

**Diamond Springs – El Dorado  
Fire Protection District**



**2010**

**Long Range Plan**

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## **Long Range Plan**

The Long Rang Plan Document represents a continuing planning process for the Diamond Springs / El Dorado Fire Protection District. This process is intended to assess the overall needs of the District. Every level of the District is studied and reviewed about every five years. We review the District's needs from the perspective of the communities we serve, relative to our mission statement.

### **Mission Statement Diamond Springs – El Dorado Fire Protection District**

**“To Respond Quickly And Provide The Services Of An All Risk Fire Agency  
While Being The Guardians Of The Public Funds That You Entrust To Us”**

The planning process has assessed the following areas:

1. Past planning
2. Emergency operations
3. Human resources
4. Equipment
5. Facilities
6. Training
7. Fire prevention
8. Fiscal projections

In December of 2006, the Board of Directors adopted three major changes in the District's approach to finance and planning. These changes will be reflected in this and future Long Range Plan documents. The first change was the adoption of the Fire Facilities Impact Fee Plan. This plan is a companion document to the Long Range Plan and alters the collection of development impact fees. The anticipated impact is to create an equitable fee that is generally lower for residents of the District, as the fee is related to the impacts of development on the capitol needs of public safety. Second was the implementation of a community facilities district (CFD). The community facilities district is a tax generating mechanism intended to offset the impacts of major development against a bench mark of our past service level. The tax generated by the CFD will be derived from the future development of multi family residential, subdivisions, commercial and industrial projects. Funds from the CFD are ear marked for improvement of services required by these types of development. The third document is the Standards of Cover Document. Standards of Cover (SOC) is a community based assessment of the services provided by the District. SOC will assess the operational performance of the public safety aspect of the District against the communities varied risk. This evaluation will then be utilized as a future planning tool, to assist in determining the need and placement of valued resources.

## Past Planning

Long Range Planning was adopted by the District, as a formal process, in 1987 and has been conducted as a five-year self assessment process since that time. The plan has been revised annually for the last five years. Planning is intended to set goals for the District relative to its mission. Since its inception, the Long Range Plan has been used as a measuring device and is intended to assess our progress as an organization. No plan can completely predict future fiscal, development or regulatory changes that affect the level of service we provide. This plan's primary focus is capitol improvements and purchases relative to the impacts of development

The District has been successful in meeting many of the goals outlined in the last plan. These include the following:

1. Purchase of new Engine 46
2. Replacement of a command vehicles
3. Full time staffing of Station 46
4. Purchase of washer extractor
5. Installation of Cell Tower at Station 44
6. Broadened volunteer training shifts
7. Modifications and improvements to Station 44, 46 and 47
8. Addition of Water Tender 49
9. Refurbished Engine 246
10. Addition of suppression, prevention and administrative staff.

The funding options for special districts in California have been narrowed. Portions of our traditional funding sources are being diverted by the State of California in an attempt to relieve the State of financial responsibilities. This tax shift continues to represent an annual loss of revenue. This revenue loss increases each year and has not been back filled by Proposition 172 funds. The concept of the benefit assessment district has been revoked by the electorate and is no longer a viable option for funding. At this point, the remaining funding system of ad valorem tax is reliable and permits reasonable fiscal predictions. While this funding source will support our existing operation, it will not support it against the burden of continuing development. In 2006 the District, with assistance from the development community established a Community Facilities District to support future improvements in operations required by development.

In order to fund the goals set forth in the last long range plan, the District has had to rely on careful fiscal planning, a strong partnership with the Diamond Springs/El Dorado Firefighters' Association and the use of automatic aid partners. The District will continue to pursue funding from grants and anticipates expanding these other endeavors.

## **Fire Protection, Rescue and Emergency Medical Services**

The Diamond Springs/El Dorado Fire Protection District is an “all risk” agency that provides fire protection, emergency medical services and specialized rescue services to approximately twenty four thousand people, in a 93 square mile area. The District is located on the western slope of El Dorado County. The topography of the District ranges from rolling hills of grass and oak woodland in the west and oak-timber in the steep drainages of the east portion. The weather conditions vary from freezing temperatures, with occasional snow in winter, to summer temperatures that regularly exceed 100 degrees.

The District can be divided into three, distinct areas: The core area encompasses the townships of Diamond Springs, El Dorado and the Missouri Flat Road corridor. The core area is more urban and contains most of the District’s commercial development and potential for major commercial development. The north and south areas typically contain small subdivisions and isolated residential developments. These areas are characteristic of the suburban or ranch environment. The north and south areas become very isolated and more rural as one moves further away from the core of the District.

The Diamond Springs/El Dorado Fire Protection District is an “all-risk” agency. The District participates in a sophisticated, automatic aid program and is dispatched, through agreement, by Cal Fire, at Camino. The resources of the District will respond to, and deal with, any type of emergency. In this document, the term “fire protection” is broad and includes responses to fires, smoke and odor investigations, alarms, public assist calls, hazardous materials incidents, medical aid calls and specialized rescues.

### **Structure Fires**

The core area of the District contains a variety of commercial, industrial, educational and manufacturing facilities. These include shopping centers, several public and private schools, mixed occupancy retail and commercial, a centralized hazardous materials receiving facility, a materials recycling facility, government buildings, high-tech manufacturing, pre 1900’s retail and various medical facilities including large, multi-story retirement and convalescent complexes. Of these occupancies, there are several that are vacant or undergoing transformation from their previous uses.

These buildings vary in construction age and type. Most of the higher density construction occurred after the adoption of the Fire Code. As a result, they have adequate water supplies to meet the fire flow requirements. Many of the commercial structures in the District are covered by the requirement for automatic fire sprinklers.

The single family, residential structure represents the largest single fire problem in the District. Organized residential development has been within the scope of the California Fire Code and is protected by adequate water supplies and road infrastructures. Much of the single-family residential development has occurred on small parcels and has not been subject to the requirements for water supplies and equipment access. These isolated structures are also at risk because of their exposure to the wildland fire environment.

## **Vehicle Fires**

State Highway 49 and U.S. Highway 50 quarter the Fire District. These thoroughfares support large volumes of civilian and commercial traffic. As a result, the potential for fires involving vehicles and their contents is significant. Commercial vehicles frequently present the additional hazards of the cargoes they carry, be they hazardous materials or simply large volumes of common combustibles.

## **Vegetation Fires**

Vegetation fires occurring within the prime watershed area of the State of California are the jurisdictional responsibility of CalFire, while the District maintains jurisdiction due to the threat to structures and civilian life. Due to the increase of residential construction in the rural, foothill environment, structures are frequently threatened by and/or lost to vegetation fires. The potential for major fire losses, like those seen in Malibu and Oakland, is very real. To a similar extent, this County has recently suffered these losses. To a lesser extent, the citizens of this District have experienced this type of loss, also. As a result, vegetation fires and residential structure fires require large-scale dispatches of firefighting resources and participation in an aggressive automatic aid program. Vegetation fires are a major threat to the property and safety of our community and take a toll on the human and equipment resources of the Fire District.

## **Rescue Services**

The Fire District has long been the primary provider of rescue services and has utilized state of the art equipment and training to conduct all types of rescues. The statute requirements for firefighter training in the rescue disciplines continually increases. As a result, the District is well on its way to training volunteer and career personnel in advanced rescue skills, e.g. confined space, high and low angle rope and heavy rescue. The District deploys the Counties only medium duty rescue unit to accommodate the necessary equipment for this task. This unit is unique in its capabilities and has proven an asset to all of El Dorado County. As the population of the county increases, the potential for industrial rescues and mining accidents increases. Development of this unit is a proactive step toward protecting the entire community.

## **Emergency Medical Services**

Approximately 70% of the District's responses are related to emergency medical and non-emergent aid requests. This percentage is slightly higher than the national average. This number may be partially attributed to the demographics of the community. The District is home to a significant population of retired and senior citizens residing in one of several, senior or retirement communities and one large skilled nursing facility. These citizens are at risk for medical and injury related problems. The District was involved with the inception of advanced life support in El Dorado County and has participated in the countywide ambulance service, funded through El Dorado County Service Area 7, since 1974. District personnel and resources have traditionally responded as first responders. The District added semi-automatic defibrillators to fire engines at each station. Additionally, Engine 49, located in Diamond Springs, and Engine 46, located in El Dorado, is equipped with an advanced life support cache and function as part-time advanced life support engines. During the last plan cycle, several defibrillators were added to the District's fleet of vehicles.

## **Diamond Springs-El Dorado Fire Protection District** **Strategic Planning for the Prevention Department**

The Department, subject to legal authority, shall investigate all fires by gathering information to assist in developing an effective fire prevention program, identifying public education programs, describing the community's fire problems, evaluating fire protection capability, and providing for the enforcement of fire related laws and regulations.

The fire chief shall develop written policies and procedures for fire prevention and investigation, and establish a fire prevention bureau with the responsibility to coordinate the Department's fire prevention, investigation, and law enforcement activities.

### **Fire Prevention and Risk Reduction**

The Department shall offer fire prevention services to local individuals and organizations with potential fire hazard conditions and shall assist our citizens finding their fire and life safety solutions.

### **Fire Investigation**

The Department shall investigate fires in the District to determine the origin and cause of the fire. All fire suppression personnel shall be trained in basic fire cause determination, arson detection, and investigation procedures to provide a high rate of origin and cause determination. The fire prevention bureau shall be called to investigate all suspected arson fires, and all fires resulting in loss of life, or significant loss of property.

## **CODE ENFORCEMENT**

The Department, subject to legal authority, shall establish policies and procedures for the enforcement of fire and life safety codes in the District. The enforcement of fire and life safety codes shall be a major focus area of the Department.

### **State Codes and Regulations**

The Department shall enforce the California Fire Code as adopted by the Board. The Department shall enforce the forest and fire laws of the Public Resources Code.

### **County Codes and Regulations**

The Department shall work cooperatively with the County Building Official to enforce the public safety related provisions of the California Building Code as adopted by the County Board of Supervisors. The Department shall work cooperatively with County Planning and Transportation Department officials to ensure the fire and life safety objectives of the Department are addressed in plans for new development. The Department shall review plans for new development, building construction, and tenant improvements in the District, and conduct inspections to determine compliance with permit requirements, and fire and life safety codes.

### **District Ordinances and Regulations**

The Department shall enforce the local fire safety ordinances and regulations of the District as approved by the Board, including, but not limited to

- Fire Detection Systems and Ordinances for Commercial Buildings
- Fire Sprinkler Systems and Ordinances for Commercial Buildings
- Rural Water Supply and Sprinkler Systems for Residential Buildings.

### **Enforcement Administration**

The Fire Chief shall appoint a qualified fire officer (trained specialist) as Fire Marshal, with the responsibility and authority to execute a competent fire prevention and code enforcement program. The Fire Marshal shall have the authority of a peace officer under Health and Safety Code 138773 and Penal Code 830.37

### **Inspection Program**

Where inspection intervals are established by law they shall be followed. The Department shall develop a structured program for performing inspections. Department personnel issuing correction notices or stop orders shall be trained in fire code inspection practices as defined in the California Fire Code and adopted by the Board.

### **Current Fire Prevention Bureau Status**

#### **Personnel**

The Prevention Department is headed by the Assistant Chief/Fire Marshal and assisted by a part time administrative position. A part time inspector/plan checker is used to support the prevention activities. The district employed four part-time seasonal employees to perform plan review and inspection services as well as business inspections and fire investigations. Given the current economic climate and the budget shortfalls that we are facing over the next several years, three of the four part-time seasonal positions have been eliminated. This will continue to effect the District's ability to perform state mandated inspections and investigation services.

#### **Vehicles**

The prevention department uses and maintains the following district vehicles:

- Utility 8102 – Assistant Chief's Vehicle
- Toyota Tundra,
- Prevention 49

#### **Equipment**

Computers:

- (3) Desktops – Prevention Office
- (1) Desktop – Admin Office
- (1) Desktop – Assistant Chiefs Office
- (1) Laptop – Assistant Chief
- (2) Electronic Road signs for public service announcements

#### **Development / Plan Review**

The Diamond Springs El Dorado Fire Protection District has adopted a locally amended version of the 2008 California Fire Code based on the 2007 International Fire Code.

The Fire Prevention Bureau assists the development community in building projects that are in compliance with state, county and local codes and ordinances. It is essential that new construction projects are properly planned and constructed to provide:



- That proper street width for access and evacuations are identified.
- That sufficient water flow for firefighting and sprinkler supply is available.
- That other public safety measures are established and adhered to.

Development occurring within the District and the influences of growing demographics surrounding it and will continue to impact the district. It will be challenging to maintain the outstanding level of service that our tax payers have come to expect when providing prevention and emergency services during these tough economic times when revenue from taxes and fees continue to decrease.

The plan review process is often confusing and cumbersome for developers and individuals trying to build in our county. One of the roles of the Prevention Bureau is to help these people get through this often tedious process. Over the past year, we have been able to simplify the process of receiving plans and performing plan review. We have been able to do this by simplifying our in house procedures for accepting and reviewing plans and by collaborating with other county agencies to simplify this process.

The District and The Fire Prevention Officer's Association have worked cooperatively with County Development Services and the Department of Transportation to rewrite the Land Development Manual to reflect code changes that have occurred over the last 10 years. We continue to simplify the plan review process by working with these agencies to standardize the interpretation of many of the codes.

We have established the following Fire Prevention Standards to assist the development community:

- Rural Water Supply Standard
- Gate Standard
- Residential Fire Sprinkler Standards
- Residential Driveway Standard
- Solar Photovoltaic Installation Standard
- Development Fee Standard

We are committed to support the standardization of code interpretation into the future. Standardizing how these codes are interpreted provides clarity and consistency throughout the county.

#### **Business Inspection Program**

Municipal Fire Departments have always placed a great emphasis on business occupancy inspections. They provide an opportunity for personnel to interact with the business community, instilling confidence in the fire department and mitigating potential fire hazards. Traditionally, these are completed with the on duty engine company personnel. However, with increased call volume, training requirements, and other responsibilities, this task has proven increasingly difficult.

The prevention department has been able to perform an increased number of business inspections over the past year. Prioritizing business occupancy inspections based on fire statistics and greatest life loss potential has been our goal. Occupancies such as elderly care facilities, residential care homes and assembly occupancies warrant higher priority for inspection due to the greater potential for life loss. Due to staff reductions, prioritizing inspections and developing a voluntary inspection program will be essential to maintaining our business inspections over the next few years.

### **Public Education**

Another important service we provide to the community is Educating the public about fire safety and prevention. Public education programs can be very expensive and time consuming for staff. It is essential they be targeted at changing the behavior that is actually causing the fires. This can be done by statistical analysis of what causes the fires and targeting the public education programs toward changing those behaviors. The Fire Prevention Bureau must be pro-active to prevent unnecessary fires that are caused from common careless acts. Every year countless fires occur due to the careless use of mechanical equipment and the discard of fireplace ashes without regard for their ignition potential. These fires are entirely preventable and can be greatly reduced with a proactive public education program.

In these tough economic times, we will need the public to also be pro-active in being fire safe. It is even more important for us to reach out to the rural and residential community through schools, homeowners associations, local fire safe councils and senior citizen groups to create a partnership in public education. We recently acquired through donations two electronic signboards that we are refurbishing to use as public education billboards. These signs will enable us to notify the public of severe fire conditions as well as when burn permits are required etc.

Education in the Schools is also a priority. Annually we go out to the schools and provide education materials and presentations. In the next few years, we would like to expand our School Ed Program to a more formal program. We are researching several curriculums that we would like to incorporate into our school program including the use of robots and visual aides and we would like to expand our education program to include fire safety education for the ever growing population of elderly people in our district. The Prevention Staff submitted a grant application for public education dollars through the Assistance to Fire Fighters Fire Prevention and Safety Grant. We are hopeful that we will be awarded some money to formalize our school and senior public education programs.

We also provide a Juvenile Fire Setters Intervention Program. This FEMA inspired program allows the fire department to assist parents and the juvenile probations department to identify those children that are at risk of continued fire play and to enable them to receive the help they need to stop this risky and dangerous behavior.

We are currently in the process of creating and printing our own brochures and public education materials that are specific to our district to use in conjunction with our public education program. Over the next several years we would also like to produce an informational video. Prevention staff are working to identify a funding source to produce this video.

### **Vegetation Management**

The Diamond Springs El Dorado Fire Protection District currently does not have a vegetation management program. However, staff has been working cooperatively with the two established fire safe councils in Log Town and Sandridge as well as with the El Dorado County Fire Safe Council. They also assist Cal Fire resources in PRC 4291 compliance inspections. Because the Diamond Springs El Dorado Fire Protection District falls within State responsibility area, resources from Cal Fire are available to assist with vegetation management. According to your "Firehouse" statistics, 33% of the fires that occur in the Diamond Springs El Dorado Fire Protection District are vegetation fires.

The most effective way to manage this threat is through the education and cooperative efforts of the community. In order to do this, it is important to first identify and prioritize the hazards in the

district. We would like to do this by performing a hazard & risk assessment of the entire district. The assessment will prioritize parcels based on risk so they may be targeted for educational material and follow up PRC 4291 inspections. Although this is an expensive and time consuming program, we feel that it will provide substantial benefits for the community by providing us an important tool. It will be undertaken as a long-term commitment to the goal of providing a fire safe community.

A grant application to perform a Hazard & Risk Assessment and to create a Community Wildfire Protection Plan for the district has been submitted through the Assistance to Firefighters Fire Prevention and Safety Grant Program. We are also working with the Fire Prevention Officer's Association to develop a Countywide Weed Abatement Ordinance for vacant lots. This would give us the ability to enforce clearance standards on undeveloped parcels and out of area landowner's.

There are a number of county fire safe council programs available to the community of Diamond Springs that can assist residents in their vegetation management efforts. These include, a county curbside chipping program, a Green Waste Voucher program and a Senior and Disabled Assistance Program. These programs are grant funded and have been in place for several years but are not widely advertised. These programs will be incorporated into our Vegetation Management Program and will be included in the public education materials designed and sent to residents.

### **Cost Recovery & Fees**

#### **Plan Review & Fees for Services**

The Prevention Department must try to recover the costs associated with providing these services through collection of plan review fees pursuant with Health and Safety Code Section 17951. A careful study of our current fee schedule revealed that we were not charging enough for plan review services. In January, Resolution 2009-01 was presented and adopted by the board that increased the fees to bring our fees in line with the rest of the county. We are committed to doing an analysis of our fees every couple of years to insure that we are charging enough for our services.

#### **Community Facilities District**

Another way that we are trying to cover the cost of our services is through a Cost Recovery Program. A Communities Facility District (CFD) was established in 2006. The Prevention Bureau is committed to making sure that all new development projects are annexed into the CFD annually. One of the responsibilities of the part time administrative support position is to administer the CFD. With staff in place we were able to completed Annexation No. 2 of the CFD which added 15 parcels into the CFD and doubled the amount of the taxes we will be collecting annually. In going through this annexation process, we have had a chance to fine tune the process in the hopes of making all future annexations a lot easier. Our goal is to be able to handle the annexation process and the annual direct charge procedures in house without having to use the help of consultants.

#### **Fire Facility Impact Fees**

The District currently has a fire facility impact fee in place, which was last calculated in 2006. The fee needs to be updated to take into account recent growth projections and the facilities needed to serve the future population. We are currently in the process of performing a Fire

Facilities Impact Fee Study to assure that all new development in the district is provided with adequate fire protection facilities and services.

The County Building Department has been responsible for collecting the Impact Fees for the district. Over the course of the past year, we have been auditing the Impact Fees being collected and have found discrepancies in how the county is collecting these fees. The County has under collected a total of \$39,990.59 this year alone. The County has committed to go back and collect these outstanding amounts. The district has committed to continue to audit these fees for discrepancies and we are working with other districts to standardize the fee collection process. County Building Services would like the districts to start collecting their own Development Impact Fees and we are supportive of that. During the next several months, we will be working with them to be added to the LMIS System and to get trained on how to collect these fees.

The following Chart shows the current rates for Development Fees for the District:

Residential	.36 per square foot
Commercial	.77 per square foot
Industrial	.88 per square foot

**Fixed Asset Requirements**

The vehicles and equipment that the prevention department uses and maintains will require replacement over the next several years.

Existing Vehicles and Equipment

<u>Unit</u>	<u>Vehicle Make</u>	<u>Vehicle Value</u>	<u>Equipment</u>	<u>Total Value</u>
Utility 49	2001 Ford F-150	\$11,000	\$7,000	\$18,000
	2005 Toyota Tundra	\$20,000	\$3,000	\$23,000
8102	2005 Ford Expedition	<u>\$25,000</u>	<u>\$7,000</u>	<u>\$32,000</u>
	<b>Subtotal</b>	<b>\$56,000</b>	<b>\$17,000</b>	<b>\$73,000</b>

Computers

	<u>Quantity</u>	<u>Value (ea.)</u>	<u>Total Value</u>
Desktops	6	\$2,000	\$12,000
Laptop	1	\$2,000	\$ 2,000
Electronic Road Signs	2	\$3,000	<u>\$ 6,000</u>
	<b>Subtotal</b>		<b>\$20,000</b>

**Total Existing Vehicles & Equipment** **\$93,000**

It is estimated that the replacement of these vehicles and equipment over the next five years will total approximately \$200,000.00

Respectfully submitted,  
 Robert Combs  
 Assistant Chief/Fire Marshal

<b>DIAMOND SPRINGS-EL DORADO FIRE PROTECTION DISTRICT</b>		
<b>Administrative Policy</b>		
Number: Article 4.1	Date: 08-07-85	Revision Date: Pending
Subject: Development Fee Collection		

I. Purpose

To define the current Impact Development Fee that shall be paid for any building construction within the Diamond Springs – El Dorado Fire Protection District (District).

II. Scope

This standard applies to the development of any residential, agricultural, commercial, institutional, or industrial use within the District. This includes all occupancies including Assembly, Business, Educational, Factory and Industrial, High Hazard, Institutional, Mercantile, Organized Camps, Research Laboratories, Storage, Utility and Miscellaneous occupancies. Additions to existing structures, modular buildings and mobile homes are also included.

III. Authority

The Districts is permitted to impose development fees to mitigate the impact of new development per California Government Code Section 66000 et. seq., and El Dorado County Ordinance number 3391.

IV. Requirements

A. Determination

The fee is determined by an analysis of the projected costs and development for a five year forecast period. The fee is imposed on a per-square foot basis as the fairest allocation of costs incurred due to growth impact. This analysis is performed annually and the fee is adjusted through a Fire District Resolution as needed. The resolution is forwarded for subsequent review and approval from the El Dorado County Planning Commission and the El Dorado County Board of Supervisors.

B. Fee Amount

*The Residential fee is \$0.62 per foot*

Residential fees are applied to all residential buildings including second dwellings, shops, garages, sheds, barns, agricultural buildings, pump houses, manufactured homes, factory built homes and other associated structures on a per-square foot basis. Residential fees are also applied to all residential additions on a per-square-foot basis. Square foot calculations shall include all usable space that is covered by the roof such as covered porches, breezeways, riding arenas and loggias in excess of 120 square feet.

*The Commercial fee is \$1.22 per foot*

Development fees are applied to all commercial buildings including any commercial occupancy classified as an Assembly, Business, Educational, Factory and Industrial, High Hazard, Institutional, Mercantile, Organized Camps, Research Laboratories, Storage, Utility and Miscellaneous occupancies.

C. Fee Collection

Fees are calculated by the Fire District and are collected by the El Dorado County Building Safety Department at the time the building permit is issued. Full fees do not apply to the replacement of either Commercial or Residential buildings such as the rebuilding of a structure destroyed by fire or other disaster provided that development fees have already been paid. In the event development fees were paid at a lesser amount than the current fee schedule, the fee amount previously paid will be deducted from the amount due. Any increased size of the replacement building or floor area shall be subject to additional development fees at the current rate.

D. Appeals

Any person may appeal the imposition of development fees by filing a written statement of appeal outlining the facts and circumstances which the appellant believes are sufficient to justify the waiver or modification of development fees applied to the appellants building project. The written appeal must include the appellant's name, mailing address, day-time telephone number, Assessor's Parcel Number, Permit Number and proof of fee amount paid for the building project. The District's Board of Directors will consider the appeal at its next Board of Directors' meeting scheduled not less than seventy-two (72) hours from and after receipt of the written appeal.

**E. Fee Refund Requests**

Fee refunds may be considered for building projects that are cancelled prior to construction. Requests for a development fee refund shall be made in writing to the Fire District. The written request shall outline the facts and circumstances pertaining to the project and must include: Requestor's name, mailing address, day-time telephone number, Assessor's Parcel Number, Permit Number and fee amount for the building project. The Fire District's Board of Directors will consider the appeal at its next Board of Directors meeting scheduled not less than two (2) weeks from and after receipt of the written request. A processing fee of 1% will be applied to all approved refunds. If the refund is approved, a check will be issued by the Fire District. The check can be mailed to the applicant or picked up in person.

**Address for Appeals or Refund Requests**

All appeals shall be submitted to the Diamond Springs-El Dorado Fire Protection District. Notice shall be provided in writing, delivered in person or by registered mail, return receipt required to:

Diamond Springs – El Dorado Fire Protection District  
Attn: Fire Chief  
501 Main Street  
Diamond Springs, CA 95619

# **FIRE FACILITIES IMPACT FEE STUDY**

## **DIAMOND SPRINGS- EL DORADO FIRE PROTECTION DISTRICT**

**REVISED FINAL REPORT  
JANUARY 1, 2010**





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# Diamond Springs – El Dorado Fire Protection District Fire Facilities Impact Fee Study

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## Introduction

This report summarizes an analysis of the need for fire facilities by the Diamond Springs - El Dorado Fire Protection District (District) to accommodate new development. The report documents a reasonable relationship between new development and an impact fee for funding these new facilities assets.

The District is a semi-rural fire district located directly west of Placerville. The District provides a comprehensive range of services including fire suppression, emergency medical services, and fire prevention activities.

The District receives the majority of its revenues from property tax. As with most local agencies, the District's property tax revenue stream has diminished in terms of real dollars over time since the imposition of Proposition 13 in 1978. Consequently, the District must manage its resources carefully to properly serve the projected influx of new residents and businesses to the region. The District implemented a Community Facilities District (Mello Roos) in 2006. This imposes a special tax on discretionary development to assist in offsetting the impacts and on-going operational needs caused by the expanding community. Revenue from the Community Facilities District will be proportionate to the development and remains only a minor revenue element.

The District currently has a fire facility impact fee in place, which was last calculated in 2006. The fee needs to be updated to take into account recent growth projections and the facilities needed to serve the future population.

The variety of funding sources utilized by the District, including support provided by the Diamond Springs - El Dorado Firefighter's Association, (Association) has allowed the District to maintain its level of service and facilities while addressing new development's demands upon the District so far. A continuing challenge facing the District will be the on-going transition from what was a primarily volunteer district towards an increasingly career staffed district. Although this report specifically addresses the need for fire facilities and not staffing (or other on-going operational costs), it is important to consider the need for additional fire facilities in the context of the need for space for career personnel (e.g., sleeping quarters). The District's other funding sources will increasingly be needed to address operational needs.

The District's boundaries only encompass unincorporated areas of El Dorado County. Per the *Mitigation Fee Act* contained in *Government Code* Section 66000 *et. seq.*, the County rather than the District has legal authority to impose impact fees on the District's unincorporated area. This report provides the necessary documentation for the El Dorado County Board of Supervisors to adopt a fire facilities impact fee for imposition within the Diamond Springs - El Dorado Fire Protection District boundaries. It also provides a list of statutory findings pertaining to the imposition of the District fees.

## Fire Facilities Service Population

The Diamond Springs - El Dorado Fire Protection District serves homes and businesses as well as rural regions in its service area. Need for the District's services and associated facilities are measured by its service population, or the number of residents and workers within its service area. Service population reasonably represents the need for fire facilities because people requesting medical assistance generates the most calls for service. Structural fire suppression is the second most important mission of the fire district after the protection of life.

**Table 1** provides estimates of the District's total service population in 2005 and 2025. Total service population is comprised of residents and employees working within the District. The 2005-2025 is occasionally validated with current growth data.

**Table 1: Diamond Springs Fire Protected District Service Population**

	Residents	Workers	Service Population <sup>1</sup>
<b>Existing (2005) TAZ</b>	<b>15,900</b>	<b>5,900</b>	<b>20,000</b>
<b>Future (2025) TAZ</b>	<b>24,100</b>	<b>11,400</b>	<b>32,000</b>
<b>Net Increase</b>	<b>8,200</b>	<b>5,000</b>	<b>12,000</b>
<b>Validation (2008)*</b>	<b>17,146</b>	<b>5,900</b>	<b>23,046</b>
<b>* Weighting Factor</b>	<b>1.00</b>	<b>0.69</b>	

**Note:** Service population weighting factors are based on the City of Phoenix service call data weighted by the relative proportions of residential and nonresidential land use in that City, allowing the results of the survey to be applied in other areas. <sup>1</sup> Service population equals residents plus workers with each weighted by appropriate factor shown at the bottom of the table. Sources: United States Bureau of Census, Census 2000; California Department of Finance; DSED SOC, MuniFinancial and the El Dorado County Surveyor.

The estimate of existing residential population and jobs for the year 2005 was taken from a Traffic Zone Analysis completed by MuniFinancial Inc. for El Dorado County. El Dorado County is divided into 267 Traffic Assessment Zones ("TAZ") for the purpose of modeling traffic impacts on roads and highways throughout the County. Residential data is expressed in number of households (occupied housing units), and nonresidential data is expressed in employment (jobs). The County Department of Transportation provided MuniFinancial with January 1, 1999 existing development data for each TAZ by land use type. MuniFinancial then updated the data to 2004 with building permit data provided by the County Building Department for the period of January 1, 1999 through August 1, 2004. This data, which covers growth in the County for the last five and a half years, was the basis of the forecasts.

Estimates of future residential population and jobs within the District were based on trends apparent in building permit data and current estimates of average persons per housing unit from the California Department of Finance. This data was included in the 2025 projection by TAZ used in this study. These data assumptions were revalidated and updated in 2009 using El Dorado County Surveyor's GIS Data. This data was obtained from a similar study that determined population levels in 2004 and 2008, projecting populations for 2010 by utilizing census tract block level data. Census data was then layered over the current (October 2009) developed and undeveloped parcels within the District.

To calculate service population for fire protection facilities, residents are weighted at 1.00. A worker is weighted at 0.69 of one resident to reflect the lower per capita need for fire services associated with businesses. Nonresidential buildings are typically occupied less intensively than

dwelling units, so it is reasonable to assume that average per-worker usage of services is less than average per-resident usage.

The specific 0.69 per-worker weighting used here is derived from an extensive study carried out by planning staff in the City of Phoenix. Data from that study is used to calculate a per capita factor that is independent of land use patterns. Because of the large geographical area covered by this study, it is the best source of data for application to other areas. It is reasonable to assume that relative demand for fire service between residents and workers does not vary substantially on a per capita basis across communities, enabling this data for use in other communities in the documentation of a fire facilities impact fee.

Using these weighting factors, the total existing service population for the Diamond Springs - El Dorado Fire Protection District is estimated at about 20,000 as shown in **Table 1**. The projected 2025 service population is substantially larger at 32,000. The increase in service population is approximately 12,000.

## Existing Fire Facilities

The District's inventory of existing and planned fire facilities was used as the basis for calculating the District's facility standard. This standard is used to determine new development's fair share obligation for expanded facilities as growth occurs. The District's existing fire protection facilities described in this section currently serve the entire District.

**Tables 2 through 4** provide a detailed inventory of the District's stations, existing apparatus and special equipment. **Table 5** sums the District's current inventory. The estimated value of the District's inventory is based on unit cost assumptions with the exception of Station 49 (described in more detail below). Unit costs reflected in Tables 2, 3 and 4 include the following:

- ♦ **Land cost per acre.** Estimated cost per acre varies based on specific location of sites within the District. Cost estimates provided by the District.
- ♦ **Buildings.** Estimated replacement costs provided by MuniFinancial based on experience with other fire district clients. Estimated replacement cost of Station 46 is slightly higher than the other stations reflecting more recent original construction and/or recent remodeling.
- ♦ **Apparatus/Vehicles.** Estimated replacement cost of apparatus, vehicles and equipment carried on apparatus provided by the District. Replacement cost of older apparatus reflect secondary market prices, also provided by the District.

**Table 2** highlights the District's existing facilities. The District currently serves the entire District area from five fire stations. The District owns all of the stations except for Station 49. In the case of Station 49, the land is owned by the Diamond Springs - El Dorado Firefighter's Association and leased to the District for one dollar a year on a ninety-nine year lease. The District's lease includes first right of refusal to purchase the land and station at market cost if sold, with the application of the District's existing equity (approximately \$2.2 million) in the facility towards the overall cost.

**Table 2: Diamond Springs Existing Fire Facilities**

		Amount	Unit Cost	Total Cost
<b>Existing Facilities</b>				
Station 44 (Logtown)				
Land	acres	0.95	150,000	150,000
Building	sq.ft.	2000	250	500,000
Station 46 (El Dorado)				
Land	acres	0.3	150,000	150,000
Building	sq.ft.	3000	250	750,000
Station 47 (Sleepy Hollow)				
Land	acres	0.3	150,000	150,000
Building	sq.ft.	2000	250	500,000
Station 48 (Missouri Flat)				
Land	acres	0.3	200,000	200,000
Building	sq.ft.	2000	250	500,000
Station 49 (Diamond Spr.)				
Land	acres	3.5	300,000	300,000
Building	sq.ft.	14,700	150	2,205,000
<b>Total Existing Stations</b>	acres	5.35		950,000
	sq.ft.	23,700		6,660,000
<b>Total</b>				<b>5,405,000</b>

<sup>1</sup> Based on replacement cost.

The District plans to relocate Station 48. The facility currently housing Station 47 will be retained by the District and used as resident or a seasonal facility. Station 48 will most likely be moved and the property sold. Consequently the estimated existing value of Station 48 is subtracted in the fee calculations (please see Table 7) as it is not envisioned as part of the overall fire facilities system eventually needed to accommodate existing and projected new development considered in this study.

Two of the stations (Logtown and Sleepy Hollow) are completely staffed by volunteers and resident firefighters. The Missouri Flat Station and the Diamond Springs Station are staffed by a combination of volunteers and career employees. The El Dorado Station was converted to combination staffing in 2006, but the down turn in the economy has jeopardized that career staffing level. While volunteers serve all of the stations, new development will provide justification and a need to employ more people in full time career positions.

**Table 3** illustrates the inventory and estimated value of existing apparatus and vehicle cost estimates including the fire fighting, emergency medical, and communications equipment needed to stock each vehicle. The District owns a number of engines, a rescue truck, a tractor, several other vehicles and other miscellaneous fire protection and training equipment.

**Table 3: Diamond Springs Fire District Existing Apparatus**

<b>Vehicle Type and Make</b>	<b>Unit</b>	<b>Vehicle 1</b>	<b>Equipment 2</b>	<b>Total</b>
<b>Existing Equipment</b>				
Type / Engines				
HME-2005-Type 1	700	285,000	78,000	363,000
HME-2004-Type 2	4331	182,000	108,000	290,000
HME-2000-Type 1	9152	250,000	78,000	328,000
HME-2006-Type 1	851	300,000	78,000	378,000
Pete-1991-Type 1	5515	230,000	78,000	308,000
HME-2004-Type 2	7372	182,000	108,000	290,000
VanPelt-1978-Type 1	5639	15,000	78,000	93,000
VanPelt-1981-Type 1	5973	15,000	78,000	93,000
<b>Sub Total Engines</b>		<b>1,459,000</b>	<b>684,000</b>	<b>2,143,000</b>
Type / Ladder Trucks				
VanPelt-1981-Type 2	5972	30,000	132,000	162,000
<b>Sub Total Trucks</b>		<b>30,000</b>	<b>132,000</b>	<b>162,000</b>
Command / Support				
Ford-2006-Expe	4620	35,000	7,000	42,000
Chev-2008-Tahoe	4446	35,000	7,000	42,000
Ford-2006-Expe	5673	25,000	7,000	32,000
Ford-2005-Expe	6916	25,000	7,000	32,000
Ford-2001-F150	355	11,000	7,000	18,000
Ford-2001-F150	658	5,500	7,000	12,500
Ford-2001-F150	8626	11,000	7,000	18,000
Toyo-2005-Tund	2747	20,000	3,000	23,000
<b>Sub Total Support</b>		<b>167,500</b>	<b>52,000</b>	<b>219,500</b>
Misc. Equipment				
Inte-1990-Type 1	9385	135,000	10,000	145,000
HME-2002-Med USAR	17	150,000	190,000	340,000
2000 Bob Cat 742		5,000		5,000
<b>Sub Total Equipment</b>		<b>290,000</b>	<b>200,000</b>	<b>490,000</b>
<b>All Vehicles and Equipment</b>		<b>1,946,500</b>	<b>1,068,000</b>	<b>3,014,500</b>

1 Value based on current replacement values. Secondary market values used for older engines. 2 Value of equipment based on recent District purchases.



**Table 4** provides the inventory of special protective gear, communications equipment, training equipment, and other miscellaneous equipment shared by all stations. Replacement cost estimates were provided by the District for these items.

**Table 4: Diamond Springs Fire District Existing Special Equipment**

	<b>Cost per Unit</b>	<b>Units</b>	<b>Total</b>
Turnout (inclusive)	3,800	50	190,000
Wildland Safety Equipment	3,200	40	128,000
SCBA			212,000
SCBA Support	36,000	N/A	36,000
Portable Radios			40,000
Portable Generators	2,500	4	10,000
Computers			15,000
Data Network		N/A	20,000
Mobile Data System	4,750	8	38,000
Office Equipment	30,000	N/A	30,000
Fire Hose Inventory	38,000	N/A	38,000
<b>Total Special Equipment</b>			<b>757,000</b>

Note: Values based on current replacement value. Protective clothing is all inclusive. 2 Projectors, computers and IT capitol are included in this category.

**Table 5** displays the sum of the estimated value of the District’s existing fire facilities. The District currently owns the equivalent of almost \$11 million in fire protection facilities, apparatus and equipment to meet the needs of its existing service population.

**Table 5: Estimated Total Value of District Existing Inventory**

<b>Description</b>	<b>Value</b>
Facilities	5,405,000
Apparatus	3,014,500
Equipment	757,000
<b>Total</b>	<b>9,176,500</b>

## Fire Facilities To Accommodate New Development

Preliminary planning for future fire facilities was also 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 if the projected fire impact fee revenues would adequately fund those needs. The District is in the process of updating its master plan. When completed, should the updated 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 6** documents preliminary planned facilities and planned modifications to existing facilities. The District identified fire protection facilities that would be needed to accommodate the magnitude of new residential and commercial development represented by the development

projections presented above.

Currently there are two major facility changes planned to accommodate new development. The first major facility change is the relocation of the Missouri Flat Station to a more suitable location. While the exact location has not yet been determined, preliminary planning has indicated that the station needs to be located between Missouri Flat Road and Green Stone Road near the Highway 50 corridor.

The second major facility improvement to accommodate new growth is the construction of a multi-use facility in the Sand Ridge area. The District desires to purchase land in the area for a staging area and potential fire training facility. Fire station capabilities may be warranted in the future as the area continues to increase in density. While the facility is still in an early conceptual planning stage, preliminary estimates are that it will cost approximately \$3 million to purchase the required land and construct the facilities.

District anticipates the need to add an additional engine and a ladder truck in order to accommodate the projected level of development in the District by 2025.

**Table 6: Diamond Springs Fire District Planned Fire Facilities**

<b>Planned Facilities</b>	<b>Amount</b>	<b>Unit Cost</b>	<b>Total Cost</b>
Station 48 relocation	5.00 acres	300,000	300,000
Station	12,000 sq.ft.	300	3,600,000
Warehouse	4,000 sq. ft.	200	800,000
Subtotal	16,000 sq. ft.		4,700,000
Station 44 remodel			30,000
Sand Ridge Multi Use			3,000,000
Equipment			
Type 3 Engine	1	340,000	340,000
Type 1 Engine	1	478,000	478,000
Type 1 Truck	1	908,000	908,000
SCBA Support	1	15,000	15,000
SCBA Replacement	40	5,300	250,000
Communications	40	1,500	60,000
<b>Total Cost of Facilities</b>			<b>14,481,000</b>

## Fire Facility Standards

The fire facilities impact fees calculated in this report are based on a system plan facilities standard approach. The system plan standard incorporates all existing and projected new development, and all existing and planned facilities designed to serve that development. (See **Table 6**.) The system plan facilities standard represents the average per capita cost of all facilities to serve the entire projected service population. Using this per capita standard as a basis for the impact fee ensures an equitable distribution of total system costs between existing and new development. The District's facilities standard (calculated on a cost per capita basis) is

shown in **Table 7**. Note that the estimated value of existing Station 48 has been subtracted from the system standard per capita calculations because of the District's plans to relocate that station. The facility standard is shown separately for residents and workers because their respective demand for services is weighted differently. (See service population discussion.)

**Table 7: Diamond Springs Fire District System Plan Standard**

<b>Existing Public Facilities</b>	
Vehicles	3,014,500
Equipment	758,000
Structures	5,405,000
<b>Subtotal 1</b>	<b>9,176,500</b>
<b>Planned Public Facilities</b>	
Vehicles	1,726,000
Equipment	325,000
Structures	12,430,000
<b>Subtotal</b>	<b>14,481,000</b>
<b>Total Public Facilities</b>	<b>23,659,500</b>
<b>Service Population 2025</b>	<b>32,000</b>
<b>Facility Standard per Capita</b>	<b>\$739</b>
<b>Cost per Worker 2</b>	<b>\$510</b>

The District's fire facilities impact fees could also have been calculated based using an existing inventory facilities standard approach. This method is based on the existing facilities – or the investment in facilities summarized in Table 4 - per existing service population. The existing inventory approach yields a lower facility standard per capita (\$510)<sup>1</sup> than the system plan facility approach (\$739). Hence, the District's planned facilities effectively increase its facility standards. This is acceptable as long as new development is not required to contribute more than its fair share of the planned facilities. The District also has to have enough alternative sources of funding for existing development's share of these planned facilities. (See alternative funding sources section.)

The allocation of costs for planned facilities to new development within the District is shown in **Table 8**. The bottom line of **Table 8** shows that to complete future facilities as currently planned there is a need for approximately \$5.6 million in revenue from non-fee (and/or previously collected impact fee) sources. This revenue requirement amounts to about 39 percent of planned facilities and represents the cost of planned facilities to increase facility standards for existing development. If the District does not make this level of investment in addition to future impact fee revenue, then the planned facility standard will not be realized and new development would have paid too high a fee.

**Table 8: Projected Fee Revenue**

Facility Standard per Capita	739
Projected Service Population Within the District (2005-2025)	12000
Total Public Facilities To Serve Growth	8,868,000
<b>Total Cost of Planned Facilities</b>	<b>14,481,000</b>
<b>Need for Non-Fee Revenue Contribution</b>	<b>(5,613,000)</b>

<sup>1</sup> Estimated value of exiting inventory (\$9,176,500 from Table 5) divided by existing service population (23,046 from Table 1) equals \$398 per capita.

## Alternative Funding Sources

The District does not anticipate developing any other on-going sources of revenue for capital facilities besides impact fees and existing General Fund revenue. General Fund revenue is derived from the District's share of the constitutionally imposed one percent property tax rate that varies throughout the District. Any new or increased special tax would require two-thirds voter approval. Any new or increased assessment would require a majority property owner approval. Any new or increased property-related charge or fee would require a majority voter approval.

The Diamond Springs - El Dorado Fire Protection District currently has approximately \$800,000 in reserves and no debt. The District anticipates that the sale of existing Station 48 site will also provide significant funding to assist with remedying the identified deficiency. (Recall that the estimated value of Station 48 was deducted from the system plan per capita standard.) The District estimates that with its existing fund balance, the anticipated sale of assets, and some additional general fund revenue contributions it shall be able to provide the revenue required to fund the increase in facility standards for its existing service population (see Table 8).

## Fee Schedule

**Table 9** shows the fire facilities impact fee for new development throughout the District based on the facilities cost per capita shown in Table 7. The cost per capita is converted to a fee per square foot of development based on dwelling unit and building space densities (persons per dwelling unit and workers per 1,000 square feet of building space). The estimate of residential densities is based on the most recent available data for unincorporated El Dorado County from the California State Department of Finance. Employment densities are consistent with those used in the Traffic Analysis Zone (TAZ) study recently completed for the County by MuniFinancial. (See page 2.) The residential fee per square foot was calculated based on the average unit size of units recently being constructed in the District determined from District permit fee collection records for 2002 through 2005. Density factors also include an adjustment for vacant space so they can apply uniformly to all new construction. Unoccupied agricultural areas will be treated as residential property as long as property is not used as commercial property by a special use permit.

A two percent administrative charge, which will be retained by the District, is included to cover expenses associated with documenting, collecting and accounting for the fee. The fee does not

include any charge for any of the District's other (non-fee related) administrative costs.

**Table 9: Diamond Springs Fire Protection District Fire Facilities Proposed Impact Fee Schedule**

Land Use	Cost p/Cap	Density <sup>1</sup>	Occupancy <sup>2</sup>	Cost du v sf	Av sf <sup>3</sup>	Cost sf	Admin <sup>4</sup>	Total Fee
Residential	\$739	2.66	94%	<b>\$2,020</b>	3100	0.60	0.02	<b>\$0.62</b>
Commercial	\$510	2.5	N/A	\$1,275	1000		0.02	
Office	\$510	2.86	N/A	\$1,459	1000		0.02	
Industrial	\$510	1.67	N/A	\$852	1000		0.02	
				<b>\$1,195</b>	1000	1.20	0.02	<b>\$1.22</b>

<sup>1</sup> Persons per dwelling unit for residential land uses and employees per 100 sq.ft. for non-residential uses. <sup>2</sup> Residential occupancy rates assumed to be similar to the rates for the City of Placerville and like communities. Non-residential density rates incorporate occupancy assumptions. <sup>3</sup> Based on 2006-2009 District impact fee and permit data for residential land uses. <sup>4</sup> Two percent administrative fee pursuant to Govt. Code 60000.

## Program Implementation

The fire facilities impact fee would be collected at time of building permit issuance. Because the District does not have the statutory authority to adopt a fee, it must rely on the County Board of Supervisors for the authority. In addition, to implement the fee the District, in cooperation with the County, should:

- Seek to acquire the necessary property for new stations through purchase or dedication and maintain an updated master plan indicating fire facility standards and the types of facilities anticipated to accommodate growth;
- Identify funding sources to complement impact fee revenues to fully fund planned facilities;
- Maintain an annual Capital Improvement Program budget or another accounting mechanism to indicate where fees are being expended to accommodate growth;
- Maintain records on use of the administrative charge to justify the amount;
- Comply with the annual and five-year reporting requirements of *Government Code* 66001 and 66006; and
- Identify appropriate inflation indexes in the fee ordinance and allow an automatic inflation adjustment to the fee annually.

For inflation indexes, the District should use separate indexes for land and construction. Calculating the land index may require use of a property appraiser every several years. The construction index can be based on the District's recent capital project experience or taken from any reputable published source, such as the *Engineering News Record*. To calculate the fee increase, total planned facility costs represented by land or construction, as appropriate, should weight each index.

## Mitigation Fee Act Findings

To guide the widespread imposition of development impact fees, the State Legislature adopted the *Mitigation Fee Act* (the *Act*) with Assembly Bill 1600 in 1988 and subsequent amendments. The *Act* is contained in *California Government Code* Section 66000 *et seq.* and establishes requirements for the imposition and administration of impact fee programs. The *Act* became law in January 1988 and requires local governments to document the five findings explained in the sections below when adopting an impact fee. For the fire facilities impact fee to be adopted by El Dorado County on behalf of the Diamond Springs - El Dorado Fire Protection District, the findings are summarized here and supported in detail by the report that follows. All statutory references are to the *Act*.

### **Purpose of Fee**

For the first finding the County must:

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

The policy of El Dorado County, per Section 5.1.2.3 of the July 19, 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 permitted by State Law.” The purpose of the Diamond Springs - El Dorado Fire Protection District fire facilities impact fee is to implement this policy by providing a funding source from new development for capital improvements to serve that development. The fee advances a legitimate interest of the County by assuring that new development within the County is provided with adequate fire protection facilities and services.

### **Use of Fee Revenues**

For the second finding the County must:

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 fire facilities impact fee will fund expanded facilities to serve new development as identified below. All planned facilities will be located within the Diamond Springs - El Dorado Fire Protection District boundaries:

- Land for fire station and other related structures;
- Fire stations including furniture and other equipment;
- Fire apparatus including equipped engines and other vehicles;
- Medical response, hazardous materials, training, and other specialized fire fighting equipment.
- Potential financing costs associated with the above.

Planned fire facilities are preliminarily identified in this report. Additional planning will be

provided in the District's master plan and annual budgets. This report provides a preliminary description and cost estimate for planned facilities. The master plan and annual budgets will provide additional details and proposed timing for construction/acquisition of the facility.

### **Benefit Relationship**

For the third finding the County must:

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 restrict fee revenues to the acquisition of land, construction of public buildings, and purchase of related equipment, furnishings, vehicles, and services that will serve new development and the additional residents and workers associated with that new development as part of a district-wide network of fire protection facilities and services. Thus, there is a reasonable relationship between the use of fee revenues and the residential and nonresidential types of new development that will pay the fee.

### **Burden Relationship**

For the fourth finding the County must:

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(a)(4))

Service population provides an indicator of the demand for the facilities needed to accommodate growth. Service population is calculated based on residents associated with residential development and employment associated with nonresidential development. To calculate a single per capita standard, one worker is weighted less than one resident based on an analysis of the relative demand for fire facilities by land use type.

The need for the fee is based on the facility standards identified in this report and the growth in district-wide service population projected through 2025. Facilities standards represent the level of service that the District plans to provide its residents and businesses in 2025. Standards are based on the District's total existing and planned facilities allocated across the District's total service population in 2025.

See the *Fire Facilities Service Population* section, for a description of how service population and growth projections are calculated. Facility standards are described in the *Fire Facility Standards* section.

### **Proportionality**

For the fifth finding the County must:

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))

This 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 estimated size of the service population that the project will accommodate. The total fee for a specific project is based on its size as measured by dwelling units or building square feet. The fee schedule

converts the estimated service population that a development project will accommodate into a fee based on the size of the project. Larger projects of a certain land use type will have a higher service population and pay a higher fee than smaller projects of the same land use type. Thus, the fee schedule ensures a reasonable relationship between the public facility fee for a specific development project and the cost of the facilities attributable to that project.

See the *Fee Schedule* section for a description of how service population is determined for different types of land uses. The *Fee Schedule* section also presents the fire facilities impact fee schedule.



# Annual Report of Revenues and Expenditures

District: Diamond Springs Fire District  
 Fiscal Year: 2006-2007  
 Name of Preparer: T Cunningham

Development fee revenues are deposited into: \_\_\_\_\_  
 Account No. \_\_\_\_\_ Institution \_\_\_\_\_  
 Accounts with fees unexpended or uncommitted for  
 five (5) years or more: (see note) \_\_\_\_\_  
 Account No. \_\_\_\_\_ Institution \_\_\_\_\_

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	3,939.18
AUG	15,203.25
SEP	10,647.00
OCT	29,124.37
NOV	21,948.00
DEC	7,116.00
JAN	9,774.18
FEB	5,693.40
MAR	11,079.00
APR	0.00
MAY	0.00
JUN	0.00
<b>SUBTOTAL:</b>	<b>114,524.38</b>
<b>INTEREST:</b>	<b>11,579.74</b>
<b>TOTAL:</b>	<b>126,104.12</b>

## TRANSFERS TO DISTRICT'S

### OPERATING FUND

MONTH	AMOUNT
JUL	\$137,000.00
AUG	
SEP	
OCT	
NOV	\$30,000.00
DEC	\$65,415.00
JAN	
FEB	
MAR	
APR	
MAY	
JUN	
<b>TOTAL:</b>	<b>\$232,415.00</b>

### CALCULATION OF REPORT YEAR ENDING BALANCE

PRIOR FY ENDING BALANCE:	356,277.15
REPORT YR REVENUES:	126,104.12
REPORT YR EXPENDITURES:	232,415.00
REPORT YR ENDING BALANCE:	249,966.27

# Annual Report of Revenues and Expenditures

District: Diamond Springs Fire District  
 Fiscal Year: 2007-2008  
 Name of Preparer: T Cunningham

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

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.

Development fee revenues are deposited into:  
 Account No. Institution

## REVENUES\*

MONTH	AMOUNT
JUL	0.00
AUG	11,784.00
SEP	13,535.28
OCT	1,779.00
NOV	0.00
DEC	955.44
JAN	748.08
FEB	2,016.00
MAR	356.40
APR	0.00
MAY	0.00
JUN	2,920.56
<b>SUBTOTAL:</b>	<b>34,094.76</b>
<b>INTEREST:</b>	<b>11,952.58</b>
<b>TOTAL:</b>	<b>46,047.34</b>

## TRANSFERS TO DISTRICT'S OPERATING FUND

MONTH	AMOUNT
JUL	
AUG	
SEP	
OCT	
NOV	
DEC	
JAN	
FEB	
MAR	
APR	
MAY	\$17,000.00
JUN	\$9,956.23
<b>TOTAL:</b>	<b>\$26,956.23</b>

## CALCULATION OF REPORT YEAR ENDING BALANCE

PRIOR FY ENDING BALANCE:	238,252.38
REPORT YR REVENUES:	46,047.34
REPORT YR EXPENDITURES:	26,956.23
REPORT YR ENDING BALANCE:	257,343.49

# Annual Report of Revenues and Expenditures

District: Diamond Springs Fire District  
 Fiscal Year: 2008-2009  
 Name of Preparer: T Cunningham

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

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.

Development fee revenues are deposited into:  
 Account No. Institution

## TRANSFERS TO DISTRICT'S OPERATING FUND

MONTH	AMOUNT
JUL	
AUG	\$17,905.00
SEP	
OCT	
NOV	
DEC	
JAN	
FEB	
MAR	
APR	
MAY	
JUN	
TOTAL:	\$17,905.00

## REVENUES\*

MONTH	AMOUNT
JUL	0.00
AUG	0.00
SEP	6,392.70
OCT	1,907.64
NOV	75.46
DEC	7,780.19
JAN	1,274.68
FEB	0.00
MAR	7,303.83
APR	0.00
MAY	10,617.80
JUN	0.00
SUBTOTAL:	35,352.30
INTEREST:	10,642.00
TOTAL:	45,994.30

## CALCULATION OF REPORT YEAR ENDING BALANCE

PRIOR FY ENDING BALANCE:	225,692.44
REPORT YR REVENUES:	45,994.30
REPORT YR EXPENDITURES:	17,905.00
REPORT YR ENDING BALANCE:	253,781.74

\*Net receipts after 1 % EDC Auditor/Controller charge

**Staff Report  
May 11, 2010  
Development Fees**

**Comparison of Existing Development Fees to Proposed Fee**

Schedule of proposed fee against current neighboring fees

Agency	Residential		Commerc	Ag Fee
	1800	Res sq ft		
Diamond Springs	1116	0.62	1.2	NA
Lake Valley	750	0.41666667	0.32	NA
Latrobe	1710	0.95	0.95	NA
El Dorado	1980	1.1	1.1	NA
El Dorado Hills	2088	1.16	1.16	NA
Garden Valley	1386	0.77	0.77	NA
Georgetown	1584	0.88	0.87	NA
Mosquito	1422	0.79	0.79	NA
Pioneer	1548	0.86	0.86	NA
Rescue	1818	1.01	1.01	NA
Meeks Bay	750	0.41666667	na	NA
Cameron Park	2687	1.49277778	1.49	NA
Total	18839	10.4661111	10.52	0
<b>Average</b>	<b>1569.917</b>	<b>0.87217593</b>	<b>0.956364</b>	<b>0</b>
<b>Dif</b>	<b>-453.917</b>	<b>-0.2521759</b>	<b>0.243636</b>	<b>0</b>

The District's current development fee was adopted in 2006 and was set at:

Commercial structures	\$ .77 per square foot.
Office structures	\$ .88 per square foot.
Industrial structures	\$ .51 per square foot.
Unoccupied agricultural	\$ .26 per square foot.
Residential	\$ .36 per square foot.

Prior to 2006, in the 2004-05 Development Fee, the adopted fee had been applied as follows:

Commercial, Office and Industrial	\$ .99 per square foot.
Residential	\$1779 per dwelling, based on all dwellings being 1800 square feet or .99 per foot and free after 1800 square feet.

No charge for agricultural construction.

**Summary:**

The proposed residential fee is \$453 below the current average residential fee charged by neighboring agencies (or \$.25 per square foot lower). The combined proposed commercial fee is \$.24 higher than the current average commercial fee charged by neighboring agencies. Neighboring fire agency fees are based on their commercial rate. We expect all fees to rise to an average of \$1.20 (commercial). This increase in commercial fees will most likely drive the neighboring residential fee average higher than the proposed District residential fee. Our proposed residential fee is not based on our commercial fee structure.

**DIAMOND SPRINGS/EL DORADO FIRE PROTECTION DISTRICT  
RESOLUTION 2010.08  
Development Fees**

**WHEREAS**, the Board of Directors of the Diamond Springs/El Dorado Fire Protection District recognizes that continuing development within the District places added responsibilities and cost to the Fire District; and

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

**WHEREAS**, the Diamond Springs/El Dorado Fire Protection District Fire Facilities Impact Fee Study, formerly know as the Long Range Plan, studies the impacts of contemplated future development on existing fire services within the boundaries of the district, along with an analysis of the need for new public facilities and equipment required as a result of the new development was conducted, and said Fire Facilities Impact Fee Study set forth the relationship between development, the needed facilities and equipment and their estimated costs.

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

**WHEREAS**, the cost estimates set forth in the plan are reasonable cost estimates for constructing facilities or acquiring the equipment, and the fees expected to be generated by new development will not exceed the total of these costs.

**WHEREAS**, El Dorado County Ordinance #3991 allows the District to impose development fees for fire protection services,

**NOW, THEREFORE, BE IT RESOLVED** that there be continued in effect a development fee as a condition of any building permit for the development of any residential, commercial, institutional, or industrial use within the Diamond Springs/El Dorado Fire Protection District.

Section 1. - Definitions

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

"Commercial Use" means any use for commercial purpose as defined in the El Dorado Zoning Code.

"Industrial Use" means any use for industrial purposes as defined in the El Dorado Zoning Code.

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

Section 2. - Development fee amount

Residential @ \$.62 per square foot of construction.  
Commercial @ \$1.22 per square foot of construction.  
Industrial @ \$1.22 per square foot of construction.  
Office @ \$1.22 per square foot of construction

Section 3. - Credit for fees paid Ref. To Board Policy Article 4

If mitigation fees were previously paid to the District by the developer or his predecessor, for parcel splits within the District, the fee described herein shall be waived.

Section 4. - Determination of Fee

The nexus for determination of the fee structure and its application for various occupancy types are annotated in the attached 2010 Fire Facilities Impact Fee Study. This nexus is outlined in Table 9 of the Study.

Section 5. - Development Expenditures Limitation

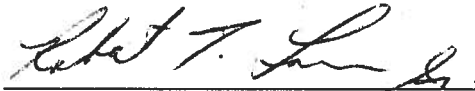
The fee shall be solely used to pay (1) for the described public facilities to be constructed or equipment to be acquired by the District; (2) for reimbursing the District for the development's fair share of those capital improvements or equipment already constructed or acquired by the District; or (3) to reimburse other developers who have constructed public facilities or acquired equipment described in the District Long Range Plan and Fire Facilities Impact Fee Study, where those facilities were beyond that needed to mitigate the impacts of the other developers' project or projects. The fees herein shall be deposited into a separate account for which the funds therein shall only be expended pursuant to Chapter 13.20 of the County Ordinance Code. Such funds are hereby deemed appropriated for such purposes and shall only be used for the purposes set forth. A construction schedule is hereby established consistent with the term of District Long Range Plan and Fire Facilities Impact Fee Study. Such facilities shall be constructed as soon as the funds become available. The timing of construction shall be reviewed on an annual basis.

Section 6: Fee Review

The District shall review the estimated cost of the described capital improvements, the continued need for those improvements and the reasonable relationship between such need and the impacts of the various types of development pending or anticipated and for which this fee is charged. The District shall report its recommend any adjustment to this fee or other action as may be needed on an annual basis.

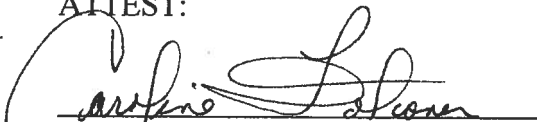
Approved this ninth day of June, 2010

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



Robert Larsen, Sr. Board Chair

ATTEST:

  
Caroline Falconer, Secretary

# 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, and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

**05/17, 05/19**

All in the year 2010

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

Dated at Placerville, California, this 19th day of **May, 2010**

Sally Ghens  
Signature

NOTICE OF PUBLIC HEARING  
NOTICE IS HEREBY GIVEN that a public hearing will be held on Wednesday, June 9, 2010 at the hour of 7:00 PM, during a regular Board of Directors meeting, in the Diamond Springs Station, Diamond Springs, California, to consider revising the 2009/2010 Fire Facility Impact Fee and Capitol Improvement Plan. The first draft of the plan revision and proposed fee changes are available for review at Diamond Springs Station-48; 501 Main Street, Diamond Springs California. At said hearing the District will consider all comments by interested persons.  
05/17, 05/19 02829917