



EL DORADO HILLS FIRE DEPARTMENT

FIRE IMPACT FEE NEXUS STUDY UPDATE

SEPTEMBER 2025
FINAL REPORT

PREPARED FOR:

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

PREPARED BY:



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TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
INTRODUCTION	1
METHODOLOGY AND APPROACH	2
SUMMARY OF GENERAL FINDINGS.....	5
SUMMARY OF GENERAL RECOMMENDATIONS.....	7
DETERMINATION OF EXISTING DEVELOPMENT	8
EXISTING SERVICE POPULATION AND STRUCTURAL AREA	8
RESIDENT EQUIVALENT DEMAND FACTOR	9
EXISTING FIRE FACILITIES EDU DEMAND FACTOR	10
EXISTING FIRE FACILITIES DEMAND EDUS	12
DETERMINATION OF EXISTING FIRE PROTECTION FACILITIES	13
DETERMINATION OF THE FIRE IMPACT FEE	15
EXISTING FIRE FACILITIES STANDARD	15
RESIDENTIAL LAND USE CATEGORIES	15
RESIDENTIAL FIRE IMPACT FEE DETERMINATION	16
NONRESIDENTIAL LAND USE CATEGORIES	18
NONRESIDENTIAL FIRE IMPACT FEE DETERMINATION	18
PROJECTED FIRE IMPACT FEE REVENUE	20
COMPARISON OF CURRENT AND MAXIMUM FIRE IMPACT FEE	23
NEXUS FINDINGS	25
FEE PROGRAM ADOPTION REQUIREMENTS	28
FEE PROGRAM ADMINISTRATION REQUIREMENTS.....	30
ACCOUNTING REQUIREMENTS	30
REPORTING REQUIREMENTS	30
FEE PROGRAM UPDATES	33
TRANSPARENCY REQUIREMENTS	31
FEE EXEMPTIONS	32
FEE CREDITS	32
ADMINISTRATIVE REVIEW FOR PROJECT-SPECIFIC FEE ADJUSTMENT REQUESTS	32
ANNUAL INFLATIONARY ADJUSTMENTS	33

TABLE OF CONTENTS (CONTINUED)

APPENDICES	34
APPENDIX A – MAP OF DEPARTMENT BOUNDARIES AND FEE PROGRAM AREA	35
APPENDIX B – FIRE SYSTEM INVENTORY AND REPLACEMENT COST ESTIMATES	36
APPENDIX C – APPROVED AND PROPOSED DEVELOPMENT	39
APPENDIX D – EL DORADO COUNTY ORDINANCE CODE CHAPTER 13.20	40

LIST OF FIGURES

FIGURE 1 – MAXIMUM FIRE IMPACT FEE SCHEDULE	5
FIGURE 2 – CURRENT RESIDENTIAL DEMOGRAPHICS	8
FIGURE 3 – RESIDENT EQUIVALENT DEMAND FACTOR.....	9
FIGURE 4 – EXISTING FACILITIES EDU DEMAND FACTOR	11
FIGURE 5 – EXISTING DEMAND EDUs.....	12
FIGURE 6 – REPLACEMENT VALUE OF EXISTING FIRE SYSTEM	14
FIGURE 7 – EXISTING FIRE FACILITIES STANDARD	15
FIGURE 8 – MAXIMUM RESIDENTIAL FIRE IMPACT FEE	17
FIGURE 9 – MAXIMUM NONRESIDENTIAL FIRE IMPACT FEE	19
FIGURE 10 – PROJECTED FIRE IMPACT FEE REVENUE	20
FIGURE 11 – COMPARISON OF CURRENT AND MAXIMUM FIRE IMPACT FEES.....	23
FIGURE 12 – SUMMARY OF ALLOWABLE AND PROHIBITED USES OF FEE REVENUE	26
FIGURE 13 – EXISTING FIRE STATION INVENTORY.....	36
FIGURE 14 – APPARATUS AND EQUIPMENT INVENTORY	37
FIGURE 15 – VESTED AND PROPOSED HOUSING UNITS.....	39

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EXECUTIVE SUMMARY

INTRODUCTION

The El Dorado Hills Fire Department (“Department”) is a full-service, all-risk emergency response agency operated by the El Dorado Hills County Water District (“District”), an independent special district serving the communities of El Dorado Hills and Latrobe in El Dorado County (“County”). The Department’s services include fire prevention and suppression, emergency medical response and transport, and rescue and hazardous materials response.

The County, on behalf of the Department, imposes a fire impact fee (“fee”) on new residential and nonresidential development within the Department’s service area. The legal and policy basis for the current fire impact fee is supported by the Department’s Fire Impact Fee Nexus Study, which was approved by the District Board of Directors (“District Board”) on December 21, 2017, by Resolution No. 2017-32, and subsequently adopted by the County Board of Supervisors (“County Board”) on March 20, 2018, by Resolution No. 041-2018, with an effective date of May 20, 2018. The fee has been updated periodically to reflect changes in construction costs, most recently through an inflationary adjustment approved by the District Board on August 18, 2022, by Resolution No. 2022-14, and adopted by the County Board on December 6, 2022, by Resolution No. 171-2022, effective February 6, 2023.

This Fire Impact Fee Nexus Study (“Nexus Study”) was prepared pursuant to the “Mitigation Fee Act,” as found in Government Code § 66000 et seq. and County Code Chapter 13.20. The purpose of this Nexus Study is to establish the legal and policy basis for the collection of updated fire impact fees (“fees”) on new residential and nonresidential development within the Department. The purpose of the fee is to fund the one-time cost of expanding the Department’s facilities, apparatus, and equipment needed to accommodate new development.

For purposes of this Nexus Study, the term “facilities” or “fire system facilities” will refer to facilities (land, stations, and other buildings), apparatus (engines, ambulances, and other vehicles), and equipment. The term “new development” generally refers to the persons (residents and employees working in the Department’s service area) and the structural area (residential area and nonresidential building area) in which the persons live or work.

Under California law, the Department lacks the land-use authority to impose impact fees on development projects. As the Department serves the unincorporated areas of the County, the County Board of Supervisors is responsible for adopting the fire impact fee program and imposing the fees on behalf of the Department. The fees shall cover the areas outlined in the map provided in Appendix A.

In order to impose such fees, this Nexus Study will demonstrate that a reasonable relationship or “nexus” exists between new development that occurs within the Department and the need for fire protection facilities, apparatus, and equipment as a result of new development. More specifically, this Nexus Study will present findings in order to meet the procedural requirements of the Mitigation Fee Act, also known as AB 1600, which are as follows on the following page:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put.
3. Determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed (**“benefit relationship”**).
4. Determine how there is a reasonable relationship between the need for the fire facilities and the type of development project on which the fee is imposed (**“impact relationship”**).
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed (**“rough proportionality”**).

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

METHODOLOGY AND APPROACH

To determine the Department’s fire impact fee consistent with these **substantive requirements**, this Nexus Study utilizes a system-wide existing facility standard methodology. Under this method, the Department’s ratio of existing fire protection facilities, apparatus, and equipment to the existing service population establishes the standard for determining new development’s fair share of the cost to expand the Department’s fire system as growth occurs.

The facility standard methodology is a commonly used method for determining fire impact fees. It was validated by the Homebuilders Association of Tulare/Kings Counties, Inc. v. City of Lemoore in 2010. Under this method, the identification and use of an existing facility standard, along with the restricted use of fee revenue, ensure that new development will not fund any existing deficiencies, as prohibited by the Act. Instead, only capital improvements and apparatus, vehicles, and equipment purchases that expand the Department's fire system are allowable uses of fee revenue. Likewise, the fee program will generate only enough revenue to proportionally expand the fire system to maintain the existing level of service.

The existing facility standard is based on the Department's ratio of existing fire protection and emergency response facilities, apparatus, and equipment to the existing service population. Existing development refers to the persons (residents and employees working in the Department's service area) and the structural area (residential area and nonresidential building area) in which the persons live or work. Existing development demand is based on the Department's service call data. The replacement value of the Department's existing fire system is determined using the replacement value of the Department's existing inventory of fire protection facilities, apparatus, and equipment. These costs are then applied to nine land use categories in proportion to the need they create for fire protection and emergency response services.

The Act requires that, in establishing a development impact fee program, the facilities funded by the fee must be identified. However, the Act provides flexibility regarding how that identification may be made. The fee program may identify a broad class of projects¹ or made by reference to a capital improvement plan, made in applicable general or specific plan requirements, or made in other public documents². This fee program identifies facilities (land, stations, and other buildings), apparatus (engines, ambulances, and other vehicles), and equipment as the broad classes that will be funded with the fee.

The Department's capital improvements, apparatus, and equipment purchases will benefit the entire fire system. The Department's fire protection and emergency response resources are organized as an integrated fire system. The resources of one fire station do not serve a particular area in isolation from the Department's other fire stations and resources. When the Department has a service call, whether for a fire or other emergency, the Department's response often involves resources from multiple fire stations. Likewise, new development

¹ According to Government Code § 66000(b) and validated by *Homebuilders Association of Tulare/Kings Counties, Inc. v. City of Lemoore* 185 Cal. App. 4th 554 5th Dist. (2010).

² According to Gov't Code § 66001(a)(2).

in the Department's service area is served by all the Department facilities, apparatus, and equipment, not just by the nearest fire station.

Additionally, this Nexus Study affirms that the fire impact fees established herein are structured to maintain both a reasonable and legally sufficient relationship between new development and its impact on the Department's fire system. While the maximum fire impact fee schedule is based on typical land use characteristics and service demand averages, it reflects the Department's objective to allocate costs roughly proportionally and equitably across development types. Moreover, El Dorado County Code § 13.20.050 allows an applicant to request a project-specific fee adjustment by demonstrating that the standard fee, as applied, is not roughly proportional to the project's actual impact. Administrative review is available only when the applicant provides credible and verifiable evidence that the project will generate a materially lower demand than assumed in this Nexus Study. This appeals provision in the County code provides a means of ensuring that the fire impact fee, as applied, remains roughly proportional to the specific development's impact, consistent with *Nollan/Dolan* principles.³ (El Dorado County Ordinance Code Chapter 13.20, Development Impact Mitigation Fees for Special Districts, is provided in Appendix D.)

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

³ *Nollan v. California Coastal Comm'n*, 483 U.S. 825 (1987) and *Dolan v. City of Tigard*, 512 U.S. 374 (1994).

SUMMARY OF GENERAL FINDINGS

The following general findings from the Nexus Study are presented:

1. Fire impact fees are necessary to ensure that the Department can adequately expand its fire protection facilities, apparatus, and equipment to support the growth of residents and employees, as well as the creation of new structural area by new development.
2. The Department's objective is to maintain its existing level of service by establishing a fire impact fee to fund the cost of expanding its facilities, apparatus, and equipment attributable to new development.
3. The District may approve, and the County may adopt on their behalf, the following fees at or below the maximum level determined by this Nexus Study.

FIGURE 1 – MAXIMUM FIRE IMPACT FEE SCHEDULE

Land Use Category	Unit	Maximum Fire Impact Fee (2025) ¹
Single Family Housing	BSQFT	\$1.65
Multi-Family Housing	BSQFT	\$2.14
Mobile Home	BSQFT	\$1.82
Assisted Living Facility	BSQFT	\$3.30
Accessory Dwelling Unit < 750 sq. ft.	NA	Exempt
Accessory Dwelling Unit => 750 sq. ft.	BSQFT	\$1.65
Retail / Commercial	BSQFT	\$3.19
Office	BSQFT	\$4.33
Industrial	BSQFT	\$2.85
Agriculture	BSQFT	\$0.42
Warehouse / Distribution	BSQFT	\$1.52

Notes:

BSQFT = Building Square Feet

¹ See Figures 8 and 9.

4. Consistent with the nexus requirement of the Act, this Nexus Study demonstrates that there is a reasonable relationship between new development, the amount of the proposed fee, and facilities, apparatus, and equipment funded by the fee.

5. Fee revenue may be used to fund 100% of the cost of new and expanded facilities, 100% of the cost of apparatus, vehicles, and equipment that expand the Department's existing inventory, and up to 21.5 percent of apparatus and vehicle replacement costs.
6. Since only cities and counties have land-use authority to impose development impact fees as a condition of project approval, the Department's proposed fee must be adopted by the County on behalf of the Department.
7. The maximum fire impact fee determined by this Nexus Study is consistent with El Dorado County Ordinance Code Chapter 13.20 and the policies of the El Dorado County General Plan.

SUMMARY OF GENERAL RECOMMENDATIONS

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

1. Since only cities and counties have land use authority to impose development impact fees as a condition of project approval, the Department's proposed fee must be adopted by the County on behalf of the Department.
2. The Department should establish an updated fire impact fee to fairly allocate the costs of providing fire protection facilities, apparatus, and equipment to new development.
3. The Department's updated fire impact fee should be adopted and implemented in accordance with the applicable provisions of the Mitigation Fee Act (Government Code § 66000 et al.).
4. The Department and the County should comply with the annual reporting requirements under Government Code § 66006(b).
5. Following the fifth fiscal year after the first deposit of fee revenue and every five years thereafter, the Department should comply with the reporting requirements under Government Code § 66001(d).
6. This Nexus Study and fee program must be updated at least every eight years. The next Nexus Study update is due no later than January 1, 2034.
7. The County should maintain and implement the administrative review process described in County Code § 13.20.050 to allow project-specific fee adjustments where a materially lower demand is clearly demonstrated.
8. The cost estimates presented in this Nexus Study are in January 2025 dollars. The fire impact fee should be adjusted annually by the percentage change in the Engineering News-Record Construction Cost Index - San Francisco or its successor publication.

DETERMINATION OF EXISTING DEVELOPMENT

The Department serves both residences and businesses throughout its service area. As such, the demand for the Department's fire protection services and associated fire protection facilities, apparatus, ambulances, and equipment is measured by its service population (residents or employees) and the structural area (i.e., living area or nonresidential building area) in which they live or work. This section will first determine the service population and structural area within the Department. These figures, along with the Department's service call data, will be used to establish an existing facility demand factor for the various residential and nonresidential land uses within the Department, which in turn will be used to determine the total facilities demand of existing development.

EXISTING SERVICE POPULATION AND STRUCTURAL AREA

The Department provides fire protection and emergency response services to El Dorado Hills and Latrobe in unincorporated El Dorado County. A map of the Department's service boundaries is provided in Appendix A. As shown in Figure 2 below, the Department currently serves an estimated resident population of 51,816. It provides fire protection to approximately 18,952 dwelling units, both occupied and vacant, based on a 3.6 percent vacancy rate from the U.S. Census Bureau's 2023 ACS 5-Year Estimates for the Department's service area.

FIGURE 2 – CURRENT RESIDENTIAL DEMOGRAPHICS

Residential Land Use Categories	Estimated Existing Housing Units ¹	Estimated Vacant Housing Units (3.6%) ²	Dwelling Unit Occupancy Factor ³	Estimated Existing Population (2025)
Calc	a	b	c	d = (a - b) * c
Single Family Housing	17,510	630	2.90	48,952
Multi-Family Housing	1,205	43	2.08	2,417
Mobile Home	237	9	1.96	447
Total Service Area	18,952	682	NA	51,816

Source: U.S. Census Bureau; California Department of Finance

Notes:

¹ Housing units from 2020 U.S. Census Bureau, 2023 ACS 5-Year Estimate.

² From the California Department of Finance for unincorporated El Dorado County.

³ The dwelling unit occupancy factor for mobile homes is based on the countywide average due to an inadequate sample size for El Dorado Hills CDP.

The Department also serves an estimated 15,351 workers and protects approximately 5.2 million square feet of new nonresidential building area. The estimated number of workers in the Department is based on U.S. Census Bureau OnTheMap data, which provides employment counts by place of work. The resulting jobs-to-housing ratio of approximately 0.83 is consistent with figures reported in local planning documents, including the El Dorado County Housing Element (2018, Table HO-8) and the 2024 Traffic Impact Fee ("TIF") Program Update, which reported ratios of 0.90 and 0.86, respectively. The estimated nonresidential structural area is calculated by applying a standard factor of 750 square feet of nonresidential building area per worker (equivalent to 2.95 workers per 1,000 square feet).

RESIDENT EQUIVALENT DEMAND FACTOR

For this Nexus Study, a calls-for-service approach is used to help establish the relative demand for fire facilities from residential and nonresidential land uses. Specifically, service call data are converted into a resident equivalent demand factor, which represents the demand for service from a worker compared to that of a household resident.

As shown in Figure 3 on the following page, service call data for three years were gathered from the Department's Emergency Reporting database. Over the three years, the Department averaged 3,224 annual service calls originating from residential property and 668 service calls originating from nonresidential properties. Service calls originating from highways, roads, open fields, or otherwise not classified as originating from residential or nonresidential land use are excluded.

Dividing the number of service calls by the estimated number of residents and workers produces per capita fire service demand factors, which indicate the relative demand each population group places on the Department. Single-family housing residents are used as the baseline, with a demand factor of 1.00. By comparison, multifamily housing residents generate fewer calls and are assigned a lower factor of 0.64, while assisted living residents, due to their higher medical vulnerability, generate significantly more calls, resulting in a demand factor of 12.66. Nonresidential workers fall between these categories, with a demand factor of 0.74, reflecting their moderate but consistent use of emergency services during work hours.

FIGURE 3 – RESIDENT EQUIVALENT DEMAND FACTOR

	Calc	Single-Family Housing	Multifamily Housing	Assisted Living	Nonres.
Average Annual Service Calls ¹	a	2,807	217	200	668
Residents or Workers ²	b	48,952	2,417	275	15,351
Per Capita Fire Service Demand	c = a / b	0.0573	0.0899	0.7261	0.0435
Resident Equivalent Demand Factor	d = c / 0.0599	1.00	0.64	12.66	0.76

Sources: El Dorado Hills Fire Department; 2020 U.S. Census, SCI Consulting Group

Notes:

¹ Average for 2022 thru 2024 from the District's Emergency Reporting database.

² Estimated existing residents within the Department's service areas. Workers are based on an estimated jobs-to-housing ratio of 0.81 from the U.S. Census OnTheMap tool. Assisted living residents are based on licensed bed capacity, reflecting the high service demand typically associated with older, medically vulnerable populations.

EXISTING FIRE FACILITIES EDU DEMAND FACTOR

Next, equivalent dwelling unit ("EDU") demand factors are established to compare the relative demand for fire facilities across four residential and five nonresidential land uses. The EDU is also used to convert nonresidential building area to a residential dwelling unit value. This common approach allows for the cost of fire protection facilities, apparatus, and equipment to be fairly apportioned among residential and nonresidential land uses.

Figure 4 on the following page shows the calculation of the existing fire facilities EDU demand factor for nine land use categories. The residential land use categories are expressed per dwelling unit, and the nonresidential land use categories are expressed per 1,000 square feet of building area. The occupancy density for each land use category is multiplied by its respective resident equivalent demand factor and then converted to single-family home value. By this measure, for example, one single-family home creates the demand for fire facilities equal to 670 square feet of retail/commercial building area.

FIGURE 4 – EXISTING FACILITIES EDU DEMAND FACTOR

Land Use Category	Unit ¹	Occupancy Density per Unit ¹	Resident Equivalent Demand Factor ²	Facilities EDU Demand Factor
	Calc	a	b	c = (a * b) / 2.90 (rounded)
Single-Family Housing	DU	2.90	1.00	1.00
Multi-Family Housing	DU	2.08	0.64	0.46
Mobile Home	DU	2.20	0.64	0.48
Assisted Living Facility	Bed	1.00	12.66	4.37
Residential	DU	2.83	0.97	0.95
Retail / Commercial	KBSF	2.56	0.76	0.67
Office	KBSF	3.47	0.76	0.91
Industrial	KBSF	2.28	0.76	0.60
Agriculture	KBSF	0.33	0.76	0.09
Warehouse / Distribution	KBSF	1.23	0.76	0.32
Nonresidential	KBSF	2.95	0.76	0.77

Notes:

¹ DU = Dwelling Unit; KBSQ = 1,000 square feet of building area

² The weighted average occupancy density per unit is based on units counts from Figure 3. The weighted average occupancy density per unit for nonresidential assumes 32.3% retail / commercial, 48.7% office, 18.2% industrial, 0% agriculture and 0.8% warehouse.

Residents per unit are based on census data from the 2020 U.S. Census American Community Survey 2023 5-Year Estimate for the El Dorado Hills CDP. All nonresidential density figures, except Agriculture, are based on the 2001 “Employment Density Study” prepared by The Natelson Company, Inc. for the Southern California Association of Governments, expressed in terms of the number of employees per 1,000 square feet of building area. Agriculture is from the 2004 “Employment Density in the Puget Sound Region” report prepared by E.K. Pflum for the University of Washington. For this Nexus Study, these figures are considered to be representative of the employment density of future nonresidential development.

EXISTING FIRE FACILITIES DEMAND EDUs

Figure 5 below calculates the Department's existing demand EDUs based on the total number of dwelling units and estimated nonresidential building area within the Department. As shown, the total existing demand EDUs for the Department is 22,185. Existing demand EDUs represent the level of existing development served by the Department's existing facilities.

FIGURE 5 – EXISTING DEMAND EDUs

Land Use Categories	Unit ¹	Units ²	Fire Facilities EDU Demand Factor ³	Existing Demand EDUs
	Calc	a	b	c = a * b
Single Family Housing	DU	17,510	1.00	17,510
Multi-Family Housing	DU	1,205	0.46	554
Mobile Home	DU	237	0.48	114
Nonresidential	KBSF	5,204	0.77	4,007
Total		24,156		22,185

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

Notes:

¹ DU = Dwelling Unit; KBSQ = 1,000 square feet of building area

² See Figure 2 for residential unit assumptions. Nonresidential units are based on an estimated 15,351 employees and an average employment density of 339 square feet per employee, or approximately 2.95 employees per 1,000 square feet of building area.

³ See Figure 2.

DETERMINATION OF EXISTING FIRE PROTECTION FACILITIES

The next step in determining the Department's existing fire facilities standard is to calculate the replacement value of the Department's fire protection facilities, apparatus, and equipment. Figure 6 below presents a summary of replacement costs (in 2025 dollars) for the Department's existing fire facilities, including land and fire stations, as well as its apparatus, such as engines and specialized vehicles, along with ancillary and station equipment.

Replacement values for fire stations are based on estimated construction costs per square foot, using the City of Folsom's Fire Station 34 in Folsom Ranch as a primary comparable. That facility, completed in 2024, had a total construction cost of \$11.86 million (excluding land acquisition) for a 12,200-square-foot building, approximately \$972 per square foot at the time of bid in early 2023. This estimate is particularly relevant given that the City of Folsom is a neighboring fire department and the El Dorado Hills Fire Department intends to use the same architect for future station construction.

To more accurately reflect current market conditions, the \$972 unit cost has been adjusted by 7.63% based on the change in the Engineering News-Record Construction Cost Index (ENR CCI) for San Francisco between April 2023 and April 2025, resulting in an updated estimate of approximately \$1,050 per square foot.

This updated figure is further validated by the construction costs of other recently completed fire stations in Roseville and Sacramento. When adjusted for inflation, those projects also fall within the \$1,000 to \$1,100 per square foot range, reinforcing the reasonableness of the Department's assumed unit cost for fire station replacement in the region.

Compared to historical figures, this represents a significant increase from the cost assumptions used in the Department's prior Nexus Study completed in October 2017, which relied on a station replacement cost of \$550 per square foot. Since that time, construction costs for fire stations have increased substantially due to a combination of inflationary pressures, rising labor and materials costs, and more stringent building code and essential facility requirements.

This dramatic escalation in construction costs is a key factor behind the higher fire impact fees proposed in this Nexus Study. While the methodology has been refined to better reflect service demand, the cost basis for fire protection infrastructure has more than doubled since the previous study, resulting in a proportionate increase in the calculated impact fees.

In addition to station construction costs, other capital cost components have also risen. The estimated land value within the District is now \$338,000 per acre, based on recent comparable listings for subdivision parcels zoned for public facilities or similar institutional uses. The replacement value of the Department's apparatus, vehicles, and equipment inventory is based on updated unit cost assumptions and useful life estimates provided by the Department. For older apparatus, values have been appropriately discounted to account for depreciation and current condition.

As provided below, the estimated replacement value of the Department's existing fire protection facilities, apparatus, and equipment is approximately \$102.6 million. A detailed breakdown of the inventory, including specific items and their estimated replacement values, is provided in Appendix B.

FIGURE 6 – REPLACEMENT VALUE OF EXISTING FIRE SYSTEM

Fee Components	Total Replacement Value (2025\$)
Land	\$12,348,200
Stations / Other Buildings	\$77,539,100
Apparatus / Vehicles	\$8,251,300
Ancillary Equipment	\$2,012,000
Station Equipment	\$2,415,000
Total Existing Fire System Facilities	\$102,565,600

Source: El Dorado Hills Fire Department; SCI Consulting Group

DETERMINATION OF THE FIRE IMPACT FEE

The Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the need for fire protection facilities, apparatus, and equipment and the type of development project on which the fee is imposed. In this section, the Department's existing fire facilities standard is determined and then applied to four residential and five nonresidential land use categories in proportion to the demand they create as measured by their EDU demand factor.

EXISTING FIRE FACILITIES STANDARD

The Department's ratio of existing fire facilities, apparatus, and equipment to the Department's service population establishes the standard for determining new development's fair share of the cost to expand the Department's fire facilities as growth occurs. As shown in Figure 7 below, this standard is represented by the existing fire system facilities cost of \$4,623.20 per demand EDU.

FIGURE 7 – EXISTING FIRE FACILITIES STANDARD

Existing Fire System Facilities ¹	\$102,565,600
Existing Demand EDUs ²	22,185
Existing Fire Facility Cost Per EDU	\$4,623.20

Notes:

¹ See Figure 6.

² See Figure 5.

RESIDENTIAL LAND USE CATEGORIES

Since residential land uses have varying dwelling unit occupancies and living areas, residential fire impact fees are expressed on a per-square-foot basis for four residential land use categories. The four residential land use categories are defined below.

- **“Single-family housing”** means a detached or attached one-family dwelling unit located on an individual assessor's parcel, including condominiums with separate ownership parcels.
- **“Multifamily housing”** means buildings or structures designed for two or more families for living or sleeping purposes and having kitchen and bath facilities for each family.

- **“Mobile home”** means a development area for residential occupancy in vehicles that require a permit to be moved on a highway, other than a motor vehicle designed or used for human habitation and for being drawn by another vehicle.
- **“Assisted living facility”** means buildings or structures designed for independent living, assisted living, and retirement living facilities.
- **“Accessory dwelling unit” or “ADU”** means a dwelling unit, or granny flat, either a detached or attached dwelling unit, which provides complete, independent living facilities for one or more persons with provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary residence.

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

RESIDENTIAL FIRE IMPACT FEE DETERMINATION

Figure 8, on the following page, presents the calculation of the maximum residential fire impact fee. As shown, the residential fee is determined by multiplying the fire facility standard by its respective EDU demand factor, plus an additional three percent for the administration of the fire impact fee program. The fee program administrative cost component is designed to offset the cost of Department and County collection, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates, and other costs reasonably related to compliance with the Act.

The District may approve, and the County may adopt fees lower than the maximum, justified amounts shown below, provided that they are reduced by the same percentage for each land use category.

FIGURE 8 – MAXIMUM RESIDENTIAL FIRE IMPACT FEE

Residential Land Use Category	Facility Standard ¹	Facilities Demand EDU Factor ²	Cost per Unit	Admin. Expense 3% ³	Average Living Area per Sq. Ft.	Maximum Residential Fees ⁵
	Calc	b	c = a * b	d = c * 0.03	e	f = (c + d) / e
			<i>- per dwelling unit -</i>			<i>- per sq. ft. -</i>
Single-Family Housing	\$4,623.20	1.00	\$4,623.20	\$138.70	2,870	\$1.65
Multi-Family Housing	\$4,623.20	0.46	\$2,126.67	\$63.80	1,020	\$2.14
Mobile Home	\$4,623.20	0.48	\$2,219.13	\$66.57	1,250	\$1.82
ADU < 750 sq. ft.	NA	NA	NA	NA	NA	Exempt
ADU => 750 sq. ft.	NA	NA	NA	NA	NA	\$1.65
Assisted Living Facility ⁴	\$4,623.20	4.37	\$20,203.37	\$606.10	850	\$3.30

Notes:

¹ See Figure 5.² See Figure 2.³ County collection, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates and other costs reasonably related to compliance with the Act.⁴ Structural area for assisted living is based on 850 square feet per bed. Although service demand is higher, the fee is capped at two times the single-family rate to reflect operational efficiency and promote equity.⁵ Proposed residential fire impact fees are rounded down to the nearest cent.

ADUs less than 750 square feet are exempt from impact fees, consistent with Government Code § 66324(c), which prohibits local agencies from imposing such fees on units under that size. For ADUs 750 square feet or larger, the law states that impact fees should be proportional to the square footage of the primary dwelling. In this case, since ADUs are typically located on single-family lots, the fee is assessed at the same rate as a single-family unit.

Additionally, although assisted living facilities have a much higher calculated service demand, the fee is capped at two times the single-family rate to account for the operational efficiency of serving concentrated populations and to maintain equity and reasonableness in fee application.

NONRESIDENTIAL LAND USE CATEGORIES

As stated earlier, the Mitigation Fee Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the fee and the type of development on which the fee is imposed. Since different nonresidential land uses have varying employment densities and structural areas, the nonresidential fire impact fee is expressed per square foot of building area for five nonresidential land use categories. The five nonresidential land use categories are defined below.

- **“Retail / Commercial”** means retail, commercial, educational, hotel/motel, and other construction.
- **“Office”** means general, professional, and medical office construction.
- **“Industrial”** means manufacturing construction.
- **“Agriculture”** means construction of barns and other agricultural structures; and
- **“Warehouse / Distribution”** means the construction of buildings primarily devoted to the storage and/or distribution of materials.

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

NONRESIDENTIAL FIRE IMPACT FEE DETERMINATION

Figure 9 on the following page presents the calculation of the nonresidential fire impact fee. As shown, the fee for the five nonresidential land uses is determined by multiplying the fire facilities standard by their respective EDU demand factor, plus an additional three percent for the administration of the fire impact fee program. Note that the costs are expressed per 1,000 square feet of nonresidential building area and then converted to a per-square-foot fee.

The District may approve, and the County may adopt fees lower than the maximum, justified amounts shown on the following page, provided that they are reduced by the same percentage for each land use category.

FIGURE 9 – MAXIMUM NONRESIDENTIAL FIRE IMPACT FEE

Nonresidential Land Use Category	Facility Standard ¹	Facilities Demand EDU Factor ²	Cost per Unit	Admin. Expense 3% ³	Total Cost per Unit	Maximum Nonres. Fire Impact Fee ⁴
Calc	a	b	c = a * b	d = c * 0.03	e = c + d	f = e / 1,000
			<i>- per 1,000 sq. ft. of building area -</i>			<i>- per sq. ft. -</i>
Retail / Commercial	\$4,623.20	0.67	\$3,098	\$92.93	\$3,190.47	\$3.19
Office	\$4,623.20	0.91	\$4,207	\$126.21	\$4,333.32	\$4.33
Industrial	\$4,623.20	0.60	\$2,774	\$83.22	\$2,857.14	\$2.85
Agriculture	\$4,623.20	0.09	\$416	\$12.48	\$428.57	\$0.42
Warehouse / Distribution	\$4,623.20	0.32	\$1,479	\$44.38	\$1,523.81	\$1.52

Notes:

¹ See Figure 5.² See Figure 2.³ County collection, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates and other costs reasonably related to compliance with the Act.⁴ Proposed nonresidential fire impact fees are rounded down to the nearest cent.

PROJECTED FIRE IMPACT FEE REVENUE

Figure 10 projects fire impact fee revenue based on remaining development from all vested units and proposed units in the tentative map approval process, as shown in Appendix C. Total fire impact fee revenue (in 2025 dollars) is then calculated by multiplying the fire facilities demand standard by demand EDU growth. As shown, fire impact fee revenue will contribute approximately \$22.1 million (in 2025 dollars) towards the Department's future long-term capital improvement plan.

This estimate is intended for planning purposes only and reflects the development that is currently entitled and actively proposed. It does not include several large-scale potential projects that have not yet received entitlements, such as the Village of Marble Valley Specific Plan (3,236 dwelling units), the Town & Country Village Planned Development (304 dwelling units), the El Dorado Hills 52 Commercial and Residential Project (EDH 52) (304 dwelling units), and the Community for Health and Independence Specific Plan (4,306 dwelling units). While future growth levels may vary, the projections provide a reasonable planning foundation based on development currently in the pipeline.

FIGURE 10 – PROJECTED FIRE IMPACT FEE REVENUE

Land Use Category	Current Demand EDUs (2025) ¹	Demand EDU Growth ²	Total Cost per Demand EDU ³	Projected Fire Impact Fee Revenue (2025\$)
Calc	a	b	c	d = b * c
Residential	18,178	3,944	\$4,623.20	\$18,234,000
Nonresidential	4,007	834	\$4,623.20	\$3,855,000
Total	22,185	4,778	\$4,623.20	\$22,089,000

Source: El Dorado Hills Fire Department; SCI Consulting Group

Notes:

¹ See Figure 3.

² Demand EDUs for all remaining vested units and proposed units in the tentative map approval process, as provided by the Department.

³ See Figure 5.

It is important to note that the fire impact fee program is designed not to be dependent on a specific capital improvement plan and a specific level of new development. Only enough fee revenue will be generated for the Department to expand its existing level of service to serve the growing service population.

The Department will need to fund existing deficiencies and any other purchases and improvement costs above its existing level of service with other funding sources. Other potential funding sources include, but are not limited to, a general obligation bond measure, state and federal grants, the District's general fund, and existing or new special tax and assessment proceeds, if allowable.

Fee revenue may be used to fund up to 100 percent of the cost of new or expanded fire stations or new apparatus and vehicles added to the Department's inventory.

Additionally, the District will need to replace its apparatus and vehicles more frequently due to the increased service demands created by population growth and structural area expansion resulting from new development. New development brings additional residents and employees into the District, increasing the number of service calls and the operational workload for emergency response vehicles. This heightened utilization accelerates wear and tear on apparatus and vehicles, reducing their functional lifespan and necessitating more frequent replacement.

To address these impacts, the updated fee program allows up to 21.5 percent of apparatus and vehicle replacement costs to be funded by the fee.⁴ This allocation is proportional to the increased service demand attributable to new development, ensuring that growth contributes its fair share to maintaining the District's existing level of service. The 21.5 percent funding limit corresponds to the share of functional population growth associated with new development, preventing existing residents and businesses from subsidizing the impacts of growth.

In addition to funding replacement costs, this approach provides the District with greater flexibility in the use of fee proceeds. The District may opt to expand its fleet by adding new apparatus and vehicles to its inventory to meet the increased demands of growth, or it can replace existing apparatus and vehicles more frequently to maintain operational reliability and efficiency. This flexibility ensures that the District can adapt its fire protection capabilities dynamically as new development impacts service demand, enhancing its ability to respond effectively in emergencies.

This methodology aligns with practices established in other jurisdictions, including El Dorado County, where similar provisions have been deemed reasonable and consistent with the requirements of the Act. By allowing for both the addition of new apparatus and the

⁴ Represents the percentage growth in EDUs thru development of the vested and proposed projects in the tentative map approval process.

accelerated replacement of existing ones, the fee program ensures the District has the resources needed to sustain its emergency response capacity while maintaining compliance with legal standards. This approach protects the community by ensuring that growth-related impacts are equitably addressed and that fire protection services remain reliable and responsive as the District grows.

Fee revenue may not be used to fund 1) the renovation of existing facilities and 2) operational, maintenance, or repair costs. The use of the fee is detailed further in the Nexus Findings section.

COMPARISON OF CURRENT AND MAXIMUM FIRE IMPACT FEE

This Nexus Study proposes updated fire impact fees that are higher than those currently in place under the Department's existing fee program. The current fees, originally established in the Department's 2017 Fire Impact Fee Nexus Study and adjusted annually for inflation, are set at \$1.18 per square foot for single-family residential development and range from \$0.78 to \$2.50 per square foot for five nonresidential land use categories. The most recent inflationary adjustment took effect on February 11, 2023.

FIGURE 11 – COMPARISON OF CURRENT AND MAXIMUM FIRE IMPACT FEES

Land Use Category	Unit	Current Fire Impact Fee (2017 / 2023) ¹	Maximum Fire Impact Fees (2025)	% Change
Single Family Housing	BSQFT	\$1.18	\$1.65	39.8%
Multi-Family Housing	BSQFT	\$1.93	\$2.14	10.9%
Mobile Home	BSQFT	\$1.38	\$1.82	31.9%
Assisted Living Facility	BSQFT	\$1.94	\$3.30	70.1%
Accessory Dwelling Unit < 750 sq. ft.	NA	Exempt	Exempt	0.0%
Accessory Dwelling Unit => 750 sq. ft.	BSQFT	\$1.18	\$1.65	39.8%
Retail / Commercial	BSQFT	\$2.00	\$3.19	59.5%
Office	BSQFT	\$2.50	\$4.33	73.2%
Industrial	BSQFT	\$1.83	\$2.85	55.7%
Agriculture	BSQFT	\$0.78	\$0.42	-46.2%
Warehouse / Distribution	BSQFT	\$1.24	\$1.52	22.6%

Notes:

BSQFT = Building Square Feet

¹ Approved by the District Board on August 18, 2022, by Resolution No. 2022-14 and subsequently adopted by the County Board on December 6, 2022, by Resolution No. 171-2022, to become effective date on February 6, 2023.

The 2025 Nexus Study updates the impact fees to reflect current construction costs, changes in the Department's fire protection system, and inflationary trends. It also introduces a proposed fee for Accessory Dwelling Units (ADUs), which were not previously included. While the methodology continues to use a facilities-based standard, this update replaces the prior 50-50 allocation approach with a methodology that incorporates actual service call data, providing a more accurate and equitable basis for fee calculations. Among these updates, the sharp rise in fire station construction costs is the most significant driver of the increased fee levels. Compared to the previous October 2017 Nexus Study, the cost

to replace or construct new fire stations has more than doubled, and this change alone accounts for the majority of the fee adjustment.

If the Department were to maintain its outdated fee structure, SCI estimates total revenue would be approximately \$15.8 million, or about 72% of the revenue projected under the updated fee program, as shown in Figure 10. Again, this estimate excludes several large-scale potential projects that have not yet received entitlements, including the Village of Marble Valley Specific Plan (3,236 dwelling units), the Town & Country Village Planned Development (304 dwelling units), the El Dorado Hills 52 Commercial and Residential Project (304 dwelling units), and the Community for Health and Independence Specific Plan (4,306 dwelling units).

These projections are intended solely for planning purposes and do not affect the validity of the fee program. The fees are designed to proportionally address actual development, regardless of whether growth occurs at a higher or lower rate than estimated, ensuring that new development pays its fair share for maintaining fire protection services.

Should the County decide not to adopt the updated fee program and continue imposing the Department's current fee structure, the Department would generate only about 72% of the funds needed to expand fire protection facilities, apparatus, and equipment to support new development. This funding shortfall would critically impair the Department's ability to maintain its existing level of service. Without sufficient funding, the Department would face significant challenges in expanding infrastructure, replacing aging equipment, and meeting increasing service demands. This would result in longer response times, reduced reliability, and a diminished capacity for emergency services.

Furthermore, retaining outdated fees would fail to comply with the Act, which requires that new development fund its proportional share of infrastructure costs. This could lead to an inequitable financial burden on existing residents and businesses, forcing them to subsidize the costs associated with serving new development. Updating the fees is essential to ensure fairness, sustain service levels, and safeguard the community's safety as it grows.

NEXUS FINDINGS

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

PURPOSE OF FEE

The purpose of the fire impact fee is to fund the cost of fire protection and emergency response facilities, apparatus, and equipment attributable to new residential and nonresidential development in the Department. The fire impact fee will enable the Department to maintain its existing level of service by ensuring that the costs of expanded facilities, apparatus, and equipment required to accommodate growth are funded by new development rather than placing a financial burden on existing development.

USE OF FEE REVENUE

Fee revenue will be used to fund new facilities (including land, stations, and other buildings), new apparatus (such as engines and other vehicles), and new equipment costs that expand the Department's fire system capacity. Due to the increased service calls from the persons and structural area growth created by new development, the Department will need to replace apparatus more frequently and/or add apparatus to its fleet. The Department may use fee proceeds to fund up to 21.5 percent of an apparatus replacement and up to 100 percent of the cost of adding an apparatus or vehicle to the fleet.⁵ Lastly, the cost of fee collection, accounting, satisfying reporting requirements, periodic nexus studies, and other expenses related to compliance with the Act will also be funded with fee revenue.

It is important to note that only enough fee revenue will be generated for the Department to maintain its existing level of service to serve the growing community. Fee revenue will not be used to fund existing deficiencies, such as a station renovation that does not expand fire system capacity.

A summary of the allowable and prohibited uses of fee revenue is provided on the following page.

⁵ Represented by the growth in EDUs.

FIGURE 12 – SUMMARY OF ALLOWABLE AND PROHIBITED USES OF FEE REVENUE

<u>ALLOWABLE USE</u>	<u>PROHIBITED USES</u>
<ul style="list-style-type: none"> • <i>New (added) or expanded land and facilities costs (100%)</i> • <i>Apparatus, vehicles, and equipment purchases that expand the system inventory (100%)</i> • <i>Facility costs already incurred to provide growth-related capacity (100%)</i> • <i>Portion of an apparatus or vehicle replacement cost attributable to new development (21.5%)</i> • <i>A portion of a renovation project that expands service capacity</i> • <i>Collection, accounting, documentation, annual reporting requirements, five-year report requirements, periodic nexus studies, and other costs reasonably related to compliance with the Act.</i> 	<ul style="list-style-type: none"> • <i>Existing deficiencies, such as improvements to existing facilities that do not expand service capacity</i> • <i>Portion of an apparatus or vehicle, replacement cost attributable to existing development (78.5%)</i> • <i>Operational, maintenance, or repair costs</i>

BENEFIT RELATIONSHIP

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

Fee revenue will be deposited into a separate fire impact fee account or fund in a manner to avoid any commingling of the fees with other revenues and funds. The fee revenue will be restricted to the uses described in the "Use of Fee Revenue" finding. Additionally, the Act ensures that fee revenue is expended expeditiously or refunded to the developer. These Act requirements ensure that a development project paying the fire impact fee will benefit from its use. Moreover, since the Department's fire protection and emergency response resources are organized as an integrated fire system, improvements and purchases benefit the entire fire system.

IMPACT / NEED RELATIONSHIP

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

ROUGH PROPORTIONALITY

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

The use of a fire facilities demand factor to determine the fire impact fee schedule achieves proportionality across the types of development on which the fee is imposed. Larger development projects will generate a higher number of residents and a larger structural area to protect, and as a result, will pay a higher fee than smaller development projects. Thus, the application of a fire impact fee schedule to a specific project ensures a reasonable relationship between the fee and the cost of the facilities, equipment, and apparatus attributable to that project.

To further ensure compliance with the proportionality requirement, the fee program includes an administrative process under El Dorado County Code § 13.20.050 for applicants to request a project-specific fee adjustment. This process requires credible, verifiable evidence from the applicant that the project will generate materially lower demand than assumed in the Nexus Study.

FEE PROGRAM ADOPTION REQUIREMENTS

Under California law, the Department does not have land use authority to impose impact fees on development projects. Because the Department serves an unincorporated area of the County, the County Board of Supervisors must adopt the fire impact fee program on behalf of the Department.

The following are the general requirements for approval of the Nexus Study and proposed fire impact fee program ("fee program") by the District and adoption by the County Board on behalf of the Department. The specific statutory requirements for adopting the fee program can be found in the Mitigation Fee Act (Cal. Govt. Code § 66000 et seq.) and the County Municipal Code. SCI recommends that the District and the County duplicate the notice and hearing requirements.

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

- **Open and Public Meeting:** The District Board of Directors should conduct at least one open and public meeting as part of a regularly scheduled session to consider approval of the Nexus Study Update and the updated fee program.
- **Public Review of the Nexus Study:** The Department should make the Nexus Study Update available for public review at least 30 days prior to the meeting.
- **Notice to Interested Parties:** At least 30 days before the meeting, the Department should mail out a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.
- **Public Hearing Notice:** At least 30 days before the public hearing, a notice of the time and place of the meeting should be published twice in a newspaper of general circulation, with at least five days intervening between the dates of first and last publication, not counting such publication dates.
- **Approval of the Nexus Study Update and Updated Fee Program:** After the public hearing, the District Board should adopt a resolution approving the Nexus Study Update and the updated fire impact fee, with the request that the County Board of Supervisors adopt the fee program on the Department's behalf.

COUNTY OF EL DORADO

- **Open and Public Meeting:** The County Board of Supervisors must conduct at least one open and public meeting as part of a regularly scheduled session to consider and adopt the Nexus Study Update and updated fee program.
- **Public Review of the Nexus Study:** The County must make the Nexus Study Update available for public review no less than 30 days prior to the meeting, in accordance with Government Code § 66016.5(a)(7).
- **Notice to Interested Parties:** At least 30 days before the meeting, the County shall mail out a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees. Although Government Code § 66016(a) requires mailing notice of the meeting to interested parties at least 14 days prior, this shorter timeline should be superseded by the 30-day public review requirement to ensure compliance with the intent of Government Code § 66016.5(a)(7).
- **Public Hearing Notice:** At least 30 days before the public hearing, a notice of the time and place of the meeting shall be published twice in a newspaper of general circulation, with at least five days intervening between the dates of first and last publication, not counting such publication dates. While Government Code § 66018(a) requires public hearing notices to be published at least 10 days prior, this shorter requirement should be superseded by the 30-day public review requirement to ensure compliance with the intent of Government Code § 66016.5(a)(7).
- **Adoption of the Nexus Study Update and Updated Fee Program:** After the public hearing, the County Board of Supervisors must adopt a resolution approving the Nexus Study Update and setting the District's fire impact fees. The fees will become effective 60 days after adoption or on a later date specified in the resolution, pursuant to Government Code § 66017(a).

FEE PROGRAM ADMINISTRATION REQUIREMENTS

This section outlines the general requirements governing the administration of the fee program. For specific statutory guidelines regarding the administration of the fee program, refer to the Mitigation Fee Act (California Government Code § 66000 et seq.).

ACCOUNTING REQUIREMENTS

Proceeds from the updated fire impact fee shall continue to be deposited into a separate account established for the fire impact fee program, in accordance with Government Code § 66006(a), to ensure that funds are not commingled with other revenue sources. All fee revenues shall be expended solely for the purposes for which they were collected, and any interest or other income earned on the account shall be retained and used exclusively for those same purposes.

REPORTING REQUIREMENTS

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

- A brief description of the type of fee collected and held in the account or fund.
- The amount of the fee charged during the fiscal year.
- The beginning and ending balance of the account or fund.
- The total amount of fees collected and interest earned during the fiscal year.
- A list of each public improvement on which fees were spent, the amount spent on each improvement, and the percentage of the total project cost funded with those fees.
- If a public improvement is incomplete and sufficient funds have been collected to complete it, an estimated date when construction of that improvement will begin.
- A status update for any project previously reported with a commencement date, indicating whether construction began as planned.
- For any project that did not begin construction as previously estimated, the reason for the delay and a new estimated start date.
- A description of any transfers or loans made to or from the account or fund, including the project the funds will support, the repayment date for any loan, and the interest rate applied.

- The amount of any refunds issued during the fiscal year, the number of recipients who received refunds, and any reallocations made from unclaimed refund amounts.

For the fifth fiscal year following the first receipt of any fire impact fee proceeds—and every five years thereafter—the District must prepare a Five-Year Findings Report in compliance with Government Code Section 66001(d)(1). This report must affirmatively demonstrate that the District continues to require the unexpended fire impact fee revenues to achieve the purpose for which the fees were originally imposed, and that the District has a viable plan to expend the remaining balance toward that purpose. Specifically, the District shall make all of the following findings with respect to the unexpended portion of the fee account or fund—whether committed or uncommitted—as required under the statute and documented in the Five-Year Findings Report.

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

A refund shall be provided for all or any part of such unexpended or unappropriated fee revenue, together with any actual interest accrued thereon, in the manner described in subdivisions (e) and (f) of Government Code § 66001, to the current record owner of any property for which a fee was paid; except where the local agency determines that the administrative cost of making a refund exceeds the amount to be refunded or that the funds should be reallocated for a similar public purpose consistent with applicable law.

TRANSPARENCY REQUIREMENTS

To ensure compliance with the public disclosure provisions of the Mitigation Fee Act and promote transparency in the administration of the fire impact fee program, the District shall maintain the following information on its official website. All updates shall be posted within 30 days of any change:

- The current fire impact fee schedule, or a direct link to the schedule, including the effective date and the date of adoption by the County Board.
- The five most recent Annual Reports prepared in accordance with Government Code Section 66006(b).

- The current and all prior nexus studies prepared or updated on or after January 1, 2018, which serve as the basis for the fee program.

FEE EXEMPTIONS

- A structure owned by a governmental agency.
- A structure that is being reconstructed following damage or destruction by fire or another casualty, or the voluntary demolition thereof, provided that the number of structures or the size in such reconstructed structure is no greater than the number of structures or the size of the structure prior to such damage, destruction, or demolition.
- An accessory dwelling unit less than 750 square feet as required by Government Code Section 65852.2(f)(3)(A).
- A development project found to have no impact on the Department's fire system.

FEE CREDITS

A fee credit shall be given for demolished existing square footage as part of a new development project in order to comply with the Act and recent court cases. The fee credit shall be based on the effective fee for the demolished land use category.

IMPROVEMENTS IN LIEU OF FEES

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

ADMINISTRATIVE REVIEW FOR PROJECT-SPECIFIC FEE ADJUSTMENT REQUESTS

In accordance with El Dorado County Code § 13.20.050, an applicant may request a project-specific review and adjustment of their fire impact fees if they demonstrate that the standard fee, as applied, is not roughly proportional to the project's actual impact on the Department's fire system. Administrative review is available only when the applicant provides credible and verifiable evidence that the development project will generate a materially lower demand than assumed in the Nexus Study. The County may approve an adjusted fee only if such a material difference is clearly demonstrated. The procedures, timelines, and appeal rights for such requests are governed by El Dorado County Code § 13.20.050.

ANNUAL INFLATIONARY ADJUSTMENTS

The cost estimates presented in this Nexus Study are in January 2025 dollars. The fire impact fee should be adjusted annually by the percentage change in the Engineering News-Record Construction Cost Index - San Francisco or its successor publication.

NEXUS STUDY UPDATES

This Nexus Study and the associated fire impact fee program must be reviewed and updated at least once every eight years, as required by Government Code § 66016.5(c). Since this Nexus Study is scheduled for adoption in Early 2026, the next update will be due no later than Fall 2034. An earlier update may be warranted if there are substantial changes in District demographics, service demand, facility standards, capital improvement costs, or applicable statutes or case law, to ensure the fee program continues to support the Department's ability to maintain its existing level of service.

APPENDICES

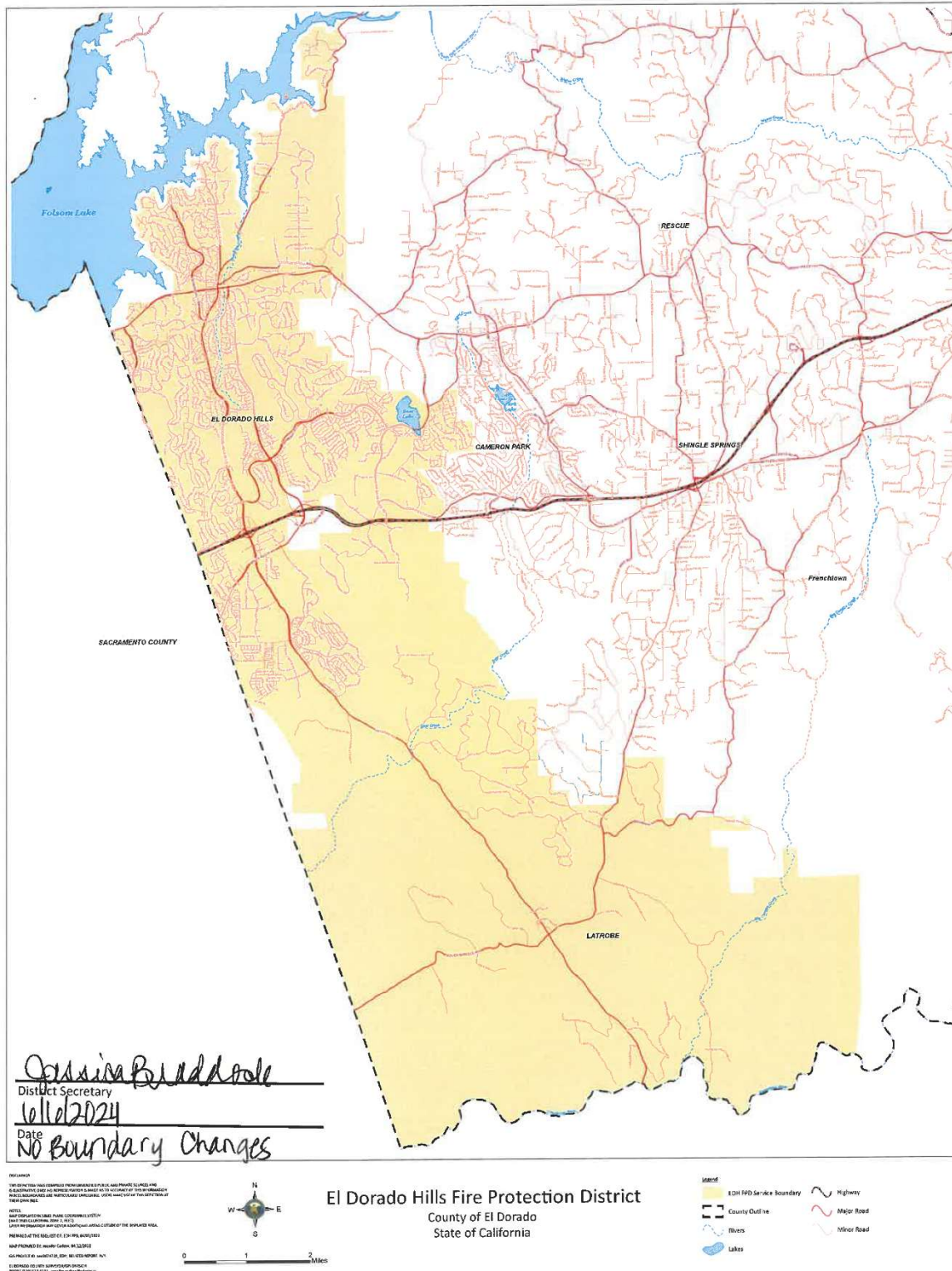
Appendix A – Map of Department Boundaries and Fee Program Area

Appendix B – Fire System Inventory and Replacement Cost Estimates

Appendix C – Approved and Proposed Development Projects

Appendix D – El Dorado County Ordinance Code Chapter 13.20

APPENDIX A – MAP OF DEPARTMENT BOUNDARIES AND FEE PROGRAM AREA



APPENDIX B – FIRE SYSTEM INVENTORY AND REPLACEMENT COST ESTIMATES

FIGURE 13 – EXISTING FIRE STATION INVENTORY

Fire Station	Amount		Unit Cost	Replacement Cost (2025\$)
	Calc	a	b	c = a * b
Station 84				
Land		0.86 acres	\$338,000 per acre	\$292,000
Buildings		10,633 sq. ft.	\$1,050 sq. ft.	\$11,164,700
Station 85				
Land		4.11 acres	\$338,000 per acre	\$1,389,200
Buildings		25,915 sq. ft.	\$1,050 sq. ft.	\$27,210,800
Station 86				
Land		10.00 acres	\$338,000 per acre	\$3,380,000
Buildings		10,385 sq. ft.	\$1,050 sq. ft.	\$10,904,300
Station 87				
Land		16.31 acres	\$338,000 per acre	\$5,512,800
Buildings		13,119 sq. ft.	\$1,050 sq. ft.	\$13,775,000
Station 91				
Land		0.249 acres	\$338,000 per acre	\$84,200
Buildings		2,366 sq. ft.	\$1,050 sq. ft.	\$2,484,300
Station 92				
Land ¹		4.52 acres	\$0 per acre	\$0
Buildings ¹		0.00 sq. ft.	\$0 sq. ft.	\$0
Employee Development Center				
Land ²		0.00 acres	\$0 per acre	\$0
Buildings ²		0.00 sq. ft.	\$0 sq. ft.	\$0
Training Center				
Land		0.00 acres	\$0 per acre	\$0
Buildings		0.00 sq. ft.	\$0 sq. ft.	\$12,000,000
Heffron/Dodson				
Land		5.00 acres	\$338,000 per acre	\$1,690,000
Buildings		0 sq. ft.	\$0 sq. ft.	\$0
Total Existing Facilities (Land and Buildings)				\$89,887,300

Source: El Dorado Hills Fire Department; SCI Consulting Group

Notes:

¹ Station 92 is nonoperational, therefore no land or building value is shown.

² Training Classroom for Employee Development Center is leased and therefore no value is shown

FIGURE 14 – APPARATUS AND EQUIPMENT INVENTORY

Unit ID	Year	Type	Make / Model	Rpl. Value Apparatus / Vehicles	Service Life	Depr. Value Apparatus / Vehicles	Total Value (2025 \$)
TBD	2025	Boat	Rogue	\$220,000	25	\$220,000	\$220,000
8520	2017	Boat	Wing P4.2	\$18,000	10	\$3,600	\$3,600
8521	2018	Boat	Wing P4.2	\$18,000	10	\$5,400	\$5,400
TBD	2024	Raft	Wing P4.2	\$8,000	10	\$7,200	\$7,200
TBD	2024	Raft	Wing P4.2	\$8,000	10	\$7,200	\$7,200
8523	2017	Boat		\$3,000	10	\$600	\$600
8524	2015	Boat	Sea Doo	\$30,000	10	\$6,000	\$6,000
8525	2015	Boat	Sea Doo	\$30,000	10	\$6,000	\$6,000
85401	2022	Chief Officers	Ram 2500	\$182,000	10	\$127,400	\$127,400
85405	2023	Chief Officers	Ram 2501	\$138,000	15	\$119,600	\$119,600
85402	2022	Chief Officers	Ram 2502	\$138,000	15	\$110,400	\$110,400
85403	2023	Chief Officers	Ram 2503	\$138,000	15	\$119,600	\$119,600
8536	2016	Chief Officers	Chevrolet Tahoe	\$138,000	15	\$55,200	\$55,200
8538	2018	Chief Officers	Chevrolet Tahoe	\$138,000	15	\$73,600	\$73,600
8534	2015	Chief Officers	Chevrolet Tahoe	\$85,000	20	\$42,500	\$42,500
8535	2015	Chief Officers	Chevrolet Tahoe	\$85,000	20	\$42,500	\$42,500
85202	2023	CRRD	Ford Explorer	\$65,000	15	\$56,333	\$56,300
85200	2023	CRRD	Ford Explorer	\$65,000	15	\$56,333	\$56,300
85201	2023	CRRD	Ford Explorer	\$65,000	15	\$56,333	\$56,300
8532	2016	CRRD	Ford Explorer	\$65,000	15	\$26,000	\$26,000
8533	2016	CRRD	Ford Explorer	\$65,000	15	\$26,000	\$26,000
8540	2019	CRRD	Ford Explorer	\$65,000	15	\$39,000	\$39,000
8551	2002	Air Unit	Hackney	\$500,000	28	\$89,286	\$89,300
8510	2018	Trailer	Interstate Victory	\$9,500	20	\$6,175	\$6,200
8511	2017	Trailer	Karavan	\$2,000	20	\$1,200	\$1,200
TBD	2023	Trailer		\$3,324	20	\$2,992	\$3,000
8513	2007	Trailer	PJ Trailers Dump	\$12,000	20	\$1,200	\$1,200
8514	2008	Trailer	Interstate Box	\$10,000	20	\$1,500	\$1,500
8515	2015	Trailer	Shorland	\$2,500	20	\$1,250	\$1,300
8516	2020	Trailer	Flatbed	\$4,000	20	\$3,000	\$3,000
	2018	Trailer		\$5,000	20	\$3,250	\$3,300
	2003	Trailer	Carson	\$10,000	20	\$2,000	\$2,000
85706	2025	Truck	Pierce	\$1,500,000	15	\$1,500,000	\$1,500,000
85705	2025	Type I/II	Pierce	\$902,490	20	\$902,490	\$902,500
8576	2010	Type I Heavy	Ferrara	\$1,200,000	17	\$141,176	\$141,200
8578	2018	Type I Heavy	Pierce	\$1,200,000	20	\$780,000	\$780,000
85701	2021	Type I WUI	Pierce	\$902,490	20	\$721,992	\$722,000
85702	2021	Type I WUI	Pierce	\$902,490	20	\$721,992	\$722,000
85703	2023	Type III	International BME	\$550,000	20	\$495,000	\$495,000

FIGURE 14 – APPARATUS AND EQUIPMENT INVENTORY (CONTINUED)

Unit ID	Year	Type	Make / Model	Rpl. Value Apparatus / Vehicles	Service Life	Depr. Value Apparatus / Vehicles	Total Value (2025 \$)
	2024	Type III	International BME	\$550,000	20	\$522,500	\$522,500
	2023	Utilities	Ram 3500	\$142,000	10	\$113,600	\$113,600
	2022	Utilities	Dodge 5500	\$202,568	10	\$141,798	\$141,800
	2023	Forklift	JLG Telehandler	\$40,000	20	\$36,000	\$36,000
	2023	Rescue 87	Pierce	\$600,000	15	\$520,000	\$520,000
	2023	Rescue UTV	Polaris 1000 XP	\$40,000	20	\$36,000	\$36,000
	2010	Water Tender	Rosenbauer	\$600,000	30	\$300,000	\$300,000
Total Apparatus and Vehicles				\$11,657,362		\$8,251,200	\$8,251,300

Source: El Dorado Hills Fire Department; SCI Consulting Group

APPENDIX C – APPROVED AND PROPOSED DEVELOPMENT

FIGURE 15 – VESTED AND PROPOSED HOUSING UNITS

Project	Housing Type	Status	Built /		
			Total Units	Permitted Units	Remaining Units
		Calc	a	b	c = a - b
Serrano Village 7	Single-Family	Vested	65	53	12
Bass Lake Hills	Single-Family	Vested	1,458	350	1,108
Promontory	Single-Family	Vested	1,100	900	200
Saratoga Estates	Single-Family	Vested	317	277	40
Carson Creek Village 11	Single-Family	Vested	409	21	388
Carson Creek Village 3	Single-Family	Vested	86	50	36
Alto	Single-Family	Vested	23	0	23
La Canada	Single-Family	Vested	47	0	47
Vineyards at Valley View	Multi-Family	Vested	42	0	42
Creekside Village	Single-Family	Pending	918	0	918
Generations at Green Valley	Single-Family	Pending	379	0	379
Serrano Village M5	Single-Family	Pending	50	0	50
East Ridge Village	Single-Family	Pending	701	0	701
Vested Units			3,547	1,651	1,896
Pending Units			2,048	0	2,048
Total Units			5,595	1,651	3,944

DEVELOPMENT IMPACT MITIGATION FEES FOR SPECIAL DISTRICTS

Sec. 13.20.010. - Purpose. This chapter sets forth the requirements for the establishment and administration of development impact mitigation fees collected by the County on behalf of a Special District within the County. For purposes of this chapter, “Special District” includes a fire improvement district, a community services district, a recreation and park district, or any other public agency authorized by law to provide fire protection, public recreation, or any other community service. A Special District may request the establishment and administration of a development impact mitigation fee under this chapter only if the Special District lacks statutory authority to independently impose a development impact mitigation fee. (Ord. No. 5057, § 2, 8-29-2017)

Sec. 13.20.020. - Establishment of fee. At the request of the Special District and in compliance with the Mitigation Fee Act, Government Code §§ 66000—66025, the Board of Supervisors may, in its sole discretion, establish a development impact mitigation fee collected on behalf of the Special District upon the issuance of all building permits for development within the Special District. The Special District shall propose the amount of any new or modified fee, which shall be based on a study and written report that demonstrates and allows the Board of Supervisors to independently evaluate the appropriate nexus between the fee and the purpose for which it is to be charged. The fee revenue and any interest accrued thereon may only be used as provided in the Mitigation Fee Act.

Sec. 13.20.030. - Agreement required. The County may only collect and disburse fees on behalf of a Special District pursuant to a written agreement between the County and Special District that has been approved as to form by County Counsel. Even if a fee was created before enactment of this chapter, the County shall not disburse any fee on behalf of a Special District until the agreement required by this section is duly executed by the County and Special District. At a minimum, the agreement shall clearly define the rights and duties of each party and shall provide for the Special District to defend, indemnify, and hold the County, its officers, agents, and employees harmless from and against any and all liability, loss, damage, claims, judgments, costs, staff time, losses, expenses, and any other costs of defense arising out of, resulting from, or related to the creation, establishment, modification, collection, or disbursement of fees on behalf of the Special District or any other obligation of the Special District or County under the agreement to collect and distribute fees on behalf of the Special District, the Mitigation Fee Act, or this chapter. The agreement shall also provide that the Special District shall ensure that any fee collected on its behalf complies with the Mitigation Fee Act. (Ord. No. 5057, § 2, 8-29-2017)

Sec. 13.20.040. - Developer construction of facilities. Whenever a developer is required, as a condition of approval of a development permit, to construct a public facility described in a resolution adopted pursuant to this chapter which facility is determined by the Special District to have supplemental size, length, or capacity over that needed for the impacts of that development, and when such construction is necessary to ensure efficient and timely construction of the facilities network, a reimbursement agreement with the developer and a credit against the fee, which would otherwise be charged pursuant to this chapter on the development project, shall be offered. The reimbursement amount shall not include the portion of the improvement needed to provide services or mitigate the need for the facility or the burdens created by the development. (Ord. No. 5057, § 2, 8-29-2017)

Sec. 13.20.050. - Reductions and appeals.

- A. Reduction and/or appeals of a fee described in this chapter may be granted by the Chief Administrative Officer to a developer of any project under any one of the following scenarios:
 - 1. The requirements of this chapter have been incorrectly applied to the development project; and/or
 - 2. That application of the requirements of this chapter to the development project is unlawful under and/or conflict with federal, state, or local law and/or regulation including constituting an unlawful taking of property without just compensation.
- B. Application for reduction and/or appeals of a fee described in this chapter must be made no later than the date of application for the building permit for the development project on a form provided by the County and shall include payment of the fee. The burden of establishing by satisfactory factual proof the applicability and elements of this section shall be on the applicant. The applicant must submit full information in support of their submittal as requested by the Chief Administrative Officer. Failure to raise each and every issue that is contested in the application and provide appropriate support evidence will be grounds to deny the application and will also preclude the applicant from raising such issues in court. The Chief Administrative Officer may require at the expense of the applicant, review of the submitted materials by a third party.
- C. The County shall mail the applicant a final, written determination on the application for a reduction and/or appeal within 30 days of the appeal. Within ten days of receiving the final, written determination from the Chief Administrative Officer, the applicant may appeal the Chief Administrative Officer's decision to a Hearing Officer appointed under Chapter 12.28. The Hearing Officer shall issue a written decision within 30 days and the Hearing Officer's decision is final and not administratively appealable. The 30-day deadlines for decisions in this section may be extended by the County if the complexity of an application necessitates additional time.
- D. If a reduction, adjustment, or waiver is granted, any change in use within the project shall invalidate the waiver, adjustment, or reduction of the fee.
- E. Failure to timely submit an application for reduction and/or appeal of a fee under this section and a protest under Civil Code § 66020 shall constitute a failure to exhaust administrative remedies that shall preclude such person from challenging the fee in court.

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