



Rescue Fire Protection District

• P.O. Box 201 Rescue CA, 95672 • Phone: (530) 677-1868 • Fax: (530) 677-9609

Monday, March 19, 2007

Laura Gill, Chief Administrative Officer
El Dorado County
330 Fair Lane
Placerville, CA 95667

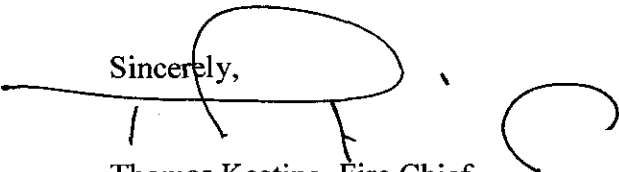
Dear Ms. Gill:

Enclosed is the Capital Improvement Plan for the Rescue Fire Protection District. The plan was approved at a regularly scheduled meeting of the Board of Directors and was approved by a majority of the members.

No changes have been made to the plan and it reaffirms the Districts desire to continue to collect \$1.01 per square foot, on any new development or remodel of existing structures.

Thank you in advance for your assistance and if you have any questions, please do not hesitate to contact me.

Sincerely,



Thomas Keating, Fire Chief
Rescue Fire Protection District

RESCUE FIRE PROTECTION DISTRICT

ANNUAL REPORT

ON

FIRE DISTRICT DEVELOPMENT IMPROVEMENT FEES

AND

ANNUAL UPDATE

OF

**FIVE YEAR APPARATUS / FACILITIES
IMPROVEMENT PLAN REPORT (2006-2007)**

FISCAL YEAR 2005-2006

Prepared by: Thomas M. Keating, Fire Chief
Rescue Fire Protection District

INTRODUCTION

In 1991, the various Fire Districts in El Dorado County were required to submit a "Long Range Plan" to the County, justifying the need for their Development Improvement Fees.

As part of the resolution approving those fees, the El Dorado County Board of Supervisors includes a provision for an annual "Fee Review" by the District, including a review of the "estimated cost of the described capitol improvements, the continued need for those improvements and the reasonable relations between such need and the impacts of the various types of development pending or anticipated and for which this fee is charged".

The findings of the annual review are to be reported to the County Board of Supervisors at a noticed public hearing with any recommended adjustments. The purpose of this report is to meet these requirements.

In 1994 the El Dorado County General Services Department developed a fiscal year "Policy and Procedure" system to standardize reporting requirements for all Fire Districts. The "Policy and Procedure" includes requirements of the El Dorado County Planning Commission.

REQUIRED CONTENT OF THE REPORT

The annual Report shall consist of the following:

A copy of the publicized Notice of Hearing by the District.

A notarized copy of the resolution adopting the Districts Capitol Improvement Plan

Copies of the approved Capitol Improvement Plan

An updated list of institutions where Development Fees are deposited

A list of accounts containing fees collected which remain unexpended or uncommitted for five (5) or more years.

A copy of the Districts Annual Financial Report of Revenues & Expenditures

Planning Commission requirements

TABLE OF CONTENTS

INTRODUCTION

NOTICE OF PUBLICATION

Attached as Exhibit "A"

RESOLUTION ADOPTING CAPITAL IMPROVEMENT PLAN

Attached as Exhibit "B"

CAPITAL IMPROVEMENT PLAN

Attached as Exhibit "C"

INSTITUTIONS WHERE MONIES ARE DEPOSITED

All funds are deposited with the County of El Dorado.

LIST OF ACCOUNTS CONTAINING UNEXPENDED & UNCOMMITTED FUNDS (FIVE YEARS OR OLDER)

None

ANNUAL FINANCIAL REPORT OF REVENUES & EXPENDITURES

Attached as Exhibit "D"

PLANNING DEPARTMENT REQUIREMENTS

Attached as Exhibit "E"

EXHIBIT "A"

NOTICE OF PUBLICATION

Mountain Democrat

PROOF OF PUBLICATION

(2015.5 C.C.P.)

Proof of Publication of NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA
County of El Dorado


I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 1360 Broadway, a newspaper of general circulation, printed and published Monday, Wednesday, Thursday & Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

03/08, 03/09, 03/12

All in the year 2007.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this
day of **MARCH 13, 2007**



Signature

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on March 14, 2007 at the hour of 6:30 p.m. in the RSLS Hall, 5221 Deer Valley Road, Rescue, California, for the purpose of:

1. Adoption of the Rescue Fire Protection District Capital Improvement Plan, Resolution.#2007-03.

At said hearing the Rescue Fire Protection District will consider all comments made by interested persons.

3/8, 3/9, 3/12

02518293

EXHIBIT “ B “

**RESOLUTION ADOPTING
CAPITAL IMPROVEMENT PLAN**

Rescue Fire Protection District

5221 Deer Valley Road
P.O. Box 201
Rescue, CA 95672
(530) 677-1868
FAX (530) 677-9609

RESOLUTION #2007-03

RESOLUTION OF THE BOARD OF DIRECTORS OF THE RESCUE FIRE PROTECTION DISTRICT ADOPTING CAPITAL IMPROVEMENT PLAN

WHEREAS, the Rescue Fire Protection District Board of Directors recognizes that continuing development within the District will create additional responsibilities and costs to provide fire services within the District; and

WHEREAS, such new development should proceed only if adequate provision is made to provide for proper fire protection services for such development; and

WHEREAS, it is the policy of this District to maintain existing service levels within the District; and

WHEREAS, the Rescue Fire Protection District Board of Directors has determined that new development shall contribute a proportionate share in order to maintain existing levels of service; and

WHEREAS, such contribution shall allow the District to proportionately maintain facilities and equipment to serve development in the District; and

WHEREAS, the District has calculated fees based upon the facilities and equipment necessary to provide such fire protection services for new development as set forth in the Rescue Fire Protection District Annual Report on Fire District Development Improvement Fees and the Amended Annual Update of the Five Year Apparatus/Facilities Improvement Plan Fiscal Year 2006-2007.

NOW, THEREFORE BE IT RESOLVED, by The Rescue Fire Protection District Board of Directors hereby established a development fee as a condition of the issuance of a permit for the construction or re-construction of any development project for any residential, commercial, or industrial use within the Rescue Fire Protection District as described herein below.

Rescue Fire Protection District

Section I - Definitions

Development Project: Means any project undertaken for the purpose of development involving the issuance of a permit for construction or re-construction, e.g. a building permit, but not involving a permit to operate.

Residential Use: Any R-1, R-2, or R-3 structure or any "U" type structure, with a floor area of 500 square feet or greater, as defined by the El Dorado County Zoning Codes.

Commercial Use: Means any structure, used for commercial purposes as defined in the El Dorado County Zoning Code.

Industrial Use: Means any structure, used for industrial purposes as defined in the El Dorado County Zoning Code.

Section 2 - Development Fee Amount

Per Square Foot Development Fee - \$1.01

Section 3 - Purpose/Use of Fee

The purpose of the fees identified in Section 2 above is to provide fire protection services. The fees shall be used 100% to finance additional equipment and facilities necessary to maintain existing levels of fire protection services within the District.

Section 4 - Determination of Fee

The development fee defined herein is determined by dividing estimated cost of facilities and equipment necessary to maintain existing service levels within the district by the anticipated amount of new development on a "Square Foot" basis.

Section 5 - Relationship of Fees and New Development

As set forth in the Rescue Fire Protection District Annual Report on Fire District Development Improvement Fees and Amended Annual Update of Five-Year Apparatus/Facilities Improvement Plan 2006-2007 new residential, commercial, or industrial developments will require additional fire equipment and facilities to provide adequate fire protection services and maintain existing service levels.

Section 6 - Development Expenditures Limitation

The fees collected herein by the Rescue Fire Protection District shall be kept in a separate fund and used solely to provide additional facilities, equipment and maintain existing service levels within the District.

Rescue Fire Protection District

Passed and Adopted by the Board of Directors of the Rescue Fire Protection District at a regular meeting of said Board, held on March 14, 2007 by the following:

BOARD MEMBER – M. Koht	<input checked="" type="checkbox"/> AYE () NAY () ABSENT
BOARD MEMBER – A. Walker	() AYE () NAY (<input checked="" type="checkbox"/>) ABSENT
BOARD MEMBER – F. Carpenter	<input checked="" type="checkbox"/> AYE () NAY () ABSENT
BOARD MEMBER – J. Franklin	<input checked="" type="checkbox"/> AYE () NAY () ABSENT
BOARD MEMBER – K. Humphreys	<input checked="" type="checkbox"/> AYE () NAY () ABSENT

ATTEST:

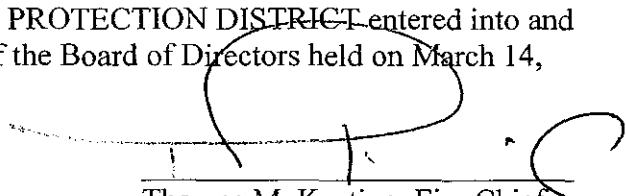


Jodi Martin, Clerk of the Board
Rescue Fire Protection District



Matt Koht, Chairperson
Rescue Fire Protection District

I, the undersigned, Chief of the RESCUE FIRE PROTECTION DISTRICT, hereby certify that the foregoing resolution is a full, true and correct copy of a resolution of the Board of Directors of the RESCUE FIRE PROTECTION DISTRICT entered into and adopted at a regular adjourned meeting of the Board of Directors held on March 14, 2007.



Thomas M. Keating, Fire Chief
Rescue Fire Protection District

EXHIBIT "C"

CAPITAL IMPROVEMENT PLAN

CAPITAL IMPROVEMENT PLAN

This Capital Improvement Plan is prepared in accordance with the "Policy & Procedure" developed by the General Services Department of the County of El Dorado. It is an update to the five-year Plan of the Rescue Fire Protection District, prepared in 2006.

BACKGROUND AND PURPOSE OF THIS ANNUAL REVIEW

The Rescue Volunteer Fire Association was formed in March 1960, covering 28 square miles of land with a population of approximately 500 people. In 1974, the Association organized and formed the Rescue Fire Protection District, a taxing district.

Through annexations, the District has now grown to its present size of approximately 34 square miles (21,760 acres) with an estimated population of 6,000 persons. The District currently has on staff one Chief, one Fire Captain Prevention Officer, one Fire Captain Training Officer, one Fire Captain Mechanic, one Engineer, one Engineer Paramedic, one Firefighter EMT, three Firefighter EMT/Apprentices and one part time Administrative Assistant.

In 1998, the District prepared a "5-YEAR CAPITAL FACILITY AND EQUIPMENT PLAN" which was adopted by the Board of Directors of the District on November 11, 1998 and the El Dorado County Board of Supervisors on August 31, 1999.

The Resolution by the El Dorado County Board of Supervisors, establishing the Development Fee schedule, includes a provision for an annual "Fee Review" by the District, including a review of the "estimated cost of the described capital improvements, the continued need for those improvements and the reasonable relations between such need and the impacts of the various types of development pending or anticipated and for which this fee is charged".

This year the District is recommending no change in the schedule for Development Fees that are collected at the time a building permit is issued, which is currently \$1.01 per square foot.

The findings of the annual review are to be reported to the Board of Supervisors at a noticed public hearing with any recommended adjustments.

A REVIEW OF FISCAL YEAR 2005-2006

STATUS OF DISTRICT

During fiscal year 2005-2006, the District has not used any Development Fees. The plan for growth includes; building or relocating a fire station on the west-end of the District and the purchase of a Type-I Fire Engine in fiscal year 2006-2007.

The plan for growth includes building a new station on the west end of the District. However, development on the west end depends on primarily two issues:

1. Water
2. El Dorado County General Plan and land-use policy

CHANGES IN NEEDS FROM 2005-2006 PLAN

The 2005-2006, plan substantially outlined the needs of the District as far as facilities and equipment (Proposed Expenditures). The needs of the District as outlined remain valid as they did in previous updates.

POPULATION GROWTH

The present population of the District is approximately 6,000. The District projected a growth rate of 5% but is currently seeing a slow-down in the purchase of homes in the Rescue area.

According to the County of El Dorado, growth in the area is currently around 2%.

POPULATION / HOUSING NEEDS

As previously indicated, the District is experiencing an average growth rate of approximately 6.5% but over the next few years may be lower.

Taking the present population of 6,000 and the average growth rate of 6.5%, the population would increase by 1,900 by the year 2010. Assuming approximately 2.8 persons per house, this would result in the need, at a minimum, for 690 new dwelling units'.

'These figures do not take into consideration any future District population as a result of annexation and are only an estimate since the percentage by which the population increases in El Dorado County varies substantially, depending on many factors.

BUILDING ACTIVITY

As a comparison to the projected development, the El Dorado County Building Department has provided the following information on residential building activity:

RESIDENTIAL BUILDING PERMITS ISSUED

FY99-00	FY00-01	FY01-02	FY02-03
51	83	59	61
FY03-04	FY04-05	FY05-06	FY06-07
68	91	57	10 (As of Dec. 06)

Until last year the population increased faster than estimated while the residential building activity (the source of the Development Fees) also showed a steady increase. This year has shown a significant decrease over previous years.

Until more figures are available and the water issue is resolved, it is difficult, if not impossible to predict building growth vs. population density.

NUMBER OF VACANT/IMPROVED PARCELS OF LAND

A count of the existing parcels in the District indicates the following:

PARCEL COUNT

Total Parcels in District:	2,607
Total Parcels Improved:	1,963
Vacant Residential Parcels:	639
Vacant Commercial/Industrial:	5
Potential Future Growth (Vacant Lots)	1100 (Estimated)

EXHIBIT “ D “

**ANNUAL FINANCIAL REPORT OF
REVENUES AND EXPENDITURES**

FEES COLLECTED AND EXPENDED

During the period reflected in this Update - from July 1, 2005 through June 30, 2006 a total of \$71,379.00 was collected in Building Mitigation Fees (as adjusted by county for refunds & 1% auditor/controller charge). In addition, the District received \$19,916.76 in interest on this money.

The total revenue for fiscal year 2005-2006 was \$91,655.76 as seen in the annual report of revenues.

There were no expenditures for the last fiscal year.

The June 30, 2006 balance for the Development Fee Trust is \$564,766.74.

PROPOSED EXPENDITURES FOR NEW EQUIPMENT AND FACILITIES

2005 - 2010

During this time period, the District is proposing to construct and equip Rescue Station #82 (Silver Springs subdivision). Even though build-out in the West End of the District may not be complete within this time period, depending on water, there should be sufficient build out to warrant this construction.

The District is currently in the process of purchasing a Type-I fire engine for Station 83.

Engine/Equipment	Cost: \$425,000.00 (Based on current market price)
Station Construction	Cost: \$1,650,582.00 (Based on \$260.00 per square foot)
Purchase Property	Cost: \$400,000.00 (Based on current market price)
Professional Services (Architect/Inspections)	Cost: \$100,000.00
<hr/>	
Total anticipated Expenditures	\$2,575,582.00
Current Fee Balance	\$564,766.74
Total Amount to be collected	\$2,010,815.26

Current Development Fee Formula

The current development impact fee for both commercial and residential is based on “per square foot” amount.

$$\frac{\text{Capital Expenditures}}{\text{5 Year(s) of Proposed “Square Foot” Development}} = \text{Per Square Foot Development Fee}$$

$$\frac{\$2,010,815.26}{1100 \text{ Dwelling Unit Development} \times 1800 \text{ sq ft (coefficient)}} = 1.01 \text{ per Square Foot Development Fee}$$

The 1100 Dwelling Units is based on the 2004 El Dorado County General Plan – Land Use Diagram.

A major advantage to this formula is that the fee is more equitable because it would be based on the size of the building being constructed. This reduces the burden on those building smaller developments and increases the burden on larger dwellings or buildings that pose a greater impact on emergency equipment and resources.

The county-adopted formula for determining the development fee is to divide the projected capital expenditures that are related to the impact of growth by the projected number of dwelling units and commercial development over the five-year span of the plan.

$$\frac{\text{Capital Expenditures}}{\text{Dwelling Units}} = \text{Development Fee}$$

Attached, as Schedule #1 is a list of tentative and approved development projects within the District.

Currently there are 500 dwelling units that are either approved or planned projects filed with El Dorado County, and that does not account for the parcels within the District that are not connected to subdivisions (we approximated an additional 95 dwellings).

As described in proposed expenditures the District will need \$2,010,815.26, attributable to new development.

CONCLUSIONS

This Update and Five Year Plan projects that over \$2,010,815.26, will be needed in the next five years, *"to finance facilities and equipment to reduce the impacts upon the District caused by new development..."* (Board of Supervisor's Resolution No. 368-91, Page 2).

SCHEDULE #1

RESCUE FIRE PROTECTION DISTRICT

NEW DEVELOPMENT SURVEY CURRENT/TENTATIVE PROJECTS

<u>Project</u>	<u>Project Name</u>	<u>Project Type</u>	<u>#Units</u>	<u>#Acres</u>
1	Bass Lake GC	Residential	234	287.00
		Commercial	1	
2	Canterwood Estates	Residential	2	40.00
3	Deer Valley Ranch	Residential	4	35.00
4	Pioneer Place Phase 1-2-3	Residential	30	67.00
		Commercial	1	5.68
	Pioneer Place Phase 4	Residential	27	38.00
5	Fremont Peak Estates	Residential	12	60.00
6	Oakview Estates	Residential	24	24.00
7	Pony Express Estates	Residential	6	6.00
8	Starbuck Ranch	Residential	49	18.50
9	Verde Vista	Residential	69	35.00
10	Valley Oak Ranch	Residential	12	5.00
11	Ghuri Property	Residential	29	90.00
Total Units and Acres			500	711.18

The estimated population, at an average of 2.8 persons per improved parcel, would be an increase of 1,400 to current population.

Many of these projects involve parcels of five acres or more, which, like a majority of the existing undeveloped parcels in the District, do not require public water and thus, fire hydrants. In keeping with the Public Service response times adopted in the General Plan for El Dorado County, it is necessary for the District to construct and equip new stations to serve the community.

EXHIBIT "E"

PLANNING COMMISSION REQUIRMENTS

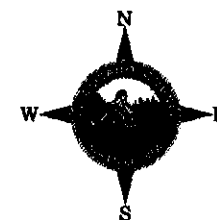
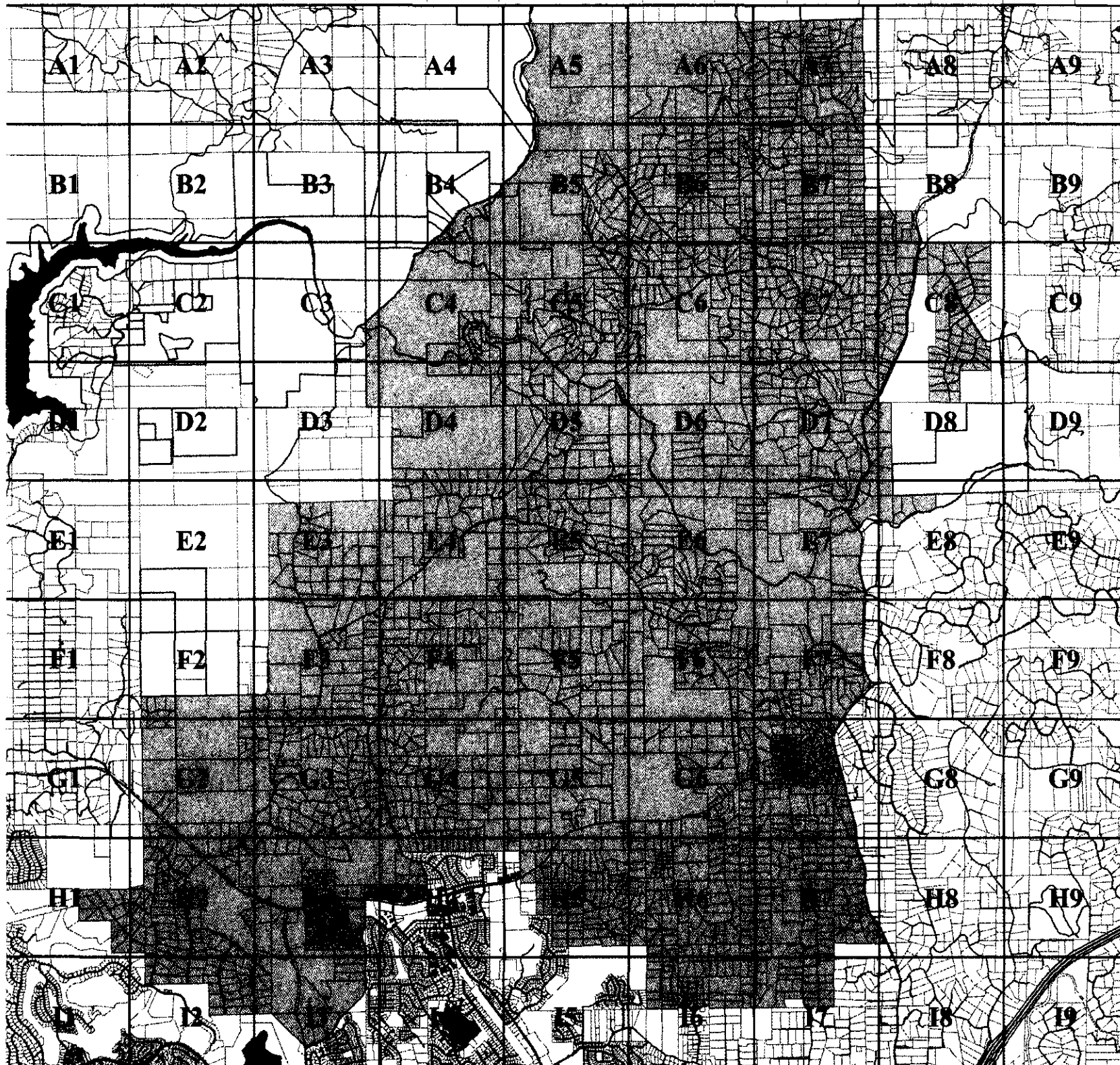
PLANNING DEPARTMENT REQUIREMENTS

On October 2, 1995, the El Dorado County Planning Department reviewed the Fiscal Year 1993-94 Annual Reports from the El Dorado County Fire Districts. The purpose of this review was to prepare a report to the County Planning Commission on the consistency of the Annual Reports with the El Dorado County General Plan.




As a part of that review, the Planning Department requested additional information be included in the Annual Reports for each district. This requested information included:

1. A map of the District Boundaries.
2. A map showing the current location of existing District facilities and designating any new facilities to be included under the capital improvement plan.
3. A discussion of the County General Plan and the zoning within the District and an analysis of the growth that could occur within the District, along with a discussion concerning the proposed developments within the District.
4. A statement of concurrency under the General Plan, and acknowledgment of the response times required under the County General Plan, and a discussion of the response times within the District.

rescue
Fire Protection Dis



Legend

-  District Boundary
-  Sphere of Influence
-  BLM / USA Proper



DISCLAIMER

THIS DEPICTION WAS COMPILED FROM UNVEF PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THAT INFORMATION AND NONE BE INFERRED. THEREFORE USERS MAKE USE INFORMATION AT THEIR OWN RISK.

NOTES:

LAYER INFORMATION MAY COVER ADDITIONAL OUTSIDE OF THE DISPLAYED AREA.

PREPARED AT THE REQUEST OF:
 RESCUE FIRE PROTECTION DISTRICT. DATE

MAP PREPARED BY: MARK LA LOGGIA DATE:

G.I.S. PROJECT ID: 2610 RELATED REPORT:

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION

CONCURRENCY WITH THE GENERAL PLAN AND RESPONSE TIME

The Proposed General Plan states that the Minimum Levels of Service for fire district response on discretionary projects shall be an "eight minute response to 80% of the population within a Community Region" and a "15-45 minute response within a Rural Center or Rural Region".

The Rescue Fire Protection District serves a part of the north portion of Cameron Park Community Region. The District presently meets the above requirement for Community Regions and should continue to do so as development occurs.

In the Rural Centers and Rural Regions, there is no property in the District that is not within a 15-45 minute response time.

As indicated in the Annual Report, the District presently has two stations: one on Deer Valley Road at Green Valley Road and one on Lotus Road, north of Springvale Road. Another station is planned in the area of Green Valley Road and the new Bass Lake Road (Silver Springs property) to better serve the proposed future development on the west end of the district.

With the existing and proposed station, the District can be expected to continue to remain concurrent with the Proposed General Plan.