



El Dorado County Master Report

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Reference:

In Control: Board Of
Supervisors

Created: 09/01/2006

Agenda Title: Pioneer Fire Protection District Capital Improvement
Plan and Development Impact Fees

Final Action:

Title: Chief Administrative Office staff recommends your Board: 1) hold a public hearing on Tuesday, September 12, 2006 at 9:00 a.m. to accept public comment regarding the Pioneer Fire Protection District Capital Improvement Plan and Development Impact Fees; and 2) hearing no significant level of protest, adopt Resolution approving the Capital Improvement Plan and fees as set forth in the Resolution. A complete copy of the plan is attached.

RECOMMENDED ACTION: Approve

FUNDING: Development Impact Fees

Notes: CAO Remarks: The district is proposing an increase and change in structure to their current fees. The residential impact fee basis would change from a per dwelling unit fee to a per square foot fee. The impact fee would increase for dwelling units above 3,409 square feet. The impact fee for unsprinklered nonresidential dwellings would decrease by 60 cents per square foot. the fee for sprinklered nonresidential dwellings would increase by three cents per square foot.

Recommend approval.

Code Sections:

Agenda Date: 09/12/2006

Sponsors:

Agenda Number:

Attachments: Resolution.doc

Enactment Date:

Same:

Enactment Number:

Contact: Laura Schwartz x6541

Hearing Date:

Next Meeting Date:

Approval History

Version	Date	Approver	Action
1	09/05/2006		Approved
Notes	Agenda Coordinator approval only for routing purposes to CAO.		
1	09/06/2006		Approved
Notes	The district is proposing an increase and change in structure to their current fees. The residential impact fee basis would change from one dwelling unit fee to a per square foot fee. The impact fee would increase for dwelling units above 2,400		

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 06-1426

Chief Administrative Office staff recommends your Board: 1) hold a public hearing on Tuesday, September 12, 2006 at 9:00 a.m. to accept public comment regarding the Pioneer Fire Protection District Capital Improvement Plan and Development Impact Fees; and 2) hearing no significant level of protest, adopt Resolution approving the Capital Improvement Plan and fees as set forth in the Resolution. A complete copy of the plan is attached.

RECOMMENDED ACTION: Approve

FUNDING: Development Impact Fees

Recommendation:

Hold a public hearing on Tuesday, September 12, 2006 at 9:00 a.m. to accept public comment regarding the Pioneer Fire Protection District Capital Improvement Plan and Development Impact Fees; and

Hearing no significant level of protest, adopt Resolution approving the Capital Improvement Plan and fees as set forth in the Resolution.

Reasons for Recommendations:

Pursuant to California Government Code, El Dorado County Ordinance No. 3991, and the Policy and Procedures for Annual Approval and Authorization of Fire District Development Impact Fees adopted by your Board, the Pioneer Fire Protection District has submitted their Capital Improvement Plan (CIP) and request for development impact fees for County review and authorization. As a part of the County's review each district is required to submit, in addition to the CIP, a certified copy of the Districts' Resolution approving the CIP, request for development impact fees and a copy of the public notice as it appeared in the local newspaper. After reviewing the documentation submitted by each district, staff requests that the Planning Commission review the CIP for a "finding of consistency" with the General Plan. Upon such finding, staff then requests a public hearing with the Board for review and approval of the CIP and request for development impact fees. Upon Board approval, the Building Department is notified and requested to collect the development impact fee for each building permit issued within the boundaries of said district.

The Pioneer Fire Protection District is requesting that the Board review and authorize their Capital Improvement Plan and adopt the development impact fees as listed. The district is proposing an increase and change in structure to their current fees.

Existing Fees:

Residential: \$2,250 per dwelling unit
Comm/Ind/Inst: Sprinklered, \$0.63 per square foot
 Unsprinklered, \$1.26 per square foot

Proposed Fees:

Residential/Comm/Ind/Inst: \$0.66 per square foot

Chief Administrative Office staff has reviewed the Capital Improvement Plan and finds it to be in compliance with applicable State statutes, El Dorado County Ordinance No. 3991, and the Policy and Procedure for Annual Approval and Authorization of Fire District Development Impact Fees. The Planning Commission has found the Plan to be in concurrence with the General Plan. Fees were last increased February 28, 2006 by resolution 056-2006.

Fiscal Impact:

There will be no impact to the General Fund. Fees are levied upon new development and are collected by the El Dorado County Building Department.

Actions to be Taken Following Approval:

Upon approval of the Recommendations:

The Board of Supervisors will approve and the Chairman will sign the Resolution approving the Pioneer Fire District's Capital Improvement Plan and the Development Impact Fees as set forth in the Resolution.

The Clerk of the Board will provide three (3) certified copies of the Resolution to the Chief Administrative Office.

Chief Administrative Office staff will notify the Building Department to continue collection of fees for the Pioneer Fire Protection District as approved by the Board and to implement collection effective sixty (60) days from the adoption of this Resolution.



RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION APPROVING THE PIONEER FIRE PROTECTION DISTRICT CAPITAL IMPROVEMENT PLAN AND ADOPTING DEVELOPMENT IMPACT FEES

WHEREAS, the Board of Supervisors of the County of El Dorado has adopted Ordinance No. 3991 establishing the authority for imposing development improvement fees within El Dorado County; and

WHEREAS, your Board has established fees within the boundaries of the Pioneer Fire Protection District (District); and

WHEREAS, a Capital Improvement Plan (Report) was prepared analyzing the impact of future development on existing fire service and the need for new public facilities, improvements, and equipment as a result of new development within the boundaries of the District and sets forth the relationship between new development, the needed facilities and equipment, and the estimated cost of those improvements; and

WHEREAS, said Report was available for public review prior to this public hearing; and

WHEREAS, Government Code 66002(b) provides for review of said fees and that said fees may be adjusted as needed; and

WHEREAS, this Board finds as follows:

- A. The purpose of these fees is to finance public facilities and equipment to mitigate the impact of development on fire protection services within the District.
- B. The fees collected pursuant to this Resolution shall be used to finance only the facilities and equipment as described or identified in the attached Report.
- 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 the County's Public Safety and Housing Elements of the General Plan.
- E. The facts and evidence presented 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.

RESOLUTION NO. _____
PIONEER FIRE CAPITAL IMPROVEMENT PLAN

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, the Board of Supervisors hereby resolves and determines as follows:

1. *New development* shall mean original construction of commercial, industrial or other non-residential improvement, or the addition of floor space to existing commercial or industrial facilities. *New development* shall also mean residential dwelling units, including an apartment or apartment complex.
2. A fee shall be charged upon issuance of any building permit and shall be paid prior to the issuance of the building permit by all non-exempted new development within the District. The fee shall be charged upon issuance of a building permit as follows:

Residential/Comm/Ind/Inst - per square foot
\$0.66

3. The fee established by this Resolution shall be collected and expended in compliance with El Dorado County Ordinance No. 3991.
4. Any judicial action or proceeding to attach, review, set aside, void, or annul this Resolution shall be brought forward within 120 days.
5. This Resolution supersedes Resolution 056-2006 approved on February 28, 2006.

Passed and adopted by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the _____ day of _____, 2006, by the following vote of said Board:

Ayes:

ATTEST:
CINDY KECK
 Clerk of the Board of Supervisors

Noes:

Absent:

By _____
 Deputy Clerk

 Chairman, Board of Supervisors

I CERTIFY THAT:
 THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE: _____

ATTEST: CINDY KECK, Clerk of the Board of Supervisors of the County of El Dorado, State of California

By _____
 Deputy Clerk



Pioneer Fire Protection District

ANNUAL REPORT

TO

**EL DORADO COUNTY
PLANNING COMMISSION**

ON

FIRE DISTRICT DEVELOPMENT IMPROVEMENT FEES

AND

**CAPITAL IMPROVEMENT PLAN
2006 - 2010**

CONTENTS

	Page
1. INTRODUCTION	1
2. NOTICE OF HEARING	2
3. RESOLUTION	3
4. ANNUAL REPORT OF REVENUES & EXPENSES	5
5. CAPITAL IMPROVEMENT PLAN	7

INTRODUCTION

In 1994 El Dorado County General Services Department developed a policy and procedure statement to standardize fiscal year reporting requirements for all fire districts receiving development improvement fees. The policy and procedure includes requirements of the El Dorado County Planning Commission.

Required Content of Report

The annual report must contain the following:

- A copy of the publicized notice of hearing by the district.
- A notarized copy of the resolution adopting the district's capital improvement plan.
- A copy of the district's annual financial report on revenues and expenditures.
- Copies of the approved capital improvement plan
- An updated list of institutions where development fees are deposited
- A list of accounts containing fees collected which remain unexpended or uncommitted five or more years.

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:

05/15, 05/17, 05/18

All in the year 2006.

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

Dated at Placerville, California, this
day of **MAY 19, 2006.**


Signature

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Directors of the Pioneer Fire Protection District on Tuesday May 23, 2006 at the hour of 6:00 p.m. at Three Forks Station, 7061 Mount Aukum Road, Somerset, California, for the purpose of approving, by resolution, the Capital Improvement Plan for 2006 for submission to the County of El Dorado in accordance with Ordinance Code Section 13.20.
At said hearing the Pioneer Fire Protection District Board of Directors will consider all comments by interested parties.
5/15, 5/17, 5/18 02516110

RESOLUTION NO.02/2006

PIONEER FIRE PROTECTION DISTRICT

REQUESTING THE BOARD OF SUPERVISORS TO ESTABLISH
DEVELOPMENT FEES AS A CONDITION OF THE ISSUANCE OF BUILDING
PERMITS WITHIN THE DISTRICT

WHEREAS, the El Dorado County Ordinance Code Section 13.20 set forth the procedure for establishing development fees for fire protection within the County of El Dorado; and

WHEREAS, the Governing Board of the Pioneer Fire Protection District has held a public hearing and has considered the Capital Improvement Plan; and

WHEREAS, the Board received testimony and other evidence regarding the appropriation limitation to be established for the Pioneer Fire Protection District,

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

The 2006 Capital Improvement Plan is hereby accepted and approved by the District Board as a reasonable plan for providing additional facilities and equipment to serve the increased growth within the District and to provide adequate facilities and apparatus to serve the residents within the District at current service levels.

The District hereby finds that the recommended development fee of \$0.66 per square foot at the issuance of a building permit a reasonable fee necessary to mitigate the impact upon the District by new development.

The District hereby finds that the purpose of the fee is to pay for additional facilities and apparatus that will be necessary to meet the demand of development and to pay for a proportionate amount of the cost that will be necessary to add and improve existing facilities and purchase new equipment to maintain the current service levels of the District.

The amount of the development fee bears a reasonable relationship for the various types of development projects on which the fee will be imposed in that all residential and commercial improvement will impact the service capability of the District and will create the need for additional equipment and facilities for the District

The development of additional residential dwelling units and commercial projects increases the need for additional stations, equipment and facilities of the District in order to provide adequate service for such development. These additional facilities are necessary for the District to continue to provide its existing level of service throughout the District without an adverse impact by new development.

The funds herein shall be set forth in a separate account and used for the purposes established in the attached Capital Improvement Plan and for the reasonable costs of administration thereof.

WHEREAS BE IT FURTHER RESOLVED

That the Board prays that the Board of Supervisors accept the attached Capital Improvement Plan and that they continue to collect the development fees currently applicable within the existing boundaries of the District and that the Board of Supervisors further notice and establish a public hearing to levy and collect the fees set forth in the Schedule set forth in the Capital Improvement Plan throughout the boundaries of the entire District

The foregoing resolution was passed and adopted by the Board of Directors of the Pioneer Fire Protection District at a meeting by the said Board held on the 23rd day of May 2006 by the following vote:

- AYES: 4
- NOES: 0
- ABSTAIN: 0
- ABSENT 1



Chairman, Board of Directors
Pioneer Fire Protection District

ATTEST: Peter Skerrille
Clerk to the Board

Date: 5-24-06

Annual Report of Revenues and Expenditures

District: Pioneer Fire Potection District
 Fiscal Year: 2005/06
 Name of Preparer: Peter Shurville

Development fee revenues are deposited into:
Institution Account No.
El Dorado County 44-630-300

Accounts with fees unexpended or uncommitted for
 five (5) years or more: (see note)
Institution Account No.

Note: If unexpended/uncommitted funds exist, include a statement of findings identifying the purpose of the funds and demonstrating a reasonable relationship between the fee and the purpose for which it was charged.

REVENUES*

MONTH	AMOUNT
JUL	14,850
AUG	8,910
SEP	10,395
OCT	10,395
NOV	5,940
DEC	5,940
JAN	8,910
FEB	7,425
MAR	5,940
APR	7,500
MAY E	11,880
JUN E	11,890
SUBTOTAL:	109,975
INTEREST E:	5,498
TOTAL:	115,473

TRANSFERS TO DISTRICT'S OPERATING FUND

MONTH	AMOUNT
JUL	41,539
AUG	6,819
SEP	2,258
OCT	1,278
NOV	2,630
DEC	5,916
JAN	0
FEB	2,895
MAR	0
APR	5,000
MAY E	10,000
JUN E	0
TOTAL:	78,335

CALCULATION OF REPORT YEAR ENDING BALANCE

PRIOR FY ENDING BALANCE:	131,337
REPORT YR REVENUES:	115,473
REPORT YR EXPENDITURES:	78,335
REPORT YR ENDING BALANCE:	168,475

*Net receipts after 1% EDC Auditor/Controller charge

Annual Report of Revenues and Expenditures

District: Pioneer Fire Protection District
 Fiscal Year: 2005/06
 Name of Preparer: Peter Shurville

CURRENT YEAR CAPITAL EXPENDITURES

DATE (MTH/YR)	DESCRIPTION OF EXPENDITURE	AMT PAID FROM DEVEL FEE ACCT	AMT PAID FROM OTHER SOURCES	TOTAL
July	Instalment on loan for Engine 38	41,539	0	41,539
August	Equipment for Engine 38	6,819	0	6,819
September	Equipment for Engine 38	2,258	0	2,258
October	Equipment for Engine 38	1,278	0	1,278
November	Equipment for Engine 38	2,630	0	2,630
December	Equipment for Engine 38	5,916	0	5,916
February	Equipment for Engine 38	2,895	0	2,895
April	Purchase of fuel tank	5,000	0	5,000
May E	Installation of fuel tank	10,000	0	10,000

Note: Attach additional pages if necessary.

E = Estimate



Pioneer Fire Protection
District

**CAPITAL IMPROVEMENT PLAN
2006 - 2011**

BACKGROUND/HISTORY

Pioneer Fire Protection District (PFPD) was formed pursuant to the Health and Safety Code on December 30, 1980 by LAFCO Resolution L-80-26. PFPD is located in the central southern portion of El Dorado County. The district is bounded on the west by Diamond Springs/El Dorado FPD, on the north/northwest by El Dorado County FPD, on the north/northeast by the Eldorado National Forest, and on the south/southeast by Amador County FPD. The district boundary includes the communities of Grizzly Flats, Somerset, Outingdale, Fairplay, Mt. Aukum, and Omo Ranch. PFPD also provides mutual aid service to River Pines in Amador County. Major access roads/inhabited corridors include County E16/Mt. Aukum Road, Sand Ridge Road, Omo Ranch Road and Grizzly Flats Road.

PFPD's boundary encompasses approximately 296 square miles/187,000 acres. Major natural features include the three forks of the Cosumnes River, Mt. Aukum, and the Eldorado National Forest. Most of the district's territory ((96,920 acres) is within the Eldorado National Forest. The forest lands are mountainous with steep slopes and many inaccessible areas. An additional and the remaining 57,000 acres are privately owned and taxable. The national forest lands are Federal Responsibility Area (FRA) and the remaining territory is State Responsibility Area (SRA). There is no Local Responsibility Area (LRA). The majority of private land use is agricultural, and 3,000 acres are in Williamson Act contracts. The remaining private land includes 3,276 developed and 2,134 undeveloped residential parcels, 34 developed and 11 undeveloped commercial parcels, and 884 miscellaneous parcels. The district also contains 24 wineries, 4 schools and 2 churches.

The water supply sources for fire suppression hydrants include Grizzly Flats Community Services District (GFCSD) in Grizzly Flats, El Dorado Irrigation District (EID) in Outingdale, and River Pines Public Utility District in the mutual aid area of River Pines. The remainder of the district does not have a public water supply source; the district uses a water tender and other sources such as small ponds and creeks for these areas. The 2003 ISO rating is 5/9. The five rating pertains to the communities of Grizzly Flats and Outingdale where for parcels within 1000 feet of a fire hydrant and within 5 road miles of a fire station. The remainder of the district is a 9 rating.

GROWTH AND POPULATION

PFPD estimates its population to be 7,000 people based on the 2000 Census. The district experiences steady 10% growth. Grizzly Flats and Fair Play are the highest growth areas.

INFRASTRUCTURE AND FACILITIES

Existing Facility: Type/Size	Year Built or Remodeled	Address, Location in District	Characteristics: Owned/leased, #bays, dorms, meeting rooms, sq. feet
Station 31	Remodeled 2002	<i>Willow</i> 7960 Grizzly Flat Rd Somerset	Owned by PFA, ~1,200 sq. ft., 2 bays, dorm for 3 people, ce, radio repeater vault
Station 32	Built 1986	<i>Sand Ridge</i> 4770 Sandridge Rd Somerset	Owned by PFPD, ~1,000 sq. ft., 2 bays, office
Station 34	Rebuilt early 1980s	<i>Mt. Aukum</i> 2400 Omo Ranch Mt Aukum	Owned by PFPD*, ~1,200 sq. ft., 2 bays
Station 35	Rebuilt 1981	<i>Grizzly Flats</i> 4837 Sciaroni Grizzly Flats	Owned by PFA, ~1,000 sq. ft., 2 bays
Station 37	Rebuilt 1981	<i>Omo Ranch</i> 6021 Omo Ranch Omo Ranch	Owned by SPI/PFPD*, ~1,000 sq. ft., 2 bays
Station 38 District Office	Built 1984, minor remodel 2001	<i>Three Forks</i> 7061 Mt Aukum Rd Somerset	Owned by PFPD, 4,000 sq. ft., 4 bays, dorm for 4 people, office, meeting room
*Property deeded to EDC (El Dorado County) or SPI (Sierra Pacific Industries) with a reversionary clause for PFPD; building owned by PFPD.			

All stations are open year round. Station 38 is staffed and equipped year round. Station 31 is staffed and equipped seasonally during the winter months. All other stations with the exception of Station 37 (Omo Ranch) are equipped and rely on volunteer response. Station 36 (Outingdale) was closed in 1993 and Station 33 (Fair Play) was closed in 1999 because they did not meet operational requirements. The properties were returned to the property owners. These communities were added to the response zone for Station 38.

The growing area of Fair Play now has the highest call volume in the district. The most effective way to cover the increasing population and call volume in Fair Play would be to move Station 38 to where it would improve service not only to Fair Play but also along the main E16 corridor, be more central to the district and still be within 5 miles of Mount Aukum. The District plans to commence this project to move station 38 in 2008-2009.

Emergency calls are also increasing in the growing area of Grizzly Flats. The existing Station 35 will be upgraded in 2006-2007 from general funds with a new roof and repair to the siding. These upgrades will sustain service in this area until a new Station 35 can be built in 2007-2008 with designated reserves and development impact fees. The

district is pursuing a joint venture building with the U.S. Forest Service in which the district would fund \$100,000 of the cost. The station would be constructed on USFS property.

Station 38 and Station 35 are used by the Pioneer Firefighters Association (PFA), homeowners' associations, community services districts, road associations, 4H, County Sheriff, California Department of Fish and Game, and other groups. PFPD does not charge any fees to these user groups. PFPD uses the community center and kitchen at the County-owned Pioneer Park for training and community events including PFA fundraisers. The Board of Supervisors has waived the park user fees annually for the past seven years.

EQUIPMENT AND VEHICLES

Vehicle/Year/Model	Type (Structure or Wildland)	Capacity # Gallons & GPM	Notes: Ownership/lease, features (on board foam, pump and roll, etc.)
Engines			
Engine 31 Engine 38	Combination Combination	500 gallons 600 gallons 1,250 gpm	Located at Station 31 Located at Station 38
Engine 32 1987 Ford/Beck 2x4	Structure	500 gallons 1,250 gpm	Located at Station 32
Water Tenders			
Water Tender 1991/2001 Volvo		3,000 gal	Located at Station 34
Rescue Vehicle			
Utility/Other			
Squad 35 2003 Ford 550 4x4			Located at Station 35
Squad 34 2002 Ford 550 4x4			Located at Station 34
Utility 35 1991 Chevy 1500 2x4			Located at Station 35
Utility 38 2001 Ford 250 4x4			Located at Station 38
1940 Parade Engine			Located at Station 37
Command Vehicle			
Chief 8600 2003 Ford 150 4x4			Chief Command response vehicle; located at Station 38

PFPD completed the purchase of a new engine 38 in FY 2005/06 with a five-year lease purchase agreement. The engine is used for structure and wildland fires and has a capacity of 600 gallons with a 1,250 gallon pump. Its useful life is 15 years. The engine is being funded 100% by development impact fees. Replacement of engines 31 and 38 are projected for 2013 and 2020 respectively.

With the new engine in service, the District has transferred the old Engine 38 to Station 31; as long as the resident program provides necessary staffing both engine 31 and 38 are staffed. PFPD staffs one engine at a time and requires two people per primary engine. Engine 38 is always staffed.

Command Vehicle

A more versatile command vehicle is needed to provide for the management and operational requirements of the command function. The current vehicle is a light utility pick up that limits the number of passengers to one plus the driver and limits the protected storage of administrative supplies and resources and operational equipment (PPE). A larger utility vehicle would provide for the ability to transport operations staff on an incident. In addition it would provide for a protected area for protective clothing, incident forms and records and an incident management area. The budgeted amount includes the vehicle, communication equipment and emergency lighting.

Squad/Quick Attack Vehicle

Engine 32 is a 1987 Beck type I engine. It is a metropolitan-designed fire apparatus which was the only type available during this period. That is, it is designed for relatively flat terrain, short responses and paved roads. Since that time rural fire protection all-wheel drive apparatus have been designed to more appropriately respond to the rigors of rural fire protection including unpaved roads, elevation changes, steep inclines and adverse weather conditions. There is only one volunteer firefighter qualified to drive and operate this engine at station 32. With eighteen years of service it would serve PFPD more effectively and efficiently to replace this engine with a squad/quick attack vehicle (Engines 31 and 38). Station 32 is staffed with volunteer fire fighters only. Generally, it requires approximately two years for a volunteer firefighter to become certified and qualified as a firefighter/driver operator for the Type I or Type III Engines. Therefore it is more prudent to assign squads to the all-volunteer firefighter stations 32; 34 and 35. The proposed mix of fire apparatus for the PFPD rural fire protection is 3 squads and 2 rural fire protection engines which are staffed with career and volunteer staff at stations 31 and 38.

The National Fire Protection Association (NFPA) sets national equipment standards that are widely recognized by the industry. These standards serve as guidelines that PFPD adapts based on local conditions such as terrain. The Fire Chief makes equipment recommendations with input from a committee of experts and interested parties.

STANDARDS AND RESPONSE TIMES

PFPD publishes a monthly operations report of the type, location, and number of calls and the response time for each. The Chief requires mandatory fire call log reporting and the EMSA requires mandatory emergency medical call log reporting. Other standards for reporting call logs are determined by El Dorado County HazMat, El Dorado County Air Pollution Control District, child and elder abuse, and the El Dorado County Building Planning Departments. Calls are tracked through two systems: Fire House software and the Emergency Command Center (ECC). PFPD utilizes call logs for statistical analysis, trend monitoring, and development of the CIP. The logs are filed in-house and a monthly summary by community is published in the district newsletter.

The 2005/06 response report through April 2006 breaks down calls as follows. It is not anticipated that these percentages will change significantly at year end.

Medical Aids	54%
Fires	14%
Vehicle Accidents	14%
Public Service	18%

A total of 351 responses were reported in the first ten months of fiscal year 2005/06. Fairplay had the most calls at 89, followed by Grizzly Flats (79), Mt. Aukum (74), Sand Ridge corridor (42), Mutual Aid (33), and Omo Ranch (34).

The County General Plan sets fire response time standards and EMSA sets emergency medical response standards. These standards correlate to General Plan Community Regions, Rural Centers, and Rural Regions. PFPD meets the 14-45 minute response time standard for Rural Centers and Rural Regions. According to ECC data, the average response time throughout the District in 2005 was 14 minutes, 07 seconds.

FUNDING/BUDGET

PFPD receives 9% of the property tax base share and AB 8 increment. The County augments property tax revenues up to a 13% equivalency.

The District's budget is based on budget principles approved by the Board of Directors. Revenue is projected at \$800,650 for FY 2005/06.

Revenue source percentages are:

Property taxes	67%
El Dorado County General Fund contribution	27%
Other general revenue	6%

Operating expenditures of \$627,322 are projected for 2005/06.

Development Impact Fees for FY 2005/06 are projected at \$110,000

All district funds are kept in the County Treasury and the County Auditor provides all accounting and banking services. County Payroll provides all payroll services. All County services are provided through informal arrangements. Receivables are processed for the standard 1% administration fee. Payables and other County services are provided at no charge. The district contracts with an independent auditor for a bi-annual audit. The most recent audit was conducted for the years ending June 30, 2003 and 2004.

The Fire Chief has full authority to spend funds within the budget and spending plan approved by the Board.

Proposed capital expenditures through 2007-2011 are fully funded by development impact fees or reserves. These expenditures include a replacement Station 35 in Grizzly Flats, new squad, and a new command vehicle. New debt is the result of a \$250,000 lease purchase agreement for a new fire engine. The district paid \$150,000 in 2004-2005 and \$41,540 annually for the next three years.

PFPD has applied for numerous grants either in-house or through CDF. Several grants were approved or received within the last year. The district received a grant from CDF of up to \$20,000 to match a \$40,000 PFPD expenditure on personal protective equipment such as self-contained breathing apparatus. A \$7,000 BLM grant provides a 10% match on wildland protective clothing. The district also received a \$40,000 OES grant through the County for communications equipment.

DEVELOPMENT IMPACT FEES

El Dorado County, by resolution of the Board of Supervisors, has established fire impact fees for new development. The District annually reviews its five-year Capital Improvement Plan ("CIP"), which describes the impact created by growth in the District, for submission to the Board of Supervisors.

Planning for the future of the District presents a formidable, dynamic, and complex challenge. The need to balance the District's emergency response capability with capital purchases is significant as the District has experienced steady residential growth and an ever-expanding agricultural wine industry. Future growth remains promising but the rate of growth is, of course, uncertain. With that growth comes a direct increase in emergency calls for service and a proportionally lower increase in revenue to support the new demand. Creative planning, sound business practices and management of limited resources is paramount.

Consistent with the intent of the development fee resolution, the fees collected may be used to "finance facilities and equipment to reduce impacts upon the district caused by new development within the boundaries of the district." These fees may only be used to finance those facilities and equipment identified in the CIP. All development fees

collected are deposited into a separate account with the El Dorado County Auditor's Office.

The District's Board of Directors has passed a resolution to the effect that all general revenue will be retained for operational expenses and only development fee income will be used for capital investment. The CIP therefore addresses only funding derived from development fees.

The El Dorado County General Plan (1996) requires fire districts to have response times in community regions of eight minutes to eighty per cent of the population. In rural regions, response times are required to be between fifteen to forty five minutes. The District currently falls within the general plan requirements.

In 2006 the District's Board of Directors determined that in order for the District to maintain the current level of service provided to the communities served, a fee methodology needs to provide for a standard, consistent and equitable calculation of development fees. County-wide the fire districts have adopted the methodology based upon a 'per square foot' basis for all dwellings and businesses. That is:

$$\frac{\text{Capital Expenditures}}{\text{5 year proposed square foot development}} = \text{per square foot fee}$$

The methodology does not change the amount of development impact fees collected within the five year period.

A significant advantage to this fee is that it is more equitable because it is based on the size of the building being constructed. This reduces the fiscal burden on smaller residences and affordable housing projects while requiring larger dwellings or buildings that pose a greater impact on emergency equipment and resources to pay a greater but more equitable share.

Based on the proposed formula there is a challenge to determine a projection of the square feet to be developed in a specific time period. However, upon examination of the past six years of data, historical averages were calculated to determine the projected increase and total square feet of development for the next five years. While the average increase per year for residential units for the past six years is 8%, the growth in terms of square footage has averaged 11% per year. Overall six year averages are based on square feet:

Residences	Improvements	Unoccupied >500 sq.ft	Commercial
11% increase	15% increase	20% increase	128% increase

Six year average for square feet per unit:

2290	594	1709	1432
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Total square feet for proposed five year period:

312,665	343,932	378,325	416,157	457,772
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For a total of 1,908,841 square feet.

Based on the six year averages, the following conservative assumptions are:

Use a 10% increase per year for projections for all categories.
 The commercial increases are skewed because development is cyclic.

The application of the methodology is:

$\frac{\text{Capital Expenditures}}{\text{5 year proposed "square foot" development}} = \text{per sq. ft. fee}$

Capital Expenditures = \$ 1,259,620 over 5 years

Proposed 5 year "square foot" development = 1,908,841.

$$\frac{1,259,620}{1,908,841} = .66$$

The new fee is: \$ 0.66 / per sq.ft.

It is projected that development fee revenues will total \$1,259,620 over the five-year period covered by this CIP. They will be reviewed annually and recommendations for adjustments to the CIP will be made as appropriate.

SUMMARY OF DEVELOPMENT FEE EXPENDITURES FOR FIVE YEAR PERIOD

The capital investment priorities include a new fuel dock and living quarters for Station 38, a new command vehicle, squad and a new station 38 in a central location.

	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11
New Engine 38	41,540	41,540	41,540		
Command Vehicle	35,000				
New Squad		100,000			
Living Quarters, St. 38	150,000				
New Station 35		100,000			
New Station 38			250,000	250,000	250,000
Totals	226,540	241,540	291,540	250,000	250,000
Total for 5 years	1,259,620				