally imposed and that the local agency has a plan on how to use the unexpended balance to achieve that purpose.

Specifically, local agencies must make the following findings, entitled “*Five-Year Findings Report*,” with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted:

- A. Identify the purpose to which the fee is to be put;
- B. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
- C. Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements; and
- D. Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

In addition to the requirements set forth above, Section 66001(e) of the Act states that when sufficient funds have been collected to complete financing on incomplete public improvements, and the public improvements remain incomplete, the local agency shall identify, within 180 days of the determination that sufficient funds have

been collected, an approximate date by which the construction of the public improvement will be commenced, or shall refund to the then-current record owner or owners of the lots or units, as identified on the last equalized assessment roll, of the development project or projects on a prorated basis, the unexpended portion of the fee, and any interest accrued thereon.

However, 66001(f) of the Act states that if the administrative costs of refunding unexpended revenues exceed the amount to be refunded, the local agency, after a public hearing, notice of which has been published and posted in three prominent places within the area of the development project, may determine that the revenues shall be allocated for some other purpose for which fees are collected and which serves the project on which the fee was originally imposed.

## **Five-Year Findings Report (Fiscal Year Ending June 30, 2025)**

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In accordance with Government Code Section 66001(d)(1), the District affirmatively demonstrates that the District still needs the unexpended fire impact fee revenue to achieve the purpose for which it was originally imposed and that the District has a plan on how to use the unexpended balance to achieve that purpose.

### **UNEXPENDED REPORTABLE FEE FUND BALANCE**

The District's fire impact fee ("Reportable Fee") fund balance, as of June 30, 2025, was \$195,367.

### **PURPOSE OF THE REPORTABLE FEE FUND BALANCE**

The purpose of the Reportable Fee imposed and collected on new development within the District is to fund the cost of new or expanded fire protection and emergency response facilities, apparatus, and vehicles, as well as up to 14.8 percent of the cost of apparatus and vehicle replacements attributable to new development, in order to maintain the District's existing level of service. Reportable Fees shall be used to reimburse the District's General Fund for the 2022 purchase of a replacement Type 1 engine, up to the maximum allowable contribution of 14.8 percent of the total purchase price from Reportable Fees (\$115,557). The remaining \$665,235 funded by the District's General Fund is not reimbursable by Reportable Fees in future years. Additionally, Reportable Fees shall be used to reimburse the District's General Fund for a portion of the 2022 purchase of a new Type 3 engine (\$79,810). The District may reimburse the District's General Fund up to \$298,889 with future Reportable Fees for the new Type 1 engine.

### **RELATIONSHIP BETWEEN UNEXPENDED REPORTABLE FEE BALANCE AND THE PURPOSE OF THE REPORTABLE FEE**

There is a reasonable relationship between the unexpended Reportable Fee balance and the purpose of the Reportable Fee, as the additional population and structural area generated by new development have created the need for new or expanded fire protection facilities, apparatus, vehicles, and equipment necessary to maintain the District's existing level of service. The District intends to use the unexpended Reportable Fee fund balance to partially reimburse the District's General Fund for the 2022 purchase of a replacement Type 1 engine and a new Type 1 engine. These apparatus are necessary to serve the Department's expanding service population, including residents and employees, and to protect the additional structural area

consisting of new residential and nonresidential building space created by development within the District.

Such reimbursement is permissible under the Act, which allows a public agency to use development impact fees to reimburse its General Fund for expenditures that funded improvements or equipment identified in the agency's impact fee program, provided that the reimbursed costs are directly related to and proportionate with the impacts of new development. Because the 2022 apparatus purchases were identified as eligible improvements that help the District maintain its adopted level of service in response to new development, reimbursement from the Reportable Fee fund for the proportional share attributable to new growth is consistent with the intent and requirements of the Act.

#### **SOURCES OF FUNDING FOR INCOMPLETE IMPROVEMENTS FUNDED BY THE UNEXPENDED REPORTABLE FEE**

The estimated cost of the District's incomplete improvements funded by the unexpended Reportable Fee and the sources and amounts of funding anticipated to complete the financing of the incomplete improvements are shown in Figure 1 on Page 6.

#### **APPROXIMATE DATES OF DEPOSIT OF ANTICIPATED FUNDING**

The approximate dates on which the funding anticipated to complete the financing of the District's incomplete improvements is expected to be deposited into the Reportable Fee fund is shown in Figure 2 on page 7.

**FIGURE 1 - ANTICIPATED FUNDING TO COMPLETE FINANCING OF INCOMPLETE IMPROVEMENTS**

Incomplete Improvement	Anticipated Funding Amount						Estimated Cost
	Unexpended Reportable Fees <sup>1,2</sup>	Future Reportable Fees <sup>3</sup>	District's General Fund Contribution <sup>4</sup>	City of Dixon General Fund Contribution <sup>5</sup>	Grants <sup>6</sup>	Other	
Replacement of Type 1 Engine Purchased in 2022 <sup>1</sup>	\$115,557	\$0	\$665,235	\$0	\$0	\$0	\$780,792
New (Added) Type 1 Engine Purchased in 2022	\$79,810	\$0	\$298,899	\$0	\$0	\$0	\$378,709
<b>TOTAL</b>	<b>\$195,367</b>	<b>\$0</b>	<b>\$964,133</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,159,500</b>

Source: Dixon Fire Protection District

Notes:

<sup>1</sup> Reportable fees unexpended as of June 30, 2025, which shall be used to reimburse the District's General Fund for the 2022 purchase, up to the maximum allowable contribution of 14.8 percent of the total purchase price from Reportable Fees. The remain \$665,235 funded by the District's General Fund is not reimbursable by Reportable Fees in future years.

<sup>2</sup> Reportable Fees unexpended as of June 30, 2025, which shall be used to reimburse the District's General Fund for a portion of the 2022 purchase. The District may reimburse the District General Fund up to \$298,889 with future Reportable Fees.

<sup>3</sup> Fire impact fees collected after June 30, 2025.

<sup>4</sup> Funding from the District General Fund when the purchase was made in 2022.

<sup>5</sup> Anticipating funding from the City of Dixon General Fund.

<sup>6</sup> Anticipated grant proceeds dedicated to the projects indicated.

**FIGURE 2 - APPROXIMATE DATES OF DEPOSIT OF ANTICIPATED FUNDING**

Incomplete Improvement	Anticipated Deposit Date of Funding						Construction / Purchase Completion Date
	Unexpended Reportable Fees	Future Reportable Fees	District General Fund Contribution	City of Dixon General Fund Contribution	Grants	Other	
Replacement of Type 1 Engine Purchased in 2022 1	Balance as of June 30, 2025	NA	October 2022	NA	NA	NA	Fall 2022
New (Added) Type 1 Engine Purchased in 2022	Balance as of June 30, 2025	NA	October 2022	NA	NA	NA	Fall 2022

Source: Dixon Fire Protection District



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