

**MOSQUITO
FIRE PROTECTION DISTRICT**

ANNUAL APPROVAL AND AUTHORIZATION

OF

FIRE DISTRICT

CAPITAL IMPROVEMENT PLAN

2007/2008

C.A.O.
EL DORADO COUNTY
2007 JUL -2 PM 2:23

MOSQUITO FIRE PROTECTION DISTRICT

RESOLUTION NO: 07-02

TITLE: A Resolution adopting the adjustments to the Mosquito Fire Protection District Capital Improvement Plan for 2003-2008 and establishing Development Fees for Fiscal Year 2007-2008.

WHEREAS, the Board of Directors of the Mosquito Fire Protection District recognizes that continuing development within the 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, it is the policy of this District to maintain existing levels of service within the District; and

WHEREAS, in order to maintain existing levels of service new development shall contribute a proportionate share to the existing facilities and equipment of the District; and

WHEREAS, El Dorado County Ordinance #3543 allowed the Mosquito Fire Protection District to impose a Fire District Improvement Fee for fire protection services, later the El Dorado County Board of Supervisors passed Ordinance 3991 establishing procedures and requirements, followed by Ordinance 3398-91 revising Fire District Improvement Fees; and

WHEREAS, a Fire District Improvement Fee as defined in Section 2 was approved by the EL Dorado County Counsels office for the El Dorado County Board of Supervisors in February of 1992 for the Mosquito Fire Protection District to be utilized only for capital improvement and;

WHEREAS, to meet the requirements of El Dorado County Ordinance 39921, Section 13.20.202 the Mosquito Fire Protection District must submit to the El Dorado County General Services Department for annual review of the Fire District Improvement Fee.

NOW, THEREFORE, BE IT RESOLVED that Mosquito Fire Protection District does hereby adopt the District Capital Improvement Plan for the period 2003-2008 and establishes Development Fees for fiscal year 2007-2008 as defined in Section 2.

Section 1. Definitions

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

"Commercial/Industrial Use" means any use for commercial or industrial purposes as defined in the El Dorado County Zoning Code.

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

Section 2. Development Fee Amount

Residential: \$0.79 per square foot of development
To include all new residential development and all additions to existing residential buildings.

Commercial: \$0.79 per square foot of development
To include all new commercial building development and all additions to existing commercial buildings. All "U" (Utility) occupancies with development areas of less than 500 square feet shall be exempt.

Section 3. Credit for Fee Paid

The Fire District Improvement Fee will be returned to the payee at the time a building permit is terminated with the El Dorado County Building Department. A letter with proof of termination must be submitted to the Mosquito Fire Protection District Board of Directors.

Section 4. Development Fee Expenditure Limitations

The fees collected herein by the Mosquito Fire Protection District shall be kept in a separate fund and used to provide additional facilities and equipment to maintain the existing level of service within the District.

The foregoing resolution was duly passed and adopted by the Board of Directors of the Mosquito Fire Protection District at a meeting of said Board held on the 12th of April 2007.

AYES: 5

NOES: 0

ABSENT: 0

ATTEST: Mary Joseph

Secretary

Ralph Eden

Chairman, Board of Directors

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**MOSQUITO FIRE PROTECTION DISTRICT
ANNUAL APPROVAL AND AUTHORIZATION
OF
FIRE DISTRICT
DEVELOPMENT IMPROVEMENT PLAN**

INTRODUCTION

PURPOSE: To develop a plan to meet the future emergency response needs of the community serviced by the Mosquito Fire Protection District.

MISSION STATEMENT: The mission of the Mosquito Fire Protection District is to provide to the people of the community the services that will protect life, save property, and ensure the public health and safety. This shall be done by providing the best possible methods of fire suppression and emergency medical services through the efficient use of personnel, equipment, training, prevention, and public education.

INTRODUCTION: The Board of Directors of the Mosquito Fire Protection District has established a goal of providing to each resident in the Fire District the greatest level of service possible. As with any Fire District this goal in order to be achieved is a function of adequate funding. Funding today is a complicated process that is often not able to be determined, due to economic conditions, budgetary problems on a state and county level, mandates, regulations, legislated tax shifts, imposed fees, and the ever present danger of the unknown.

With present or near future funding sources not fully assured or determined it is practically impossible to determine funding sources in the year 2008. Presently, and fortunately available as a funding source for the purchase of capital equipment is the Fire District Development Improvement Fee.

The following is a compilation of data based on previous growth rates, statistics, the current El Dorado County General Plan and other information. This information has been gathered as a means of projecting the growth within the area currently serviced by the Mosquito Fire Protection District so that a determination of the fee currently established is justified.

HISTORY

The Mosquito Fire Protection District is an area consisting of approximately 13 square miles. With the South Fork of the American River as the southern boundary the District expands northward and eastward to the El Dorado National Forest, and westward to about one mile west of Rock Creek. The District is very diverse in its geography with an elevation of 1,300 feet at the west end and 3,500 feet on the east. It is defined by three major canyons, the American River, Slab Creek, and Rock Creek and by the El Dorado National Forest. These features make access to the District very difficult with only two publicly maintained roads leading into the area, Mosquito Road and Rock Creek Road.

Historically miners, farmers and loggers fought any fires that started in the area. When as a result of the creation of Swansboro Country the first planned unit development in El Dorado County and the subsequent population growth it became necessary for an organized fire department to be formed. On June 14, 1973 the Mosquito Volunteer Fire Department was organized. In 1975 the developer of Swansboro Country donated real property and building materials so that a fire station could be built. Community fundraisers made it possible to purchase the departments' first fire engine shortly afterward.

On January 1, 1978 by a vote of the residents the Mosquito Fire Protection District was formed. Over the years the fire station was expanded into a facility of 7,000 square feet that can house five pieces of equipment, provide training facilities and serving as a meeting center for the community.

The District employs one full time Chief and a full time fire fighter/mechanic and a part time secretary. The strength of the District is with its volunteer fire fighters consisting of 25 members and its Support Group also of 25 members. The District owns three Class A Engine Pumpers, two Class A Water Tenders, a Command Vehicle, a Duty Officer Vehicle and a Utility Unit.

Today the District is able to provide fire protection and first response medical aid to a population of approximately 1,590 individuals in an area of 13 square miles.

DISTRICT ORGANIZATION

An elected Board of Directors consisting of 5 elected members governs the Mosquito Fire Protection District. Each Board member serves a term of four years with alternating members every two years.

Paid staff consists of a Fire Chief, a fire fighter/ mechanic, seasonal fire fighter and a part time secretary.

The nationally recognized average level for Fire District staffing in a rural area is 1.5 fire fighters per 1,000 population. In urban areas the National Fire Protection Association recommends three fire fighters per 1,000 population. With the definition of urban being 100 people or more per square mile there are areas within the district that can be defined as urban.

The Insurance Services Organization (ISO) rates three volunteer fire fighters as being equal to one paid fire fighter. The District is capable of funding 25 volunteer fire fighter positions and currently has 25 active members on the roster. That equates to an ISO recommended staffing of 1.7 fire fighters per 1,000 population.

The nature of the Fire District is that of a Volunteer one. The current El Dorado County General Plan requires fire districts to have response times in Community Regions of 8 minutes to 80% of the population. In Rural Regions such as the Mosquito Fire Protection District the requirement is 15 to 45 minutes. The location of the fire station in the Mosquito Fire District makes it possible for response times to fall within the general plan requirements. Traditionally and consistently the volunteer fire fighters have been capable of responding equipment within 5 to 6 minutes of a dispatch. Through the dedication, training, and professionalism offered by the volunteer fire fighters the District is able to offer a very high level of service to the members of the community.

DISTRICT RESPONDING EQUIPMENT

Responding equipment is defined as that equipment designed to respond to an immediate need. That need is found within the district and is often seen as a structure fire, a wild land fire, auto accident, medical aid or any of the other requests placed upon any fire district.

Responding equipment is usually unique to a district. Considerations such as roads, terrain, and weather conditions, along with operating personnel and the community itself often determine how equipment is utilized. It is often not possible to purchase generic fire equipment especially for small rural fire departments, as our needs are more diverse.

As a Protection District the immediate responsibility is to provide fire protection services and emergency medical aid. Equipment therefore has to have those capabilities and yet be expected to satisfy all other expectations placed upon it. Recommendations from the National Fire Protection Association (NFPA), ISO, OSHA, along with safety regulations and other mandates places higher demands on equipment.

Growth within the District also places a greater demand on responding equipment as well as increasing operational costs, and shortening life spans of the equipment. Automatic and mutual aid agreements with surrounding fire districts, the state of California and the United States Forest Service places additional demands on the capability of equipment along with more use.

The National Fire Protection Association recommends that the normal life expectancy of first line fire equipment be approximately 10 years and should not exceed 20 years. Second line equipment should not be more than 20 years old. In small rural districts the call volume demands of its equipment are not as great as that expected by larger more urban or metropolitan districts. However, the equipment has greater training demands placed upon it and is expected to perform more tasks over longer periods.

All of the above has one final end result, that being an increase in costs.

CURRENT RESPONDING EQUIPMENT STATUS

RESPONDING EQUIPMENT	YEAR MADE	CHASSIS MANUFACTURE	GPM/CAPACITY	PRESENT CONDITION
Engine 75	2002	Freightliner	1000/750 Gal	Excellent
Engine 275	1985	GMC	1000/750Gal	Excellent
Engine 375	1985	International	1000/500 Gal	Excellent
Tender 75	1975	Peterbilt	500/3300 Gal	Poor
Tender 275	1979	International	250/2000 Gal	Good
Command 7500	2002	Ford Explorer	Command Unit	Excellent
Duty 75	1991	Ford Bronco	Duty Unit	Good
Utility 75	1997	Ford F250	Utility Unit	Excellent

Engine 75: Purchased new from Ferrara in June of 2002 this unit is classified as a Class A, Type 1 Engine Pumper. It is equipped with four-wheel drive, a Hale 1000-gallon per minute pump, a Robwen Class A Foam system, and a 750-gallon water tank. It is the first responding unit on all incidents.

Engine 275: Purchased new from FMC in 1985 this unit is classified as a Class A, Type 1 Engine Pumper. It is equipped with a FMC 1000 gallon per minute pump, a Robwen Class A and Class B Foam system (installed in August of 1995) and a 750-gallon water tank. It is the second unit to respond on all incidents and the first on all mutual aid requests. In April of 1999 a new larger and more powerful gasoline engine was installed.

Engine 375: Purchased as surplus from the CDF in 1992 this unit is classified as a Class A, Type 3 Engine Pumper. It is equipped with four wheel drive, a Darley 1000 gallon per minute pump, a Robwen Class A Foam system (installed in August of 1995) and a 500 gallon water tank. The unit was completely dismantled and rebuilt with a rebuilt diesel engine, new transmission, new pump, and valves. It is the third out engine.

Tender 75: Purchased as a used Chassis in 1989 this unit is classified as a Class A, Type 1 Water Tender. It is equipped with a Hale 500 gallon per minute pump and a 3,300-gallon water tank.

Tender 275: Purchased as a used chassis in 2002 from Cal Trans this unit is classified as a Class B, Type 1 Water Tender. It is equipped with a Hale 250-gallon per minute pump and a 2,000-gallon water tank. A new motor was installed in 2003 and the transmission was rebuilt. The chassis, frame and buildup was refurbished during the last part of 2003.

Command 7500: Purchased new in 2002 this unit functions as the command vehicle for the District.

Utility 75: Purchased used from Triple Crown (Placerville) in 2006, this unit was manufactured in 1997 and is classified as a maintenance utility vehicle.

Duty 75: Purchased new in 1991 this unit functions as the duty vehicle for the duty officers.

REVIEW OF CAPITAL IMPROVEMENT PLAN

On April 29, 1985 the Mosquito Fire Protection District Board of Directors adopted Ordinance 3634 providing for the collection of Fire District Improvement Fees.

To meet the requirements of County Ordinance 39921, Section 13.20.202 the Mosquito Fire Protection District submitted to the County Counsels office the annual review of the Fire District Improvement Fee in February of 1994. At that time county counsel accepted the annual review.

In addressing the impacts of new development in the District as it relates to fire protection service levels, the Board agreed that water supply for fire protection was the primary concern. To mitigate that concern given available and potential resources, the Board defined the following plan.

The Plan:

1. Install additional water hydrants.
2. Set monies aside to purchase a water tender.

Plan Defined:

1. Commencing immediately install eight additional NFPA approved water hydrants in the area currently supplied by the El Dorado Irrigation District.
2. Continue to accrue funds for the purchase of a water tender in the year 2007.

Explanation/relationship of fee charged.

1.	Estimated cost of installing eight water hydrants	\$ 28,000
2.	Amount to apply to water tender.	<u>\$210,000</u>
	Total cost of plan implementation.	\$238,000

CAPITAL IMPROVEMENT PLAN

ADDITIONAL DEFINITIONS

1. Hydrants - Specifications to NFPA recommendations, all valves and plumbing are certified. Includes installation.
2. Miscellaneous - To include any costs associated with any new NFPA recommendations and/or other mandated standards established between now and the year 2008.
3. Inflation - Based on information derived from a Federal Reserve estimate that inflation should not exceed a rate of 3% per year from now through the year 2008.
4. Commercial Area - Recently through the current General Plan there has been the establishment of a Rural Commercial area within the Protection District. This is not seen as being significant to the District either as an impact to providing services or as Improvement Fee income. As any income generated from commercial/industrial fees is considered to be negligible.
5. Sales Tax - California State Sales Tax has been calculated into the above estimates.

CAPITAL IMPROVEMENT PLAN

ASSUMPTIONS

The Capital Improvement Plan was established for a five-year period. The District is currently 66% built out. The growth rate over the past ten years has averaged 12 new homes per year. However significant growth has occurred with 40 permits issued in 2005 and 25 building permits issued in 2006. It is assumed development growth in the District will continue at the historical rate. There are several other influencing factors whose occurrence could require an immediate review of the assumption on which this plan was based.

The potential influencing factors are:

1. Currently, it is not possible to create any new parcels within the Mosquito Fire Protection District due to County Ordinance made necessary by inadequate road access into the Mosquito Area. If a new road or a bridge were constructed across the South Fork of the American River then new parcels would be allowed to be created to the extent allowed by the current General Plan.
2. The El Dorado Irrigation District now is capable of supplying water to 420 (an increase from 140 in 1998) parcels within the District. EID is now once again issuing water hookup permits since a water supply line became operational in May of 1998. This has created an increase in building in the areas currently supplied by the EID. If EID expands its water system into surrounding areas then growth could be seen as very rapid and concentrated in Swansboro Country.
3. Large areas of private property that are located within the El Dorado National Forest although not jurisdictional to the District are within the sphere of influence and could be seen as a future area of growth that could impact the District.

REVENUES

The Fire Protection District has three sources of income available to it. One being a percentage of Ad Valorem Property Taxes, the second being a Parcel Fee and the third is the Development Fee.

Ad Valorem Property Taxes: The Fire Protection District was formed in January of 1978 during the confusing period that Proposition 13 came into being. The result is the Fire District receives a very minimum in ad valorem property taxes. Currently, ad valorem taxes account for only 31% of the Districts annual operating revenues.

Parcel Fee: In 1987 the District asked and received approval from the voters to initiate a parcel fee. This parcel fee was established at \$36 per parcel. In 1990 the voters approved increasing the parcel fee to \$60 per parcel. In 1994 the voters were asked and with 80% approval the parcel fee was increased to \$96 per parcel. Once again in August of 2001 the voters were asked to vote for a parcel increase. This increase was passed by the voters with 84% approval, increasing the parcel assessment to \$144 annually with an increase of \$12 per year for the following five years. The continuing increases in parcel fees have been a result of growth placing more demands on the District, ever increasing charges by the county, tax shifts by the state, mandates by the legislature, the loss of Assembly Bill 8 funding, and the desire of the District to increase its level of service to the community. The parcel fee now accounts for 69% of the Districts annual revenues.

Developer Fee: The small percentage of ad valorem taxes the District receives has made it necessary for the District to institute a development fee under County ordinance. Each year the Mosquito Fire Protection District and the County Board of Supervisors review the fee schedule per ordinance to justify, increase, or decrease the fee based on the Districts needs as projected in the plan. This fee is assessed per square footage for residential and commercial occupancies. The fee is levied by the county and is collected at the building permit stage and forwarded to the District.

The formula to determine the fee is:

$$\frac{\text{Capital Expenditures}}{\text{5 years of proposed square foot development}} = \text{Development Fee}$$

Or

$$\frac{\$238,000}{302,400 \text{ square feet of proposed development}} = \$0.79 \text{ per square foot development fee}$$

HISTORY FIRE DISTRICT IMPROVEMENT FEE

In January of 1987 the Fire District Improvement Fee was established by resolution by the Board of Directors of the Mosquito Fire Protection District and approved by the El Dorado County Board of Supervisors to the following fees.

Residential: \$366 per dwelling unit
Commercial, industrial, and institutional buildings:
 Non-sprinklered: \$0.203 per square foot
 Sprinklered: \$0.102 per square foot

In February of 1992 the Fire District Improvement Fee was increased by resolution by the Board of Directors of the Mosquito Fire Protection District and approved by the El Dorado County Board of Supervisors to the following fees.

Residential: \$700 per dwelling unit
Commercial, industrial, and institutional buildings:
 Non-sprinklered: \$0.45 per square foot
 Sprinklered: \$0.20 per square foot

In March of 2003 the Fire District Improvement Fee was increased by Resolution by the Board of Directors of the Mosquito Fire Protection District and approved by the El Dorado County Boards of Supervisors to the following fees.

Residential: \$1,200 per dwelling unit
Commercial, industrial, and institutional buildings:
 Non-sprinklered: \$0.71 per square foot
 Sprinklered: \$0.34 per square foot

In November of 2006 the Fire District Improvement Fee was increased by Resolution by the Board of Directors of the Mosquito Fire Protection District and approved by the El Dorado County Boards of Supervisors to the following fees.

Residential: \$0.79 per square foot
 To include all new residential development and all additions to existing residential buildings.

Commercial: \$0.79 per square foot
 To include all new commercial building development and all additions to existing commercial buildings. All "U" (Utility) occupancies with development areas of less than 500 square feet shall be exempt.

As of January 2007 this account had a balance of \$83,705.43 and is maintained at the

El Dorado County Auditor's office.

Reimbursement: The Fire District Improvement Fee will be reimbursed at the time a building permit is terminated with the El Dorado County Building Department. A letter with proof of termination must be submitted to the Mosquito Fire Protection District Board of Directors.

Definitions:

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

Commercial/Industrial Use. Any use for commercial or industrial purposes as defined in the El Dorado County Zoning Code.

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

**JUSTIFICATION
FIRE DISTRICT IMPROVEMENT FEE**

At the time fire district improvement fees were approved in April of 1985 it was determined that approximately 275 structures existed within the Mosquito Fire Protection District. Over the past 20 years growth within the District has averaged 4% per year. Today it is estimated 580 structures are now within the District. The U.S. Census Bureau estimates 2.6 individuals reside within a dwelling. This would show a population that has increased from 715 in 1985 to approximately 1590 at the end of 2005. It is also reflected in the number of registered voters that have increased from 330 in 1985 to 680 in 2005. This population increase has also been reflected in the number of responses the District has made.

From 1998 to January of 2004 approximately 50 building permits had been issued, representing a growth rate of 10%. During 2004, 33 permits were issued and in 2005 there were 40 permits issued. If this growth rate were to continue, by the end of 2008 the result will be the addition of approximately 168 more dwellings during the five year 2003-2008 Development Improvement Plan. With the average house in the Mosquito Fire Protection District being 1800 square feet 168 additional residential dwellings will equate to 302,400 square feet of new development. This additional growth will continue to place a higher demand upon existing responding equipment.

At the beginning of 1998 the Mosquito Fire Protection District had an assessed value of approximately \$57,700,000. By August of 2005 the value of the District had increased to \$96,257,303.

CONCLUSION: This five-year plan has an ending year of 2008. Due to the estimated

growth that will take place in the District during the five year cycle of this plan it will be necessary to enhance the current water delivery capability throughout the District in order to maintain the present level of service.

ACKNOWLEDGMENTS

The following agencies, organizations, publications, and individuals have been very helpful in the preparation of this report:

California Division of Forestry and Fire Protection

Insurance Services Office

National Fire Protection Agency

El Dorado County Chamber of Commerce

El Dorado Irrigation District

El Dorado County Building Department

U.S. Census Bureau

Mosquito Fire Protection District, records and reports

PUBLIC NOTICE

The following notice was published in the Mountain Democrat on February 21, 2006

Notice is hereby given that a public hearing will be held on Thursday, March 8, 2007 at 7:00 pm at the Mosquito Fire Station, Placerville, CA for the purpose of establishing by resolution, the adoption of the Capital Improvement Plan as stated in Resolution 07-02. At said hearing the Mosquito Fire Protection District will consider all comments by interested persons.

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

**Proof of Publication of
NOTICE OF PUBLIC HEARING**

STATE OF CALIFORNIA
County of El Dorado

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

02/23

All in the year 2007.

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

Dated at Placerville, California, this
day of **FEBRUARY 28, 2007**



Signature

NOTICE OF PUBLIC HEARING
Notice is hereby given that a public hearing will be held on Thursday, March 8, 2007 at 7:00 pm at the Mosquito Fire Station, Placerville, CA for the purpose of establishing by resolution the adoption of the Capital Improvement Plan as stated in Resolution 07-02. At said hearing the Mosquito Fire Protection District will consider all comments by interested persons.
02/23 02518238