

El Dorado Hills Fire Department



**Facilities Master Plan
2025-2033**

Table of Contents

1. Acknowledgements
2. Mission Statement and Core Values
3. Executive Summary
4. History
5. Current Facilities Summary
6. Training Center
7. Station 84 Planned Capital Improvements
8. Station 85 Planned Capital Improvements
9. Station 86 Planned Capital Improvements
10. Station 87 Planned Capital Improvements
11. Station 91 Planned Capital Improvements
12. Station 92 Planned Capital Improvements
13. Future Station in Marble Valley
14. Future of Radio Communications
15. Strategic Land Purchases/Sales Recommended
16. Implementation
17. Funding Sources

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- EDHFD Fire Board
 - Greg Durante – President
 - Tim White – Vice - President
 - Kevin Gotro – Board Member
 - Dan Donelli – Board Member
 - Debbie Manning – Board Member

- Senior Staff
 - Michael Lilienthal – Fire Chief
 - Dave Brady – Deputy Fire Chief
 - Dustin Hall – Deputy Fire Chief
 - Jessica Braddock – Director of Finance
 - Cora Hall – Director of Human Resources

Mission Statement

Our mission is to protect lives and property with fast, reliable emergency response and outstanding customer service. We are committed to supporting our community with care, professionalism, and trust.

Core Values

Integrity

Service

Professionalism

Executive Summary

The intent of the Facilities Master Plan (Plan) is to provide the El Dorado Hills Fire Department (EDHFD) with a planning tool designed to provide strategic and measured facility improvements. The Plan is intended to support and work with the EDHFD's annual budget, apparatus replacement plan and Fire Impact Fee Nexus Study.

This Plan has several broad goals:

- Proactive planning
- Long term vision
- Responsible use of public funds

The EDHFD recognizes that we have state-of-the-art facilities that are designed to serve the citizens of El Dorado Hills and the surrounding communities for the next many decades. This Plan strives to preserve and protect these facilities.

History

In 1963, the El Dorado Hills County Water District was formed to provide water and sewer services to the community of El Dorado Hills. In the same year, the Fire Department was established under the County Water District. The citizens of El Dorado Hills voted in 1973 to have the water and sewer systems operated by El Dorado Irrigation District, leaving fire protection under the direction of the County Water District Board.

At its inception, the Department included approximately ten thousand five hundred (10,500) acres with about ninety (90) homes, one (1) school, one (1) market, and one (1) fire station. During the past forty (40) years the Department has expanded to approximately thirty thousand (30,000) acres with approximately sixteen thousand (16,000) homes and an estimated population of fifty thousand (50,000).

Department Changes:

Station 85 (One) was constructed in 1963 with the help of the volunteer firefighters and was utilized as a Fire Department, community building, Community Services District office, and County Water District office. In 1990, the station was remodeled and expanded. The project included remodeling the existing station and adding three thousand eight hundred (3,800) square feet.

Station 84 (Two) was constructed in 1982 and staffed with volunteer personnel for nine (9) years. In 1991, Station 84 was staffed with paid personnel, in addition to volunteer personnel. A major remodel of Station 84 was completed in 1993, adding a storage area, dormitory, and restroom facilities to accommodate the paid staff assigned there. In addition, the outside was remodeled, adding a hose tower and an above ground fuel tank.

In June of 1995, the Fire Department hired three (3) paramedics and operated a paramedic engine out of Station 84. Since that time, all stations operate with Advanced Life Support equipment and personnel.

In order to meet the increasing demands of the wildland urban interface in 1996, the Department purchased two (2) new engines designed for wildland urban interface fires and one (1) new engine for fighting structure type fires.

In 1999, the Department purchased a ten-acre parcel in the Bass Lake area to build a new fire station. In February 2001, the Department also placed in service a new Quint apparatus with a 105-foot aerial ladder and a new fire engine. The Department also completed its hiring process by adding twelve new paid positions and seven new volunteer positions. This brought the Department total to forty-seven (47) paid personnel and forty-five (45) volunteers.

In February 2001, the Department also began operating a full-time paramedic ambulance which is funded through a contract with the Joint Powers Authority and El Dorado County.

In March 2001, Station 86 opened and was staffed with three (3) personnel and equipped with an advanced life support engine. Also placed into service was a new wildland urban interface engine.

In 2001, the Department received a regrading from the Insurance Services Office. The Department is currently rated at Class 3 for areas with fire hydrants and Class 8 for rural areas. This grading was a reduction from prior years which resulted in an insurance rate savings for commercial business as well as residential development.

A new Air/Light Support Unit was placed in service in February 2002. This unit provides the Department with the capability of filling air bottles on scene as well as providing additional rescue and lighting support.

In 2003, the Department completed the purchase of property at Wilson and El Dorado Hills Boulevard and began construction on a new Fire Station/Administrative Office to replace the forty-year old station at Lassen Lane. In addition, the Department reorganized its Administrative Staff by adding two (2) Battalion Chief positions which were filled through an internal promotional process.

In 2004, the EDHFD established their own Honor Guard comprised of dedicated professionals that thrive on representing the EDHFD to the highest standards. Membership has encompassed Chief Officers, Captains, Engineers, Firefighters, and Volunteer Firefighters. The Honor Guard members perform their duties on a voluntary, non-compensated basis honoring those that have gone before as well as performing at many community events.

Construction of the new Fire Station 85 was completed in January of 2005. This facility is twenty-six thousand (26,000) square feet and accommodates the Department needs for the next fifty (50) years, providing ample room to add staff as the Department continues to grow. Fire Station 85 includes a large community meeting room. The Department also added an additional Administrative Assistant to augment the front office staff.

In 2005, the Department purchased a 21-acre site on Cypress Point Court in the El Dorado Hills Business Park. In June of 2007, the Department hired nine (9) paramedics for Station 87 staffing. New Type I and Type III engines were purchased for the Station 87 opening. Our fourth fire station (#87) was opened and staffed on this property in January 2008.

At the opening of Station 87, the Department transitioned the Administrative Battalion Chiefs to Shift Battalion Chiefs to help facilitate growth and personnel management. In 2007, an additional Administrative Assistant was added to the front office staff.

The Department remodeled Fire Station 86 in 2025 after water leaks led to a mold problem throughout the fire station. The Department replaced the roof membrane, removed all wallpaper on the walls, remodeled the kitchen, replaced all ceiling tiles, replaced all the insulation in the attic, replaced all windows, and added exterior awnings over the doors and windows on the west

and south sides of the station to match the existing awnings. The station was closed for a period of four (4) months during this remodel.

Current Facilities Summary

Station 84 – 2180 Francisco Drive



Station 85 – 1050 Wilson Blvd.



Station 86 – 3670 Bass Lake Road



Station 87 – 4680 Golden Foothill Parkway



Station 91 – 7660 South Shingle Road



Station 92 – 7470 Ryan Ranch Road



Training Center – 3800 Cypress Point Court



Training Center

The EDHFD constructed a state-of-the-art training center on part of an 11-acre parcel of land in the El Dorado Hills Business Park, in El Dorado Hills. The training center is a fully functioning training center with two class A burn buildings (totaling approximately 9,000 square feet), an outdoor classroom, and graded areas to accommodate the construction of a future classroom, roof ventilation prop, technical rescue prop, a training tower, and drivers training spaces. The new campus is also being planned to have a logistics/fleet maintenance building, for future growth. Phase 1 of the training center curriculum cost almost \$12,000,000. A plan is in place for future phases of growth and development.

Station 84 - Planned Capital Improvements

Type	Location	Size	Timing of Availability	Total Estimated Cost (2025\$)
LED Lights in apparatus bay	Apparatus Bay	N/A	FY26/27	\$15,000
Replace Alerting System	Inside Station	N/A	FY26/27	\$150,000
Fuel Tank Tracking System	Outside	N/A	FY27/28	\$20,000
			Total	\$185,000.00

Station 85 - Planned Capital Improvements

Type	Location	Size	Timing of Availability	Total Estimated Cost (2025\$)
Main Conference Room Remodel and Technology Upgrade	Main Conference Room	N/A	FY25/26	\$200,000
Gutter Replacement	Outside Station	N/A	FY25/26	\$40,000
Repaint Exterior	Outside Station	N/A	FY25/26	\$50,000
Replace Alerting System	Inside Station	N/A	FY26/27	\$150,000
Fuel Tank Tracking System	Outside	N/A	FY27/28	\$20,000
Carpet Replacement	Admin	N/A	FY27/28	\$50,000
LED Lights	Apparatus bay, Admin Office, Crew Side	N/A	FY 27/28	\$60,000
New Sign at Wilson/EDH Blvd.	Front Street	N/A	FY28/29	\$75,000
Repair Cabinets	Crew Kitchen	N/A	FY28/29	\$75,000
Security Fencing and Electronic Gates (\$200/linear foot) 520'	Outside Station	N/A	FY28/29	\$125,000
			Total	\$845,000.00

Station 86 - Planned Capital Improvements

Type	Location	Size	Timing of Availability	Total Estimated Cost (2025\$)
LED Lights in apparatus bay	Apparatus bay	N/A	FY26/27	\$15,000
Replace Alerting System	Inside Station	N/A	FY26/27	\$150,000
Fuel Tank Tracking System	Outside	N/A	FY27/28	\$20,000
Add Patio Cover South Side	South Side	N/A	FY27/28	\$30,000
Security Fencing and Electronic Gates	Outside Station	N/A	FY28/29	\$200,000
New Sign at Bass Lake and Entrance	Out Front	N/A	FY29/30	\$25,000
Tower Remodel	Tower	N/A	FY29.30	\$75,000
			Total	\$515,000.00

Station 87 - Planned Capital Improvements

Type	Location	Size	Timing of Availability	Total Estimated Cost (2025\$)
LED Lights in apparatus bay	Apparatus bay	N/A	FY26/27	\$15,000
Repaint Exterior	Outside Station	N/A	FY26/27	\$50,000
Replace Alerting System	Inside Station	N/A	FY26/27	\$150,000
Fuel Tank Tracking System	Outside	N/A	FY27/28	\$20,000
Repair Cabinets	Crew Kitchen	N/A	FY27/28	\$75,000
Security Fencing and Electronic Gates	Outside Station	N/A	FY28/29	\$100,000
			Total	\$410,000.00

Station 91 - Planned Capital Improvements

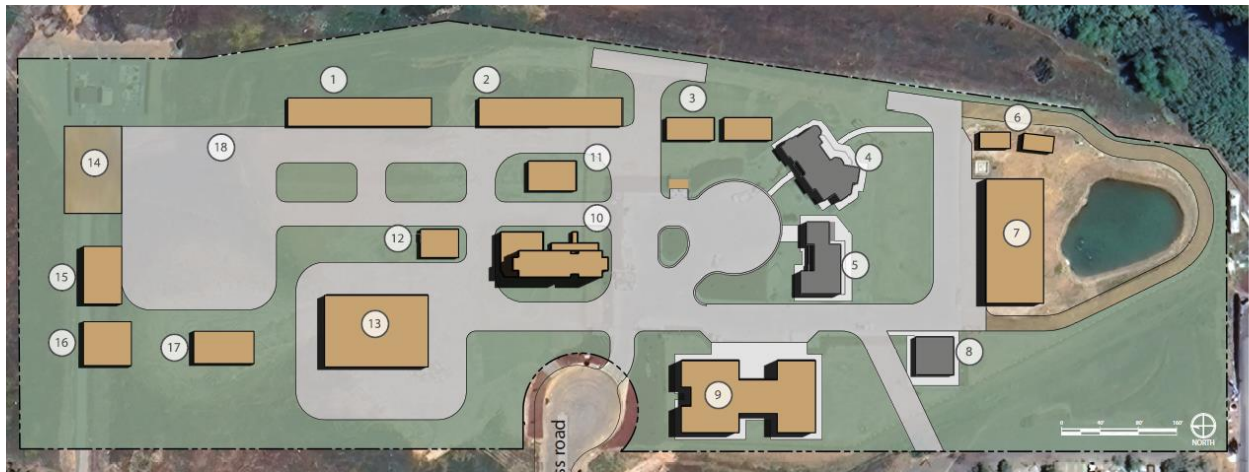
Type	Location	Size	Timing of Availability	Total Estimated Cost (2025\$)
LED Lights in apparatus bay	Apparatus bay	N/A	FY26/27	\$15,000
Replace Alerting System	Inside Station	N/A	FY26/27	\$150,000
Fuel Tank Tracking System	Outside	N/A	FY27/28	\$20,000
Add Bathroom	Inside Station	N/AS	FY27/28	\$25,000
Security Fencing and Electronic Gates	Outside Station	N/A	FY28/29	\$50,000
New Sign at Entrance	Out Front	N/A	FY29/30	\$20,000
			Total	\$280,000.00

Station 92 - Planned Capital Improvements

The EDHFD does not own the land that Station 92 sits on. The EDHFD has a long-term lease on the building. EDHFD has identified that Station 92 is not located in a strategic geographical position. The EDHFD does not plan to staff this station in the future. It is currently only being used for apparatus storage for out-of-service apparatus. The Station does provide a benefit to the immediate community members as a public meeting space for various groups. In the future, the EDHFD plans to discuss maintenance of this station with the current owner of the property.

Training Center

Type	Location	Size	Timing of Availability	Total Estimated Cost (2025\$)
Vent Prop	Adjacent to Building 1	N/A	FY25/26	\$150,000
Mechanic Shop	Adjacent to Outdoor Classroom		FY28/29	\$1,000,000
Classroom Building – Portable	Pad		FY28/29	\$1,000,000
Phase 2 Training Center Props	5 Acres		FY29/30	\$9,000,000
Phase 2 Training Center Props	5 Acres		FY30/31	\$9,000,000
Phase 2 Training Center Props	5 Acres		FY31/32	\$9,000,000
			Total	\$29,150,000.00



- 1. Hazmat Prop Area
- 2. USAR Training Area
- 3. Commercial and Residential Ventilation Props
- 4. Burn Building 1
- 5. Burn Building 2

- 6. Flashover Chamber and Vent Over Live Fire Props
- 7. Apparatus
- 8. Outdoor Classroom
- 9. Classroom Building
- 10. Training Tower
- 11. Dirty Classroom

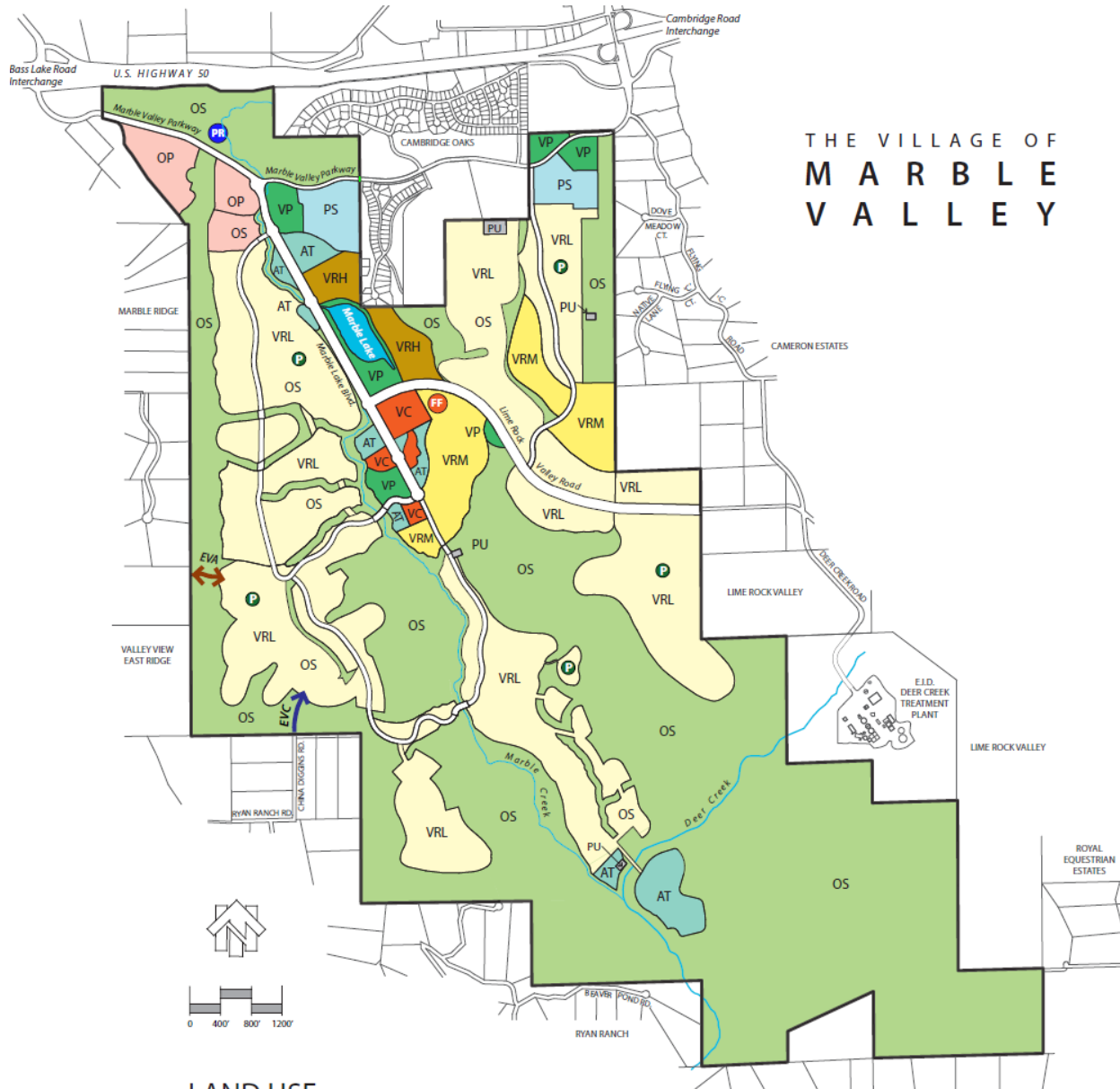
- 12. Outdoor Classroom
- 13. Big Box/Large Area Search Multi-Use Building
- 14. Vehicle Storage Areas
- 15. Police Tactical Residential
- 16. Police Tactical Residential
- 17. Convenience Store
- 18. Driving Skills

Future Village of Marble Valley Station

The Village of Marble Valley is a proposed development of 2,341-acre property located South of Highway 50 between Bass Lake Road and Cambridge Road. The Development plans for a mixed-use sustainable community, with a variety of residential housing types, commercial uses and public facilities including a Village Center, two (2) public schools, vineyards, a wine and agricultural center, a historic park, other public and private parks and expansive permanent open space and trails. The Development will likely include over three thousand (3,000) residential homes.

The EDHFD has conditioned the project to allocate a two (2) acre parcel of land suitable for building a new fire station. The exact location, funding and details of the station are still in the draft phase of the plan.

Type	Location	Size	Timing of Availability	Total Estimated Cost (2025\$)
Fire Station Construction	Marble Valley		FY32/33	\$15,000,000
Type 1 Engine – New	Marble Valley		FY32/33	\$1,100,000
			Total	\$16,100,000.00



THE VILLAGE OF MARBLE VALLEY

LAND USE

Residential	Commercial	Public Facilities	Agriculture/Open Space
 VRL Village Residential Low	 OP Office Park	 PU Public Utilities	 AT Agritourism
 VRM Village Residential Medium	 VC Village Commercial	 PS Public School	 OS Open Space
 VRH Village Residential High		 VP Village Park	
		 FF Future Fire Facility	
		 PR Park & Ride	
		 P Neighborhood Park	
		↔ EVA Emergency Resident Ingress/Egress Between the Communities of East Ridge & Marble Valley [1]	
		→ EVC Emergency Resident Egress From Ryan Ranch Through Marble Valley [1]	

Future of Radio Communications

The EDHFD has used a professional consultant to evaluate our radio communications system. The EDHFD and our community have identified substantial deficiencies in our current radio system that have directly impacted emergency incidents. The EDHFD asked our consultant to evaluate three (3) options:

1. Remain in our current system with enhancements
2. Build our own dispatch center and system
3. Join the Sacramento Regional Fire Emergency Communications Center (SRFECC)

At the time of development of this Plan document, it is too early to estimate the future costs associated with a new communications direction. However, there will be capital improvement costs that the EDHFD will have to add to this Plan in the future.

Recommended Strategic Land Purchases/Sales

The EDHFD recognizes that long term strategic planning is essential for the best and most efficient service delivery to our community. The ability to look into the future and plan for potential opportunities and challenges is a goal of this Plan document. Several strategic land purchases are recommended as follows:

1. Latrobe Land Purchase for New Station

A suitable parcel near the current Station 91 should be acquired when available to serve as the replacement site for the station. The parcel should be a minimum of one (1) acre and located in close proximity to the intersection of Latrobe Road and South Shingle Road. It must be capable of being re-zoned to permit fire station use. The Department should actively monitor for such opportunities and be prepared to proceed with purchase when a qualifying parcel becomes available.

2. Sale of Hefron/Dodson Land if New Land is Found for a Replacement to Station 91

If a suitable location is found for the replacement of Station 91, then the Department will sell the Hefron/Dodson land as it will no longer be needed.

Implementation

The following chart represents the total cost of all planned capital facility upgrades for the next seven (7) fiscal years.

Fiscal Year to Complete	Existing Station Costs	Marble Valley Station	Training Center Cost	Total ALL Costs
FY25/26	\$290,000	\$0	\$150,000	\$440,000
FY26/27	\$860,000	\$0	\$0	\$860,000
FY27/28	\$340,000	\$0	\$0	\$340,000
FY28/29	\$625,000	\$0	\$2,000,000	\$2,625,000
FY29/30	\$120,000	\$0	\$9,000,000	\$9,120,000
FY30/31	\$0	\$0	\$9,000,000	\$9,000,000
FY31/32	\$0	\$0	\$9,000,000	\$9,000,000
FY32/33	\$0	\$16,100,000	\$0	\$16,100,000
TOTAL	\$2,235,000	\$16,100,000	\$29,150,000	\$47,485,000

Marble Valley Fire Station Costs are \$16,100,000

Communications Upgrade Specific Costs

Fiscal Year to Complete	Estimated Cost
Unknown	
TOTAL	\$6,000,000*

*Note: estimated

Funding Sources

The EDHFD will have to budget for the improvements listed in this plan. The Department has already adopted a strategy where we depreciate our facilities over a seventy-five (75) year life span. The following are several of the identified potential revenue sources that will likely be required to fund these improvements:

- Grants
- Development Fees
- General Fund Revenue
- Possible Future Community Facility Districts