

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE VACAVILLE FIRE PROTECTION DISTRICT APPROVING INFLATIONARY ADJUSTED FIRE IMPACT FEES

WHEREAS, the Vacaville Fire Protection District ("District") Board of Directors ("Board") provides fire protection, fire suppression and emergency response services to the residents and businesses within their service area; and

WHEREAS, AB 1600 was adopted and codified in California Government Code Section 66000 allowing the establishing, increasing, or imposing of a development fee as a condition of approval where the purpose and use of the fee were identified, and a reasonable relationship to the development project was demonstrated; and

WHEREAS, the Solano County ("County") Board of Supervisors adopted Ordinance No. 1659 providing the authority and process for imposing, charging, and setting individual fire impact fees based on adequate studies prepared, adopted, and presented by County fire protection districts; and

WHEREAS, on May 21, 2024 the District Board by their Resolution No. 2024-002 approved updated fire impact fees on new development; and

WHEREAS, on December 10, 2024, the County Board of Supervisors, by their Resolution No. 24-214, adopted updated fire impact fees on behalf of the District; and

WHEREAS, County Code Section 11-640(b) authorizes the fire impact fee to be adjusted annually by the percentage change in the Engineering News-Record 20-Cities Construction Cost Index ("ENR CCI") or similar index; and

WHEREAS, the twelve-month percentage change in the 20 Cities ENR CCI from January 2024 to December 2024 is 2.3%.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Directors of the Vacaville Fire Protection District that:

- 1) The Board of Directors hereby approves an inflationary adjustment of 2.3% in the District's fire impact fees to be effective 60 days after approval by the County of Board of Supervisors.
- 2) Prior to the adoption of this Resolution, the Board conducted a public hearing at which oral and written presentations were made, as part of the Board's December 9, 2025, meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, has been published twice in a newspaper in accordance with Government Code sections 66004, 66018, and 6062, subdivision (a). Additionally, at least 10 days prior to the meeting the District made available to the public data indicating the amount of the cost, or estimated cost, required to provide the service for which the fee or service charge is to be adjusted pursuant to the Resolution. By way of such public meeting, the Board received the detailed calculation of the adjusted fire impact fee, attached as Exhibit A, which formed the basis for the action taken pursuant to this Resolution.

3) The Board does hereby approve the following fire impact fees:

Single Family Housing	\$2.62 per sq. ft. of living area
Multi-Family Housing	\$3.07 per sq. ft. of living area
Mobile Home	\$3.03 per sq. ft. of living area
Retail / Commercial	\$2.75 per sq. ft. of building area
Office	\$3.73 per sq. ft. of building area
Industrial	\$2.93 per sq. ft. of building area
Agriculture	\$1.66 per sq. ft. of building area
Warehouse / Distribution	\$1.82 per sq. ft. of building area

BE IT FURTHER RESOLVED that the District Board of Directors formally requests the Solano County Board of Supervisors adopt and implement the adjusted fire impact fees on behalf of the District.

Passed and adopted at a meeting of the Board of Directors of the Vacaville Fire Protection District this 9th day of December 2025 by the following vote:

AYES: Supervisors James, Brown, Vasquez, and Chair Mashburn

NOES: Supervisors Williams

ABSENT: Supervisors None



MITCH H. MASHBURN, Chair
Board of Directors

ATTEST:
IAN M. GOLDBERG, Secretary
Board of Directors

By: 
Alicia Draves, Chief Deputy

Vacaville Fire Protection District

Calculation of the Recommended Fee Adjustment - effective February 9, 2026

Basis: Engineering News Record CA Construction Cost index (ENR CCCI)

Twelve-Month Percentage Change from December 2023 to December 2024 at 2.4% Index

	(a) Current Impact Fee per living area sq. ft.	(b) Engineering News Record Construction Cost Index (ENRCCI)	(c) = a*b Increase based on ENRCCI	(d) = a+c Recommended Fees to be effective 60 days after Solano County Board Approval per living area sq. ft.
Residential				
Single Family Housing	\$ 2.56	2.30%	\$ 0.06	\$ 2.62
Multi-Family Housing	\$ 3.00	2.30%	\$ 0.07	\$ 3.07
Mobile Home	\$ 2.96	2.30%	\$ 0.07	\$ 3.03
NonResidential		2.30%		
Retail/Commercial	\$ 2.69	2.30%	\$ 0.06	\$ 2.75
Office	\$ 3.65	2.30%	\$ 0.08	\$ 3.73
Industrial	\$ 2.86	2.30%	\$ 0.07	\$ 2.93
Agriculture	\$ 1.62	2.30%	\$ 0.04	\$ 1.66
Warehouse/Distribution	\$ 1.78	2.30%	\$ 0.04	\$ 1.82

Note: Pursuant to Govt. Code 65852.2(f)(3)(A), development impact fees for a new accessory dwelling unit must be imposed proportionately in relation to the square footage of the primary dwelling unit. Accessory dwelling units less than 750 square feet of living area are exempt.