



RESOLUTION NO. 041-2018
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO
RESOLUTION ESTABLISHING DEVELOPMENT IMPACT FEES
ON BEHALF OF
EL DORADO HILLS COUNTY WATER DISTRICT
FOR THE EL DORADO HILLS FIRE DEPARTMENT

WHEREAS, AB 1600 was passed and codified in California Government Code Sections 66000-66025 (“Mitigation Fee Act”) allowing the establishment of a development impact fee as a condition of approval where the purpose and use of the fee are identified and a reasonable relationship to the development project can be demonstrated; and

WHEREAS, the County of El Dorado has adopted Ordinance No. 5057, codified in Chapter 13, Section 20 of the El Dorado County Code authorizing the establishment of a development impact fee collected on behalf of a special district upon the issuance of all building permits for development within the special district in order to fund the construction or purchase of public facilities and equipment necessary to mitigate the impacts of such development on the district’s ability to provide public services; and

WHEREAS, the Board of Supervisors has previously established fees within the boundaries of the El Dorado Hills County Water District (“District”), for the purpose of funding the construction or purchase of fire protection facilities and equipment necessary to mitigate the impacts of new development on the ability of the El Dorado Hills Fire Department’s ability to provide fire protection and emergency response services within the District, and the previously established fees are documented by Resolution 335-2006 adopted October 17, 2006, and Resolution 036-2015 adopted March 10, 2015; and

WHEREAS, the District has caused to be prepared a Fee Nexus Study and Report (“Report”) for the purpose of establishing the legal and policy basis for increasing the development impact mitigation fee within the District and the County has reviewed the Report, which is incorporated herein and made by reference a part hereof; and

WHEREAS, on December 21, 2017, the District adopted Resolution No. 2017-32, approving the Report and requesting the Board of Supervisors adopt the impact fees proposed therein; and

WHEREAS, the Report was made available for public review 10 days prior to this public hearing and notice of this hearing was published in the *Mountain Democrat* on March 9, 2018 and March 16, 2018 in accordance with Section 66018 of the Mitigation Fee Act; and

WHEREAS, the Board of Supervisors finds as follows:

- A. The purpose of these fees is to finance public facilities and equipment to mitigate the impact new of development on fire protection and emergency response services within the District.
- B. The fees collected pursuant to this Resolution shall be used to finance the facilities and equipment as described and identified in the Report, provided that any expenditure will be reimbursed only if the District submits adequate supporting information to show that there is a reasonable relationship between the use of the fee and the type of development project for which the fee was imposed, including the

percentage of the development project funded from the fee, and a reasonable relationship between the need for the public facility and the type of development for which the fee was imposed.

- 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 fire safety policies and the County's General Plan.
- E. The facts and evidence presented in the study 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.
- 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, BE IT RESOLVED, the Board of Supervisors hereby resolves and determines as follows:

- 1. *New development* shall mean original construction of residential, commercial, industrial or other non-residential improvement, or the addition of floor space to existing residential, commercial, or industrial facilities.
- 2. Effective sixty (60) days following adoption of this resolution, the following fees shall be charged upon issuance of any building permit and shall be paid prior to the issuance of the building permit by all new development within the District.

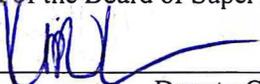
Residential Development	Per Living Area Sq. Ft.
Single Family Housing	\$0.92
Multi Family Housing	\$1.50
Mobile Home	\$1.07
Assisted Living Facility	\$1.51
Nonresidential Development	Per Building Sq. Ft.
Retail/Commercial	\$1.55
Office	\$1.94
Industrial	\$1.42
Agriculture	\$0.60
Warehouse/Distribution	\$0.97

- 3. The fee established by this Resolution shall be collected and expended in compliance with the Mitigation Fee Act and El Dorado County Chapter 13.20 and, notwithstanding any examples provided in the Report, any expenditure will be reimbursed only if adequate supporting information is provided to show that there is a reasonable relationship between the use of the fee and the type of development project for which the fee was imposed, including the percentage of the development project funded from the fee, and a reasonable relationship between the need for the public facility and the type of development for which the fee was imposed.

4. Any judicial action or proceedings to attack, review, set aside, void, or annul this Resolution shall be brought forward within 120 days of adoption of the Resolution.
5. This Resolution supersedes Resolution 036-2015 approved on March 10, 2015.
6. Any adjustment or increase to the fees adopted herein, including any adjustment for inflation, must be requested by the District and shall comply with the Mitigation Fee Act. No automatic adjustment will occur.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of the Board of Supervisors, held the 20th day of March, 2018, by the following vote of said Board:

Attest:
James S. Mitrison
Clerk of the Board of Supervisors

By:  _____
Deputy Clerk

Ayes: Hidahl, Ranalli, Frentzen, Veerkamp, Novasel
Noes: None
Absent: None

 _____
Chair, Board of Supervisors
Michael Ranalli



EL DORADO HILLS FIRE DEPARTMENT

FIRE IMPACT FEE NEXUS STUDY

OCTOBER 2017
FINAL REPORT V1.1

PREPARED FOR:

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

PREPARED BY:


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ACKNOWLEDGEMENTS

This Fire Impact Fee Nexus Study was prepared by SCI Consulting Group ("SCI") under contract with the El Dorado Hills Fire Department ("Department"). The work was accomplished under the general direction of Dave Roberts, Fire Chief of the Department.

We would like to acknowledge special efforts made by the following individuals and organizations for this project:

Thomas Keating, El Dorado Hills Fire Department
Jessica Braddock, El Dorado Hills Fire Department
Marshall Cox, El Dorado Hills Fire Department
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John Giraud, El Dorado Hills County Water Department
Doug Hus, El Dorado Hills County Water Department
Sue Hennike, County of El Dorado
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Roger Trout, County of El Dorado
El Dorado County Auditor's Office
El Dorado County Assessor's Office

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EXECUTIVE SUMMARY

INTRODUCTION

This Fire Impact Fee Nexus Study ("Nexus Study") was prepared pursuant to the Mitigation Fee Act ("Act") as found in Government Code § 66000 et seq. The purpose of this Nexus Study is to establish the legal and policy basis for the collection of a new fire impact fee ("fee") on new development within the El Dorado Hills Fire Department ("Department").

The Department provides first-responder fire protection and emergency response services to the unincorporated communities of El Dorado Hills and Latrobe in El Dorado County ("County"). Specifically, the Department's services include fire prevention and suppression; emergency medical response and transport; rescue and hazardous materials response. The Department also has a shared service agreement with the Rescue Fire Protection District which includes an area of approximately 33.4 square miles with an estimated population of 2,500.

The purpose of the fee is to fund the one-time cost of expanding the Department's facilities, apparatus, and equipment in order to maintain its existing level of service. For purposes of this Nexus Study, the term "facilities" or "fire system facilities" will refer to facilities (land, stations and other buildings), apparatus (engines, ambulances, and other vehicles), and equipment (ancillary and station). The term "new development" will generally refer the persons (residents and employees working in the Department's service area) and the structural area (residential area and nonresidential building area) in which the persons live or work.

Currently, the County imposes a fire impact fee on behalf of the Department in the amount of \$1.16 per square foot for all new construction.

In order to impose such fees, this Nexus Study demonstrates that a reasonable relationship between new development, the amount of the fee, and fire facilities, apparatus and equipment funded by the fee. More specifically, this Nexus Study will present findings in order to meet the procedural requirements of the Mitigation Fee Act ("Act"), also known as AB 1600, which are as follows:

1. Identify the **purpose** of the fee.
2. Identify the **use** to which the fee is to be put.

3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed ("**benefit relationship**").
4. Determine how there is a reasonable relationship between the need for the fire facilities and the type of development project on which the fee is imposed ("**impact relationship**").
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed ("**proportional relationship**").

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

To determine the Department's fire impact fee consistent with these **substantive requirements**, this Nexus Study utilizes a system-wide existing facility standard methodology. Under this widely-used method, the Department's ratio of existing fire protection facilities, apparatus and equipment to existing development establishes the standard for determining new development's fair share of the cost to expand the District's fire system as growth occurs. Existing development is determined based on the assumption that 50 percent of the need and demand for fire service (and associated facilities, apparatus, and equipment) is related to the persons (residents or employees), and the other 50 percent of the need is related to the structural area (i.e., living area or nonresidential building area) in which they live or work. The value of the Department's existing fire system is determined using the replacement value of the Department's existing inventory of fire protection facilities, apparatus, and equipment. These costs are then applied to nine land use categories in proportion to the need they create for fire protection and emergency response services to establish a cost/fee per square foot.

The Nexus Study also identifies the fair share cost of planned fire and emergency response services facilities needed to serve existing development at the same facilities standard applied to new development. The identification and use of a facilities standard ensure that new development will only fund the share of planned facilities needed to accommodate growth. Thus, consistent with the Act, this Nexus Study demonstrates that there is a reasonable relationship between new development, the amount of the fee, and facilities, apparatus and equipment funded by the fee.

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

SUMMARY OF KEY FINDINGS

The following key findings from the Nexus Study are presented:

1. The County of El Dorado, on behalf of the Department, currently imposes a fire impact fee in the amount of \$1.16 per square foot of new construction.
2. A fire impact fee is necessary to ensure that the Department can adequately expand its fire protection facilities, apparatus, and equipment to accommodate the population and employment growth and new structural area created by new development.
3. Consistent with nexus requirements of the Act, this Nexus Study demonstrates that there is a reasonable relationship between new development, the amount of the proposed fee, and facilities, apparatus, and equipment funded by the fee.
4. Fee revenue may be used to fund 100% of the cost of new and expanded facilities, 100% of the cost of apparatus, vehicles, and equipment that expand the Department's existing inventory, and up to 26.5 percent the replacement cost of apparatus, vehicle and equipment purchases.
5. Projected fee revenue, unexpended fire impact fee proceeds, and the proceeds from the sale of the business park site will fund approximately 78.6%, or \$19.5 million of the Department's \$24.9 million in planned new facilities and replacement of existing apparatus, vehicles, and equipment.
6. The proposed fire impact fee is consistent with El Dorado County Ordinance Code Chapter 13.20 and the policies of the El Dorado County General Plan.

SUMMARY OF GENERAL RECOMMENDATIONS

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

1. The Department should establish a new development impact fee to fund the costs of providing fire facilities, apparatus, and equipment needed to accommodate new development.
2. The Department may approve, and the County may adopt on their behalf, the following fee at or below the levels determined by this Nexus Study.

FIGURE 1 – MAXIMUM FIRE IMPACT FEE SCHEDULE

<u>Land Use Category</u>	<u>Proposed Fee</u>
	<u>Per Living Sq. Ft.</u>
Residential Development	
Single-Family Housing	\$0.92
Multi-Family Housing	\$1.50
Mobile Home	\$1.07
Assisted Living Facility	\$1.51
	<u>Per Building Sq. Ft.</u>
Nonresidential Development	
Retail / Commercial	\$1.55
Office	\$1.94
Industrial	\$1.42
Agriculture	\$0.60
Warehouse / Distribution	\$0.97

Notes:

¹ The fire impact fee is rounded to the nearest whole cent.

3. Since only cities and counties have land use authority to impose development impact fees as a condition of project approval, the Department's proposed fee must be adopted by the County on behalf of the Department.
4. The Department's approved fee should be adopted and implemented in accordance with the applicable provisions of the Act.
5. The Department should comply with the annual reporting requirements under Government Code § 66006(b).

6. Following the fifth fiscal year after the first deposit of fee revenue and every five years thereafter, the Department should comply with the reporting requirements under Government Code § 66001(d).
7. The cost estimates presented in this Nexus Study are in 2017 dollars. The resolution establishing the new fire impact fee should include a provision for annual inflationary adjustments based on 12-month percentage change in an appropriate engineering cost index as published by the Engineering News-Record.

DETERMINATION OF EXISTING DEVELOPMENT

The Department serves both residences and businesses throughout their service area. As such, the demand for the Department's services and associated facilities, apparatus, and equipment is measured by its service population and the structural area it protects. This section will first determine the service population and structural area within the Department's service area. This data will be used to establish an existing facilities demand factor for the various residential, and nonresidential land uses within the Department, which in turn will be used to determine existing development's total facilities demand.

EXISTING SERVICE POPULATION AND STRUCTURAL AREA

The Department provides first-responder fire protection and emergency response services to the unincorporated communities of El Dorado Hills and Latrobe in El Dorado County. The Department currently serves an estimated resident population of 47,319. The Department's resident population estimate is based on figures from the 2010 U.S. Census for the Department's service area and El Dorado County Assessor's data as of July 2017 and assumes a 2.3 percent vacancy rate.

The Department also protects approximately 16,025 occupied and vacant housing units and approximately 4.6 million square feet of nonresidential building area. Estimated total housing units and nonresidential building area are based on figures the El Dorado County Assessor as of July 2017 and include an estimated 120 additional single-family units issued a building permit from July 2017 to September 2017.

FIRE FACILITIES DEMAND FACTOR

To determine the relative demand for fire facilities for various land uses, this Nexus Study relies on equivalent dwelling unit ("EDU") factors to compare fire facilities demand across various residential and nonresidential land uses. For purposes of this Nexus Study, it is assumed that 50 percent of the demand for fire protection and emergency response services is related to the persons (residents or employees), and the other 50 percent of the need is to protect the structural area (living area or nonresidential building area) in which the persons live or work.

The equivalent dwelling unit ("EDU") is also used to convert the nonresidential building area to a residential dwelling unit value. This approach allows for the cost of facilities, apparatus, vehicles, and equipment to be fairly apportioned among residential and nonresidential land uses.

Figure 2 on the following page shows the calculation of the fire facilities demand factor for nine land use categories. The residential land use categories are expressed per dwelling unit, and the nonresidential land use categories are expressed per square foot of building area. By this measure, for example, one single-family home creates the demand for the Department's facilities, apparatus, and equipment equal to 590 square feet of retail/commercial building area.

FIGURE 2 – FIRE FACILITIES DEMAND FACTOR

Land Use Category	Unit	Persons per	Persons	Persons	Structural	Structural	Structural	Fire
		Unit ¹	EDU	Demand	Area per	Area EDU	Area	Facilities
	Calc	a	b = a / 3.09	c = b * 50%	Unit ²	d	e = d / 2,847	f = e * 50%
								g = c + f
Single-Family Housing	DU	3.09	1.00	0.50	2,847	1.00	0.50	1.00
Multi-Family Housing	DU	2.30	0.74	0.37	944	0.33	0.17	0.54
Mobile Home	DU	1.52	0.49	0.25	1,059	0.37	0.19	0.43
Assisted Living Facility	BED	1.00	0.32	0.16	400	0.14	0.07	0.23
Residential	DU	3.03	0.98	0.49	2,677	0.94	0.47	0.96
Retail / Commercial	KBSF	2.56	0.83	0.41	1,000	0.35	0.18	0.59
Office	KBSF	3.47	1.12	0.56	1,000	0.35	0.18	0.74
Industrial	KBSF	2.28	0.74	0.37	1,000	0.35	0.18	0.54
Agriculture	KBSF	0.33	0.11	0.05	1,000	0.35	0.18	0.23
Warehouse / Distribution	KBSF	1.23	0.40	0.20	1,000	0.35	0.18	0.37
Nonresidential	KBSF	2.88	0.93	0.47	1,000	0.35	0.18	0.64

Notes:

¹ Residents per unit is based on census data from the 2010 U.S. Census for the El Dorado Hills Census-Designated Place. All nonresidential density figures (except Agriculture) are from 2001 "Employment Density Study" prepared by The Natelson Company, Inc. for the Southern California Association of Governments expressed in terms of the number of employees per 1,000 square feet of building area. The density figure for Agriculture is from the 2004 "Employment Density in the Puget Sound Region" report prepared by E.K. Pflum for the University of Washington.

² Residential structural area per unit is based on El Dorado County Assessor's data as of July 2017. Structural area for assisted living facility assumes 400 square feet per bed.

EXISTING FIRE FACILITIES DEMAND EDUs

Figure 3 below calculates the District's existing demand EDUs based on the total number of dwelling units and estimated nonresidential building area within the District. As shown, total existing demand EDUs for the District is 18,405. Existing demand EDUs represents the level of existing development served by the District's existing facilities.

FIGURE 3 – EXISTING DEMAND EDUs

Land Use Categories	Unit	Units ¹	Fire Facilities	Existing
			EDU Demand	Demand
	Calc	a	Factor ²	EDUs
			b	c = a * b
Single Family Housing	DU	14,810	1.00	14,810
Multi-Family Housing	DU	1,056	0.54	570
Mobile Home	DU	159	0.43	68
Nonresidential	KBSF	4,621	0.64	2,957
Total		20,646		18,405

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

Notes:

¹ Housing unit count and nonresidential building area is from El Dorado County Assessor's data as of July 2017 plus an estimated additional 120 single-family units for issued a building permit from July 2017 to September 2017.

² See Figure 2.

DETERMINATION OF EXISTING FIRE SYSTEM FACILITIES

EXISTING FIRE SYSTEM FACILITIES

The next step in determining the Department's existing facilities standard is to calculate the replacement value of the Department's fire protection and emergency response facilities system. Figure 4 below presents a summary of replacement value (in 2017 dollars) for the Department's existing facilities (land and stations), apparatus (engines, ambulances, and other vehicles) and equipment (ancillary and station).

The estimated replacement value of the Department's fire stations is \$550 per square foot provided by the District's Architects Calpo Hom & Dong. The estimated land value for the Department's fire stations ranges from \$37,000 to \$250,000. The estimated replacement value of the Department's apparatus, vehicles, and equipment inventory is based on unit cost assumptions provided by the Department. Estimated values of older apparatus have been discounted from the replacement value of the new apparatus to reflect their age. (The detailed inventory and estimated replacement value for each is provided in Appendix C.)

As shown below, the estimated value of the Department's existing facilities, apparatus, and equipment is \$47.1 million in 2017 dollars.

FIGURE 4 – REPLACEMENT VALUE OF EXISTING FIRE SYSTEM FACILITIES

Fee Components	Total Replacement Value (2017 \$)
Land	\$5,768,950
Stations / Other Buildings	\$34,329,900
Apparatus / Vehicles	\$5,570,000
Equipment	\$1,412,000
Total Existing Fire System Facilities	\$47,080,850

Source: El Dorado Hills Fire Department; SCI Consulting Group

EXISTING FIRE FACILITIES STANDARD

The Department's ratio of existing facilities, apparatus, and equipment to the existing demand establishes the standard for determining new development's fair share of the cost to replace and expand the Department's facilities as growth occurs. As shown below, the standard is represented by the existing fire system facilities cost of \$2,558.05 per demand EDU.

FIGURE 5 – FIRE FACILITIES COST PER DEMAND EDU

Existing Fire System Facilities ¹	\$47,080,850
Existing Demand EDUs ²	18,405
Existing Fire Facility Cost Per EDU	\$2,558.05

Notes:

¹ See Figure 4.

² See Figure 3.

DETERMINATION OF THE FIRE IMPACT FEE

The Mitigation Fee Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the amount of the fee and the cost of facilities, apparatus, and equipment attributable to the development on which the fee is imposed. In this section, the Department's facilities standard determined and then applied to nine land uses categories in proportion to the demand they create as measured by their fire facilities EDU demand factor.

RESIDENTIAL FIRE IMPACT FEE

Since residential land uses have varying dwelling unit occupancies and sizes, the residential fire impact fee is expressed on a per square footage basis for the following three residential land use categories. The four residential land use categories are defined below.

- **"Single-family housing"** means detached or attached one-family dwelling unit with an assessor's parcel number for each dwelling unit; and
- **"Multi-family housing"** means buildings or structures designed for two or more families for living or sleeping purposes and having kitchen and bath facilities for each family, and
- **"Mobile home"** means a development area for residential occupancy in vehicles which require a permit to be moved on a highway, other than a motor vehicle designed or used for human habitation and for being drawn by another vehicle; and
- **"Assisted living facility"** means buildings or structures designed for independent living, assisted living and retirement living facilities.

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

Figure 6 below presents the calculation of the Department's proposed residential fire impact fees. The District may approve, and the County may adopt on their behalf, the following fees at or below the levels determined by this Nexus Study. As shown, the residential fees are determined by multiplying the facilities standard by their respective facilities demand EDU factor plus an additional 3 percent for annual administration of the fire impact fee program. The fee program administrative cost component is designed to

offset the cost of County collection, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates, and other costs reasonably related to compliance with the Act.

FIGURE 6 – PROPOSED RESIDENTIAL FIRE IMPACT FEES

Residential Land Use Category	Facility Standard ¹	Facilities Demand	Cost per Unit	Admin. Expense 3% ³	Average Living Area per Sq. Ft. ⁴	Proposed Residential Fees ⁵
		EDU Factor ²				
Calc	b		c = a * b	d = c * 0.03	e	f = (c + d) / e
			<i>- per dwelling unit -</i>			<i>- per sq. ft. -</i>
Single-Family Housing	\$2,558.05	1.00	\$2,558.05	\$76.74	2,847	\$0.92
Multi-Family Housing	\$2,558.05	0.54	\$1,381.35	\$41.44	944	\$1.50
Mobile Home	\$2,558.05	0.43	\$1,099.96	\$33.00	1,059	\$1.07
Assisted Living Facility	\$2,558.05	0.23	\$588.35	\$17.65	400	\$1.51

Notes:

¹ See Figure 5.

² See Figure 2.

³ County collection, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates and other costs reasonably related to compliance with the Act.

⁴ Based on El Dorado County Assessor's Lien Roll Data as of July 1, 2017. Structural area for assisted living facility assumes 400 square feet per bed.

⁵ Proposed residential fire impact fees are rounded down to the nearest cent.

NONRESIDENTIAL FIRE IMPACT FEES

As stated earlier, the Mitigation Fee Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the fee and the type of development on which the fee is imposed. Since different nonresidential land uses have varying employment densities, the nonresidential fire impact fee is expressed per square foot of building area based on their respective facilities demand EDU factor for five nonresidential land use categories. The five nonresidential land use categories are as follows:

- **"Retail / Commercial"** means retail, commercial, educational and hotel/motel construction;
- **"Office"** means general, professional and medical office construction;
- **"Industrial"** means manufacturing construction;
- **"Agriculture"** means construction of barns other agricultural structures; and

- **“Warehouse / Distribution”** means construction of buildings primarily devoted to the storage and / or distribution of materials.

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

Figure 7 below presents the calculation of the nonresidential fire impact fees. The District may approve, and the County may adopt on their behalf, the following fees at or below the levels determined by this Nexus Study. As shown, the fees for the five nonresidential land uses are determined by multiplying the facilities standard by their respective facilities demand factor plus an additional 3 percent for administration of the fire impact fee program.

FIGURE 7 – PROPOSED NONRESIDENTIAL FIRE IMPACT FEES

Nonresidential Land Use Category	Facility Standard ¹	Facilities Demand	Cost per Unit	Admin. Expense	Total Cost per Unit	Proposed Nonres. Fire Impact Fee ⁴
		EDU Factor ²		3% ³		
Calc	a	b	c = a * b	d = c * 0.03	e = c + d	f = e / 1,000
			<i>- per 1,000 sq. ft. of building area -</i>			<i>- per sq. ft. -</i>
Retail / Commercial	\$2,558.05	0.59	\$1,509	\$45.28	\$1,554.52	\$1.55
Office	\$2,558.05	0.74	\$1,893	\$56.79	\$1,949.74	\$1.94
Industrial	\$2,558.05	0.54	\$1,381	\$41.44	\$1,422.79	\$1.42
Agriculture	\$2,558.05	0.23	\$588	\$17.65	\$606.00	\$0.60
Warehouse / Distribution	\$2,558.05	0.37	\$946	\$28.39	\$974.87	\$0.97

Notes:

¹ See Figure 5.

² See Figure 2.

³ County collection, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates and other costs reasonably related to compliance with the Act.

⁴ Proposed nonresidential fire impact fees are rounded down to the nearest cent.

PROJECTED FIRE IMPACT FEE REVENUE

Figure 8 projects fee revenue from all vested units within the Department's service area. Total fire impact fee revenue (in 2017 dollars) is then estimated by multiplying the facilities standard by demand EDU growth for all vested units.

FIGURE 8 – PROJECTED FIRE IMPACT FEE REVENUE

Land Use Category	Current	Demand EDU Growth ²	Total Cost per Demand EDU ³	Projected Fire Impact Fee Revenue	
	Demand EDUs (2017) ¹			(2017\$)	
	Calc	a	b	c	d = b * c
Residential	15,448	3,347	\$2,558.05	\$8,562,000	
Nonresidential	2,957	1,523	\$2,558.05	\$3,896,000	
Total	18,405	4,870	\$2,558.05	\$12,458,000	

Source: El Dorado Hills Fire Department; SCI Consulting Group

Notes:

¹ See Figure 3.

² Demand EDUs for all vested units provided by the Department.

³ See Figure 5.

PLANNED FIRE SYSTEM FACILITIES

In El Dorado Hills, the Department has constructed four stations to serve existing development and future development through buildout of the vested units. Figure 9 below presents the Department's remaining planned fire facilities, apparatus, and equipment through the development of vested units in the Department's service area. The Department's planned facility improvements, in 2017 dollars, through the development of all vested units include the expansion of Station 91, a training facility, and dispatch and communication infrastructure improvements.

For the immediate future, the Department will not need to add new apparatus, vehicles, and equipment to their current inventory. However, they will need to replace apparatus, vehicles, and equipment more quickly due to the increase service calls from the growth in the persons and structure area created by vested units. The Department will be able to use fee proceeds to fund 26.5 percent or approximately \$1.8 million of the estimated \$7 million in apparatus, vehicles, and equipment replacement costs.¹

¹ Represents the percentage growth in EDUs thru development of the vested units.

If the non-vested units in the Department's service area are eventually approved and developed, the Department's tentative long-term plan is to relocate station 91 and construct a new fire station in the proposed Marble Valley area.

FIGURE 9 – PLANNED FACILITIES, APPARATUS, AND EQUIPMENT

Item	Total Estimated Cost (2017\$)
Station 91 Expansion	\$350,000
Business Park Training Facility	\$14,500,000
Dispatch and Communication Infrastructure Improvements	\$3,000,000
Apparatus, Vehicles, and Equipment Replacement Attributable to New Development	\$1,847,000
Apparatus, Vehicles, and Equipment Replacement Attributable to Existing Development	\$5,153,000
Immediate Capital Improvement Plan	\$24,850,000

Source: El Dorado Hills Fire Department

It is important to note at the fire impact fee program is designed not to be dependent on a specific capital improvement plan and specific level of new development. Only enough fee revenue will be generated for the Department to expand its existing level of service to serve the growing community. Fee revenue may be used to fund up to 100% of the cost of the expansion of Station 91, the training facility, and the dispatch and communication infrastructure improvements, and up to 26.5 percent the replacement cost of apparatus, vehicle and equipment purchases. Fee revenue may not be used to fund 1) the renovation of existing facilities, and 2) operational, maintenance or repair costs.

Figure 10 on the following page demonstrates that the Department's unexpended fire impact fee proceeds, the proceeds from the sale of the business park site, and projected fee revenue from vested units will fund approximately 78.6% or \$19.5 million of the \$24.9 million in planned facilities. The Department will need to fund the shortfall, and any other improvements not currently identified, with other funding sources. Other potential sources of funds include, but are not limited to, a general obligation bond measure, state and federal grants, the Department's general fund, and existing or new special tax and assessment proceeds, if allowable.

FIGURE 10 – FACILITIES FINANCING PLAN AT BUILDOUT OF VESTED UNITS

	Calc	
Total Cost of Planned Facilities ¹	a	\$24,850,000
Unexpended Fire Impact Fee Funds (As of September 30, 2017) ²	b	\$6,506,839
Proceeds from Land Sale ³	c	\$562,500
Remaining Cost of Planned Facilities	d = a - b - c	\$17,780,661
Total Projected Fee Revenue from Vested Units ⁴	e	\$12,455,000
Surplus / (Shortfall)	f = e - d	(\$5,325,661)

Sources: El Dorado Hills Fire Department; SCI Consulting Group

Notes:

¹ See Figure 9, all vested units.

² As of September 30, 2017, the Department's fire impact fee fund balances are \$74,035 (Latrobe) and \$7,316,907 (El Dorado Hills), of which, \$884,103 once released will reimburse the Department's General Fund qualifying expenditures in FY15/16 and FY16/17.

³ 75% of the \$750,000 in proceeds from the recent sale of the 5-acres business park site will go into the fire impact fee fund and the remaining 25% will go into the General Fund.

⁴ See Figure 8.

NEXUS FINDINGS

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

PURPOSE OF FEE

The purpose of the fire impact fee is to fund the cost of fire protection and emergency response facilities, apparatus, and equipment attributable to new residential and nonresidential development in the Department. The fire impact fees will ensure that new development will not burden existing development with the cost of facilities required to accommodate growth as it occurs within the Department.

USE OF FEE REVENUE

Fee revenue will be used to fund the cost of new and expanded facilities, apparatus and equipment to serve new development, such as, but not limited to, those identified in Figure 9. Provided below is a summary of the allowable and prohibited uses of fee revenue.

FIGURE 11 – SUMMARY OF ALLOWABLE AND PROHIBITED USES OF FEE REVENUE

<u><i>Allowable Uses</i></u>	<u><i>Prohibited Uses</i></u>
<ul style="list-style-type: none"> • <i>New (added) or expanded land and facilities costs (100%)</i> • <i>Apparatus, vehicles and equipment purchases that expand the system inventory (100%)</i> • <i>Facility costs already incurred to provide growth-related capacity (100%)</i> • <i>Portion of apparatus, vehicles, and equipment replacement costs attributable to new development (26.5%)</i> • <i>Portion of a renovation project that expands service capacity</i> 	<ul style="list-style-type: none"> • <i>Existing deficiencies, such as improvements to existing facilities that do not expand service capacity</i> • <i>Portion of apparatus, vehicles, and equipment replacement costs attributable to existing development (73.5%)</i> • <i>Operational, maintenance or repair costs</i>

BENEFIT RELATIONSHIP

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

Fee revenue will be deposited into a separate fire impact fee account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the Department. The fee revenue will be restricted to uses described in the "Use of Fee Revenue" finding. These actions ensure development project paying the fees will benefit from their use.

IMPACT RELATIONSHIP

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

PROPORTIONALITY RELATIONSHIP

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

Larger development projects will generate a higher number of persons and structural area to protect and, as a result, will pay a higher fee than smaller development projects. Thus, the application of the fire impact fee schedule to a specific project ensures a reasonable relationship between the fee and the cost of the facilities, apparatus, and equipment attributable to that project.

FEE PROGRAM ADOPTION REQUIREMENTS

The following are the general requirements for approval of the Nexus Study and proposed fire impact fee program ("fee program") by the District Board of Directors and adoption by the County Board of Supervisors on behalf of the Department. The specific statutory requirements for the adoption of the fee program may be found in the Mitigation Fee Act (California Govt. Code § 66000 et seq.) and County Ordinance Code Chapter 13.20. SCI recommends that the notice and hearing requirements be satisfied by the District for approval and the by County for adoption.

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

1. The District Board of Directors shall conduct at least "one open and public meeting" as part of a regularly scheduled meeting on the proposed fee program.
2. At least 14 days before the meeting, the District shall mail out a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.
3. At least 10 days before the meeting, the District shall make available to the public the Nexus Study for review.
4. At least 10 days before the public hearing, a notice of the time and place of the meeting shall be published twice in a newspaper of general circulation with at least five days intervening between the dates of first and last publication not counting such publication dates.
5. After the public hearing, adopt a resolution approving the Nexus Study and proposed fee program with a recommendation that the County Board of Supervisors adopt the proposed fee program on behalf of the Department.

EL DORADO COUNTY

1. The County Board of Supervisors shall conduct at least "one open and public meeting" as part of a regularly scheduled meeting on the requested fee program.
2. At least 14 days before the meeting, the County shall mail out a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.
3. At least 10 days before the meeting, the County shall make available to the public the Nexus Study for review.

4. At least 10 days before the public hearing, a notice of the time and place of the meeting shall be published twice in a newspaper of general circulation with at least five days intervening between the dates of first and last publication not counting such publication dates.
5. After the public hearing, adopt an ordinance establishing the proposed fee program on behalf of the Department.
6. The fire impact fees take effect 60 days after adoption the County ordinance.

FEE PROGRAM ADMINISTRATION REQUIREMENTS

This section contains general requirements for the administration of the fee program. The specific statutory requirements for the administration of the fee program may be found in the Mitigation Fee Act (California Govt. Code § 66000 et seq.).

ACCOUNTING REQUIREMENTS

Proceeds from the fire impact fee should be deposited into a separate fund or account so that there will be no commingling of fees with other revenue. The fire impact fees should be expended solely for the purpose for which they were collected. Any interest earned by such account should be deposited in that account and expended solely for the purpose for which originally collected.

REPORTING REQUIREMENTS

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

- a brief description of the type of fee in the account;
- the amount of the fee;
- the beginning and ending balance of the account;
- the fees collected that year and the interest earned;
- an identification of each public improvement for which the fees were expended and the amount of the expenditures for each improvement;
- an identification of an approximate date by which development of the improvement will commence if the local agency determines that sufficient funds have been collected to complete financing of an incomplete public improvement;
- a description of each inter-fund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, the date on which any loan will be repaid, and the rate of interest to be returned to the account; and
- the amount of money refunded under section Govt. Code § 66001.

The Department shall review the information made available to the public pursuant to paragraph (1) at the next regularly scheduled public meeting, not less than 15 days after this information is made available to the public, as required by this subdivision. Notice of the time and place of the meeting, including the address where this information may be

reviewed, shall be mailed, at least 15 days prior to the meeting, to any interested party who files a written request with the Department or the County for mailed notice of the meeting. Any written request for mailed notices shall be valid for one year from the date on which it is filed unless a renewal request is filed. Renewal requests for mailed notices shall be filed on or before April 1 of each year. The legislative body may establish a reasonable annual charge for sending notices based on the estimated cost of providing the service.

For the fifth fiscal year following the first receipt of any fire impact fee proceeds, and every five years thereafter, the Department must comply with Government Code Section 66001(d)(1) by affirmatively demonstrating that the Department still needs unexpended fire impact fees to achieve the purpose for which it was originally imposed and that the Department has a plan on how to use the unexpended balance to achieve that purpose. Specifically, the District shall make all of the following findings, entitled Five-Year Report, with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted:

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

The County shall provide for the refund of all or any part of such unexpended or unappropriated fee revenue, together with any actual interest accrued thereon, in the manner described in Section 66001 (e) of the Government Code, to the current record owner of any property for which a fee was paid; provided that if the administrative costs of refunding such fee revenue exceed the amount to be refunded.

ANNUAL INFLATIONARY ADJUSTMENT

In order for the District to maintain its level of service, the fee will need to be automatically adjusted annually commensurate with changes in the cost of facilities, apparatus, and equipment. Therefore, the fire impact fee should be adjusted on July 1 of each fiscal year by the percentage change in an appropriate engineering cost index as published by the Engineering News-Record, or its successor publication for the preceding twelve months.

IMPROVEMENTS IN-LIEU OF FEES

Subject to certain restrictions, if a developer dedicates land, constructs facilities and / or provide apparatus/equipment for the Department, the fire impact fees imposed on that development project may be adjusted to reflect a credit for the cost of the dedicated land, facilities constructed and / or apparatus/equipment provided.²

FEE CREDITS

In order to comply with the Act and recent court cases, a fee credit must be given for demolished existing square footage as part of a new development project.

² See El Dorado County Code Section 13.20.040 for more information.

APPENDICES

Appendix A – Dwelling Unit Occupancy Factor

Appendix B – Approved and Proposed Development Projects

Appendix C – Fire System Inventory and Replacement Cost Estimates

Appendix D – Comparison of Current and Proposed Fire Impact Fees

Appendix E – El Dorado County Ordinance Code Chapter 13.20

APPENDIX A – DWELLING UNIT OCCUPANCY FACTOR

**FIGURE 12 – DWELLING UNIT OCCUPANCY FACTOR
EL DORADO HILLS CENSUS DESIGNATED PLACE**

Land Use Categories	Occupied	Total	Dwelling
	Dwelling	Number of	Unit
	Units	Occupants	Occupancy
	Calc	a	b
			c = a / b
Single-Family Housing	13,357	41,190	3.09
Multi-Family Housing	828	1,901	2.30
Mobile Home	101	154	1.52
Average (2010 Census)	14,286	43,245	3.03

Source: U.S. Census Bureau, 2015 ACS 5-Year Estimate

APPENDIX B – APPROVED AND PROPOSED DEVELOPMENT

Vested residential units are indicated in green. Planned non-vested residential units are indicated in red. Units planned for the Rescue Fire Protection District, excluded from this Nexus Study, are indicated in yellow. The Department has estimated that 1,200 vested units shown have received a building permit as of September 30, 2017.

Project	Project Number	Location	API	Commercial or Residential	# of Lots / Buildings	Approx. Net Square Footage	Description	Acres	Completion Years Out (0 1/2 5/5+)	Residents ¹	Potential Employment ²
Silva Valley Parkway Class I/II Bike Path		On Silva Valley between Harvard and Green Valley		Bike Path	1	0	1.1 mile of a Class I multi-use path along the east side of Silva Valley Parkway from Harvard Way to Appian Way and a Class II bike lane on the southbound side of the road from Appian Way to Harvard Way and approximately 0.9 mile of a Class II bike lane on both sides of Silva Valley Parkway from Appian Way to Green Valley Road.	0	2-5		
1100 Investment Comm PM	PA 15-0014	Business Park	117-010-015	Commercial	4	0	Parcel Split - 4 individual parcels	21.9	0-1		0
4 Directions Farms (Lakrobe)	S16-0005	Off Brandon Road	087-021-66	Commercial	5	10478	A special use permit application for a custom farming facility providing vocational school teaching organic farming skills to disabled youth, adults and seniors. The facility is proposed to occur in three phases detailing the proposed buildings, planting of crops, and quantity of employees. The property, identified by Assessor's Parcel Number 087-021-66, consists of 56.8 acres, and is located on the south side of Brandon Road approximately 1.5 miles east of the intersection with South Shingle Road, in the Lakrobe area.	56.8	2-5		19 05090909
Aerometals Expansion	SUP 99-0017-R-2	Sandstone Dr	117-081-01	Commercial	1	80000	New building expansion on parcel located to the east of the current building.	5.613	2-5		145.4545455
Arrowbee Lake Verizon Tower	S15-0004	Aerobee Road at Birds Eye View Road	105-140-06	Commercial	1	0	90' tall stealth monopole tower with enclosure	1	0-1		0
Carson Creek Fitness (Heritage)	S14-0003	Carson Crossing Drive	117-010-07	Commercial	2	9000	5,000 square foot fitness center, pool, recreation.	4.9	0-1		16.36363636
Center for the Ages	PA16-0003	North of Fire Station 85 on Commercial property of Serrano	121-040-31	Commercial	1	15000	EDH Senior Center that expands on the Senior Center off of Lassen Lane	11	2-5		27.27272727
Devi Nihan Buddhist Meditation Center (RES)	SUP 13-0007	Duncan Hill Rd.	069-150-14	Commercial	1	15000	6807 square foot meditation center, 2 resident nun buildings, monk cottage, retreat cottage, guest cottage	10.05	2-5		27.27272727
Eden Vale Inn (RES)	SUP 07-0027-R	1780 Springvale Road	102-140-88	Commercial	1	12000	13 Guest rooms in 2 buildings, Yurts, Caretaker homes, 12,000 sq. ft. total	1	0-1		21.81818182
ED II S2	PA 14-0009	Silva Valley/SO	122-720-09	Commercial	9	350000	350,000 square feet commercial, including 3 major buildings, gas stations, fast food, etc.	51.45	5+		636.3636364
ED - ATT Cell Tower		Cabildo Dr.		Commercial	1	0	65' Mono Pine	1	0-1		0
Golden Foothills Verizon Tower	S15-0010	Blackstone Parkway and Cornerstone Drive	118-020-07	Commercial	1	0	A special use permit request to allow the construction of a new 65-foot tall mono-oak tower, six antennas with nine remote radio heads and two surge protectors on three sectors mounted at 47 feet, outdoor equipment cabinets on a 13-foot by 15-foot concrete pad, a 30KW standby diesel generator, and related ground equipment all within a 40-foot by 40-foot lease area. Access to the site would be provided by an existing driveway to the existing El Dorado Irrigation District water tanks. The property, identified by Assessor's Parcel Number 118-020-07, consists of 7.664 acres, and is located on the east side of Blackstone Parkway near the intersection with Cornerstone Drive, in the El Dorado Hills area.	8	0-1		0
Green Valley Cemetery/Monastery (RES)	S94-0002-R/214-0011/PD14-0009	3004 Alexandrite Dr	102-030-28	Commercial	1	5316	Addition of 3,604 square feet plus 1,712 covered patio, 2 underground LPG	8.6	0-1		9.665454545
Green Valley Convenience Center	S12-0015/PD 12-003	SE Corner Sophia/Green Valley Rd.	124-301-46	Commercial	3	10925	10,925 sq. ft. including - fuel station, convenience store, fast food, car wash	2.12	2-5		1986.363636
Hampton Inn & Suites / Serrano	P02-0003-E-3	Arrowhead Dr and Saratoga Way	120-690-04	Commercial	1	0	A request for a parcel map extension for a three year period. If approved, the expiration date for this parcel map would change from October 13, 2016 to October 13, 2019. Two previous time extensions have been approved in the past, resulting in 3 1/2 year extensions. The property, identified by Assessor's Parcel Number 120-690-04, consists of 15.069 acres, and is located on the north side of Saratoga Way immediately west of the intersection with Arrowhead Drive, in the El Dorado Hills area.	15.069	5+		0
Marble Valley - Comm.	SP12-0003/DA 14-0003	South Bass Lake		Commercial		475,000	3237 Res. Lots, 475,000 sq. ft. commercial, 87 acres public facilities		5+		853.6363636
Mountain Express Office and Storage (Rescue)		Lotus Road	102-140-83	Commercial	1	24414	2 new buildings, 10,914 and 13,500 square foot buildings	11.37	2-5		44.98909091
Phoenix School	S99-0001	4940 Robert J Mathews	124-070-62	Commercial	1	0	School for infant to 5 years old	1	0-1		0
Salmon Falls Road Verizon		Arroyo Vista/Lake Vista Lane		Commercial	1	0	85' Monopole	1	0-1		0
Schaefer Gym (Rescue)	SUP 14-0002	1550 Old Ranch Rd	105-250-55	Commercial	1	3000	Gym 3,000 sq. ft.	4.48	0-1		5.454545455
Spings Equestrian Center (RES)	204-0015/SUP 01-0011/P08-0036	Deer Valley and Green Valley Road	115-410-05	Commercial	1	179740	2 covered arenas 45,000 sq. ft. each, 420 horse stall barns, Fenced riding area, 12,000 commercial store, Camping	146.42	2-5		326.8
Town Center ACE Hardware		Next to Debbie Wongs		Commercial	1	21800	21,800 square feet	0.5	5+		39.63636364

Town Center West	PA11-0004/PD95-02	Latrobe and White Rock Road - Blue Shield	117-160-17, -44 through 57	Commercial	3	1160060	Revision to Town Center West PD95-02, 1,160,060 sq. ft.	51	5+		2123 745455
Verizon Cell Tower (RCS)		3000 Alexandrite		Commercial	1	0	Cell tower	0	0-1		0
El Dorado Hills Dog Park	S03-0005-R-3	At CSO Park	125-110-09	Park	1	0	dog park	39.5	2-5		
Serrano JS Public Park	SP15-0001 / PD 15 0002	Serrano/Bass Lake	123-570-01	Park	1	0	Park - foursooocer fields	12	2-5		
Alto	Z06-0005/PD 06-0006/TM06-1408	Malcolm Dixon Rd, North of Blarantle Estates	126-100-19	Residential	23	69000	homes and open space	81 61	5+	60.03	
Bass Lake Golf Course (Rescue)		Starbuck Road	102-210-08	Residential	55	994000	Residential subdivision over the Golf Course	59	5+	86.13	
Bass Lake North	PD14-0010/Rezone Z1+0008/TM14-1522	Sienna Ridge	115-400-96, 115-400-07, 115-400-08	Residential	90	270000	homes	3 874	2-5	234.9	
Bell Ranch	TM96-1921-R-5	Monison Rd/Holy Trinity Church Area	103-010-45	Residential	113	339000	The development plan (PD96-0006) for Bell Ranch shall consist of the following: 123 total lots consisting of 113 single family lots ranging in size from 13,500 to 91,649 square feet, with 6 landscape lots, 2 open space lots, 1 play field lot, and 1 park site on 112.14 acres.	11214	2-5	294.93	
Bell Woods	TM01-1360-R, PD01-0008	Adjacent to Hollow Oak Subdivision	119-020-50	Residential	54	162000	The Development Plan PD 01-0008 for Bell Woods shall consist of the following: 54 single family lots ranging in size from 11,004 to 26,080 square feet, and 2 open space lots on 34.28 acres.	34 28	2-5	14094	
Bethesda Village	S86-0031-F-2	Mericy Lane and Starbuck in Rescue	102-231-55	Residential	2	0	S 86-0031 R-2: BETHESDA VILLAGE REVISED SPECIAL USE PERMIT (Golden Hills Community Church, Phil Hill/John Parker/Brad Frazer): A special use permit revision request to convert existing house to a game room/office and convert existing laundry/bathroom to a house. No increase in square footage is proposed. The property, identified by Assessor's Parcel Number 102-231-55, consists of 21.302 acres, and is located on the north side of Mericy Way approximately 500 feet east of the intersection with Starbuck Lane, in the Rescue area.	21.302	2-5	5.02	
Blackstone V (Lot 1)	TM 12-1507/Z12-0006/A12-0002	Latrobe/Royal Oaks Drive	119-140-61	Residential	70	210000	homes	10.08	0-1	182.7	
Blackstone W	TM 12-1506	SE Corner Latrobe and Clubview	118-140-65	Residential	73	219000	homes	9.66	0-1	190.53	
Blackstone X	TM 12-1508-F	NE Corner Latrobe and Clubview	119-140-63	Residential	61	183000	homes	7.85	0-1	159.21	
Carson Creek Unit 1	TM 04-1391	Carson Crossing		Residential	285	855000	homes	95.2	0-1	74385	
Carson Creek Unit 2	TM 06-1328	Carson Crossing		Residential	634	1902000	homes and two multi-family dwellings		2-5	1654.74	
Carson Creek Unit 3	TM 14-1519	Carson Crossing		Residential	321	963000	homes	19.37	2-5	837.81	
Central El Dorado Hills	Specific Plan	Station 85 South to Highway 50	121-160-05, 121-120-24, 121-040-020, -29, -31, 120 050-01, -05	Residential	1,000	3000000	Serrano Westside Plan Area 341 acres, and Pedregal Plan area 168 acres, civic-limited commercial use (50,000 Commercial Sq. Ft.), 15 acres public park, 1 acre neighborhood park, 168 acres of open space	509	5+	2610	
Country Living Lions Gate Subdivision (Latrobe) aka Michigan Bar Subdivision	A07-0008/Z07-0022/P07-0023	Latrobe Road	087-121-01	Residential	4	12000	Amendment to the Land use designation from HDR to RR in the Latrobe Road Center and re-designate that portion Rural Region. Rezone a portion of the property from RE-10 designated as HDR to One Family Residential and rezone portion zoned RA-40 to RE-10.	37.28	0-1	10.44	
Dixon Ranch	A11-0006/Z11-0008/PD11-0006	Green Valley Rd	126-020-01, 02, 03, 04, 126-150-23	Residential	400	1815000	6057 total lots, 160 age restricted.	280	2-5	1044	
El Dorado Hills Apartments	A14-0001/Z14-0001/SP 86-0002-R/PD94-0004-R-2	Town Center (empty field)	121-290-60, 61, 62	Residential	240	250000	5 story parking garage, 4 story apartment, 250 units	4 57	2-5	626.4	
El Dorado Hills Retirement	SP13-0001/PD95-0002-R/PD95-0007 R/P12-0004/S13-0017	Town Center West	117-150-38	Residential	131	114000	3 stories, 114,000 sq ft, 130 units	20.3	0-1	130	
El Dorado Hills Senior Care	S15-0012	Tam O'Shenter	125-040-20, 24, 26, 27, 125-333-01	Residential	6	0	6 Buildings, increase 6-8 patients per building	2.09	0-1	36	
El Dorado Springs 23	TM 14-1514	White Rock Across 4 Seasons	117-010-05	Residential	49	147000		21.65	2-5	127.89	
Granade Subdivision (LTB)	Z15-0003/TM15-1527	Brandon/S. Shingle	087-310-64	Residential	10	30000	Z15-0003/TM15-1527 - GRANADE SUBDIVISION (Doug Granade/Granade Family Trust/Lawrence Patterson): A rezone and tentative map application for an 11-lot rural tentative subdivision map in the Latrobe area. The subdivision would include a change in zoning from Rural Lands/Twenty-Acre (RL-20) to Estate Residential 10-Acre (RE-10), consistent with the Rural Residential (RR) General Plan Land Use Designation. The proposed project includes the installation of wells and septic systems. Lots range in size from 10 to 30.1 acres. The property, identified by Assessor's Parcel Number 087-310-64, consists of 134.05 acres, and is located on the east side of South Shingle Road at the intersection with Brandon Road, in the Shingle Springs area.	133	2-5	26.1	
Hawk View	TM 00 1371-R	Bass Lake Road/Hawk View	115-040-16	Residential	114	342000		38.47	5+	297.54	

La Canada	TM 08-1463	Salmon Falls Road	126-100-10 and 110-020-12	Residential	47	141000	Subdivision in the area between Salmon Falls Road and Malcolm Dixon Road, north of Malcolm Dixon Road.	143.11	2-5	122.67
La Cresta Woods	PA 13-0009	Wilson/Lee Vista	120-070-01	Residential	24	72000		7.5	2-5	62.64
Lime Rock Valley		South East Marble Valley Area		Residential	800	2400000		740	2-5	2088
Marble Valley - Res	SP12-0003 / DA 14-0002	South Bass Lake		Residential	3236	9708000	3236 Res Lots, 475,000 sq. ft. commercial, 87 acres public facilities	2341	5+	8445.96
Malcolm Dixon Estates	TM 05-1401	Malcolm Dixon Cutoff	126-490-01, 126-490-02	Residential	8	24000	8 lots on 40 acres	40	5+	20.68
Miginella	TM 07-1458-R/ BIA13-0015	Salmon Falls/Kala Way	110-020-45	Residential	8	24000	homes	26	0-1	20.88
Pomeroi Vineyard Estates (Rescue)	PA 160007	Bass Lake Golf Course	102-210-08	Residential	137	3000	A request for conceptual review of a General Plan Amendment from Rural Residential to Medium-Density Residential, and modification of the Cameron Park Community Region Boundary. The proposed Plan Development also includes a Rezone from Rural-Lands-10 (RL-10) to Two-acre Residential Planned Development (R2A-PD), One-acre Residential-Planned Development (R1A-PD), Single-unit Residential-Planned Development (R1PD) and Open Space Planned Development (OS-PD), and a Tentative Subdivision Map creating 137 residential lots from the approximate 130 acre site. The property, identified by Assessor's Parcel Number 102-210-08, consists of 130 acres, and is located on the west side of Starbuck Road approximately 3340 feet north of the intersection with Green Valley Road, in the Cameron Park Area.	130	5+	357.57
Promontory 2C	TM06-1423	Lafite Ct / Bordeaux Dr	124-070-05	Residential	2	6000	a formal request for the processing of an administrative minor revision to Village 2C of the Promontory Village 1-5 Tentative Map TM98-1356. We are providing you with additional information to supplement the items that were included in the September 28, 2015 regarding the finding of consistency for Village 2C. Village 2C is currently approved for 6 lots, 5 residential lots and 1 open space lot. There is a separate lot designate for the roadway. Village 2C will be accessed by the existing roadway of Lafite Court within gated community of Village 2. The gates and roadways are currently maintained by the Promontory Home Owners Association (ROA). Since Village 2C is already located behind the gates, the revised tentative map for Village 2C will not be providing gates for the project. This is consistent with the current map. A common driveway is proposed to service the 2 residential lots. A separate lot for the common driveway and public utilities will be offered to the Promontory ROA. The only change to the approved tentative map is a reduction of 3 residential lots. The one open space lot will remain and also be offered to the Promontory ROA. We will be transferring the 3 residential lots to the future Village 7 in the Promontory Specific Plan. The Promontory Village 7 is the last Village that has not processed a Tentative Map. The Promontory Specific Plan allocated 134 lots for Village 7. With the transferring of the 3 lots from Village 2C, the total lots proposed for the future Village 7 will be 131 lots. This density is within the allocated lots within the Village 7 and would not exceed the Promontory Specific plan maximum units of 1100 lots.	7.149	2-5	5.22
Promontory Lot D1	A13-0004/219-0004/ TM13-1512	Sophia/Alexandria	124-070-62	Residential	63	189000	homes	11.01	0-1	164.43
Promontory Lot H Unit 1 & 2	TM90-1356	Beatty/Alexandria	124-390-03	Residential	64	192000	homes	9	0-1	167.04
Promontory Village 6	TM05-1397	Northwest Beatty Drive, southeast of the intersection with Kymate Court	124-070-59, 124-080-60	Residential	155	102000	Residential homes	39.78	2-5	404.55
Promontory Village 7	TM16-1530	South side of Alexandria Drive and East of Sophia Parkway	124-390-04, 124-390-00, and 124-390-14	Residential	131	398000	TM16-1530 - PROMONTORY VILLAGE 7 (Russell Promontory LLC/MJM Properties/CTA Engineering and Surveying) A Tentative Subdivision Map application request for the Promontory Specific Plan Village 7 to subdivide a 176.99 acre site into 131 single dwelling residential lots, 13 open space lots, and 15 lettered lots for landscaping and internal roadways. The project includes a large lot and phasing plan. The property, identified by Assessor's Parcel Numbers 124-390-04, 124-390-00 and 124-390-14, consists of 176.99 acres, and is located on the south side of Alexandria Drive approximately 150 feet east of the intersection with Sophia Parkway, in the El Dorado Hills area.	176.99	2-5	341.91
Promontory Village 8	TM13-1513	Via Baragio/Via Treviso	124-400-01	Residential	63	189000	homes	63.24	0-1	164.43
Ridgeview West Unit 5	TM 95-1509	Via Treviso, Via Baragio		Residential	4	12600	4 lots split from 6	4	5+	10.44
Ridgeview Village Unit 9	TM08-1477	Beatty near Powers	120-010-01	Residential	49	147000		22.4	5+	127.89

Ridgeview West Unit 4 (Revision 1)		Via Delapco Via Treviso	120-700-07	Residential	20	60000	AKA the Willows		2-5	52.2	
Saratoga Estates Subdivision	214-0007 / PD14-0006 / TM14-1520	Saratoga Way and Wilson Blvd. Connection to Iron Point in Folsom	120-070-02	Residential	317	951000	A request to Rezone property from Single-Unit Residential-Open Space (R1-OS) to Single-Unit Residential-Planned Development (R1-PD) and Open Space-Planned Development (OS-PD). A proposed Planned Development permit for the proposed 311-lot subdivision, and a Tentative Subdivision Map to construct a 317 unit single-family residential development. The detached residential units would be constructed on individual lots generally ranging between approximately 6,000 and 9,000 square feet, with the exception of several larger lots (up to 19,000 square feet) bordering the east site boundary. The project would extend Wilson Boulevard to Saratoga Way and extend Saratoga Way to Iron Point Road in Folsom. The project contains approximately 42 acres of public parks, landscaping, and open space. The property, identified by Assessor's Parcel Number 120-070-02, consists of 121.95 acres, and is located on the south side of Wilson Boulevard north of U.S. Highway 50, in the El Dorado Hills area	121.95	5+	027.37	
Serrano J5 & J6	SP13-0002 / Z13-0002 / PD13-0001 / TM13-1511	Bass Lake Rd at Sierra Ridge and Serrano Parkway	123-570-03, 123-570-04	Residential	148	444,000	A request for a Tentative Subdivision Map of 36 acre property totaling 148 detached residential lots, a 3-acre passive park, and nine landscape lots. Access to the site would be off Bass Lake Road and Sierra Ridge Drive. Public water and sewer would be provided by El Dorado Irrigation District. This Tentative Map is a revision to the approved map for a total of 204 residential lots and is an update to the original request for a total of 119 residential lots. The application includes a request for a Specific Plan Amendment changing the land use designation from Commercial to Residential and a rezone from Community Commercial-Planned Development to Single-Unit Residential-Planned Development (CC-FD TO R1-PB) of the western portion of Assessor's Parcel Number 123-570-03. The project also includes a Planned Development Permit establishing a development for the Serrano Village J5/J6 Tentative Subdivision Map including modification to the Single-Unit Residential (R1) Development Standards (i.e. setbacks, building coverage). This residential Tentative Subdivision Map is a part of the original El Dorado Hills Specific Plan for which an Environmental Impact Report (EIR) was adopted. The property, identified by Assessor's Parcel Numbers 123-570-03 and 123-570-04, consists of 36 acres, and is located on the east side of Bass Lake Road immediately east of the intersection with Serrano Parkway, in the El Dorado Hills area	36	2-5	386.28	
Serrano K5		Greenview		Residential	151	453000	homes		0-1	394.11	
Serrano K6		Greenview		Residential	74	222000	homes		0-1	193.14	
Serrano Village J Lot H	TM14-1524 / PD14-0008	Serrano/Bass Lake	123-280-10, 123-370-01, 03	Residential	111	333000	PD14-0008/TM14-1524 - Serrano Village J - Lot H (Kirk Bone-Serrano Associates, LLC/Don McCormick-REY Engineers) A revision to approved tentative map and development plan from 83 clustered half-plex units to 111 detached lots ranging in size from 4,500 square feet to 11,205 square feet. The map includes five design waivers of road design and lot standards including modification of standard right-of-way width, sidewalks, road width radius and lot width. Through the planned development, the project includes modification to one-family residential district (R1) standards including maximum lot coverage and minimum lot size. The proposed subdivision is a part of the adopted El Dorado Hills Specific Plan for which an Environmental Impact Report (EIR), which analyzed and mitigated identified environmental impacts, has been certified. The property, identified by Assessor's Parcel Numbers 123-370-01 and 123-280-10, consists of 25 acres +/-, and is located on the northeast corner of Serrano Parkway and Greenview Drive, in the El Dorado Hills area	25	2-5	289.71	
Serrano M2 M3		Serrano north side		Residential	102	306000	102 custom lots	164	5+	266.22	
Serrano M4		Serrano north side		Residential	38	114000	38 custom lots	69	5+	99.18	
Serrano M5		Serrano north side		Residential	10	30000	10 custom lots	8	5+	26.1	
Serrano Westside		Near Riley's/ Serrano Parkway	120-160-03, 121-120-22, 121-040-20, 29, 31	Residential	763	2289000	640 multi-family units, 123 single family, 50,000 sq ft. commercial	105	5+	1991.43	
Silver Springs (RES)	TM 97-1930	Silver Springs/Green Valley	109-610-02, 109-020-09 and 108-020-10	Residential	245	755000		245	2-5	659.45	
Southpointe Meadows	TM 16-1529	Lakehills	110-450-07	Residential	7	21000	7 custom lots	8	2-5	18.27	
Summer Brook (Rescue)	A07-0006/ Z07-0012/ PD07-0007/TM07-1448	Green Valley near Steer Valley	102-210-12, 102-220-13	Residential	29	87008		90.3 acres	2-5	75.69	
The Pavilions Memory Care		Francisco/Green Valley	124-140-33	Residential	64	40280	40,280 square feet, 64 beds	6.85	2-5	64	
Valley View East Ridge	TM 14-1521	Above Blackstone	110-130-28	Residential	701	2103000	homes	735	2-5	1029.61	
Verde Vista RESCUES	TM 97-1542	Bass Lake Road	115-020-02, 03, 04	Residential	01	252000	homes	29.55	5+	219.28	

Vineyards @ El Dorado Hills	TM 06-1421	Malvern Dixon Rd	126-100-24	Residential	42	126000		119.11	5+	109.62	
Watermark La Reserve	P08-0013	Salmon Falls Rd. Adjacent to Watermark and Zee Estates	APN 104-240-22	Residential	4	12000	homes	20	2-5	10.44	
West Valley Village Lot W		Blackstone Entrance, south lot		Residential	37	111000	34 homes and 3 lettered lots on 4.308 acres	4.308	0-1	96.57	
West Valley Village 3C, 5C, 7C		Blackstone Village		Residential	26	78000	3 fill-in lots throughout Blackstone	10	2-5	67.86	
Weissmont Assisted Living		Golden Foothill of New Carson Crossing Drive	APN 117-07-100	Residential	133	120213	149 beds in 134 units. 2 stories. 120,213 square feet		2-5	149	
Wilson Estates	214-0003/ PD14-0001/ TM14-1515	Malcolm Dixon	126-070-22, 23, 30	Residential	29	87000		28.18	2-5	75.69	
TOTALS					11684	35937226		7465.741		29885.05	4326.787273
		Assuming average household = 2.61 persons									
		Assuming 55.0ft ² per employee									

APPENDIX C – FIRE SYSTEM INVENTORY AND REPLACEMENT COST ESTIMATES

FIGURE 13 – EXISTING LAND AND BUILDING INVENTORY

Fire Station	Amount		Unit Cost	Replacement Cost (2017\$)
	Calc	a	b	c = a * b
Station 84				
Land		0.86 acres	\$250,000 per acre	\$216,000
Buildings		10,633 sq. ft.	\$550 sq. ft.	\$5,848,150
Station 85				
Land		4.11 acres	\$250,000 per acre	\$1,027,500
Buildings		25,915 sq. ft.	\$550 sq. ft.	\$14,253,250
Station 86				
Land		10.00 acres	\$37,000 per acre	\$370,000
Buildings		10,385 sq. ft.	\$550 sq. ft.	\$5,711,750
Station 87				
Land		21.31 acres	\$195,000 per acre	\$4,155,450
Buildings		13,119 sq. ft.	\$550 sq. ft.	\$7,215,450
Station 91				
Land ¹		-	-	-
Buildings		2,366 sq. ft.	\$550 sq. ft.	\$1,301,300
Station 92				
Land		4.52 acres	\$0 per acre	\$0
Buildings ²		-	-	-
Total Existing Facilities (Land and Buildings)				\$40,098,850

Source: El Dorado Hills Fire Department; SCI Consulting Group

Notes:

¹ Station 91 land is leased from a neighboring resident, therefore no land value is shown.

² Station 92 is nonoperational, therefore no land or building value is shown.

FIGURE 14 – EXISTING APPARATUS AND EQUIPMENT INVENTORY

Engine Number	Type	Purchase Year	Unit ID #	Apparatus / Vehicles ¹	Ancillary Equipment	Replacement Value (2017\$)
Apparatus / Vehicles						
8571	Type 1	1996	E85	\$171,250	\$130,000	\$301,250
8572	Type 2	2001	E286	\$171,250	\$130,000	\$301,250
8570	Type 2	2003	E285	\$342,500	\$130,000	\$472,500
8574	Type 2	2007	E86	\$513,750	\$130,000	\$643,750
8576	Type 2	2007	E87	\$513,750	\$130,000	\$643,750
8577	Type 1	2014	E84	\$685,000	\$130,000	\$815,000
8562	Type 3	2005	E387	\$225,000	\$95,000	\$320,000
8563	Type 3	2007	E386	\$337,500	\$95,000	\$432,500
8553	Type 6	2015	P91	\$175,000	\$30,000	\$205,000
8554	Type 6	2016	P85	\$175,000	\$30,000	\$205,000
8590	Truck	2012	T85	\$1,250,000	\$130,000	\$1,380,000
8580	Water Tender	2010	WT91	\$225,000	\$45,000	\$270,000
8552	Water Rescue	2005	WR84	\$100,000	\$30,000	\$130,000
8551	Air	2002	A85	\$162,500	\$45,000	\$207,500
8536	Staff Vehicle	2016	B85	\$80,000	\$12,000	\$92,000
8541	Strike Team Vehicle	2006	STL	\$40,000	\$12,000	\$52,000
8535	Staff Vehicle	2015	8500	\$80,000	\$12,000	\$92,000
8534	Staff Vehicle	2015	8502	\$80,000	\$12,000	\$92,000
8549	Strike Team Vehicle	2003	8503	\$40,000	\$12,000	\$52,000
8544	Staff Vehicle	2003	8520	\$22,500	\$12,000	\$34,500
8532	Staff Vehicle	2016	8521	\$45,000	\$12,000	\$57,000
8533	Staff Vehicle	2016	8522	\$45,000	\$12,000	\$57,000
8542	Utility Vehicle	1999	BUTT	\$15,000	\$12,000	\$27,000
8539	Utility Vehicle	2005	VIRV	\$30,000	\$12,000	\$42,000
8531	Utility Vehicle	2007	OPS SPT	\$45,000	\$12,000	\$57,000
Total Apparatus and Equipment				\$5,570,000	\$1,412,000	\$6,982,000

Source: El Dorado Hills Fire Department

Notes:

¹ Value based on estimated current replacement value. Adjustments have been made to discount apparatus and vehicles based on age (0 - 5 years at 100%, 6-10 years at 75%; 11 - 15 years at 50% and 16 years or more at 25%.)

APPENDIX D – COMPARISON OF CURRENT AND PROPOSED FIRE IMPACT FEE

FIGURE 15 – COMPARISON OF CURRENT AND PROPOSED FIRE IMPACT FEE

Land Use Categories	Current	Proposed	% Change
Residential Development			
	Per Sq. Ft. of Living Area		
Single-Family Housing	\$1.16	\$0.92	-20.7%
Multi-Family Housing	\$1.16	\$1.50	29.3%
Mobile Home	\$1.16	\$1.07	-7.8%
Assisted Living Facility	\$1.16	\$1.51	30.2%
Nonresidential Development			
	Per Sq. Ft. of Building Area		
Retail / Commercial	\$1.16	\$1.55	33.6%
Office	\$1.16	\$1.94	67.2%
Industrial	\$1.16	\$1.42	22.4%
Agriculture	\$1.16	\$0.60	-48.3%
Warehouse / Distribution	\$1.16	\$0.97	-16.4%

Example - Fee for Average Dwelling Unit

Residential Development			
	Per Average Dwelling Unit		
Single-Family Housing	\$3,303	\$2,619	-20.7%
Multi-Family Housing	\$1,095	\$1,416	29.3%
Mobile Home	\$1,228	\$1,133	-7.8%

APPENDIX E – EL DORADO COUNTY ORDINANCE CODE CHAPTER 13.20

DEVELOPMENT IMPACT MITIGATION FEES FOR SPECIAL DISTRICTS**Section 13.20.010. - Purpose.**

This chapter sets forth the requirements for the establishment and administration of development impact mitigation fees collected by the County of El Dorado on behalf of a Special District within the County. For purposes of this chapter, "Special District" includes a fire improvement district, a community services district, a recreation and park district, or any other public agency authorized by law to provide fire protection, public recreation, or any other community service. A Special District may request the establishment and administration of a development impact mitigation fee under this chapter only if the Special District lacks statutory authority to independently impose a development impact mitigation fee.

Section 13.20.020. - Establishment of fee.

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

Section 13.20.030. - Agreement required.

The County may only collect and disburse fees on behalf of a Special District pursuant to a written agreement between the County and Special District that has been approved as to form by County Counsel. Even if a fee was created before enactment of this chapter, the County shall not disburse any fee on behalf of a Special District until the agreement required by this section is duly executed by the County and Special District. At a minimum, the agreement shall clearly define the rights and duties of each party and, to the fullest extent allowed by law, shall provide for the Special District to defend, indemnify, and hold the County, its officers, agents, and employees harmless from and against any and all liability, loss, damage, claims, judgments, costs, staff time, losses, expenses, and any other costs of defense arising out of, resulting from, or related to the creation, establishment, modification, collection, or disbursement of fees on behalf of the Special

District or any other obligation of the Special District or County under the agreement to collect and distribute fees on behalf of the Special District, the Mitigation Fee Act, or this chapter. The agreement shall also provide that the Special District shall ensure that any fee collected on its behalf complies with the Mitigation Fee Act.

Section 13.20.040. - Developer construction of facilities.

Whenever a developer is required, as a condition of approval of a development permit, to construct a public facility described in a resolution adopted pursuant to this chapter which facility is determined by the Special District to have supplemental size, length, or capacity over that needed for the impacts of that development, and when such construction is necessary to ensure efficient and timely construction of the facilities network, a reimbursement agreement with the developer and a credit against the fee, which would otherwise be charged pursuant to this chapter on the development project, shall be offered. The reimbursement amount shall not include the portion of the improvement needed to provide services or mitigate the need for the facility or the burdens created by the development.

Section 13.20.050. - Reductions and Appeals.

- A. Reduction and/or appeals of a fee described in this chapter may be granted by the Chief Administrative Officer to a developer of any project under any one of the following scenarios:
 - 1. The requirements of this chapter have been incorrectly applied to the development project; and/or
 - 2. That application of the requirements of this chapter to the development project is unlawful under and/or conflict with federal, state, or local law and/or regulation including constituting an unlawful taking of property without just compensation.
- B. Application for reduction and/or appeals of a fee described in this chapter must be made no later than the date of application for the building permit for the development project on a form provided by the County and shall include payment of the fee. The burden of establishing by satisfactory factual proof the applicability and elements of this section shall be on the applicant. The applicant must submit full information in support of their submittal as requested by the Chief Administrative Officer. Failure to raise each and every issue that is contested in the application and provide appropriate support evidence will be grounds to deny the application and will also preclude the applicant from raising such issues in court. The Chief Administrative Officer may require at the expense of the Applicant, review of the submitted materials by a third party.

- C. The County shall mail the applicant a final, written determination on the application for a reduction and/or appeal within 30 days of the appeal. Within 10 days of receiving the final, written determination from the Chief Administrative Officer, the applicant may appeal the Chief Administrative Officer's decision to a Hearing Officer appointed under Chapter 12.28. The Hearing Officer shall issue a written decision within 30 days and the Hearing Officer's decision is final and not administratively appealable. The 30-day deadlines for decisions in this section may be extended by the County if the complexity of an application necessitates additional time.
- D. If a reduction, adjustment, or waiver is granted, any change in use within the project shall invalidate the waiver, adjustment, or reduction of the fee.
- E. Failure to timely submit an application for reduction and/or appeal of a fee under this section and a protest under California Civil Code section 66020 shall constitute a failure to exhaust administrative remedies that shall preclude such person from challenging the fee in court.

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