



El Dorado County Master Report

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File Number: 06-1425

File ID: 06-1425

Type: Agenda Item

Status: Clerk's Inbox

Version: 1

Reference:

In Control: Board Of Supervisors

Created: 09/01/2006

Agenda Title: El Dorado County Fire Protection Districts Capital Improvement Plan and Development Impact Fees

Final Action:

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

RECOMMENDED ACTION: Approve

FUNDING:
Plan available in Viewing packet & on web

Notes: The district is proposing an increase to their current fees and a change in the residential impact fee basis from per dwelling unit to per square foot. The impact fee would increase for residential structures over 1,636 square feet. The impact fee for nonresidential structures would increase by 14 cents per square foot.

Code Sections:

Agenda Date: 09/12/2006

Sponsors:

Agenda Number:

Attachments: Res ELDO County FPD.doc

Enactment Date:

Same:

Enactment Number:

Contact: Laura Schwartz x6541

Hearing Date:

Next Meeting Date:

Approval History

Version	Date	Approver	Action
1	09/05/2006		Approved
Notes	Agenda Coordinator approval only for routing purposes to CAO.		
1	09/05/2006		Approved
Notes	The district is proposing an increase to their current fees and a change in the residential impact fee basis from per dwelling unit to per square foot. The impact fee would increase for residential structures over 1,636 square feet. The impact fee for nonresidential structures would increase by 14 cents per square foot.		

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 06-1425

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RECOMMENDED ACTION: Approve

FUNDING:

Recommendation:

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

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

Reasons for Recommendations:

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

The El Dorado County Fire Protection District is requesting the Board review and authorize their Capital Improvement Plan and adopt the development impact fees as listed. The district is proposing an increase to their current fees.

Existing Fees:

Residential: \$1,800 per dwelling unit

Comm/Ind/Inst: \$0.96 per square foot

Proposed Fees:

Residential/Comm/Ind/Inst: \$1.10 per square foot

Chief Administrative Office staff has reviewed the Capital Improvement Plan and finds it to be in compliance with applicable State statutes, El Dorado County Ordinance No. 3991, and the Policy and Procedure for Annual Approval and Authorization of Fire District Development Impact Fees. The Planning Commission has found the Plan to be in concurrence with the General Plan. Fees were last increased November 1, 2005 by resolution 336-2005.

Fiscal Impact:

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

Actions to be Taken Following Approval:

Upon approval of the Recommendations:

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

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

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



RESOLUTION NO. _____
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

**RESOLUTION APPROVING THE EL DORADO COUNTY FIRE PROTECTION DISTRICT
CAPITAL IMPROVEMENT PLAN AND ADOPTING DEVELOPMENT IMPACT FEES**

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

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

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

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

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

WHEREAS, this Board finds as follows:

- A. The purpose of these fees is to finance public facilities and equipment to mitigate the impact of development on fire protection services within the District.
- B. The fees collected pursuant to this Resolution shall be used to finance only the facilities and equipment as described or identified in the attached Report.
- C. Upon consideration of the Report and testimony received at this hearing, the Board approves the Report, incorporating such herein by reference, and further finds that new development within the boundaries of the District will generate an additional need for fire equipment and facilities and will contribute to the degradation of current services within the area.
- D. There is a current and future need for new facilities and equipment necessary for the District to provide fire protection services to new development in compliance with the County's Public Safety and Housing Elements of the General Plan.
- E. The facts and evidence presented establish a reasonable relationship between the need for the public facilities and equipment and the impact of the development for which the fee is charged, and a corresponding relationship between the fee's use and the type of development for which the fee is charged, as these reasonable relationships are described in more detail in the Report.

**RESOLUTION NO. _____
EL DORADO COUNTY FIRE CAPITAL IMPROVEMENT PLAN**

F. The cost estimates set forth in the Report are reasonable cost estimates for constructing these facilities or acquiring the equipment needed and the fees expected to be generated by new development will not exceed the total of these costs.

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

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

Residential/Comm/Ind/Inst - per square foot
\$1.10

3. The fee established by this Resolution shall be collected and expended in compliance with El Dorado County Ordinance No. 3991.
4. Any judicial action or proceeding to attach, review, set aside, void, or annul this Resolution shall be brought forward within 120 days.
5. This Resolution supersedes Resolution 336-2005 approved on November 1, 2005.

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

<p>ATTEST: CINDY KECK Clerk of the Board of Supervisors</p>	<p>Ayes: Noes: Absent:</p>
<p>By _____ Deputy Clerk</p>	<p>_____ Chairman, Board of Supervisors</p>

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

DATE: _____

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

By _____
Deputy Clerk

**EL DORADO COUNTY
FIRE PROTECTION DISTRICT**

**ANNUAL REPORT
ON
FIRE DISTRICT DEVELOPMENT IMPROVEMENT FEES
AND
ANNUAL UPDATE
OF
TEN YEAR APPARATUS/FACILITIES
IMPROVEMENT PLAN
FISCAL YEAR 2004-2005**

APRIL 2006

EL DORADO COUNTY
C.A.O.
2006 MAY -2 PM 3:59

INTRODUCTION

In 1991, the various Fire Districts in El Dorado County were required to submit a "Long Range Plan" to the County of El Dorado, justifying the need for their Development Improvement Fees. As a part of the resolution approving those fees, the El Dorado County Board of Supervisors includes a provision for an annual "Fee Review" by the District, including a review of the *"estimated cost of the described capital improvements, the continued need for those improvements and the reasonable relations between such need and the impacts of the various types of development pending or anticipated and for which this fee is charged."* The findings of the annual review are reported to the Board of Supervisors at a noticed public hearing with any recommended adjustments. This report is in response to these requirements. This report has been prepared using the County's "Policy & Procedure" document, which requires that the following be included:

1. *A copy of the Publication of Notice (Notice of hearing by the District).*
2. *A notarized copy of the Resolution adopting the District's Capital Improvement Plan.*
3. *Copies of the approved Capital Improvement Plan.*
4. *An updated list of institutions where monies derived from development improvement fees are deposited.*
5. *A list of accounts containing fees collected which remain unexpended or uncommitted for five (5) or more years.*
6. *A copy of the District's Annual Financial Report of Revenues & Expenditures, on forms supplied by the County.*

In addition to the above, the El Dorado County Planning Department has requested supplemental information to assist it in the preparation of their report to the County Planning Commission on the consistency of these Annual Reports with the El Dorado County General Plan. This requested information includes:

1. *A map of the District Boundaries.*
2. *A map showing the current location of existing District facilities and designating any new facilities to be included under the capital improvement plan.*
3. *A discussion of the County General Plan and the zoning within the District and an analysis of the growth that could occur within the District, along with a discussion concerning the proposed developments within the District.*
4. *A statement of concurrency under the General Plan, and acknowledgement of the response times required under the County General Plan, and a discussion of the response times within the District.*

TABLE OF CONTENTS

NOTICE OF PUBLICATION

Attached as Exhibit "A"

RESOLUTION ADOPTING CAPITAL IMPROVEMENT PLAN

Attached as Exhibit "B"

CAPITAL IMPROVEMENT PLAN

Attached as Exhibit "C"

INSTITUTIONS WHERE MONIES ARE DEPOSITED

All funds are deposited with the County of El Dorado.

LIST OF ACCOUNTS CONTAINING UNEXPENDED & UNCOMMITTED FUNDS (FIVE YEARS OR OLDER)

None

DISTRICT'S ANNUAL FINANCIAL REPORT OF REVENUES & EXPENDITURES

Attached as Exhibit "D"

JUSTIFICATION OF EXPENDITURES

Attached as Schedule "1"

MAP OF DISTRICT

Attached as Exhibit "E"

MAP SHOWING LOCATION OF EXISTING AND PROPOSED FACILITIES (CAPITAL IMPROVEMENT PLAN)

See Exhibit "E"

DISCUSSION OF GENERAL PLAN & ZONING WITHIN DISTRICT AND STATEMENT OF CONCURRENCY WITH GENERAL PLAN

Attached as Exhibit "F"

***CAPITAL IMPROVEMENT
PLAN***

EXHIBIT "A"

NOTICE OF PUBLIC HEARING

EXHIBIT "A"

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE THAT ON WEDNESDAY, APRIL 12, 2006 AT 7:00 P.M.; AT **BUILDING "C" 2850 FAIRLANE COURT**, PLACERVILLE, CALIFORNIA, THE EL DORADO COUNTY FIRE PROTECTION DISTRICT WILL HOLD A HEARING TO CONSIDER THE ANNUAL UPDATE OF THE CAPITAL IMPROVEMENT PLAN OF THE DISTRICT.

AT THE HEARING, THE FIRE DISTRICT BOARD WILL CONSIDER REQUESTING THE EL DORADO COUNTY BOARD OF SUPERVISORS, TO AMEND/INCREASE THE COLLECTION OF THE FIRE DISTRICT IMPROVEMENT FEE, PURSUANT TO CHAPTER 13.20 OF THE EL DORADO COUNTY ORDINANCE CODE.

THE CURRENT AMOUNT OF THE FEE IS \$1,800. PER RESIDENTIAL DWELLING UNIT; AND \$.96 PER SQUARE FOOT PER COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL DEVELOPMENT. IT IS PROPOSED TO AMEND THE RESIDENTIAL FEE TO A PER SQUARE FOOT CHARGE.

ANY PERSON MAY APPEAR AND BE HEARD REGARDING THE CAPITAL IMPROVEMENT PLAN.

To: Mountain Democrat

From: El Dorado County Fire Protection District

Contact: Patti Kellogg 644-9630 ext. 113

Date: March 28, 2006

Please publish the following public notice on;

Friday, March 31, 2006 and Friday, April 7, 2006

NOTICE OF PUBLIC HEARING

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THE CURRENT AMOUNT OF THE FEE IS \$1,800. PER RESIDENTIAL DWELLING UNIT; AND \$.96 PER SQUARE FOOT PER COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL DEVELOPMENT. IT IS PROPOSED TO AMEND THE RESIDENTIAL FEE TO A PER SQUARE FOOT CHARGE.

ANY PERSON MAY APPEAR AND BE HEARD REGARDING THE CAPITAL IMPROVEMENT PLAN.

***CAPITAL IMPROVEMENT
PLAN***

EXHIBIT "B"

***RESOLUTION BY
BOARD OF DIRECTORS***

EXHIBIT "B"

EL DORADO COUNTY FIRE PROTECTION DISTRICT

RESOLUTION 2006 – 07

FIRE DISTRICT DEVELOPMENT FEES ANNUAL REPORT

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

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

WHEREAS, the El Dorado County Fire Protection District's Capital Improvement Plan reviews the impacts of contemplated future development on existing fire services within the Fire District boundaries. An analysis of the need for new public facilities and improvements as well as new equipment required as a result of the new development was conducted, and said "plan" set forth the relationship between new development, the needed facilities, and the estimated costs of those improvements; and

WHEREAS, such contribution shall allow the District to maintain the same amount of facilities and equipment to serve existing development in the District; and

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

WHEREAS, the El Dorado County Fire Protection District adopted Resolution No.91-42, ON August 14, 1991, approving the Ten Year Apparatus/Facilities Improvement Plan, and established various development fees to be collected as a condition of the issuance of building permits within the El Dorado County Fire Protection District; and

WHEREAS, the District adopted Resolution No.96-01 amending an Annual Report of the Apparatus/Facilities Improvement Plan to provide additional information regarding the County General Plan, District boundaries and additional information; and

WHEREAS, the District has prepared a Ten Year Apparatus/Facilities Improvement Plan pursuant to Government Code 66002 and 65403; and

WHEREAS, it is appropriate to annually review the Ten Year Apparatus/Facilities Improvement Plan, and to re-examine the necessity of continuing to collect development fees; and

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

WHEREAS, this Annual Report shall cover the 2004-2005 Fiscal Year.

NOW, THEREFORE BE IT RESOLVED, that there be established herewith, the continuance of the Development Fee as a condition of any building permit for the development of any residential, commercial, institutional, or industrial use within the El Dorado County Fire Protection District, as follows:

1. The Annual Report for Fiscal Year 2004-2005, an annual update of the Ten Year Apparatus/Facilities Improvement Plan, is hereby' accepted and approved by the District Board of Directors, as a reasonable plan for providing additional facilities and equipment to serve the increased growth within the District and to provide adequate facilities and apparatus to serve the residents within the District.
2. The District hereby finds that the existing fee of \$1,800 per dwelling unit; \$0.96 per square foot per commercial, industrial, or institutional development, is only meeting approximately 29% the projected revenue outlined in the ten year plan. The district is proposing to amend the current residential fee, to a per square foot charge. The new proposed residential fee would be \$1.10 per square foot. The original residential fee was based on an 1800 square foot average home.
3. The District is requesting the El Dorado County Board of Supervisors to amend the residential fee to per square foot dwelling unit charge; and increase the existing \$ 0.96 per square foot per commercial, industrial, or institutional to \$ 1.10 per square foot per commercial, industrial, or institutional development to be paid at the issuance of a building permit.
4. The Development Fee for residential dwelling units as defined herein shall not exceed an amount determined by totaling the District's projected apparatus and facilities needs caused by new development, divided by the projected number of homes to be constructed within the District.
5. The District hereby finds that the purpose of these fees is to finance the acquisition of facilities and purchase of equipment to mitigate the impact caused by new development on the level of fire protection services currently delivered by the District.
6. The District further finds that fees collected pursuant to this Resolution, shall be used to finance only the facilities and equipment as described or identified in the attached "plan."
7. The amount of the development fee bears a reasonable relationship for the various types of development projects on which the fee will be

imposed in that all *residential, commercial, industrial and institutional* uses will impact the service capability of the District thereby impacting the need for additional facilities and equipment of the District and the need to upgrade and obtain new equipment and facilities for the District. The attached "plan" demonstrates that the amount of the fee collected is actually less than the amount necessary to fully mitigate the impact of new growth on the District. Therefore, there is a reasonable relationship between the amount of the fee and the cost of the public facility attributable to the development on which the fee is imposed.

8. The development of additional residential dwelling units, commercial, industrial and institutional projects increases the need for additional stations, equipment and facilities of the District in order to provide adequate service for such development. These additional facilities are necessary for the District to continue to provide its existing level of service throughout the District without an adverse impact by new development.
9. The funds herein shall be set forth in a separate account and used solely for the purposes established in the attached 2004-2005 Fiscal Year Annual Report on Fire District Development Improvement Fees and Annual Update of the Ten Year Apparatus/Facilities Improvement Plan and continue to collect the building permit fee provided above.

Passed and adopted this 12th day of April, 2006 by the following vote:

AYES: 5

NOES: 0

ABSTAIN: 0

ABSENT: 0



Chairman, Board of Directors

ATTEST:



Secretary to the Board of Directors

***CAPITAL IMPROVEMENT
PLAN***

EXHIBIT "C"

CAPITAL IMPROVEMENT PLAN

UPDATE FOR 2004-2005

EXHIBIT "C"

CAPITAL IMPROVEMENT PLAN

BACKGROUND AND PURPOSE OF THIS ANNUAL REVIEW

Prior to the adoption of a district-wide, single development fee, the El Dorado County Fire Protection District was collecting different amounts from different parts of the County, dependent upon the fees that were established for the fire districts that ultimately became part of the El Dorado County Fire Protection District.

On August 14, 1991, the Board of Directors of the El Dorado County Fire Protection District adopted RESOLUTION 91-42, requesting that the El Dorado County Board of Supervisors establish standard development fees, within the District, as a condition of the issuance of building permits, based upon the District's Ten Year Apparatus/Facilities Improvement Plan.

On November 19, 1991, the El Dorado County Board of Supervisors adopted their RESOLUTION NO. 368-91, setting forth fees in accordance with the District's Boards action, those fees being:

\$500.00 per dwelling unit

\$0.27 per square foot for Non-Sprinklered commercial, industrial, or institutional development

\$0.135 per square foot for sprinkled commercial, industrial, or institutional development

The Resolution by the El Dorado County Board of Supervisors includes a provision for an annual "Fee Review" by the District, including a review of the "estimated cost of the described capital improvements, the continued need for those improvements and the reasonable relations between such need and the impacts of the various types of development pending or anticipated and for which this fee is charged." The findings of the annual review are to be reported to the Board of Supervisors at a noticed public hearing with any recommended adjustments.

The Board of Supervisor's Resolution No. 368-91 (Page 2), states that the monies collected are to be used *"to finance facilities and equipment to reduce the impacts upon the Districts caused by new development..."* Even with the reduction in new development, the need for facilities and equipment continues. This is because the development is spread throughout the District, rather than all in one general location, such as occurs in El Dorado Hills or Cameron Park. Thus, the need for new facilities and equipment occurs at several locations, not one.

In the 1996-97 Update/Plan, the District requested a 45% increase in fees due to the District not meeting the projected "Capital Improvement Plan" adopted in 1991. The El Dorado County Board of Supervisors approved the increase in fees that were implemented in the 98-99-collection period.

\$900.00 per dwelling unit (50% credit for sprinkled dwelling units),

\$0.48 per square foot for Non-Sprinkled commercial, industrial, or institutional development.

\$0.24 per square foot for sprinkled commercial, industrial, or institutional development

During the 1999-2000 annual review it was determined that the current fee (\$900.) was only collecting 40% of the necessary funds to meet the plan approved by the fire district. The Board of Directors requested the El Dorado County Board of Supervisors to increase the fee by 22% or \$1,100. for residential construction and 22% for commercial, industrial, & institutional development. The El Dorado County Board of Supervisor approved the increase in fee during their annual review of the fee and plan.

\$1,100. per dwelling unit (50% credit for sprinkled dwelling units),

\$0.59 per square foot for Non-Sprinkled commercial, industrial, or institutional development.

\$0.29.5 per square foot for sprinkled commercial, industrial, or institutional development

During the 2003-2004 annual review it was determined that the current fee of (\$1,100.) was only collecting 35 percent of the necessary funds to meet the plan approved by the fire district. The Board of Directors requested the El Dorado County Board of Supervisors to increase the fee to (\$1,800.) or a 63.5 percent increase. Additionally, the District will request the County Supervisors to eliminate the credit for sprinkled buildings. With this proposed increase the district should return to 50 percent collections, of the necessary funds to meet the adopted capital improvement plan. The El Dorado County Board of Supervisors approved the increase in fee during their annual review of the fee and plan.

\$ 1,800. per dwelling unit

\$ 0.96 per square foot for commercial, industrial, or institutional development

The 2004-2005 annual review has determined that even with the increase granted in 2003-2004 the district only collected 29 % of the necessary funds to meet the current updated plan. The Board is requesting the El Dorado County Board of Supervisors amend and increase the fee to better meet the projected revenues. The Fire District is

Proposing to amend the current \$ 1,800. per dwelling unit to \$ 1.10 per square foot for residential development. Additionally, the district is proposing to increase the current \$ 1.00 per square foot for commercial industrial or institutional development, to \$ 1.10 per square foot of building.

REVIEW OF FISCAL YEAR 2004-2005

STATUS OF DISTRICT

The District is continuing with the adopted plan making annual lease payments for the new pieces of firefighting equipment purchased in the 1998-1999, 2001-2002 and again in the 2003-2004 budget years. These purchases are on a lease purchase plan amortized for ten & seven years. Additionally the District is preparing for replacement/upgrade of two Fire Engines and Water Tenders.

PROJECTIONS FOR FISCAL YEAR 2004-2005

CHANGES IN NEEDS FROM 1991 PLAN

The 1991 plan substantially outlined the needs of the District as far as facilities and equipment. These needs and estimates still remain valid, as they did in the First through Thirteenth Annual Updates. The revised facilities and apparatus plan have been increased to keep with the normal "cost of living" increases and the continuing increases in building costs.

POPULATION GROWTH

The 1991 Study estimated the population of the District at 55,000, with an assumed growth rate of 3%. In 1991, the countywide population increased by nearly 7%, which in 1992 dropped to 3.3%, much closer to the original (1991) estimate.¹ This reduction in growth is most likely a result of the general economic situation in the County.

With the more complete analysis of the population in the District as a result of the creation of the two new Board divisions, it was determined that the population of the District had been over estimated and, even with the annexations of the Coloma-Lotus and Northside Districts, the total District (January 1992) population was only slightly more than 49,000 (not the 59,000 estimated in the 1993-1994 Update). Adding to that the optimistic 3.3% increases calculated for 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003 & 2004. The estimated District population at the end of June 2004 would become 72,325².

¹These figures are from the Department of Finance of the State of California, as reported by the El Dorado County Transportation Commission.

² The estimated January 1, 1998 population (State Department of Finance) for El Dorado County is 147,600, up 3,600 from January 1, 1997.

POPULATION/HOUSING NEEDS

The 1991 Study estimated a population increases within the District of 18,732.5 persons in the next ten years based on a projected 3% growth rate. Assuming approximately 2.8 persons per house, this would result in the development of some 6,690 parcels. This information is no longer valid since only the first five years of the Ten Year Plan are being used and the District has annexed two other districts - Coloma/Lotus and Northside.

Based upon the previous calculations of a 3.3% growth rate, it is estimated that the District population increased by an additional 2,375 persons between July 1, 2004 and June 30, 2005.³

Dividing the 2,375 figure by 2.8 persons per house results in need for 848 additional residential units in the next fiscal year.

BUILDING ACTIVITY

As a comparison to the projected development, the El Dorado County and City of Placerville building departments have provided the following information on residential building activity: In prior updates to the plan the district has utilized county-wide building permit totals, in the current update only permits issued in the Fire District boundaries are shown. These numbers will reflect a clearer picture of actual building activity occurring within the fire district boundaries.

RESIDENTIAL BUILDING PERMITS⁴

	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05
El Dorado County (Fire Dist.)	841	983	1014	942	1160	1000	1548	1572	1641	1726	315
City of Placerville	25	31	45	31	25	38	42	37	22	34	58
TOTAL	866	1014	1059	973	1185	1038	1590	1609	1663	1760	373

From 1992- 1996, the residential building activity in the both the unincorporated area of El Dorado County and the City of Placerville dropped substantially. Since 1997, the residential building activity has slowly increased to the current levels.

³ These figures do not take into consideration any future District population as a result of annexation and are only an estimate since the percentage by which the population increases in El Dorado County varies substantially, depending on many factors.

⁴ The, 1992 and 1993 Building Permit counts are based on a calendar year. Under the new "Policy and Procedure" these counts are now done by fiscal year.

NUMBER OF VACANT/IMPROVED PARCELS OF LAND

The 1991 Study also indicated that there were approximately 20,403 parcels within the District. Of these, some 15,400 parcels were improved (Residential and Commercial/Industrial); 4,854 were Unimproved Residential; and 149 were Unimproved Commercial/Industrial.

The current estimate of the parcels in the District, indicates the following:⁵

Total Parcels in District:	25,899
Total Parcels improved:	21,818
Vacant Residential Parcels:	3,873
Vacant Commercial/Industrial:	208

FEES COLLECTED AND EXPENDED

During the period reflected in this Update - July 1, 2004 through June 30, 2005 - a total of \$ 362,357.98. was collected in Building Mitigation Fees. In addition, the District received \$ 22,153.96 in interest. Total collections and interest for the reporting period is \$ 384,511.94

The figures show that even with the increase in fees granted in 2003-2004, the Fire District is still not meeting the Revenue projections as identified in the Ten Year Plan. The previous year's collections were just over the annual \$ 340,000. predicted in the 1991 "Ten Year Plan" as the amount needed to pay only 50% of the projected cost of development. Since the 1991 projections, that amount has increased to over \$ 1,645,000. that must be collected annually in order to meet the necessary replacement and improvement plans.

The 2004-2005 collections amount to 25% of the needed funds to meet \$ 1,645,000. necessary to accomplish the adopted improvement plan.

⁵ The reported number of parcels can only be used as a guide, since not only are parcels created by parcel map and subdivision, but both "created" and combined by tax code line adjustments, at the convenience of the County Assessor.

PROPOSED EXPENDITURES FOR NEW EQUIPMENT AND FACILITIES

As residential construction continues, the need for services increases through the District. Since the District is large, this development does not generally occur in a specific area. Because of this, one might believe that determining the proper location for new facilities or equipment would be difficult. It turns out that this is not true, since the District operates as a single unit and, in an emergency situation; equipment is moved from one station to another to replace the equipment in use. Therefore, the need for new or upgraded facilities and equipment may not be in an area of "higher" development but in another location, a location that may be called upon to provide the equipment necessary for adequate "backup" to a developing area.

In Fiscal Year 1998-1999, 2001-2002 and in 2003-2004 the District started making payments on six new fire apparatus ordered to replace vehicles that were over 25 years old. The Fire District is currently drafting specification for two additional fire engines and water tenders.

CONCLUSIONS

The Fire District has determined that an increase in the fee is necessary at this time to meet the plan adopted. The Fire District will propose an amendment in the residential fee to a \$1.10 per square foot charge replacing the existing \$ 1800 per dwelling unit fee. Additionally, the District is proposing to increase the current \$ 0.96 per square foot for commercial, industrial and institutional development to \$ 1.10 per square foot for commercial, industrial and institutional development.

JUSTIFICATION FOR EXPENDITURES

See Exhibit"1", attached hereto.

***CAPITAL IMPROVEMENT
PLAN***

EXHIBIT "D"

***REPORT OF REVENUES &
EXPENDITURES***

Annual Report of Revenues and Expenditures

District: El Dorado County Fire Protection Di
 Fiscal Year: 2004 - 2005
 Name of Preparer: _____

Development fee revenues are deposited into:
Institution Account No.

El Dorado Co. Auditors 8966100
Trust Fund

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

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

REVENUES*

MONTH	AMOUNT
JUL	
AUG	
SEP	
OCT	
NOV	
DEC	
JAN	
FEB	
MAR	
APR	
MAY	
JUN	
SUBTOTAL:	362,357.98
INTEREST:	22,153.96
TOTAL:	384,511.94

TRANSFERS TO DISTRICT'S OPERATING FUND

MONTH	AMOUNT
JUL	
AUG	
SEP	
OCT	
NOV	
DEC	
JAN	
FEB	
MAR	
APR	
MAY	
JUN	
TOTAL:	215,162.05

CALCULATION OF REPORT YEAR ENDING BALANCE

PRIOR YEAR ENDING BALANCE	1,035,125.78
REPORT YEAR REVENUES	384,511.94
REPORT YEAR EXPENDITURES	1,204,475.67
REPORT YEAR ENDING BALANCE	

*Net receipts after 1% EDC Auditor/Controller charge

Annual Report of Revenues and Expenditures

District: El Dorado County Fire Protection Dist.
 Fiscal Year: 2004 - 2005
 Name of Preparer: _____

CURRENT YEAR CAPITAL EXPENDITURES

DATE (MM/YY)	DESCRIPTION OF EXPENDITURE	AMT PAID FROM DEVELOPMENT	AMT PAID FROM OTHER SOURCES	TOTAL
June 2005	County & City Collection Fees	3,542.46		
June 2005	Apparatus Lease #3	25,906.56		
June 2005	Apparatus Lease #4	67,931.36		
June 2005	Apparatus Lease #5	81,423.66		
June 2005	Command Vehicle	36,358.01		

Note: Attach additional pages if necessary.

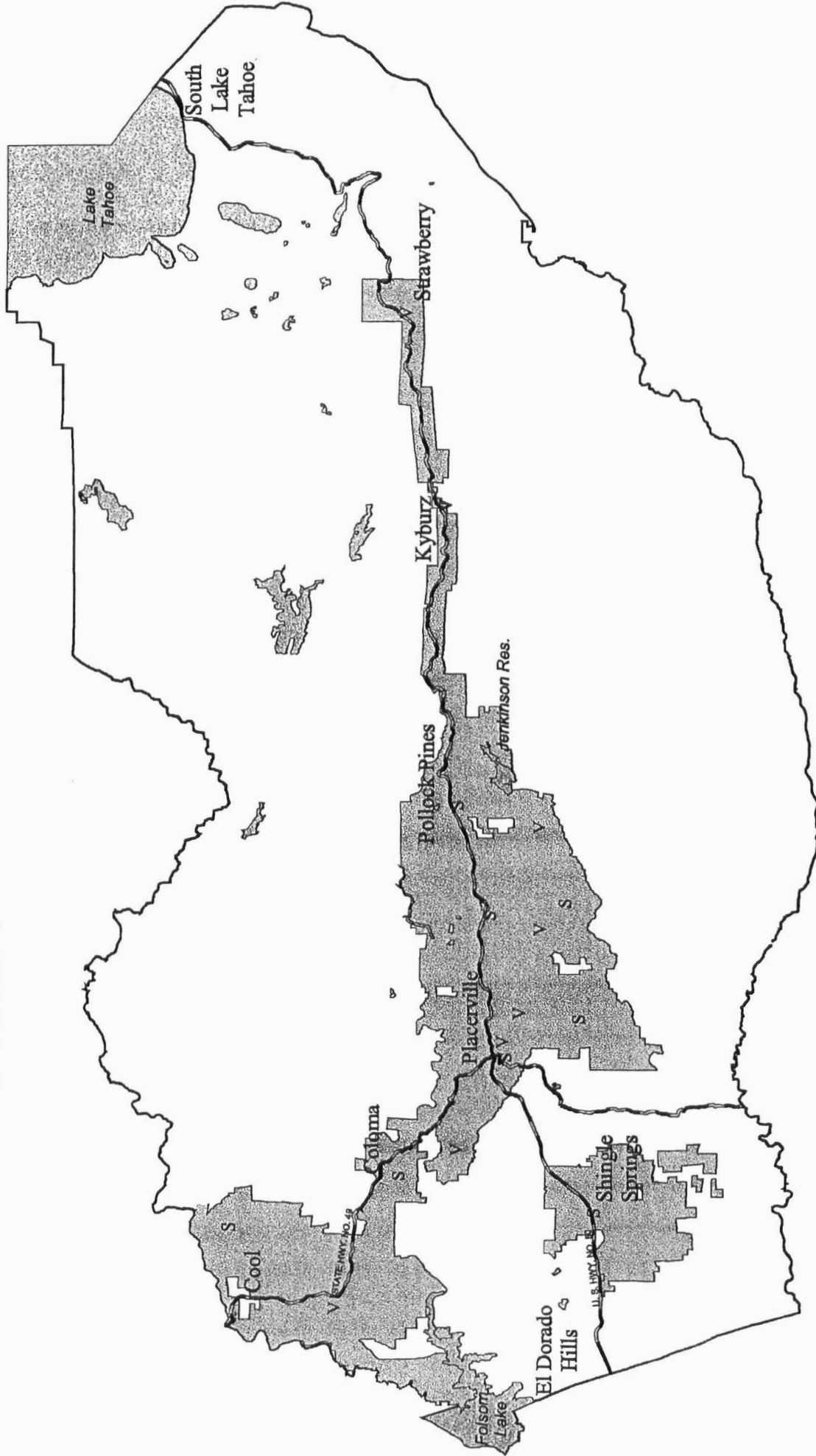
***CAPITAL IMPROVEMENT
PLAN***

EXHIBIT “E”

MAP OF DISTRICT & FACILITIES

EL DORADO COUNTY FIRE PROTECTION DISTRICT

State of California



El Dorado County Fire Protection District

S = Staffed Fire Station

V = Volunteer Fire Station



***CAPITAL IMPROVEMENT
PLAN***

EXHIBIT “F”

***STATEMENT OF CONCURRENCY
WITH
EL DORADO COUNTY
GENERAL PLAN***

EXHIBIT "F"

DISCUSSION OF GENERAL PLAN & ZONING WITHIN DISTRICT

THE COUNTY GENERAL PLAN AND ZONING

The General Plan is the "blueprint" for development in the County. Through the General Plan the County considers and balances the competing development interests and the needs of its residents.

On January 23, 1996, El Dorado County adopted a General Plan. On February 5, 1999 the Superior Court, in the matter of *El Dorado County Taxpayers for Quality Growth, et.al. v. El Dorado County Board of Supervisors*, ruled that the County failed to comply with the California Environmental Quality Act in the adoption of the General Plan. Consequently, the County is pursuing the adoption of a new General Plan and the completion of a new CEQA analysis.

The draft General Plan released by the County on April 9, 2003 considers four equal weight alternatives. During the General Plan adoption hearings in March of 2004, the Planning Commission recommended the adoption of the Environmentally Constrained Alternative, as modified.

The various General Plan alternatives considered by the County will not significantly impact service levels or service responsibilities of the District. The District is capable of adequately serving the growth anticipated under any of the General Plan alternatives.

DISTRICT FACTS

The El Dorado County Fire Protection District is the largest single fire protection district in El Dorado County with an area of approximately 281 square miles and a present population of around 70,856 (est.) It extends to the Middle Fork of the American River on the north and Camp Sacramento on the east, including the communities of, Northside, Coloma/Lotus, Gold Hill, Shingle Springs, Camino, Pollock Pines, Pleasant Valley, Kyburz, Strawberry and the City of Placerville. The District presently has fourteen (14) stations at various locations.

The District was originally formed through a consolidation of five districts, the Placerville Fire District, Placerville Fire Protection District, Camino/Pollock Pines Fire Protection District, Shingle Springs Fire Protection District and the Pleasant Valley Fire Protection District. Subsequent to its formation, the District annexed the Strawberry area and then consolidated with the Coloma/Lotus Fire Protection District and the Northside Fire Protection District.

There are approximately 25,899 separate parcels of land in the District, 21,818 of which are developed, leaving 3,873 vacant residential parcels and 208 vacant commercial/industrial parcels. Over the past five years the number of building permits issued has remained steady with an average of just over 1000 permits issued annually.. The 2004-2005 reporting year., permits total 373 issued

in the City of Placerville and in the County Area. The present inventory of vacant parcels is more than adequate to handle growth over the next several years.

PROPOSED DEVELOPMENT WITHIN DISTRICT

As previously indicated, most of the high density, residential growth within the County is occurring in and west of Cameron Park, outside of the District. The Fire District is experiencing residential growth in the area around the old "Crazy Horse Campground, south of Cameron Park and in the Meder Road area. The District is experiencing a moderate growth in the commercial/industrial area of Durock Road in the Shingle Springs area.

There are other areas in the District with the potential for development of rural subdivisions. These include the areas near Pilot Hill and Coloma. There are also other developing areas, such as the commercial area in Cool and the hotel complex in the Smith Flat area. There are some smaller subdivisions either recently approved or planned within the City of Placerville. A steady residential growth is occurring in many rural parts of the district. This growth is occurring on previously approved vacant residential parcels in existing subdivisions.

STATEMENT OF CONCURRENCY WITH THE GENERAL PLAN

The Proposed 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 El Dorado County Fire Protection District serves all of or portions of three Community Regions: the City of Placerville, Pollock Pines/Camino and the southern portion of Cameron Park. With two stations in Placerville, one in Camino, one in Pollock Pines and one in Shingle Springs, the District presently meets the above requirement for Community Regions and should continue to do so as development occurs.

In the Rural Centers and Rural Regions, there is no property in the District that is not within a 15-45 minute response time.

As previously indicated, the District presently has fourteen (14) stations. It can be expected to continue to remain concurrent with the Proposed General Plan.

***CAPITAL IMPROVEMENT
PLAN***

SCHEDULE "I"

JUSTIFICATION OF EXPENDITURES

EXHIBIT "I"

**Justification for Expenditures
Reporting Period
2004-2005**

Apparatus Lease # 3:

Sun-Trust Financial Corporation
Bi-Annual Payment \$ 25,906.56
2 – 1999 HME Ferrara Fire Apparatus

Amount paid in reporting period: \$ 25,906.56

Apparatus Lease # 4:

Sun-Trust Financial Corporation
Bi-Annual Payments \$ 33,965.68
2 – 2001 HME Ferrara Fire Apparatus

Amount paid in reporting period: \$ 67,930.00

Apparatus Lease # 5:

Sun-Trust Financial Corporation
Quarterly Payments \$ 27,141.22
2 – 2001 HME Ferrara Fire Apparatus

Amount paid in reporting period: \$ 81,423.66

Command Vehicle Purchase:

\$ 36,358.01. to 2004-2005 Fire District Operations Budget ***\$ 36,358.01***

***EL DORADO COUNTY
FIRE PROTECTION DISTRICT***

***2004-2005
CAPITAL IMPROVEMENT
PLAN***

***FACILITIES & APPARATUS
OPERATION PLAN***

***ANNUAL APPARATUS
REPLACEMENT SCHEDULE***

MASTER LEASE SUMMARY

***REVENUE & EXPENDITURE
SCHEDULE***

***CAPITAL IMPROVEMENT
PLAN***

***FACILITIES & APPARATUS
OPERATION PLAN***

El Dorado County Fire Protection District

CAPITAL IMPROVEMENT PLAN

Rancho Del Sol - Station #14 4979 Loma Del Norte, Placerville

Current Status - The station was closed and returned to the local Homeowners Association, with the stipulation that if needed in the future the district would re-open the facility.

El Dorado County Fire Protection District

CAPITAL IMPROVEMENT PLAN

Strawberry - Station #15 13275 Highway 50, Strawberry

Current Status -

The District has completed the Phase 1 improvements. This station serves the communities of Strawberry and several summer tracks located off Highway 50. Volunteer personnel are the primary responders to emergency incidents. The facility houses a 4-wheel drive Engine and is utilized as a focal point of the community during natural disasters. The Phase 1 improvements include only the downstairs improvements, consisting of parking for apparatus, and a restroom facility. Phase 2 plan calls for a finished upstairs that includes kitchen, and living area improvements.

Pending Improvements/Apparatus Replacement-

Upgraded for capacity as "living quarters."	\$ 50,000.
Replacement Engine	\$ 350,000.
Water Tender	\$ 250,000.

Total Estimate \$ 650,000.

El Dorado County Fire Protection District

CAPITAL IMPROVEMENT PLAN

Kyburz - Station #16 13275 Highway 50, Kyburz

Current Status -

This station serves the community of Kyburz and several seasonal summer track homes located along Highway 50. The station was constructed to accommodate both paid and volunteer personnel, however at this time it is primarily staffed by volunteer personnel. The station has served the community during recent fires and flood disasters. The station has a 4 wheel drive Engine, a utility vehicle, and a back up Engine.

Pending Improvements/Apparatus Replacement -

10,000 gallon water storage tank:	\$ 10,000.
General landscape improvements and storage upgrade:	\$ 40,000.
Replacement of Utility Vehicle	\$ 25,000.
Replacement of Engine	\$ 350,000.

Total Estimate \$ 425,000.

El Dorado County Fire Protection District

CAPITAL IMPROVEMENT PLAN

Pollock Pines - Station #17 6430 Pony Express Trail, Pollock Pines

Current Status – This station serves the Communities of Pollock Pines, Gold Ridge, Sly Park Hills, Lakewood Sierra, Fresh Pond, and Pacific House. The station is staffed 24 hours a day, with two personnel assigned to the Engine and two personnel assigned to the Medic unit. The station houses two Engines, a water tender, snow plow and utility vehicle and two ambulances.

Pending Improvements/Apparatus Replacement-

Breathing Apparatus room and Compressor Upgrade	\$ 10,000.
Engine Bay work:	\$ 75,000.
Replacement of Engine	\$ 350,000.
Replacement of Water Tender	\$ 250,000.
Replacement of Snow Plow	\$ 35,000.

Total Estimate \$ 720,000.

El Dorado County Fire Protection District

CAPITAL IMPROVEMENT PLAN

Sierra Springs - Station #18 5785 Sly Park Road, Pollock Pines

Current Status -

This station serves the communities of Sierra Springs and portions of Sly Park Road. The station is staffed by Volunteer personnel and will need to be expanded to accommodate permanently assigned personnel. Apparatus assigned includes two Fire Engines.

Pending Improvements/Apparatus Replacement

Upgraded for capacity as "living quarters:"	\$ 45,000
Landscape and paving:	\$ 75,000
Engine	\$ 350,000

Total Estimate \$ 470,000.

El Dorado County Fire Protection District

CAPITAL IMPROVEMENT PLAN

Pleasant Valley - Station #19 4429 Pleasant Valley Road, Placerville

Current Status –

This station serves the community of Pleasant Valley and is primarily staffed by Volunteer personnel. The station was expanded to accommodate two 24-hour personnel assigned to a Medic Unit that is housed at this facility.

Apparatus assigned to this facility includes 2 Engines, Water Tender, and two ambulances.

Pending Improvements/Apparatus Replacement –

Upgrade / complete facility:	\$ 125,000.
Grade & pave north & south of facility:	\$ 150,000.
Engine Replacement	\$ 350,000.
Water Tender	\$ 250,000.

Total Estimate \$ 875,000.

El Dorado County Fire Protection District

CAPITAL IMPROVEMENT PLAN

Camino - Station #21 4040 Carson Road, Camino

Current Status - This station serves the communities of Camino, Fruitridge, and Snows Road areas. The station was upgraded and expanded to accommodate the consolidated Fire District Administration. Two 24-hour personnel assigned to the Engine Company are housed in a facility separated from the administrative office. Two twelve-hour personnel are assigned to a medic unit. Apparatus assigned to this facility include an Engine, OES Engine 258 and a snow plow. In 2002-2003 the Fire Engine was replaced with a new unit. Even with the purchase of this new unit, the need exists for a second Fire Engine at this station. Currently we are using the OES Engine to fill this role, however this Engine is subject to dispatch statewide at anytime.

Pending Improvements/Apparatus Replacement -

Engine Bay work	\$ 25,000.
Upgrade Administrative building	\$ 50,000.
Grade & pave facility:	\$ 100,000.
Engine	\$ 350,000.
Water Tender	\$ 250,000.

Total Estimate \$ 775,000.

El Dorado County Fire Protection District

CAPITAL IMPROVEMENT PLAN

FORT JIM - Station #22 3700 Fort Jim Road, Placerville

Current Status – This Station has been transferred to the El Dorado County Sheriff’s Department for the “Search and Rescue” division.

El Dorado County Fire Protection District

CAPITAL IMPROVEMENT PLAN

Oak Hill - Station #23 1834 Pleasant Valley Road, Placerville

Current Status -

This station serves the communities of Oak Hill, Cedar Ravine, Hanks Exchange, and various portions of Pleasant Valley. The station has been expanded to accommodate two 24-hour personnel assigned to an Engine. The facility is additionally used as the District's warehouse. Apparatus assigned to this facility include two Engine companies and a rehab unit. In 2002 the engine was replaced with a new unit under Master Lease # 4

Pending Improvements/Apparatus Replacement-

Warehouse replacement	\$ 75,000.
Paving and Grading	\$ 100,000.
Replacement of Rehab unit	\$ 65,000.
Replacement of Engine	\$ 350,000.
Upgrade to Facility	\$ 125,000.

Total Estimate \$ 710,000.

El Dorado County Fire Protection District

CAPITAL IMPROVEMENT PLAN

TEXAS HILL - Station #24 3370 Texas Hill, Placerville

Current Status -

This station serves the community of Texas Hill and is only a garage and is not equipped to house personnel. An engine is housed at the facility. The District is working with the homeowners association to return the facility to the community, with the stipulation that in the future if the station is needed the district would re-open the building.

El Dorado County Fire Protection District

CAPITAL IMPROVEMENT PLAN

Placerville - Station #25 3034 Sacramento Street

Current Status -

This station serves the major portions of the City of Placerville. The facility is staffed 24 hours a day with three personnel assigned to the engine and two personnel assigned to the medic unit. The station houses two Engines and a medic unit. The Building is in need of complete replacement. In 2003-2004 the main Fire Engine was replaced with a new unit under master lease # 4.

Pending Improvements/Apparatus Replacement:

Replacement of Engine	\$ 350,000.
Replacement of Facility	\$ 2,600,000. Estimate

Total Estimate \$ 2,950,000.

El Dorado County Fire Protection District

CAPITAL IMPROVEMENT PLAN

Placerville - Station #26 730 Main Street

Current Status -

The Station serves the easterly portion of the City of Placerville. The facility is leased from the City of Placerville with all responses being made by the volunteers. A truck company and an Engine are housed at this station. The facility needs to be replaced, City of Placerville is wanting to utilize the entire building for the Police Department expansion and the Fire District needs to relocate Administration to a central location in the District.

Pending Improvement/Apparatus Replacement:

Replacement of Truck Company	\$ 750,000.
Replacement of Engine	\$ 350,000.
Misc. Building Improvements	\$ 75,000.
Replacement of Facility	\$ 2,600,000.

Total Estimate \$ 3,775,000.

El Dorado County Fire Protection District

CAPITAL IMPROVEMENT PLAN

Gold Hill - Station #27 6051 Gold Hill Road, Placerville

Current Status -

The Station serves the communities of Gold Hill, Cold Springs, and the Riverwood Subdivision, along with portions of Highway 49. The primary response is from Volunteer Personnel. The Station also houses an Engine, two parade units and a utility vehicle.

Pending Improvements and Apparatus Replacements:

Replacement of Engine	\$ 350,000.
Upgrade of Facility	\$ 125,000.

Total Estimate \$ 475,000.

El Dorado County Fire Protection District

CAPITAL IMPROVEMENT PLAN

SHINGLE SPRINGS - STATION #28 3869 PONDEROSA ROAD, SHINGLE SPRINGS

Current Status -

The Station serves the community of Shingle Springs and is staffed with two personnel, 24 hours a day. The station has been in need of renovation since the mid 80's. The September 1994 earthquake, south of Lake Tahoe, damaged the structure, identifying the urgency to renovate this facility as soon as possible. The station houses two Engines, a Water Tender and a Utility. In 2002 the main engine was replaced under master lease # 4

Pending Improvements and Apparatus Replacement:

Replacement of Facility/Repair on site	\$ 2,600,000.
Replacement of Engine	\$ 350,000.
Replacement of Utility	\$ 35,000.
Replacement of Water Tender	\$ 250,000.

Total Estimate \$ 3,235,000.

El Dorado County Fire Protection District

CAPITAL IMPROVEMENT PLAN

COOL - STATION #72 7200 ST. FLORIAN COURT, COOL

Current Status -

This facility serves the community of Cool, Auburn Lake Trails, and portions of Highway 193. The Station is staffed with two personnel, 24 hours a day. Volunteer Personnel supplement the Responses with an Engine and Water tender. The facility was remodeled prior to the consolidation of November 1993. Apparatus assigned to this station consists of two Engines, 1 Water Tender and a Utility.

Pending Improvement & Apparatus Replacement-

Repair/Upgrade to facility	\$ 150,000.
Replacement of Engine	\$ 350,000.
Replacement of Water Tender	\$ 250,000.
Replacement of Utility	\$ 35,000.

Total Estimate \$ 785,000.

El Dorado County Fire Protection District

CAPITAL IMPROVEMENT PLAN

PILOT HILL - STATION #73 4302 HWY 49, PILOT HILL

Current Status -

The Station serves the communities of Pilot Hill, Salmon Falls Road, and portions of Highway 49. This station is used as a Volunteer station and will need to be upgraded at such time personnel are permanently assigned. Apparatus assigned to this station includes an Engine and a Squad.

Pending Improvements/Apparatus Replacement:

Upgrade of Facility	\$ 60,000
Paving and Grading	\$ 45,000
Replacement of Engine	\$ 350,000

Total Estimate \$ 455,000.

El Dorado County Fire Protection District

CAPITAL IMPROVEMENT PLAN

COLOMA/LOTUS - STATION #74 5122 FIREHOUSE ROAD, LOTUS

Current Status -

This facility serves the communities of Coloma, Lotus, Coloma State Park area, and Thompson Hill. The Station is staffed with two personnel 24 hours per day. Volunteer personnel also respond as necessary to incidents in the area. The Fire Apparatus housed at this station consists of two Engines, a Water Tender and a Utility.

Pending Improvements/Apparatus Replacement:

Paving and Grading	\$ 75,000.
Facility Improvements	\$ 150,000.
Replacement of two Engines	\$ 700,000.
Replacement Squad	\$ 200,000.

Total Estimate \$ 1,125,000.

***CAPITAL IMPROVEMENT
PLAN***

***ANNUAL APPARATUS
REPLACEMENT SCHEDULE***

**EL DORADO COUNTY FIRE PROTECTION DISTRICT
CAPITAL IMPROVEMENT PLAN UPDATE 2004-2005**

APPARATUS REPLACEMENT PROGRAM

1994 – 1995

Engine 25 Replaced under Master Lease # 1
Engine 17 Replaced under Master Lease # 1
Refinance Gold Hill and Kyburz under Master Lease # 1
Purchase of SCBA's under Master Lease # 1
Command Vehicle purchased with cash funds

1995 – 1996

Water Tender 72 Replaced under Master Lease # 2
Command Vehicle purchased with cash funds
Purchase of Strawberry Land with cash funds

1997 – 1998

Command Vehicle purchased with cash funds

1998 – 1999

Engine 25 Replaced under Master Lease # 3
Engine 21 Replaced under Master Lease # 3

1999 – 2000

2 Command Vehicles purchased with cash funds
Payoff of Master Lease # 2

2000 – 2001

Payoff of Master Lease # 1
Purchase Command Vehicle with cash funds

2001 – 2002

Purchase Command Vehicle with cash funds
Engine 23 Replacement under new Master Lease # 4
Engine 28 Replacement under new Master Lease # 4

2002 – 2003

Purchase Command Vehicle with cash funds

2003 – 2004

Truck 26 Replacement with cash funds
Purchase Command Vehicle with cash funds
Purchase Utility Vehicle with cash funds

2004 – 2005

Purchase Command Vehicle with cash funds
Engine 17 Replacement under new Master Lease # 5
Engine 25 Replacement under new Master Lease # 5

2005 – 2006

Purchase Command Vehicle with cash funds

2006 – 2007

Purchase Command Vehicle with cash funds
Replacement of 2 Engines under new Master Lease # 7
Water Tender 19 Replacement under new Master Lease # 6

2007 – 2008

Purchase Command Vehicle with cash funds

2008 - 2009

Purchase Command Vehicle with cash funds

2009 – 2010

Purchase Command Vehicle with cash funds
Replacement of 2 Engines with new Master Lease # 8

2010 – 2011

Purchase Command Vehicle with cash funds

2011 –2012

Purchase of Command Vehicle with cash funds

***CAPITAL IMPROVEMENT
PLAN***

MASTER LEASE SUMMARY

EL DORADO COUNTY FIRE PROTECTION DISTRICT

MUNICIPAL MASTER LEASES

Master Lease # 1

Date: March 94

Amount: \$ 703,529.50

Purpose: SCBA, 2 Engines, Refinance Gold Hill, Kyburz, WT 74

10 Annual Payments at 5.34%

Payments started at \$ 138,367 (including interest) for 2 years

Payment of \$ 113, 850 for one year.

Payments of 95,390 for 4 years.

And 3 final Payment of \$33,540 ending in 2004

Loan Paid off in March of 2001

Master Lease # 2

Date: December 94

Amount: \$ 105,000.

Purpose: Water Tender 73, Payoff of Northside Loan

10 Semi-Annual Payments at 7.13%

Payments of \$12,666.74 ending in 2000

Loan paid off in 2000.

Master Lease # 3

Date: August 98
Amount: \$ 405,200.
Purpose: Purchase of 2 Engines

20 Semi-Annual Payments

Payments of \$ 25,906.56

Balance as of 7-1-05 \$ 164,710.

Master Lease # 4

Date: April 2002
Amount: \$ 735,471.09.
Purpose: Purchase of 2 Engines

20 Semi-Annual Payments

2- Payment of \$46,570.52
18 - Payments of \$ 33,965.68

Balance as of 7-1-05 \$ 373,112

Master Lease # 5

Date: December 2004
Amount: \$ 653,908.
Purpose: Purchase of 2 Engines

28 Quarterly Payments

Payments of \$ 27,141.22

Balance as of 7-1-05 \$ \$653,908

***CAPITAL IMPROVEMENT
PLAN***

***REVENUE & EXPENDITURE
SCHEDULE***

**EL DORADO COUNTY FIRE PROTECTION DISTRICT
DEVELOPMENT FEE PLAN**

	Year 1 1994-1995	Year 2 1995-1996	Year 3 1996-1997	Year 4 1997-1998	Year 5 1998-1999	Year 6 1999-2000	Year 7 2000-2001	Year 8 2001-2002	Year 9 2002-2003	Year 10 2003-2004
Beginning Balance	\$ 203,332.00	\$ 150,770.00	\$ 151,118.00	\$ 127,186.54	\$ 111,979.57	\$ 368,567.22	\$ 466,331.46	\$ 497,770.00	\$ 800,279.11	\$ 1,021,095.93
Sale of Property						\$ 8,766.55				
Development Fee	\$ 137,327.00	\$ 171,526.00	\$ 138,191.00	\$ 121,015.12	\$ 392,197.67	\$ 303,965.80	\$ 296,400.44	\$ 439,262.91	\$ 405,950.41	\$ 454,961.49
Repay Dev. Fee Strawberry Assessmen	\$ -	\$ 2,294.00	\$ 2,291.00	\$ 2,289.00	\$ 2,989.00	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 8,396.00	\$ 6,111.00	\$ 6,901.00	\$ 10,255.83	\$ 11,285.28	\$ 21,404.35	\$ 18,676.98	\$ 23,106.40	\$ 13,878.82	\$ 12,710.77
Total Available	\$ 349,055.00	\$ 330,701.00	\$ 298,501.00	\$ 260,746.49	\$ 518,451.52	\$ 702,703.92	\$ 781,408.88	\$ 960,139.31	\$ 1,220,108.34	\$ 1,488,768.19
Expenditures										
Refunds						\$ 1,400.00	\$ 900.00			
County Collection Fee				\$ 1,044.00	\$ 3,254.26	\$ 2,435.94	\$ 2,681.72	\$ 4,216.08	\$ 4,012.41	\$ 4,469.01
Lease Payment # 1 E-17,25 SCBA	\$ 138,367.00	\$ 138,367.00	\$ 113,850.00	\$ 95,389.92	\$ 95,389.92	\$ 95,389.92	\$ 188,243.60	\$ -	\$ -	\$ -
Lease Payment # 2 Wt-72	\$ -	\$ 25,333.00	\$ 25,333.00	\$ 25,333.00	\$ 25,333.00	\$ 25,333.00	\$ -	\$ -	\$ -	\$ -
Payoff Northside Lease	\$ 75,603.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replenish from refinancing	\$ (54,881.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Strawberry Land	\$ 39,196.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Strawberry Facility	\$ -	\$ 15,883.00	\$ 5,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Additional Command Vehicle	\$ -	\$ -	\$ 26,230.00	\$ 27,000.00	\$ -	\$ 60,000.00	\$ 40,000.00	\$ 40,000.00	\$ 36,650.00	\$ 39,738.00
Lease Payment # 3 E-21,25	\$ -	\$ -	\$ -	\$ -	\$ 25,906.96	\$ 51,813.12	\$ 51,813.56	\$ 51,813.56	\$ 51,813.56	\$ 51,814.48
Lease Payment # 4 E-23,28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,830.56	\$ 76,436.44	\$ 67,930.00
Lease Payment # 5 E-72,17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Apparatus/Equipment Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260,820.37
Facilities Projects/upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,100.00	\$ 28,870.55
Total Uses	\$ 198,285.00	\$ 179,683.00	\$ 171,313.00	\$ 148,766.92	\$ 149,884.14	\$ 236,371.98	\$ 283,638.88	\$ 159,860.20	\$ 199,012.41	\$ 453,642.41
Balance	\$ 150,770.00	\$ 151,118.00	\$ 127,186.54	\$ 111,979.57	\$ 368,567.38	\$ 466,331.46	\$ 497,770.00	\$ 800,279.11	\$ 1,021,095.93	\$ 1,035,125.78

**EL DORADO COUNTY FIRE PROTECTION DISTRICT
DEVELOPMENT FEE PLAN**

	Year 11 2004-2005	Year 12 2005-2006	Year 13 2006-2007	Year 14 2007-2008	Year 15 2008-2009	Year 16 2009-2010	Year 17 2010-2011	Year 18 2011-2012
Beginning Balance	\$ 1,035,125.78	\$ 1,204,475.67	\$ 1,294,475.67	\$ 1,256,475.67	\$ 1,218,475.67	\$ 1,232,475.67	\$ 1,146,475.67	\$ 1,060,475.67
Development Fee	\$ 362,357.98	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00
Interest	\$ 22,153.96	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Total Available	\$ 1,419,637.72	\$ 1,569,475.67	\$ 1,669,475.67	\$ 1,621,475.67	\$ 1,583,475.67	\$ 1,597,475.67	\$ 1,511,475.67	\$ 1,425,475.67
Expenditures								
County Collection Fee	\$ 3,542.46	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Additional Command Vehicle	\$ 36,358.01	\$ 42,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 50,000.00
Lease Payment # 3 E-21,25	\$ 25,906.56	\$ 52,000.00	\$ 52,000.00	\$ 52,000.00	\$ -	\$ -	\$ -	\$ -
Lease Payment # 4 E-23,28	\$ 67,931.36	\$ 68,000.00	\$ 68,000.00	\$ 68,000.00	\$ 68,000.00	\$ 68,000.00	\$ 68,000.00	\$ -
Lease Payment # 5 E-72,17	\$ 81,423.66	\$ 110,000.00	\$ 110,000.00	\$ 110,000.00	\$ 110,000.00	\$ 110,000.00	\$ 110,000.00	\$ 110,000.00
Lease Payment # 6 Wt-19	\$ -	\$ -	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Lease Payment # 7 (2) Engines	\$ -	\$ -	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
Lease Payment # 8 (2) Engines	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
Total Uses	\$ 215,162.05	\$ 275,000.00	\$ 403,000.00	\$ 403,000.00	\$ 351,000.00	\$ 451,000.00	\$ 451,000.00	\$ 388,000.00
Balance	\$ 1,204,475.67	\$ 1,294,475.67	\$ 1,256,475.67	\$ 1,218,475.67	\$ 1,232,475.67	\$ 1,146,475.67	\$ 1,060,475.67	\$ 1,037,475.67