

LAKE VALLEY FIRE PROTECTION DISTRICT



**ANNUAL REPORT ON
FIRE DISTRICT DEVELOPMENT IMPROVEMENT FEES
AND ANNUAL UPDATE OF
LONG RANGE PLAN (CAPITAL IMPROVEMENT PLAN)
FOR FISCAL YEAR
2005-2006
MARCH 2006**

C.A.O.
EL DORADO COUNTY
2007 MAR 12 PM 5:15

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 "Draft Policy & Procedure" document, still in effect 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

PUBLICATION OF NOTICE

Attached as Exhibit "A"

RESOLUTION ADOPTING CAPITAL IMPROVEMENT PLAN

Attached as Exhibit "B"

CAPITAL IMPROVEMENT PLAN, WITH GENERAL PLAN INFORMATION

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"

MAP OF DISTRICT

Attached as Exhibit "E"



Proof and Statement of Publication

3079 Harrison Avenue,
South Lake Tahoe, CA 96150
Phone (775) 881-1201
Fax (775) 887-2408

Account Number: #01100228

Legal Acct.
Lake Valley Fire Protection District
Attn: Gail Fullerton
2211 Keetan St.
South Lake Tahoe, CA. 96150

Virginia Marsh says:
That (s)he is a legal clerk of the **TAHOE DAILY TRIBUNE**, a daily newspaper published at South Lake Tahoe, in the State of California.

Notice of Public Hearing
Thursday, March 8, 2007 @ 7:00 p.m.
Ad #03523944

of which a copy is hereto attached, was published in said newspaper for the full required period of **1 time** commencing on **February 22, 2007** and ending on **February 22, 2007**, all days inclusive.

Signed: Virginia Marsh

STATEMENT:

Date	Amount	Credit	Balance
02/22/07	29.91		29.91

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held on Thursday, March 8, 2007, at the hour of 7:00 P.M., during a regular Board of Directors meeting in the Lake Valley Fire Protection District Station 7, 2211 Keetak Street, South Lake Tahoe, CA 96150 for the purposes of reviewing and revising development fees for fire protection services. At said hearing, Lake Valley Fire Protection District will consider all comments by interested persons.

Gail Fullerton
Administrative Assistant
Lake Valley Fire Protection District

Pub. Feb. 22, 2007
Ad#03523944

RESOLUTION 2007-1

FIRE DISTRICT DEVELOPMENT FEES ANNUAL REPORT

WHEREAS, the Board of Directors of the Lake Valley 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 Lake Valley Fire Protection District's Capital Improvement Plan ("Plan") reviews the impacts of contemplated future development on existing fire services within the Fire District boundaries; and

WHEREAS, 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 the new development, the needed facilities, and the estimated costs of those improvements; and

WHEREAS, such contributions 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 authorizes the County of El Dorado ("County") to impose development fees for fire protection services; and

WHEREAS, prior to County approval of such fees the County requires the District to prepare and approve a Capital Facility Plan to justify the imposition of such fees; and

WHEREAS, the Lake Valley Fire Protection District began collecting a Development Fee on new construction within the District in 1986; and

WHEREAS, the District submitted the "Lake Valley Fire Protection District Long Range Plan" to El Dorado County in 1991, which was adopted by Resolution 398-91 of the El Dorado County Board of Supervisors; and

WHEREAS, the District has prepared an update and amendment to the Long Range Plan of the Lake Valley Fire Protection District; and

WHEREAS, it is appropriate to annually review the Long Range 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; and

WHEREAS, this Annual Report shall cover the 2005-2006 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 Lake Valley Fire Protection District, as follows:

1. The Annual Report for Fiscal Year 2005-2006, an annual Update of the Long Range Plan of the Lake Valley Fire Protection District, 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 recommended fee of \$750.00 per residential unit, \$0.32 per square foot per unsprinkled, commercial, industrial or institutional development, and \$0.17 per square foot per sprinkled, commercial, industrial or institutional development, to be paid at the issuance of a building permit, is a reasonable fee necessary to mitigate the impact upon the District of new development. The fee represents impact upon the District of new development. 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.
3. 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.
4. 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.
5. 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, it 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.

6. 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.
7. The funds herein shall be collected by the County, the District shall allocate such fees to a separate account, and the fees shall be used solely for the purposes established in the attached 2005-2006 Fiscal Year Annual Report on Fire District Development Improvement Fees and Annual Update of the Long Range Plan (Capital Improvement Plan).

March 8, 2007

LAKE VALLEY FIRE PROTECTION DISTRICT

By: 
David Huber, Chair


By: 
Leo Horton, Secretary



EXHIBIT "C"

CAPITAL IMPROVEMENT PLAN

This Capital Improvement Plan is prepared in accordance with the "Policy & Procedure" developed by the General Services Division of the County of El Dorado and contains additional information requested by the El Dorado County Planning Department. It is an update and amendment to the Long Range Plan of the Lake Valley Fire Protection District, prepared in 1991 and approved by the Board of Supervisors of El Dorado County.

HISTORY OF THE DEVELOPMENT FEE

In early 1986, the Lake Valley Fire Protection District started collecting a Development Fee on new construction within its district. The fees were collected on the following schedule:

RESIDENTIAL UNITS	\$ 200.00 PER UNIT
COMMERCIAL, INDUSTRIAL & INSTITUTIONAL:	
UNSPRINKLED	\$ 0.11 PER SQUARE FOOT
SPRINKLED	\$ 0.085 PER SQUARE FOOT

In 1991, the District submitted the "Lake Valley Fire Protection District Long Range Plan (a plan to the year 2005)", which projected population growth, new development, and fee revenues along with a description of the district and recommendations on the future needs of the District. On this basis of this report, Resolution 398-91 was adopted by the El Dorado County Board of Supervisors, adjusting the fee schedule as follows:

RESIDENTIAL UNITS	\$ 500.00 PER UNIT
COMMERCIAL, INDUSTRIAL & INSTITUTIONAL:	
UNSPRINKLED	\$ 0.16 PER SQUARE FOOT
SPRINKLED	\$ 0.085 PER SQUARE FOOT

After ten years without another increase in the fees, in 2001 the District submitted their annual update to the "Lake Valley Fire Protection District long Range Plan (a plan to the year 2005)", and provided the necessary information for an adjustment to the fees. Based on the report, the El Dorado County Board of Supervisors adopted a resolution increasing the fees to:

RESIDENTIAL UNITS	\$ 750.00 PER UNIT
COMMERCIAL, INDUSTRIAL & INSTITUTIONAL:	
UNSPRINKLED	\$ 0.32 PER SQUARE FOOT
SPRINKLED	\$ 0.17 PER SQUARE FOOT

POPULATION GROWTH

The District's long Range Plan (1991) included a population projection based upon an "Updated Projection for Countywide Population" dated May 5, 1989, which was prepared by the Chief Administrative Officer of El Dorado County. It was based on the estimated annual growth rate of 3.28%. Since the Development Improvement Fees are collected on building permits and the number of building permits in this District is artificially controlled by the government, population increases have no relationship to the fees.

The 1991 Plan identifies the projected population for the District by year, 1980 through 2005. Based on the above, the estimated population in the District for last year, this year and the next four years is as follows:

2006	12,559
2007	12,970
2008	13,395
2009	13,834
2010	14,288

BUILDING PERMIT ACTIVITY IN THE DISTRICT

As indicated above, the number of building permits issued within the Tahoe Basin portion of the District is highly regulated by various agencies of the government and has no relationship to the open market. Each year the Tahoe Regional Planning Agency (TRPA) allocates limited number of residential building permits. There is no way to know how many permits will be issued in future years. In fiscal year 2005-2006 there were a total of 87 residential building permits (and partial permits) issued within the District. These, along with interest on the existing balance (\$2,711.32), resulted in the collection of \$65,502.31, after adjustment for refunds and the County's 1 % administration fee.

BUILDABLE VACANT PARCELS/PROPOSED DEVELOPMENT WITHIN DISTRICT

According to the records of the El Dorado County Assessor's office, there are approximately 88901 assessable parcels of land within the District, approximately 2332 of which are vacant residentially zoned parcels and 61 of which are vacant or partially vacant commercial/industrially zoned parcels. Land development constraints by the TRPA and El Dorado effectively do not allow the creation of new residential parcels.

There is no real way of knowing how many of the existing, vacant parcels are buildable, due to fragile soils, etc. Many parcels have been purchased by public and private agencies, for the intended purpose of permanent open space. Therefore, since the building activity is so closely regulated, the number of vacant parcels has no relationship to the building activity until there are fewer vacant parcels than permits, which should not occur in the near future.

OTHER FUTURE DEVELOPMENT

In the 1991 Plan, there was significant discussion of the planned expansion of Sierra Ski Ranch (now renamed Sierra at Tahoe), which is located in the Phillips area, on the western slope of El Dorado County. This project has been dropped.

In the Meyers area of the Tahoe Basin, the El Dorado County Board of Supervisors adopted the "Meyers Community Plan" that designates the land use along Highway 50 from west of Pioneer Trail to Highway 89. A copy of the adopted "Community Plan" can be reviewed at the El Dorado County Planning Department.

Development at Heavenly Valley is occurring and planned for the future. The master plan for this development, which is in the unincorporated portion of El Dorado County, the City of South Lake Tahoe and on Forest Service lands, can be reviewed at any of these agencies.

¹ The number of assessable parcels is not a totally true count of the number of legally created parcels. The County Assessor can, and often does, divide parcels for the purpose of assessment and also combine parcels for tax purposes, at the request of the owner.

PROPOSED EXPENDITURES FOR NEW EQUIPMENT AND/OR FIRE FACILITIES

EQUIPMENT EXPENDITURES

One "Type III" fire engine was purchased for the new, Mountain View Estates station in FY- 98/99. This piece of equipment is specifically designed for fighting urban interface fires in the more forested areas where homes are now being constructed. The 30-year-old state surplus engine, which temporarily served this purpose, is now being used as a reserve. The new equipment was purchased with \$178,661.80 of general funds, which will be reimbursed from the Development Improvement Fees.

One "Type III" fire engine was purchased for the Meyers Station #7 in FY - 03/04. This piece of equipment is specifically designed for fighting urban interface fires in the more forested areas and wildland fires. The new equipment was purchased with \$236,996 of general funds, which will be reimbursed from the Development Improvement Fees.

One "Type I" fire engine was purchased for the Meyers Station #7 in FY – 05/06. This piece of equipment is specifically designed for fighting urban interface fires. The new equipment was purchased with \$491,627 of general funds, which will be reimbursed from the Development Improvement Fees.

FACILITY IMPROVEMENTS

The new station in the Mountain View Estates area has been completed. The District used the existing Development Improvement Fee monies to finance this facility and borrowed the remainder from their general fund monies, paying that back with future Development Improvement Fees. \$192,934.33 (FY-95/96), \$80,000 (FY-97/98), \$30,000 (FY 98/99) and \$41,830 (FY-99/00) were transferred from Development Improvement Fees for this use.

An addition of 1500 square feet was added to Station 6 (Golden Bear) in Montgomery Estates, an area that has shown a significant increase in new housing construction. The improvement costs of \$471,450 was paid from general fund monies and will be paid back from future Development Improvement Fees.

A new mechanics shop with an estimated construction cost of \$600,000 is being planned for FY 2006/2007.

DISCUSSION OF GENERAL PLAN & ZONING WITHIN DISTRICT

DISTRICT FACTS

The Lake Valley Fire Protection District serves a majority of the privately owned unincorporated land in the El Dorado County portion of the Lake Tahoe Basin and extends westward along Highway 50 to the area of Camp Sacramento (Twin Bridges). The District encompasses 80 square miles (approximately 51,200 acres) and presently has three stations: Station 6 near the intersection of Golden Bear Trail and Pioneer Trail, Station 7 adjacent to Highway 89, one quarter mile south of Highway 50, and Station 5, a "sleeper" station to serve the developing Mountain View Estates area on Boulder Mountain Court, near Lake Tahoe Blvd.

THE COUNTY GENERAL PLAN AND ZONING

The 20-year General Plan for the County of El Dorado was in the revision process for over eight years and was finally adopted in January of 1996. In February of 1999, the Superior Court found that the Environmental Impact Report for the General Plan was not properly prepared and adopted and ordered the County to vacate the approval of the General Plan.

The County is now in the process of preparing a new General Plan to replace the 1996 General Plan. Presently, the County is processing limited discretionary permits under a writ from the Superior Court that allows certain actions to occur. Copies of the text and maps of the 1996 General Plan, copies of the maps for the proposed General Plan and copies of the writ are available for review and/or purchase from the El Dorado County Planning Department.

Land development within the Lake Tahoe Basin is highly regulated and subject not only to regulation by El Dorado County, but also the Tahoe Regional Planning Agency (TRPA) a federally created, bi-state agency. Because of these controls, it is doubtful that the new General Plan will significantly affect land use within the Basin.

Building within the Basin is severely restricted and only 65 or so residential permits are issued within the Lake Valley Fire Protection District boundaries each year. As previously explained, TRPA effectively prohibits subdividing within the Basin.

STATEMENT OF CONCURRENCY WITH THE GENERAL PLAN

The General Plan states that the Minimum Levels of Service for fire district response on discretionary projects shall be an **"Eight minute response to 80% of the**

population within a Community Region" and a "15-45 minute response within a Rural Center or Rural Region".

The Lake Valley Fire Protection District serves an area that includes a portion of the southern part of the unincorporated area in the Lake Tahoe Basin and westward along Highway 50, to Camp Sacramento. Within that portion of the South Lake Tahoe Community Region, the District presently meets the above requirement for Community Regions and should continue to do so as development occurs. Likewise, in the Rural Regions, there is no property in the District that is not within a 15-45 minute response time.

Response times can be expected to continue to remain concurrent with the General Plan.

SUMMARY

The District is not requesting an increase the fees for FY 2006-2007.

This proposed Capital Improvement Plan is consistent with the County's General Plan.

Annual Report of Revenues and Expenditures

EXHIBIT "D" pg1

District: Lake Valley FPD
 Fiscal Year: 2005-2006
 Name of Preparer: G. Fullerton

Development fee revenues are deposited into:
Institution Account No.

El Dorado County 855800

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	0.00
AUG	4455.00
SEP	7425.00
OCT	17231.15
NOV	8167.49
DEC	1009.88
JAN	1485.00
FEB	5197.49
MAR	1485.00
APR	1485.00
MAY	0.00
JUN	14849.98
SUBTOTAL:	\$ 62,790.99
INTEREST:	2711.32
TOTAL:	\$ 65,502.31

TRANSFERS TO DISTRICT'S OPERATING FUND

MONTH	AMOUNT
JUL	
AUG	
SEP	
OCT	
NOV	
DEC	
JAN	
FEB	
MAR	75000.00
APR	
MAY	
JUN	
TOTAL:	\$ 75,000.00

CALCULATION OF REPORT YEAR ENDING BALANCE

PRIOR FY ENDING BALANCE:	\$	44,633.33
REPORT YR REVENUES:	\$	65,502.31
REPORT YR EXPENDITURES:	\$	75,000.00
REPORT YR ENDING BALANCE:	\$	35,135.64

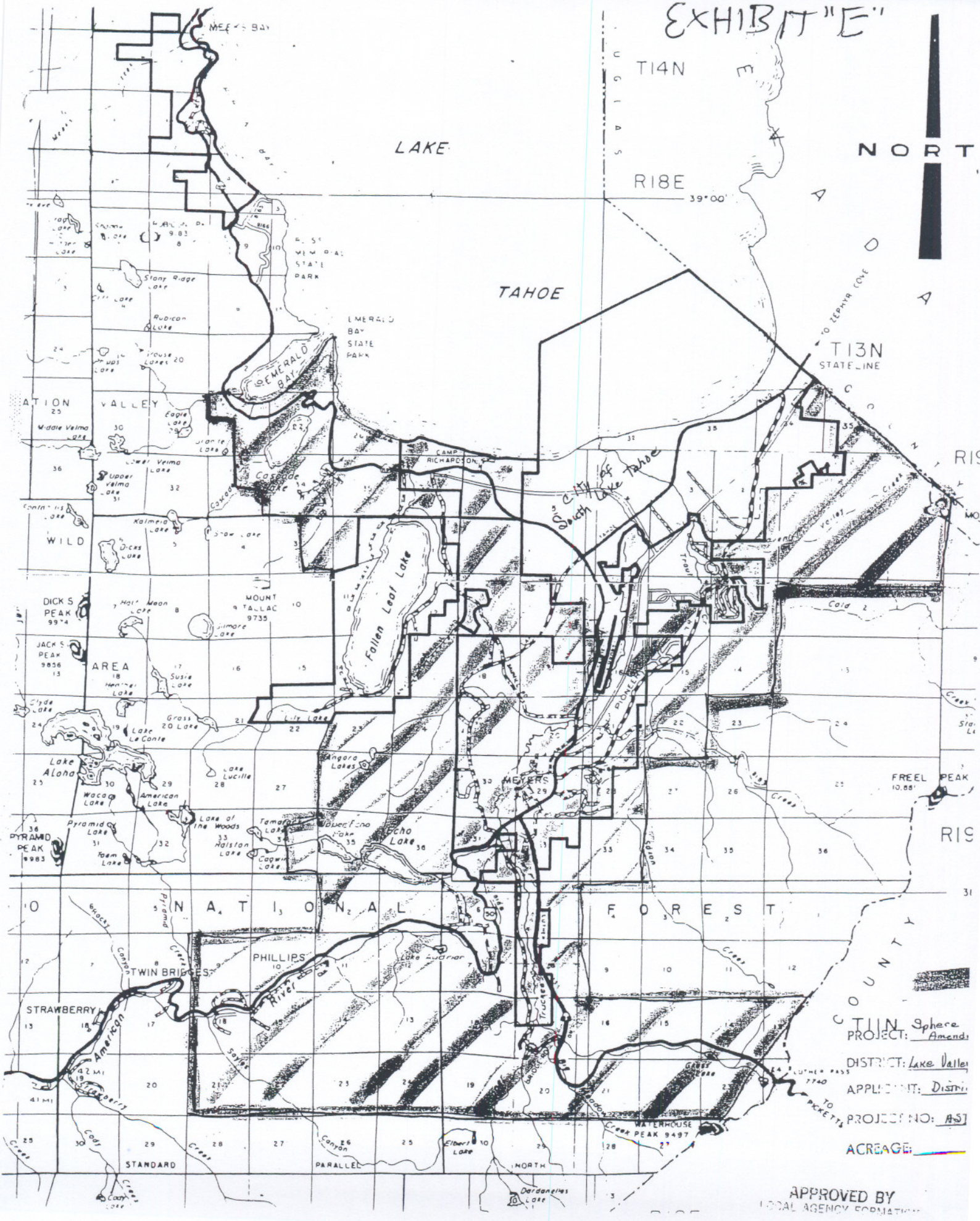
*Net receipts after 1% EDC Auditor/Controller charge

EXHIBIT "D" pg 2

05/06 DEVELOPMENT FEES						
	DEV FEES	ADMIN FEE	sub total	INTEREST	TRANSFER FUNDS	county adj
JULY	0	0.00	0.00	96.41		
AUGUST	4500.00	45.00	4455.00	118.31		
SEPTEMBER	7500.00	75.00	7425.00	140.91		
OCTOBER	17405.20	174.05	17231.15	199.84		
NOVEMBER	8250.00	82.51	8167.49	232.52		
DECEMBER	1020.08	10.20	1009.88	268.61		
JANUARY	1500.00	15.00	1485.00	285.60		
FEBRUARY	5250.00	52.51	5197.49	281.60		
MARCH	1500.00	15.00	1485.00	522.80	75000.00	
APRIL	1500.00	15.00	1485.00	395.27		
MAY			0.00	79.14		
JUNE	15000.00	150.02	14849.98	90.31		
TOTALS	\$63,425.28	\$634.29	\$62,790.99	\$2,711.32	\$75,000.00	

04/05BAL \$44,633.33
 -9497.69
 05/06BAL \$35,135.64

EXHIBIT "E"



PROJECT: Sphere Amends
DISTRICT: Lake Valley
APPLICANT: District
PROJECT NO: ASJ
ACREAGE: [Color bar]

APPROVED BY
LOCAL AGENCY REPRESENTATIVE