



# El Dorado County

## Master Report

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**File Number: 06-1420**

**File ID:** 06-1420

**Type:** Agenda Item

**Status:** Clerk's Inbox

**Version:** 1

**Reference:**

**In Control:** Board Of Supervisors

**Created:** 08/31/2006

**Agenda Title:** Mosquito Fire Protection Districts Capital Improvement Plan and Development Impact Fees

**Final Action:**

**Title:** Chief Administrative Office recommend the Board: 1) hold a public hearing on Tuesday, September 12, 2006 at 9:00 a.m. to accept public comment regarding the Mosquito Fire Protection District's Capital Improvement Plan and Development Impact Fees; and 2) hearing no significant level of protest, adopt Resolution approving the Capital Improvement Plan and fees set forth in the Resolution.

**Notes:** The district is proposing an increase and change in structure to their current fees. The district is moving from a residential per dwelling charge to a per square foot charge. The fee would increase for dwellings larger than 1,519 square feet. The district is also discontinuing the 50% reduction in square footage fees for nonresidential buildings with sprinklers. The fee for sprinklered nonresidential structures would double (from the current 34 cents per square foot to 79 cents per square foot). The fee for nonsprinklered nonresidential structures would increase by eight cents per square foot.

Recommend approval.

**Code Sections:**

**Agenda Date:** 09/12/2006

**Sponsors:**

**Agenda Number:**

**Enactment Date:**

**Attachments:** Res Mosquito .doc

**Enactment Number:**

**Same:**

**Hearing Date:**

**Contact:** Laura Schwartz x6541

**Next Meeting Date:**

### Approval History

Version	Date	Approver	Action
1	09/05/2006		Delegate
1	09/06/2006		Approved
<b>Notes</b>	The district is proposing an increase and change in structure to their current fees. The district is moving from a residential per dwelling charge to a per square foot charge. The fee would increase for dwellings larger than 1,519 square feet. The district is also discontinuing the 50% reduction in square footage fees for nonresidential buildings with sprinklers. The fee for sprinklered nonresidential structures would double (from the current 34 cents per square foot to 79 cents per square foot). The fee for nonsprinklered nonresidential structures would increase by eight cents per square foot.		
1	09/06/2006		Approved

### History of Legislative File

**Master Report Continued (06-1420)**

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<b>Ver- sion:</b>	<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>	<b>Sent To:</b>	<b>Due Date:</b>	<b>Return Date:</b>	<b>Result:</b>
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## **Text of Legislative File 06-1420**

Chief Administrative Office recommend the Board: 1) hold a public hearing on Tuesday, September 12, 2006 at 9:00 a.m. to accept public comment regarding the Mosquito Fire Protection District's Capital Improvement Plan and Development Impact Fees; and 2) hearing no significant level of protest, adopt Resolution approving the Capital Improvement Plan and fees set forth in the Resolution.

### **Recommendation:**

Hold a public hearing on Tuesday, September 12, 2006 at 9:00 a.m. to accept public comment regarding the Mosquito Fire Protection District's 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 the Board, the Mosquito 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 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 Mosquito Fire Protection District is requesting 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. The district is moving from a residential per dwelling charge to a per square foot charge. The district is also discontinuing the 50% reduction in square footage fees for commercial buildings with sprinklers.

The current fee is: Residential - \$1,200 per dwelling unit  
Commercial/Industrial/Institutional - 34 cents/sprinklered; 71 cents/unsprinklered

The new fee structure is noted below:

**Residential/Commercial/Industrial/Institutional = \$ 0.79 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 November 1, 2005 by resolution 332-2005.

**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 Mosquito Fire Protection 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 Mosquito 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 MOSQUITO 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 Mosquito 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. \_\_\_\_\_**  
**MOSQUITO 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 - per square foot	Comm/Ind/Inst - per square foot
.79¢	.79¢

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 332-2005 approved on November 1, 2005.

**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

**MOSQUITO  
FIRE PROTECTION DISTRICT**

**ANNUAL APPROVAL AND AUTHORIZATION**

**OF**

**FIRE DISTRICT**

**CAPITAL IMPROVEMENT PLAN**

**2006/2007**

C.A.O.  
EL DORADO COUNTY  
2006 MAY 17 AM 11:35

## **MOSQUITO FIRE PROTECTION DISTRICT**

### **RESOLUTION NO: 06-01**

**TITLE: A Resolution adopting the adjustments to the Mosquito Fire Protection District Capital Improvement Plan for 2003-2008 and establishing Development Fees for Fiscal Year 2006-2007.**

**WHEREAS, the Board of Directors of the Mosquito Fire Protection District recognizes that continuing development within the District places added responsibilities and costs upon the Fire District; and**

**WHEREAS, such new development shall enjoy the benefits of existing facilities and equipment; and**

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

**WHEREAS, in order to maintain existing levels of service new development shall contribute a proportionate share to the existing facilities and equipment of the District; and**

**WHEREAS, El Dorado County Ordinance #3543 allowed the Mosquito Fire Protection District to impose a Fire District Improvement Fee for fire protection services, later the El Dorado County Board of Supervisors passed Ordinance 3991 establishing procedures and requirements, followed by Ordinance 3398-91 revising Fire District Improvement Fees; and**

**WHEREAS, a Fire District Improvement Fee as defined in Section 2 was approved by the EL Dorado County Counsels office for the El Dorado County Board of Supervisors in February of 1992 for the Mosquito Fire Protection District to be utilized only for capital improvement and;**

**WHEREAS, to meet the requirements of El Dorado County Ordinance 39921, Section 13.20.202 the Mosquito Fire Protection District must submit to the El Dorado County General Services Department for annual review of the Fire District Improvement Fee.**

**NOW, THEREFORE, BE IT RESOLVED that Mosquito Fire Protection District does hereby adopt the District Capital Improvement Plan for the period 2003-2008 and establishes Development Fees for fiscal year 2006-2007 as defined in Section 2.**

Section 1. Definitions



"Commercial/Industrial Use" means any use for commercial or industrial purposes as defined in the El Dorado County Zoning Code.

"Institutional Use" means any use for charitable, educational, hospital or church purposes, to the extent that such use is not also considered as agricultural, commercial, residential or industrial under the El Dorado County Zoning Code.

### Section 2. Development Fee Amount

Residential: \$0.79 per square foot of development  
To include all new residential development and all additions to existing residential buildings.

Commercial: \$0.79 per square foot of development  
To include all new commercial building development and all additions to existing commercial buildings. All "U" (Utility) occupancies with development areas of less than 500 square feet shall be exempt.

### Section 3. Credit for Fee Paid

The Fire District Improvement Fee will be returned to the payee at the time a building permit is terminated with the El Dorado County Building Department. A letter with proof of termination must be submitted to the Mosquito Fire Protection District Board of Directors.

### Section 4. Development Fee Expenditure Limitations

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

The foregoing resolution was duly passed and adopted by the Board of Directors of the Mosquito Fire Protection District at a meeting of said Board held on the 20<sup>th</sup> of April 2006.

AYES:   2  

NOES:   0  

ABSENT:   1  

ATTEST: Mary Joseph

Secretary

Ralph E. Hume

Chairman, Board of Directors

## TABLE OF CONTENTS

INTRODUCTION.....	4
HISTORY.....	5
DISTRICT ORGANIZATION.....	6
DISTRICT RESPONDING EQUIPMENT.....	7
CURRENT RESPONDING EQUIPMENT STATUS.....	8
REVIEW OF CAPITAL IMPROVEMENT PLAN.....	9
CAPITAL IMPROVEMENT PLAN ADDITIONAL DEFINITIONS.....	10
CAPITAL IMPROVEMENT PLAN ASSUMPTIONS.....	11
REVENUES.....	12
PRESENT FIRE DISTRICT IMPROVEMENT FEE.....	13
JUSTIFICATION FIRE DISTRICT IMPROVEMENT FEE.....	14
ACKNOWLEDGMENTS.....	15
PUBLIC NOTICE.....	16

**MOSQUITO FIRE PROTECTION DISTRICT**  
**ANNUAL APPROVAL AND AUTHORIZATION**  
**OF**  
**FIRE DISTRICT**  
**DEVELOPMENT IMPROVEMENT PLAN**

**INTRODUCTION**

**PURPOSE:** To develop a plan to meet the future emergency response needs of the community serviced by the Mosquito Fire Protection District.

**MISSION STATEMENT:** The mission of the Mosquito Fire Protection District is to provide to the people of the community the services that will protect life, save property, and ensure the public health and safety. This shall be done by providing the best possible methods of fire suppression and emergency medical services through the efficient use of personnel, equipment, training, prevention, and public education.

**INTRODUCTION:** The Board of Directors of the Mosquito Fire Protection District has established a goal of providing to each resident in the Fire District the greatest level of service possible. As with any Fire District this goal in order to be achieved is a function of adequate funding. Funding today is a complicated process that is often not able to be determined, due to economic conditions, budgetary problems on a state and county level, *mandates, regulations, legislated tax shifts, imposed fees, and the ever present danger of the unknown.*

With present or near future funding sources not fully assured or determined it is practically impossible to determine funding sources in the year 2008. Presently, and fortunately available as a funding source for the purchase of capital equipment is the Fire District Development Improvement Fee.

The following is a compilation of data based on previous growth rates, statistics, the current El Dorado County General Plan and other information. This information has been gathered as a means of projecting the growth within the area currently serviced by the Mosquito Fire Protection District so that a determination of the fee currently established is justified.

## HISTORY

The Mosquito Fire Protection District is an area consisting of approximately 13 square miles. With the South Fork of the American River as the southern boundary the District expands northward and eastward to the El Dorado National Forest, and westward to about one mile west of Rock Creek. The District is very diverse in its geography with an elevation of 1,300 feet at the west end and 3,500 feet on the east. It is defined by three major canyons, the American River, Slab Creek, and Rock Creek and by the El Dorado National Forest. These features make access to the District very difficult with only two publicly maintained roads leading into the area, Mosquito Road and Rock Creek Road.

Historically miners, farmers and loggers fought any fires that started in the area. When as a result of the creation of Swansboro Country the first planned unit development in El Dorado County and the subsequent population growth it became necessary for an organized fire department to be formed. On June 14, 1973 the Mosquito Volunteer Fire Department was organized. In 1975 the developer of Swansboro Country donated real property and building materials so that a fire station could be built. Community fundraisers made it possible to purchase the departments' first fire engine shortly afterward.

On January 1, 1978 by a vote of the residents the Mosquito Fire Protection District was formed. Over the years the fire station was expanded into a facility of 7,000 square feet that can house five pieces of equipment, provide training facilities and serving as a meeting center for the community.

The District employs one full time Chief and a full time fire fighter/mechanic and a part time secretary. The strength of the District is with its volunteer fire fighters consisting of 25 members and its Support Group also of 25 members. The District owns three Class A Engine Pumpers, two Class A Water Tenders, a Command Vehicle, a Duty Officer Vehicle and a Utility Unit.

Today the District is able to provide fire protection and first response medical aid to a population of approximately 1,590 individuals in an area of 13 square miles.

## **DISTRICT ORGANIZATION**

An elected Board of Directors consisting of 5 elected members governs the Mosquito Fire Protection District. Each Board member serves a term of four years with alternating members every two years.

Paid staff consists of a Fire Chief, a fire fighter/ mechanic and a part time secretary.

The nationally recognized average level for Fire District staffing in a rural area is 1.5 fire fighters per 1,000 population. In urban areas the National Fire Protection Association recommends three fire fighters per 1,000 population. With the definition of urban being 100 people or more per square mile there are areas within the district that can be defined as urban.

The Insurance Services Organization (ISO) rates three volunteer fire fighters as being equal to one paid fire fighter. The District is capable of funding 25 volunteer fire fighter positions and currently has 25 active members on the roster. That equates to an ISO recommended staffing of 1.7 fire fighters per 1,000 population.

The nature of the Fire District is that of a Volunteer one. The current El Dorado County General Plan requires fire districts to have response times in Community Regions of 8 minutes to 80% of the population. In Rural Regions such as the Mosquito Fire Protection District the requirement is 15 to 45 minutes. The location of the fire station in the Mosquito Fire District makes it possible for response times to fall within the general plan requirements. Traditionally and consistently the volunteer fire fighters have been capable of responding equipment within 5 to 6 minutes of a dispatch. Through the dedication, training, and professionalism offered by the volunteer fire fighters the District is able to offer a very high level of service to the members of the community.

## **DISTRICT RESPONDING EQUIPMENT**

Responding equipment is defined as that equipment designed to respond to an immediate need. That need is found within the district and is often seen as a structure fire, a wild land fire, auto accident, medical aid or any of the other requests placed upon any fire district.

Responding equipment is usually unique to a district. Considerations such as roads, terrain, and weather conditions, along with operating personnel and the community itself often determine how equipment is utilized. It is often not possible to purchase generic fire equipment especially for small rural fire departments, as our needs are more diverse.

As a Protection District the immediate responsibility is to provide fire protection services and emergency medical aid. Equipment therefore has to have those capabilities and yet be expected to satisfy all other expectations placed upon it. Recommendations from the National Fire Protection Association (NFPA), ISO, OSHA, along with safety regulations and other mandates places higher demands on equipment.

Growth within the District also places a greater demand on responding equipment as well as increasing operational costs, and shortening life spans of the equipment. Automatic and mutual aid agreements with surrounding fire districts, the state of California and the United States Forest Service places additional demands on the capability of equipment along with more use.

The National Fire Protection Association recommends that the normal life expectancy of first line fire equipment be approximately 10 years and should not exceed 20 years. Second line equipment should not be more than 20 years old. In small rural districts the call volume demands of its equipment are not as great as that expected by larger more urban or metropolitan districts. However, the equipment has greater training demands placed upon it and is expected to perform more tasks over longer periods.

All of the above has one final end result, that being an increase in costs.

### CURRENT RESPONDING EQUIPMENT STATUS

RESPONDING EQUIPMENT	YEAR MADE	CHASSIS MANUFACTURE	GPM/CAPACITY	PRESENT CONDITION
Engine 75	2002	Freightliner	1000/750 Gal	Excellent
Engine 275	1985	GMC	1000/750Gal	Excellent
Engine 375	1985	International	1000/500 Gal	Excellent
Tender 75	1975	Peterbilt	500/3300 Gal	Poor
Tender 275	1979	International	250/2000 Gal	Excellent
Command 7500	2002	Ford Explorer	Command Unit	Excellent
Duty 75	1991	Ford Bronco	Duty Unit	Good
Utility 75	1985	Chevrolet 3/4 ton	Utility Unit	Poor

**Engine 75:** Purchased new from Ferrara in June of 2002 this unit is classified as a Class A, Type 1 Engine Pumper. It is equipped with four-wheel drive, a Hale 1000-gallon per minute pump, a Robwen Class A Foam system, and a 750-gallon water tank. It is the first responding unit on all incidents.

**Engine 275:** Purchased new from FMC in 1985 this unit is classified as a Class A, Type 1 Engine Pumper. It is equipped with a FMC 1000 gallon per minute pump, a Robwen Class A and Class B Foam system (installed in August of 1995) and a 750-gallon water tank. It is the second unit to respond on all incidents and the first on all mutual aid requests. In April of 1999 a new larger and more powerful gasoline engine was installed.

**Engine 375:** Purchased as surplus from the CDF in 1992 this unit is classified as a Class A, Type 3 Engine Pumper. It is equipped with four wheel drive, a Darley 1000 gallon per minute pump, a Robwen Class A Foam system (installed in August of 1995) and a 500 gallon water tank. The unit was completely dismantled and rebuilt with a rebuilt diesel engine, new transmission, new pump, and valves. It is the third out engine.

**Tender 75:** Purchased as a used Chassis in 1989 this unit is classified as a Class A, Type 1 Water Tender. It is equipped with a Hale 500 gallon per minute pump and a 3,300-gallon water tank.

**Tender 275:** Purchased as a used chassis in 2002 from Cal Trans this unit is classified as a Class B, Type 1 Water Tender. It is equipped with a Hale 250-gallon per minute pump and a 2,000-gallon water tank. A new motor was installed in 2003 and the transmission was rebuilt. The chassis, frame and buildup has been completely refurbished during the last part of 2003.

**Unit 7500:** Purchased new in 2002 this unit functions as the command vehicle for the District.

**Utility 75:** Purchased used from the CDF this unit manufactured in 1985 is classified as a maintenance utility vehicle. A new engine was installed shortly after purchase.

**Duty 75:** Purchased new in 1991 this unit functions as the duty vehicle for the duty officers.

### **REVIEW OF CAPITAL IMPROVEMENT PLAN**

On April 29, 1985 the Mosquito Fire Protection District Board of Directors adopted Ordinance 3634 providing for the collection of Fire District Improvement Fees.

To meet the requirements of County Ordinance 39921, Section 13.20.202 the Mosquito Fire Protection District submitted to the County Counsels office the annual review of the Fire District Improvement Fee in February of 1994. At that time county counsel accepted the annual review.

In addressing the impacts of new development in the District as it relates to fire protection service levels, the Board agreed that water supply for fire protection was the primary concern. To mitigate that concern given available and potential resources, the Board defined the following plan.

**The Plan:**

1. Install additional water hydrants.
2. Set monies aside to purchase a water tender.

**Plan Defined:**

1. Commencing immediately install eight additional NFPA approved water hydrants in the area currently supplied by the El Dorado Irrigation District.
2. Continue to accrue funds for the purchase of an additional water tender in the year 2007.

**Explanation/relationship of fee charged.**

1.	Estimated cost of installing eight water hydrants	\$ 28,000
2.	Amount to apply to water tender.	<u>\$210,000</u>
	Total cost of plan implementation.	\$238,000



## **CAPITAL IMPROVEMENT PLAN**

### **ADDITIONAL DEFINITIONS**

1. Hydrants - Specifications to NFPA recommendations, all valves and plumbing are certified. Includes installation.
2. Miscellaneous - To include any costs associated with any new NFPA recommendations and/or other mandated standards established between now and the year 2008.
3. Inflation - Based on information derived from a Federal Reserve estimate that inflation should not exceed a rate of 3% per year from now through the year 2008.
4. Commercial Area - Recently through the current General Plan there has been the establishment of a Rural Commercial area within the Protection District. This is not seen as being significant to the District either as an impact to providing services or as Improvement Fee income. As any income generated from commercial/industrial fees is considered to be negligible.
5. Sales Tax - California State Sales Tax has been calculated into the above estimates.

## CAPITAL IMPROVEMENT PLAN

### ASSUMPTIONS

The Capital Improvement Plan was established for a five-year period. The District is currently 66% built out. The growth rate over the past ten years has averaged 12 new homes per year. However significant growth has occurred with 33 permits issued in 2004 and 40 building permits issued in 2005. It is assumed development growth in the District will continue at the historical rate. There are several other influencing factors whose occurrence could require an immediate review of the assumption on which this plan was based.

The potential influencing factors are:

1. Currently, it is not possible to create any new parcels within the Mosquito Fire Protection District due to County Ordinance made necessary by inadequate road access into the Mosquito Area. If a new road or a bridge were constructed across the South Fork of the American River then new parcels would be allowed to be created to the extent allowed by the current General Plan.
2. The El Dorado Irrigation District now is capable of supplying water to 420 (an increase from 140 in 1998) parcels within the District. EID is now once again issuing water hookup permits since a water supply line became operational in May of 1998. This has created an increase in building in the areas currently supplied by the EID. If EID expands its water system into surrounding areas then growth could be seen as very rapid and concentrated in Swansboro Country.
3. Large areas of private property that are located within the El Dorado National Forest although not jurisdictional to the District are within the sphere of influence and could be seen as a future area of growth that could impact the District.

## REVENUES

The Fire Protection District has three sources of income available to it. One being a percentage of Ad Valorem Property Taxes, the second being a Parcel Fee and the third is the Development Fee.

**Ad Valorem Property Taxes:** The Fire Protection District was formed in January of 1978 during the confusing period that Proposition 13 came into being. The result is the Fire District receives a very minimum in ad valorem property taxes. Currently, ad valorem taxes account for only 31% of the Districts annual operating revenues.

**Parcel Fee:** In 1987 the District asked and received approval from the voters to initiate a parcel fee. This parcel fee was established at \$36 per parcel. In 1990 the voters approved increasing the parcel fee to \$60 per parcel. In 1994 the voters were asked and with 80% approval the parcel fee was increased to \$96 per parcel. Once again in August of 2001 the voters were asked to vote for a parcel increase. This increase was passed by the voters with 84% approval, increasing the parcel assessment to \$144 annually with an increase of \$12 per year for the following five years. The continuing increases in parcel fees have been a result of growth placing more demands on the District, ever increasing charges by the county, tax shifts by the state, mandates by the legislature, the loss of Assembly Bill 8 funding, and the desire of the District to increase its level of service to the community. The parcel fee now accounts for 69% of the Districts annual revenues.

**Developer Fee:** The small percentage of ad valorem taxes the District receives has made it necessary for the District to institute a development fee under County ordinance. Each year the Mosquito Fire Protection District and the County Board of Supervisors review the fee schedule per ordinance to justify, increase, or decrease the fee based on the Districts needs as projected in the plan. This fee is received by the District for each dwelling unit or is assessed per square footage for commercial occupancy. The fee is levied by the county and is collected at the building permit stage and forwarded to the District.

The formula to determine the fee is:

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

Or

$$\frac{\$238,000}{168} = \$1,416 \text{ per dwelling unit}$$

## **HISTORY FIRE DISTRICT IMPROVEMENT FEE**

In January of 1987 the Fire District Improvement Fee was established by resolution by the Board of Directors of the Mosquito Fire Protection District and approved by the El Dorado County Board of Supervisors to the following fees.

Residential: \$366 per dwelling unit  
Commercial, industrial, and institutional buildings:  
    Non-sprinklered: \$0.203 per square foot  
    Sprinklered: \$0.102 per square foot

In February of 1992 the Fire District Improvement Fee was increased by resolution by the Board of Directors of the Mosquito Fire Protection District and approved by the El Dorado County Board of Supervisors to the following fees.

Residential: \$700 per dwelling unit  
Commercial, industrial, and institutional buildings:  
    Non-sprinklered: \$0.45 per square foot  
    Sprinklered: \$0.20 per square foot

In March of 2003 the Fire District Improvement Fee was increased by Resolution by the Board of Directors of the Mosquito Fire Protection District and approved by the El Dorado County Boards of Supervisors to the following fees.

Residential: \$1,200 per dwelling unit  
Commercial, industrial, and institutional buildings:  
    Non-sprinklered: \$0.71 per square foot  
    Sprinklered: \$0.34 per square foot

As of January 2006 this account had a balance of \$159,652.00 and is maintained at the El Dorado County Auditor's office.

Reimbursement: The Fire District Improvement Fee will be reimbursed at the time a building permit is terminated with the El Dorado County Building Department. A letter with *proof of termination* must be submitted to the Mosquito Fire Protection District Board of Directors.

### Definitions:

Residential Use. Any use for residential purposes, including agricultural uses with a residence, as defined in the El Dorado County Zoning Code.

Commercial/Industrial Use. Any use for commercial or industrial purposes as defined in the El Dorado County Zoning Code.

Institutional Use. Any use for charitable, educational, hospital or church purposes, to the extent that such use is not also considered as agricultural, commercial, residential or industrial under the El Dorado County Zoning Code.

## **JUSTIFICATION FIRE DISTRICT IMPROVEMENT FEE**

At the time fire district improvement fees were approved in April of 1985 it was determined that approximately 275 structures existed within the Mosquito Fire Protection District. Over the past 20 years growth within the District has averaged 4% per year. Today it is estimated 580 structures are now within the District. The U.S. Census Bureau estimates 2.6 individuals reside within a dwelling. This would show a population that has increased from 715 in 1985 to approximately 1590 at the end of 2005. It is also reflected in the number of registered voters that have increased from 330 in 1985 to 680 in 2005. This population increase has also been reflected in the number of responses the District has made.

From 1998 to January of 2004 approximately 50 building permits had been issued, representing a growth rate of 10%. During 2004, 33 permits were issued and in 2005 there were 40 permits issued. If this growth rate were to continue, by the end of 2008 the result will be the addition of approximately 168 more dwellings during the five year 2003-2008 Development Improvement Plan. This additional growth will continue to place a higher demand upon existing responding equipment.

At the beginning of 1998 the Mosquito Fire Protection District had an assessed value of approximately \$57,700,000. By August of 2005 the value of the District had increased to \$96,257,303.

**CONCLUSION:** This five-year plan has an ending year of 2008. Due to the estimated growth that will take place in the District during the five year cycle of this plan it will be necessary to enhance the current water delivery capability throughout the District in order to maintain the present level of service.

## **ACKNOWLEDGMENTS**

The following agencies, organizations, publications, and individuals have been very helpful in the preparation of this report:

California Division of Forestry and Fire Protection

Insurance Services Office

National Fire Protection Agency

El Dorado County Chamber of Commerce

El Dorado Irrigation District

El Dorado County Building Department

U.S. Census Bureau

Mosquito Fire Protection District, records and reports

## **PUBLIC NOTICE**

The following notice was published in the Mountain Democrat on March 17, 2006

**Notice is hereby given that a public hearing will be held on Thursday, March 30, 2006 at 7:00 pm at the Mosquito Fire Station, Placerville, CA for the purpose of establishing by resolution, the adoption of the Capital Improvement Plan as stated in Resolution 06-01. At said hearing the Mosquito Fire Protection District will consider all comments by interested persons.**