



Latrobe Fire Protection District

P. O. Box 178 7660 South Shingle Road
Shingle Springs, California 95682
Phone and Fax (530) 677-6366
lfpd@zetabroadband.com



Chief: Walter Jukes

LFPD J. Haverty
Fire C. Domecq
Board: B. Stumpf
D. Carroll
L. Ridgeway

March 8, 2007

El Dorado County
Department of General Services
Special Districts Unit
360 Fair Lane
Placerville, CA 95667

Attention: P.J. Reinhardt, administrative Analyst

Dear P.J.:

Please find enclosed the annual report for the Latrobe Fire Protection District. Please note that this year we have changed the fee from a flat rate of \$1,500.00 to a fee of \$0.95 per square foot. As a result, the fee on an average size house of 3100 square feet will now be \$2,945.00 rather than the old fee of \$1,500.00. We have also changed the methodology used in calculating the fee. Both the change in methodology and the justification for the new fee are explained in detailed in enclosed "Latrobe Fire Protection District Fire Facility Impact Fee Study." Also enclosed is the resolution passed by the Latrobe Fire Protection District Board of directors adopting the new fee.

If you have any questions or require further information or documentation, please contact me at (916) 804-4236.

Sincerely

Michael E. Dowell
Captain

C.A. O.
EL DORADO COUNTY
2007 MAR -2 PM 3:58

**Latrobe Fire Protection District
Board of Directors
Fiscal Year 2005-2006**

John Haverty
Chairman

Charles Domecq
Vice-Chairman

Dennis Carroll
Director

Blain Stumpf
Director

Lewis Ridgeway
Director

Connie Haverty
Marcia Stumpf
Board Secretaries

Notice of Public Hearing

The Latrobe fire Protection District Board of Directors will hold a Public Hearing on February 12, 2007 at 7:30 p.m. at Ryan Ranch Station #92. The Public hearing will be held during a regular meeting of the LFPD Board of Directors for the purpose of reviewing and adopting the Annual report of Development Impact Fees and Capital Improvement Plan for the District fiscal Year 2005-2006. Questions regarding the hearing should be directed to the LFPD District Office at (530) 677-6366.

Mountain Democrat

PROOF OF PUBLICATION
(2015.5 C.C.P.)

Proof of Publication of NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA
County of El Dorado

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

02/02

All in the year 2007.

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

Dated at Placerville, California, this
day of **FEBRUARY 2, 2007**


Signature

NOTICE OF PUBLIC HEARING
The Latrobe Fire Protection District Board of Directors will hold a public hearing on February 12, 2007 at 7:30 p.m. for the following purpose:
Review and Adoption of the FY 2006-06 Annual Report of Development Impact Fees & Capital Improvement Plan
The public hearing will be held during a regular meeting of the LFRD Board of Directors at Station #92, located on Ryan Ranch Road.
2/2 02518983

Latrobe Fire Protection District

Statement of Concurrency with the General Plan

Reviewed February 2007

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

The Latrobe Fire Protection District serves an area of approximately 36 square miles in the southwest corner of the El Dorado County. The entire district is designated as Rural Center and Rural region. The Latrobe Fire Protection District presently meets the above requirement for Rural Centers and Rural Regions and is expected to continue to do so as development occurs. There is no property in the District that is not within a 15-45 minute response time. Response times are expected to remain in compliance with the General Plan as development occurs.

**RESOLUTION No. LFPD Resolution 02-01-01
OF THE BOARD OF DIRECTORS OF THE LATROBE FIRE
PROTECTION DISTRICT
(Revision B Dated February 12, 2007)**

**AUTHORIZING THE CONTINUED DEVELOPMENT IMPACT FEE AS
A CONDITION OF ISSUANCE OF A PERMIT FOR CONSTRUCTION**

WHEREAS, the Board of Directors of the Latrobe Fire Protection District (District) recognizes that continuing development within the District will create additional burdens, responsibilities and costs in order to provide fire services within the District; and

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

WHEREAS, it is the policy of this District to provide adequate service levels within the District; and

WHEREAS, the Board of Directors has determined that new development shall contribute a proportionate share in order to provide adequate levels of service; and

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

WHEREAS, the district has calculated a Development Impact Fee (Fee) based upon the facilities and equipment necessary to provide such fire protection services for new development as set forth in the Latrobe Fire Protection District Capital Improvement Plan and Latrobe Fire Protection District Fire Facility Impact Fee Study; and

WHEREAS, the District has updated the Capital Improvement Plan for the fiscal year 2005-2006, extending it by one year; and

WHEREAS, a properly noticed public hearing was held on this 12th day of February, 2007 for comment and review of the District Capital Improvement Plan and Annual Development Impact Fee report;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Latrobe Fire Protection District that the 2005-2006 Capital Improvement Plan and Annual Development Impact Fee Report is hereby adopted and that there be established a development fee as a condition of the issuance of a permit for the construction of or reconstruction of any development project for any residential, commercial, or industrial use or unoccupied accessory building within the Latrobe Fire Protection District as described herein below.

Section I - Definitions

1. **Development Project** - means any project undertaken for the purpose of development involving the issuance of a permit for construction or re-construction, e.g. a building permit, but not involving a permit to operate.
2. **Residential Use** – means any structure used for residential purposes as defined by the El Dorado County zoning code, and includes any garage or other unoccupied space attached to a dwelling unit or structure used for residential purposes.
3. **Unoccupied Accessory Buildings** – means any unoccupied structure such as a garage, barn or shop building requiring a building permit and in excess of 250 square feet with or without an associated residence, but not attached to a residence.
4. **Commercial Use** - means any structure used for commercial purposes as defined in the El Dorado Zoning Code.
5. **Industrial Use** - means any structure used for industrial purposes as defined in the El Dorado Zoning Code.

Section 2 - Development Fee Amount

The previous fees of \$1,500.00 per residential dwelling unit, \$750 per outbuilding or accessory building equal to or greater than 500 square feet associated with or without a residence and \$0.42 per square foot for sprinklered commercial, and industrial and \$0.21 per square foot for non-sprinklered commercial and industrial uses shall be replaced with the following fees:

A fee of \$0.95 per square foot for structures intended for Residential Use, Commercial Use and Industrial Use including additional square footage added to already existing structures when the addition is in excess of 500 square feet.

A fee of \$0.47 per square foot for Unoccupied Accessory Buildings over 250 square feet.

Section 3 - Purpose/Use of Fee

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

Section 4 - Determination of Fee

The development impact fee defined herein is determined by dividing estimated cost of facilities and equipment needs attributable to new development and necessary to provide adequate service levels within the District by the anticipated amount of new development on a square foot basis.

Section 5 - Relationship of Fees and New Development

As set forth in the Latrobe Fire Protection District Capital Improvement Plan, new development of residential, commercial, or industrial uses and unoccupied accessory buildings will require additional fire equipment and facilities to provide adequate fire protection services.


Section 6 - Development Expenditures Limitation

The Development Impact Fees collected by the District shall be kept in a separate fund and used solely to provide additional facilities and equipment necessary to provide adequate service levels within the District.

PASSED, APPROVED AND ADOPTED by the board of Directors of the Latrobe Fire Protection District this 12th day of February, 2007 by the following vote:

BOARD MEMBER – John Haverty	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSENT
BOARD MEMBER – Charles Domecq	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input checked="" type="checkbox"/> ABSENT
BOARD MEMBER – Dennis Carroll	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSENT
BOARD MEMBER – Blain Stumpf	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSENT
BOARD MEMBER – Lewis Ridgeway	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSENT

Approved:



John Haverty, Chairman

Charles Domecq, Vice-Chairman



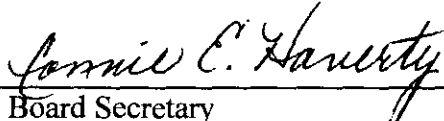
Dennis Carroll, Director



Blain Stumpf, Director



Lewis Ridgeway, Director

Attest: 

Board Secretary

Latrobe Fire Protection District

5-Year Forecast of Capital Improvement Requirements

FY 2006/07 – FY 2010/2011

Fiscal Year	Capital Facility o Equipment	Estimated Cost
2006/2007	Lease Payments – SCBA	\$12,600.00
	Purchase and Equip Command Vehicle	\$30,000.00
	Purchase new Quick Attack/Wildland Engine*	\$95,000
	Communications Equipment (3 Mobile and 6 Portable Radios)	\$6,000.00
	Extrication Equipment	\$1,200.00
2007/2008	Purchase Replacement for Engine 291	\$255,000
	Communications Equipment (3 Mobile and 6 Portable Radios)	\$6,000.00
	3" Supply Line Hose (1200')	\$3,600.00
2008/2009	Hurst Tool Power Plant	\$7,000
2009/2010	Station 91 tank Replacement and Pump Installation	\$40,000
2010/2011	Purchase Combination Engine/Tender to Replace E-92 and WT-92*	\$230,000
	Station 92 tank Replacement and Pump Installation	\$40,000

*To be financed over 5-10 year period.

Prepared 2/11/07

Annual Report of Revenues and Expenditures

District: Latrobe Fire Protection District
 Fiscal Year: 2005-2006
 Name of Preparer: Marcia Stumpf

Development fee revenues are deposited into:
Institution Account No. Institution Account No.

El Dorado County _____ None N/A

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

REVENUES*

MONTH	AMOUNT
JUL	
AUG	2,227.49
SEP	
OCT	
NOV	6,682.49
DEC	1,484.98
JAN	1,485.00
FEB	3,712.49
MAR	742.49
APR	
MAY	3,712.49
JUN	
SUBTOTAL:	20,047.43
INTEREST:	1,644.16
TOTAL:	21,894.16

TRANSFERS TO DISTRICT'S OPERATING FUND

MONTH	AMOUNT
JUL	
AUG	
SEP	
OCT	
NOV	
DEC	
JAN	
FEB	
MAR	
APR	
MAY	
JUN	
TOTAL:	

CALCULATION OF REPORT YEAR ENDING BALANCE

PRIOR FY ENDING BALANCE:	33,929.44
REPORT YR REVENUES:	21,691.59
REPORT YR EXPENDITURES:	0
REPORT YR ENDING BALANCE:	55,621.03

*Net receipts after 1% EDC Auditor/Controller charge

**Depository Institutions
For
Development Impact Fees**

All Development Impact Fees collected for the Latrobe Fire Protection District are collected by the County of El Dorado and held in an expenditure trust account by the County until such time as they are used for capital expenditures.

Latrobe Fire Protection District

Account Containing Fees Unexpended or Uncommitted for Five or More Years

As of February, 2007, there are no accounts containing Development Impact Fees collected on behalf of the Latrobe Fire Protection District which have been uncommitted for five (5) or more years.

Annual Report of Revenues and Expenditures

District: Latrobe Fire Protection District
 Fiscal Year: 2005-2006
 Name of Preparer: Marcia Stumpf

CURRENT YEAR CAPITAL EXPENDITURES

DATE (MTH/YR)	DESCRIPTION OF EXPENDITURE	AMT PAID FROM DEVEL FEE ACCT	AMT PAID FROM OTHER SOURCES	TOTAL
Sep-05	Galls (Equip new Chief's vehicle)		539.70	539.70
Oct-05	Capital One (C9100 Buildup Project)		430.51	430.51
Nov-05	Williams Equipment (Chain Saw)		299.99	299.99
Jan-05	WestAmerica Bank (SCBA Lease)		12,587.54	12,587.54
Feb-06	Motorola (Pagers)		1779.19	1779.19
May-06	Galls (SirensE-292)		585.65	585.65
May-06	Capital One (Building Improvements)		626.02	626.02
May-06	LN Curtis (Equipment)		490.40	490.40
May-06	Walker's Office (Computer)		449.99	449.99
May-06	Omni Com (Vehicle Radio)		1292.21	1292.21
	TOTAL		\$19,081.20	\$19,081.20

Note: Attach additional pages if necessary.

Fire Facilities Impact Fee Study

Latrobe Fire Protection District

Final Report
February 1, 2007

Prepared by
Michael E. Dowell
Captain
Latrobe Fire Protection District

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Latrobe Fire Protection District Fire Facility Impact Fee Study

I. Introduction

This report summarizes an analysis of the need for fire facilities within the Latrobe Fire Protection District (District) to provide services to the projected new development through the year 2025 that is permitted under the El Dorado County General Plan as adopted in July of 2004. This is a planning document that has been prepared to provide guidance for the board members and officers of the District. It details the capital facilities that will be necessary to extend adequate fire protection services to expected new development and the methodology used in calculating the proposed fee. *This document is not a specific yearly plan, but is intended to serve as the basis of yearly plans in the form of five-year capital facility plans that are updated by the District on an annual basis. The specific timing of the expenditures detailed in this document will be dependent on the timing of actual development and the decisions of the District as expressed in the five-year plans.*

The Latrobe Fire Protection District serves a rural area of approximately 36 square miles in the southwest corner of El Dorado County. The District is bordered on the north by the El Dorado Hills Water District (which provides fire protection to El Dorado Hills), on the west by the Sacramento Metropolitan Fire District, on the south by the Amador County Consolidated Fire Protection District and on the east by the El Dorado County Fire Protection District and the Diamond Springs-El Dorado Fire Protection District. The entire District is State Responsibility Area (SRA) for wildland fire and carries fire hazard ratings of moderate and high. The urban interface (I-zone) fire problem is the single greatest fire threat faced by the District. An additional challenge is provided by the fact that narrow, winding and sometimes very steep roads provide the only access to much of the District.

The District provides a full range of emergency services including fire prevention and suppression, emergency medical services, rescue and hazardous material response. While the entire district is comprised of SRA for wildland fire protection, the District still has responsibility for protecting structures from wildland fires. The nearest State resource is fifteen or more minutes away from many portions of the District. As a result, District resources are the first responders to wildland fires within the District. It is the District's policy to aggressively attack these fires on arrival in an effort to contain them before they can threaten structures. If these containment efforts fail, significant resources are required to protect threatened structures. The District must maintain an adequate number and positioning of apparatus to carry out its' various missions.

The District currently has a fire facility impact mitigation fee in place that was last recalculated in 2003. The current fee on residential development is a flat fee of \$1,500.00 per unit and \$750.00 per accessory building or outbuilding in excess of 500 square feet. The District also has a fee of \$0.21 per square foot for commercial buildings with fire sprinklers and a fee of \$0.42 per square foot for commercial buildings without

fire sprinklers. The fees on commercial development have not been updated since the inception of the impact fee program in 1991. Per unit fees have in the past been based on a proportional 'buy-in' or existing inventory methodology where it was assumed that each new unit would require an amount of new capital facilities equal to the per capita facilities already in place to serve existing development and maintain existing service levels within the District. This report changes the methodology to a deductive method or system plan facilities standard approach in which the resulting fee is a per square foot fee based on the cost of resources necessary to provide adequate services to all projected development within the District, both current and future. The report also provides thorough documentation and details of the division of total expenditures between existing and future development in such a way that new development is asked to pay only its' fair share and existing development is expected to pay for its share of the benefits of new equipment and facilities. Compared to a lump sum fee, the conversion to a square foot fee has the advantage of being a more equitable fee structure. Small structures will pay a smaller total fee than those larger structures that place a relatively heavier burden on the District's resources. The square foot fee, by reducing the total fee on smaller residences, is also consistent with El Dorado County's affordable housing goals.

The challenges facing the District include providing adequate personnel to respond to calls, particularly during daytime hours and modernizing antiquated equipment and facilities. Currently all of the District's apparatus is apparatus that has been purchased used by the district. Most of the apparatus is over 20 years old, with some of it over 30 years old. The District's two stations are small and outdated, lacking adequate space to house crews or office space to conduct necessary business. While the District could continue to operate out of existing stations and replace aging apparatus with newer used apparatus to serve the existing population, this approach will not suffice to serve the total of existing and new population and development projected over the life of the General Plan. It is however recognized that the necessary improvements will also correct existing deficiencies. To the extent that they do this, existing development will benefit and is expected to pay its proportionate share of the cost of modernizing facilities and equipment. This benefit to existing development, as well as the value of existing capital paid for by the existing development, is recognized in the methodology used to calculate the fee.

Per the *Impact Mitigation Fee Act* contained in *Government Code* Section 66000 *et. seq.*, only the County, not the District, has the legal authority to impose impact mitigation fees on new development within the District. In 1988, the El Dorado County Board of Supervisors adopted Ordinance No. 3991 and has also adopted policies and procedures which further specify the necessary steps for the County to adopt an impact mitigation fee on the District's behalf. This report fulfills those requirements in part.¹ It also provides a list of statutory findings required by the *Government code* pertaining to the imposition of the District fees by the County.

¹ The five-year Capital Facilities Plan fulfills the remainder of the requirements of the County Ordinance and Policies and Procedures and of the *Government Code*.

II. Fire Facilities Service Demand

The Latrobe Fire Protection District serves a rural area that is home primarily to residential structures on large parcels of 10 acres or more. The District also is seeing an increasing number of outbuildings, some of them extremely large. The need for District services and associated facilities and equipment is based on the square footage of building area served. Given that there currently is virtually no commercial development within the District, and that any future commercial development will be negligible, this square footage approach rather than a service population based approach was chosen.² With the homogeneity of development, a service population based approach, which would account for actual occupancy, would yield the same fee on residential development. The only drawback to the direct square footage approach is that the fee on commercial and industrial development will be somewhat *ad hoc* in that the direct square footage method assumes that commercial development requires the same facilities and equipment on a per square foot basis as residential development. Should future general plan amendments allow for significant commercial development within the district, a service population based methodology should be considered.

Projected future square footage is calculated by first analyzing the likely number of new residential structures between now and the year 2025 based on land use designations in the 2004 general plan. The methodology is that applied by Economic Planning & Systems in the *El Dorado County Land Use Forecasts for Draft General Plan*, (March 2002). All parcels within the district were inventoried on a parcel-by-parcel basis and the total number of additional units allowed under the General Plan land use designations was calculated. It was also assumed that a second unit or ‘granny flat’ would accompany 3.6% of the new units. Finally, based on the calculations in the above referenced document, it was assumed that 60% of these units would actually be built by 2025. The results indicate that 838 new residential units can be expected over the planning horizon. Results are summarized in Table I below:

Table I: Projected Future Dwelling Units

	<u>Units</u>
Potential New Units Under 2004 General Plan	1348
Allowance for Second Dwelling Units (3.6% additional)	49
Total	<u>1397</u>
Projected Units by 2025 (60% Build Out)	838

Sources: El Dorado County General Plan, El Dorado County Assessor’s Records and Author’s Calculations

It should be noted that this data would need to be reviewed and updated on a frequent basis. Many parcels within the district are currently in the Williamson Act and as a result contribute virtually no future development capacity. As these parcels are withdrawn

² Currently, the only land designated for commercial use consists of some very small parcels in the Rural Center. These parcels are of such a small size that it is unlikely they would support the wells and septic systems necessary to allow even very small-scale development.

from the Williamson Act, (the process has already begun for several of them) their owners will likely seek general plan amendments to allow more intensive development. It is also possible that general plan amendments will be sought for other parcels within the district, particularly those near the north end of the District where it abuts El Dorado Hills. At the same time, it is possible that other parcels will be developed in a manner that renders it unlikely that they will ever develop to the maximum density allowed under the general plan. There also are several holes within the District as well as spheres of influence that are contiguous. If these areas develop, they should be annexed to the District in which case they will need to be included in a revision of the above analysis.

Currently, the District contains a total of approximately 610 parcels with approximately 235 vacant parcels, ranging in size from less than one acre to 365 acres in size with the majority being in the range of 10-40 acres. There are no formal major subdivision proposals within the district boundaries at the present time, though the Rancho Victoria project in the area of South Shingle and Latrobe Roads is in the early discussion phase with some work having been performed on their Fire Safe plan and exploratory wells having been drilled. If this development is actually carried out, it will create between 35 and 85 new parcels. There have been several other inquiries to the District regarding our requirements for parcel splits. Most of these, if approved, would create additional 10-acre parcels. At this point in time though, none of these proposals are concrete enough to be used in refining growth projections beyond what has already been done in the general plan documents and for this report.

III. Existing Facilities

Station 91

The District's current main station is located at the corner of Latrobe and South Shingle Roads. It was built by volunteer labor and donated materials in 1982 and had an additional apparatus bay added in the 1990s, also by volunteer labor. It is approximately 2500 square feet and includes approximately 500 square feet of office space and quarters for the current daytime staffing as well as three apparatus bays. This station lacks a full kitchen and has no quarters for 24 hour staffing. It is located on a small parcel of land that is leased to the District under a 99-year lease. The constraints of the parcel size as well as limitations of the septic system preclude any significant expansion of this station.

Station 92

Station 92 is currently a satellite station located in the northern portion of the District at the intersection of Ryan Ranch and Beaver Pond Roads. This station is approximately 2000 square feet and was built with donated materials and volunteer labor in 1985. The District currently uses the kitchen of this station as its primary meeting facility and training room. While this station is also on a small leased parcel, it was constructed with a foundation designed to support a second floor over all or part of the existing structure for training facilities and/or crew quarters.

Station 93 Site

The District currently owns approximately 4-1/2 acres at the intersection of Heffren and Dodson Roads as a possible future station site.

Apparatus

The District's current apparatus fleet is listed in Table II. With the exception of the two newest command vehicles, all of this apparatus is at or nearing the end of its useful life. Excluding command vehicles and utility vehicles, the average age of the District's firefighting vehicles is 27 years. All of the apparatus has been purchased used, donated to the District (the 1976 Ford/Howe and the 1978 Ford/Van Pelt), or is on loan to the District (the two Ford Type III engines). All of the District's apparatus will need to be replaced before the year 2025. The plan laid out in this document assumes all replacements will be made with new apparatus. If expected development does not materialize though, used equipment must be considered. Additionally, the

Table II: Latrobe Fire District Existing Apparatus

Vehicle Type and Make	Unit Number
Type I Structure Engines¹	
1984 Beck/Hahn	E-91
1976 Ford/Howe	E-92
1978 Ford/Van Pelt	
Type III Wildland Engines²	
1981 Chevy/Beck	E-291
1995 Ford/Boise ³	E-391
1979 Ford/Boise	E-292
Type I water Tenders	
1975 Kenworth	WT-91
1972 GMC	WT-92
Utility Vehicles	
1967 GMC	U-91
Command Vehicles	
1998 GMC Yukon	C-9100
1989 Chevy	C-9101
1995 Ford Bronco	C-9102

¹The 1978 Ford/Van Pelt engine is currently out of service and is being refurbished with volunteer labor. When it is placed in service it will replace the Ford/Howe that is the current engine 92. The anticipated resale value of the Ford/Howe is less than \$5,000.

² Both Ford/Boise engines are on loan to the District from the United States Forest Service. When they reach the end of their useful lives, they will be returned to the USFS.

³ Both Ford/Boise engines are currently station at volunteers' residences to provide faster nighttime and weekend response when the District relies entirely on volunteer response.

timing of development may dictate the purchase of additional used equipment as interim replacement apparatus. Given the age of the existing fleet, it is assumed that any residual value of these apparatus when they are replaced will be negligible. Any amount that is realized from the sale of existing apparatus will be used to fund a portion of the contribution toward new facilities and equipment required of existing development.

Valuation of Existing Capital

Based on the fact that all the District’s apparatus will be replaced over the life of the plan, only the existing stations and station site are assigned values as existing capital. Based on construction type and quality, the replacement value of Station 91 is set at \$50.00 per square foot and the replacement value of Station 92 is set at \$85.00 per square foot. Based on real estate sales within the District, the Station 93 site is valued at \$200,000.00. These valuations are summarized in Table III below.

Table III: Valuation of Existing Capital

Facility	Size	Unit Cost	Total Value
Station 91	2,500 S.F.	\$50.00	\$125,000.00
Station 92	2,000 S.F.	\$85.00	\$170,000.00
Station 93 Site	4-1/2 Acres		\$200,000.00
Total Value of Capital Buildings and Land			\$495,000.00

The \$495,000 of existing capital that will not be replaced over the life of the plan is part of the contribution of existing development to the total anticipated capital needed by the year 2025. The remainder of the District’s existing capital is excluded. Much of it has negligible value and most of it is unlikely to provide service beyond the first few years of the planning period. Since it will be replaced with new capital that will benefit both existing and future development, it would be misleading to count it as a contribution of the existing development.

IV. Fire Facilities To Accommodate New Development

Preliminary planning for future fire facilities was included in the analysis. The purpose of the preliminary facilities planning conducted for this study was to estimate the cost of future facility needs and to estimate the revenue necessary to fund these facilities. As growth within the District continues, the District should consider completing a formal community based master planning process. If such a process is completed, and should a master plan identify needed facilities and estimated costs that differ significantly from those estimated here, the impact fee documentation would need to be updated accordingly.

Table IV documents preliminary planned facility construction and modification and equipment needs to accommodate new development through the year 2025 based on projections developed above. These needs are based on relevant National Fire Protection Association (NFPA) standards, Insurance Services Office (ISO) standards, the geography of the District and the anticipation that volunteer staffing will continue to play

a vital role in the District over the entire planning horizon. The anticipated needs also acknowledge the fact that there is no public water system in any portion of the District and that with the low density development allowed under the General Plan, this likely will continue to be the case for significant portions of the District over the planning horizon.

A. Facility Needs

Station 91, located at South Shingle and Latrobe Roads currently is the District's main station. It consists of three apparatus bays and approximately 500 square feet of office space, restroom facilities and kitchen. This station sits on leased land. There is no space for expansion, and only limited parking available at his facility. Only minor modifications and modernization are anticipated for this facility. While Station 91 currently houses the District's paid daytime staffing, it is anticipated that volunteers only will eventually staff this station, with the paid staffing being relocated to a new main station. It is also planned to upgrade the existing emergency water storage at Station 91 and add a pump system to pressurize the existing hydrant.

Station 92, located on Ryan Ranch Road approximately one mile off Latrobe Road is similar in size to station 91. The District currently uses the kitchen of this station for any classroom training. It is anticipated the District will remodel this station and add a second floor to accommodate additional staffing. It is also planned to add a pump system to pressurize the existing hydrant at Station 92.

A new main station is proposed. It is currently slated to be located on an approximately 4-1/2 acre parcel of land the District already owns at the intersection of Heffren Drive and Dodson Road.³ This site however has significant limitations being located on a private road with primary access through a gated community. The site also has a large number of oak trees, limiting the ways in which the land can be used. Additionally, this site is currently not well located relative to the geographic center of the District and current call volumes. A primary question that should be addressed in the future is weather to develop this site or attempt to sell it or exchange it for a better-situated site. The decision will ultimately be dictated in large part by future development patterns and availability of alternate sites. Regardless of the ultimate location, a new main station will be required to address the deficiencies the existing facilities. It is anticipated to consist of apparatus bays, crew quarters, office space and training facilities totaling approximately 4,600 square feet. The new main station will also include water storage and a pressurized hydrant.

³ In previous documentation, this has been referred to as the 'Station 93 site' or Station 93.' That designation is dropped in this document because the actual site is, as discussed in the text, in question. Should an alternate site be found, it is quite possible the District would sell the existing site o exchange it for another.

B. Equipment Needs

The anticipated equipment recognizes both the need to transport significant volumes of water to many parts of the District in the event of a fire and the need for rapid response to protect structures from wildland fires. The emphasis is thus on water tenders and smaller engines rather than a large Type I structure engine for every station.

It is anticipated that Station 91 will house a new I-zone/wildland engine that will be suitable for wildland fires and initial attack on structure fires as well as all other types of responses within the District. It will also house a new Type I water tender. These two pieces of equipment will replace the three (a Type I engine, Type III engine and Type I water tender) that are currently housed there.

Station 92 will house a new Type I water tender that will also be equipped to meet ISO standards as an engine capable of responding to structure fires. This unit will serve as the District's second Type I structure engine to satisfy ISO requirements for a reserve engine. This station will also house a wildland/quick attack engine for wildland fires and medical aid calls. These two pieces of equipment will replace the Type I water tender and Type I engine that are currently housed there.

The new main station, will house the greatest amount of equipment. It will require the addition of a Type I engine for structure fire responses, an I-zone/wildland engine for wildland and other types of responses, a Type I water tender for all types of fires and a small quick attack engine which may at times be assigned to a duty officer after hours to provide a rapid response. Also included for this station is the addition of three command/utility vehicles that will be assigned to officers and/or used by other District personnel for district business. While they are considered to be housed at the new main station, they will be used throughout the District.

Planned facilities and equipment are documented in Table IV on the following page. The total estimated cost of all planned facilities and equipment is \$3,280,000.00. It should be noted that this is a list of one-time purchases. With respect to the vehicles, it is essential that the District identify funding sources and plan for ongoing vehicle replacement. Given the long-term planning horizon, a vehicle that is purchased new in the next few years may very well need replacement before the end of the planning period. Development impact fees will not be available for these replacements. It also should be noted that while it is the District's intent to have a water tender in each station, other specific pieces of equipment might ultimately be located in different stations than what is indicated in this plan as operational needs dictate.

Table IV: Latrobe Fire Protection District Planned Facilities 2007-2025

Planned Facilities and Equipment	Total Cost¹
Station 91	
Minor Station Modifications	\$20,000
New Water Tank and Pump	\$40,000
I-Zone/Wildland Engine	
Vehicle	\$255,000
Equipment	\$55,000
Type I Water Tender	
Vehicle	\$150,000
Equipment	\$20,000
Station 91 Total	\$540,000
Station 92	
Remodel and Addition to Existing Station	\$100,000
New Water Tank and Pump	\$40,000
Water Tender/Engine	
Vehicle	\$230,000
Equipment	\$50,000
Wildland/Quick-Attack Engine	
Vehicle	\$95,000
Equipment	\$35,000
Station 92 Total	\$550,000
New Main Station	
Build 4,600 Square Foot Station and Associated Facilities and Furnishings	\$1,035,000
Install Pump for Existing Tank and add Additional Tank	\$40,000
Type I Structure Engine	
Vehicle	\$350,000
Equipment	\$70,000
I-zone/Wildland Engine	
Vehicle	\$255,000
Equipment	\$55,000
Type I Water Tender	
Vehicle	\$150,000
Equipment	\$25,000
Wildland/Quick-Attack Engine	
Vehicle	\$95,000
Equipment	\$25,000
3 Utility/Command Vehicles	\$90,000
New Main Station Total	\$2,190,000
Total Required Capital Expenditures	\$3,280,000

¹Estimated costs based on information provided by apparatus manufacturers and historic station construction costs in surrounding areas.

V. Allocation to New and Existing Development and Calculation of Fee

Over the last five years new residential structures have been an average of approximately 3,100 square feet. If future new construction remains in this same range, an additional 2,597,800 square feet of residential construction would take place by 2025. Based on El Dorado County Assessor's Office records, there currently are 951,890 square feet of development within the District. Combined with the new development, this results in a total of 3,549,690 square feet of residential development anticipated by 2025. As the new development comprises 73.3% of the total, 73.3% (or \$2,767,075.00) is the share of total anticipated capital that would need to be funded by new development. Existing development needs to fund 26.7% (or \$1,007,925) of the total capital. Since existing development has already provided \$495,000 in capital (the buildings and land detailed in Table III), existing development needs to fund another \$512,925 of additional capital. This information is summarized in Table V below:

Table V: Square Footage and Capital Attributable to Existing and New Development

Total existing Square Footage	951,890
Projected New Residential Square Footage	2,597,800
Total Projected Square Footage	<u>3,549,690</u>
Percent of Total Attributable to Existing Development	26.7%
Percent of Total Attributable to New Development	73.3%
Total Projected Capital Expenditure	\$3,280,000.00
Existing Capital	\$495,000.00
Total Projected Capital	<u>\$3,775,000.00</u>
Total Projected Capital Attributable to Existing Development (26.7%)	\$1,007,925.00
Total Projected Capital Attributable to New Development (73.3%)	\$2,767,075.00
Total Projected Capital Attributable to Existing Development (26.7%)	\$1,007,925
Existing Capital Credited to Existing Development	\$495,000
Additional Capital Contribution Required of Existing Development (Total Anticipated Capital Attributable to Existing Development less Existing Capital)	<u>\$512,925</u>
Summary	
Additional Capital Contribution Required of Existing Development	\$512,925
Capital Contribution Required of New Development	<u>\$2,767,075</u>
Total Additional Capital Required	<u>\$3,280,000</u>

Sources: Tables III and IV and Authors Calculations

A special fee category, "Unoccupied Accessory Buildings" has been included at 50% of the fee on other new construction. The purpose of this special category is to address the

construction of buildings common in rural agricultural areas such as additional garages, shops and barns that require fire protection but that do not add additional human occupation beyond the residents and therefore do not increase medical responses. It is proposed that this fee only be collected on buildings that require a permit and are 250 square feet or larger. Based on historical data, every four square feet of new residential construction is accompanied by approximately one square foot of construction of these unoccupied accessory buildings, implying projected new construction of unoccupied accessory buildings to total 649,450 square feet. The four-to-one ratio of residential construction to unoccupied accessory buildings provides the weighting used in calculation of the fees. Dividing the anticipated capital expenditure attributable to new development by the weighted total anticipated square footage arrives at the fee.⁴

The result is a fee of \$0.95 cents per square foot for new residential, commercial and industrial construction (including additions when those additions are over 500 square feet) and a fee of \$0.47 per square foot on Unoccupied Accessory Buildings over 250 square feet. Fees are summarized in Table VI.

Table VI: Fire Facilities Impact Fee per Square Foot

Development Type	Fee
Residential Construction (Including Additions over 500 Sq. ft.)	\$0.95
Unoccupied Accessory Buildings	\$0.47
Commercial Construction	\$0.95
Industrial Construction	\$0.95

VI. Alternative Funding Sources

The projected capital facilities attributable to existing development under this plan total \$512,925. The District already has approximately \$55,000.00 in collected, but unexpended funds from the existing fee and an additional \$50,000 in designated reserve funds. If these funds are devoted to capital expenditures, this reduces the total additional required contribution from the District to \$407,925.00. This amounts to an *average* of \$21,470.00 per year over the life of the plan or approximately 6.5% of the Districts projected generated tax revenue over the life of the plan.⁵

⁴ The formula used to calculate the fee on residential development is

$$\frac{\text{Capital Expenditure Attributable to New Development}}{\text{Residential Sq. Footage} + 0.5 \text{ Unoccupied Sq. Footage}} = \text{Square Foot Fee}$$

⁵ Currently the District receives supplemental funding from El Dorado County that amounts to approximately 45% of the District’s total budget. This funding has been granted by the County to low tax rate Districts in an effort to somewhat equalize the share of property tax dedicated to fire protection county wide and to ensure that the county-wide automatic aid system remains viable. While it is hoped that El Dorado County will continue this funding through the life of the plan, it is not certain that this will be the case. Hence, this extra funding is not included in the generated tax revenue used in the above calculation.

Currently, with the exception of general fund tax revenues and an existing \$60.00 per parcel tax, the District has no other long-term ongoing sources of funding for capital facilities not funded by the fire facilities impact fee. There are however several alternative sources of funding that the District may want to consider in the future. These include the following:

- Continue to pursue grant funding and donations as the District has done in the past. This is a funding source the District has used in the past, though the grants that the District has received have generally been small.
- Increase the existing \$60.00 per parcel tax. This would require a 2/3 vote of approval of registered voters living within the District and voting in the election.
- Impose a benefit assessment on parcels within the District. This would require approval from property owners representing greater than ½ of any proposed assessment.
- Consider formation of a Community Facilities (Mello-Roose) District. This can be used both for capital facilities and to fund ongoing operations. To any extent that it were used to fund capital facilities, the fire facilities impact fees collected within the borders of the Capital Facilities District would need to be adjusted. This funding mechanism would be most useful if the District were to experience larger scale or higher density development than that which is now allowed under the current general plan.

VII. Program Implementation

The fire facilities impact fee would be collected at time of issuance of a building permit. Because the District does not have the authority to adopt a fee, it must rely on the El Dorado County Board of supervisors for the authority. Once the El Dorado County Board of Supervisors implements the new fee, the District, in cooperation with the County, should:

- Identify funding sources to complement impact fee revenues to fully fund all planned facilities necessary to accommodate projected growth;
- Maintain and annually update a Capital Improvement Plan to provide a shorter range planning document for the implementation of the long-range plans laid out in this document and to satisfy the requirements of El Dorado County;
- Develop an ongoing apparatus replacement program and cycle and identify revenue sources to fund such a program.
- Continue ongoing planning so as to keep this Fire Facilities Impact Fee Report up to date and adjust all monetary values for inflation as needed.
- Comply with all annual and five-year reporting requirements and administrative requirements with respect to impact mitigation fees as specified in *Government Code* Section 66000 *et. seq*

VIII. Impact Mitigation Fee Act Findings

Per the *Impact Mitigation Fee Act* contained in *Government Code* Section 66000 *et. seq.*, local governments enacting or increasing a fee on new development must make five specific findings. For El Dorado County to adopt the fee on behalf of the Latrobe Fire Protection District, the following paragraphs summarize the findings and give support for each. (All references are to the *California Government Code*.)

- Identify the purpose of the fee. (§66001(a)(1))

The policy of El Dorado County as expressed in the 2004 General Plan is that “new development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent allowed by State Law.” (§5.1.2.3). The purpose of the Latrobe Fire Protection District Fire Facilities Impact Fee is to provide fire facilities necessary to provide adequate fire and emergency response and collect the proportionate share of the cost due to new development consistent with El Dorado County policy. The fee advances the legitimate interests of the County in that it assures adequate fire facilities will be provided for new development.

- Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specified in Section 65403 or 66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged. (§66001(a)(2))

The revenues generated by the fee will be used to fund fire facilities and equipment to include stations and apparatus to serve the Latrobe Fire Protection District. Facilities and equipment are preliminarily identified in this report. Annual budgets and updates to the Five-Year Capital Facilities Plan will provide more specific identification of facilities and equipment and timing of expenditures.

- Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. (§66001(a)(3))

The District will use fee revenues only for the acquisition of facility sites, construction or modification of stations and associated facilities, furnishings and equipment and the acquisition of apparatus and associated equipment and other vehicles that will serve new development. To the extent these expenditures benefit existing development, existing development will be required to pay its proportionate share. Thus, there is a reasonable relationship between the fee's use and the development it will be imposed upon.

- Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed. (§66001(1)(d))

Square footage of development is an indicator of the demand for the facilities and equipment needed to accommodate growth. The need for the fee is based on the facility standards developed in this report and the growth in the District's square footage projected through the year 2025. The facilities standards represent the level of service the District intends to provide its residents and property owners by 2025. Standards are based on the District's total existing and planned facilities allocated across the District's total projected square footage in 2025.

- In any action imposing a fee as a condition of approval of a development project by a local agency, the local agency shall determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed. (§66001(b))

The reasonable relationship between the fire facility impact fee for a specific development project and the cost of the facilities attributable to that project is based on the square footage of the project. Larger projects will pay a larger total fee than small projects because they will have larger square foot areas that will require service. These larger area require proportionately more resources than smaller areas. See Section V for a detailed discussion of the fee calculation.

Appendix A

Fire District Fees

Below is a listing of current fire district facilities impact fees charged in El Dorado County. These are provided as a basis of comparison for the proposed Latrobe fee with those imposed in other districts.

Fire Department	Residential - per dwelling unit	Effective Date
Cameron Park	\$2,678.00	2/13/2006
Diamond Springs	\$1,779.00	3/29/2004
El Dorado County	\$1.10 per square foot	11/13/2006
El Dorado Hills	\$1.02 per square foot	11/13/2006
Garden Valley	\$1,219.00	1/1/2006
Georgetown	Minimum Unsprinklered Residential (ONLY for dwellings greater than 1,800 square feet)	\$1,469.00
	Unsprinklered Residential	.82¢ per square foot
	Sprinklered Residential (no minimum required)	.41¢ per square foot
	Associated Residential Use (barn, garage, etc. 200+ square feet)	.41¢ per square foot
Lake Valley	\$750.00	10/20/2001
Latrobe - Current	\$1,500.00	4/30/2005
	Outbuildings > 500 sq ft, \$750/unit	
Latrobe - Proposed	\$0.95 per square foot	
	\$0.47 per square foot	
	Outbuildings > 250 Square Feet	
Mosquito	.79¢ per square foot	11/13/2006
Pioneer	.66¢ per square foot	11/13/2006
Rescue	\$1.01 per square foot for dwellings or additions > 500 square feet	9/16/2006

