



RESOLUTION NO. 041-2018
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO
RESOLUTION ESTABLISHING DEVELOPMENT IMPACT FEES
ON BEHALF OF
EL DORADO HILLS COUNTY WATER DISTRICT
FOR THE EL DORADO HILLS FIRE DEPARTMENT

WHEREAS, AB 1600 was passed and codified in California Government Code Sections 66000-66025 (“Mitigation Fee Act”) allowing the establishment of a development impact fee as a condition of approval where the purpose and use of the fee are identified and a reasonable relationship to the development project can be demonstrated; and

WHEREAS, the County of El Dorado has adopted Ordinance No. 5057, codified in Chapter 13, Section 20 of the El Dorado County Code authorizing the establishment of a development impact fee collected on behalf of a special district upon the issuance of all building permits for development within the special district in order to fund the construction or purchase of public facilities and equipment necessary to mitigate the impacts of such development on the district’s ability to provide public services; and

WHEREAS, the Board of Supervisors has previously established fees within the boundaries of the El Dorado Hills County Water District (“District”), for the purpose of funding the construction or purchase of fire protection facilities and equipment necessary to mitigate the impacts of new development on the ability of the El Dorado Hills Fire Department’s ability to provide fire protection and emergency response services within the District, and the previously established fees are documented by Resolution 335-2006 adopted October 17, 2006, and Resolution 036-2015 adopted March 10, 2015; and

WHEREAS, the District has caused to be prepared a Fee Nexus Study and Report (“Report”) for the purpose of establishing the legal and policy basis for increasing the development impact mitigation fee within the District and the County has reviewed the Report, which is incorporated herein and made by reference a part hereof; and

WHEREAS, on December 21, 2017, the District adopted Resolution No. 2017-32, approving the Report and requesting the Board of Supervisors adopt the impact fees proposed therein; and

WHEREAS, the Report was made available for public review 10 days prior to this public hearing and notice of this hearing was published in the *Mountain Democrat* on March 9, 2018 and March 16, 2018 in accordance with Section 66018 of the Mitigation Fee Act; and

WHEREAS, the Board of Supervisors finds as follows:

- A. The purpose of these fees is to finance public facilities and equipment to mitigate the impact new of development on fire protection and emergency response services within the District.
- B. The fees collected pursuant to this Resolution shall be used to finance the facilities and equipment as described and identified in the Report, provided that any expenditure will be reimbursed only if the District submits adequate supporting information to show that there is a reasonable relationship between the use of the fee and the type of development project for which the fee was imposed, including the

percentage of the development project funded from the fee, and a reasonable relationship between the need for the public facility and the type of development for which the fee was imposed.

- C. Upon consideration of the Report and testimony received at this hearing, the Board approves the Report, incorporating such herein by reference, and further finds that new development within the boundaries of the District will generate an additional need for fire equipment and facilities and will contribute to the degradation of current services within the area.
- D. There is a current and future need for new facilities and equipment necessary for the District to provide fire protection services to new development in compliance with fire safety policies and the County's General Plan.
- E. The facts and evidence presented in the study establish a reasonable relationship between the need for the public facilities and equipment and the impact of the development for which the fee is charged, and a corresponding relationship between the fee's use and the type of development for which the fee is charged, as these reasonable relationships are described in more detail in the Report.
- F. The cost estimates set forth in the Report are reasonable cost estimates for constructing these facilities or acquiring the equipment needed and the fees expected to be generated by new development will not exceed the total of these costs.

NOW, THEREFORE, BE IT RESOLVED, the Board of Supervisors hereby resolves and determines as follows:

1. *New development* shall mean original construction of residential, commercial, industrial or other non-residential improvement, or the addition of floor space to existing residential, commercial, or industrial facilities.
2. Effective sixty (60) days following adoption of this resolution, the following fees shall be charged upon issuance of any building permit and shall be paid prior to the issuance of the building permit by all new development within the District.

| Residential Development | Per Living Area Sq. Ft. |
|--------------------------|-------------------------|
| Single Family Housing | \$0.92 |
| Multi Family Housing | \$1.50 |
| Mobile Home | \$1.07 |
| Assisted Living Facility | \$1.51 |

| Nonresidential Development | Per Building Sq. Ft. |
|----------------------------|----------------------|
| Retail/Commercial | \$1.55 |
| Office | \$1.94 |
| Industrial | \$1.42 |
| Agriculture | \$0.60 |
| Warehouse/Distribution | \$0.97 |

3. The fee established by this Resolution shall be collected and expended in compliance with the Mitigation Fee Act and El Dorado County Chapter 13.20 and, notwithstanding any examples provided in the Report, any expenditure will be reimbursed only if adequate supporting information is provided to show that there is a reasonable relationship between the use of the fee and the type of development project for which the fee was imposed, including the percentage of the development project funded from the fee, and a reasonable relationship between the need for the public facility and the type of development for which the fee was imposed.

4. Any judicial action or proceedings to attack, review, set aside, void, or annul this Resolution shall be brought forward within 120 days of adoption of the Resolution.
5. This Resolution supersedes Resolution 036-2015 approved on March 10, 2015.
6. Any adjustment or increase to the fees adopted herein, including any adjustment for inflation, must be requested by the District and shall comply with the Mitigation Fee Act. No automatic adjustment will occur.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of the Board of Supervisors, held the 20th day of March, 2018, by the following vote of said Board:

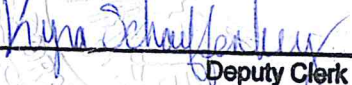
Attest:
James S. Mitrison
Clerk of the Board of Supervisors

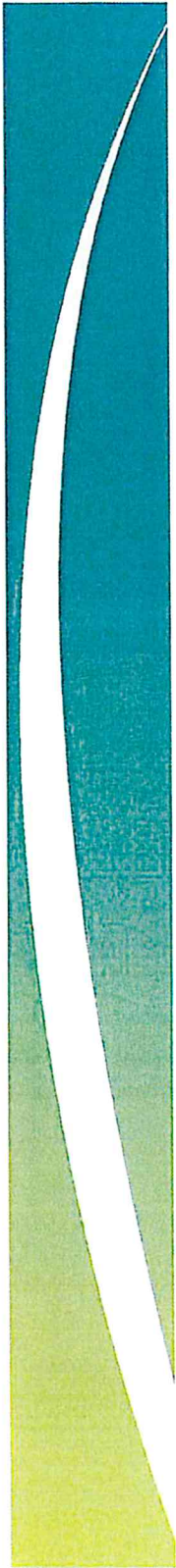
By:  _____
Deputy Clerk

Ayes: Hidahl, Ranalli, Frentzen, Veerkamp, Novasel
Noes: None
Absent: None

 _____
Chair, Board of Supervisors
Michael Ranalli

ATTEST: James S. Mitrison
Clerk of the Board of Supervisors

By:  _____
Deputy Clerk



EL DORADO HILLS FIRE DEPARTMENT

FIRE IMPACT FEE NEXUS STUDY

OCTOBER 2017
FINAL REPORT V1.1

PREPARED FOR:

**BOARD OF DIRECTORS
EL DORADO HILLS COUNTY WATER DEPARTMENT**

PREPARED BY:

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ACKNOWLEDGEMENTS

This Fire Impact Fee Nexus Study was prepared by SCI Consulting Group ("SCI") under contract with the El Dorado Hills Fire Department ("Department"). The work was accomplished under the general direction of Dave Roberts, Fire Chief of the Department.

We would like to acknowledge special efforts made by the following individuals and organizations for this project:

Thomas Keating, El Dorado Hills Fire Department
Jessica Braddock, El Dorado Hills Fire Department
Marshall Cox, El Dorado Hills Fire Department
Dennis Dong, Calpo Hom & Dong Architects
John Giraud, El Dorado Hills County Water Department
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El Dorado County Auditor's Office
El Dorado County Assessor's Office

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EXECUTIVE SUMMARY

INTRODUCTION

This Fire Impact Fee Nexus Study ("Nexus Study") was prepared pursuant to the Mitigation Fee Act ("Act") as found in Government Code § 66000 et seq. The purpose of this Nexus Study is to establish the legal and policy basis for the collection of a new fire impact fee ("fee") on new development within the El Dorado Hills Fire Department ("Department").

The Department provides first-responder fire protection and emergency response services to the unincorporated communities of El Dorado Hills and Latrobe in El Dorado County ("County"). Specifically, the Department's services include fire prevention and suppression; emergency medical response and transport; rescue and hazardous materials response. The Department also has a shared service agreement with the Rescue Fire Protection District which includes an area of approximately 33.4 square miles with an estimated population of 2,500.

The purpose of the fee is to fund the one-time cost of expanding the Department's facilities, apparatus, and equipment in order to maintain its existing level of service. For purposes of this Nexus Study, the term "facilities" or "fire system facilities" will refer to facilities (land, stations and other buildings), apparatus (engines, ambulances, and other vehicles), and equipment (ancillary and station). The term "new development" will generally refer the persons (residents and employees working in the Department's service area) and the structural area (residential area and nonresidential building area) in which the persons live or work.

Currently, the County imposes a fire impact fee on behalf of the Department in the amount of \$1.16 per square foot for all new construction.

In order to impose such fees, this Nexus Study demonstrates that a reasonable relationship between new development, the amount of the fee, and fire facilities, apparatus and equipment funded by the fee. More specifically, this Nexus Study will present findings in order to meet the procedural requirements of the Mitigation Fee Act ("Act"), also known as AB 1600, which are as follows:

1. Identify the **purpose** of the fee.
2. Identify the **use** to which the fee is to be put.

3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed ("**benefit relationship**").
4. Determine how there is a reasonable relationship between the need for the fire facilities and the type of development project on which the fee is imposed ("**impact relationship**").
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed ("**proportional relationship**").

Additionally, the Act specifies that the fee shall not include costs attributable to existing deficiencies in public facilities but may include the costs attributable to the increased demand for public facilities reasonably related to the development project in order to refurbish existing facilities to maintain the existing level of service or achieve an adopted level of service that is consistent with the general plan.

To determine the Department's fire impact fee consistent with these **substantive requirements**, this Nexus Study utilizes a system-wide existing facility standard methodology. Under this widely-used method, the Department's ratio of existing fire protection facilities, apparatus and equipment to existing development establishes the standard for determining new development's fair share of the cost to expand the District's fire system as growth occurs. Existing development is determined based on the assumption that 50 percent of the need and demand for fire service (and associated facilities, apparatus, and equipment) is related to the persons (residents or employees), and the other 50 percent of the need is related to the structural area (i.e., living area or nonresidential building area) in which they live or work. The value of the Department's existing fire system is determined using the replacement value of the Department's existing inventory of fire protection facilities, apparatus, and equipment. These costs are then applied to nine land use categories in proportion to the need they create for fire protection and emergency response services to establish a cost/fee per square foot.

The Nexus Study also identifies the fair share cost of planned fire and emergency response services facilities needed to serve existing development at the same facilities standard applied to new development. The identification and use of a facilities standard ensure that new development will only fund the share of planned facilities needed to accommodate growth. Thus, consistent with the Act, this Nexus Study demonstrates that there is a reasonable relationship between new development, the amount of the fee, and facilities, apparatus and equipment funded by the fee.

The Nexus Study also details the **procedural requirements** for approval of the Nexus Study and proposed fire impact fee program ("fee program") by the District Board of Directors and adoption by the County Board of Supervisors on behalf of the Department. Also, the Act contains specific requirements for the **annual administration** of the fee program. These statutory requirements and other important information regarding the imposition and collection of the fee are provided in the last sections of the Nexus Study.

SUMMARY OF KEY FINDINGS

The following key findings from the Nexus Study are presented:

1. The County of El Dorado, on behalf of the Department, currently imposes a fire impact fee in the amount of \$1.16 per square foot of new construction.
2. A fire impact fee is necessary to ensure that the Department can adequately expand its fire protection facilities, apparatus, and equipment to accommodate the population and employment growth and new structural area created by new development.
3. Consistent with nexus requirements of the Act, this Nexus Study demonstrates that there is a reasonable relationship between new development, the amount of the proposed fee, and facilities, apparatus, and equipment funded by the fee.
4. Fee revenue may be used to fund 100% of the cost of new and expanded facilities, 100% of the cost of apparatus, vehicles, and equipment that expand the Department's existing inventory, and up to 26.5 percent the replacement cost of apparatus, vehicle and equipment purchases.
5. Projected fee revenue, unexpended fire impact fee proceeds, and the proceeds from the sale of the business park site will fund approximately 78.6%, or \$19.5 million of the Department's \$24.9 million in planned new facilities and replacement of existing apparatus, vehicles, and equipment.
6. The proposed fire impact fee is consistent with El Dorado County Ordinance Code Chapter 13.20 and the policies of the El Dorado County General Plan.

SUMMARY OF GENERAL RECOMMENDATIONS

Based on the findings presented in the Nexus Study, the following general recommendations are presented:

1. The Department should establish a new development impact fee to fund the costs of providing fire facilities, apparatus, and equipment needed to accommodate new development.
2. The Department may approve, and the County may adopt on their behalf, the following fee at or below the levels determined by this Nexus Study.

FIGURE 1 – MAXIMUM FIRE IMPACT FEE SCHEDULE

| Land Use Category | Proposed Fee |
|-----------------------------------|-----------------------------|
| | <u>Per Living Sq. Ft.</u> |
| Residential Development | |
| Single-Family Housing | \$0.92 |
| Multi-Family Housing | \$1.50 |
| Mobile Home | \$1.07 |
| Assisted Living Facility | \$1.51 |
| | <u>Per Building Sq. Ft.</u> |
| Nonresidential Development | |
| Retail / Commercial | \$1.55 |
| Office | \$1.94 |
| Industrial | \$1.42 |
| Agriculture | \$0.60 |
| Warehouse / Distribution | \$0.97 |

Notes:

¹ The fire impact fee is rounded to the nearest whole cent.

3. Since only cities and counties have land use authority to impose development impact fees as a condition of project approval, the Department's proposed fee must be adopted by the County on behalf of the Department.
4. The Department's approved fee should be adopted and implemented in accordance with the applicable provisions of the Act.
5. The Department should comply with the annual reporting requirements under Government Code § 66006(b).

6. Following the fifth fiscal year after the first deposit of fee revenue and every five years thereafter, the Department should comply with the reporting requirements under Government Code § 66001(d).
7. The cost estimates presented in this Nexus Study are in 2017 dollars. The resolution establishing the new fire impact fee should include a provision for annual inflationary adjustments based on 12-month percentage change in an appropriate engineering cost index as published by the Engineering News-Record.

DETERMINATION OF EXISTING DEVELOPMENT

The Department serves both residences and businesses throughout their service area. As such, the demand for the Department's services and associated facilities, apparatus, and equipment is measured by its service population and the structural area it protects. This section will first determine the service population and structural area within the Department's service area. This data will be used to establish an existing facilities demand factor for the various residential, and nonresidential land uses within the Department, which in turn will be used to determine existing development's total facilities demand.

EXISTING SERVICE POPULATION AND STRUCTURAL AREA

The Department provides first-responder fire protection and emergency response services to the unincorporated communities of El Dorado Hills and Latrobe in El Dorado County. The Department currently serves an estimated resident population of 47,319. The Department's resident population estimate is based on figures from the 2010 U.S. Census for the Department's service area and El Dorado County Assessor's data as of July 2017 and assumes a 2.3 percent vacancy rate.

The Department also protects approximately 16,025 occupied and vacant housing units and approximately 4.6 million square feet of nonresidential building area. Estimated total housing units and nonresidential building area are based on figures the El Dorado County Assessor as of July 2017 and include an estimated 120 additional single-family units issued a building permit from July 2017 to September 2017.

FIRE FACILITIES DEMAND FACTOR

To determine the relative demand for fire facilities for various land uses, this Nexus Study relies on equivalent dwelling unit ("EDU") factors to compare fire facilities demand across various residential and nonresidential land uses. For purposes of this Nexus Study, it is assumed that 50 percent of the demand for fire protection and emergency response services is related to the persons (residents or employees), and the other 50 percent of the need is to protect the structural area (living area or nonresidential building area) in which the persons live or work.

The equivalent dwelling unit ("EDU") is also used to convert the nonresidential building area to a residential dwelling unit value. This approach allows for the cost of facilities, apparatus, vehicles, and equipment to be fairly apportioned among residential and nonresidential land uses.

Figure 2 on the following page shows the calculation of the fire facilities demand factor for nine land use categories. The residential land use categories are expressed per dwelling unit, and the nonresidential land use categories are expressed per square foot of building area. By this measure, for example, one single-family home creates the demand for the Department's facilities, apparatus, and equipment equal to 590 square feet of retail/commercial building area.

FIGURE 2 – FIRE FACILITIES DEMAND FACTOR

| Land Use Category | Unit | Persons per Unit ¹ | | Persons per EDU | Persons Demand Factor | Structural Area per Unit ² | Structural Area EDU | Structural Area Demand Factor | Fire Facilities | |
|--------------------------|------|-------------------------------|--------------|-----------------|-----------------------|---------------------------------------|---------------------|-------------------------------|-----------------|---------------|
| | | Unit ¹ | EDU | | | | | | EDU | Demand Factor |
| | Calc | a | b = a / 3.09 | c = b * 50% | d | e = d / 2,847 | f = e * 50% | g = c + f | | |
| Single-Family Housing | DU | 3.09 | 1.00 | 0.50 | 2,847 | 1.00 | 0.50 | 1.00 | 1.00 | |
| Multi-Family Housing | DU | 2.30 | 0.74 | 0.37 | 944 | 0.33 | 0.17 | 0.54 | 0.54 | |
| Mobile Home | DU | 1.52 | 0.49 | 0.25 | 1,059 | 0.37 | 0.19 | 0.43 | 0.43 | |
| Assisted Living Facility | BED | 1.00 | 0.32 | 0.16 | 400 | 0.14 | 0.07 | 0.23 | 0.23 | |
| Residential | DU | 3.03 | 0.98 | 0.49 | 2,677 | 0.94 | 0.47 | 0.96 | 0.96 | |
| Retail / Commercial | KBSF | 2.56 | 0.83 | 0.41 | 1,000 | 0.35 | 0.18 | 0.59 | 0.59 | |
| Office | KBSF | 3.47 | 1.12 | 0.56 | 1,000 | 0.35 | 0.18 | 0.74 | 0.74 | |
| Industrial | KBSF | 2.28 | 0.74 | 0.37 | 1,000 | 0.35 | 0.18 | 0.54 | 0.54 | |
| Agriculture | KBSF | 0.33 | 0.11 | 0.05 | 1,000 | 0.35 | 0.18 | 0.23 | 0.23 | |
| Warehouse / Distribution | KBSF | 1.23 | 0.40 | 0.20 | 1,000 | 0.35 | 0.18 | 0.37 | 0.37 | |
| Nonresidential | KBSF | 2.88 | 0.93 | 0.47 | 1,000 | 0.35 | 0.18 | 0.64 | 0.64 | |

Notes:

¹ Residents per unit is based on census data from the 2010 U.S. Census for the El Dorado Hills Census-Designated Place. All nonresidential density figures (except Agriculture) are from 2001 "Employment Density Study" prepared by The Naleison Company, Inc. for the Southern California Association of Governments expressed in terms of the number of employees per 1,000 square feet of building area. The density figure for Agriculture is from the 2004 "Employment Density in the Puget Sound Region" report prepared by E.K. Plumm for the University of Washington.

² Residential structural area per unit is based on El Dorado County Assessor's data as of July 2017. Structural area for assisted living facility assumes 400 square feet per bed.

EXISTING FIRE FACILITIES DEMAND EDUs

Figure 3 below calculates the District's existing demand EDUs based on the total number of dwelling units and estimated nonresidential building area within the District. As shown, total existing demand EDUs for the District is 18,405. Existing demand EDUs represents the level of existing development served by the District's existing facilities.

FIGURE 3 – EXISTING DEMAND EDUs

| Land Use Categories | Unit | Units ¹ | Fire Facilities | Existing |
|-----------------------|------|--------------------|---------------------|---------------|
| | | | EDU Demand | Demand |
| | Calc | a | Factor ² | EDUs |
| | | | b | c = a * b |
| Single Family Housing | DU | 14,810 | 1.00 | 14,810 |
| Multi-Family Housing | DU | 1,056 | 0.54 | 570 |
| Mobile Home | DU | 159 | 0.43 | 68 |
| Nonresidential | KBSF | 4,621 | 0.64 | 2,957 |
| Total | | 20,646 | | 18,405 |

Source: El Dorado County Assessor's Office; SCI Consulting Group

Notes:

¹ Housing unit count and nonresidential building area is from El Dorado County Assessor's data as of July 2017 plus an estimated additional 120 single-family units for issued a building permit from July 2017 to September 2017.

² See Figure 2.

DETERMINATION OF EXISTING FIRE SYSTEM FACILITIES

EXISTING FIRE SYSTEM FACILITIES

The next step in determining the Department's existing facilities standard is to calculate the replacement value of the Department's fire protection and emergency response facilities system. Figure 4 below presents a summary of replacement value (in 2017 dollars) for the Department's existing facilities (land and stations), apparatus (engines, ambulances, and other vehicles) and equipment (ancillary and station).

The estimated replacement value of the Department's fire stations is \$550 per square foot provided by the District's Architects Calpo Hom & Dong. The estimated land value for the Department's fire stations ranges from \$37,000 to \$250,000. The estimated replacement value of the Department's apparatus, vehicles, and equipment inventory is based on unit cost assumptions provided by the Department. Estimated values of older apparatus have been discounted from the replacement value of the new apparatus to reflect their age. (The detailed inventory and estimated replacement value for each is provided in Appendix C.)

As shown below, the estimated value of the Department's existing facilities, apparatus, and equipment is \$47.1 million in 2017 dollars.

FIGURE 4 – REPLACEMENT VALUE OF EXISTING FIRE SYSTEM FACILITIES

| Fee Components | Total Replacement Value (2017 \$) |
|--|--|
| Land | \$5,768,950 |
| Stations / Other Buildings | \$34,329,900 |
| Apparatus / Vehicles | \$5,570,000 |
| Equipment | \$1,412,000 |
| Total Existing Fire System Facilities | \$47,080,850 |

Source: El Dorado Hills Fire Department; SCI Consulting Group

EXISTING FIRE FACILITIES STANDARD

The Department's ratio of existing facilities, apparatus, and equipment to the existing demand establishes the standard for determining new development's fair share of the cost to replace and expand the Department's facilities as growth occurs. As shown below, the standard is represented by the existing fire system facilities cost of \$2,558.05 per demand EDU.

FIGURE 5 – FIRE FACILITIES COST PER DEMAND EDU

| | |
|--|-------------------|
| Existing Fire System Facilities ¹ | \$47,080,850 |
| Existing Demand EDUs ² | 18,405 |
| Existing Fire Facility Cost Per EDU | \$2,558.05 |

Notes:

¹ See Figure 4.

² See Figure 3.

DETERMINATION OF THE FIRE IMPACT FEE

The Mitigation Fee Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the amount of the fee and the cost of facilities, apparatus, and equipment attributable to the development on which the fee is imposed. In this section, the Department's facilities standard determined and then applied to nine land uses categories in proportion to the demand they create as measured by their fire facilities EDU demand factor.

RESIDENTIAL FIRE IMPACT FEE

Since residential land uses have varying dwelling unit occupancies and sizes, the residential fire impact fee is expressed on a per square footage basis for the following three residential land use categories. The four residential land use categories are defined below.

- **"Single-family housing"** means detached or attached one-family dwelling unit with an assessor's parcel number for each dwelling unit; and
- **"Multi-family housing"** means buildings or structures designed for two or more families for living or sleeping purposes and having kitchen and bath facilities for each family, and
- **"Mobile home"** means a development area for residential occupancy in vehicles which require a permit to be moved on a highway, other than a motor vehicle designed or used for human habitation and for being drawn by another vehicle; and
- **"Assisted living facility"** means buildings or structures designed for independent living, assisted living and retirement living facilities.

The fire impact fee shall be charged on the square footage within the perimeter of a residential structure and enclosed garages. Carport, walkway, overhangs, patios, enclosed patios, detached storage structures, or similar areas are excluded.

Figure 6 below presents the calculation of the Department's proposed residential fire impact fees. The District may approve, and the County may adopt on their behalf, the following fees at or below the levels determined by this Nexus Study. As shown, the residential fees are determined by multiplying the facilities standard by their respective facilities demand EDU factor plus an additional 3 percent for annual administration of the fire impact fee program. The fee program administrative cost component is designed to

offset the cost of County collection, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates, and other costs reasonably related to compliance with the Act.

FIGURE 6 – PROPOSED RESIDENTIAL FIRE IMPACT FEES

| Residential Land Use Category | Facility Standard ¹ | Facilities Demand | Cost per Unit | Admin. Expense 3% ³ | Average Living Area per Sq. Ft. ⁴ | Proposed Residential Fees ⁵ |
|-------------------------------|--------------------------------|-------------------------|------------------------------|--------------------------------|--|--|
| | | EDU Factor ² | | | | |
| Calc | b | | c = a * b | d = c * 0.03 | e | f = (c + d) / e |
| | | | <i>- per dwelling unit -</i> | | | <i>- per sq. ft. -</i> |
| Single-Family Housing | \$2,558.05 | 1.00 | \$2,558.05 | \$76.74 | 2,847 | \$0.92 |
| Multi-Family Housing | \$2,558.05 | 0.54 | \$1,381.35 | \$41.44 | 944 | \$1.50 |
| Mobile Home | \$2,558.05 | 0.43 | \$1,099.96 | \$33.00 | 1,059 | \$1.07 |
| Assisted Living Facility | \$2,558.05 | 0.23 | \$588.35 | \$17.65 | 400 | \$1.51 |

Notes:

¹ See Figure 5.

² See Figure 2.

³ County collection, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates and other costs reasonably related to compliance with the Act.

⁴ Based on El Dorado County Assessor's Lien Roll Data as of July 1, 2017. Structural area for assisted living facility assumes 400 square feet per bed.

⁵ Proposed residential fire impact fees are rounded down to the nearest cent.

NONRESIDENTIAL FIRE IMPACT FEES

As stated earlier, the Mitigation Fee Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the fee and the type of development on which the fee is imposed. Since different nonresidential land uses have varying employment densities, the nonresidential fire impact fee is expressed per square foot of building area based on their respective facilities demand EDU factor for five nonresidential land use categories. The five nonresidential land use categories are as follows:

- "Retail / Commercial" means retail, commercial, educational and hotel/motel construction;
- "Office" means general, professional and medical office construction;
- "Industrial" means manufacturing construction;
- "Agriculture" means construction of barns other agricultural structures; and

- **“Warehouse / Distribution”** means construction of buildings primarily devoted to the storage and / or distribution of materials.

The nonresidential fee shall be charged for “covered and enclosed space” within the perimeter of a nonresidential structure. Any storage areas incidental to the principal use of the development, garage, parking structure, unenclosed walkway, or utility or disposal area are excluded.

Figure 7 below presents the calculation of the nonresidential fire impact fees. The District may approve, and the County may adopt on their behalf, the following fees at or below the levels determined by this Nexus Study. As shown, the fees for the five nonresidential land uses are determined by multiplying the facilities standard by their respective facilities demand factor plus an additional 3 percent for administration of the fire impact fee program.

FIGURE 7 – PROPOSED NONRESIDENTIAL FIRE IMPACT FEES

| Nonresidential Land Use Category | Facility Standard ¹ | Facilities Demand EDU Factor ² | Cost per Unit | Admin. Expense 3% ³ | Total Cost per Unit | Proposed Nonres. Fire Impact Fee ⁴ |
|---|--------------------------------|---|---------------|--------------------------------|---------------------|---|
| | | | | | | |
| <i>- per 1,000 sq. ft. of building area -</i> | | | | | | |
| Retail / Commercial | \$2,558.05 | 0.59 | \$1,509 | \$45.28 | \$1,554.52 | \$1.55 |
| Office | \$2,558.05 | 0.74 | \$1,893 | \$56.79 | \$1,949.74 | \$1.94 |
| Industrial | \$2,558.05 | 0.54 | \$1,381 | \$41.44 | \$1,422.79 | \$1.42 |
| Agriculture | \$2,558.05 | 0.23 | \$588 | \$17.65 | \$606.00 | \$0.60 |
| Warehouse / Distribution | \$2,558.05 | 0.37 | \$946 | \$28.39 | \$974.87 | \$0.97 |

Notes:

¹ See Figure 5.

² See Figure 2.

³ County collection, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates and other costs reasonably related to compliance with the Act.

⁴ Proposed nonresidential fire impact fees are rounded down to the nearest cent.

PROJECTED FIRE IMPACT FEE REVENUE

Figure 8 projects fee revenue from all vested units within the Department's service area. Total fire impact fee revenue (in 2017 dollars) is then estimated by multiplying the facilities standard by demand EDU growth for all vested units.

FIGURE 8 – PROJECTED FIRE IMPACT FEE REVENUE

| Land Use Category | Current | Demand EDU | Total Cost per | Projected Fire | |
|-------------------|------------------------------------|---------------------|-------------------------|-----------------------------------|-----------|
| | Demand EDUs (2017) ¹ | Growth ² | Demand EDU ³ | Impact Fee Revenue (2017\$) | |
| | Calc | a | b | c | d = b * c |
| Residential | 15,448 | 3,347 | \$2,558.05 | \$8,562,000 | |
| Nonresidential | 2,957 | 1,523 | \$2,558.05 | \$3,896,000 | |
| Total | 18,405 | 4,870 | \$2,558.05 | \$12,458,000 | |

Source: El Dorado Hills Fire Department; SCI Consulting Group

Notes:

¹ See Figure 3.

² Demand EDUs for all vested units provided by the Department.

³ See Figure 5.

PLANNED FIRE SYSTEM FACILITIES

In El Dorado Hills, the Department has constructed four stations to serve existing development and future development through buildout of the vested units. Figure 9 below presents the Department's remaining planned fire facilities, apparatus, and equipment through the development of vested units in the Department's service area. The Department's planned facility improvements, in 2017 dollars, through the development of all vested units include the expansion of Station 91, a training facility, and dispatch and communication infrastructure improvements.

For the immediate future, the Department will not need to add new apparatus, vehicles, and equipment to their current inventory. However, they will need to replace apparatus, vehicles, and equipment more quickly due to the increase service calls from the growth in the persons and structure area created by vested units. The Department will be able to use fee proceeds to fund 26.5 percent or approximately \$1.8 million of the estimated \$7 million in apparatus, vehicles, and equipment replacement costs.¹

¹ Represents the percentage growth in EDUs thru development of the vested units.

If the non-vested units in the Department's service area are eventually approved and developed, the Department's tentative long-term plan is to relocate station 91 and construct a new fire station in the proposed Marble Valley area.

FIGURE 9 – PLANNED FACILITIES, APPARATUS, AND EQUIPMENT

| Item | Total Estimated Cost (2017\$) |
|--|----------------------------------|
| Station 91 Expansion | \$350,000 |
| Business Park Training Facility | \$14,500,000 |
| Dispatch and Communication Infrastructure Improvements | \$3,000,000 |
| Apparatus, Vehicles, and Equipment Replacement Attributable to New Development | \$1,847,000 |
| Apparatus, Vehicles, and Equipment Replacement Attributable to Existing Development | \$5,153,000 |
| Immediate Capital Improvement Plan | \$24,850,000 |

Source: El Dorado Hills Fire Department

It is important to note that the fire impact fee program is designed not to be dependent on a specific capital improvement plan and specific level of new development. Only enough fee revenue will be generated for the Department to expand its existing level of service to serve the growing community. Fee revenue may be used to fund up to 100% of the cost of the expansion of Station 91, the training facility, and the dispatch and communication infrastructure improvements, and up to 26.5 percent the replacement cost of apparatus, vehicle and equipment purchases. Fee revenue may not be used to fund 1) the renovation of existing facilities, and 2) operational, maintenance or repair costs.

Figure 10 on the following page demonstrates that the Department's unexpended fire impact fee proceeds, the proceeds from the sale of the business park site, and projected fee revenue from vested units will fund approximately 78.6% or \$19.5 million of the \$24.9 million in planned facilities. The Department will need to fund the shortfall, and any other improvements not currently identified, with other funding sources. Other potential sources of funds include, but are not limited to, a general obligation bond measure, state and federal grants, the Department's general fund, and existing or new special tax and assessment proceeds, if allowable.

FIGURE 10 – FACILITIES FINANCING PLAN AT BUILDOUT OF VESTED UNITS

| | Calc | |
|--|---------------|----------------------|
| Total Cost of Planned Facilities ¹ | a | \$24,850,000 |
| Unexpended Fire Impact Fee Funds (As of September 30, 2017) ² | b | \$6,506,839 |
| Proceeds from Land Sale ³ | c | \$562,500 |
| Remaining Cost of Planned Facilities | d = a - b - c | \$17,780,661 |
| Total Projected Fee Revenue from Vested Units ⁴ | e | \$12,455,000 |
| Surplus / (Shortfall) | f = e - d | (\$5,325,661) |

Sources: El Dorado Hills Fire Department; SCI Consulting Group

Notes:

¹ See Figure 9, all vested units.

² As of September 30, 2017, the Department's fire impact fee fund balances are \$74,035 (Latrobe) and \$7,316,907 (El Dorado Hills), of which, \$884,103 once released will reimburse the Department's General Fund qualifying expenditures in FY15/16 and FY16/17.

³ 75% of the \$750,000 in proceeds from the recent sale of the 5-acres business park site will go into the fire impact fee fund and the remaining 25% will go into the General Fund.

⁴ See Figure 8.

NEXUS FINDINGS

This section frames the Nexus Study findings in terms of the legislated requirements to demonstrate the legal justification of the fire impact fees. The justification of the fire impact fees on new development must provide information as set forth in Government Code § 66000. These requirements are discussed below.

PURPOSE OF FEE

The purpose of the fire impact fee is to fund the cost of fire protection and emergency response facilities, apparatus, and equipment attributable to new residential and nonresidential development in the Department. The fire impact fees will ensure that new development will not burden existing development with the cost of facilities required to accommodate growth as it occurs within the Department.

USE OF FEE REVENUE

Fee revenue will be used to fund the cost of new and expanded facilities, apparatus and equipment to serve new development, such as, but not limited to, those identified in Figure 9. Provided below is a summary of the allowable and prohibited uses of fee revenue.

FIGURE 11 – SUMMARY OF ALLOWABLE AND PROHIBITED USES OF FEE REVENUE

| <u><i>Allowable Uses</i></u> | <u><i>Prohibited Uses</i></u> |
|---|---|
| <ul style="list-style-type: none"> • <i>New (added) or expanded land and facilities costs (100%)</i> • <i>Apparatus, vehicles and equipment purchases that expand the system inventory (100%)</i> • <i>Facility costs already incurred to provide growth-related capacity (100%)</i> • <i>Portion of apparatus, vehicles, and equipment replacement costs attributable to new development (26.5%)</i> • <i>Portion of a renovation project that expands service capacity</i> | <ul style="list-style-type: none"> • <i>Existing deficiencies, such as improvements to existing facilities that do not expand service capacity</i> • <i>Portion of apparatus, vehicles, and equipment replacement costs attributable to existing development (73.5%)</i> • <i>Operational, maintenance or repair costs</i> |

BENEFIT RELATIONSHIP

The fee will be collected as development occurs. In order to maintain its existing level of fire protection and emergency response services, fee revenue will be used to expand the Department's facilities and equipment and replace and expand Department apparatus and vehicles to meet the additional demand generated by the new residents and employees and new structural area created by new development projects.

Fee revenue will be deposited into a separate fire impact fee account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the Department. The fee revenue will be restricted to uses described in the "Use of Fee Revenue" finding. These actions ensure development project paying the fees will benefit from their use.

IMPACT RELATIONSHIP

New residential and nonresidential development projects in the Department will grow the persons (residents and employees) and the structural area (residential area and nonresidential building area) in persons live or work. The growth in persons and structural area will create additional need for the Department's fire protection and prevention, emergency response service and a corresponding need for new or expanded facilities, and replacement of apparatus, vehicles, and equipment. The fee will be imposed on different types of development projects to the additional service population generated and structural area created by new development projects.

PROPORTIONALITY RELATIONSHIP

The cost of fire protection facilities, apparatus, and equipment attributable to a development project is based upon the level of existing development served by the Department's existing fire protection and emergency response facilities. The use of a facilities standard methodology to determine the fire impact fee achieves proportionality between existing development and new development. Moreover, these equivalent costs are applied to nine land use categories in proportion to the need they create for improved and expanded facilities.

Larger development projects will generate a higher number of persons and structural area to protect and, as a result, will pay a higher fee than smaller development projects. Thus, the application of the fire impact fee schedule to a specific project ensures a reasonable relationship between the fee and the cost of the facilities, apparatus, and equipment attributable to that project.

FEE PROGRAM ADOPTION REQUIREMENTS

The following are the general requirements for approval of the Nexus Study and proposed fire impact fee program ("fee program") by the District Board of Directors and adoption by the County Board of Supervisors on behalf of the Department. The specific statutory requirements for the adoption of the fee program may be found in the Mitigation Fee Act (California Govt. Code § 66000 et seq.) and County Ordinance Code Chapter 13.20. SCI recommends that the notice and hearing requirements be satisfied by the District for approval and the by County for adoption.

EL DORADO HILLS COUNTY WATER DISTRICT / EL DORADO HILLS FIRE DEPARTMENT

1. The District Board of Directors shall conduct at least "one open and public meeting" as part of a regularly scheduled meeting on the proposed fee program.
2. At least 14 days before the meeting, the District shall mail out a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.
3. At least 10 days before the meeting, the District shall make available to the public the Nexus Study for review.
4. At least 10 days before the public hearing, a notice of the time and place of the meeting shall be published twice in a newspaper of general circulation with at least five days intervening between the dates of first and last publication not counting such publication dates.
5. After the public hearing, adopt a resolution approving the Nexus Study and proposed fee program with a recommendation that the County Board of Supervisors adopt the proposed fee program on behalf of the Department.

EL DORADO COUNTY

1. The County Board of Supervisors shall conduct at least "one open and public meeting" as part of a regularly scheduled meeting on the requested fee program.
2. At least 14 days before the meeting, the County shall mail out a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.
3. At least 10 days before the meeting, the County shall make available to the public the Nexus Study for review.

4. At least 10 days before the public hearing, a notice of the time and place of the meeting shall be published twice in a newspaper of general circulation with at least five days intervening between the dates of first and last publication not counting such publication dates.
5. After the public hearing, adopt an ordinance establishing the proposed fee program on behalf of the Department.
6. The fire impact fees take effect 60 days after adoption the County ordinance.

FEE PROGRAM ADMINISTRATION REQUIREMENTS

This section contains general requirements for the administration of the fee program. The specific statutory requirements for the administration of the fee program may be found in the Mitigation Fee Act (California Govt. Code § 66000 et seq.).

ACCOUNTING REQUIREMENTS

Proceeds from the fire impact fee should be deposited into a separate fund or account so that there will be no commingling of fees with other revenue. The fire impact fees should be expended solely for the purpose for which they were collected. Any interest earned by such account should be deposited in that account and expended solely for the purpose for which originally collected.

REPORTING REQUIREMENTS

The following information, entitled *Annual Report*, must be made available to the public within 180 days after the last day of each fiscal year:

- a brief description of the type of fee in the account;
- the amount of the fee;
- the beginning and ending balance of the account;
- the fees collected that year and the interest earned;
- an identification of each public improvement for which the fees were expended and the amount of the expenditures for each improvement;
- an identification of an approximate date by which development of the improvement will commence if the local agency determines that sufficient funds have been collected to complete financing of an incomplete public improvement;
- a description of each inter-fund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, the date on which any loan will be repaid, and the rate of interest to be returned to the account; and
- the amount of money refunded under section Govt. Code § 66001.

The Department shall review the information made available to the public pursuant to paragraph (1) at the next regularly scheduled public meeting, not less than 15 days after this information is made available to the public, as required by this subdivision. Notice of the time and place of the meeting, including the address where this information may be

reviewed, shall be mailed, at least 15 days prior to the meeting, to any interested party who files a written request with the Department or the County for mailed notice of the meeting. Any written request for mailed notices shall be valid for one year from the date on which it is filed unless a renewal request is filed. Renewal requests for mailed notices shall be filed on or before April 1 of each year. The legislative body may establish a reasonable annual charge for sending notices based on the estimated cost of providing the service.

For the fifth fiscal year following the first receipt of any fire impact fee proceeds, and every five years thereafter, the Department must comply with Government Code Section 66001(d)(1) by affirmatively demonstrating that the Department still needs unexpended fire impact fees to achieve the purpose for which it was originally imposed and that the Department has a plan on how to use the unexpended balance to achieve that purpose. Specifically, the District shall make all of the following findings, entitled Five-Year Report, with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted:

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

The County shall provide for the refund of all or any part of such unexpended or unappropriated fee revenue, together with any actual interest accrued thereon, in the manner described in Section 66001 (e) of the Government Code, to the current record owner of any property for which a fee was paid; provided that if the administrative costs of refunding such fee revenue exceed the amount to be refunded.

ANNUAL INFLATIONARY ADJUSTMENT

In order for the District to maintain its level of service, the fee will need to be automatically adjusted annually commensurate with changes in the cost of facilities, apparatus, and equipment. Therefore, the fire impact fee should be adjusted on July 1 of each fiscal year by the percentage change in an appropriate engineering cost index as published by the Engineering News-Record, or its successor publication for the preceding twelve months.

IMPROVEMENTS IN-LIEU OF FEES

Subject to certain restrictions, if a developer dedicates land, constructs facilities and / or provide apparatus/equipment for the Department, the fire impact fees imposed on that development project may be adjusted to reflect a credit for the cost of the dedicated land, facilities constructed and / or apparatus/equipment provided.²

FEE CREDITS

In order to comply with the Act and recent court cases, a fee credit must be given for demolished existing square footage as part of a new development project.

² See El Dorado County Code Section 13.20.040 for more information.

APPENDICES

Appendix A – Dwelling Unit Occupancy Factor

Appendix B – Approved and Proposed Development Projects

Appendix C – Fire System Inventory and Replacement Cost Estimates

Appendix D – Comparison of Current and Proposed Fire Impact Fees

Appendix E – El Dorado County Ordinance Code Chapter 13.20

APPENDIX A – DWELLING UNIT OCCUPANCY FACTOR

FIGURE 12 – DWELLING UNIT OCCUPANCY FACTOR
EL DORADO HILLS CENSUS DESIGNATED PLACE

| Land Use Categories | Occupied | Total | Dwelling |
|-----------------------|----------|-----------|-----------|
| | Dwelling | Number of | Unit |
| | Units | Occupants | Occupancy |
| | Calc | a | b |
| | | | c = a / b |
| Single-Family Housing | 13,357 | 41,190 | 3.09 |
| Multi-Family Housing | 828 | 1,901 | 2.30 |
| Mobile Home | 101 | 154 | 1.52 |
| Average (2010 Census) | 14,286 | 43,245 | 3.03 |

Source: U.S. Census Bureau, 2015 ACS 5-Year Estimate

APPENDIX B – APPROVED AND PROPOSED DEVELOPMENT

Vested residential units are indicated in green. Planned non-vested residential units are indicated in red. Units planned for the Rescue Fire Protection District, excluded from this Nexus Study, are indicated in yellow. The Department has estimated that 1,200 vested units shown have received a building permit as of September 30, 2017.

| Project | Project Number | Location | API | Commercial or Residential | # of Lots / Buildings | Approx. New Square Footage | Description | Acres | Completion Year (1/2, 3/4, 1.0) | Residents | Potential Employment |
|--|--------------------------------|---|-------------|---------------------------|-----------------------|----------------------------|---|--------|---------------------------------|-----------|----------------------|
| Shiva Valley Parkway (Bike Path) | | On Shiva Valley between Howard and Green Valley | | Bike Path | 1 | 0 | 1.1 miles of a Class multi-use path along the east side of Shiva Valley Parkway from Howard Way to Apple Way and a Class II bike lane on the southbound side of this road from Apple Way to Howard Way and approximately 0.9 mile of a Class II bike lane on both sides of Shiva Valley Parkway from Apple Way to Green Valley Road. | 0 | 2-5 | | |
| 1100 Investment (Green PH) | PA 15-0014 | Business Park | 117-010-015 | Commercial | 4 | 0 | Parcel Split - 4 residential parcels | 21.9 | 0-1 | | 0 |
| 4 Direct Care Farms (Landscape) | 116-0005 | Off Broadway Road | 607-021-66 | Commercial | 5 | 10478 | Permit application for a custom farming facility providing vocational school teaching organic farming skills to disabled youth, adults and seniors. The facility is proposed to occur in three phases detailing the proposed building, planting of crops, and quantity of employees. The property, Number 007-021-66, consists of 56.8 acres, and is located on the south side of Broadway Road approximately 1.5 miles east of the intersection with South Shingle Road, in the Laroche area. | 56.8 | 2-5 | | 19 05090909 |
| Aerometal Expansion | SUP 98-0017-H-2 | Sandstone Dr | 117-081-01 | Commercial | 1 | 8000 | New building expansion on parcel located to the east of the current building. | 5.013 | 2-5 | | 146,444,545 |
| Arrowhead Lake Vacation Tower | 115-0004 | Arrowhead Road at Bird's Eye View Road | 105-140-06 | Commercial | 1 | 0 | 90' tall residential monopine tower with enclosure | 1 | 0-1 | | 0 |
| Duron Creek Fitness (Harris P) | 114-0003 | Carson Crossing Drive | 117-010 07 | Commercial | 2 | 9000 | 5,000 square foot fitness center, pool, recreation. | 4.9 | 0-1 | | 16,365,86366 |
| Old Mission Building Modification Center (RES) | PA 16-0003 | North of Fire Station 85 on Commercial property of Strabo | 121-040-31 | Commercial | 1 | 15000 | EDH Senior Center that expands on the Senior Center off of Laisten Lane | 11 | 2-5 | | 27,272,727 |
| Old Mission Building Modification Center (RES) | SUP 13-0007 | Duncan Hill Rd | 609-190-14 | Commercial | 1 | 15000 | 6807 square foot meditation center, 2 Resident non building, monk cottage, retreat cottage, pet cottage | 10.05 | 2-5 | | 27,272,727 |
| Eden Vale Inn (RES) | SUP 07-0027-R | 1780 Sprinckle Road | 102-140 08 | Commercial | 1 | 12000 | 13 Guest rooms in 2 buildings, Yurt, Corbett's home, 12,000 sq. ft. total | 1 | 0-1 | | 21,811,818.02 |
| EDH 52 | PA 14-0009 | Shiva Valley / SD | 122-720-09 | Commercial | 9 | 350000 | 250,000 square feet commercial, including 2 major buildings, gas stations, fast food, etc. | 51.45 | 5+ | | 616,365,654 |
| ED - ATT 628 Tower | | Cabildo Dr. | | Commercial | 1 | 0 | 65' Monopine | 1 | 0-1 | | 0 |
| Golden Feather Vacation Tower | 115-0010 | Blackstone Parkway and Cornerstone Drive | 116-020-07 | Commercial | 1 | 0 | A parcel was permit requested to allow the construction of a new 65 foot tall monopine tower, six antennas with nine remote radio heads and two surge protectors on three sectors mounted at 47 feet, outdoor equipment cabinets on a 13-foot by 15-foot concrete pad, a 20kW standby diesel generator, and related ground equipment within a 40 foot by 40-foot lease area. Access to the site would be provided by an existing driveway to the existing El Dorado Irrigation District water tanks. The property, identified by Assessor's Parcel Number 118-020-07, consists of 7.664 acres, and is located on the east side of Blackstone Parkway near the intersection with Cornerstone Drive, in the El Dorado Hills area. | 0 | 0-1 | | 0 |
| Green Valley Cemetery/McLarty (RES) | 184-0022-R/214 0011/ PD14-0009 | 3104 Alcedonite Dr | 105-030-28 | Commercial | 1 | 5316 | Addition of 3,603 square feet plus 1,712 covered patio, 2 underground LPG | 8.6 | 0-1 | | 9,465,465,465 |
| Green Valley Damascene Center | 112-0025/PO 12-003 | 1E Corner Sophia/Green Valley Rd. | 124-301-46 | Commercial | 3 | 10925 | 10,225 sq. ft. including - fuel station, convenience store, fast food, car wash | 2.12 | 2-5 | | 19,863,656,656 |
| Hampden Inn & Suites / Serrano | P02-0003-E-3 | Arrowhead Drive and Serrano Way | 126-600-04 | Commercial | 1 | 0 | A request for parcel map extension for a three year period. If approved, the expansion of the parcel map would change from October 13, 2016 to October 13, 2018. Two pre-outstanding extensions have been issued on the parcel, including 137471 and 137472. The parcel is currently Assessor's Parcel Number 126-600-04, 4.0156 acres, and is located on the north side of Serrano Way immediately west of the intersection with Arrowhead Drive, in the El Dorado Hills area. | 15.069 | 5+ | | 0 |
| Mobile Veterinary - Comm. | 1712-0003/DA-14-0003 | South Bass Lake | | Commercial | | 475,000 | 323794 sq. lot, 475,000 sq. ft. commercial, 87 acres public facilities | | 5+ | | 603,836,636 |
| Mountain Express Office and Storage (Reserve) | | Lotus Road | 105-140-83 | Commercial | 1 | 2444 | 2 in new building, 10,914 and 13,500 square foot buildings | 11.37 | 2-5 | | 44,389,009.01 |
| Phoenix School | 199-0001 | 4910 Robert J Matthews Lane | 124-070-02 | Commercial | 1 | 0 | School for 100 to 150 students | 1 | 0-1 | | 0 |
| Safeway Pub. Food/Variety | | Arroyo Vista/Lake Vista Lane | | Commercial | 1 | 0 | 85' Monopine | 1 | 0-1 | | 0 |
| Shahzadeh Comm. (Reserve) | SUP 14-0002 | 1550 Old Ranch Rd | 105-250-35 | Commercial | 1 | 5000 | Own 3,000 sq. ft. | 4.43 | 0-1 | | 5,435,435,435 |
| Spring Expansion Center (RES) | 204-0017/UP 01-0017/ P03-0016 | Dier Valley and Green Valley Road | 115-410-05 | Commercial | 1 | 179740 | 2 covered arenas 6,000 sq. ft. each, 20 horse stalls, fenced riding area, 12,000 commercial store, canopy | 146.42 | 2-5 | | 326.6 |
| Tom Center ACE Hardware | | Next to Double Wings | | Commercial | 1 | 21000 | 21,000 square feet | 0.5 | 5+ | | 59,636,636 |

| Town Center West | PA11-0004/PD95-02 | 117-100-17-448 through 57 | Commercial | 3 | 1160000 | Revision to Town Center West PD95-02, 1,160,000 sq. ft. | 51 | 5+ | 2133 745495 |
|--|--|--|-------------|------|---------|--|---------|-----|-------------|
| Valley Crest Tower (MS) at Dorado Hills Dog Park | 503-0005-F-3 | 125-110-09 | Commercial | 1 | 0 | Cell tower | 0 | 0-1 | 0 |
| Serrano Public Park | 515-0001/PD15-0002 | 123-500-01 | Park | 1 | 0 | Park - four soccer fields | 12 | 2-5 | |
| Ato | 205-0005/PD06-0006/MIS-1408 | 126-100-19 | Residential | 23 | 69000 | homes and open space | 8141 | 5+ | 6003 |
| Sierra Ridge | PD14-0004/Rezoning 21-0028/M14-1522 | 105-210-08 115-400-26, 115-400-07, 115-400-08 | Residential | 33 | 390000 | residential | 53 | 5+ | 88143 |
| Ball Ranch | TM96-1201-R-3 | 109-010-45 | Residential | 90 | 270000 | homes | 3074 | 2-5 | 2349 |
| Ball Woods | TM01-1309-R-PD01-0008 | 119-020-50 | Residential | 113 | 339000 | The development plan (PD96-0008) for Ball Ranch shall consist of the following: 123 total lots comprising of 113 single family lots, 10 two-unit lots, 1 four-unit lot, and 1 park site on 112.14 acres. | 11214 | 2-5 | 28493 |
| Blackstone View 11 | TM12-1507/212-0004/A12-0002 | 119-140-61 | Residential | 54 | 162000 | The Development Plan PD 01-0003 for Ball Woods shall consist of the following: 54 single family lots ranging in size from 1,100 to 26,000 square feet, and 2 open space lots on 31.28 acres. | 34 23 | 2-5 | 14094 |
| Blackstone V | TM12-1506 | 119-140-95 | Residential | 70 | 210000 | homes | 1000 | 0-1 | 1027 |
| Blackstone X | TM12-1508F | 119-140-53 | Residential | 73 | 219000 | homes | 966 | 0-1 | 19053 |
| Carson Crest Unit 1 | TM10-1139L | 109-210-55 | Residential | 61 | 183000 | homes | 765 | 0-1 | 159 21 |
| Carson Crest Unit 2 | TM10-1128 | | Residential | 265 | 850000 | homes | 952 | 0-1 | 74385 |
| Carson Crest Unit 3 | TM11-1519 | | Residential | 624 | 1902000 | homes and two multi-family dwellings | 1654 74 | 2-5 | 1654 74 |
| Central El Dorado Hills | Specific Plan | 121-100-05, 121-120-24, 121-040-00, -29, -31, 120-05001-05 | Residential | 311 | 920000 | homes | 1927 | 2-5 | 937 81 |
| Country Living/Lake Subdivision (Lakes) via Michigan Bay Subdivision | A07-0009/207-0022/PD17-0023 | 089-121-01 | Residential | 1000 | 3000000 | Strano Westside: This Area 341 acres, and Pedregal Plan area 148 acres, comprised commercial use (20,000 commercial sq. ft.) 19 acres public park, 1 acre neighborhood park, 188 acres of open space. | 509 | 5+ | 2610 |
| Doran Ranch | A11-0006/211-0004/PD11-0006 | 122-020-01, 02, 03, 04, 06, 126-150-23 | Residential | 400 | 1815000 | Amendments to the land use designation from RGR to RRI include Lakeview Road Center, Sunrise Park, and the portion located on Arroyo Arroyo. A portion of this property from RGR-20 is proposed to be rezoned to Family Residential and enhance open space from 64-40 RGR-20. | 37 28 | 0-1 | 10 44 |
| El Dorado Hills Apartments | A14-0001/214-0001/FP 66-0002-R/FP94-0004-R | 121-210-60, 61, 62 | Residential | 240 | 250000 | 5 story parking garage, 4 story apartment, 250 units | 4 57 | 2-5 | 626 4 |
| El Dorado Hills Retirement | SP13-0001/FP05-0002-PP/FP05-0007/R/P12-0004/113-0017 | 117-150-38 | Residential | 131 | 1140000 | 3 units, 114,000 sq. ft. 130 units | 26.3 | 0-1 | 130 |
| El Dorado Hills Senior Care | SP15-0012 | 125-040-20, 24, 26, 27, 125-310-01 | Residential | 6 | 0 | 6 buildings, increase 68 apartment building | 2 09 | 0-1 | 36 |
| El Dorado Hills #23 | TM14-1514 | 117-010-05 | Residential | 45 | 145000 | homes | 21 65 | 2-5 | 12719 |
| Granada Subdivision (H) | 215-0007/MIS-1527 | 009-310-44 | Residential | 10 | 30000 | 215 0007/MIS 1527 - GRANADA SUBDIVISION (Dont Grants/Grant/ Family Trust/Lawrence Patterson) Arroyo and tentative map application for an 11-lot residential subdivision map in the Lakeview area. The subdivision would include a change in zoning from Rural Land Use Two-Acre (RLU-2) to Estate Residential 10-Acre (ER-10), consistent with the Rural Residential (RR) General Plan Land Use Designation. The proposed project includes the installation of wells and septic systems. Lots range in size from 10 to 50 1 acres. The property, identified by Assessor's parcel number 009-310-44, consists of 13.05 acres, and is located on the eastern side of South Arroyo Road at the intersection of South Arroyo Road, in the Shingler Springs area. | 131 | 2-5 | 26 1 |
| Hawk View | TM 00 1371-R | 115-040-16 | Residential | 114 | 340000 | homes | 30 47 | 5- | 22754 |

| La Canada | TM 08-1463 | Salmon Falls Road | 126-100-10 and 110-070-17 | Residential | 47 | 141000 | Subdivision in the area between Salmon Falls Road and Malcolm Dixon Road, north of Malcolm Dixon Road. | 143-111 | 2-5 | 122.67 |
|-----------------------------------|------------------------------|---|--|-------------|------|---------|--|---------|-----|---------|
| La Canada Woods | PA 13-0009 | Wilson/1300 W113 | 120-070-01 | Residential | 24 | 72000 | | 7-5 | 2-5 | 62.64 |
| Line Rock Valley | | South East Meeker Valley AFB | | Residential | 900 | 2400000 | | 740 | 2-5 | 2080 |
| MS-Bk Valley - Res | SP12-0025/DA14-0002 | South East Lake | | Residential | 3226 | 970800 | 3226 Res Lots, 475,000sq. ft. commercial, 87 Acres public facilities | 2341 | 5+ | 8445.96 |
| Malcolm Dixon Estates | TM 05-3401 | Malcolm Dixon Culiff | 126-490-01, 126-490-02 | Residential | 8 | 24000 | 8 lots on 40 acres | 40 | 5+ | 20.68 |
| Magistella | HM 02-1458/B/BA13-0015 | Salmon Falls/Keis Way | 110-070-15 | Residential | 8 | 24000 | homes | 26 | 0-1 | 20.88 |
| General Vineyard Estates (Retail) | PA 16-0007 | Beechleaf Golf Course | 102-210-00 | Residential | 137 | 5000 | A request for conceptual review of a General Plan Amendment from Rural Residential to Medium-Density Residential, and modification of the Cameron Park Community Region Boundary. The proposed Plan Development also includes a return from Rural-Low-Density (RL-10) to Two-Store Residential Planned Development (R2A-PD), One-Store Residential-Planned Development (R1A-PD), Single-unit Residential Planned Development (R1-PD) and Open Space Planned Development (OS-PD), and a Tentative Subdivision Map creating 137 residential lots from the approximately 130 acre site. The property, identified by Assessor's Parcel Number 102-210-00, consists of 1.30 acres, and is located on the west side of Thebuck Road approximately 3340 feet north of the intersection with Green Valley Road, in the Cameron Park Area. | 130 | 5+ | 375.57 |
| Premontary 2C | TM 08-1422 | Lafayette/Bondavue Dr | 124-070-05 | Residential | 2 | 6000 | A formal request for the processing of an administrative minor revision to Village 2C of the Promontary Village 3-5 Tentative Map (M 09-1386). We are providing you with additional information to supplement the items that were included in the September 28, 2015 regarding the finding of consistency for Village 2C. Village 2C is currently approved for 6 lots, 5 residential lots and 1 open space lot. There is a separate lot design for the roadway. Village 2C will be accessed by the existing roadway, Cluffe Court within gated community of Village 2. The gates and roadways are currently maintained by the Promontary Home Owners Association (HOA). Since Village 2C is already located behind the gates, the revised tentative map for Village 2C will not be providing gates for the project. This is consistent with the current map. A common driveway is proposed to service the 2 residential lots. A separate lot for the common driveway and public utility will be offered to the Promontary HOA. The only change to the approved tentative map is a reduction of 3 residential lots. The one open space lot will remain and also be offered to the Promontary HOA. We will be transferring the 3 residential lots to the future Village 7, into Promontary Specific Plan. The Promontary Village 7 is a lot village that has not processed a Tentative Map. The Promontary Specific Plan allocated 13 lots for Village 7. With the transferring of the 3 lots from Village 2C, the total lots allocated to Village 7 will be 13 lots. This transfer will bring the allocated lots within the maximum units of 1100 lots. | 7-149 | 2-5 | 5.22 |
| Promontary Lot 01 | A13-0904/2133009/ TM 13-1512 | Sophia/Alexandria | 124-070-62 | Residential | 63 | 189000 | homes | 11-01 | 0-1 | 164.33 |
| Promontary Lot 11 Unit 1, 2 | TM 09-1276 | Becky/Alexandria | 124-390-03 | Residential | 64 | 397000 | homes | 9 | 0-1 | 167.04 |
| Promontary Village 6 | TM 05-1397 | Northstar Trail Dr., southeast of the intersection with Kymba Court | 124-070-59, 124-080-60 | Residential | 155 | 102000 | Residential Homes | 39726 | 2-5 | 404.55 |
| Promontary Village 7 | TM 16-1530 | South side of Alexandra Drive, southeast of the intersection with Kymba Parkway | 124-290-01, 124-390-00, and 124-390-14 | Residential | 131 | 399000 | TM 16-1530 - PROMONTARY VILLAGE 7 (Rural) Promontary LCA/MH Properties/CIA Engineering and Surveying A Tentative Subdivision Map application request for the Promontary Specific Plan Village 7 to subdivide a 176.99 acre site into 131 single dwelling residential lots, 13 open space lots, and 15 littered lots for landscaping and internal roadways. The project includes a lettered lot and phasing plan. The property, identified by Assessor's Parcel Numbers 124-390-04, 124-290-03 and 124-390-14, consists of 176.99 acres, and is located on the south side of Alexandra Drive approximately 150 feet east of the intersection with Sophia Parkway, in the El Dorado Hills area. | 176.99 | 2-5 | 341.91 |
| Promontary Village 8 | TM 13-1513 | Van Buren/Olive Terrace | 124-460-01 | Residential | 63 | 189000 | homes | 6324 | 0-1 | 164.43 |
| Ridgeview West Unit 5 | TM 05-1105 | Van Trenho, Via Balgo | | Residential | 4 | 12600 | 4 lots split from 6 | 4 | 5+ | 10.44 |
| Ridgeview Village Unit 3 | TM 02-1477 | Becky near Powers | 120-070-01 | Residential | 59 | 147000 | | 22.4 | 5+ | 127.89 |

APPENDIX C – FIRE SYSTEM INVENTORY AND REPLACEMENT COST ESTIMATES

FIGURE 13 – EXISTING LAND AND BUILDING INVENTORY

| Fire Station | Amount | Unit Cost | Replacement Cost (2017\$) |
|---|----------------|--------------------|---------------------------|
| Calc | a | b | c = a * b |
| Station 84 | | | |
| Land | 0.86 acres | \$250,000 per acre | \$216,000 |
| Buildings | 10,633 sq. ft. | \$550 sq. ft. | \$5,848,150 |
| Station 85 | | | |
| Land | 4.11 acres | \$250,000 per acre | \$1,027,500 |
| Buildings | 25,915 sq. ft. | \$550 sq. ft. | \$14,253,250 |
| Station 86 | | | |
| Land | 10.00 acres | \$37,000 per acre | \$370,000 |
| Buildings | 10,385 sq. ft. | \$550 sq. ft. | \$5,711,750 |
| Station 87 | | | |
| Land | 21.31 acres | \$195,000 per acre | \$4,155,450 |
| Buildings | 13,119 sq. ft. | \$550 sq. ft. | \$7,215,450 |
| Station 91 | | | |
| Land ¹ | - | - | - |
| Buildings | 2,366 sq. ft. | \$550 sq. ft. | \$1,301,300 |
| Station 92 | | | |
| Land | 4.52 acres | \$0 per acre | \$0 |
| Buildings ² | - | - | - |
| Total Existing Facilities (Land and Buildings) | | | \$40,098,850 |

Source: El Dorado Hills Fire Department; SCI Consulting Group

Notes:

¹ Station 91 land is leased from a neighboring resident, therefore no land value is shown.

² Station 92 is nonoperational, therefore no land or building value is shown.

FIGURE 14 – EXISTING APPARATUS AND EQUIPMENT INVENTORY

| Engine Number | Type | Purchase Year | Unit ID # | Apparatus / Vehicles ¹ | Ancillary Equipment | Replacement Value (2017\$) |
|--------------------------------------|---------------------|---------------|-----------|-----------------------------------|---------------------|----------------------------|
| Apparatus / Vehicles | | | | | | |
| 8571 | Type 1 | 1996 | E85 | \$171,250 | \$130,000 | \$301,250 |
| 8572 | Type 2 | 2001 | E286 | \$171,250 | \$130,000 | \$301,250 |
| 8570 | Type 2 | 2003 | E285 | \$342,500 | \$130,000 | \$472,500 |
| 8574 | Type 2 | 2007 | E86 | \$513,750 | \$130,000 | \$643,750 |
| 8576 | Type 2 | 2007 | E87 | \$513,750 | \$130,000 | \$643,750 |
| 8577 | Type 1 | 2014 | E84 | \$685,000 | \$130,000 | \$815,000 |
| 8562 | Type 3 | 2005 | E387 | \$225,000 | \$95,000 | \$320,000 |
| 8563 | Type 3 | 2007 | E386 | \$337,500 | \$95,000 | \$432,500 |
| 8553 | Type 6 | 2015 | P91 | \$175,000 | \$30,000 | \$205,000 |
| 8554 | Type 6 | 2016 | P85 | \$175,000 | \$30,000 | \$205,000 |
| 8590 | Truck | 2012 | T85 | \$1,250,000 | \$130,000 | \$1,380,000 |
| 8580 | Water Tender | 2010 | WT91 | \$225,000 | \$45,000 | \$270,000 |
| 8552 | Water Rescue | 2005 | WR84 | \$100,000 | \$30,000 | \$130,000 |
| 8551 | Air | 2002 | A85 | \$162,500 | \$45,000 | \$207,500 |
| 8536 | Staff Vehicle | 2016 | B85 | \$80,000 | \$12,000 | \$92,000 |
| 8541 | Strike Team Vehicle | 2006 | STL | \$40,000 | \$12,000 | \$52,000 |
| 8535 | Staff Vehicle | 2015 | 8500 | \$80,000 | \$12,000 | \$92,000 |
| 8534 | Staff Vehicle | 2015 | 8502 | \$80,000 | \$12,000 | \$92,000 |
| 8549 | Strike Team Vehicle | 2003 | 8503 | \$40,000 | \$12,000 | \$52,000 |
| 8544 | Staff Vehicle | 2003 | 8520 | \$22,500 | \$12,000 | \$34,500 |
| 8532 | Staff Vehicle | 2016 | 8521 | \$45,000 | \$12,000 | \$57,000 |
| 8533 | Staff Vehicle | 2016 | 8522 | \$45,000 | \$12,000 | \$57,000 |
| 8542 | Utility Vehicle | 1999 | BUTT | \$15,000 | \$12,000 | \$27,000 |
| 8539 | Utility Vehicle | 2005 | VIRV | \$30,000 | \$12,000 | \$42,000 |
| 8531 | Utility Vehicle | 2007 | OPS SPT | \$45,000 | \$12,000 | \$57,000 |
| Total Apparatus and Equipment | | | | \$5,570,000 | \$1,412,000 | \$6,982,000 |

Source: El Dorado Hills Fire Department

Notes:

¹ Value based on estimated current replacement value. Adjustments have been made to discount apparatus and vehicles based on age (0 - 5 years at 100%, 6-10 years at 75%; 11 - 15 years at 50% and 16 years or more at 25%.)

APPENDIX D – COMPARISON OF CURRENT AND PROPOSED FIRE IMPACT FEE

FIGURE 15 – COMPARISON OF CURRENT AND PROPOSED FIRE IMPACT FEE

| Land Use Categories | Current | Proposed | % Change |
|-----------------------------------|-------------------------------------|----------|----------|
| Residential Development | Per Sq. Ft. of Living Area | | |
| Single-Family Housing | \$1.16 | \$0.92 | -20.7% |
| Multi-Family Housing | \$1.16 | \$1.50 | 29.3% |
| Mobile Home | \$1.16 | \$1.07 | -7.8% |
| Assisted Living Facility | \$1.16 | \$1.51 | 30.2% |
| Nonresidential Development | Per Sq. Ft. of Building Area | | |
| Retail / Commercial | \$1.16 | \$1.55 | 33.6% |
| Office | \$1.16 | \$1.94 | 67.2% |
| Industrial | \$1.16 | \$1.42 | 22.4% |
| Agriculture | \$1.16 | \$0.60 | -48.3% |
| Warehouse / Distribution | \$1.16 | \$0.97 | -16.4% |

Example - Fee for Average Dwelling Unit

| Residential Development | Per Average Dwelling Unit | | |
|-------------------------|---------------------------|---------|--------|
| Single-Family Housing | \$3,303 | \$2,619 | -20.7% |
| Multi-Family Housing | \$1,095 | \$1,416 | 29.3% |
| Mobile Home | \$1,228 | \$1,133 | -7.8% |

APPENDIX E – EL DORADO COUNTY ORDINANCE CODE CHAPTER 13.20

DEVELOPMENT IMPACT MITIGATION FEES FOR SPECIAL DISTRICTS**Section 13.20.010. - Purpose.**

This chapter sets forth the requirements for the establishment and administration of development impact mitigation fees collected by the County of El Dorado on behalf of a Special District within the County. For purposes of this chapter, "Special District" includes a fire improvement district, a community services district, a recreation and park district, or any other public agency authorized by law to provide fire protection, public recreation, or any other community service. A Special District may request the establishment and administration of a development impact mitigation fee under this chapter only if the Special District lacks statutory authority to independently impose a development impact mitigation fee.

Section 13.20.020. - Establishment of fee.

At the request of the Special District and in compliance with the Mitigation Fee Act, California Government Code sections 66000-66025, the Board of Supervisors may, in its sole discretion, establish a development impact mitigation fee collected on behalf of the Special District upon the issuance of all building permits for development within the Special District. The Special District shall propose the amount of any new or modified fee, which shall be based on a study and written report that demonstrates and allows the Board of Supervisors to independently evaluate the appropriate nexus between the fee and the purpose for which it is to be charged. The fee revenue and any interest accrued thereon may only be used as provided in the Mitigation Fee Act.

Section 13.20.030. - Agreement required.

The County may only collect and disburse fees on behalf of a Special District pursuant to a written agreement between the County and Special District that has been approved as to form by County Counsel. Even if a fee was created before enactment of this chapter, the County shall not disburse any fee on behalf of a Special District until the agreement required by this section is duly executed by the County and Special District. At a minimum, the agreement shall clearly define the rights and duties of each party and, to the fullest extent allowed by law, shall provide for the Special District to defend, indemnify, and hold the County, its officers, agents, and employees harmless from and against any and all liability, loss, damage, claims, judgments, costs, staff time, losses, expenses, and any other costs of defense arising out of, resulting from, or related to the creation, establishment, modification, collection, or disbursement of fees on behalf of the Special

District or any other obligation of the Special District or County under the agreement to collect and distribute fees on behalf of the Special District, the Mitigation Fee Act, or this chapter. The agreement shall also provide that the Special District shall ensure that any fee collected on its behalf complies with the Mitigation Fee Act.

Section 13.20.040. - Developer construction of facilities.

Whenever a developer is required, as a condition of approval of a development permit, to construct a public facility described in a resolution adopted pursuant to this chapter which facility is determined by the Special District to have supplemental size, length, or capacity over that needed for the impacts of that development, and when such construction is necessary to ensure efficient and timely construction of the facilities network, a reimbursement agreement with the developer and a credit against the fee, which would otherwise be charged pursuant to this chapter on the development project, shall be offered. The reimbursement amount shall not include the portion of the improvement needed to provide services or mitigate the need for the facility or the burdens created by the development.

Section 13.20.050. - Reductions and Appeals.

- A. Reduction and/or appeals of a fee described in this chapter may be granted by the Chief Administrative Officer to a developer of any project under any one of the following scenarios:
 - 1. The requirements of this chapter have been incorrectly applied to the development project; and/or
 - 2. That application of the requirements of this chapter to the development project is unlawful under and/or conflict with federal, state, or local law and/or regulation including constituting an unlawful taking of property without just compensation.
- B. Application for reduction and/or appeals of a fee described in this chapter must be made no later than the date of application for the building permit for the development project on a form provided by the County and shall include payment of the fee. The burden of establishing by satisfactory factual proof the applicability and elements of this section shall be on the applicant. The applicant must submit full information in support of their submittal as requested by the Chief Administrative Officer. Failure to raise each and every issue that is contested in the application and provide appropriate support evidence will be grounds to deny the application and will also preclude the applicant from raising such issues in court. The Chief Administrative Officer may require at the expense of the Applicant, review of the submitted materials by a third party.

- C. The County shall mail the applicant a final, written determination on the application for a reduction and/or appeal within 30 days of the appeal. Within 10 days of receiving the final, written determination from the Chief Administrative Officer, the applicant may appeal the Chief Administrative Officer's decision to a Hearing Officer appointed under Chapter 12.28. The Hearing Officer shall issue a written decision within 30 days and the Hearing Officer's decision is final and not administratively appealable. The 30-day deadlines for decisions in this section may be extended by the County if the complexity of an application necessitates additional time.
- D. If a reduction, adjustment, or waiver is granted, any change in use within the project shall invalidate the waiver, adjustment, or reduction of the fee.
- E. Failure to timely submit an application for reduction and/or appeal of a fee under this section and a protest under California Civil Code section 66020 shall constitute a failure to exhaust administrative remedies that shall preclude such person from challenging the fee in court.

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